MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
September 16, 2025
6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

CONSIDERATION OF MINUTES FROM PRIOR BOARD MEETING

September 2, 2025

1. AGENDA ITEMS
   a) Cleaning of Private Property for 7034 Edgewater Drive
   b) Consider Setting Hearing for Revocation of Conditional Use Permit for 121 E Ford Street

2. CONSENT ITEMS
   a) Petition and Application for Conditional Use Permit for Spectrum Management (Church) - 101 Business Park Dr.
   b) Petition and Application for Dimensional Variance for JMUP, LLC (Craft Croswell)
   c) Site Plan & Architectural Review for Highland Steed Office Building
   d) Site Plan & Architectural Review for Patty Peck Honda Expansion
   e) Site Plan & Architectural Review for Rowland Sunnybrook Development
   f) Grant Public Works the Authority to Advertise the Lake Harbour Drive Overlay Project pending MDOT Concurrence
   g) Approve Selection of and Authorize the Mayor to Sign Task Order No. 7 with Waggoner Engineering, Inc. for the EPA STAG Funded Colony Park Boulevard Water Line Segments
   h) Authorize the Mayor to Sign Agreement No. 2 to the Professional Services Agreement with Waggoner Engineering, Inc. for the Highland Commerce Drive Project
   i) Approve Selection of and Authorize the Mayor to Sign Task Order No. 6 with Waggoner Engineering, Inc. for the SS4A Demonstration Grant Project
   j) Approve Resolution Supporting the Application for Grant Funding from the MPO TA Grant Program for the Freedom Ridge Park Mulit-use Path Connector
   k) Approve Resolution Supporting the Application for Grant Funding from the MPO TA Grant Program for the Lake Harbour Drive Multi-Use Path Connector
   l) Approve Resolution Supporting the Application for Grant Funding from the MPO TA Grant Program for the Old Agency Parkway Multi-use Path Connector
   m) Authorize the Mayor to Sign the CE&I Contract with Garver, LLC for the I-55 LED Lighting Project

n) Award the Bid for Wheatley Street Road Improvements Project to Hemphill Construction

o) Accept Letter from JXNWater and Resolve that No Payments are Due by Either Party for the FY2023 Sewer Bill True-up.

p) Approve Waggoner Engineering Invoice 44964 for the Purple Creek Flood Mitigation and Restoration Project - LPDM-PJ-04-MS-2024-004

q) Approve Selection of and Authorize the Mayor to Sign the CE&I Contract with Benchmark Survey & Engineering, Inc. for Wheatley Street Road Improvements Project

r) Proposal for School of EMS Affiliation & COMPASS Agreement-Fire Department

s) In House Physician Proposal - Fire Department

t) Special Event Permit - Christ Covenant Fundraiser (Police Department)

u) Review and Approve Lexipol Renewal Invoice (Police Department)

v) Requesting to Authorize the Recreation and Parks Department to issue a Purchase Order to Mars Marketing for T-shirts for Top Soccer Jamboree

w) Approve the Letter of Engagement with BMSS Advisors & CPAs for the FY2025 Audit

x) Sewer adjustments

3. PAYMENT OF CLAIMS

a) 200941-201349, September 5, 2025, Payroll and Month End ($5,608,025.77)

4. EXECUTIVE SESSION

ADJOURNMENT

INFORMATION FOR MAYOR AND BOARD

August, 2025 Financial Statement

Attendance Report for Keep Ridgeland Beautiful, Architectural Review Board, and Zoning Board

MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
September 2, 2025
6:00 PM

The Mayor called the September 2, 2025, meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee (via phone), Alderman D.I. Smith, Attorney John Scanlon, and City Clerk Angela Richburg. Absent was Alderman Brian Ramsey. The meeting was opened with an invocation by Alderman D.I. Smith, followed by the pledge of allegiance.

****

Next came the recognition of Officer Chris Clark for being selected as the "Officer of the Month" for July 2025. Mayor McGee commended him for his quick response in capturing a duo who were bringing individuals into the bank, having new accounts opened and cashing forged checks. He was also encouraged to continue the good work. A copy of the recognition letter is attached hereto as Exhibit "A".

****

Next came the matter of accepting the Minutes of the August 18, 2025, Work Session and the August 19, 2025, Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

****

Next came the consideration of the items set out on the Consent Agenda. Alderman Wesley Hamlin moved to approve the Consent Agenda:

a) Adopt 2025 Tax Rolls Submitted by Madison County Tax Assessor - *Order Attached Hereto As Exhibit "B."*

b) Adopt Proposed Fiscal Year 2026 Budget - *Order Attached Hereto As Exhibit "C."*

c) Grant Public Works the Authority to Advertise for a Public Information Meeting for Highland Commerce Drive - October 27, 2025, from 5:00 pm to 7:30 pm in the Board Room of City Hall - *Order Attached Hereto As Exhibit "D."*

d) Award the I-55 LED Lighting Project to Powell Construction Services, Inc. in the amount of $546,435 including the Base Bid and All Three Alternates and Authorize the Mayor to Execute the Contract and LPA Forms - *Order Attached Hereto As Exhibit "E."*

e) Award Contracts and Alternates for Emergency Debris Monitoring and Removal and Authorize the Mayor to Execute the Contracts - *Order Attached Hereto As Exhibit "F."*

f) Authorize the Mayor to Sign an Agreement with US Lawns for Harbor Drive Landscape Maintenance - *Order Attached Hereto As Exhibit "G."*

g) Award Term Bids to Various Vendors and Authorize the Mayor to Execute the Contracts for Each Vendor - *Order Attached Hereto As Exhibit "H."*

h) Reject Certain Term Bids - *Order Attached Hereto As Exhibit "I."*

i) Declare Coast Chlorinator & Pump Co., Inc. as the Lowest and Best Bidder and Authorize the Public Works Department to Purchase Chlorine Analyzers in the Amount of $28,748.00 - *Order Attached Hereto As Exhibit "J."*

j) Award the Top Golf Way Extension Project to Hemphill Construction Company, Inc. in the Amount of $396,775.00 and Authorize the Mayor to Execute the Contract - *Order Attached Hereto As Exhibit "K."*

k) Award the Colony Park Boulevard at Top Golf Way/Titan Circle Traffic Signal Project to Lewis Electric in the Amount of $412,446.00 and Authorize the Mayor to Execute the Contract - *Order Attached Hereto As Exhibit "L."*

l) Approve Change Order No. 1 and Pay Application No. 1 (Final) for the Old Agency Ditch Project and Authorize the Mayor to Sign All Closeout Documents - *Order Attached Hereto As Exhibit "M."*

m) Approve Hemphill Construction Company, Inc. Pay Application No. 7 for the Purple Creek Drainage Basin Improvements Project in the Amount of $1,094,108.84 - *Order Attached Hereto As Exhibit "N."*

n) Site Plan & Architectural Review for Wealth Hospitality Revised Architecture - *Order Attached Hereto As Exhibit "O."*

o) Surplus Items to be removed from inventory - Fire Department - *Resolution Attached Hereto As Exhibit "P."*

p) Accept Donation Embassy Suites Jackson/Ridgeland-Fire Department - *Order Attached Hereto As Exhibit "Q."*

q) Special Event Permit - Renaissance Eurofest (Police Department) - *Order Attached Hereto As Exhibit "R."*

r) Special Event Permit - Ridgeland High School Homecoming Parade (Police Department) - *Order Attached Hereto As Exhibit "S."*

s) Review and Approve Quotes to Purchase Radars for new BMW Motorcycles (Police Department) - *Order Attached Hereto As Exhibit "T."*

t) Review and Accept the Best Quote for Police Department Cleaning Services by All Pro Clean in the amount of $5,800.00 for a one-time deep clean and a monthly amount of $2,250.00 - *Order Attached Hereto As Exhibit "U."*

u) Designate RCX Sports Flag Football Sole Source - *Order Attached Hereto As Exhibit "V."*

v) Accept Watkins Construction Mayor's Youth Council Donation in the amount of $1,885.37 - *Order Attached Hereto As Exhibit "W."*

w) Review Quotes and Accept Rivers Pest Control as the Lowest and Best Quote for Pest Control of All Municipal Buildings in the Annual Amount of $3,232.00. - *Order Attached Hereto As Exhibit "X."*

x) Review and Accept the Lowest and Best Quote for City Hall Cleaning Services from All Pro Clean in the amount of $2,250.00 monthly - *Order Attached Hereto As Exhibit "Y."*

y) Privilege License Report October 1, 2024 – August 26, 2025 - *Order Attached Hereto As Exhibit "Z."*

z) Sewer Adjustments - *Order Attached Hereto As Exhibit "AA."*

The motion was seconded by Alderman D.I. Smith and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee, Alderman D.I. Smith
Nay(s): None
Absent: Alderman Brian Ramsey

The Mayor then declared the Motion carried.

****

Next came the payment of claims numbered 200647 - 200940, August 22, 2025, Payroll and August 22, 2025, Supplemental Payroll ($1,728,243.48). Alderman Ken Heard moved to approve. The Motion was seconded by Alderman Chuck Gautier and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee, Alderman D.I. Smith
Nay(s): None
Absent: Alderman Brian Ramsey

The Mayor then declared the Motion carried.

****

The Mayor announced the need to go into Closed Session to discuss the need of going into Executive Session to discuss pending litigation. Alderman Wesley Hamlin moved to go into Closed Session to discuss the need of going into Executive Session to discuss continued litigation. The motion was seconded by Kevin Holder and a vote was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee, Alderman D.I. Smith
Nay(s): None
Absent: Brian Ramsey

The Mayor then declared the Motion carried.

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CLOSED SESSION

Alderman Wesley Hamlin moved to go into Executive Session to discuss a continued litigation matter. Alderman Kevin Holder seconded the motion and a vote was taken thereon as follows:
Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee, Alderman D.I. Smith
Nay(s): None
Absent: Alderman Brian Ramsey

The Mayor then declared the Motion carried.

****

EXECUTIVE SESSION

Alderman D.I. Smith moved to leave Executive Session. The motion was seconded by Alderman Kevin Holder and a motion was taken thereon as follows:

Vote: Aye(s): Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard, Alderman Kevin Holder, Alderman Bill Lee, Alderman D.I. Smith
Nay(s): None
Absent: Brian Ramsey

The Mayor then declared the Motion carried.

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The Mayor reopened the meeting and announced that no action was taken by the Board of Aldermen during the Executive Session.

There being no further business before the Board of Aldermen, the Mayor adjourned the meeting at 6:35 p.m.

WITNESS MY SIGNATURE, this the 5-th day of September, 2025

GENE F. MCGEE, MAYOR

ATTEST:

ANGELA RICHBURG, CITY CLERK

CITY OF RIDGELAND, MADISON COUNTY, MISS. CORPORATE 1899 SEAL

MEMORANDUM

To: Mayor and Board of Aldermen

From: Tally Berry, Code Enforcement Manager
Community Development Department

Date: August 21, 2025

Re: Code Enforcement

Pursuant to State Statute 21-19-11, I recommend that the Mayor and Board of Aldermen conduct a hearing for Cleaning of Private Property for the following property to determine if this property is in need of cleaning due to various health, safety, and welfare hazards. Please see attached files for notice requirements and reference of the violations at this property.

7034 Edgewater Dr. – (Current owner or Deborah Houston)

Thank you for your consideration of this matter. Please contact me if you have any questions.

8/21/25

the city of RIDGELAND

NOTICE OF HEARING

Date: August 8, 2025

To: Current Resident / Owner
7034 Edgewater Dr.
Ridgeland, MS. 39157

Deborah Houston
7034 Edgewater Dr.
Ridgeland, MS. 39157

RE: Hearing for determination of whether the referenced property constitutes a public menace
Property: 7034 Edgewater Dr. Ridgeland, MS. 39157
Madison County Parcel No.: 072H-28C-053/00.00

You have been made a party in a hearing to be conducted before the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi to determine pursuant to Mississippi Code Section 21-19-11 whether the referenced real property, owned by you or otherwise affiliated, is in such a state of uncleanliness to be a menace to the public health, safety and or/welfare of the community. We have identified the following (but not limited to) issues at the referenced property:

- [X] Tall Grass/Unkempt Yard
- [ ] Dilapidated Structure(s)
- [ ] Abandoned Building(s)
- [ ] Dilapidated Fence(s)
- [X] Accumulation of debris/junk
- [X] Rubbish
- [ ] Abandoned slab(s)
- [ ] Abandoned personal property
- [ ] Standing Water, Cistern(s), or cesspool(s)
- [X] Other: Any additional violation found while cleaning the property. _____

It is in your best interest to be present before the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, at its meeting dated **Tuesday 9-16-2025 at 6:00pm at the Ridgeland City Hall, 100 West School Street, Ridgeland, Mississippi 39157**, wherein you will have the opportunity to be heard and the determination will be made as to whether your property is a menace to the public health, and/or safety welfare of the community. Should you not be present, a finding that it is a menace to the public health, safety and/or welfare of the community may still be made. Adjudication at this hearing will authorize the City of Ridgeland to take appropriate action to eliminate the menace condition and may include entering the property to demolish structure(s) and clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property; which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. Adjudication at the hearing will also authorize the City of Ridgeland, Mississippi or its contractor to enter the property for the same purpose for a period of two (2) years after the hearing without any further hearing if notice is posted on the property or parcel of land and at the City Hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is to be re-entered to resolved a menace condition.

Further, under section 21-19-11, the Mayor and Board of Aldermen may also by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty against you not to exceed one-thousand, five-hundred dollars ($1,500) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against you, and/or, at the option of the City's Mayor and Board of Aldermen, an assessment against the property.

Should you have any questions prior to the scheduled hearing, please **contact Tally Berry, City of Ridgeland Code Enforcement Manager, at (601) 856-3877** during normal business hours.

Under my hand, this 21 day of August 2025
CITY of Ridgeland, MISSISSIPPI

BY: _____
Alan Hart, PLA, Director of Public Works

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph. (601) 853-2027 • fax (601) 853-2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works
board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, mayor pro tempore - ward 6

A RESOLUTION DETERMINING PROPERTY OR PARCEL OF LAND WITHIN THE CITY OF RIDGELAND, MISSISSIPPI, TO BE A MENACE TO THE PUBLIC AND AUTHORIZING THE CITY TO CLEAN THE LAND AT 7034 EDGEWATER DR. PARCEL # 072H-28C-053/00.00

WHEREAS, the Mayor and the Board of Aldermen as the governing authorities of the City of Ridgeland, Mississippi, are authorized under section 21-19-11 (Rev. 2024) of the Mississippi Code of 1972, as amended, to conduct a hearing to determine and adjudicate whether any property or parcel of land within the municipality is in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community; and

WHEREAS, the Mayor and the Board of Aldermen of the City of Ridgeland did conduct said hearing authorized under section 21-19-11 of the Mississippi Code on September 16, 2025; and

WHEREAS, the Mayor and the Board of Aldermen of the City of Ridgeland did provide all required notices to the property owner under 21-19-11 of the Mississippi Code; and

WHEREAS, the Mayor and the Board of Aldermen did adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community;

BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, AS FOLLOWS:

1. The address of the subject real property is: 7034 Edgewater Dr., within the municipal limits of Ridgeland, Mississippi.

2. The parcel number(s) of the subject real property is: 072H-28C-053/00.00.

3. On September 16, 2025, the Mayor and Board of Aldermen did at its regular public meeting held at City Hall 100 West School Street, Ridgeland, MS, conduct a hearing to

determine and adjudicate whether the subject real property was in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community.

4. The Mayor and Board did determine that written notices to the property owner(s) were provided at least two (2) full weeks before the date of the hearing in the following manner:

(a) By United States mail, mailed to the address of the subject property;

(b) By United States mail, mailed to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax;

(c) By physical posting on the property or parcel of land alleged to be in need of cleaning; and

(d) By physical posting at city hall in the municipality where such notices are posted.

5. The written notice included language that informed the property owner that an adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of two (2) years after final adjudication without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.. A copy of the required written notice mailed and posted shall be recorded in the minutes of the regular meeting at which the hearing was conducted, and is now attached to this Resolution as "Exhibit A."

6. Having heard from the City employee(s) who personally inspected the property, and having given opportunity for the property owner to be heard, the City does hereby find, determine, and adjudicate that the subject property in its condition at the time of the hearing is in

such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community. Miss. Code Ann. § 21-19-11. The Mayor and Board also considered photograph(s) of the property in its current condition, and those photograph(s) are now attached to this Resolution as "Exhibit B." The Mayor and Board did allow time for any person in opposition to the City's action to appear and be heard.

7. The Mayor and Board of Aldermen authorize the Public Works Department, if the owner does not do so himself within 10 days from the date of the hearing and final adjudication, to proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. Miss. Code Ann. § 21-19-11

8. For subsequent cleaning, the City is hereby further authorized to reenter the property or parcel of land for a period of two (2) years after final adjudication to maintain cleanliness without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

9. The City is authorized to do so no more than six (6) times in any twelve-month period with respect to removing or securing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land.

10. The Mayor and Board may by subsequent resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars ($ 1,500.00) or fifty percent (50%) of the actual cost, whichever is more.

11. If the Mayor and Board of Aldermen declare by subsequent resolution that the cost and any penalty shall be collected as a civil debt, the Mayor and Board may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned. See Miss. Code Ann. § 21-19-11.

12. If the Mayor and Board of Aldermen declare that the cost and any penalty shall be collected as an assessment against the property, then the assessment above provided for shall be a lien against the property and may be enrolled in the Office of the Chancery Clerk of Madison County as other liens and encumbrances are enrolled, and the Madison County Tax Collector shall, upon order of the Mayor and Board of Aldermen, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property. See Miss. Code Ann. § 21-19-11.

13. The expense of cleaning of the property, except as otherwise provided by statute for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars ($20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. See Miss. Code Ann. § 21-19-11.

MOTION made to adopt the foregoing Resolution was made by Alderman _____ and SECONDED by Alderman _____ and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

Alderman D.I. Smith voted:	Aye / Nay
Alderman Ken Heard voted:	Aye / Nay
Alderman Chuck Gautier voted:	Aye / Nay
Alderman Kevin Holder voted:	Aye / Nay
Alderman Brian Ramsey voted:	Aye / Nay
Alderman Bill Lee voted:	Aye / Nay
Alderman Wes Hamlin voted:	Aye / Nay

Whereupon, the Mayor declared the Motion carried and the Resolution adopted.

SO RESOLVED, ADOPTED, AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at its regular meeting held on the ___ day of _____, 2025.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
GENE F. MCGEE, MAYOR

ATTEST:

BY: _____
Angela Richburg, CITY CLERK

[SEAL]

I, Angela Richburg, City Clerk and official custodian of the records of The Mayor and Board of Alderman of the City of RIDGELAND, do hereby certify that the foregoing Resolution was passed and adopted at a regular meeting of said Board and is further a matter of record in Minute Book No. _____, at Page No. _____.

_____
CITY CLERK

Galaxy S21 FE 5G
August 21, 2025 9:04 AM

7034
Galaxy S21 FE 5G
August 21, 2025 9:54 AM

Galaxy S21 FE 5G
August 21, 2025 9:55 AM

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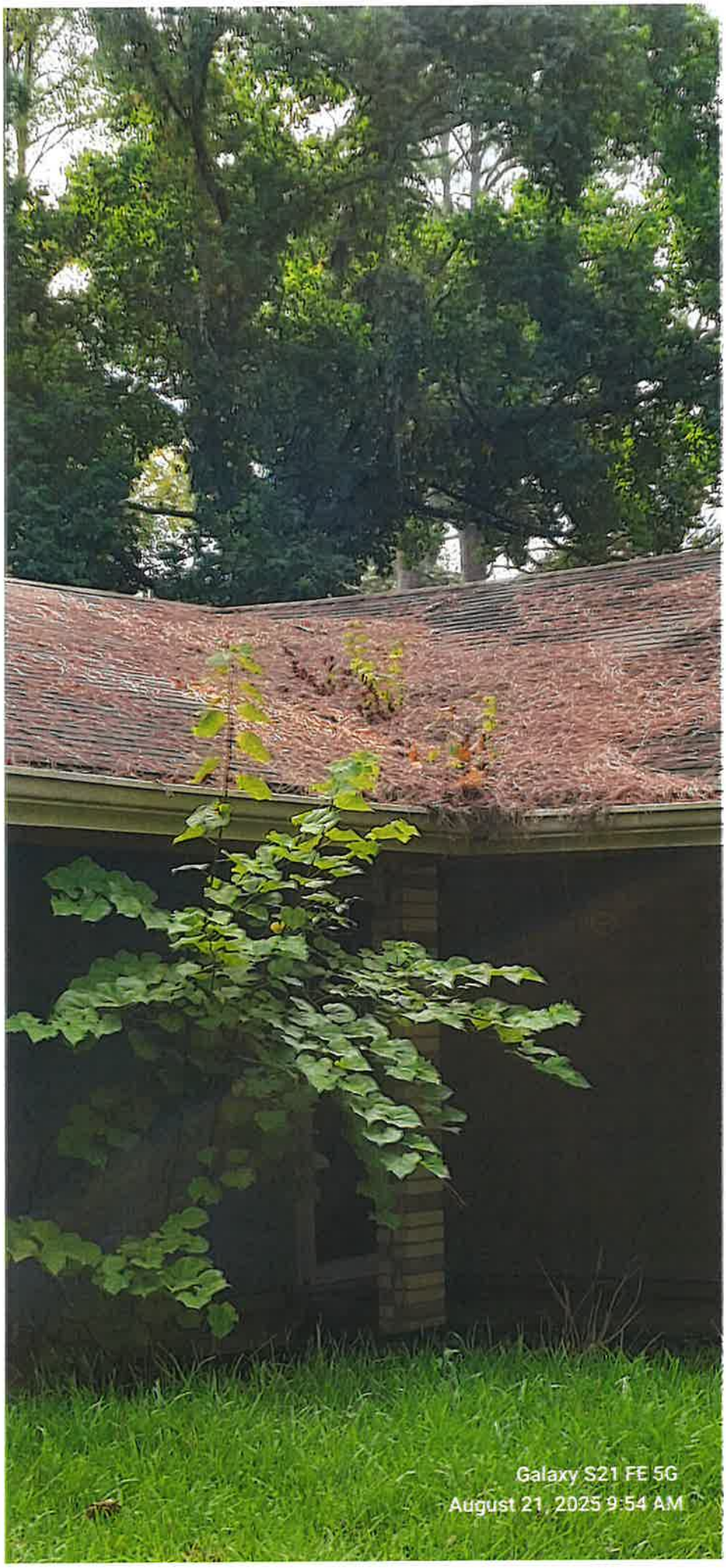
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ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 121 E. FORD STREET CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Skeen Properties, LLC (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit as permitted by Section 600.09 for the property described herein, which property is located in a I-1 District Classification under the City of Ridgeland Zoning Regulations Ordinance of February, 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board") which Board scheduled a hearing on said Petition for October 9, 2014, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the October 9, 2014, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Ordinance, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Petition; and,

WHEREAS, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman **KEVIN HOLDER** offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's October 9, 2014, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, exist, and have been satisfied, and the granting of a Conditional Use Permit for the purpose of allowing the rental of the property for the purpose of an auto repair/restoration on-site store in the I-1 location.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Ordinance a Conditional Use Permit for the purpose of allowing the rental of the property for the purpose of an auto repair/restoration on-site store in the I-1 location.

SECTION 5. The property affected by this Ordinance (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

> Lot 15, Ridgeland Plaza, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B at Slide 24, reference to which map or plat is here made in aid of and as a part of this description.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February, 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the extent necessary to reflect the foregoing change in land use in regard to the property.

ORDAINED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the 21st day of OCTOBER, 2014.

The motion for adoption was seconded by Alderman WES HAMLIN and the foregoing Ordinance having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: AYE

Alderman Chuck Gautier (Ward 2) voted: ABSENT

Alderman Kevin Holder (Ward 3) voted: AYE

Alderman Brian Ramsey (Ward 4) voted: **AYE**

Alderman Scott Jones (Ward 5) voted: **AYE**

Alderman Wesley Hamlin (Ward 6) voted: **AYE**

Alderman D. I. Smith (At large) voted: **AYE**

Whereupon, the Mayor declared the motion carried and the Ordinance adopted.

The foregoing ordinance is approved, this the **21st** day of **OCTOBER**, 2014.

Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

Paula Tierce, City Clerk
[S E A L]

CITY OF RIDGELAND, MADISON COUNTY, MISS. CORPORATE 1899 SEAL

Skeen Properties LLC-CU-ORD
10/09/2014-MMH

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

PETITION AND APPLICATION FOR CONDITIONAL USE PERMIT

(Official Form February 2014)

COMES NOW, Skeen Properties, LLC, (the "Petitioner") and
[Name of Petitioner(s)]
respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a conditional use permit as set forth in Section 600.09 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is Skeen Properties, LLC (hereinafter referred to as "Petitioner").

2. The Petitioner's mailing address is 220 Christopher Cove Ridgeland, MS and the Petitioner's attorney or representative's mailing address is N/A.

3. The Petitioner's phone number is 601 856 5758 and the Petitioner's attorney's phone number is (if applicable) N/A.

4. The record title holder of the property is Ricky Skeen, and a copy of the property deed with legal description is attached hereto as Exhibit "A". Additionally, digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.

5. If the Petitioner is not the owner of the property, the owner's address and phone number is N/A.

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: 121 E. Ford Street

   Ridgeland, Mississippi 39157

   (and/or) Tax Parcel ID Number(s): 072I-30C-041/00.00

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned I-1, according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by Section 500.03 of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February. 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: Auto service

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E". All Existing

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

    a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

    Adjacent properties have a mixture of commercial and industrial uses, all of which are compatible.

    b. How will the proposed use impact traffic on adjacent streets and highways?

    No increased impact. Minimal traffic generated by use.

c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No adverse impact. Auto repair will be indoors and take place during normal business hours. ~~(8-5)~~ (7:30 - 5:30)

d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

Ingress and egress is existing.

e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

Existing parking is sufficient for the proposed use.

f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

The side and rear of the property is screened with an existing privacy fence. No improvements necessary.

g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Drainage structures are already in place.

h. What provision(s) have been made for the availability and connection of utilities?

Utility connections are already in place.

i. What provisions(s) have been made for signage and lighting at the proposed site?

No additional lighting is neeessary. A sign permit will be obtained from the City prior to the installation of any signs.

j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

Yes.

k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Normal business hours ~~(8:30 - 5:30)~~ (7:30 - 5:30)

l. What provision(s) have been made to adequately address any concern for safety?

No known safety concerns.

m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

No additional impact to public facilities will result from the proposed business

n. What provision(s) have been made to minimize negative environmental and economic impacts?

Any hazardous materials, liquids, etc. will be disposed of in accordance to State and federal regulations. (oil, gas, etc.)

o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

No.

p. Are there any additional issues that should be addressed in this application?

No.

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required $150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

PETITIONER

10/09/2014

DATE

7520

Prepared By:
Phillip M. Nelson
Suite 101, One Woodgreen Place
Madison, Mississippi 39110
1-601-856-8869

BOOK 0332 PAGE 693 136195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, CLARENCE MICHAEL PORTER, a single person, does hereby sell, convey and warrant unto RICKY E. SKEEN, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to wit:

> Lot 15, Ridgeland Plaza, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which map or plat is here made in aid of and as a part of this description.

Excepted from the warranty of this conveyance are all prior mineral reservations, conveyances or leases of all oil, gas and other minerals lying in, on or under the subject property.

This conveyance is made subject to all covenants, restrictions, easements, rights-of-way, zoning ordinances and building codes of record which pertain to the subject property.

Ad valorem taxes for the current year have been prorated between Grantor and Grantee as of the date of this conveyance.

WITNESS MY SIGNATURE on this the 14 day of March, 1994.

Clarence Michael Porter
CLARENCE MICHAEL PORTER

EXHIBIT 'A'

BOOK 0332 PAGE 694

GRANTOR'S ADDRESS:
P.O. Box 358
Ridgeland MS 39158
RES.PH: 601-856-7214
BUS.PH: _____

GRANTEE'S ADDRESS:
P.O. Box 31063
Jackson MS 39286
RES.PH: 856-5753
BUS.PH: 856-7960

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 14th day of March, 1994, within my jurisdiction, the within named CLARENCE MICHAEL PORTER, who acknowledged that he executed the above and foregoing instrument.

Alice Ducilla Nelson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires Sept. 22, 1994

STATE OF MISSISSIPPI, COUNTY OF MADISON:
I certify that the within instrument was filed for record in my office this 16 day of March, 1994, at 8:00 o'clock A M., and was duly recorded on the MAR 16 1994, Book No. 332, Page 693.

STEVE DUNCAN, CHANCERY CLERK BY: _____ D.C.

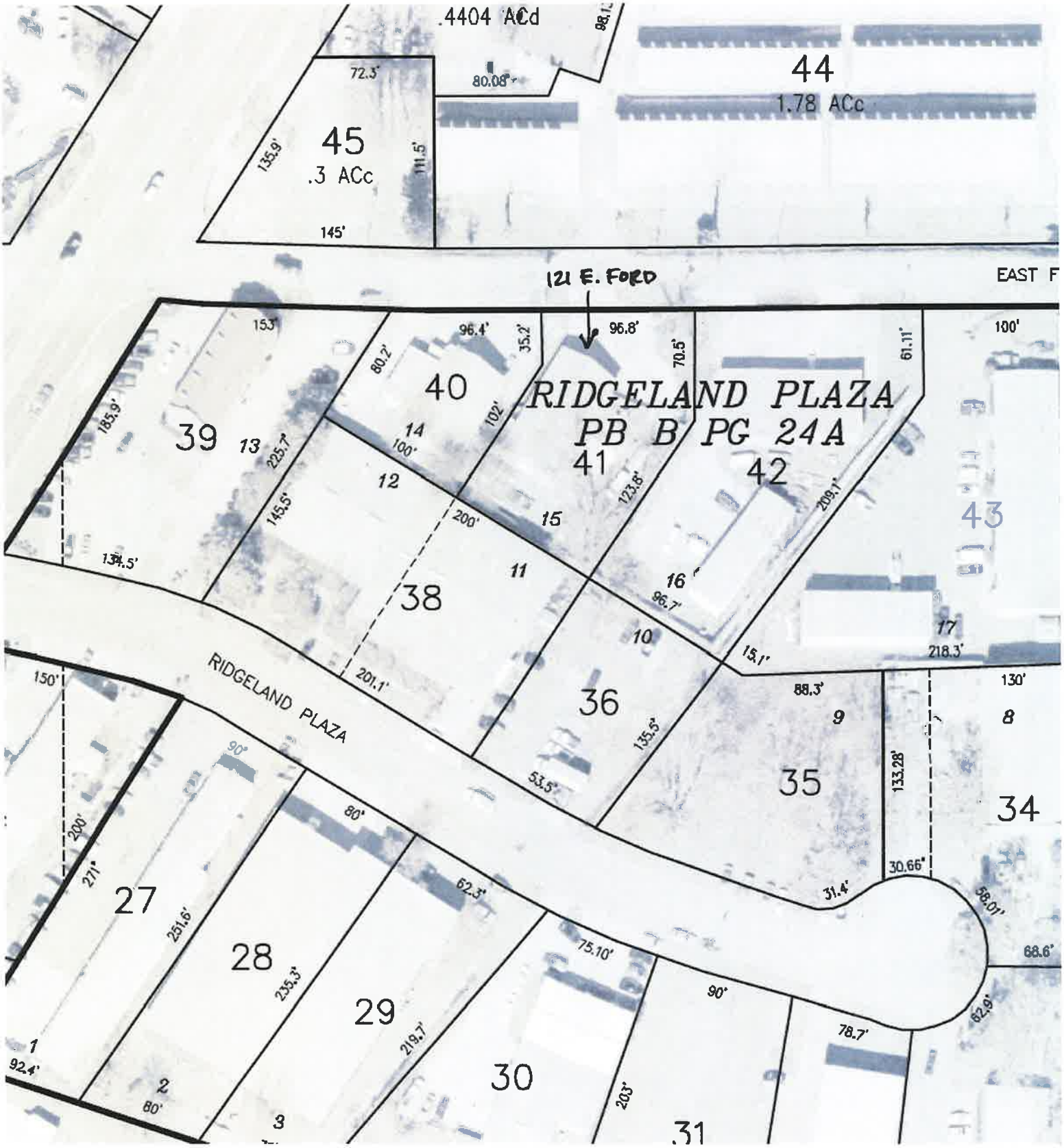

.4404 ACd
44
1.78 ACc
45
.3 ACc
72.5'
80.08'
135.9'
111.5'
145'
121 E. FORD
EAST F
RIDGELAND PLAZA
PB B PG 24A
40
41
42
43
39
38
36
35
34
27
28
29
30
31
RIDGELAND PLAZA
153'
96.4'
35.2'
96.8'
70.5'
61.11'
100'
80.2'
185.9'
102'
14
100'
13
225.7'
12
145.5'
200'
15
123.8'
209.1'
134.5'
11
16
96.7'
10
17
218.3'
15.1'
150'
201.1'
88.3'
9
8
130'
135.5'
53.5'
133.28'
90'
80'
200'
271'
62.3'
30.66'
31.4'
58.01'
68.6'
251.6'
235.3'
75.10'
90'
62.9'
78.7'
219.7'
92.4'
1
2
80'
3
203'

EXHIBIT 'C'

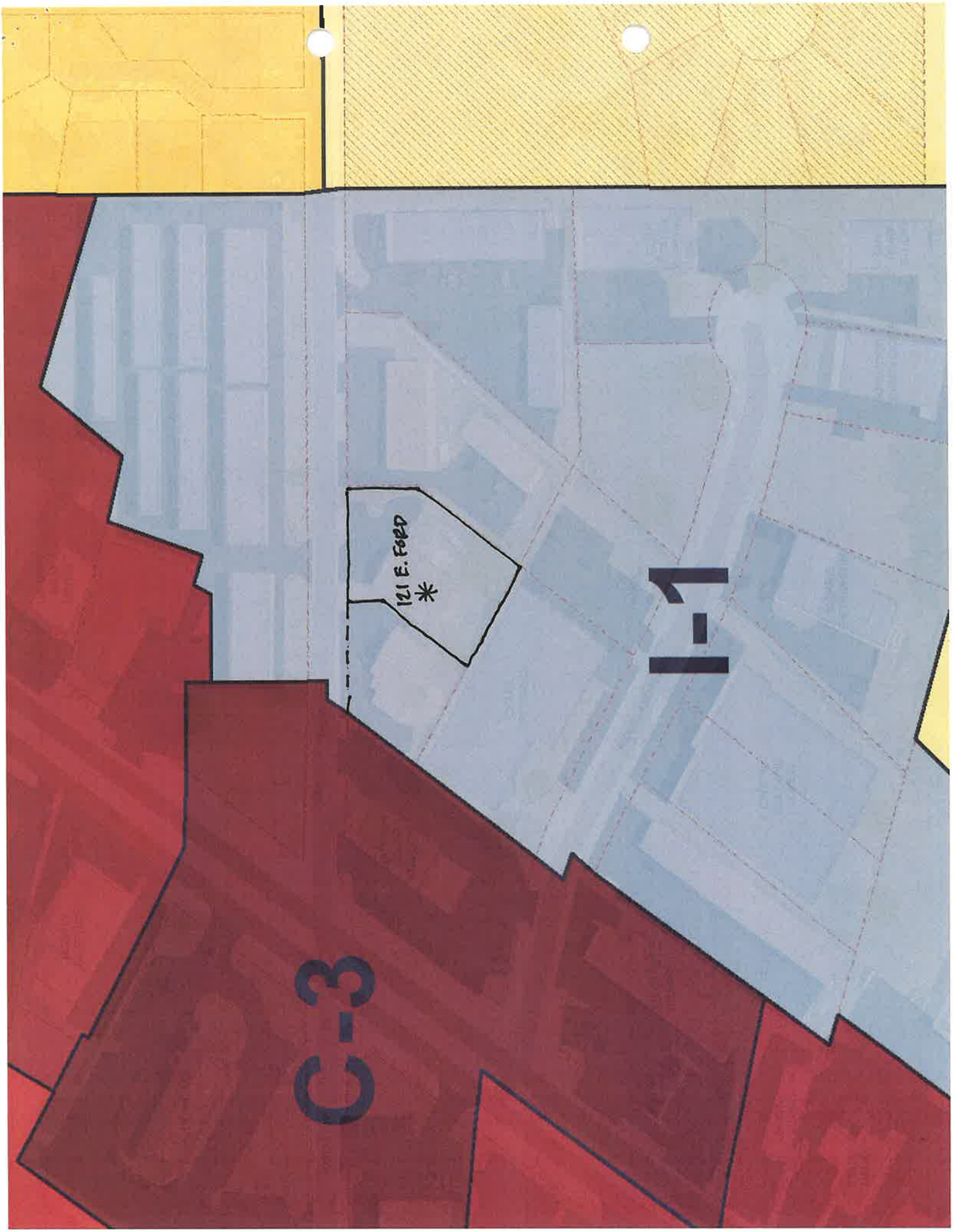


EXHIBIT 'D'

121 E. FORD
*
FORD ST E
FORD ST W
RIDGELAND PLAZA
GULF STATES ELECTRIC
AMY HEAD STUDIO
JIMMYS MEAT MARKET
CRAFT CROSWELL
MORRIS PETROLEUM
CAPITAL BOLT AND SCREW
MADISON COUNTY ANNEX
MOSTLY MARTHAS
MCDONALDS
STATE BANK

EXHIBIT 'D'

NOTICE OF ZONING HEARING

Notice is hereby given to those in interest that there will be a hearing on Thursday, October 9, 2014, at 6:00 o'clock P.M. before the Zoning Board at the City Hall, 304 Highway 51, Ridgeland, Mississippi, for the purpose of determining whether or not a **Petition and Application for Conditional Use Permit** shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi.

Legal Description

Lot 15, Ridgeland Plaza, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which map or plat is here made in aid of and as a part of this description.

APPROVED:

ATTEST:

/s/Paula Tierce
Paula Tierce, City Clerk

September 5, 2014

Publish: September 11, 2014

Galaxy S21 FE 5G
September 10, 2025 4:09 PM

RANGE ROVER
Galaxy S21 FE 5G
September 10, 2025 4:10 PM

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

PETITION AND APPLICATION FOR CONDITIONAL USE PERMIT

(Official Form February 2014)

COMES NOW, Spectrum Management , (the "Petitioner") and
[Name of Petitioner(s)]
respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a conditional use permit as set forth in Section 600.09 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is Spectrum Management Group, LLC (hereinafter referred to as "Petitioner").

2. The Petitioner's mailing address is 6649 Richmond Grove Rd. Suite A, Jackson, MS 39213 and the Petitioner's attorney or representative's mailing address is 6649 Richmond Grove Rd. Ste A Jackson MS 39213

3. The Petitioner's phone number is 601-317-2814 and the Petitioner's attorney's phone number is (if applicable) N/A .

4. The record title holder of the property is Spectrum Works, LLC , and a copy of the property deed with legal description is attached hereto as Exhibit "A". Additionally, digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.

5. If the Petitioner is not the owner of the property, the owner's address and phone number is N/A.

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable. N/A

7. The street address of the property is: 101 Business Park Drive Suites A-C
Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): SW 1/4 of Section 35, Township 7 North, Range 1 East, Madison County, MS

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned Industrial (TIP), according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by Section 520.03.A of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February. 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: Church.

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

    a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

    This is an existing building being Leased by the Church. The remainder of the building is leased by other tenants that will not be effected by the Church congregation hours.

    b. How will the proposed use impact traffic on adjacent streets and highways?

    There will be no impact to traffic. The Location has adequate parking.

c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

No. The businesses on abutting property are not open on Sundays.

d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

Adequate parking, Sprinkler System, handicap ramp

e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

There is adequate off Street parking.

f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

This is an existing building already adequately established.

g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

Extensive Sub-Surface drainage system installed.

h. What provision(s) have been made for the availability and connection of utilities?

Utilities are already in.

i. What provisions(s) have been made for signage and lighting at the proposed site?

Lighting is already existing.

j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

Yes.

k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

Neighboring properties are businesses that are not open on Sundays.

l. What provision(s) have been made to adequately address any concern for safety?

Well Lit area, hand rails, sprinkler system

m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

N/A

n. What provision(s) have been made to minimize negative environmental and economic impacts?

N/A

o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

No.

p. Are there any additional issues that should be addressed in this application?

No.

15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required $150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

PETITIONER

8/7/25
DATE

SURVEYOR'S INSPECTION REPORT AND CERTIFICATE

INSTRUCTIONS — Registered Land Surveyor will complete this report and attach copy of Survey or Plat. The Plat must show all reference points mentioned in the description, the boundary lines and all courses and distances; the location of the improvements on the land and distances from lot lines; a complete legal description of the property, including the commencement point and the point of beginning, the road by which subject property has access should be designated as being a public road and any encroachments, party walls, easements and etc. should be shown. The Plat must be dated, sealed and signed by Registered Land Surveyor.

To: MISSISSIPPI VALLEY TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that I have made an accurate survey of the premises standing in the name of Underwood Development Company

situated in Madison (City) (County) MS (State)

known as Street Numbers 101 Building Business Park Drive

and shown on the accompanying survey entitled:

Plat of Survey - SW¼ of Section 35, T7N, R1E

being further described as follows, to-wit:

See Attached

I made careful inspection of said premises and of the improvements located thereon at the time of making such survey, and from such inspection I found Underwood Development Co to be in possession of said premises as ☐ tenant ☒ owner.

I ALSO CERTIFY THAT ALL OF THE AFFIRMATIVE CERTIFICATIONS ON THE REVERSE SIDE HEREOF ARE CORRECT EXCEPT AS FOLLOWS:

None

Witness my signature this the 17th day of July, 19 87.

Seal

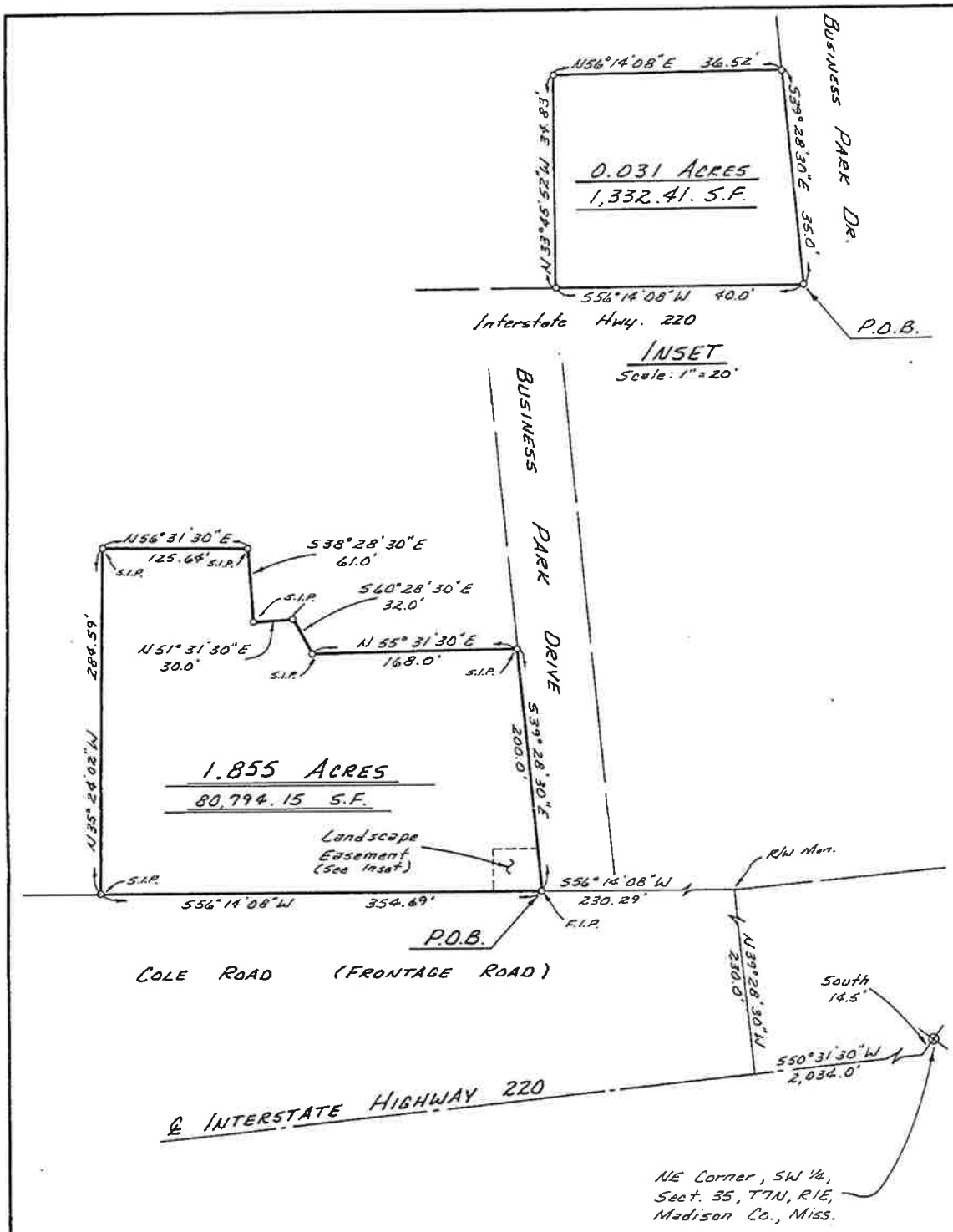
By _____

JOE L. JOHNSON REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR Reg. No. 7462 STATE OF MISSISSIPPI

Telephone Number

REV. 11/86

(tumble)



THIS IS TO CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THIS PLAT ACCURATELY REPRESENTS THE FINDINGS OF SAID SURVEY

JOE L. JOHNSON REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR PE. 5589 LS. 1682 STATE OF MISSISSIPPI

NOTE: THIS PARCEL OF LAND IS LOCATED IN ZONE C ACCORDING TO HUD SPECIAL FLOOD HAZARD MAP COMMUNITY NUMBER 280072 0010C JUNE 25, 1982 and 280228 0295B JANUARY 2, 1980

Plat of
For
Underwood Development Company
Situated In
SW ¼ of Section 35, T7N, R1E, Madison County, Miss.

NORTH

ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS
JACKSON/PEARL, MISSISSIPPI

DATE:	SCALE:	JOB NO.
7-17-87	1" = 100'	7200.9

LEGAL DESCRIPTION

A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2)41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

101 Business Park Drive
Ridgeland, MS 39157

LANDSCAPE EASEMENT

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds West for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.031 acres, more or less.

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
6/11/2025 7:45:11 AM
INST. 1029152 PAGE 1 OF 16
BOOK T - 4565/385
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: BL D.C.

WHEN RECORDED MAIL TO: First Commercial Bank, Ridgeland Office, 1076 Highland Colony Parkway, Ste. 150, Ridgeland, MS 39157, Tel. (601) 790-2770

This Deed of Trust prepared by: Nathan Best, SVP/Senior Managing Director, First Commercial Bank, 1076 Highland Colony Parkway, Ridgeland, MS 39157, (601) 790-2770

INDEXING INSTRUCTIONS: SW1/4 of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi.

FOR RECORDER'S USE ONLY

DEED OF TRUST

This Deed of Trust secures a line of credit as defined in Miss. Code Ann. Section 89-1-49 and shall not be extinguished until the conditions of Miss. Code Ann. Section 89-5-21 are met.

GRANTOR: Spectrum Works, LLC, 298 SOUTH PERKINS STREET, RIDGELAND, MS 39157, Tel. (601) 352-2300

LENDER / BENEFICIARY: First Commercial Bank, Ridgeland Office, 1076 Highland Colony Parkway, Ste. 150, Ridgeland, MS 39157, Tel. (601) 790-2770

TRUSTEE: T. Calvin Wells, 4270 I-55 North, Jackson, MS 39211, Tel. (601) 352-2300

THIS DEED OF TRUST is dated June 10, 2025, among Spectrum Works, LLC, whose address is 6649 Richmond Grove Rd Ste A, Jackson, MS 39213-9300 ("Grantor"); First Commercial Bank (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and T. Calvin Wells (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor conveys to Trustee for the benefit of Lender as Beneficiary, with power of sale, all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Madison County, State of Mississippi:

See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.

Initial(s): _____ Grantor

The Real Property or its address is commonly known as 101 Business Park Dr, Ridgeland, MS 39157.

REVOLVING LINE OF CREDIT. This Deed of Trust secures the Indebtedness including, without limitation, a revolving line of credit, under which Lender may make advances to Borrower so long as Borrower complies with all the terms of the Note.

Grantor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Borrower shall pay to Lender all Indebtedness secured by this Deed of Trust as it becomes due, and Borrower and Grantor shall perform all their respective obligations under the Note, this Deed of Trust, and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous

Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Deed of Trust. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Deed of Trust or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Deed of Trust, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Deed of Trust and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

Nuisance, Waste. Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

Removal of Improvements. Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

Lender's Right to Enter. Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Deed of Trust.

Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

Duty to Protect. Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character

and use of the Property are reasonably necessary to protect and preserve the Property.

DUE ON SALE - CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any restructuring of the legal entity (whether by merger, division or otherwise) or any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Mississippi law.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Property are part of this Deed of Trust:

Payment. Grantor shall pay when due (and in all events prior to delinquency) all taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of all liens having priority over or equal to the interest of Lender under this Deed of Trust, except for the lien of taxes and assessments not due and except as otherwise provided in this Deed of Trust.

Right to Contest. Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

Notice of Construction. Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

PROPERTY DAMAGE INSURANCE. The following provisions relating to insuring the Property are a part of this Deed of Trust.

Maintenance of Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value

covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Trustee and Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption, and boiler insurance, as Lender may reasonably require. Policies shall be written in form, amounts, coverages and basis reasonably acceptable to Lender and issued by a company or companies reasonably acceptable to Lender. Grantor, upon request of Lender, will deliver to Lender from time to time the policies or certificates of insurance in form satisfactory to Lender, including stipulations that coverages will not be cancelled or diminished without at least thirty (30) days prior written notice to Lender. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

Application of Proceeds. Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Deed of Trust. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Deed of Trust, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Deed of Trust or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any

amounts Grantor is required to discharge or pay under this Deed of Trust or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Deed of Trust also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon the occurrence of any Event of Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Deed of Trust:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Deed of Trust, and (b) Grantor has the full right, power, and authority to execute and deliver this Deed of Trust to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Trustee or Lender under this Deed of Trust, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Deed of Trust shall survive the execution and delivery of this Deed of Trust, shall be continuing in nature, and shall remain in full force and effect until such time as Borrower's Indebtedness shall be paid in full.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Deed of Trust:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or

the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Trustee or Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Deed of Trust:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Deed of Trust and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Deed of Trust, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Deed of Trust.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the Indebtedness secured by this Deed of Trust; (2) a specific tax on Borrower which Borrower is authorized or required to deduct from payments on the Indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Borrower.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Deed of Trust, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Deed of Trust as a security agreement are a part of this Deed of Trust:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Deed of Trust in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Deed of Trust as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Deed of Trust may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Deed of Trust.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Deed of Trust:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will

make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Borrower's and Grantor's obligations under the Note, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-in-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Borrower and Grantor pay all the Indebtedness when due, and Grantor otherwise performs all the obligations imposed upon Grantor under this Deed of Trust, Lender shall execute and deliver to Trustee a request for full reconveyance and shall execute and deliver to Grantor suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Any reconveyance fee required by law shall be paid by Grantor, if permitted by applicable law.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Deed of Trust:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Deed of Trust or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note or in any of the Related Documents.

Default on Other Payments. Failure of Grantor within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Deed of Trust or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Deed of Trust or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of

Borrower's or Grantor's existence as a going business or the death of any member, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Breach of Other Agreement. Any breach by Borrower or Grantor under the terms of any other agreement between Borrower or Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Borrower or Grantor to Lender, whether existing now or later.

Adverse Change. A material adverse change occurs in Borrower's or Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

RIGHTS AND REMEDIES ON DEFAULT. If an Event of Default occurs under this Deed of Trust, at any time thereafter, Trustee or Lender may exercise any one or more of the following rights and remedies:

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Deed of Trust, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Borrower would be required to pay.

Sale of Property. Grantor waives the provisions of Section 89-1-55, Mississippi Code of 1972, as amended, and any successor provisions, as far as said Section restricts the right of Trustee to offer at sale more than one hundred and sixty acres at a time, and Trustee may offer the Property as a whole or in part and in such order as the Trustee may deem best, regardless of the manner in which it may be described.

Foreclosure. With respect to all or any part of the Real Property, the Trustee shall, at the request of Lender, sell the Real Property after giving notice of the time, place and terms of sale as required by Section 89-1-55 of the Mississippi Code of 1972, as amended, and any successor provisions, and execute a deed to the purchaser of the Real Property. Out of the proceeds arising from the sale, the costs and expenses of executing this Deed of Trust, including a reasonable Trustee's fee and the attorneys' fees prescribed in the Note or in this Deed of Trust, shall first be paid; next the

amount of the Indebtedness then remaining unpaid shall be paid; and, lastly, any balance remaining shall be paid to Grantor or to Grantor's representatives agents or assigns.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor to take possession of and manage the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower or Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust or the Note or available at law or in equity.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

Sale of the Property. To the extent permitted by applicable law, Borrower and Grantor hereby waives any and all rights to have the Property marshalled. In exercising its rights and remedies, the Trustee or Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Deed of Trust, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the

Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

Rights of Trustee. Trustee shall have all of the rights and duties of Lender as set forth in this section.

POWERS AND OBLIGATIONS OF TRUSTEE. The following provisions relating to the powers and obligations of Trustee are part of this Deed of Trust:

Powers of Trustee. In addition to all powers of Trustee arising as a matter of law, Trustee shall have the power to take the following actions with respect to the Property upon the written request of Lender and Grantor: (a) join in preparing and filing a map or plat of the Real Property, including the dedication of streets or other rights to the public; (b) join in granting any easement or creating any restriction on the Real Property; and (c) join in any subordination or other agreement affecting this Deed of Trust or the interest of Lender under this Deed of Trust.

Obligations to Notify. Trustee shall not be obligated to notify any other party of a pending sale under any other trust deed or lien, or of any action or proceeding in which Grantor, Lender, or Trustee shall be a party, unless the action or proceeding is brought by Trustee.

Trustee. Trustee shall meet all qualifications required for Trustee under applicable law. In addition to the rights and remedies set forth above, with respect to all or any part of the Property, the Trustee shall have the right to foreclose by notice and sale, and Lender shall have the right to foreclose by judicial foreclosure, in either case in accordance with and to the full extent provided by applicable law.

Successor Trustee. Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed under this Deed of Trust by an instrument executed and acknowledged by Lender and recorded in the office of the recorder of Madison County, State of Mississippi. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of Trustee shall govern to the exclusion of all other provisions for substitution.

NOTICES. Any notice required to be given under this Deed of Trust, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Deed of Trust. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the

party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Deed of Trust:

Amendments. This Deed of Trust, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Governing Law. This Deed of Trust will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Mississippi without regard to its conflicts of law provisions. This Deed of Trust has been accepted by Lender in the State of Mississippi.

Joint and Several Liability. All obligations of Borrower and Grantor under this Deed of Trust shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Deed of Trust. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Deed of Trust.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Deed of Trust unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Deed of Trust shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Deed of Trust. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Deed of Trust to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending

provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Deed of Trust. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Deed of Trust shall not affect the legality, validity or enforceability of any other provision of this Deed of Trust.

Successors and Assigns. Subject to any limitations stated in this Deed of Trust on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Deed of Trust.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Mississippi as to all Indebtedness secured by this Deed of Trust.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Deed of Trust. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Deed of Trust shall have the meanings attributed to such terms in the Uniform Commercial Code:

Beneficiary. The word "Beneficiary" means First Commercial Bank, and its successors and assigns.

Borrower. The word "Borrower" means Spectrum Management Group, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Deed of Trust. The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

Grantor. The word "Grantor" means Spectrum Works, LLC.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Trustee or Lender to enforce Grantor's obligations under this Deed of Trust, together with interest on such amounts as provided in this Deed of Trust.

Lender. The word "Lender" means First Commercial Bank, its successors and assigns.

Note. The word "Note" means the promissory note dated June 10, 2025, **in the original principal amount of $300,000.00** from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Note is June 5, 2026. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Deed of Trust.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Trustee. The word "Trustee" means T. Calvin Wells, whose address is 4270 I-55 North, Jackson, MS 39211 and any substitute or successor trustees.

DEED OF TRUST
(Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

SPECTRUM WORKS, LLC

By: _____
Walter Mack Chunn, Member & Manager of Spectrum Works, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
) **SS**
COUNTY OF _____)

This record was acknowledged before me on the _____ day of _____, 20_____ by **Walter Mack Chunn, Member & Manager of Spectrum Works, LLC.**

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 290833 SARA ABIGAIL POLK Commission Expires April 29, 2029 FRANKLIN COUNTY

LaserPro, Ver. 24.4.20.030 Copr. Finastra USA Corporation 1997, 2025. All Rights Reserved. - MS C:\CFI\LPL\G01.FC TR-13268 PR-6

Initial(s): _____ Grantor

Exhibit A

A parcel of land situated in the Southwest Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, Mississippi and run thence southerly along the East boundary of said Southwest Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3 (2) 41 for Hinds and Madison Counties, between Interstate No. 220 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument opposite the centerline Station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to the point located on the West right-of-way line of Business Park Drive (60' right-of-way), as said street exists this date; said point being the point of beginning of the herein described parcel; continue South 56 degrees 14 minutes 08 seconds West along the said West right-of way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 200.0 feet to the point of beginning and containing 1.855 acres (80,803.80 S.F.), more or less.

And being the same property described in instrument recorded in Book 4531 at Page 812.

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 6/11/2025 7:45:11 AM AND RECORDED IN T BOOK:4565 PAGE:385

SPECTRUM MANAGEMENT GROUP LLC
6649 RICHMOND GROVE RD STE A
JACKSON, MS 39213-9300

1011
85-618/653

8/7/25
Date

Pay to the order of The Catalyst Rising Leaders $ 150.00

One hundred fifty Dollars

Security features included. Details on back.

FIRST COMMERCIAL BANK
Where Business Is Personal.™ Member FDIC

For 101

⑆065306189⑆ 2049930⑈ 01011

Main Street First Commercial Bank

NOTICE OF ZONING HEARING

Notice is hereby given to those parties in interest that there will be a hearing on Thursday, September 4, 2025, at 6:00 o'clock P.M. before the Zoning Board at the City Hall, 100 W. School Street, Ridgeland, Mississippi, for the purpose of determining whether or not a Petition and Application for Conditional Use Permit shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi.

A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate

Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

ATTEST:

APPROVED:

/s/Angela Richburg
Angela Richburg, City Clerk

August 11, 2025

Publish: August 14, 2025

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: AsLZ56P0yzNPUHoyvad2 | **Proof Updated: Aug. 11, 2025 at 09:27am CDT**
Notice Name: Zoning - Spectrum Management

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

KAREN KNIGHT
karen.knight@ridgelandms.org
(601) 856-7113

FILING FOR

Madison County Journal

Columns Wide: 1
Ad Class: Legals
Total Column Inches: 18.16
Number of Lines: 157

08/14/2025: Governmental Entity	112.32
Proof of Publication Fee	5.00
Subtotal	$117.32
Tax	$0.00
Processing Fee	$16.73
Total	**$134.05**

NOTICE OF ZONING HEARING

Notice is hereby given to those parties in interest that there will be a hearing on Thursday, September 4, 2025, at 6:00 o'clock PM. before the Zoning Board at the City Hall, 100 W. School Street, Ridgeland, Mississippi, for the purpose of determining whether or not a Petition and Application for Conditional Use Permit shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi.

A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 198.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

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ATTEST:

APPROVED:

/s/Angela Ridlburg
Angela Ridlburg, City Clerk

August 11, 2025

Publish: August 14, 2025

Karen Knight

From: Column Support <support@column.us>
Sent: Monday, August 11, 2025 9:30 AM
To: Karen Knight
Subject: Notice Order Confirmed
Attachments: notice_AsLZ56P0yzNPUHoyvad2_proof.pdf

This sender is trusted.

Column

Hi KAREN,

Madison County Journal just confirmed that they have received your notice order. Your order is being reviewed.

Notice Name: Zoning - Spectrum Management
Notice ID: AsLZ56P0yzNPUHoyvad2
Receipt Confirmed: Aug. 11, 2025
Publication Dates: 08/14/25

You will receive updates if the publisher makes any changes to your notice before publication, including the finalized cost on an updated proof and invoice.

View Notice

Supported by Column

If you'd like to unsubscribe from any emails from Column, you can do so in your user settings.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: AsLZ56P0yzNPUHoyvad2 | **Proof Updated: Aug. 11, 2025 at 09:30am CDT**
Notice Name: Zoning - Spectrum Management

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
KAREN KNIGHT	Madison County Journal
karen.knight@ridgelandms.org	
(601) 856-7113	

Columns Wide:	1	**Ad Class:**	Legals
Total Column Inches:	18.16		
Number of Lines:	157		

08/14/2025: Governmental Entity Notice	112.32
Proof of Publication Fee	5.00
Subtotal	$117.32
Tax	$0.00
Processing Fee	$16.73
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Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 30 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 897+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.655 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 30 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 897+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds West for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

ATTEST:

APPROVED:

/s/Angela Ridlburg
Angela Ridlburg, City Clerk

August 11th, 2025

Publish: August 14, 2025

MADISON COUNTY JOURNAL

AFFP
Zoning - Spectrum Management

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Madison County Journal, a newspaper printed and published in the City of Ridgeland, County of Madison, State of Mississippi, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Aug. 14, 2025

NOTICE ID: AsLZ56P0yzNPUHoyvad2
NOTICE NAME: Zoning - Spectrum Management
Publication Fee: 134.05

That said newspaper was regularly issued and circulated on those dates.

Edmar Corachia
(Signature)

PAMELA BAEZ
Notary Public – State of Florida
Commission # HH 185710
Expires on October 14, 2025

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 08/14/2025

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF ZONING HEARING

Notice is hereby given to those parties in interest that there will be a hearing on Thursday, September 4, 2025, at 6:00 o'clock P.M. before the Zoning Board at the City Hall, 100 W. School Street, Ridgeland, Mississippi, for the purpose of determining whether or not a Petition and Application for Conditional Use Permit shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi.

A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 114.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway 220 according to the right-of-way map of Federal Aid Project IHG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 59 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 687+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 264.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 1125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 51.10 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.00 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.10 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a dis-

tance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.955 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project IHG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 397+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds West for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

ATTEST:

APPROVED:

/s/Angela Richburg
Angela Richburg, City Clerk

August 11, 2025

Publish: August 14, 2025

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held, and conducted on Thursday, September 4, 2025, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Don Roberts
Bernie Giessner
Drew Malone
Michelle Caballero
Theresa Kennedy
Judy Rice (arrived late)

Absent:

David Dunbar
Kim Lovato

Also present:

John P. Scanlon, Attorney
Jordan Lohman, City of Ridgeland

* * * * * * * * * * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum to conduct business.

Chairman Bernie Giessner led the Pledge of Allegiance and Mr. Drew Malone opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.

2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for **Spectrum Management** - *Petitioner*

Property Address/Description:
101 Business Park Drive

Tax Parcel No:
071G-35C-004/06.00

(September 4, 2025)

4. Public Hearing for Petition and Application for Dimensional Variance for **JMUP, LLC** (Craft Croswell) - *Petitioner*

Property Address/Description:
116 Ridgeland Plaza

Tax Parcel No:
072I-30C-038/00.00

(September 4, 2025)

5. Old Business/New Business.

6. Adjourn.

The Board considered the Minutes of the April 3, 2025, meeting. Ms. Caballero moved to approve the minutes as written. The motion was seconded by Mr. Malone and approved unanimously.

The Board considered the Minutes of the April 17, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

The Board considered the Minutes of the June 19, 2025, meeting. Mr. Roberts moved to approve the minutes as written. The motion was seconded by Ms. Kennedy and approved unanimously.

The Board considered the Minutes of the July 3, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

Public Hearing for Petition and Application for Conditional Use for Spectrum Management

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Conditional Use Permit Spectrum Management for property located at 101 Business Park Drive, Suites A-C in the City of Ridgeland and identified by Tax Parcel No. 071G-35C-004/06.00. The subject property is presently zoned (TIP) Technical Industrial Park District. Mr. Mack Chunn appeared and spoke on behalf of the Petitioner. Mr. Chunn addressed the Board and answered questions regarding the proposed use and other non-profits which fall under the church.

Opposition was given an opportunity to respond, but there was no opposition present.

Ms. Judy Rice arrived at the meeting.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Caballero and seconded by Mr. Roberts, the Board present voted 4-0 to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use to allow Petitioner to operate a church on the subject property in the TIP District zoned property in the City of Ridgeland. Don Roberts, Michelle Caballero, Theresa Kennedy and Judy Rice voted Yea. Drew Malone abstained. The Chairman declared the motion carried.

Public Hearing for Petition and Application for Dimensional Variance for JMUP, LLC

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Dimensional Variance for JMUP, LLC for property located at 116 Ridgeland Plaza in the City of Ridgeland and identified by Tax Parcel No. 072I-30C-038/00.00. The subject property is presently zoned I-1 Limited Industrial District. Petitioner is requesting a dimensional variance from setback requirements of Section 500.04 of the Zoning Ordinance.

Mr. Bill Croswell appeared and spoke on behalf of Petitioner. Mr. Croswell addressed the Board and answered questions by Board members. Mr. Crosswell stated Petitioner is requesting the dimensional variance to reduce the required 25' side and rear setback requirements to 10' rear and side setbacks to bring the property into conformance to allow the continued operations of the current commercial and residential sales and warehouse for interior furnishing.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Rice and seconded by Mr. Malone, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance to reduce the required 25' side and rear setback requirements to 10' side and rear setbacks to bring the property into a conforming use with the finding that the subject property constitutes one lot and the variance will not extend to any future building on the subject property

in an I-1 Limited Industrial District in the City of Ridgeland. The Chairman declared the motion carried.

OLD BUSINESS

Jordan Lohman provided information on updated Zoning Board Procedural Rules which will be provided later, once the amended ordinance takes legal effect. The primary change is that a sub-quorum group may continue a public hearing to meetings of the Mayor and Board of Aldermen.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Ms. Kennedy moved that the meeting be adjourned. The motion was seconded by Mr. Malone and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

_____
BERNIE GIESSNER, Chairman

_____
MICHELLE CABALLERO, Vice Chairman/Secretary

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR A CHURCH ON PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, BEING IDENTIFIED AS PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit to operate a church as permitted by Sections 520.03.A and 600.09 for the property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the “Zoning "Board") which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition on September 4, 2025, and received comments and heard evidence presented by the Petitioner and by all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter

forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's September 4, 2025, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist,

and have been satisfied, and the granting of a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Order a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District..

SECTION 5. The property affected by this Order (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance

of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the

extent necessary to reflect the foregoing change in land use in regard to the property.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Bill Lee (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D. I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing order is approved, this the ____ day of _____, 2025.

_____
Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30

seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Bill Lee (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

Mills, Scanlon, Dye & Pittman

ATTORNEYS AT LAW
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John T. Wakeland

Edwin L. Pittman, Of Counsel

Brad Dye (1933-2018)
James H. Gabriel (1948-2016)
Carolyn B. Mills (1947-2017)

September 11, 2025

Mayor Gene F. McGee
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Bill Lee
Alderman Wesley Hamlin
Alderman D. I. Smith
Post Office Box 217
Ridgeland, MS 39158

Re: Zoning Report for September 4, 2025

Dear Mayor and Board:

We report on the Zoning Board meeting of September 4, 2025. Enclosed for your consideration, please find the following:

1. Minutes of the September 4, 2025, Zoning Board meeting;

2. Order Approving the Petition and Application for Conditional Use for Spectrum Management;

3. Resolution Denying the Petition and Application for Conditional Use for Spectrum Management;

4. Order Approving the Petition and Application for Dimensional Variance for JMUP, LLC; and

5. Resolution Denying the Petition and Application for Dimensional Variance for JMUP, LLC.

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

Mills, Scanlon, Dye & Pittman

John P. Scanlon

JPS/mmh
Enclosure(s)
Cc: Zachary L. Giddy, Esq. *(Via Email)*

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held, and conducted on Thursday, September 4, 2025, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Don Roberts
Bernie Giessner
Drew Malone
Michelle Caballero
Theresa Kennedy
Judy Rice (arrived late)

Absent:

David Dunbar
Kim Lovato

Also present:

John P. Scanlon, Attorney
Jordan Lohman, City of Ridgeland

* * * * * * * * * * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum to conduct business.

Chairman Bernie Giessner led the Pledge of Allegiance and Mr. Drew Malone opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.

2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for **Spectrum Management** - *Petitioner*

Property Address/Description:
101 Business Park Drive

Tax Parcel No:
071G-35C-004/06.00

(September 4, 2025)

4. Public Hearing for Petition and Application for Dimensional Variance for **JMUP, LLC** (Craft Croswell) - *Petitioner*

Property Address/Description:
116 Ridgeland Plaza

Tax Parcel No:
072I-30C-038/00.00

(September 4, 2025)

5. Old Business/New Business.

6. Adjourn.

The Board considered the Minutes of the April 3, 2025, meeting. Ms. Caballero moved to approve the minutes as written. The motion was seconded by Mr. Malone and approved unanimously.

The Board considered the Minutes of the April 17, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

The Board considered the Minutes of the June 19, 2025, meeting. Mr. Roberts moved to approve the minutes as written. The motion was seconded by Ms. Kennedy and approved unanimously.

The Board considered the Minutes of the July 3, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

Public Hearing for Petition and Application for Conditional Use for Spectrum Management

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Conditional Use Permit Spectrum Management for property located at 101 Business Park Drive, Suites A-C in the City of Ridgeland and identified by Tax Parcel No. 071G-35C-004/06.00. The subject property is presently zoned (TIP) Technical Industrial Park District. Mr. Mack Chunn appeared and spoke on behalf of the Petitioner. Mr. Chunn addressed the Board and answered questions regarding the proposed use and other non-profits which fall under the church.

Opposition was given an opportunity to respond, but there was no opposition present.

Ms. Judy Rice arrived at the meeting.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Caballero and seconded by Mr. Roberts, the Board present voted 4-0 to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use to allow Petitioner to operate a church on the subject property in the TIP District zoned property in the City of Ridgeland. Don Roberts, Michelle Caballero, Theresa Kennedy and Judy Rice voted Yea. Drew Malone abstained. The Chairman declared the motion carried.

Public Hearing for Petition and Application for Dimensional Variance for JMUP, LLC

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Dimensional Variance for JMUP, LLC for property located at 116 Ridgeland Plaza in the City of Ridgeland and identified by Tax Parcel No. 072I-30C-038/00.00. The subject property is presently zoned I-1 Limited Industrial District. Petitioner is requesting a dimensional variance from setback requirements of Section 500.04 of the Zoning Ordinance.

Mr. Bill Croswell appeared and spoke on behalf of Petitioner. Mr. Croswell addressed the Board and answered questions by Board members. Mr. Crosswell stated Petitioner is requesting the dimensional variance to reduce the required 25' side and rear setback requirements to 10' rear and side setbacks to bring the property into conformance to allow the continued operations of the current commercial and residential sales and warehouse for interior furnishing.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Rice and seconded by Mr. Malone, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance to reduce the required 25' side and rear setback requirements to 10' side and rear setbacks to bring the property into a conforming use with the finding that the subject property constitutes one lot and the variance will not extend to any future building on the subject property

in an I-1 Limited Industrial District in the City of Ridgeland. The Chairman declared the motion carried.

OLD BUSINESS

Jordan Lohman provided information on updated Zoning Board Procedural Rules which will be provided later, once the amended ordinance takes legal effect. The primary change is that a sub-quorum group may continue a public hearing to meetings of the Mayor and Board of Aldermen.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Ms. Kennedy moved that the meeting be adjourned. The motion was seconded by Mr. Malone and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

_____
BERNIE GIESSNER, Chairman

_____
MICHELLE CABALLERO, Vice Chairman/Secretary

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR A CHURCH ON PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, BEING IDENTIFIED AS PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit to operate a church as permitted by Sections 520.03.A and 600.09 for the property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning "Board") which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition on September 4, 2025, and received comments and heard evidence presented by the Petitioner and by all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter

forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's September 4, 2025, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist,

and have been satisfied, and the granting of a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Order a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District..

SECTION 5. The property affected by this Order (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance

of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the

extent necessary to reflect the foregoing change in land use in regard to the property.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D. I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing order is approved, this the ____ day of _____, 2025.

_____
Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30

seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA BEING IDENTIFIED AS PARCEL NO. 072I-30C-038/00.00) IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce dimensional requirements of the required minimum 25' side and rear yard setback requirements to 10' side and rear yard setbacks on the subject property to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a dimensional variance; and

WHEREAS, the Mayor and Board of Aldermen are familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That a dimensional variance be, and same is hereby granted from the dimensional requirements of Section 500.04 of the Zoning Regulations Ordinance of the City of Ridgeland, to reduce the required minimum 25' side and rear setback requirements to 10' side and rear setbacks on the subject property to bring the property into a conforming use – the subject property constitutes one lot, and the variance will not extend to any future building on the subject property being in an I-1 Limited Industrial District in the City of Ridgeland, Mississippi.

SECTION 3. The property affected by this Order is located in the City of Ridgeland, Madison County, Mississippi and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
>
> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.
>
> This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 4. That it is hereby found and determined that the conditions precedent to the granting of a dimensional variance as required in Section 600.08 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist, and have been satisfied in regard to the granting of the dimensional variance described herein.

SECTION 5. That, with the sole exception of the dimensional variance granted herein, the property shall be subject to all of the provisions of the City of Ridgeland Zoning Regulations Ordinance of February, 2014.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Bill Lee (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing Order is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

ATTEST:

_____
Angela Richburg, City Clerk

(S E A L)

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING THE PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA (PARCEL NO. 072I-30C-038/00.00), IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce the dimensional requirements of the required minimum 25' side and rear yard setback requirement to 10' side and rear yard setback on the subject to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, the Petitioner did provide evidence that the Petitioner had mailed notice of hearing to adjoining property owners; and,

WHEREAS, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows: to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. The property affected by this Resolution is located in the City of Ridgeland, Madison County, Mississippi, and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
>
> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along

said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 3. That the petition of Gurpreet Singh for Dimensional Variance on the property described herein, be and same is hereby denied.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the ___ day of _____, 2025.

The motion to adopt the above and foregoing Resolution was seconded by Alderman _____, and the foregoing Resolution was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following result:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D. I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the resolution adopted.

The foregoing resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk
[SEAL]

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE

(Official Form February 2014)

COMES NOW, JMUP, LLC , (the "Petitioner") and
[Name of Petitioner(s)]
respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a dimensional variance from those requirements as set forth in Section 600.08 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is JMUP, LLC (hereinafter referred to as "Petitioner").

2. The Petitioner's mailing address is 116 Ridgeland Plaza, Ridgeland MS 39157 _____ and the Petitioner's attorney or representative's mailing address is 122 Colony Place, Madison MS 39110 .

3. The Petitioner's phone number is 662-299-2313 and the Petitioner's ~~attorney's~~ REPRESENTATIVE phone number is (if applicable) 601-942-8905 .

4. The record title holder of the property is JMUP, LLC , and a copy of the property deed with legal description is attached hereto as Exhibit "A". Additionally, digital text version of the legal description shall be provided to the Zoning Administrator for use in advertising the public hearing.

5. If the Petitioner is not the owner of the property, the owner's address and phone number is N/A.

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: 116 Ridgeland Plaza

   Ridgeland, Mississippi 39157

   (and/or) Tax Parcel ID Number(s): 072I-30C-038/00.00

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned I-1 Limited Industrial District, according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a dimensional variance from the dimensional requirements as set forth in Section 500.04 of the Zoning
    [Section of ordinance containing dimensional requirements]
    Ordinance of the City of Ridgeland, Mississippi, which requires 30' Front and 25ft side and rear.

12. Petitioner intends to use the subject property for the following purpose(s) in accord with its present zoning classification:

Existing commercial and residential Sales and Warehouse of Interior Furnishings .

13. A site plan for development of the property as required by Section 600.08 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner requests a dimensional variance to change the dimensional requirements to:

10' Back and Side Set Backs (Buildings were constructed in 1976 and 1984; meeting all requirements of Ridgeland at the time.

15. The variance from the dimensional setback requirements is requested so that the Petitioner can:

To continue operations (52 yrs)and bring property into conformance.

16. The conditions and circumstances which have caused this request are not the result of actions of the Petitioner, but result from:

Change in regulations in 2014. Original building is over 50 yrs old.

17. No special privilege will be granted to the Petitioner by the approval of this dimensional variance which is not enjoyed by other property owners within this use district classification (zoning district). Other properties which enjoy the requested dimensions within the same zoning district are:

Multiple Properties

18. Petitioner believes that the reasons set forth in this Petition justify the granting of the variance, and the requested variance constitutes the minimum allowable deviation from the dimensional requirements of the Zoning Ordinance, while at the same time allowing for responsible use of the property as:

Continued operation of commercial and residential sales and warehouse - Interior Furnishings

19. Petitioner would show that the planned use of the property and the requested variance would be in harmony with the general purpose and intent of the Zoning Ordinance, and would not be injurious to the neighborhood, the adjoining property, or detrimental to the public welfare.

20. The required $150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

Chris Roswell — 7/23/25

~~PETITIONER~~ DATE

EXHIBIT "B"

Outlook

JMUP,LLC representative to act on behalf of the owner

From David Upchurch <david@upchurchus.com>
Date Mon 7/14/2025 4:11 PM
To David Upchurch <david@upchurchus.com>

To whom it may concern,

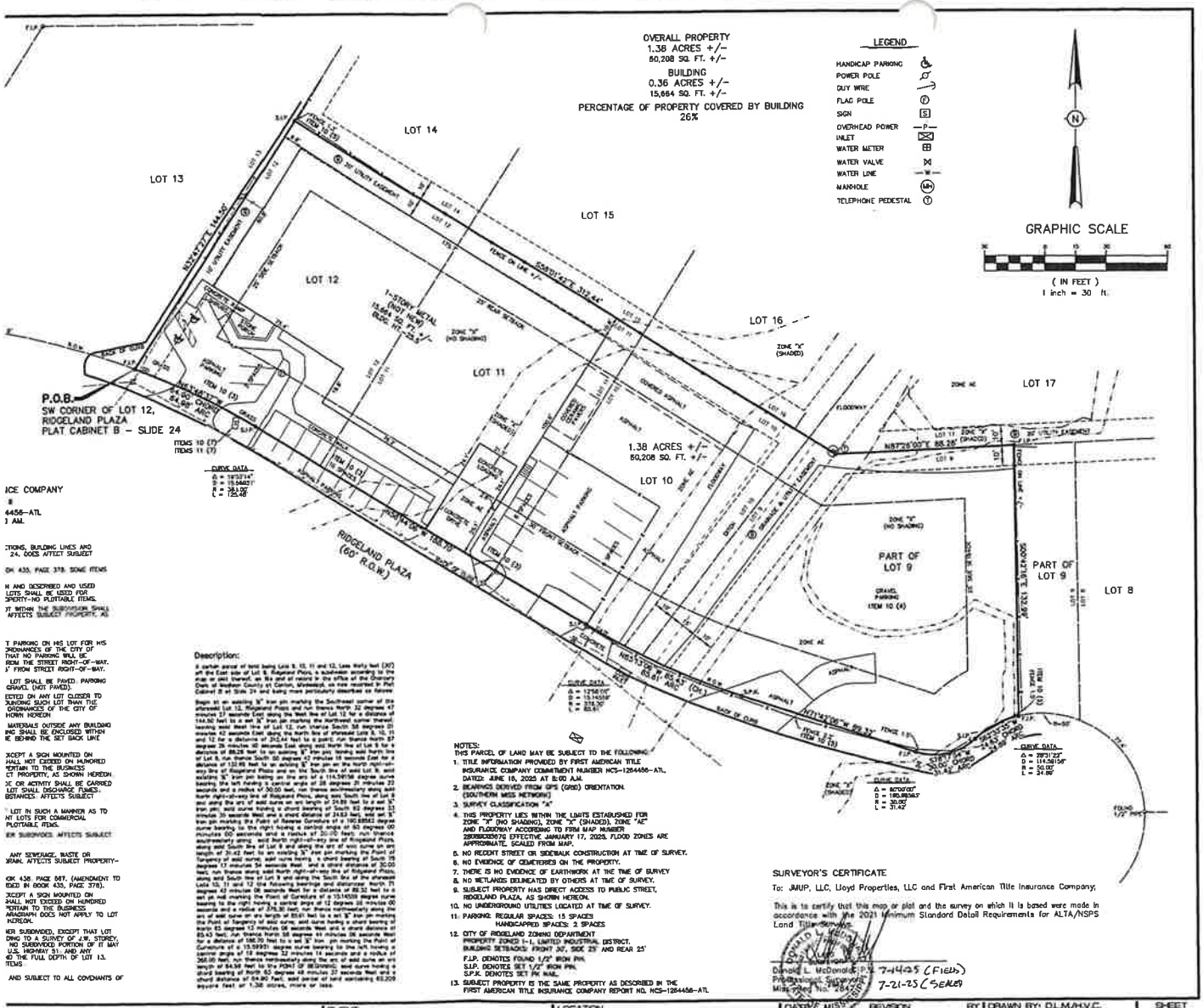
This letter is to inform the City of Ridgeland that Bill Croswell has the authority to act on behalf of JMUP,LLC as our representative to complete the petition and application for the dimensional variance on our property located at 116 Ridgeland Plz in Ridgeland, MS 39157. If you have any questions feel free to contact me directly.

David Upchurch
Cell 662-299-2313
Email david@upchurchus.com

Sincerely,

David Upchurch
Owner and Member of JMUP, LLC

David Upchurch
662.299.2313 office
662.299.2313 mobile
upchurchus.com
Upchurch



ICE COMPANY
#
6456-ATL
) AM.

TIONS, BUILDING LINES AND
24, DOES AFFECT SUBJECT

ON 435, PAGE 378. SOME ITEMS

N AND DESCRIBED AND USED
LOTS SHALL BE USED FOR
OPERTY-NO PLOTTABLE ITEMS.

IT WITHIN THE SUBDIVISION SHALL
AFFECTS SUBJECT PROPERTY, AS

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THAT NO PARKING SHALL BE
ROM THE STREET RIGHT-OF-WAY.
' FROM STREET RIGHT-OF-WAY.

LOT SHALL BE PAVED. PARKING
GRAVEL (NOT PAVED).

ECTED ON ANY LOT CLOSER TO
NJOINING SUCH LOT THAN THE
ORDINANCES OF THE CITY OF
HOWN HEREON

MATERIALS OUTSIDE ANY BUILDING
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E BEHIND THE SET BACK LINE

XCEPT A SIGN MOUNTED ON
HALL NOT EXCEED ON HUNDRED
NTAIN TO THE BUSINESS
CT PROPERTY, AS SHOWN HEREON.

E OR ACTIVITY SHALL BE CARRIED
LOT SHALL DISCHARGE FUMES,
BSTANCES AFFECTS SUBJECT

LOT IN SUCH A MANNER AS TO
NT LOTS FOR COMMERCIAL
PLOTTABLE ITEMS.

ER SUBDIVIDED AFFECTS SUBJECT

ANY SEWERAGE, WASTE OR
RAINS AFFECTS SUBJECT PROPERTY-

ORK 436 PAGE 567, (AMENDMENT TO
ECED IN BOOK 435, PAGE 378).

XCEPT A SIGN MOUNTED ON
SHALL NOT EXCEED ON HUNDRED
NTAIN TO THE BUSINESS
ARAGRAPH DOES NOT APPLY TO LOT
HEREON.

HEN SUBDIVIDED, EXCEPT THAT LOT
DING TO A SURVEY OF J.W. STOREY,
NO SUBDIVIDED PORTION OF IT MAY
U.S. HIGHWAY 51, AND ANY
ED THE FULL DEPTH OF LOT 13.
ITEMS.

AND SUBJECT TO ALL COVENANTS OF

Description:

A certain parcel of land being Lots 9, 10, 11 and 12, Less thirty feet (30') off the East side of Lot 9, Ridgeland Plaza, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet B at Slide 24 and being more particularly described as follows:

Begin at an existing ½" iron pin marking the Southwest corner of the aforesaid Lot 12, Ridgeland Plaza and run thence North 32 degrees 47 minutes 27 seconds East along the West line of Lot 12 for a distance of 144.56 feet to a set ½" iron pin marking the Northwest corner thereof; thence leaving said West line of Lot 12, run thence South 58 degrees 22 minutes 42 seconds East along the North line of aforesaid Lots 9, 10, 11 and 12 for a distance of 312.44 feet to a point; run thence North 87 degrees 25 minutes 00 seconds East along said North line of Lot 9 for a distance of 88.26 feet to an existing ½" iron pin; leaving said North line of Lot 9, run thence South 00 degrees 47 minutes 18 seconds East for a distance of 132.98 feet to an existing ½" iron pin on the North right-of-way line of Ridgeland Plaza and on the South line of said Lot 9; said existing ½" iron pin being on the arc of a 114.58159 degree curve bearing the left having a central angle of 28 degrees 31 minutes 27 seconds and a radius of 50.00 feet; run thence counterclockwise along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 24.89 feet to a set ½" iron pin; said curve having a chord bearing of South 83 degrees 51 minutes 39 seconds West and a chord distance of 24.63 feet; said set ½" iron pin marking the Point of Reverse Curvature of a 180.85845 degree curve bearing to the right having a central angle of 60 degrees 00 minutes 00 seconds and a radius of 30.00 feet; run thence counterclockwise along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 31.42 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 75 degrees 17 minutes 54 seconds West and a chord distance of 30.00 feet; run thence South 45 degrees 27 minutes 54 seconds West and along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the South line of the aforesaid Lots 10, 11 and 12 the following bearings and distances: North 71 degrees 42 minutes 06 seconds West for a distance of 89.32 feet to a set ½" iron pin marking the Point of Curvature of a 13.14559 degree curve bearing to the left having a central angle of 12 degrees 56 minutes 05 seconds and a radius of 376.50 feet; run thence northwesterly along the arc of said curve an arc length of 85.01 feet to a set ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 65 degrees 13 minutes 06 seconds West and a chord distance of 85.63 feet; run thence North 58 degrees 41 minutes 09 seconds West for a distance of 188.70 feet to a set ½" iron pin marking the Point of Curvature of a 15.54603 degree curve bearing to the left having a central angle of 19 degrees 32 minutes 14 seconds and a radius of 368.00 feet; run thence northwesterly along the arc of said curve an arc length of 84.98 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 63 degrees 48 minutes 27 seconds West and a chord distance of 84.80 Feet; said parcel of land containing 60,208 square feet or 1.38 acres, more or less.

NOTES:
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. TITLE INFORMATION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1264456-ATL, DATED: JUNE 18, 2025 AT 8:00 A.M.
2. BEARINGS DERIVED FROM GPS (GRID) ORIENTATION (SOUTHERN MISS NETWORK)
3. SURVEY CLASSIFICATION "A"
4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING), ZONE "X" (SHADED), ZONE "AE" AND FLOODWAY ACCORDING TO FIRM MAP NUMBER 28089C0267G EFFECTIVE JANUARY 17, 2025. FLOOD ZONES ARE APPROXIMATE, SCALED FROM MAP.
5. NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
6. NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
7. THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY
8. NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.
9. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREET, RIDGELAND PLAZA, AS SHOWN HEREON.
10. NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
11. PARKING: REGULAR SPACES: 15 SPACES
HANDICAPPED SPACES: 2 SPACES
12. CITY OF RIDGELAND ZONING DEPARTMENT
PROPERTY ZONED I-1, LIMITED INDUSTRIAL DISTRICT.
BUILDING SETBACKS: FRONT 30', SIDE 25' AND REAR 25'
F.I.P. DENOTES FOUND 1/2" IRON PIN.
S.I.P. DENOTES SET 1/2" IRON PIN.
S.P.K. DENOTES SET PK NAIL.
13. SUBJECT PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS-1264456-ATL

SURVEYOR'S CERTIFICATE

To: JMUP, LLC, Lloyd Properties, LLC and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

Donald L. McDonald, P.L.S. 7-14-25 (FIELD)
Professional Surveyor 7-21-25 (SEAL)
MISS. CERT. NO. 2843

JG AND ASSOCIATES, INC.
BOX 16085 JACKSON, MISSISSIPPI 39236
601-362-4886

CLIENT
ALTA/NSPS LAND TITLE SURVEY
FOR
JMUP, LLC

LOCATION
LOTS 9, 10, 11 AND 12
LESS 30' OFF THE EAST SIDE OF LOT 9,
RIDGELAND PLAZA
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
PLAT CABINET B - SLIDE 24

DATE	REVISION	BY
07-18-2025	REVISED	DLM

DRAWN BY: D.L.M./H.V.C.
DATE: 06-26-2025
SCALE: 1" = 30'
BOOK: PAGE:
PROJECT NO.: 25-082
SHEET

EXHIBIT "C"

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
8/22/2022 3:12:14 PM
INST. 964153 PAGE 1 OF 3
BOOK W - 4250/112
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: GP D.C.

Prepared by and return to:
Luckett Land Title, Inc.
Sarah N. White (MSB No. 106251)
2084 Main Street, Suite 100
Madison, Mississippi 39110
601-898-2107
File No. 22-2273G

INDEXING INSTRUCTIONS: Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, Madison County, MS

STATE OF MISSISSIPPI

COUNTY OF MADISON

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor,

JMUP, LLC,
a Mississippi limited liability company
116 Ridgeland Plaza
Ridgeland, MS 39157
(601)856-8861

does hereby grant, bargain, sell, and convey unto the Grantee,

JMUP, LLC,
a Mississippi limited liability company
116 Ridgeland Plaza
Ridgeland, MS 39157
(601)856-8861

the following described real property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slot 24, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:

For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angel of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

This conveyance is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance is subject to any and all Covenants and Restrictions of record.

THIS QUITCLAIM DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

WITNESS THE SIGNATURE of the Grantor on the date of its respective acknowledgment.

JMUP, LLC,
a Mississippi limited liability company

By: David Upchurch
David Upchurch, Member

STATE OF MISSISSIPPI

COUNTY OF MADISON

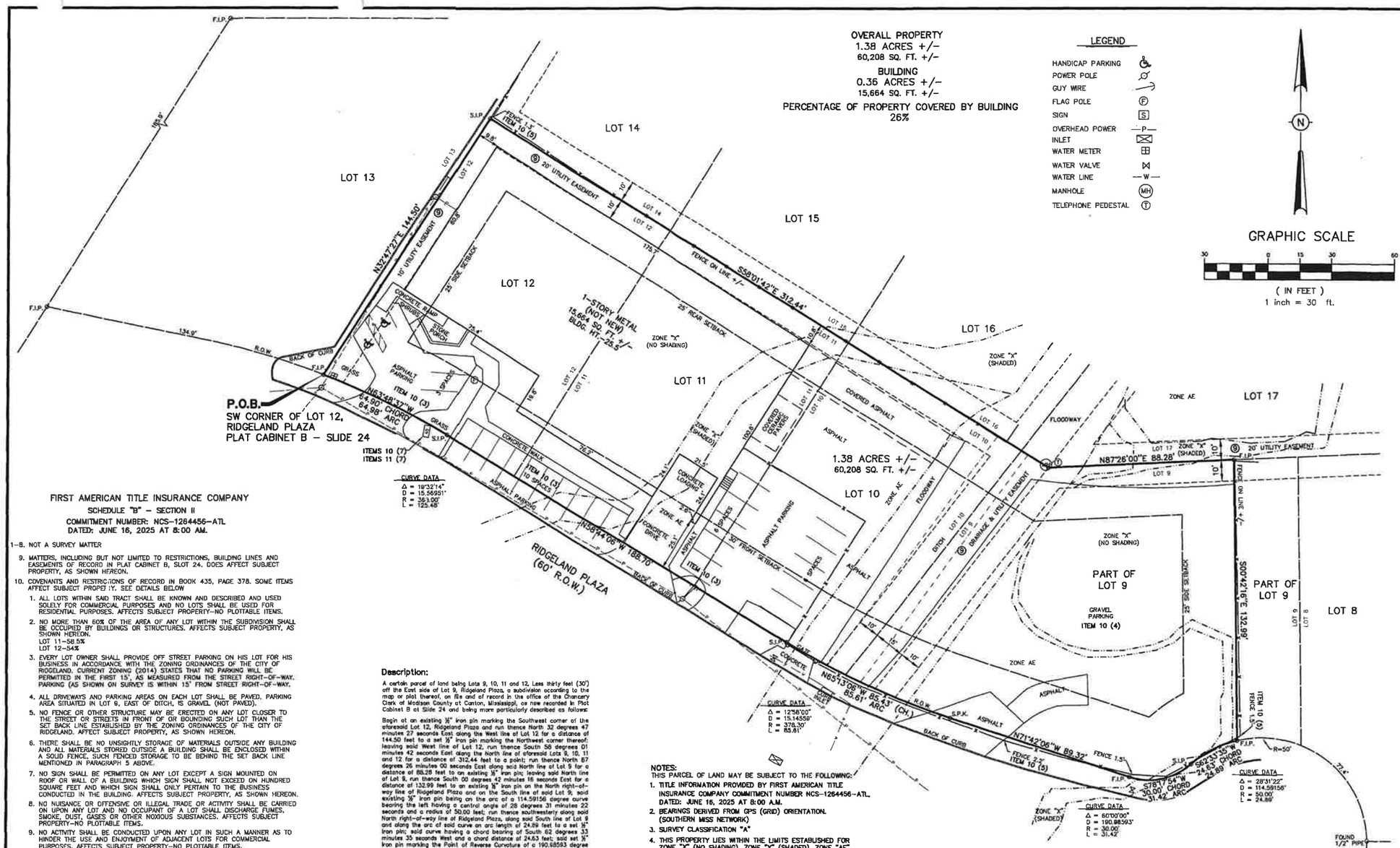
Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, David Upchurch, who acknowledged that he is a Member of JMUP, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and forgoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 11th of August, 2022.

NOTARY PUBLIC

My Commission Expires: _____

MADISON COUNTY, MS
I CERTIFY THIS INSTRUMENT WAS FILED ON 8/22/2022 3:12:14 PM AND RECORDED IN W BOOK:4250 PAGE:112



FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE "B" – SECTION II
COMMITMENT NUMBER: NCS–1264456–ATL
DATED: JUNE 16, 2025 AT 8:00 AM.

1–8. NOT A SURVEY MATTER

9. MATTERS, INCLUDING BUT NOT LIMITED TO RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT CABINET B, SLOT 24. DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

10. COVENANTS AND RESTRICTIONS OF RECORD IN BOOK 435, PAGE 378. SOME ITEMS AFFECT SUBJECT PROPERTY. SEE DETAILS BELOW

1. ALL LOTS WITHIN SAID TRACT SHALL BE KNOWN AND DESCRIBED AND USED SOLELY FOR COMMERCIAL PURPOSES AND NO LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
2. NO MORE THAN 60% OF THE AREA OF ANY LOT WITHIN THE SUBDIVISION SHALL BE OCCUPIED BY BUILDINGS OR STRUCTURES. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
   LOT 11–58.5%
   LOT 12–54%
3. EVERY LOT OWNER SHALL PROVIDE OFF STREET PARKING ON HIS LOT FOR HIS BUSINESS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF RIDGELAND. CURRENT ZONING (2014) STATES THAT NO PARKING WILL BE PERMITTED IN THE FIRST 15', AS MEASURED FROM THE STREET RIGHT-OF-WAY. PARKING (AS SHOWN ON SURVEY IS WITHIN 15' FROM STREET RIGHT-OF-WAY.
4. ALL DRIVEWAYS AND PARKING AREAS ON EACH LOT SHALL BE PAVED. PARKING AREA SITUATED IN LOT 9, EAST OF DITCH, IS GRAVEL (NOT PAVED).
5. NO FENCE OR OTHER STRUCTURE MAY BE ERECTED ON ANY LOT CLOSER TO THE STREET OR STREETS IN FRONT OF OR BOUNDING SUCH LOT THAN THE SET BACK LINE ESTABLISHED BY THE ZONING ORDINANCES OF THE CITY OF RIDGELAND. AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
6. THERE SHALL BE NO UNSIGHTLY STORAGE OF MATERIALS OUTSIDE ANY BUILDING AND ALL MATERIALS STORED OUTSIDE A BUILDING SHALL BE ENCLOSED WITHIN A SOLID FENCE. SUCH FENCED STORAGE TO BE BEHIND THE SET BACK LINE MENTIONED IN PARAGRAPH 5 ABOVE.
7. NO SIGN SHALL BE PERMITTED ON ANY LOT EXCEPT A SIGN MOUNTED ON ROOF OR WALL OF A BUILDING WHICH SIGN SHALL NOT EXCEED ON HUNDRED SQUARE FEET AND WHICH SIGN SHALL ONLY PERTAIN TO THE BUSINESS CONDUCTED IN THE BUILDING. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
8. NO NUISANCE OR OFFENSIVE OR ILLEGAL TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT AND NO OCCUPANT OF A LOT SHALL DISCHARGE FUMES, SMOKE, DUST, GASES OR OTHER NOXIOUS SUBSTANCES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
9. NO ACTIVITY SHALL BE CONDUCTED UPON ANY LOT IN SUCH A MANNER AS TO HINDER THE USE AND ENJOYMENT OF ADJACENT LOTS FOR COMMERCIAL PURPOSES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
10. NO LOT IN THE SUBDIVISION SHALL BE FURTHER SUBDIVIDED. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
11. NO OCCUPANT OF ANY LOT SHALL DISCHARGE ANY SEWERAGE, WASTE OR EFFULENT INTO ANY OPEN DITCH OR STORM DRAIN. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.

11. COVENANTS AND RESTRICTIONS OF RECORD IN BOOK 438, PAGE 667. (AMENDMENT TO PARTS OF COVENANTS & RESTRICTIONS AS RECORDED IN BOOK 435, PAGE 378).

7. NO SIGN SHALL BE PERMITTED ON ANY LOT EXCEPT A SIGN MOUNTED ON ROOF OR WALL OF A BUILDING WHICH SIGN SHALL NOT EXCEED ON HUNDRED SQUARE FEET AND WHICH SIGN SHALL ONLY PERTAIN TO THE BUSINESS CONDUCTED IN THE BUILDING, EXCEPT THIS PARAGRAPH DOES NOT APPLY TO LOT 13. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
10. NO LOT IN THE SUBDIVISION SHALL BE FURTHER SUBDIVIDED, EXCEPT THAT LOT 13 OF RIDGELAND PLAZA SUBDIVISION, ACCORDING TO A SURVEY OF J.W. STOREY, MAY BE FURTHER SUBDIVIDED PROVIDED THAT NO SUBDIVIDED PORTION OF IT MAY HAVE LESS THAN AN 80 FOOT FRONTAGE ON U.S. HIGHWAY 51, AND ANY SUBDIVIDED PORTION OF LOT 13 SHALL EXTEND THE FULL DEPTH OF LOT 13. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.

12. BOOK 4250, PAGE 112 IS A QUITCLAIM DEED AND SUBJECT TO ALL COVENANTS OF RECORD (SEE ITEMS 10 AND 11).

Description:

A certain parcel of land being Lots 9, 10, 11 and 12, Less thirty feet (30') off the East side of Lot 9, Ridgeland Plaza, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet B at Slide 24 and being more particularly described as follows:

Begin at an existing ½" iron pin marking the Southwest corner of the aforesaid Lot 12, Ridgeland Plaza and run thence North 32 degrees 47 minutes 27 seconds East along the West line of Lot 12 for a distance of 144.50 feet to a set ½" iron pin marking the Northwest corner thereof; leaving said West line of Lot 12, run thence South 58 degrees 01 minutes 42 seconds East along the North line of aforesaid Lots 9, 10, 11 and 12 for a distance of 312.44 feet to a point; run thence North 87 degrees 26 minutes 00 seconds East along said North line of Lot 9 for a distance of 88.28 feet to an existing ½" iron pin; leaving said North line of Lot 9, run thence South 00 degrees 42 minutes 16 seconds East for a distance of 132.99 feet to an existing ½" iron pin on the North right-of-way line of Ridgeland Plaza and on the South line of said Lot 9; said existing ½" iron pin being on the arc of a 114.59156 degree curve bearing the left having a central angle of 28 degrees 31 minutes 22 seconds and a radius of 50.00 feet; run thence southwesterly along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 24.89 feet to a set ½" iron pin; said curve having a chord bearing of South 62 degrees 33 minutes 35 seconds West and a chord distance of 24.63 feet; said set ½" iron pin marking the Point of Reverse Curvature of a 190.9859 degree curve bearing to the right having a central angle of 60 degrees 00 minutes 00 seconds and a radius of 30.00 feet; run thence southwesterly along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 31.42 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 78 degrees 17 minutes 54 seconds West and a chord distance of 30.00 feet; run thence along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the South line of the aforesaid Lots 10, 11 and 12 the following bearings and distances: North 71 degrees 42 minutes 06 seconds West for a distance of 89.32 feet to a set pk nail marking the Point of Curvature of a 15.14559 degree curve bearing to the right having a central angle of 12 degrees 56 minutes 00 seconds and a radius of 378.30 feet; run thence northwesterly along the arc of said curve an arc length of 85.61 feet to a set ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 65 degrees 13 minutes 06 seconds West and a chord distance of 85.43 feet; run thence North 58 degrees 44 minutes 06 seconds West for a distance of 188.70 feet to a set ½" iron pin marking the Point of Curvature of a 15.56951 degree curve bearing to the left having a central angle of 19 degrees 32 minutes 14 seconds and a radius of 368.00 feet; run thence northwesterly along the arc of said curve an arc length of 64.98 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 63 degrees 48 minutes 37 seconds West and a chord distance of 64.90 feet; said parcel of land containing 60,208 square feet or 1.38 acres, more or less.

NOTES:
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:

1. TITLE INFORMATION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS–1264456–ATL, DATED: JUNE 16, 2025 AT 8:00 A.M.
2. BEARINGS DERIVED FROM GPS (GRID) ORIENTATION. (SOUTHERN MISS NETWORK)
3. SURVEY CLASSIFICATION "A"
4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING), ZONE "X" (SHADED), ZONE "AE" AND FLOODWAY ACCORDING TO FIRM MAP NUMBER 28089C0567G EFFECTIVE JANUARY 17, 2025. FLOOD ZONES ARE APPROXIMATE, SCALED FROM MAP.
5. NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
6. NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
7. THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY
8. NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.
9. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREET, RIDGELAND PLAZA, AS SHOWN HEREON.
10. NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
11. PARKING: REGULAR SPACES: 15 SPACES
    HANDICAPPED SPACES: 2 SPACES
12. CITY OF RIDGELAND ZONING DEPARTMENT
    PROPERTY ZONED I–1, LIMITED INDUSTRIAL DISTRICT.
    BUILDING SETBACKS: FRONT 30', SIDE 25' AND REAR 25'
    F.I.P. DENOTES FOUND 1/2" IRON PIN.
    S.I.P. DENOTES SET 1/2" IRON PIN.
    S.P.K. DENOTES SET PK NAIL.
13. SUBJECT PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS–1264456–ATL.

SURVEYOR'S CERTIFICATE

To: JMUP, LLC, Lloyd Properties, LLC and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

DONALD L. McDONALD
LICENSED PROFESSIONAL LAND SURVEYOR
No. 2847
STATE OF MISSISSIPPI

Donald L. McDonald, P.S.
Professional Surveyor
Miss. Reg No. 2847

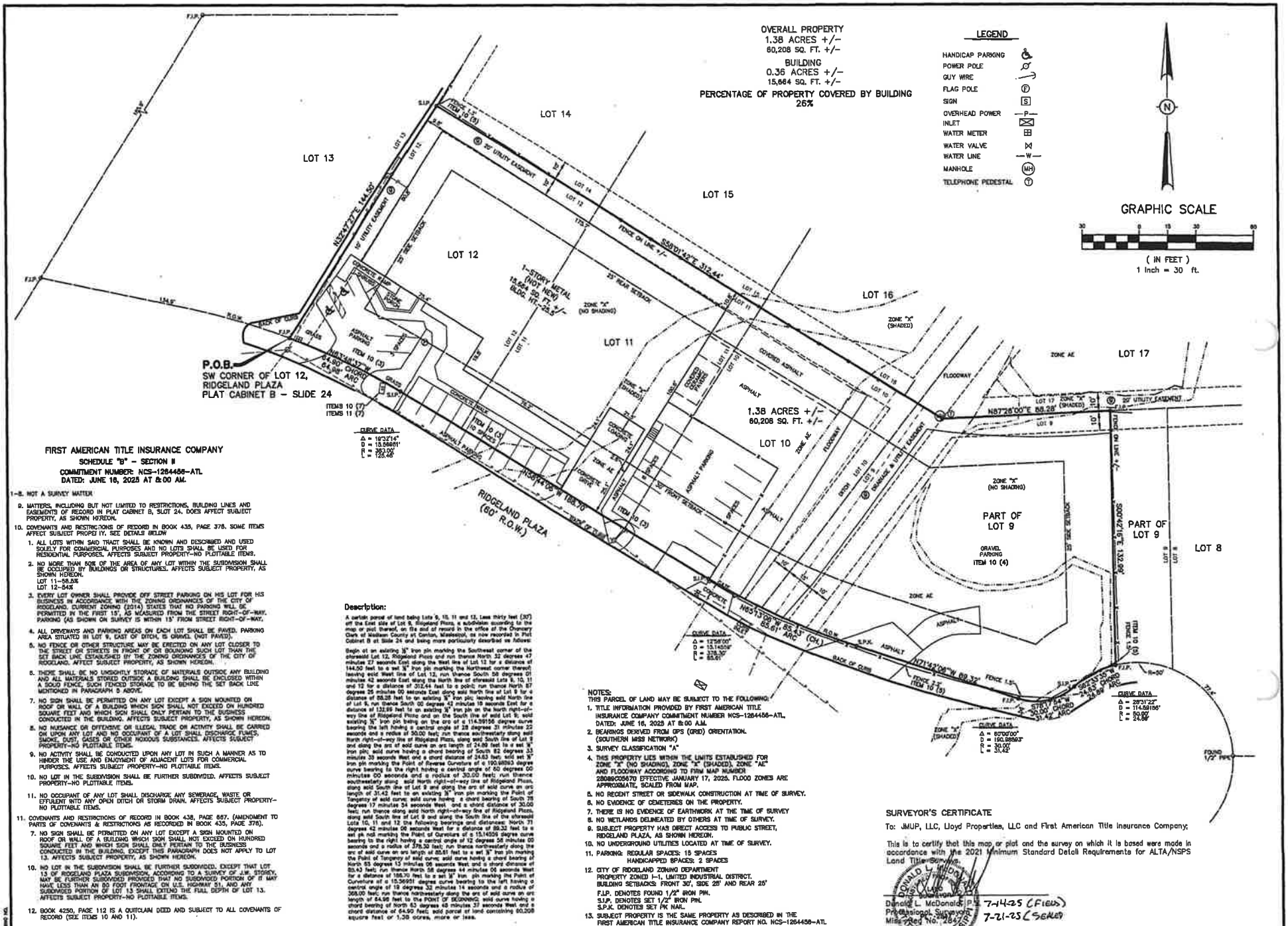
7-14-25 (FIELD)
7-21-25 (SEALED)

DRAWING NO.

H D LANG AND ASSOCIATES, INC. POST OFFICE BOX 16085 JACKSON, MISSISSIPPI 39236 601-362-4886	CLIENT ALTA/NSPS LAND TITLE SURVEY FOR **JMUP, LLC**	LOCATION LOTS 9, 10, 11 AND 12 LESS 30' OFF THE EAST SIDE OF LOT 9, RIDGELAND PLAZA CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI PLAT CABINET B – SLIDE 24

DATE OF MISSION	REVISION	BY
07-16-2025	REVISED	DLM

DRAWN BY: D.L.M./H.V.C.
DATE: 06-26-2025
SCALE: 1" = 30'
BOOK: PAGE:
PROJECT NO.: 25-082
SHEET



FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE "B" – SECTION II
COMMITMENT NUMBER: NCS-1264456-ATL
DATED: JUNE 16, 2025 AT 8:00 AM.

1-8. NOT A SURVEY MATTER

9. MATTERS, INCLUDING BUT NOT LIMITED TO RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT CABINET B, SLOT 24. DOES AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

10. COVENANTS AND RESTRICTIONS OF RECORD IN BOOK 435, PAGE 378. SOME ITEMS AFFECT SUBJECT PROPERTY. SEE DETAILS BELOW

1. ALL LOTS WITHIN SAID TRACT SHALL BE KNOWN AND DESCRIBED AND USED SOLELY FOR COMMERCIAL PURPOSES AND NO LOTS SHALL BE USED FOR RESIDENTIAL PURPOSES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
2. NO MORE THAN 80% OF THE AREA OF ANY LOT WITHIN THE SUBDIVISION SHALL BE OCCUPIED BY BUILDINGS OR STRUCTURES. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
LOT 11–58.5%
LOT 12–54%
3. EVERY LOT OWNER SHALL PROVIDE OFF STREET PARKING ON HIS LOT FOR HIS BUSINESS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF RIDGELAND. CURRENT ZONING (2014) STATES THAT NO PARKING WILL BE PERMITTED IN THE FIRST 15', AS MEASURED FROM THE STREET RIGHT-OF-WAY. PARKING (AS SHOWN ON SURVEY IS WITHIN 15' FROM STREET RIGHT-OF-WAY.
4. ALL DRIVEWAYS AND PARKING AREAS ON EACH LOT SHALL BE PAVED. PARKING AREA SITUATED ON LOT 9, EAST OF DITCH, IS GRAVEL (NOT PAVED).
5. NO FENCE OR OTHER STRUCTURE MAY BE ERECTED ON ANY LOT CLOSER TO THE STREET ON STREETS IN FRONT OF OR BOUNDING SUCH LOT THAN THE SET BACK LINE ESTABLISHED BY THE ZONING ORDINANCES OF THE CITY OF RIDGELAND. AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
6. THERE SHALL BE NO UNSIGHTLY STORAGE OF MATERIALS OUTSIDE ANY BUILDING AND ALL MATERIALS STORED OUTSIDE A BUILDING SHALL BE ENCLOSED WITHIN A SOLID FENCE, SUCH FENCED STORAGE TO BE BEHIND THE SET BACK LINE MENTIONED IN PARAGRAPH 5 ABOVE.
7. NO SIGN SHALL BE PERMITTED ON ANY LOT EXCEPT A SIGN MOUNTED ON ROOF OR WALL OF A BUILDING WHICH SIGN SHALL NOT EXCEED ON HUNDRED SQUARE FEET AND WHICH SIGN SHALL ONLY PERTAIN TO THE BUSINESS CONDUCTED IN THE BUILDING. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
8. NO NUISANCE OR OFFENSIVE OR ILLEGAL TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT AND NO OCCUPANT OF A LOT SHALL DISCHARGE FUMES, SMOKE, DUST, GASES OR OTHER NOXIOUS SUBSTANCES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
9. NO ACTIVITY SHALL BE CONDUCTED UPON ANY LOT IN SUCH A MANNER AS TO HINDER THE USE AND ENJOYMENT OF ADJACENT LOTS FOR COMMERCIAL PURPOSES. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
10. NO LOT IN THE SUBDIVISION SHALL BE FURTHER SUBDIVIDED. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.
11. NO OCCUPANT OF ANY LOT SHALL DISCHARGE ANY SEWERAGE, WASTE OR EFFLUENT INTO ANY OPEN DITCH OR STORM DRAIN. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.

11. COVENANTS AND RESTRICTIONS OF RECORD IN BOOK 438, PAGE 887. (AMENDMENT TO PARTS OF COVENANTS & RESTRICTIONS AS RECORDED IN BOOK 435, PAGE 378).

7. NO SIGN SHALL BE PERMITTED ON ANY LOT EXCEPT A SIGN MOUNTED ON ROOF OR WALL OF A BUILDING WHICH SIGN SHALL NOT EXCEED ON HUNDRED SQUARE FEET AND WHICH SIGN SHALL ONLY PERTAIN TO THE BUSINESS CONDUCTED IN THE BUILDING, EXCEPT THIS PARAGRAPH DOES NOT APPLY TO LOT 13. AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
10. NO LOT IN THE SUBDIVISION SHALL BE FURTHER SUBDIVIDED, EXCEPT THAT LOT 13 OF RIDGELAND PLAZA SUBDIVISION, ACCORDING TO A SURVEY OF J.W. STOREY, MAY BE FURTHER SUBDIVIDED PROVIDED THAT NO SUBDIVIDED PORTION OF IT MAY HAVE LESS THAN AN 80 FOOT FRONTAGE ON U.S. HIGHWAY 51, AND ANY SUBDIVIDED PORTION OF LOT 13 SHALL EXTEND THE FULL DEPTH OF LOT 13. AFFECTS SUBJECT PROPERTY–NO PLOTTABLE ITEMS.

12. BOOK 4250, PAGE 112 IS A QUITCLAIM DEED AND SUBJECT TO ALL COVENANTS OF RECORD (SEE ITEMS 10 AND 11).

Description:

A certain parcel of land being Lots 9, 10, 11 and 12, Less thirty feet (30') off the East side of Lot 9, Ridgeland Plaza, a subdivision according to map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet B at Slide 24 and being more particularly described as follows:

Begin at an existing ½" iron pin marking the Southwest corner of the aforesaid Lot 12, Ridgeland Plaza and run thence North 32 degrees 47 minutes 27 seconds East along the West line of Lot 12 for a distance of 144.50 feet to a set ½" iron pin marking the Northwest corner thereof; leaving said West line of Lot 12, run thence South 56 degrees 01 minutes 42 seconds East along the North line of aforesaid Lots 9, 10, 11 and 12 for a distance of 312.44 feet to a point; run thence North 87 degrees 26 minutes 00 seconds East along said North line of Lot 9 for a distance of 89.28 feet to an existing ½" iron pin; leaving said North line of Lot 9, run thence South 00 degrees 42 minutes 19 seconds East for a distance of 132.99 feet to an existing ½" iron pin on the north right-of-way line of Ridgeland Pointe and on the South line of said Lot 9; said existing ½" iron pin being on the arc of a 114.59156 degree curve bearing the left having a central angle of 28 degrees 21 minutes 22 seconds and a radius of 50.00 feet; run thence southwesterly along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 24.69 feet to a set ½" iron pin; said curve having a chord bearing of South 62 degrees 35 minutes 35 seconds West and a chord distance of 24.53 feet; said set ½" iron pin marking the Point of Reverse Curvature of a 190.98593 degree curve bearing to the right having a central angle of 60 degrees 00 minutes 00 seconds and a radius of 30.00 feet; run thence southwesterly along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the arc of said curve an arc length of 31.42 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 73 degrees 17 minutes 54 seconds West and a chord distance of 30.00 feet; run thence along said North right-of-way line of Ridgeland Plaza, along said South line of Lot 9 and along the South line of the aforesaid Lots 10, 11 and 12 the following bearings and distances: North 21 degrees 42 minutes 06 seconds West for a distance of 69.32 feet to a set pk nail marking the Point of Curvature of a 15.14506 degree curve bearing to the right having a central angle of 12 degrees 56 minutes 00 seconds and a radius of 378.10 feet; run thence northwesterly along the arc of said curve an arc length of 85.61 feet to a set ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of North 63 degrees 13 minutes 08 seconds West and a chord distance of 85.43 feet; run thence North 56 degrees 44 minutes 06 seconds West for a distance of 188.70 feet to a set ½" iron pin marking the Point of Curvature of a 13.56601 degree curve bearing to the left having a central angle of 19 degrees 32 minutes 14 seconds and a radius of 362.00 feet; run thence northwesterly along the arc of said curve an arc length of 84.98 feet to the POINT OF BEGINNING; said curve having a chord bearing of North 63 degrees 48 minutes 37 seconds West and a chord distance of 84.80 feet; said parcel of land containing 60,208 square feet or 1.38 acres, more or less.

NOTES:
THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. TITLE INFORMATION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1264456-ATL, DATED: JUNE 16, 2025 AT 8:00 A.M.
2. BEARINGS DERIVED FROM GPS (GRID) ORIENTATION. (SOUTHERN MISS NETWORK)
3. SURVEY CLASSIFICATION "A"
4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING), ZONE "X" (SHADED), ZONE "AE" AND FLOODWAY ACCORDING TO FIRM MAP NUMBER 28089C0567D EFFECTIVE JANUARY 17, 2025. FLOOD ZONES ARE APPROXIMATE, SCALED FROM MAP.
5. NO RECENT STREET OR SIDEWALK CONSTRUCTION AT TIME OF SURVEY.
6. NO EVIDENCE OF CEMETERIES ON THE PROPERTY.
7. THERE IS NO EVIDENCE OF EARTHWORK AT THE TIME OF SURVEY
8. NO WETLANDS DELINEATED BY OTHERS AT TIME OF SURVEY.
9. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC STREET, RIDGELAND PLAZA, AS SHOWN HEREON.
10. NO UNDERGROUND UTILITIES LOCATED AT TIME OF SURVEY.
11. PARKING: REGULAR SPACES: 15 SPACES
HANDICAPPED SPACES: 2 SPACES
12. CITY OF RIDGELAND ZONING DEPARTMENT
PROPERTY ZONED I–1, LIMITED INDUSTRIAL DISTRICT.
BUILDING SETBACKS: FRONT 30', SIDE 25' AND REAR 25'
F.I.P. DENOTES FOUND 1/2" IRON PIN.
S.I.P. DENOTES SET 1/2" IRON PIN.
S.P.K. DENOTES SET PK NAIL.
13. SUBJECT PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NCS-1264456-ATL.

SURVEYOR'S CERTIFICATE

To: JMUP, LLC, Lloyd Properties, LLC and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

DONALD L. McDONALD
LICENSED
PROFESSIONAL LAND SURVEYOR
No. 2847
STATE OF MISSISSIPPI

Donald L. McDonald, PLS 7-14-25 (FIELD)
Professional Surveyor 7-21-25 (SEALED)
Mississippi No. 2847

H D LANG AND ASSOCIATES, INC.
POST OFFICE BOX 16085 JACKSON, MISSISSIPPI 39236
601-362-4888

CLIENT
ALTA/NSPS LAND TITLE SURVEY
FOR
JMUP, LLC

LOCATION
LOTS 9, 10, 11 AND 12
LESS 30' OFF THE EAST SIDE OF LOT 9,
RIDGELAND PLAZA
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI
PLAT CABINET B – SLIDE 24

DATE	REVISION	BY
07-16-2025	REVISED	DLM

DRAWN BY: D.L.M./H.V.C.
DATE: 06-26-2025
SCALE: 1" = 30'
BOOK: PAGE:
PROJECT NO.: 25-062
SHEET

031270

Vendor 242 CITY OF RIDGELAND Check 31270 07/23/25

Trx No	Invoice No	Inv Date	Job/Description	Gross	Discount	Check Amount
72350	7232025	07/23/25	Variance Permit	150.00		150.00
				150.00	0.00	150.00

Craft Croswell

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

Craft Croswell

316 Ridgeland Plaza - Ridgeland, MS 39157 - (601) 856-8861

TRUSTMARK NATIONAL BANK 65-27
Jackson, MS 653

031270

VOID AFTER 120 DAYS

31270

PAY ********ONE HUNDRED FIFTY DOLLARS AND 00 CENTS**********

DATE 07/23/25

AMOUNT **********$150.00

TO THE ORDER OF:

CITY OF RIDGELAND
P. O. BOX 217
RIDGELAND MS 39158-0217

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈031270⑈ ⑆065300279⑆ ⑈7700143792⑈

NOTICE OF ZONING HEARING

Notice is hereby given to those parties in interest that there will be a hearing on Thursday, September 4, 2025, at 6:00 o'clock P.M. before the Zoning Board at the City Hall, 100 W. School Street, Ridgeland, Mississippi, for the purpose of determining whether or not a Petition and Application for Dimensional Variance shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi

Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:

For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

ATTEST:

APPROVED:

/s/Angela Richburg
Angela Richburg, City Clerk

August 1, 2025

Publish: August 7, 2025

Karen Knight

From: Column Support <support@column.us>
Sent: Friday, August 1, 2025 10:41 AM
To: Karen Knight
Subject: Notice Order Confirmed
Attachments: notice_naXV9ImjXOUqX4TlOGl7_proof.pdf

This sender is trusted.

Column

Hi KAREN,

Madison County Journal just confirmed that they have received your notice order. Your order is being reviewed.

Notice Name: Zoning - JMUP LLC
Notice ID: naXV9ImjXOUqX4TlOGl7
Receipt Confirmed: Aug. 1, 2025
Publication Dates: 08/07/25

You will receive updates if the publisher makes any changes to your notice before publication, including the finalized cost on an updated proof and invoice.

View Notice

Supported by Column

If you'd like to unsubscribe from any emails from Column, you can do so in your user settings.

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: naXV9ImjXOUqX4TlOGI7 | **Proof Updated: Aug. 01, 2025 at 10:37am CDT**
Notice Name: Zoning - JMUP LLC

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

KAREN KNIGHT
karen.knight@ridgelandms.org
(601) 856-7113

FILING FOR

Madison County Journal

Columns Wide: 1
Ad Class: Legals
Total Column Inches: 8.32
Number of Lines: 72

08/07/2025: Governmental Entity	50.64
Proof of Publication Fee	5.00
Subtotal	$55.64
Tax	$0.00
Processing Fee	$10.56
Total	**$66.20**

See Proof on Next Page

NOTICE OF ZONING HEARING

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Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.

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For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots ((Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

ATTEST:

APPROVED:

/s/Angela Ridlburg
Angela Ridlburg, City Clerk

August 1, 2025

Publish: August 7, 2025

NOTICE OF ZONING HEARING

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Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:

For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

ATTEST:

APPROVED:

/s/Angela Richburg
Angela Richburg, City Clerk

August 1, 2025

Publish: August 7, 2025

Karen Knight

From: Jordan Lohman
Sent: Wednesday, July 23, 2025 2:41 PM
To: Ina Byrd; Bryan Johnson; Alan Hart; Karen Knight
Subject: RE: FOLLOW-UP - 0525005310 - 120 Ridgeland Plaza, Ridgeland, MS

Ina,

See responses to their request below:

1. Open/Active housing code violations
    a. **None**
2. Open/Active zoning code violations
    a. **Non-compliance with setbacks. Current owner has started dimensional variance process to bring into compliance (expected to be finalized on Sept. 2, 2025).**
3. Open/Active building code violations
    a. **None**
4. Open/Active fire code violations
    a. **None**
5. Planning Approvals such as approved Variances, Special/Conditional Use Permits, Planned Unit Development Approval Records and Site Plan Approval)
    a. **None – Dimensional Variance application in progress.**
6. Please provide copies of any Open or Expired Building Permits.
    a. **N/A**
7. Copy of any future construction plans to the right of way of the subject property.
    a. **None**
8. Certificate of Occupancy / Certificates of Completions / or Final Building Permit(s)
    a. **None – built prior to 1984**

Jordan Lohman, PLA, AICP
City Planner · Community Development

601.856.3877 ext. 2058
100 W School St., Ridgeland, MS 39157
the city of RIDGELAND

From: Ina Byrd <Ina.Byrd@Ridgelandms.org>
Sent: Wednesday, July 23, 2025 11:08 AM
To: Bryan Johnson <Bryan.Johnson@Ridgelandms.org>; Alan Hart <Alan.Hart@ridgelandms.org>; Jordan Lohman <Jordan.Lohman@ridgelandms.org>; Karen Knight <Karen.Knight@Ridgelandms.org>
Subject: FW: FOLLOW-UP - 0525005310 - 120 Ridgeland Plaza, Ridgeland, MS

This request was forwarded to you on 06/30/25. I was told there is no 120 Ridgeland Plaza so they sent me a parcel number. I forwarded that on to you 07-15-25. They are requesting an update on this.

Ina W. Byrd

Deputy Director Finance/Information Systems
City of Ridgeland
PO BOX 217
Ridgeland MS 39158
601-790-2010

From: Rosetta Taylor <rtaylor@bbgres.com>
Sent: Wednesday, July 23, 2025 11:04 AM
To: Ina Byrd <Ina.Byrd@Ridgelandms.org>
Cc: Angel Towers <angellashayt@gmail.com>
Subject: FOLLOW-UP - 0525005310 - 120 Ridgeland Plaza, Ridgeland, MS

Caution! This message was sent from outside your organization. Allow sender | Block sender

Good Afternoon Ina,

As discussed, please find attached the ALTA Survey for this project in question. In addition, the Parcel ID Number is 072I-30C-038-00-00

Parcel Details Below

Parcel Details

Parcel number	072I-30C-038/00.00
PPIN	17336
Owner's name	JMUP LLC
Physical street number	120
Physical street name	RIDGELAND PLAZA
Mailing address	116 RIDGELAND PLAZA
Mailing city	RIDGELAND
Mailing state	MS
Mailing zip	39157
True Values	
Land	213440
Improvement	269280
Total	482720
Assessed Values	
Total	72408
Legal description	LOTS 9 - 12 RIDGELAND PLAZA SUBD
Legal description 2	L/E 30FT OFF E/S LOT 9
Legal description 3	
Township	07N
Range	02E
Section	30
Taxing District:	3RM
Taxing Exempt:	NO

Supervisor District	3
Municipality	RIDGELAND
School District	MADISON COUNTY
Special Assessment District	NONE

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4250 / 112 / 2022-08-22	[View Deed]
3171 / 602 / 2015-02-09	[View Deed]
462 / 219 / 2000-04-14	[View Deed]
454 / 301 / 1999-11-22	[View Deed]
153 / 18 / 1985-11-08	[View Deed]
	[Search By Legal Description]
Date	2022-08-22
Homestead	NO

Available Maps

- 072I30C.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value
1	OFFICE/WAREHOUSE	15,404	15,629	1976	232970
2	ASPHALT PAVING 3IN	3,760	3,760	1984	4590
3	CANOPY	1,600	1,600	2024	31720

Return to Parcel Search

BBG
REAL ESTATE SERVICES

Rosetta Taylor
Managing Director
Assessment
Midtown Plaza One
1360 Peachtree Street NE, Suite 1175 Atlanta, GA 30309
P 678-690-1044 C 470-725-1357
E rtaylor@bbgres.com

BBG, Inc. and BBG Assessments, LLC monitor electronic communications sent or received by our employees for the purposes of legal compliance, quality assurance, security and protection of our business. Any personal information of persons who are not our employees is handled under our Privacy Policy available at https://bbgres.com/privacy/

MADISON COUNTY JOURNAL

AFFP
Zoning - JMUP LLC

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Madison County Journal, a newspaper printed and published in the City of Ridgeland, County of Madison, State of Mississippi, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Aug. 7, 2025

NOTICE ID: naXV9ImjXOUqX4TIOGI7
NOTICE NAME: Zoning - JMUP LLC
Publication Fee: 66.20

That said newspaper was regularly issued and circulated on those dates.

Edmar Corachia
(Signed)

PAMELA BAEZ
Notary Public – State of Florida
Commission # HH 186700
Expires on October 14, 2025

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 08/07/2025

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF ZONING HEARING

Notice is hereby given to those parties in interest that there will be a hearing on Thursday, September 4, 2025, at 6:00 o'clock P.M. before the Zoning Board at the City Hall, 100 W. School Street, Ridgeland, Mississippi, for the purpose of determining whether or not a Petition and Application for Dimensional Variance shall be granted to the owners of the described property in the City of Ridgeland, Madison County, Mississippi

Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.

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This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

ATTEST:

APPROVED:

/s/Angela Richburg
Angela Richburg, City Clerk

August 1, 2025

Publish: August 7, 2025

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held, and conducted on Thursday, September 4, 2025, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Don Roberts
Bernie Giessner
Drew Malone
Michelle Caballero
Theresa Kennedy
Judy Rice (arrived late)

Absent:

David Dunbar
Kim Lovato

Also present:

John P. Scanlon, Attorney
Jordan Lohman, City of Ridgeland

* * * * * * * * * * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum to conduct business.

Chairman Bernie Giessner led the Pledge of Allegiance and Mr. Drew Malone opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.

2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for **Spectrum Management** - *Petitioner*

Property Address/Description:
101 Business Park Drive

Tax Parcel No:
071G-35C-004/06.00

(September 4, 2025)

4. Public Hearing for Petition and Application for Dimensional Variance for **JMUP, LLC** (Craft Croswell) - *Petitioner*

Property Address/Description:
116 Ridgeland Plaza

Tax Parcel No:
072I-30C-038/00.00

(September 4, 2025)

5. Old Business/New Business.

6. Adjourn.

The Board considered the Minutes of the April 3, 2025, meeting. Ms. Caballero moved to approve the minutes as written. The motion was seconded by Mr. Malone and approved unanimously.

The Board considered the Minutes of the April 17, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

The Board considered the Minutes of the June 19, 2025, meeting. Mr. Roberts moved to approve the minutes as written. The motion was seconded by Ms. Kennedy and approved unanimously.

The Board considered the Minutes of the July 3, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

Public Hearing for Petition and Application for Conditional Use for Spectrum Management

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Conditional Use Permit Spectrum Management for property located at 101 Business Park Drive, Suites A-C in the City of Ridgeland and identified by Tax Parcel No. 071G-35C-004/06.00. The subject property is presently zoned (TIP) Technical Industrial Park District. Mr. Mack Chunn appeared and spoke on behalf of the Petitioner. Mr. Chunn addressed the Board and answered questions regarding the proposed use and other non-profits which fall under the church.

Opposition was given an opportunity to respond, but there was no opposition present.

Ms. Judy Rice arrived at the meeting.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Caballero and seconded by Mr. Roberts, the Board present voted 4-0 to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use to allow Petitioner to operate a church on the subject property in the TIP District zoned property in the City of Ridgeland. Don Roberts, Michelle Caballero, Theresa Kennedy and Judy Rice voted Yea. Drew Malone abstained. The Chairman declared the motion carried.

Public Hearing for Petition and Application for Dimensional Variance for JMUP, LLC

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Dimensional Variance for JMUP, LLC for property located at 116 Ridgeland Plaza in the City of Ridgeland and identified by Tax Parcel No. 072I-30C-038/00.00. The subject property is presently zoned I-1 Limited Industrial District. Petitioner is requesting a dimensional variance from setback requirements of Section 500.04 of the Zoning Ordinance.

Mr. Bill Croswell appeared and spoke on behalf of Petitioner. Mr. Croswell addressed the Board and answered questions by Board members. Mr. Crosswell stated Petitioner is requesting the dimensional variance to reduce the required 25' side and rear setback requirements to 10' rear and side setbacks to bring the property into conformance to allow the continued operations of the current commercial and residential sales and warehouse for interior furnishing.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Rice and seconded by Mr. Malone, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance to reduce the required 25' side and rear setback requirements to 10' side and rear setbacks to bring the property into a conforming use with the finding that the subject property constitutes one lot and the variance will not extend to any future building on the subject property

in an I-1 Limited Industrial District in the City of Ridgeland. The Chairman declared the motion carried.

OLD BUSINESS

Jordan Lohman provided information on updated Zoning Board Procedural Rules which will be provided later, once the amended ordinance takes legal effect. The primary change is that a sub-quorum group may continue a public hearing to meetings of the Mayor and Board of Aldermen.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Ms. Kennedy moved that the meeting be adjourned. The motion was seconded by Mr. Malone and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

_____
BERNIE GIESSNER, Chairman

_____
MICHELLE CABALLERO, Vice Chairman/Secretary

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA BEING IDENTIFIED AS PARCEL NO. 072I-30C-038/00.00) IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce dimensional requirements of the required minimum 25' side and rear yard setback requirements to 10' side and rear yard setbacks on the subject property to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a dimensional variance; and

WHEREAS, the Mayor and Board of Aldermen are familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That a dimensional variance be, and same is hereby granted from the dimensional requirements of Section 500.04 of the Zoning Regulations Ordinance of the City of Ridgeland, to reduce the required minimum 25’ side and rear setback requirements to 10’ side and rear setbacks on the subject property to bring the property into a conforming use – the subject property constitutes one lot, and the variance will not extend to any future building on the subject property being in an I-1 Limited Industrial District in the City of Ridgeland, Mississippi.

SECTION 3. The property affected by this Order is located in the City of Ridgeland, Madison County, Mississippi and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
>
> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.
>
> This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 4. That it is hereby found and determined that the conditions precedent to the granting of a dimensional variance as required in Section 600.08 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist, and have been satisfied in regard to the granting of the dimensional variance described herein.

SECTION 5. That, with the sole exception of the dimensional variance granted herein, the property shall be subject to all of the provisions of the City of Ridgeland Zoning Regulations Ordinance of February, 2014.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Bill Lee (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing Order is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

ATTEST:

_____
Angela Richburg, City Clerk

(S E A L)

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING THE PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA (PARCEL NO. 072I-30C-038/00.00), IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce the dimensional requirements of the required minimum 25' side and rear yard setback requirement to 10' side and rear yard setback on the subject to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, the Petitioner did provide evidence that the Petitioner had mailed notice of hearing to adjoining property owners; and,

WHEREAS, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows: to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. The property affected by this Resolution is located in the City of Ridgeland, Madison County, Mississippi, and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
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> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along

said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 3. That the petition of Gurpreet Singh for Dimensional Variance on the property described herein, be and same is hereby denied.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the ___ day of _____, 2025.

The motion to adopt the above and foregoing Resolution was seconded by Alderman _____, and the foregoing Resolution was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following result:

Alderman Ken Heard (Ward 1) voted:	_____
Alderman Chuck Gautier (Ward 2) voted:	_____
Alderman Kevin Holder (Ward 3) voted:	_____
Alderman Brian Ramsey (Ward 4) voted:	_____
Alderman Bill Lee (Ward 5) voted:	_____
Alderman Wesley Hamlin (Ward 6) voted:	_____
Alderman D. I. Smith (At large) voted:	_____

Whereupon, the Mayor declared the motion carried and the resolution adopted.

The foregoing resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk
[S E A L]

Mills, Scanlon, Dye & Pittman

ATTORNEYS AT LAW
800 Avery Boulevard North, Suite 101
Ridgeland, Mississippi 39157

Telephone:
(601) 957-2600
Facsimile:
(601) 957-7440

Jerry L. Mills
John P. Scanlon
Zachary L. Giddy
John T. Wakeland

Edwin L. Pittman, Of Counsel

Brad Dye (1933-2018)
James H. Gabriel (1948-2016)
Carolyn B. Mills (1947-2017)

September 11, 2025

Mayor Gene F. McGee
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Bill Lee
Alderman Wesley Hamlin
Alderman D. I. Smith
Post Office Box 217
Ridgeland, MS 39158

Re: Zoning Report for September 4, 2025

Dear Mayor and Board:

We report on the Zoning Board meeting of September 4, 2025. Enclosed for your consideration, please find the following:

1. Minutes of the September 4, 2025, Zoning Board meeting;

2. Order Approving the Petition and Application for Conditional Use for Spectrum Management;

3. Resolution Denying the Petition and Application for Conditional Use for Spectrum Management;

4. Order Approving the Petition and Application for Dimensional Variance for JMUP, LLC; and

5. Resolution Denying the Petition and Application for Dimensional Variance for JMUP, LLC.

If you have any questions or require additional information, please do not hesitate to call us.

Sincerely,

Mills, Scanlon, Dye & Pittman

John P. Scanlon

JPS/mmh
Enclosure(s)
Cc: Zachary L. Giddy, Esq. *(Via Email)*

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held, and conducted on Thursday, September 4, 2025, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Don Roberts
Bernie Giessner
Drew Malone
Michelle Caballero
Theresa Kennedy
Judy Rice (arrived late)

Absent:

David Dunbar
Kim Lovato

Also present:

John P. Scanlon, Attorney
Jordan Lohman, City of Ridgeland

* * * * * * * * * * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum to conduct business.

Chairman Bernie Giessner led the Pledge of Allegiance and Mr. Drew Malone opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.

2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for **Spectrum Management** - *Petitioner*

Property Address/Description:
101 Business Park Drive

Tax Parcel No:
071G-35C-004/06.00

(September 4, 2025)

4. Public Hearing for Petition and Application for Dimensional Variance for **JMUP, LLC** (Craft Croswell) - *Petitioner*

Property Address/Description:
116 Ridgeland Plaza

Tax Parcel No:
072I-30C-038/00.00

(September 4, 2025)

5. Old Business/New Business.

6. Adjourn.

The Board considered the Minutes of the April 3, 2025, meeting. Ms. Caballero moved to approve the minutes as written. The motion was seconded by Mr. Malone and approved unanimously.

The Board considered the Minutes of the April 17, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

The Board considered the Minutes of the June 19, 2025, meeting. Mr. Roberts moved to approve the minutes as written. The motion was seconded by Ms. Kennedy and approved unanimously.

The Board considered the Minutes of the July 3, 2025, meeting. Mr. Malone moved to approve the minutes as written. The motion was seconded by Ms. Caballero and approved unanimously.

Public Hearing for Petition and Application for Conditional Use for Spectrum Management

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Conditional Use Permit Spectrum Management for property located at 101 Business Park Drive, Suites A-C in the City of Ridgeland and identified by Tax Parcel No. 071G-35C-004/06.00. The subject property is presently zoned (TIP) Technical Industrial Park District. Mr. Mack Chunn appeared and spoke on behalf of the Petitioner. Mr. Chunn addressed the Board and answered questions regarding the proposed use and other non-profits which fall under the church.

Opposition was given an opportunity to respond, but there was no opposition present.

Ms. Judy Rice arrived at the meeting.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Caballero and seconded by Mr. Roberts, the Board present voted 4-0 to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use to allow Petitioner to operate a church on the subject property in the TIP District zoned property in the City of Ridgeland. Don Roberts, Michelle Caballero, Theresa Kennedy and Judy Rice voted Yea. Drew Malone abstained. The Chairman declared the motion carried.

Public Hearing for Petition and Application for Dimensional Variance for JMUP, LLC

Mr. Bernie Giessner opened the Public Hearing on the Petition and Application for Dimensional Variance for JMUP, LLC for property located at 116 Ridgeland Plaza in the City of Ridgeland and identified by Tax Parcel No. 072I-30C-038/00.00. The subject property is presently zoned I-1 Limited Industrial District. Petitioner is requesting a dimensional variance from setback requirements of Section 500.04 of the Zoning Ordinance.

Mr. Bill Croswell appeared and spoke on behalf of Petitioner. Mr. Croswell addressed the Board and answered questions by Board members. Mr. Crosswell stated Petitioner is requesting the dimensional variance to reduce the required 25' side and rear setback requirements to 10' rear and side setbacks to bring the property into conformance to allow the continued operations of the current commercial and residential sales and warehouse for interior furnishing.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Bernie Giessner closed the Public Hearing and called for a vote on the Petition. On motion by Ms. Rice and seconded by Mr. Malone, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance to reduce the required 25' side and rear setback requirements to 10' side and rear setbacks to bring the property into a conforming use with the finding that the subject property constitutes one lot and the variance will not extend to any future building on the subject property

in an I-1 Limited Industrial District in the City of Ridgeland. The Chairman declared the motion carried.

OLD BUSINESS

Jordan Lohman provided information on updated Zoning Board Procedural Rules which will be provided later, once the amended ordinance takes legal effect. The primary change is that a sub-quorum group may continue a public hearing to meetings of the Mayor and Board of Aldermen.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Ms. Kennedy moved that the meeting be adjourned. The motion was seconded by Mr. Malone and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

_____
BERNIE GIESSNER, Chairman

_____
MICHELLE CABALLERO, Vice Chairman/Secretary

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR A CHURCH ON PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, BEING IDENTIFIED AS PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit to operate a church as permitted by Sections 520.03.A and 600.09 for the property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014, (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning "Board") which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition on September 4, 2025, and received comments and heard evidence presented by the Petitioner and by all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter

forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That the findings of fact contained in the Zoning Board's September 4, 2025, Minutes in regard to the Petition be, and same are hereby adopted as and for the findings of fact of the Mayor and Board of Aldermen in support of the zoning decision contained herein.

SECTION 3. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit in regard to the herein described property as required in Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist,

and have been satisfied, and the granting of a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District.

SECTION 4. That the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, do hereby grant from and after the effective date of this Order a Conditional Use Permit for the purpose of allowing the operation of a church on the subject property located within the (TIP) Technical Industrial Park District..

SECTION 5. The property affected by this Order (the "property") is located in the City of Ridgeland, Madison County, Mississippi, and described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance

of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30 seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SECTION 6. That the City of Ridgeland Zoning Regulations Ordinance of February 2014, and the Use District Map accompanying said Ordinance be, and same hereby are amended to the

extent necessary to reflect the foregoing change in land use in regard to the property.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D. I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing order is approved, this the ____ day of _____, 2025.

_____
Mayor Gene F. McGee
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 101 BUSINESS PARK DRIVE, PARCEL NO. 071G-35C-004/06.00, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, Spectrum Management (the "Petitioner"), did file a Petition and Application for a Conditional Use Permit on property described herein, which property is located in a (TIP) Technical Industrial Park District Classification under the City of Ridgeland Zoning Regulations Ordinance of February 2014 (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the Zoning "Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the City where the property is located, and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affects the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows, to-wit;

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. That it is hereby found and determined that the conditions precedent to the granting of a Conditional Use Permit as required by Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February, 2014, do not exist, and have not been satisfied by the Petitioner in regard to the granting of a Conditional Use Permit.

SECTION 3. That the Petition to grant a Conditional Use Permit pursuant to Section 600.09 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, on the following described property, be and same is hereby denied. The property referenced in the Petition (the "property") is described as follows:

> A parcel of land situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said parcel being more particularly described as follows:
>
> Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of interstate Highway 220 according to the right-of-way map of Federal Aid Project I-IG220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way line of Interstate Highway 220, run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described parcel; continue thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 354.69 feet to a point; run thence North 35 degrees 24 minutes 02 seconds West for a distance of 284.59 feet to a point; run thence North 56 degrees 31 minutes 30 seconds East for a distance of 125.64 feet to a point; run thence South 38 degrees 28 minutes 30 seconds East for a distance of 61.0 feet to a point; run thence North 51 degrees 31 minutes 30

seconds East for a distance of 30.0 feet to a point; run thence South 60 degrees 28 minutes 30 seconds East for a distance of 32.0 feet to a point; run thence North 55 degrees 31 minutes 30 seconds East for a distance of 168.0 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive a distance of 200.0 feet to the point of beginning and containing 1.855 acres, more or less.

A landscape easement across that parcel situated in the Southwest One-Quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, the said landscape easement being more particularly described as follows:

Commence at the Northeast corner of the Southwest One-Quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, MS, and run thence Southerly along the East boundary of said Southwest One-Quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest One-Quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way map of Federal Aid Project I-IG-220-3(2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697+00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 230.29 feet to a point located on the West right-of-way line of Business Park Drive, as said street exists this date; said point being the point of beginning of the herein described landscape easement; run thence South 56 degrees 14 minutes 08 seconds West along the said West right-of-way line of Interstate Highway 220 for a distance of 40.0 feet to a point; run thence North 33 degrees 45 minutes 52 seconds Wet for a distance of 34.83 feet to a point; run thence North 56 degrees 14 minutes 08 seconds East for a distance of 36.52 feet to a point located on the aforesaid West right-of-way line of Business Park Drive; run thence South 39 degrees 28 minutes 30 seconds East along the said West right-of-way line of Business Park Drive for a distance of 35.0 feet to the point of beginning and containing 0.31 acres, more or less.

SO RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, at a regular meeting held on ____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____, and the foregoing Resolution having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Resolution adopted.

The foregoing Resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk

[S E A L]

ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI APPROVING AND GRANTING PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA BEING IDENTIFIED AS PARCEL NO. 072I-30C-038/00.00) IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce dimensional requirements of the required minimum 25' side and rear yard setback requirements to 10' side and rear yard setbacks on the subject property to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Ridgeland were accomplished – the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by Section 600.15 of the Zoning Ordinance of the City of Ridgeland and by law; and,

WHEREAS, at the time, date and place specified in the notice, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and all others desiring to be heard, whether in support of or in opposition to the Petition and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its September 4, 2025, meeting recommended in writing that the Board of Aldermen approve the request for a dimensional variance; and

WHEREAS, the Mayor and Board of Aldermen are familiar with the request and the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Order and moved that it be adopted, to-wit:

NOW, THEREFORE, be it ordered by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi as follows, to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined, and adjudicated to be true and correct.

SECTION 2. That a dimensional variance be, and same is hereby granted from the dimensional requirements of Section 500.04 of the Zoning Regulations Ordinance of the City of Ridgeland, to reduce the required minimum 25' side and rear setback requirements to 10' side and rear setbacks on the subject property to bring the property into a conforming use – the subject property constitutes one lot, and the variance will not extend to any future building on the subject property being in an I-1 Limited Industrial District in the City of Ridgeland, Mississippi.

SECTION 3. The property affected by this Order is located in the City of Ridgeland, Madison County, Mississippi and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
>
> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.
>
> This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 4. That it is hereby found and determined that the conditions precedent to the granting of a dimensional variance as required in Section 600.08 of the City of Ridgeland Zoning Regulations Ordinance of February 2014, exist, and have been satisfied in regard to the granting of the dimensional variance described herein.

SECTION 5. That, with the sole exception of the dimensional variance granted herein, the property shall be subject to all of the provisions of the City of Ridgeland Zoning Regulations Ordinance of February, 2014.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi at a regular meeting thereof held on the _____ day of _____, 2025.

The motion for adoption was seconded by Alderman _____ and the foregoing Order having been first reduced to writing, was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Bill Lee (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D.I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the Order adopted.

The foregoing Order is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

ATTEST:

_____
Angela Richburg, City Clerk

(S E A L)

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI DENYING THE PETITION AND APPLICATION FOR DIMENSIONAL VARIANCE IN REGARD TO THE PETITION OF JMUP, LLC FOR PROPERTY LOCATED AT 116 RIDGELAND PLAZA (PARCEL NO. 072I-30C-038/00.00), IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

WHEREAS, JMUP, LLC (the "Petitioner") did file a Petition and Application for Dimensional Variance to reduce the dimensional requirements of the required minimum 25' side and rear yard setback requirement to 10' side and rear yard setback on the subject to bring the property into a conforming use; and,

WHEREAS, the Mayor and Board of Aldermen referred the Petition to the Zoning Board of the City of Ridgeland (the "Zoning Board"), which Board scheduled a hearing on said Petition for September 4, 2025, at 6:00 o'clock p.m.; and,

WHEREAS, the City Clerk did cause notice of the September 4, 2025, hearing to be published in the Madison County Journal, a newspaper published in the City of Ridgeland, Madison County, Mississippi, in the manner and for the time required by law, and the Zoning Administrator did post notice of same upon the affected property in the manner and for the time required by law; and,

WHEREAS, the Petitioner did provide evidence that the Petitioner had mailed notice of hearing to adjoining property owners; and,

WHEREAS, the Zoning Board of the City of Ridgeland, Mississippi, did conduct a full and complete hearing on the Petition at the September 4, 2025, meeting, and received comments and heard evidence presented by the Petitioner and thereafter forwarded its recommendation thereon to the Mayor and Board of Aldermen; and,

WHEREAS, the Mayor and Board of Aldermen are familiar with the property and existing land uses within the City of Ridgeland and in the area of the city where the property is located and in acting on this Resolution, have duly considered the matters and facts within their personal knowledge as same affect the land uses requested in the Petition filed herein; and,

WHEREAS, at the conclusion of the discussion of the Zoning Board's recommendation, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition and the recommendation of the Zoning Board, and after discussion thereof, Alderman _____ offered the following Resolution and moved that it be adopted, to-wit:

IT IS, THEREFORE, RESOLVED by the Mayor and Board of Aldermen of the City of Ridgeland, Madison County, Mississippi, as follows: to-wit:

SECTION 1. That the matters and facts stated in the preamble hereof are found, determined and adjudicated to be true and correct.

SECTION 2. The property affected by this Resolution is located in the City of Ridgeland, Madison County, Mississippi, and described as:

> Lots 9, 10, 11, and 12, Ridgeland Plaza Subdivision, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat B, Slot 24, reference to which is hereby made in aid of and as a part of this description.
>
> LESS AND EXCEPT: Thirty feet off the East side of Lot 9, Ridgeland Plaza, a subdivision according to a map or plat on file in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Cabinet B at Slide 24, reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows:
>
> For a point of beginning commence at an iron pin representing the northeast corner of said Lot 9 and run thence South 87 degrees 53 minutes and 18 seconds West along the north line of said Lot 9 for a distance of 30.02 feet to an Iron pin; thence run South 0 degrees 17 minutes 42 seconds East for a distance of 133.28 feet to an Iron pin on the north right of way of Ridgeland Plaza, thence run easterly along

said right of way along the arc of a curve to the right having a radius of 50.00 feet, a delta angle of 35 degrees 07 minutes 42 seconds and an arc length of 30.66 feet to an iron pin; thence run North 0 degrees 17 minutes 42 seconds West along the east line of said Lot 9 for a distance of 137.50 feet to the point of beginning.

This conveyance is subject to the understanding that the four lots (Lots 9, 10, 11, and 12) are being conveyed as one tract and will not be subdivided in the future.

SECTION 3. That the petition of Gurpreet Singh for Dimensional Variance on the property described herein, be and same is hereby denied.

SO RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN of the City of Ridgeland, Madison County, Mississippi, at a regular meeting thereof held on the ___ day of _____, 2025.

The motion to adopt the above and foregoing Resolution was seconded by Alderman _____, and the foregoing Resolution was submitted to the Board of Aldermen for passage or rejection on roll call vote with the following result:

Alderman Ken Heard (Ward 1) voted: _____
Alderman Chuck Gautier (Ward 2) voted: _____
Alderman Kevin Holder (Ward 3) voted: _____
Alderman Brian Ramsey (Ward 4) voted: _____
Alderman Bill Lee (Ward 5) voted: _____
Alderman Wesley Hamlin (Ward 6) voted: _____
Alderman D. I. Smith (At large) voted: _____

Whereupon, the Mayor declared the motion carried and the resolution adopted.

The foregoing resolution is approved, this the _____ day of _____, 2025.

_____
Gene F. McGee, Mayor of the
City of Ridgeland, Mississippi

Attest:

_____
Angela Richburg, City Clerk
[SEAL]

MINUTES OF A MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Architectural Review Board of the City of Ridgeland, Mississippi, (the "Board"), was duly called, held, and conducted on Tuesday, September 9, 2025 at 6:00 o'clock P.M. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following Members were Present, to-wit:
Rick Eades, *Acting Chairman*
Connie Suber
Lynette Praytor
Jim Woodrick

Members Absent:
Randy Lynn, Chairman
Robert Moore
Leigh Sullivan
Jim Powell

Also attending:
Jordan Lohman, City Planner

The meeting was called to order by acting Chairman Rick Eades. Chairman Eades led the invocation. It was determined by the members present that there was not a quorum.

The first item on the agenda was **216 INDUSTRIAL DRIVE** located at **216 Industrial Drive.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of architectural changes (paint/color) to their existing building.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "minor" agenda item. Connie Suber seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The second item on the agenda was **PATTY PECK HONDA - EXPANSION** located at **555 Sunnybrook Road.** Mr. Wade Thompson presented the project. The applicant is requesting approval of site plan and architecture for a new addition to their existing building.

The Chairman opened the floor for a motion. Lynette Praytor made a motion to approve the architectural review of the project as a "major" agenda item. Jim Woodrick seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The third item on the agenda was **HIGHLAND STEED OFFICE** located at **1038 Highland Colony Parkway.** Mr. Alan Grant presented the project. The applicant is requesting approval of site plan and architecture for a new Class A office building.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "major" agenda item. Lynette Praytor seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The fourth item on the agenda was **FRATESI'S PATIO RENOVATION** located at **910 Lake Harbour Drive.** Mr. Jordan Lohman presented the project. The applicant is requesting approval site plan and design for renovation and improvement to their existing outdoor dining area.

The Chairman opened the floor for a motion. Lynette Praytor made a motion to approve the architectural review of the project as a "minor" agenda item. Jim Woodrick seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The fifth item on the agenda was **865 PEAR ORCHARD** located at **865 S Pear Orchard Road.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of architectural changes (paint/color) to their existing building located within the Northpark Overlay District.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "minor" agenda item. Lynette Praytor seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The minutes from the August 26, 2025 meeting were then read and approved by the board. There being no further business to come before the board, the meeting adjourned.

_____
Randy Lynn, Chairman

ATTEST:

_____
Connie Suber, Secretary

STORY
FINANCIAL PARTNERS
NEEL-SCHAFFER

STORY
FINANCIAL PARTNERS

HIGHLAND STEED
OFFICE BUILDING

RIDGELAND, MS

ARB SITE PLAN REVIEW RESUBMITTAL

DEAN
ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 SUNNYROOK ROAD, STE. 140
RIDGELAND, MS 39157

PROJECT NUMBER - 25030
DATE: AUGUST 28, 2025

DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED 98% OF MAXIMUM DENSITY PER ASTM D698 OR PER GEOTECHNICAL RECOMMENDATIONS IN THE DOCUMENTS.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4.
12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY MCMASTER & ASSOCIATES, INC.
13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHINGS.
14. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
15. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
a. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
b. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
c. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
d. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
e. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 6' IN HEIGHT.
f. BEGIN CLEARING AND GRADING OPERATIONS.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE COORDINATES ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
11. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED.
13. STOP BARS, DETAIL STRIPS, FIRE LANES AND CROSSWALKS SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
14. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST ¼ THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. EARTHWORK, GRADING, AND SUBGRADE PREPARATION SHALL BE CONDUCTED IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY BURNS COOLEY DENNIS, DATED JULY 18, 2023.
2. WHERE DENSITY REQUIREMENTS DIFFER BETWEEN PROJECT PLANS/SPECIFICATIONS AND GEOTECHNICAL REPORT, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
3. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
4. IT IS THE OWNER'S INTENT TO PRESERVE ALL THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
5. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
6. SELECTIVE CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
7. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER-GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONROLS AROUND STOCKPILES.
8. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
9. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWING PRIOR TO BEGINNING GRADING OPERATIONS.
10. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
11. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
12. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
13. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
14. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINNER.
15. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
16. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
17. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
18. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
19. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINNER BEFORE PROCEEDING WITH THE WORK.
20. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
21. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE ELEVATIONS.
22. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
23. EXCESS MATERIAL SHALL BE DISPOSED OFF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
24. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
25. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
26. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
27. ALL PIPES SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR), PER ASTM D698.
28. ALL STORM DRAINAGE PIPE SHALL BE R.C.P UNLESS OTHERWISE NOTED, AND COMPLETELY WRAPPED WITH TYPE V FILTER FABRIC AT ALL JOINTS. FILTER FABRIC SHALL BE 18" WIDE AND OVERLAP 8". LIFT HOLES SHALL BE GROUTED AND SEALED WATER TIGHT AND COVERED WITH FILTER FABRIC. PIPE LENGTHS SHOWN ARE APPROXIMATE.
29. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED.
30. ALL HEADWALLS SHALL HAVE A MINIMUM 10'x20'x1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
31. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
32. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
33. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS
34. CONSULT SUBSURFACE REPORT FOR ADDITIONAL EARTHWORK & UNDERCUT REQUIREMENTS.
35. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
36. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.
37. EXCESS STRIPPING EXCAVATION (NOT UTILIZED FOR TOPSOIL PLATING) SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR PROVIDED DISPOSAL SITE.

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE MISSISSIPPI ONE-CALL SYSTEM, INC. (MOCS) AT 811 AND ANY NON-MOCS MEMBER UTILITY INDIVIDUALLY. AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS AND IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCKS ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENETS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 26 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE C-900 P.V.C. UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AS NOTED ON THE PLANS.
16. FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
17. NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
18. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND PIPING.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.
21. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
22. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS, ADDITIONAL BEDDING SHALL BE REQUIRED IN WET OR WEAK AREAS. THE CONTRACTOR SHALL HAVE RESPONSIBILTY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

STORMWATER POLLUTION PREVENTION NOTES

1. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
2. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL MISSISSIPPI ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES. SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
3. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
4. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 3.01 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 3.01 ACRES.
6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF SUITABLE ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
7. THE RECEIVING WATER/STORM SEWER OPERATOR IS THE CITY OF RIDGELAND, AND THE STATE OF MISSISSIPPI.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 7 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
12. TEMPORARY SEEDING FOR MISSISSIPPI PROJECTS INCLUDE THE FOLLOWING:
JAN 1- MAY 1ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1- JULY 15 SUDAN OT STARR MILLET
JULY 15-JAN 1 BALBOA RYE/ITALIAN RYE
13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
15. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE MS DEPARTMENT OF ENVIRONMENTAL QUALITY. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.
17. FINAL SODDING AND STABILIZATION SHALL BE IN ACCORDANCE WITH THE RECORD LANDSCAPING DRAWINGS.

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

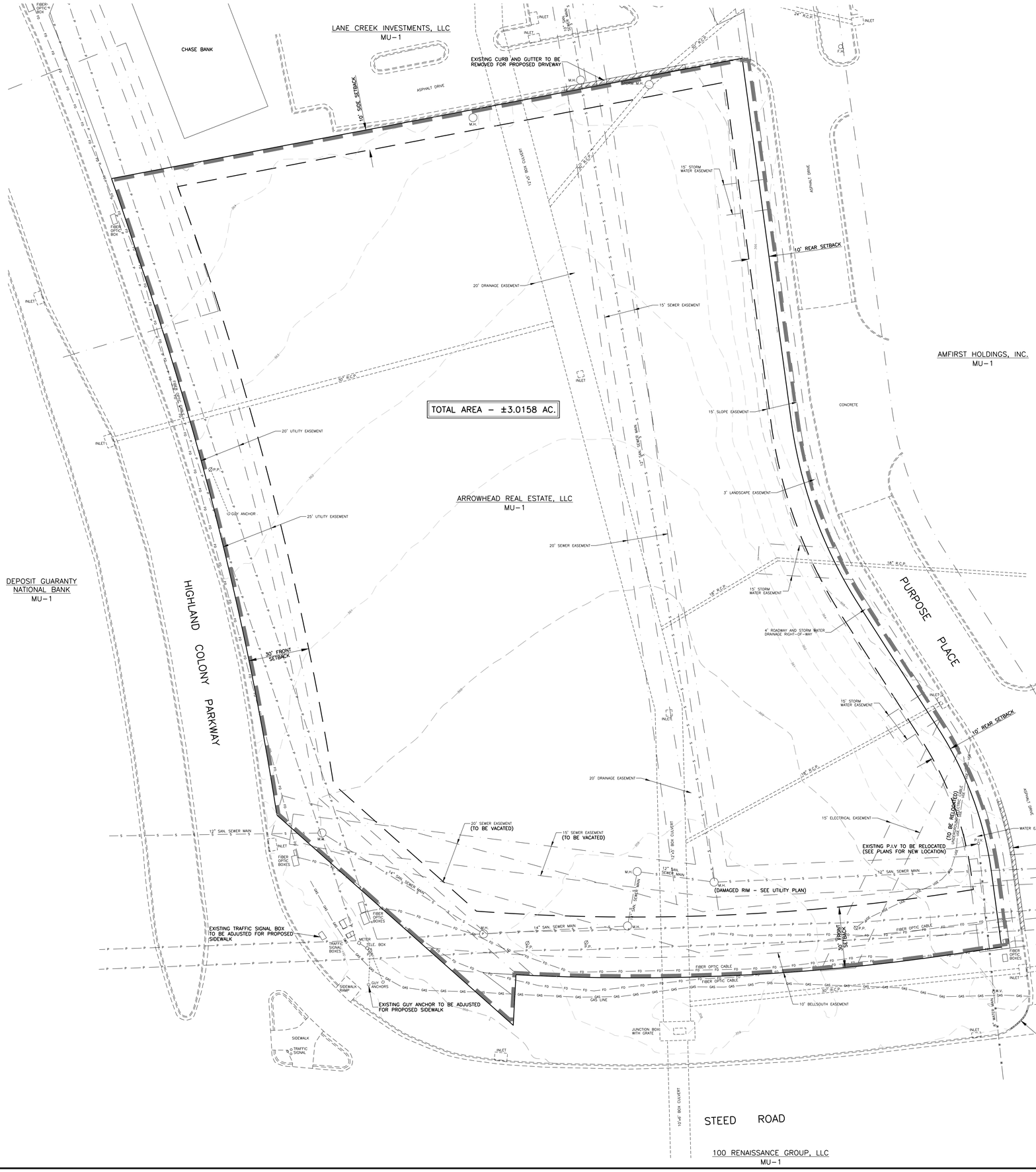
RONALD C. McMASTER JR. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR No. 3051 STATE OF MISSISSIPPI

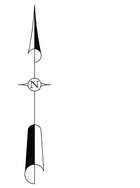
Project No. : 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:
C0.1
GENERAL NOTES

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090





VICINITY MAP

NOTES:

1. SEE MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, AND LANDSCAPE DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO CONTACT AND COORDINATE WITH UTILITY PROVIDERS FOR REMOVAL AND RELOCATION OF EXISTING UTILITIES INCLUDING WATER, SANITARY SEWER, GAS, COMMUNICATION, ELECTRICAL, ETC.
3. ALL EXISTING STRUCTURES, TREES, PAVEMENTS, UTILITIES, ETC. NOT DESIGNATED TO BE REMOVED WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE DONE TO PROTECTED ITEMS DURING CONSTRUCTION DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE FULLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER(S). ANY REPAIRS ARE TO BE APPROVED BY THE OWNER, ENGINEER, AND/OR ARCHITECT.
4. CONTRACTOR TO SECURE THE SITE AND SHALL COORDINATE SCOPE, LIMITS AND ACCESS POINTS WITH THE OWNER.
5. CONTRACTOR TO COORDINATE EMPLOYEE PARKING, LAY-DOWN AND STAGING AREAS, AND OFFICE TRAILER LOCATIONS WITH THE OWNER.
6. UNDERCUTTING MAY BE NECESSARY IN AREAS WITH WEAK SOILS. SEE GEOTECHNICAL REPORT.
7. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. DURING THE LOCATING PROCESS, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER IN ORDER THAT THE LOCATION AND GRADE CAN BE RECORDED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING UTILITIES AND PROPOSED IMPROVEMENTS, THE ENGINEER SHALL MAKE ADJUSTMENTS IN THE DESIGN ELEMENTS AND/OR DIRECT THE CONTRACTOR TO ADJUST EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL COSTS FOR LOCATING THE EXISTING UTILITIES, INCLUDING ANY SUBCONTRACTORS, SHALL BE INCLUDED IN THE CONTRACTORS BID. NO ADDITIONAL PAYMENT WILL BE MADE FOR THIS WORK.
8. CONTRACTOR SHALL LOCATE THE EXACT LOCATION OF THE EXISTING UNDERGROUND STORM PIPING DURING THE DEMOLITION OPERATIONS, AND SHALL NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO THE PROPOSED MANHOLE/CONNECTION LOCATION AND ELEVATIONS.

LEGEND

- 328 — EXISTING CONTOUR
- 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
- UGE — UGE — UGE — EXISTING UNDERGROUND ELECTRIC LINE
- CONSTRUCTION LIMITS

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RONALD C. McMASTER
LICENSED PROFESSIONAL ENGINEER AND SURVEYOR
No. 10026
P.S. 3051
STATE OF MISSISSIPPI

Project No.: 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

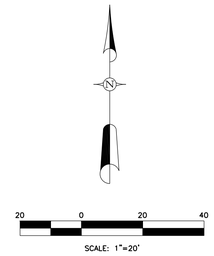
Sheet Number:
C0.2
EXISTING CONDITIONS AND DEMO PLAN

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOTE: ALL EXISTING UTILITIES ARE TO BE PROTECTED UNLESS NOTED OTHERWISE.

NOTES:

1. THE TOTAL AREA OF THIS DEVELOPMENT IS 3.01 AC./131,367.0 S.F., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:
   PERVIOUS – 43,658.0 S.F.
   IMPERVIOUS – 87,709.0 S.F.
   TOTAL – 131,367.0 S.F.
2. BUILDING SETBACKS: ALL SETBACKS ARE SUBJECT TO SITE PLAN REVIEW.
   FRONT – 30'
   REAR – 10'
   SIDE – 10'
3. THIS BUILDING WILL BE UTILIZED AS PROFESSIONAL OFFICE SPACE.
4. PARKING SPACES REQ'D. – 1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA.
   47,016 SQ. FT. x 1 SPACE PER 300 SQ. FT. = 157 SPACES
   PARKING SPACES PROVIDED – 157 SPACES
5. GROSS LOT COVERAGE BY BUILDINGS AND STRUCTURES – 18%
6. THIS PROPERTY IS ZONED MU-1 IN THE CITY OF RIDGELAND.
7. THIS PROPERTY IS LOCATED IN ZONE X – OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBER 28089C0559F, EFFECTIVE DATE OF MARCH 17, 2010.
8. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF RIDGELAND SPECIFICATIONS.
9. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF RIDGELAND.
10. ALL SIGNING AND STRIPING SHALL CONFORM TO THE CITY OF RIDGELAND SPECIFICATIONS.
11. SEE MECHANICAL, ELECTRICAL, ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FURTHER REQUIREMENTS AND COORDINATION.
12. ALL RADIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.



LEGEND

- EXISTING SANITARY SEWER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING
- ITM AND RELATED INFRASTRUCTURE TO BE PERFORMED UNDER A SEPARATE CONTRACT (CONDITIONAL USE REQUIRED)

McMASTER & ASSOCIATES, INC.
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RONALD C. McMASTER
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No. 3051
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Project No. : 25030
Date: SEPTEMBER 2, 2025
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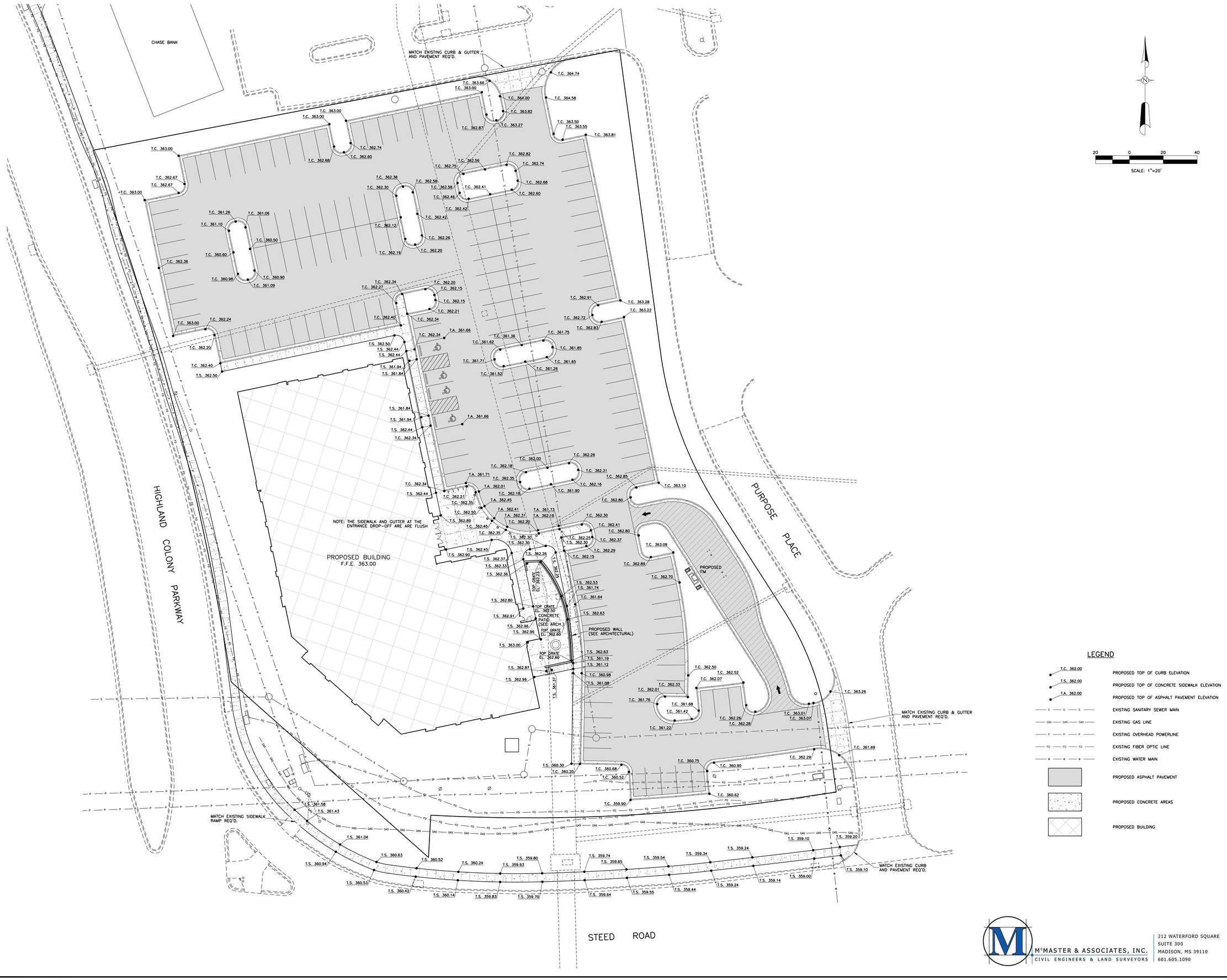
HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

C1.1

SITE PLAN



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Project No. : 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

C2.1

SPOT ELEVATIONS

McMASTER & ASSOCIATES, INC.
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212 WATERFORD SQUARE
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NOTES:

1. CONTOUR INTERVAL = 1.00 FEET.
2. ALL REFERENCES TO A.I. REFERS TO AREA INLETS AND C.I. REFERS TO CURB INLETS.
3. THE INVERTS OF ALL INLETS SHALL BE GROUTED TO INSURE POSITIVE DRAINAGE.
4. THE TOPS OF ALL INLETS SHALL MATCH THE SLOPE AND GRADE OF FINISHED ELEVATIONS.
5. REFER TO GEOTECHNICAL INVESTIGATION FOR SOILS INFORMATION.
6. BEFORE BACKFILLING AND SUBGRADE OPERATIONS COMMENCE, 98% DENSITY AND ACCEPTABLE STABILITY REQUIRED.
7. ALL P.V.C. LINES SHALL BE SCHEDULE 40.
8. ROUTE AND SLOPE STORM LINES FROM BUILDING AND ROOF DRAINS TO AVOID CONFLICTS.

20 0 20 40

SCALE: 1"=20'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

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SURVEYOR #15426
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STATE OF MISSISSIPPI

Project No. : 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
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Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

C2.2

GRADING AND DRAINAGE

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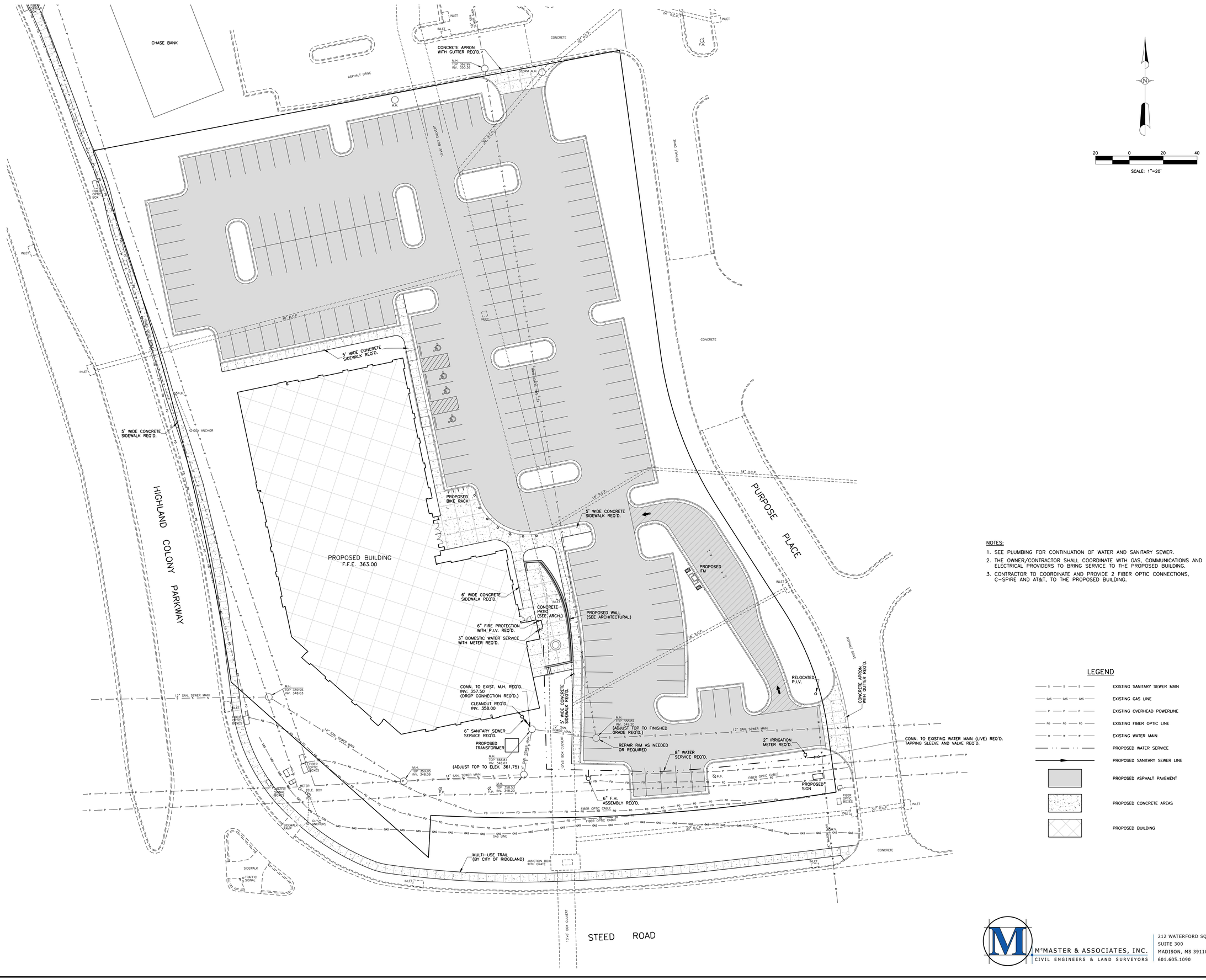

NOTES:

1. SEE PLUMBING FOR CONTINUATION OF WATER AND SANITARY SEWER.
2. THE OWNER/CONTRACTOR SHALL COORDINATE WITH GAS, COMMUNICATIONS AND ELECTRICAL PROVIDERS TO BRING SERVICE TO THE PROPOSED BUILDING.
3. CONTRACTOR TO COORDINATE AND PROVIDE 2 FIBER OPTIC CONNECTIONS, C-SPIRE AND AT&T, TO THE PROPOSED BUILDING.

LEGEND

- EXISTING SANITARY SEWER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

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Drawn: D.P.
Checked: R.M.
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HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

C3.1

UTILITY PLAN

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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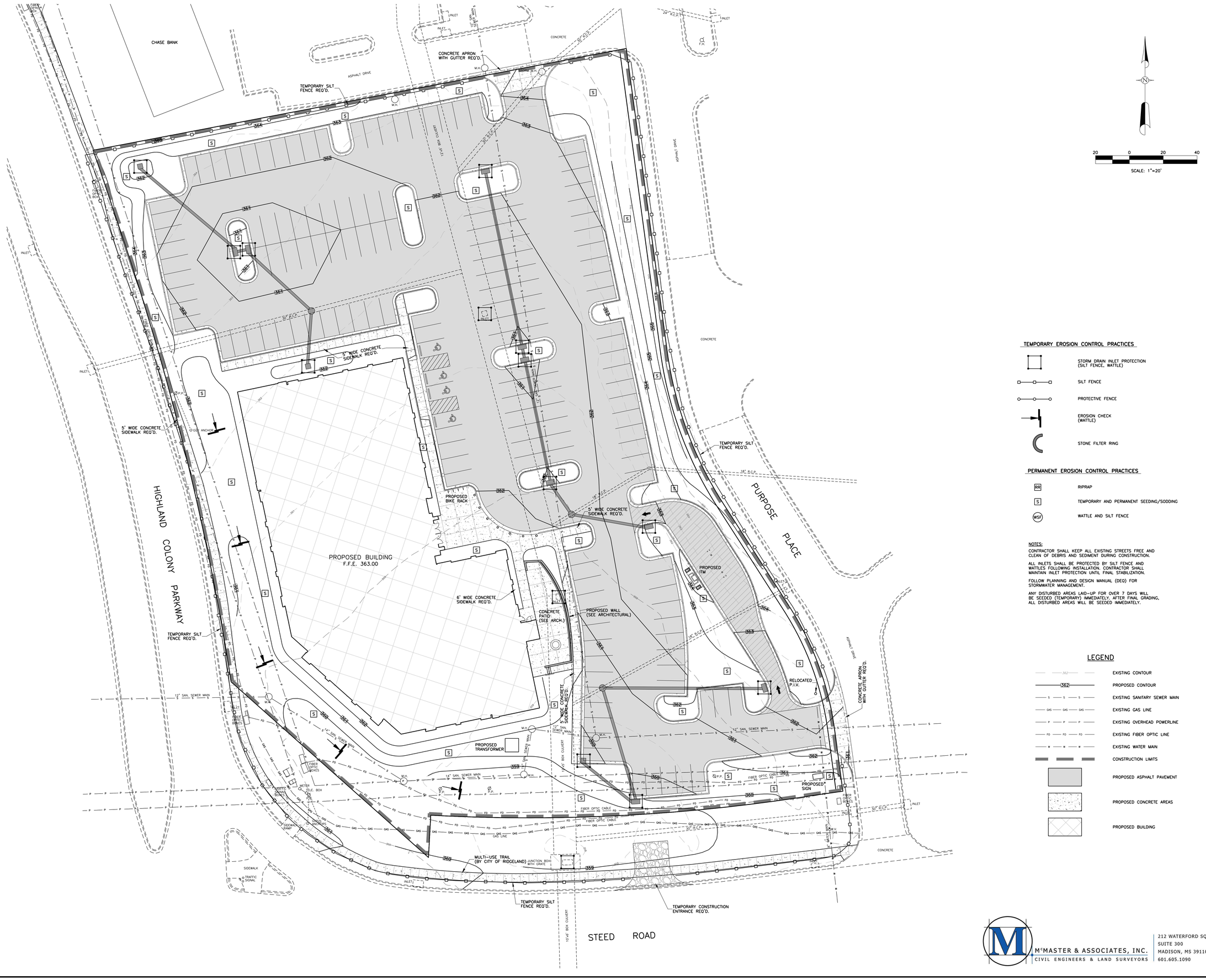

20 0 20 40

SCALE: 1"=20'

TEMPORARY EROSION CONTROL PRACTICES

- STORM DRAIN INLET PROTECTION (SILT FENCE, WATTLE)
- SILT FENCE
- PROTECTIVE FENCE
- EROSION CHECK (WATTLE)
- STONE FILTER RING

PERMANENT EROSION CONTROL PRACTICES

- RIPRAP
- S — TEMPORARY AND PERMANENT SEEDING/SODDING
- WSF — WATTLE AND SILT FENCE

NOTES:

CONTRACTOR SHALL KEEP ALL EXISTING STREETS FREE AND CLEAN OF DEBRIS AND SEDIMENT DURING CONSTRUCTION.

ALL INLETS SHALL BE PROTECTED BY SILT FENCE AND WATTLES FOLLOWING INSTALLATION. CONTRACTOR SHALL MAINTAIN INLET PROTECTION UNTIL FINAL STABILIZATION.

FOLLOW PLANNING AND DESIGN MANUAL (DEQ) FOR STORMWATER MANAGEMENT.

ANY DISTURBED AREAS LAID-UP FOR OVER 7 DAYS WILL BE SEEDED (TEMPORARY) IMMEDIATELY. AFTER FINAL GRADING, ALL DISTURBED AREAS WILL BE SEEDED IMMEDIATELY.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- CONSTRUCTION LIMITS
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

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Project No.: 25030
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Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

C4.1

EROSION CONTROL PLAN

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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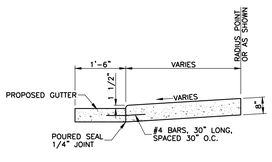
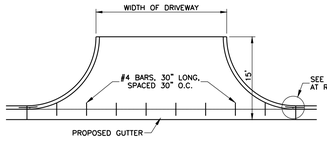
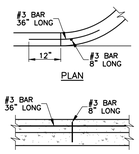
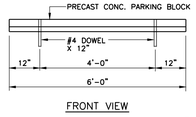


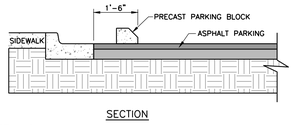




CONCRETE APRON WITH GUTTER DETAIL

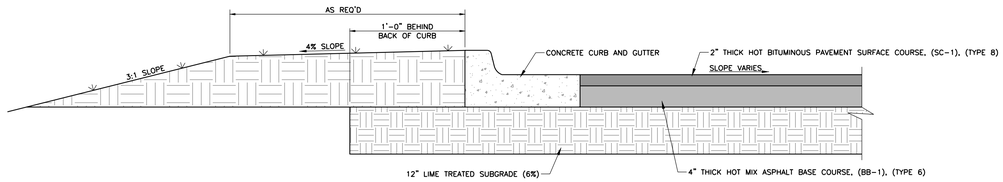
NOTE: A 1/2" WIDE EXPANSION JOINT IS REQUIRED AT THE END OF THE CURB RETURN. A LONGITUDINAL CONTRACTION JOINT IS REQUIRED FOR ALL DRIVEWAYS EXCEEDING 20' IN WIDTH.





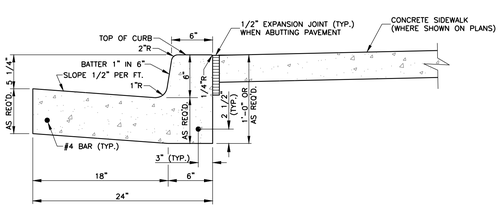
PARKING BLOCK DETAILS

N.T.S.

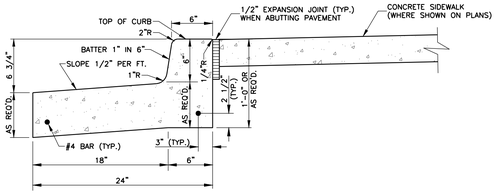


ASPHALT PAVEMENT

N.T.S.



NORMAL GUTTER



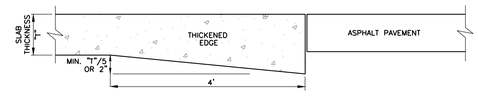
PITCHED GUTTER

CONCRETE CURB AND GUTTER DETAIL

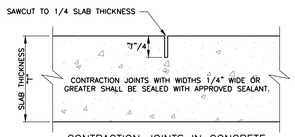
N.T.S.

NOTES:

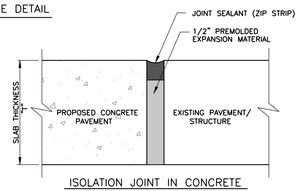
1. CONCRETE SHALL BE 4,000 P.S.I. MINIMUM.
2. PROVIDE CONTRACTION JOINTS AT 10'-0" O.C. AND EXPANSION JOINTS AT 40'-0" O.C.
3. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1" OF DEPTH AND A MAXIMUM OF 1/4 DEPTH OF THE PAVEMENT. EDGES SHALL BE TOOLED TO A 1/4" RADIUS.
4. EXPANSION JOINTS SHALL BE 1/2" IN WIDTH AND FILLED WITH PREMOULDED EXPANSION JOINT FILLER TO WITHIN 1/2" OF THE SURFACE. EDGES SHALL BE TOOLED TO A 1/4" RADIUS AND SEALED FLUSH WITH AN APPROVED SEALANT.
5. CONTRACTOR TO FIELD VEREFIY TYPE OF GUTTER PITCH USED.



THICKENED EDGE DETAIL

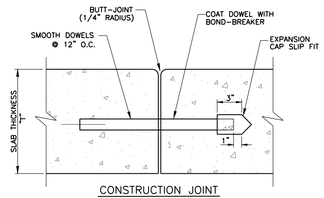


CONTRACTION JOINTS IN CONCRETE



ISOLATION JOINT IN CONCRETE

JOINT SPACING FOR CONCRETE FLATWORK	
PAVEMENT THICKNESS	MAX SPACING
8 INCHES (OR GREATER)	15'
7 INCHES	14'
6 INCHES	12'
5 INCHES	10'
4 INCHES	8'



CONSTRUCTION JOINT

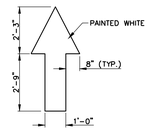
NOTES:

1. DOWELS SHALL BE INSTALLED USING DOWEL BASKET ASSEMBLY.
2. CONTRACTOR MAY USE PROPERLY SIZED DIAMOND PLATE DOWELS IN-LIEU OF DOWEL BARS WHEN APPROVED BY ENGINEER.

DOWEL SCHEDULE		
PAVEMENT THICKNESS	DOWEL DIAMETER	DOWEL LENGTH
8 INCHES	1 1/2"	15"
7 INCHES	1"	14"
6 INCHES	1"	13"
5 INCHES	3/4"	10"
4 INCHES	3/4"	10"

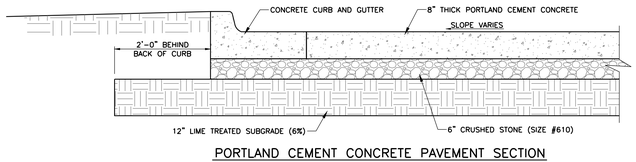
CONCRETE JOINT DETAILS

N.T.S.



DIRECTION ARROW DETAIL

N.T.S.



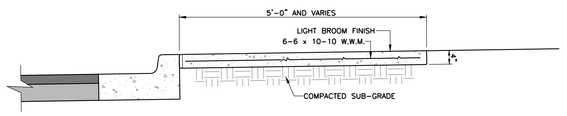
PORTLAND CEMENT CONCRETE PAVEMENT SECTION

N.T.S.

NOTE: MAXIMUM JOINT SPACING SHALL BE 15'-0"

NOTES:

1. CONCRETE SHALL BE 3,500 PSI IN 28 DAYS.
2. PROVIDE FULL DEPTH ISOLATION JOINT AT ALL LOCATIONS WHERE CONCRETE ABUTS CURBS, INLETS, WALLS, FOUNDATIONS, AND OTHER FIXED OBJECTS.
3. REINFORCING STEEL REQUIRED FOR IRREGULAR SHAPED PANELS AND PANELS WITH ACUTE ANGLES. IRREGULAR SHAPED PANELS ARE CONSIDERED TO BE ONES IN WHICH THE SLAB TAPERS TO A SHARP ANGLE, WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, OR WHEN THE SLAB IS NEITHER SQUARE OR RECTANGULAR. INSTALL #4 REBAR AT 12" O.C., E.W., WITH 1 1/2" CLEAR COVER FROM TOP OF SLAB. TERMINATE REINFORCING STEEL AT CONTRACTION JOINT LOCATIONS.

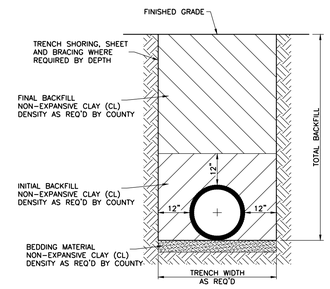


CONCRETE SIDEWALK DETAIL

N.T.S.

NOTES:

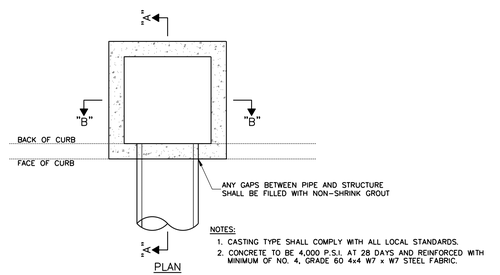
1. PROVIDE CONTRACTION JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 48'-0" O.C., AND AT INTERSECTION OF WALKS.
2. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1" OF DEPTH AND A MAXIMUM OF 1/4 DEPTH OF THE PAVEMENT. EDGES SHALL BE TOOLED TO A 1/4" RADIUS.
3. EXPANSION JOINTS SHALL BE 1/2" IN WIDTH AND FILLED WITH PREMOULDED EXPANSION JOINT FILLER TO WITHIN 1/2" OF THE SURFACE. EDGES SHALL BE TOOLED TO A 1/4" RADIUS AND SEALED FLUSH WITH AN APPROVED SEALANT.
4. MAX. SLOPE IN RUN OF SIDEWALKS TO BE 5% MAX. CROSSLOPE TO BE 2%
5. SPECIFICATIONS FOR ALL CONCRETE AND REINFORCEMENT ARE AS FOLLOWS:
   CONCRETE: 4,000 PSI IN 28 DAYS
   REINFORCING STEEL: PER ASTM A-615, GRADE 60
6. PROVIDE FULL DEPTH EXPANSION JOINT IN ALL LOCATIONS WHERE SIDEWALK ABUTTS CURBS, INLETS, WALLS, FOUNDATIONS, AND OTHER FIXED OBJECTS.



TYPICAL TRENCH CROSS-SECTION FOR CONCRETE STORM SEWER

NOTES:

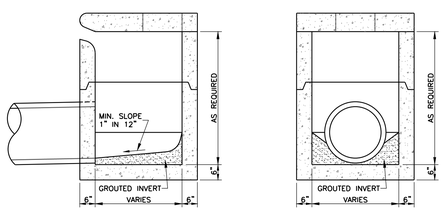
1. ALL CONCRETE STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC BEFORE BACKFILLING. COST TO BE ABSORBED, NOT A SEPERATE PAY ITEM.
2. ALL COST FOR EXCAVATION, HAUL-OFF, IMPORT AND BACKFILL SHALL BE ABSORBED BY THE CONTRACTOR.
3. ALL LIFT HOLES TO BE PLUGGED AND SEALED WITH POPIT PLUGS.



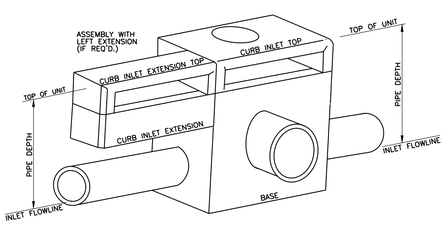
NOTES:

1. CASTING TYPE SHALL COMPLY WITH ALL LOCAL STANDARDS.
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH MINIMUM OF NO. 4, GRADE 60 4x4 W7 x W7 STEEL FABRIC.

PLAN

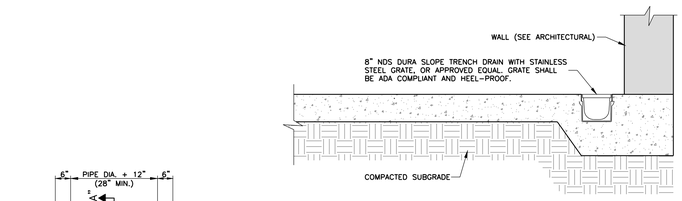


SECTION "A-A" SECTION "B-B"



PRECAST CURB INLET DETAIL

N.T.S.

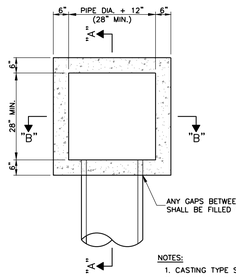


TRENCH DRAIN IN PATIO DETAIL

N.T.S.

TRENCH DRAIN NOTES:

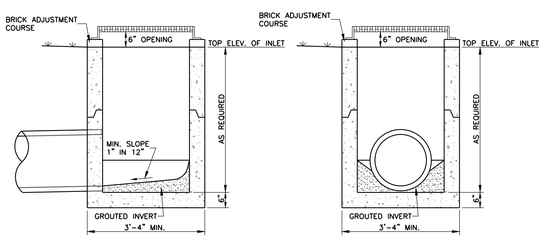
1. WORK SHALL INCLUDE INSTALLATION OF DURA SLOPE IN-LINE CATCH BASIN AND 6" P.V.C. OUTLET PIPE.
2. TRENCH DRAIN REBAR SUPPORTS (IF USED) SHALL NOT EXTEND BEYOND LIMITS OF CONCRETE. MINIMUM COVER REQUIREMENTS SHALL BE MAINTAINED.
3. MINIMUM UPSTREAM DEPTH SHALL BE 4".



NOTES:

1. CASTING TYPE SHALL COMPLY WITH ALL LOCAL STANDARDS.
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.

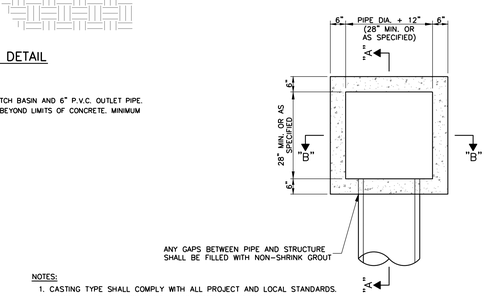
PLAN



SECTION "A-A" SECTION "B-B"

SINGLE PRECAST AREA INLET DETAILS (LOCATED IN OPEN AREAS)

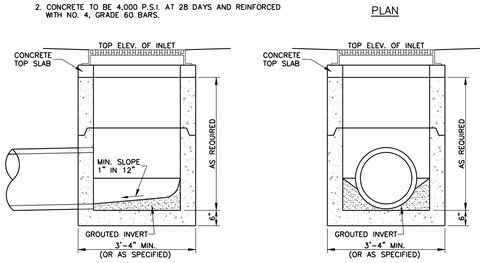
N.T.S.



NOTES:

1. CASTING TYPE SHALL COMPLY WITH ALL PROJECT AND LOCAL STANDARDS.
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.

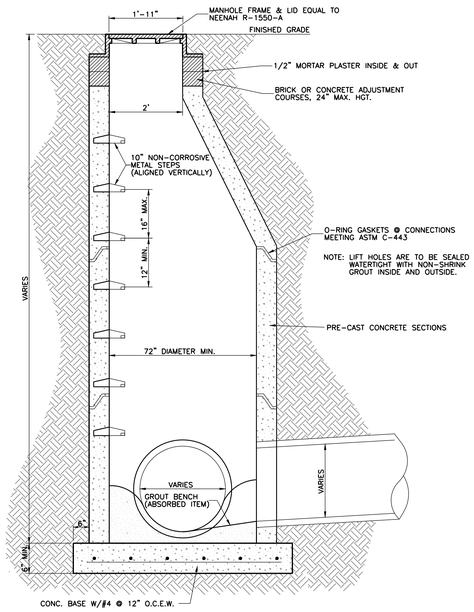
PLAN



SECTION "A-A" SECTION "B-B"

SINGLE PRECAST AREA INLET DETAILS (LOCATED IN PAVEMENT)

N.T.S.



STORM SEWER MANHOLE

DEAN ARCHITECTURE
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RONALD C. McMASTER JR. LICENSED PROFESSIONAL ENGINEER AND SURVEYOR No. 3061 STATE OF MISSISSIPPI

Project No.: 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED OFFICE BUILDING
RIDGELAND, MS

Sheet Number:

C5.1

MISCELLANEOUS DETAILS

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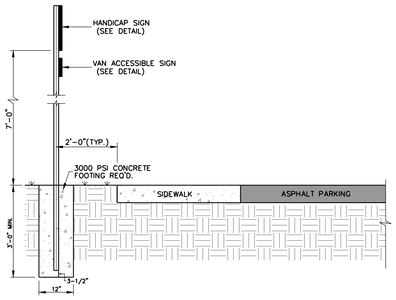
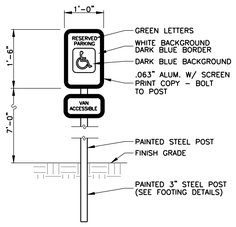
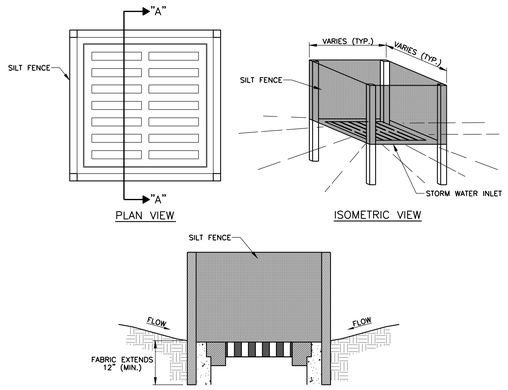


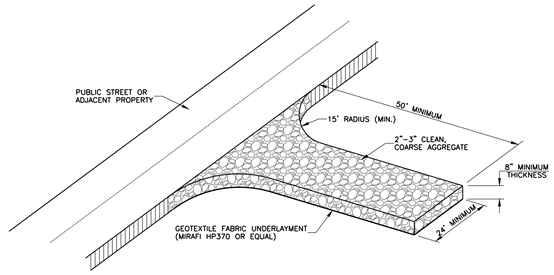
FOOTING DETAIL FOR HANDICAP PARKING SIGN
N.T.S.



SIGN AT HANDICAP PARKING SPACE
N.T.S.

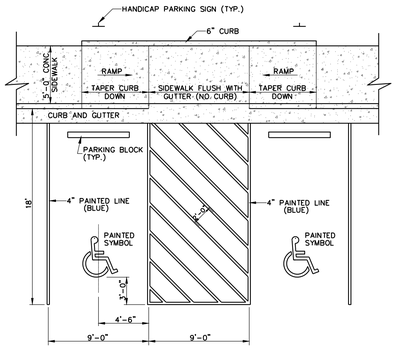


SILT FENCE INLET PROTECTION DETAILS
N.T.S.

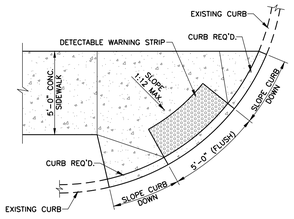


ISOMETRIC VIEW

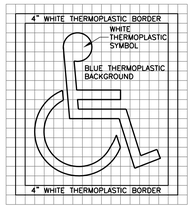
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



HANDICAP PARKING DETAILS
N.T.S.

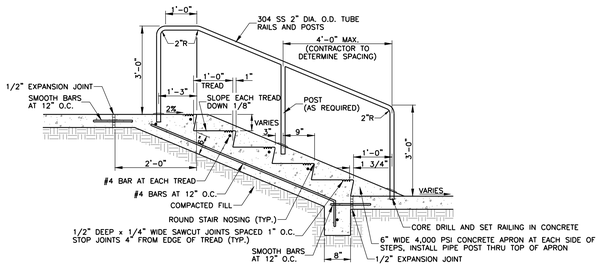


ACCESSIBLE RAMP DETAIL
N.T.S.



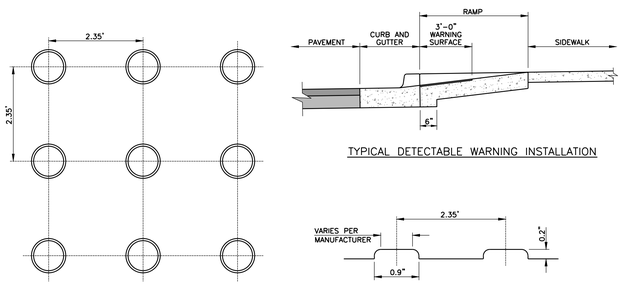
4"x4" GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE THERMOPLASTIC COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER)

TYPICAL THERMOPLASTIC ACCESSIBLE SYMBOL FOR PAVEMENT
N.T.S.



NOTE: VERIFY NO. OF RISERS REQUIRED

DETAIL OF CONCRETE STEPS WITH HANDRAIL
N.T.S.



SQUARE PATTERN

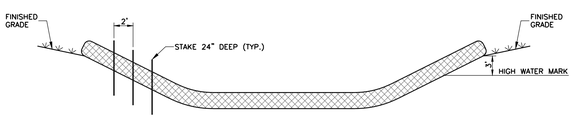
TYPICAL DETECTABLE WARNING INSTALLATION

TRUNCATED DOME PROFILE

NOTES:

1. LANDINGS WILL PROVIDE A LEVEL AREA (LESS THAN 2% GRADE OR CROSS SLOPE) AT APPROXIMATE STREET ELEVATION. A 5 FOOT SQUARE LEVEL LANDING IS THE REQUIRED MINIMUM.
2. ALL SIDEWALK RAMPS REQUIRE DETECTABLE WARNINGS.
3. ANY DRIVEWAY 24' OR GREATER REQUIRES ADA SIDEWALK TREATMENTS WITH DETECTABLE WARNINGS WHICH WILL BE INCIDENTAL TO THE ENTRANCE CONSTRUCTION.
4. DETECTABLE WARNINGS SHALL BE INCIDENTAL TO SIDEWALK CONSTRUCTION.
5. DETECTABLE WARNING SURFACE BEGINS AT THE BACK OF CURB.

DETECTABLE WARNING DETAILS
N.T.S.



WATTLE INSTALLATION CRITERIA:

MAY BE INSTALLED FLAT ON THE GROUND OR ENTRENCHED.

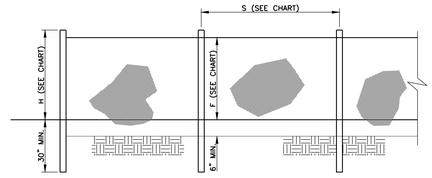
MAY BE INSTALLED OVER BARE SOIL OR OVER EROSION CONTROL BLANKETS AND ON STEEP SLOPES.

SHOULD REMAIN IN PLACE UNTIL VEGETATION IS FULLY ESTABLISHED AND CAN SURVIVE ON ITS OWN.

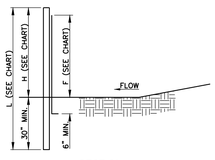
TYPICALLY SECURED TO THE SUBGRADE SOIL USING A 1-INCH BY 1-INCH WOOD STAKE. STAKES SHOULD BE PLACED EVERY TWO FEET ACROSS THE LENGTH OF THE SEDIMENT TUBE. STAKES SHOULD BE INTERTWINED WITH OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN INTO THE GROUND A MINIMUM OF 24 INCHES.

WATTLES PLACED IN SWALES OR CHANNEL BOTTOMS SHOULD CONTINUE UP THE SIDE SLOPES THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

WATTLE INSTALLATION DETAIL
N.T.S.



ELEVATION



SECTION

POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH = L	56"	56"
MIN. HEIGHT = H	3'-0"	3'-0"
MAX. SPACING = S	4'-0"	4'-0"
MIN FABRIC WIDTH	28"	28"
MATERIAL	1.25 LB/FT. STEEL	1.25 LB/FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN. X1) (ASTM D-4632)	WARP - 120 / FILL - 100	WARP - 310 / FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	------
AOS (APPARENT OPENING SIZE) MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
PERMITTIVITY (MIN.) SEC-1) (CGT-97) (MAX.)	.4	.18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
MULLEN BURST (PSI) MIN.) (ASTM D-3786 DIAPHRAM BURSTING STRENGTH) TESTED)	190	400
MIN. FABRIC WIDTH (INCHES) = F=8"	36	36
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS (2) PERCENT OF REQUIRED INITIAL MIN/MUM STRENGTH		

NOTES:

1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.
4. FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH.
5. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE INSTALLATION DETAILS
N.T.S.

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Project No. : 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

Sheet Number:
C5.2
MISCELLANEOUS DETAILS

McMASTER & ASSOCIATES, INC.
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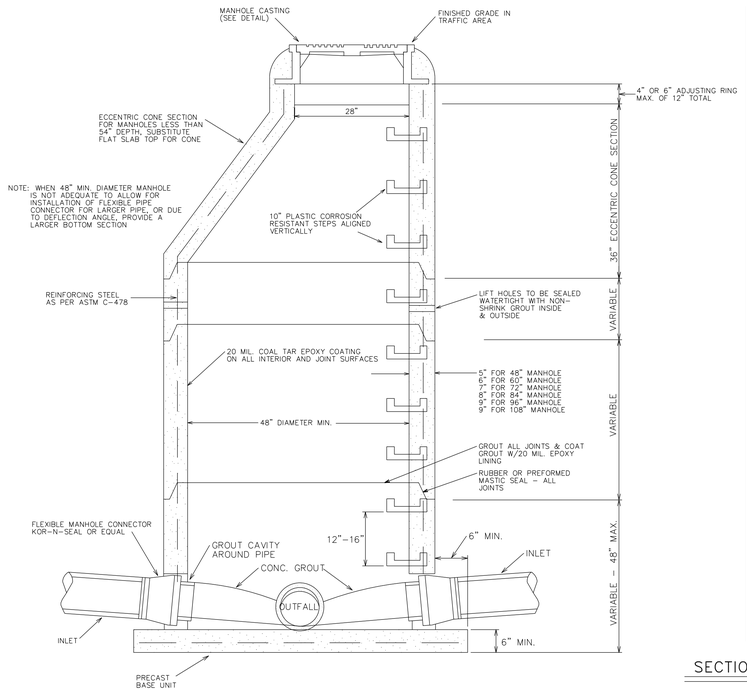
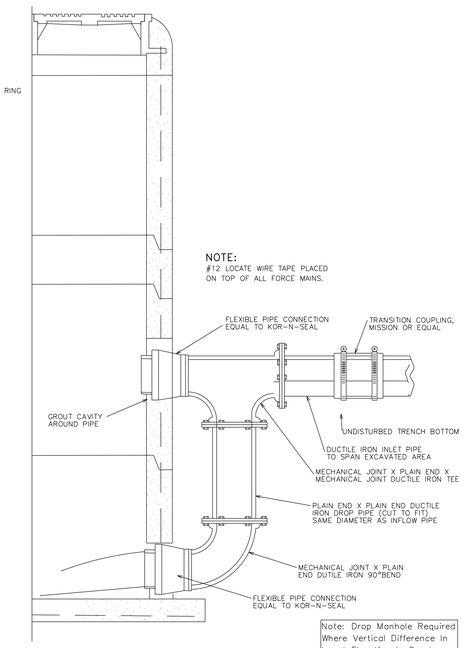


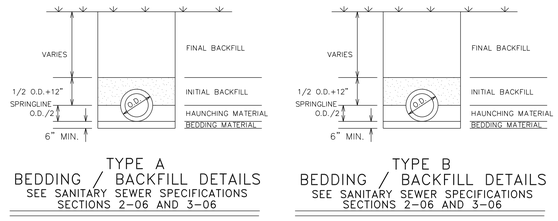
SECTION PRECAST CONCRETE MANHOLE



SECTION PRECAST CONCRETE MANHOLE

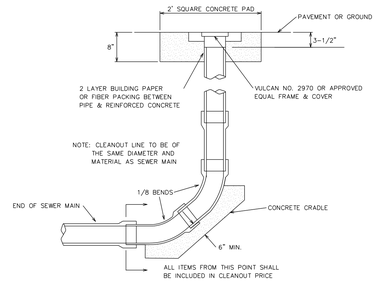
WITH DROP CONNECTION

(NOTE : INTERIOR STYLE DROP MANHOLE WILL BE ALLOWED)

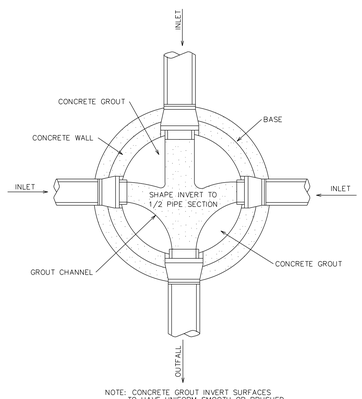


TYPE A
BEDDING / BACKFILL DETAILS
SEE SANITARY SEWER SPECIFICATIONS SECTIONS 2-06 AND 3-06

TYPE B
BEDDING / BACKFILL DETAILS
SEE SANITARY SEWER SPECIFICATIONS SECTIONS 2-06 AND 3-06

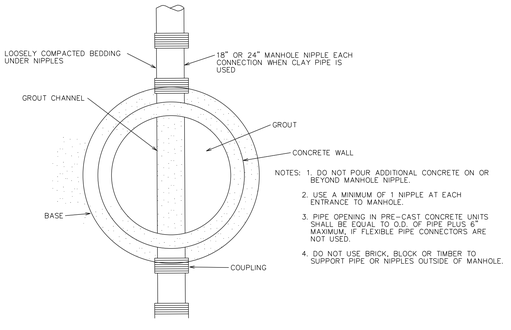


TERMINAL CLEANOUT



NOTE: CONCRETE GROUT INVERT SURFACES TO HAVE UNIFORM SMOOTH OR BRUSHED FINISH.

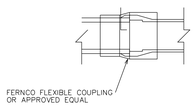
MANHOLE FLOW CHANNELS DETAIL



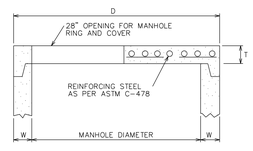
NOTES:
1. DO NOT POUR ADDITIONAL CONCRETE ON OR BEYOND MANHOLE NIPPLE.
2. USE A MINIMUM OF 1 NIPPLE AT EACH ENTRANCE TO MANHOLE.
3. PIPE OPENING IN PRE-CAST CONCRETE UNITS SHALL BE EQUAL TO O.D. OF PIPE PLUS 6" MAXIMUM, IF FLEXIBLE PIPE CONNECTORS ARE NOT USED.
4. DO NOT USE BRICK, BLOCK OR TIMBER TO SUPPORT PIPE OR NIPPLES OUTSIDE OF MANHOLE.

TYPICAL PIPE CONNECTION

TO MANHOLE



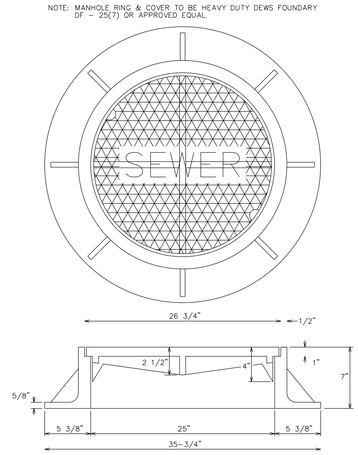
JOINTING DISSIMILAR PIPES



DIMENSION TABLE			
PIPE DIAMETER	W	D	T
48"	3"	58"	6"
60"	6"	72"	8"
72"	7"	86"	8"
84"	8"	100"	8"
96"	9"	114"	8"
108"	10"	126"	8"

FLAT SLAB MANHOLE TOP

NOTE: MANHOLE RING & COVER TO BE HEAVY DUTY DEWS FOUNDARY DF - 25(7) OR APPROVED EQUAL.



MANHOLE CASTING DETAILS

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ROLAND C. McMASTER
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STATE OF MISSISSIPPI

Project No.: 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

Sheet Number:
C5.3
SEWER DETAILS

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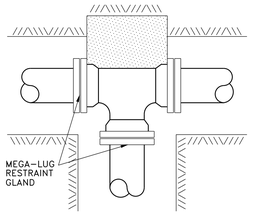
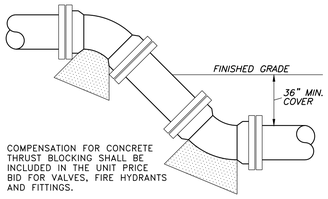
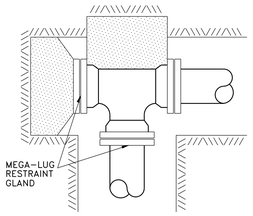


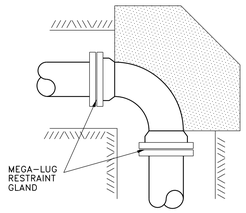
TEE



VERTICAL BEND



PLUGGED TEE



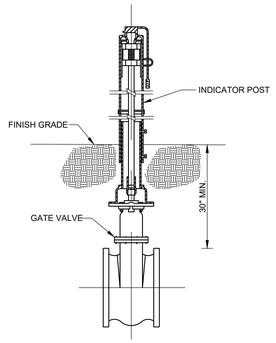
90° BEND

TYPICAL BLOCKING ON WATER MAIN

(3000 PSI CONCRETE REQUIRED)

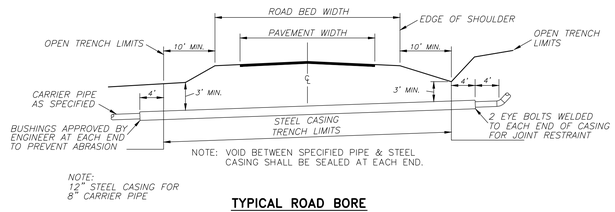
BEARING AREA IN SQ. FT.

NOMINAL PIPE DIAMETER (IN)	DEAD-END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	2.0	2.0	2.0	2.0
6	2.0	2.0	2.0	2.0	2.0
8	3.0	3.0	2.0	2.0	2.0
12	5.0	5.0	4.0	3.0	3.0
16	8.0	12.0	6.0	4.0	4.0
4	———	—	6.0 (.22)	4.0(.15)	4.0(.15)
6	———	—	14.0(.52)	6.0 (.22)	4.0 (.15
8	———	—	27.0(1.0)	9.0(.33)	6.0(.22)
12	———	—	68.0(2.5)	22.0(.80)	9.0(.33)
16	———	—	90.0 (3.33)	52.0(1.9)	18.0(.67)
VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)					

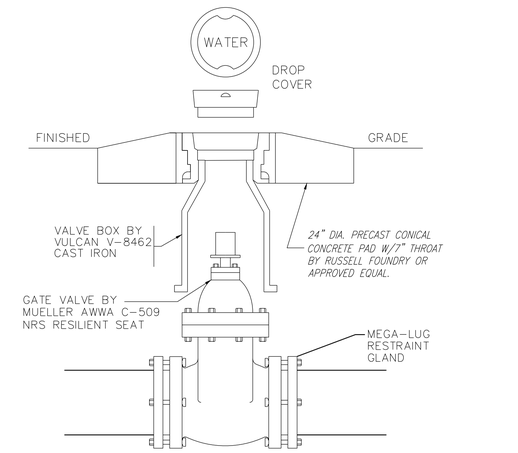


POST INDICATOR VALVE DETAIL

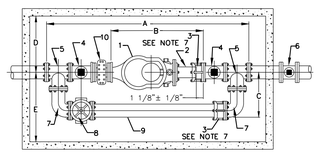
TO COMPLY WITH F-5760 AND/OR NFPA 13, OR LOCAL CODES



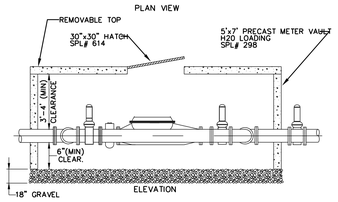
TYPICAL ROAD BORE



TYPICAL GATE VALVE



PLAN VIEW



ELEVATION

NO.	NAME	LENGTH
A	OVERALL LENGTH	79"
B	METER + NIPPLE + FCA	34 1/2"
C	CENTER OF MAINLINE TO OUTSIDE OF BYPASS	17 1/2"
D	CENTERLINE OF MAINLINE TO INSIDE OF VAULT	30"
E	CENTERLINE OF MAINLINE TO INSIDE OF VAULT	30"

NO.	NAME	LENGTH
1	3" COMPOUND METER	21"*
2	3" FLANGED x PLAIN END	12"
3	3" FLANGED COUPLING ADAPTER	5"
4	NBU 3" GATE VALVE SQUARE NUT	9"
5	3" x 3" x 3" FLANGED TEE	13"
6	PROPERTY OWNER'S 3" GATE VALVE SQUARE NUT	9"
7	3" FLANGED LONG RADIUS ELBOW 90°	
8	3" BYPASS GATE VALVE with HANDWHEEL TO BE LOCKED IN CLOSED POSITION BY NBU	
9	3" BYPASS DUCTILE IRON PIPE	
10	3" STRAINER	7½"

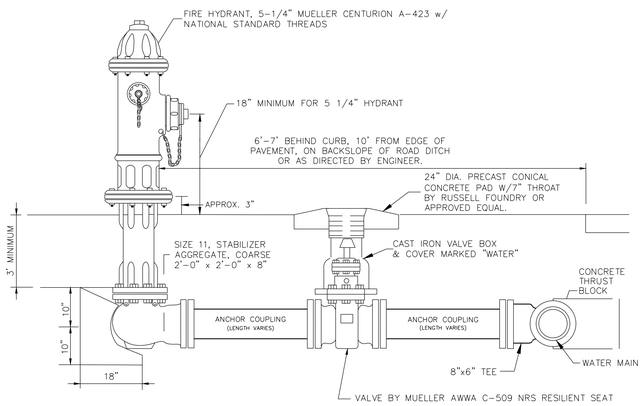
*DIMENSIONS- SUBJECT TO CHANGE, CHECK WITH INSPECTOR

NOTES:

1.
2. METER VAULT MUST BE BEHIND CURB AND/OR WALK AND OUT OF VEHICULAR TRAFFIC.
3. MAIN LINE AND BYPASS VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE SQUARE OPERATING NUTS. BYPASS VALVE WILL HAVE A HANDWHEEL. PROPERTY OWNER'S VALVE MUST BE LOCATED OUTSIDE OF THE NEW BRAUNFELS UTILITIES METER VAULT.
4. APPROVAL WILL BE NEEDED IF HEIGHT OF VAULT EXCEEDS 72", CALL NEW BRAUNFELS UTILITIES.
5. HATCH OPENING WILL BE 30" X 30".
6.
7. DOUBLE HARNESS MJ WITH TIE RODS. ALL OTHER FITTINGS INSIDE VAULT WILL BE FLANGED.
8. CONTACT NEW BRAUNFELS UTILITIES PRIOR TO INSTALLATION OF COMPOUND METERS FOR PROPER DOMESTIC DEMANDS.
9. NOTCHES WHERE PIPING GOES THROUGH VAULT SHALL BE FILLED WITH MORTAR.
10. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT.

WATER METER AND VAULT DETAILS

N.T.S.



FIRE HYDRANT ASSEMBLY

DEAN
ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

ROLAND C. McMASTER
LICENSED PROFESSIONAL
ENGINEER AND
SURVEYOR
No. 3061
STATE OF MISSISSIPPI

Project No. : 25030
Date: SEPTEMBER 2, 2025
Drawn: D.P.
Checked: R.M.
Revisions:

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

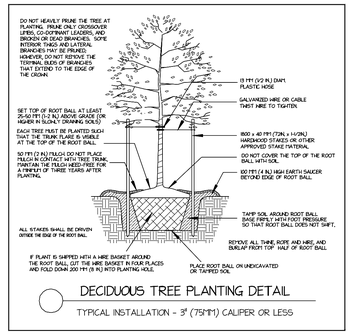
Sheet Number:
C5.4
WATER DETAILS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

Qty	Botanical Name	Common Name	Size/Condition
Trees			
15	Taxodium distichum	BALDCYPRESS	12' HT, 2.5" CAL
1	Acer palmatum 'Sango kaku'	CORAL BARK JAPANESE MAPLE	30 Gal
5	Ulmus parvifolia 'Drake'	DRAKE ELM	12' HT, 2.5" CAL
1	Ginkgo biloba 'Autumn Gold'	GINKGO	45 Gal
9	Magnolia grandiflora 'Little Gem'	LITTLE GEM LARGE-FLOWERED MAGNOLIA	45 Gal
6	Ilex 'Mary Nell'	MARY NELL HOLLY	2.5" CAL MIN
15	Quercus nuttallii	NUTTALLS OAK	12' HT, 2.5" CAL
10	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	12' HT, 2.5" CAL
8	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	B&B/CONT - 2" CAL - 10' -12' HT
6	Pinus glabra	SPRUCE PINE	B&B/CONT - 2" CAL - 10' -12' HT
10	Magnolia virginiana	SWEETBAY MAGNOLIA	B&B/CONT - 2" CAL - 10' -12' HT
11	Vitex agnus-castus	VITEX	30 Gal
10	Quercus phellos	WILLOW OAK	B&B/CONT - 2" CAL - 10' -12' HT
Shrubs			
145	Miscanthus sinensis 'Adagio'	ADAGIO MAIDEN GRASS	3 Gal
29	Rhododendron 'Robled' PP#16278	ENCORE AZALEA	3 Gal
86	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	3 Gal
36	Hydrangea paniculata 'Jane (Little Lime®)'	JANE (LITTLE LIME®) PANICLE HYDRANGEA	None
26	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	3 Gal
95	Pennisetum alopecuroides 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	3 Gal
62	Ilex cornuta	NEEDLEPOINT HOLLY	3 Gal
9	Ilex cornuta	NEEDLEPOINT HOLLY	7 Gal
107	Podocarpus latifolius	PRINGLES DWARF YEW	3 Gal
41	Hesperaloe parviflora	RED YUCCA	3 Gal
9	Camellia sasanqua	SHI SHI SASANQUA	7 Gal
94	Distylium ' Vintage Jade'	VINTAGE JADE DISTYLIUM	3 Gal
Annuals			
130 sq. ft.	Seasonal Color	Seasonal Color	6" Pot
Perennials			
1112 sq. ft.	Liriope muscari 'Big Blue'	BIG BLUE LILY TURF	1 Gal

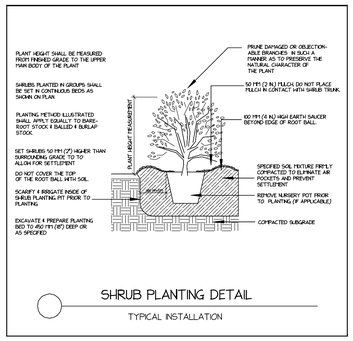
LANDSCAPE AND IRRIGATION NOTES:

1. PLANTING BEDS TO RECEIVE 3" OF PINESTRAW MULCH, 13-13-13 FERTILIZER TILLED TO A DEPTH OF 6-8". SOIL MAY BE PREMIXED.
2. ALL BEDS AND PIT PLANTINGS SHALL RCEIVE SNAPSHOPT PRE-EMERGENT OR APPROVED EQUAL.
3. ALL BEDS TO BE MUCLH ED WITH A MIN. OF 3 INCHES OF PINESTRAW MULCH. ALL TREES TO HAVE A MIN. OF 3' DIAMERTER MULCH RING.
4. IRRIGATION SYSTEM TO BE DESIGN/BUILD PROVIDED BY A LANDSCAPE CONTRACTOR. IRRIGATION WATER LINES TO BE CONNECTED TO WATER LINE AS SHOWN ON CIVIL SITE UTILITY PLAN, WITH A CITY OF RIDGELAND APPROVED BACKFLOW PREVENTOR.



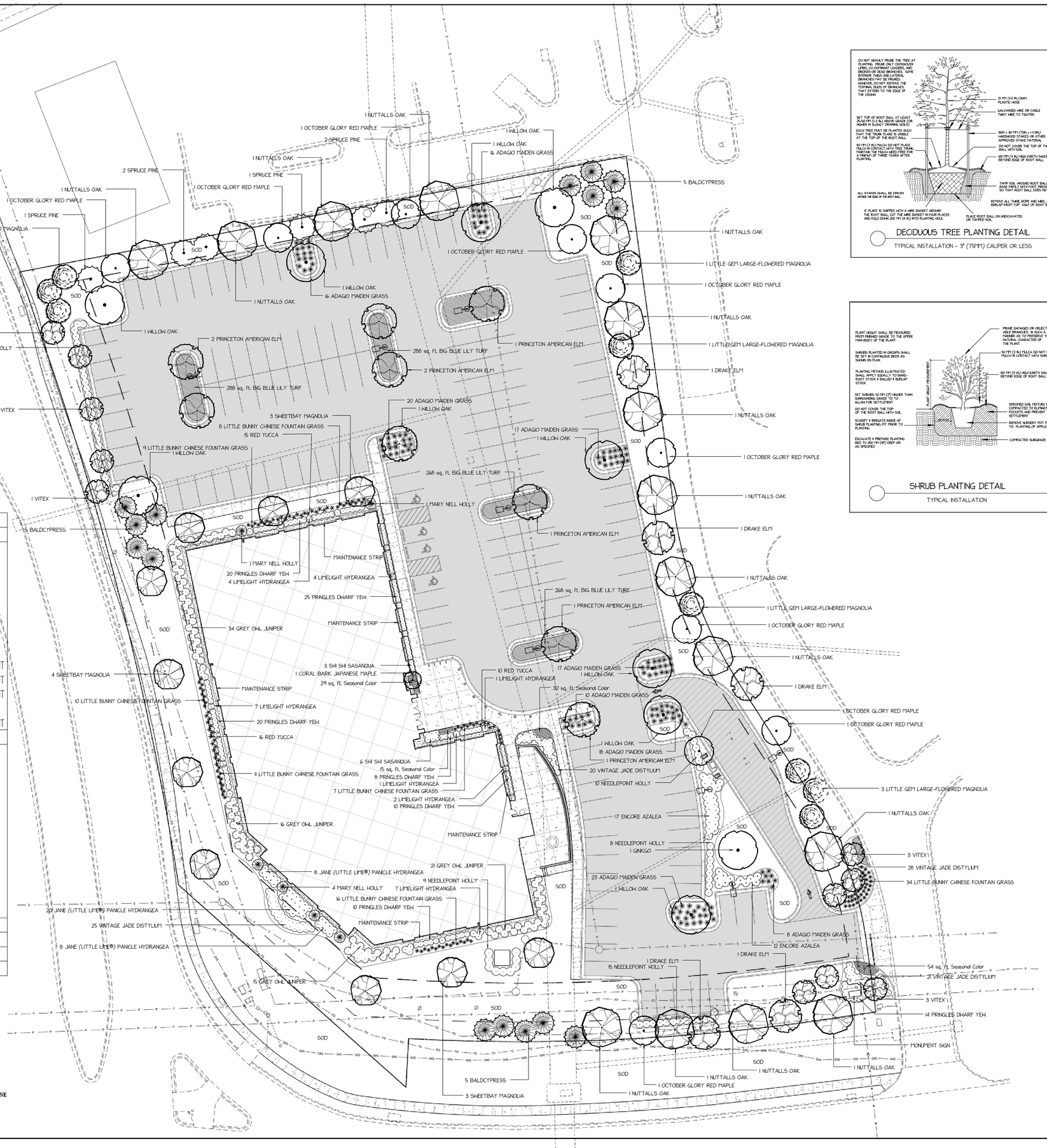
DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION



LANDSCAPE PLAN

N

NORTH

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

DRAWING # L 101

DATE 09-02-2025

SCALE 1" = 20' - 0"

Powered by DynaSCAPE®

MITIGATION PLAN

Table 1: Mitigation Table for use with Sites less than 10 acres

Line	Item	Quantity	Unit
A	Total Existing Canopy Coverage of site	129,000	(Square Feet)
B	Baseline for Mitigation (Line A times 20 divided by 43,560SF)	59.2	(Mitigation Trees)
C	Existing Canopy Coverage to be Preserved	0	(Square Feet)
D	Preservation Tree Credit (Line C divided by 1000 SF)	0	(Mitigation Trees)
E	Total Mitigation Requirement (Line B minus Line D)	59	(Mitigation Trees)
F	Mitigation Option A - On-site Mitigation (Number of Mitigation Units Applicant prefers to use for On-site Mitigation)	59	(Mitigation Trees)
G	Mitigation Option B - Contribution to the In-Lieu Fund (Line E minus Line F times $300.00)		(Dollars)

Note: Preservation, On-Site Mitigation, Contribution to the In-Lieu Fund, or a combination thereof can be used at the discretion of the Applicant to satisfy the Mitigation requirements.

REQUIRED STREET TREE (22)

REQUIRED PARKING LOT TREE (15)

REQUIRED MITIGATION TREE (59)

Qty	Botanical Name	Common Name	Size/Condition
Trees			
15	Taxodium distichum	BALDCYPRESS	12' HT, 2.5" CAL
1	Acer palmatum 'Sango kaku'	CORAL BARK JAPANESE MAPLE	30 Gal
5	Ulmus parvifolia 'Drake'	DRAKE ELM	12' HT, 2.5" CAL
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Perennials			
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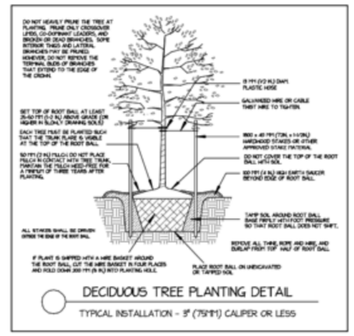

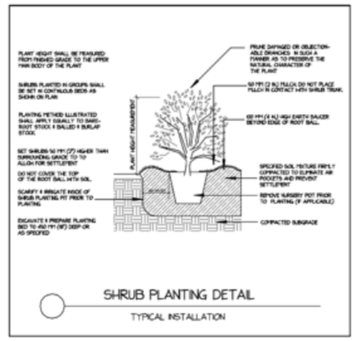

NORTH

HIGHLAND STEED
OFFICE BUILDING
RIDGELAND, MS

SCALE 1" = 20' - 0"
DATE 09-02-2025
DRAWING # L 100

LANDSCAPE AND IRRIGATION NOTES:

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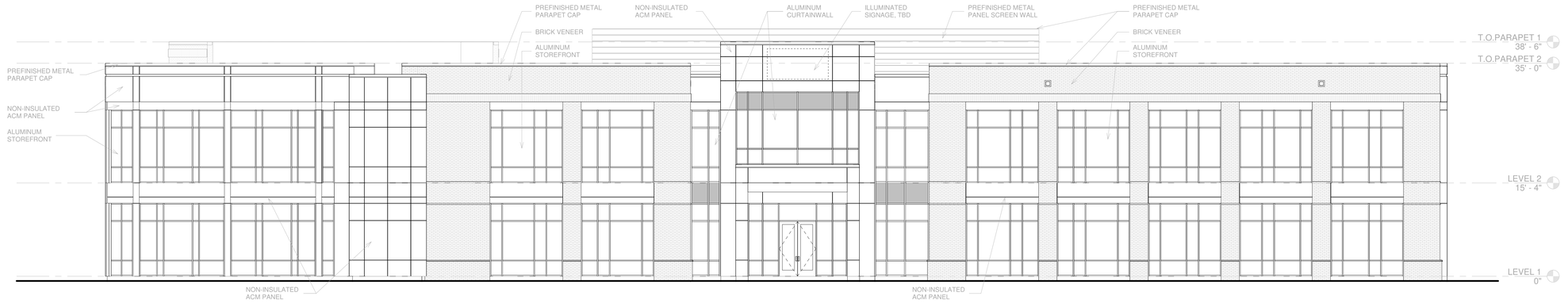
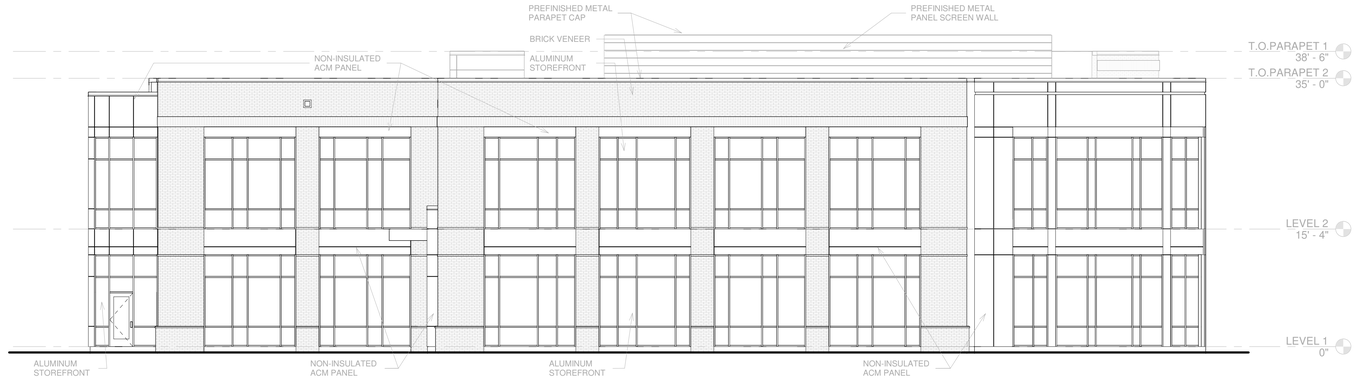
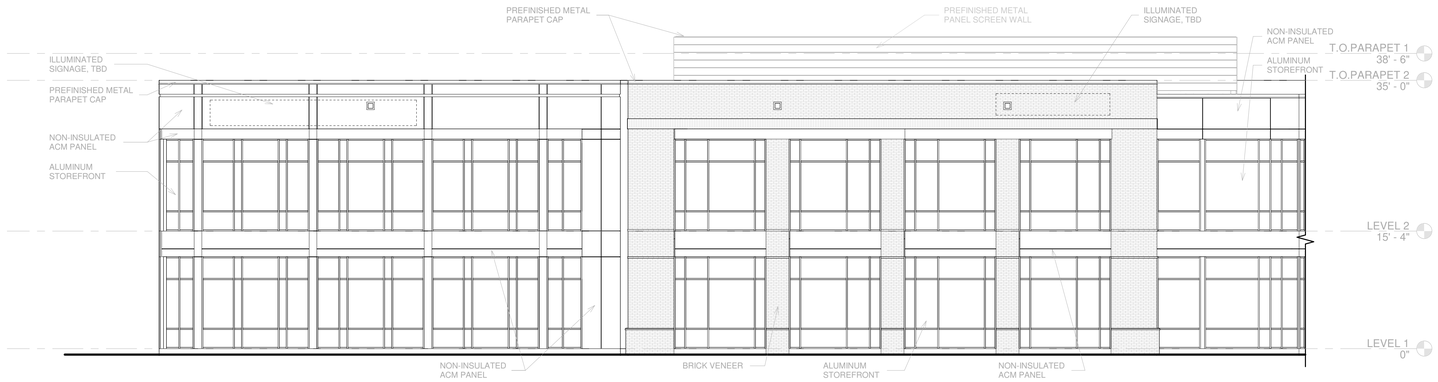


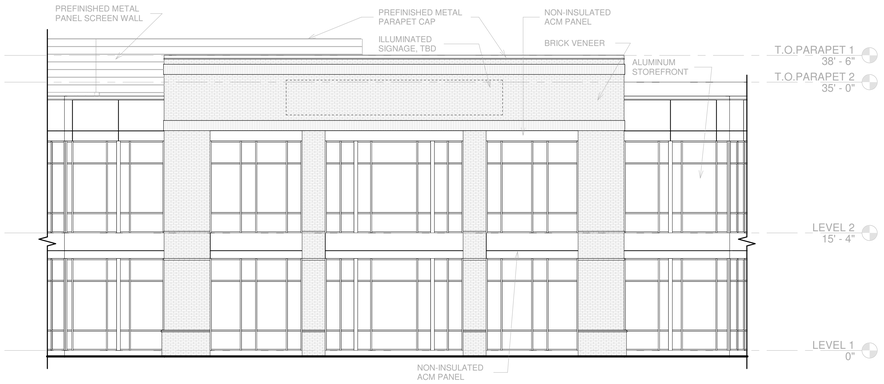
1 A201 EAST ELEVATION
1/8" = 1'-0"



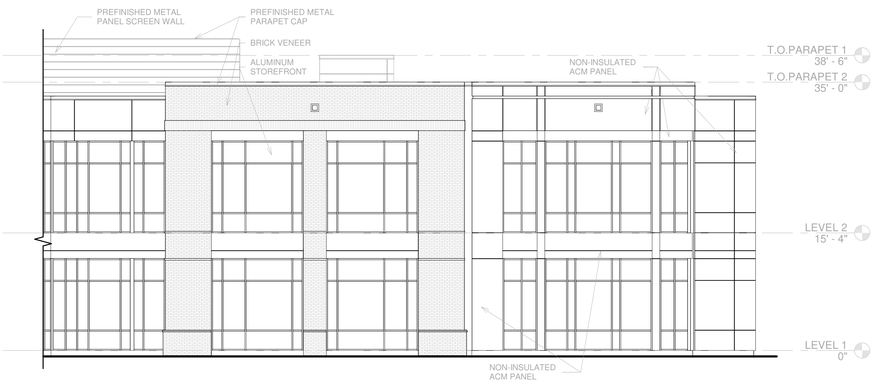
2 A201 NORTH ELEVATION
1/8" = 1'-0"



3 A201 WEST ELEVATION
1/8" = 1'-0"



4 A201 SOUTHWEST ELEVATION
1/8" = 1'-0"



5 A201 SOUTH ELEVATION
1/8" = 1'-0"

1" = 1'-0" GRAPHIC SCALE
0 6" 1 2

1½" = 1'-0" GRAPHIC SCALE
0 2" 6" 1 2

¾" = 1'-0" GRAPHIC SCALE
0 6" 1 2 3

½" = 1'-0" GRAPHIC SCALE
0 6" 1 2 3

¼" = 1'-0" GRAPHIC SCALE
0 1 2 3 4 8

⅛" = 1'-0" GRAPHIC SCALE
0 1 2 3 4 8 16

3" = 1'-0" GRAPHIC SCALE
0 2" 6" 1

DEAN
ARCHITECTURE
GEDDIE | GRANT | OUBRE

661 Sunnybrook Rd, Ste 140
Ridgeland, MS 39157
601.939.7717
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NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

Project No. : 25030
Date: SEPTEMBER 02, 2025
Drawn: NAM, BB
Checked: JAG
Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

Sheet Number:

A201

EXTERIOR ELEVATIONS

HIGHLAND STEED
RIDGELAND, MS
25030

ELECTRICAL LEGEND

GENERAL NOTES

1. ALL EQUIPMENT AND DEVICES ARE TO BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.
2. DEVICES NOTED AS "GFI" SHALL BE GROUND FAULT CIRCUIT INTERRUPTING DEVICES.
3. DEVICES NOTED AS "WP" SHALL BE WEATHERPROOF WHILE-IN-USE.
4. DEVICES NOTED AS "DL" SHALL BE RATED FOR DAMP LOCATION.
5. DEVICES NOTED AS "NL" SHALL BE NIGHT LIGHTS. PROVIDE UNSWITCHED POWER TO FIXTURE.
6. DEVICES NOTED AS "WG" SHALL BE PROVIDED AND INSTALLED WITH A WIRE GUARD.
7. DEVICES NOTED AS "TR" SHALL BE TAMPER RESISTANT.
8. PROVIDE UNSWITCHED POWER TO EMERGENCY BATTERY PACKS.
9. "WIE" INDICATES DEVICE/DISCONNECT PROVIDED WITH THE EQUIPMENT BY OTHERS.

LUMINAIRES (See Light Fixture Schedule)

NOTE: THE NUMBER INSIDE THE CIRCLE IS THE CIRCUIT NUMBER. THE LETTER BESIDE THE SYMBOL IS THE FIXTURE TYPE DESCRIBED IN THE LIGHT FIXTURE SCHEDULE.

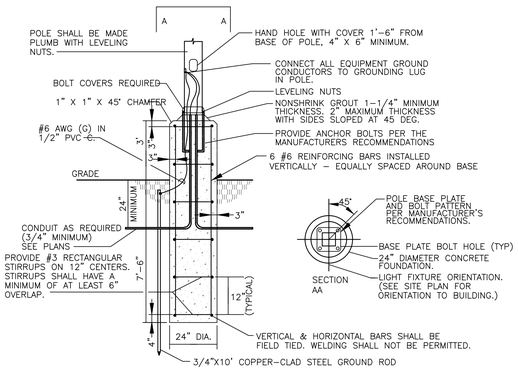
- SITE ARM MOUNT POLE LIGHT FIXTURE.
- IN-GRADE MOUNTED FIXTURE.
- FLOOD LIGHT.

LIGHTING FIXTURE SCHEDULE

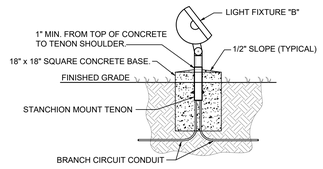
TYPE	MANUFACTURER	PART NUMBER	LAMPS	MOUNTING	REMARKS
SA	LITHONIA	DSX2LED-P4-40K-80CRI-T5M MVOLT-SPA-PER-*	LED, 273W 36,589 LUMENS	POLE SSS-30-4G	WITH PHOTOCELL #DLL127F1.5JU * COLOR BY ARCHITECT
SB	LITHONIA	DSX2LED-P4-40K-80CRI-T4M MVOLT-SPA-PER-HS-*	LED, 273W 35,562 LUMENS	POLE SSS-30-4G	WITH PHOTOCELL #DLL127F1.5JU AND HOUSE SIDE SHIELD * COLOR BY ARCHITECT
SC	LITHONIA	DSX2LED-P4-40K-80CRI-BLC4 MVOLT-SPA-PER-*	LED, 273W 26,324 LUMENS	POLE SSS-30-4G	WITH PHOTOCELL #DLL127F1.5JU * COLOR BY ARCHITECT
SD	HYDREL	SAF7-LED-P1-80CRI-40K-MVOLT 6DEG-CWL-KM-CPM-CSL5-ZT-FGS-BL	LED, 43W 3,414 LUMENS	GROUND	
SF	LANDSCAPEFORMS	DW200-12-HO-40K-T5-TW1 NR-*	LED, 43W 2,142 LUMENS	POLE	* COLOR BY ARCHITECT
SG	LITHONIA	DSXF1LED-P2-40K-WFL-MVOLT IS-PE-*	LED, 42W 5,573 LUMENS	GROUND	WITH PHOTOCELL * COLOR BY ARCHITECT

NOTES:

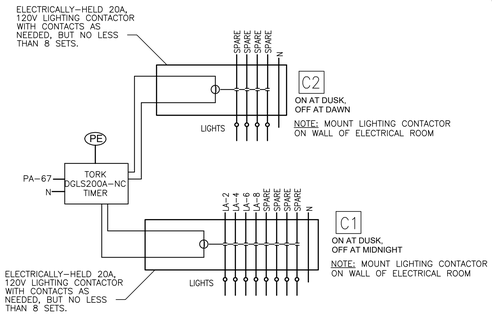
1. 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 RE-BARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
5. AIR ENTRAINMENT: 4 TO 6%.



1 / E000 ROUND POLE BASE DETAIL
Scale: NONE



1 / E000 FLOOD LIGHT MOUNTING DETAIL
Scale: NONE



1 / E000 LIGHTING CONTACTOR DETAIL
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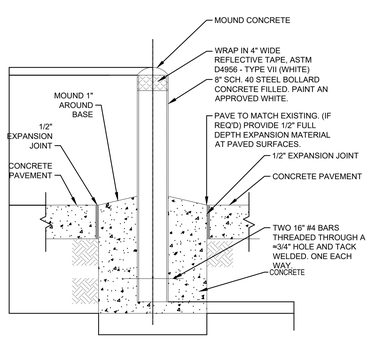


1 / E000 BOLLARD MOUNTING DETAIL
Scale: NONE

1 / E000 SITE PLAN
Scale: 1" = 30'-0"

THE POWER SOURCE PLLC
305 HIGHWAY 51
RIDGELAND, MS 39157
VOICE (601) 605-4820
TPS PROJ. # 25142

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook, Ste 140
Ridgeland, MS 39157
601.939.7717
deandean.com

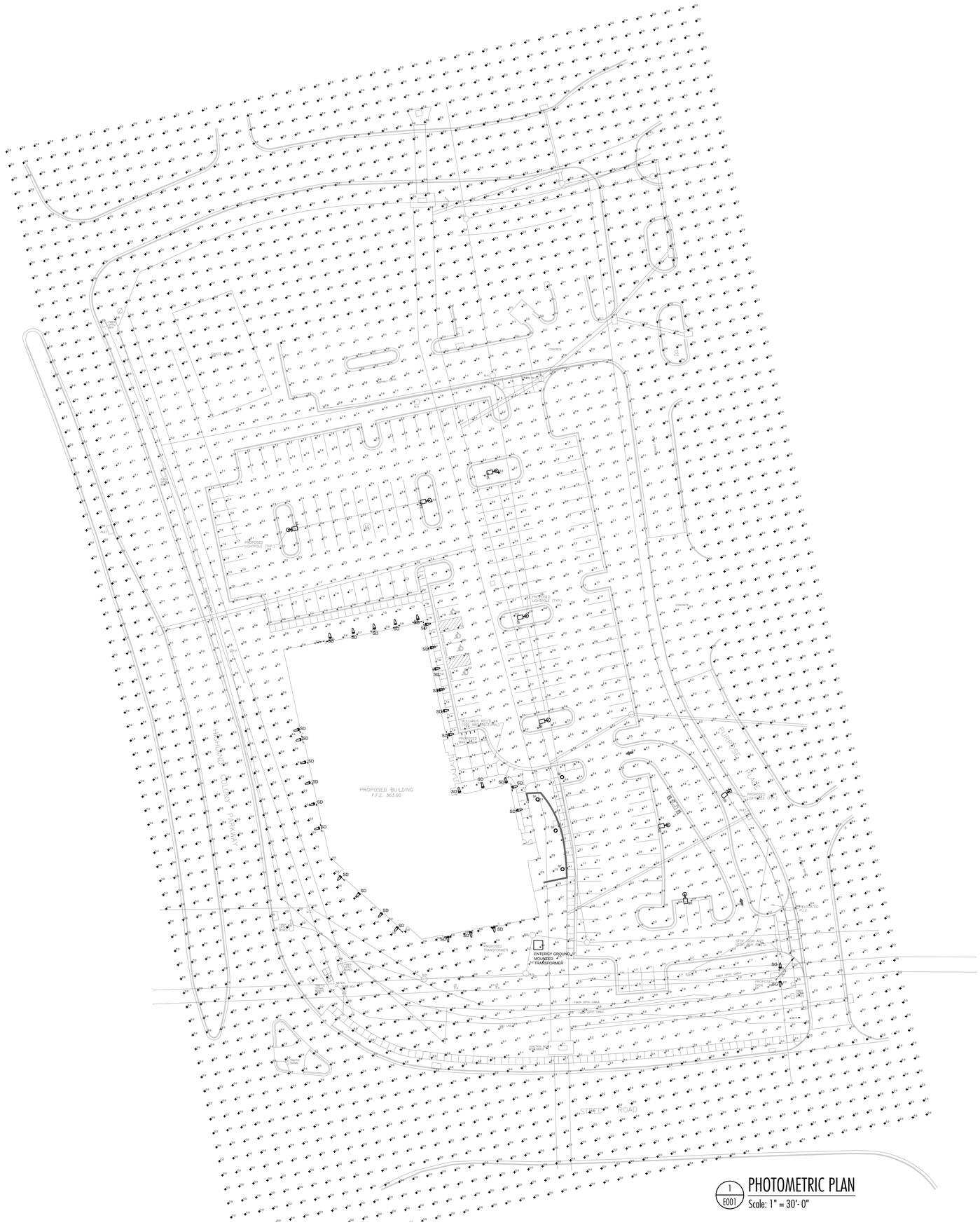
NOT FOR CONSTRUCTION

Project No.: 23050
Date: AUGUST 27, 2025
Drawn: HBS
Checked: CLG
Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

SHEET NUMBER:
E000
SITE PLAN

1" = 1'-0" GRAPHIC SCALE
3/16" = 1'-0" GRAPHIC SCALE
1/8" = 1'-0" GRAPHIC SCALE
3/4" = 1'-0" GRAPHIC SCALE
1/2" = 1'-0" GRAPHIC SCALE
1 1/2" = 1'-0" GRAPHIC SCALE
3" = 1'-0" GRAPHIC SCALE



PHOTOMETRIC PLAN

1 / E001

Scale: 1" = 30'- 0"

3/32" = 1'-0" GRAPHIC SCALE

1½" = 1'-0" GRAPHIC SCALE

1" = 1'-0" GRAPHIC SCALE

¾" = 1'-0" GRAPHIC SCALE

½" = 1'-0" GRAPHIC SCALE

¼" = 1'-0" GRAPHIC SCALE

⅛" = 1'-0" GRAPHIC SCALE

THE POWER SOURCE PLLC
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Date: AUGUST 27, 2025
Drawn: HBS
Checked: CLG
Revisions:

HIGHLAND STEED OFFICE BUILDING RIDGELAND, MS

SHEET NUMBER:

E001

PHOTOMETRIC PLAN

D-Series Size 2
LED Area Luminaire

Catalog Number

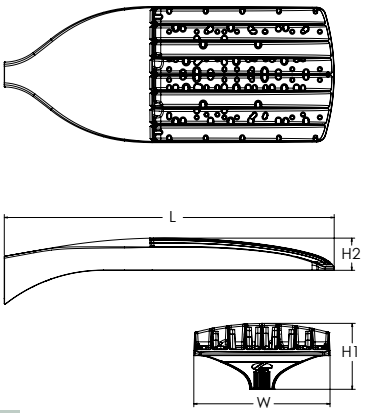
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10 [1] P13 [1] P11 [1] P14 [1] P12 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [7,8] 120 [16,26] 208 [16,26] 240 [16,26] 277 [16,26] 347 [16,26] 480 [16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling [9] RPA5 Round pole mounting #5 drilling [9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11,12,20,21]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13,20,21]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14,21]
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]
FAO	Field adjustable output [15,21]
BL30	Bi-level switched dimming, 30% [16,21]
BL50	Bi-level switched dimming, 50% [16,21]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]
DS	Dual switching [18,19,21]

Other options

Shipped installed

SPD20KV	20KV surge protection
HS	Houseside shield (black finish standard) [22]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [23]
HA	50°C ambient operation [24]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [26]
DF	Double fuse (208, 240, 480V) [26]
3G	Vibration rated for 3G [27]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

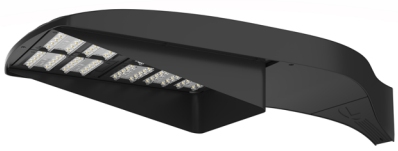
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK	Shorting cap [25]
DSX2HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX2EGSR (FINISH)	External glare shield (specify finish)
DSX2BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

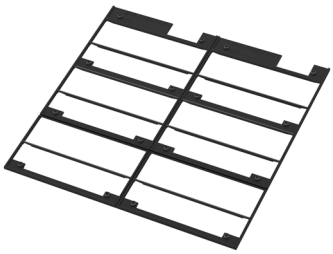
NOTES

1 Rotated optics available with packages P10, P11, P12, P13 and P14. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in package P10. XVOLT not available with fusing (SF or DF).
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P10 using HVOLT. NLTAIR2 PIRHN not available with P10 using XVOLT.
13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P10 using HVOLT. PIR not available with P10 using XVOLT.
14 14) PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads on P1, P2, P3, P4, P5 (2 drivers). Note: Provides 60/40 operation using (2) different sets of leads on P6, P7, P8, P9, P10, P11, P12, P13, P14 (3 drivers).
20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
21 Reference Controls Options table on page 4.
22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
24 Option HA not available with performance packages P5, P6, P7, P8, P13 and P14.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
26 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
27 Option 3G for use with (MA) mast arm mount only when 3G vibration is required.

Shield Accessories



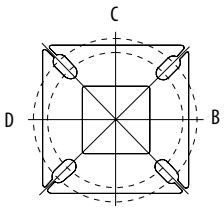
External Glare Shield (EGSR)



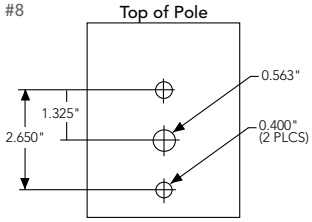
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 with SPA	1.06	2.12	1.84	2.32	---	2.33
DSX2 with SPA5, SPA8N	1.07	2.14	1.90	2.43	---	2.44
DSX2 with RPA, RPA5	1.07	2.14	1.90	2.43	2.31	2.44
DSX2 with MA	1.20	2.40	2.12	3.00	2.92	3.00

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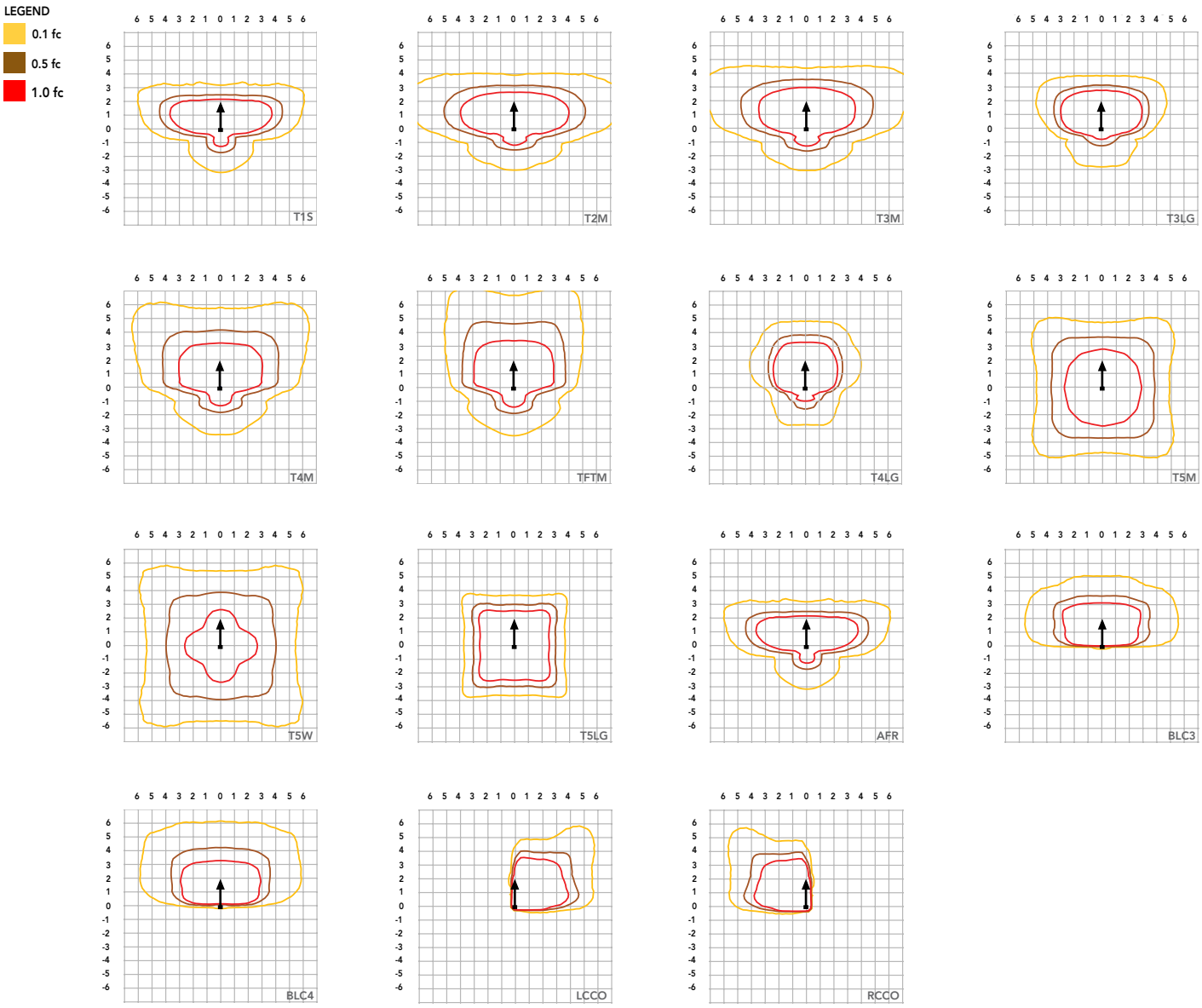
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX2 LED P8 40K 70CRI. Distances are in units of mounting height (40').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.03
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.82

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A) 120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	80	530	135	1.12	0.65	0.56	0.49	0.39	0.28
	P2	80	700	181	1.49	0.86	0.75	0.65	0.52	0.37
	P3	80	850	222	1.83	1.05	0.91	0.79	0.63	0.46
	P4	80	1050	277	2.27	1.31	1.14	0.98	0.79	0.57
	P5	80	1250	333	2.72	1.57	1.36	1.18	0.94	0.68
	P6	100	1050	345	2.85	1.64	1.42	1.23	0.98	0.71
	P7	100	1250	414	3.41	1.97	1.70	1.48	1.18	0.85
	P8	100	1400	466	3.85	2.22	1.93	1.67	1.33	0.96
Rotated Optics (Requires L90 or R90)	P10	90	530	152	1.27	0.73	0.63	0.55	0.44	0.32
	P11	90	700	203	1.69	0.97	0.84	0.73	0.58	0.42
	P12	90	850	249	2.06	1.19	1.03	0.89	0.71	0.52
	P13	90	1200	358	2.95	1.70	1.47	1.28	1.02	0.74
	P14	90	1400	421	3.46	2.00	1.73	1.50	1.20	0.87

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	135W	80	530	T1S	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
				T2M	18,477	3	0	4	137	19,256	3	0	4	143	19,632	3	0	4	146
				T3M	18,691	3	0	5	139	19,480	3	0	5	145	19,859	3	0	5	148
				T3LG	16,696	2	0	2	124	17,400	2	0	2	129	17,740	2	0	2	132
				T4M	18,970	3	0	5	141	19,770	3	0	5	147	20,155	3	0	5	150
				T4LG	17,253	2	0	2	128	17,981	2	0	2	134	18,331	2	0	2	136
				TFTM	19,101	3	0	5	142	19,907	3	0	5	148	20,295	3	0	5	151
				T5M	19,517	5	0	3	145	20,341	5	0	3	151	20,737	5	0	3	154
				T5W	19,834	5	0	3	147	20,670	5	0	3	154	21,073	5	0	3	157
				T5LG	19,574	4	0	2	146	20,400	4	0	2	152	20,797	4	0	2	155
				BLC3	13,595	0	0	3	101	14,169	0	0	3	105	14,445	0	0	3	107
				BLC4	14,042	0	0	4	104	14,634	0	0	4	109	14,919	0	0	4	111
				RCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				LCCO	13,718	1	0	3	102	14,297	1	0	3	106	14,576	1	0	3	108
				AFR	19,946	2	0	3	148	20,787	2	0	3	155	21,192	2	0	3	158
P2	179W	80	700	T1S	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
				T2M	23,641	3	0	5	132	24,638	3	0	5	137	25,118	3	0	5	140
				T3M	23,915	3	0	5	133	24,924	3	0	5	139	25,410	3	0	5	142
				T3LG	21,363	3	0	3	119	22,264	3	0	3	124	22,698	3	0	3	127
				T4M	24,272	3	0	5	135	25,296	3	0	5	141	25,789	3	0	5	144
				T4LG	22,075	3	0	3	123	23,006	3	0	3	128	23,455	3	0	3	131
				TFTM	24,440	3	0	5	136	25,471	3	0	5	142	25,967	3	0	5	145
				T5M	24,972	5	0	3	139	26,026	5	0	3	145	26,533	5	0	4	148
				T5W	25,377	5	0	4	142	26,448	5	0	4	148	26,963	5	0	4	150
				T5LG	25,045	4	0	2	140	26,101	4	0	2	146	26,610	4	0	2	148
				BLC3	17,395	0	0	4	97	18,129	0	0	4	101	18,482	0	0	4	103
				BLC4	17,966	0	0	4	100	18,724	0	0	5	104	19,089	0	0	5	107
				RCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				LCCO	17,552	1	0	4	98	18,293	1	0	4	102	18,649	1	0	4	104
				AFR	25,520	3	0	3	142	26,597	3	0	3	148	27,116	3	0	3	151
P3	219W	80	850	T1S	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
				T2M	27,908	3	0	5	127	29,085	3	0	5	133	29,652	3	0	5	135
				T3M	28,232	3	0	5	129	29,423	3	0	5	134	29,996	3	0	5	137
				T3LG	25,218	3	0	3	115	26,282	3	0	3	120	26,794	3	0	3	122
				T4M	28,652	3	0	5	131	29,861	3	0	5	136	30,443	3	0	5	139
				T4LG	26,059	3	0	3	119	27,159	3	0	3	124	27,688	3	0	3	126
				TFTM	28,851	3	0	5	132	30,068	3	0	5	137	30,654	3	0	5	140
				T5M	29,479	5	0	4	134	30,723	5	0	4	140	31,322	5	0	4	143
				T5W	29,957	5	0	4	137	31,221	5	0	4	142	31,830	5	0	4	145
				T5LG	29,565	4	0	2	135	30,812	5	0	2	140	31,413	5	0	2	143
				BLC3	20,535	0	0	4	94	21,401	0	0	4	98	21,818	0	0	4	99
				BLC4	21,209	0	0	5	97	22,104	0	0	5	101	22,534	0	0	5	103
				RCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				LCCO	20,720	1	0	4	94	21,594	1	0	4	98	22,015	1	0	4	100
				AFR	30,127	3	0	4	137	31,398	3	0	4	143	32,010	3	0	4	146
P4	273W	80	1050	T1S	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140
				T2M	33,236	3	0	5	122	34,638	3	0	5	127	35,313	3	0	5	130
				T3M	33,622	3	0	5	123	35,040	3	0	5	129	35,723	3	0	5	131
				T3LG	30,033	3	0	4	110	31,300	3	0	4	115	31,910	3	0	4	117
				T4M	34,123	3	0	5	125	35,562	3	0	5	130	36,255	3	0	5	133
				T4LG	31,035	3	0	4	114	32,344	3	0	4	119	32,974	3	0	4	121
				TFTM	34,359	3	0	5	126	35,808	3	0	5	131	36,506	3	0	5	134
				T5M	35,108	5	0	4	129	36,589	5	0	4	134	37,302	5	0	4	137
				T5W	35,677	5	0	4	131	37,182	5	0	5	136	37,907	5	0	5	139
				T5LG	35,209	5	0	3	129	36,695	5	0	3	135	37,410	5	0	3	137
				BLC3	24,456	0	0	4	90	25,487	0	0	4	93	25,984	0	0	5	95
				BLC4	25,258	0	0	5	93	26,324	0	0	5	97	26,837	0	0	5	98
				RCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				LCCO	24,676	1	0	4	91	25,717	1	0	4	94	26,218	1	0	4	96
				AFR	35,879	3	0	4	132	37,392	3	0	4	137	38,121	3	0	4	140

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	327W	80	1250	T1S	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
				T2M	38,118	4	0	5	117	39,727	4	0	5	122	40,501	4	0	5	124
				T3M	38,561	3	0	5	118	40,187	3	0	5	123	40,971	3	0	5	125
				T3LG	34,445	3	0	4	105	35,898	3	0	4	110	36,598	3	0	4	112
				T4M	39,135	3	0	5	120	40,786	3	0	5	125	41,581	3	0	5	127
				T4LG	35,594	3	0	4	109	37,095	3	0	4	114	37,818	3	0	4	116
				TFTM	39,406	3	0	5	121	41,069	3	0	5	126	41,869	3	0	5	128
				T5M	40,265	5	0	4	123	41,964	5	0	4	128	42,782	5	0	5	131
				T5W	40,918	5	0	5	125	42,644	5	0	5	131	43,475	5	0	5	133
				T5LG	40,382	5	0	3	124	42,085	5	0	3	129	42,906	5	0	3	131
				BLC3	28,048	0	0	5	86	29,231	0	0	5	90	29,801	0	0	5	91
				BLC4	28,969	0	0	5	89	30,191	0	0	5	92	30,779	0	0	5	94
				RCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				LCCO	28,301	2	0	5	87	29,495	2	0	5	90	30,070	2	0	5	92
				AFR	41,149	3	0	4	126	42,885	3	0	4	131	43,721	3	0	4	134
P6	342W	100	1050	T1S	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
				T2M	42,582	4	0	5	125	44,379	4	0	5	130	45,244	4	0	5	132
				T3M	43,076	4	0	5	126	44,894	4	0	5	131	45,769	4	0	5	134
				T3LG	38,479	3	0	4	113	40,102	3	0	4	117	40,884	3	0	4	120
				T4M	43,719	4	0	5	128	45,563	4	0	5	133	46,451	4	0	5	136
				T4LG	39,762	3	0	4	116	41,439	3	0	4	121	42,247	3	0	4	124
				TFTM	44,021	3	0	5	129	45,878	4	0	5	134	46,772	4	0	5	137
				T5M	44,980	5	0	5	132	46,878	5	0	5	137	47,792	5	0	5	140
				T5W	45,710	5	0	5	134	47,638	5	0	5	139	48,566	5	0	5	142
				T5LG	45,111	5	0	3	132	47,014	5	0	3	138	47,930	5	0	3	140
				BLC3	31,333	0	0	5	92	32,655	0	0	5	96	33,291	0	0	5	97
				BLC4	32,361	0	0	5	95	33,726	0	0	5	99	34,384	0	0	5	101
				RCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				LCCO	31,615	2	0	5	93	32,949	2	0	5	96	33,591	2	0	5	98
				AFR	45,968	3	0	4	135	47,907	3	0	5	140	48,841	3	0	5	143
P7	409W	100	1250	T1S	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
				T2M	48,811	4	0	5	119	50,871	4	0	5	124	51,862	4	0	5	127
				T3M	49,378	4	0	5	121	51,461	4	0	5	126	52,464	4	0	5	128
				T3LG	44,107	3	0	4	108	45,968	3	0	4	112	46,864	3	0	5	115
				T4M	50,114	4	0	5	122	52,228	4	0	5	128	53,246	4	0	5	130
				T4LG	45,579	3	0	4	111	47,501	3	0	4	116	48,427	3	0	4	118
				TFTM	50,460	4	0	5	123	52,589	4	0	5	129	53,614	4	0	5	131
				T5M	51,560	5	0	5	126	53,735	5	0	5	131	54,783	5	0	5	134
				T5W	52,396	5	0	5	128	54,607	5	0	5	133	55,671	5	0	5	136
				T5LG	51,710	5	0	4	126	53,891	5	0	4	132	54,941	5	0	4	134
				BLC3	35,916	1	0	5	88	37,431	1	0	5	91	38,161	1	0	5	93
				BLC4	37,095	0	0	5	91	38,660	0	0	5	94	39,413	0	0	5	96
				RCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				LCCO	36,240	2	0	5	89	37,769	2	0	5	92	38,505	2	0	5	94
				AFR	52,692	3	0	5	129	54,915	3	0	5	134	55,986	3	0	5	137
P8	462W	100	1400	T1S	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132
				T2M	53,415	4	0	5	116	55,668	4	0	5	120	56,753	4	0	5	123
				T3M	54,034	4	0	5	117	56,314	4	0	5	122	57,412	4	0	5	124
				T3LG	48,267	3	0	5	104	50,304	3	0	5	109	51,284	4	0	5	111
				T4M	54,840	4	0	5	119	57,154	4	0	5	124	58,268	4	0	5	126
				T4LG	49,877	3	0	5	108	51,981	3	0	5	112	52,994	3	0	5	115
				TFTM	55,219	4	0	5	119	57,549	4	0	5	124	58,671	4	0	5	127
				T5M	56,423	5	0	5	122	58,803	5	0	5	127	59,949	5	0	5	130
				T5W	57,338	5	0	5	124	59,757	5	0	5	129	60,921	5	0	5	132
				T5LG	56,586	5	0	4	122	58,974	5	0	4	128	60,123	5	0	4	130
				BLC3	39,303	1	0	5	85	40,962	1	0	5	89	41,760	1	0	5	90
				BLC4	40,593	0	0	5	88	42,306	0	0	5	91	43,130	0	0	5	93
				RCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				LCCO	39,658	2	0	5	86	41,331	2	0	5	89	42,137	2	0	5	91
				AFR	57,662	3	0	5	125	60,094	4	0	5	130	61,266	4	0	5	132

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	152W	90	530	T1S	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
				T2M	21,119	5	0	5	139	22,010	5	0	5	145	22,439	5	0	5	148
				T3M	21,361	5	0	5	141	22,262	5	0	5	147	22,696	5	0	5	149
				T3LG	19,084	4	0	4	126	19,889	4	0	4	131	20,277	4	0	4	133
				T4M	21,679	5	0	5	143	22,594	5	0	5	149	23,034	5	0	5	152
				T4LG	19,717	4	0	4	130	20,549	4	0	4	135	20,950	4	0	4	138
				TFTM	21,833	5	0	5	144	22,754	5	0	5	150	23,197	5	0	5	153
				T5M	22,305	5	0	3	147	23,246	5	0	3	153	23,699	5	0	3	156
				T5W	22,667	5	0	3	149	23,623	5	0	4	155	24,084	5	0	4	158
				T5LG	22,370	4	0	2	147	23,314	4	0	2	153	23,768	4	0	2	156
				BLC3	15,539	4	0	4	102	16,194	4	0	4	107	16,510	4	0	4	109
				BLC4	16,048	4	0	4	106	16,725	4	0	4	110	17,051	4	0	4	112
				RCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				LCCO	15,679	1	0	3	103	16,340	1	0	3	108	16,659	1	0	3	110
				AFR	22,798	4	0	4	150	23,760	4	0	4	156	24,223	4	0	4	159
P11	203W	90	700	T1S	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
				T2M	27,070	5	0	5	134	28,212	5	0	5	139	28,762	5	0	5	142
				T3M	27,380	5	0	5	135	28,535	5	0	5	141	29,091	5	0	5	144
				T3LG	24,462	4	0	4	121	25,493	4	0	4	126	25,990	4	0	4	128
				T4M	27,788	5	0	5	137	28,960	5	0	5	143	29,525	5	0	5	146
				T4LG	25,273	4	0	4	125	26,339	4	0	4	130	26,853	4	0	4	133
				TFTM	27,985	5	0	5	138	29,165	5	0	5	144	29,734	5	0	5	147
				T5M	28,591	5	0	4	141	29,797	5	0	4	147	30,377	5	0	4	150
				T5W	29,054	5	0	4	143	30,280	5	0	4	149	30,870	5	0	4	152
				T5LG	28,673	4	0	2	142	29,883	4	0	2	148	30,465	5	0	2	150
				BLC3	19,917	4	0	4	98	20,757	4	0	4	102	21,162	4	0	4	104
				BLC4	20,570	5	0	5	102	21,437	5	0	5	106	21,855	5	0	5	108
				RCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				LCCO	20,097	1	0	4	99	20,945	1	0	4	103	21,353	1	0	4	105
				AFR	29,222	4	0	4	144	30,455	4	0	4	150	31,048	4	0	4	153
P12	248W	90	850	T1S	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148
				T2M	31,984	5	0	5	129	33,333	5	0	5	135	33,983	5	0	5	137
				T3M	32,350	5	0	5	131	33,715	5	0	5	136	34,372	5	0	5	139
				T3LG	28,902	4	0	4	117	30,121	4	0	4	122	30,708	4	0	4	124
				T4M	32,832	5	0	5	133	34,217	5	0	5	138	34,884	5	0	5	141
				T4LG	29,861	4	0	4	121	31,120	4	0	4	126	31,727	5	0	4	128
				TFTM	33,064	5	0	5	134	34,459	5	0	5	139	35,131	5	0	5	142
				T5M	33,780	5	0	4	136	35,205	5	0	4	142	35,891	5	0	4	145
				T5W	34,327	5	0	4	139	35,776	5	0	4	145	36,473	5	0	4	147
				T5LG	33,878	5	0	3	137	35,307	5	0	3	143	35,995	5	0	3	145
				BLC3	23,532	5	0	5	95	24,525	5	0	5	99	25,003	5	0	5	101
				BLC4	24,303	5	0	5	98	25,328	5	0	5	102	25,822	5	0	5	104
				RCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				LCCO	23,745	1	0	4	96	24,747	1	0	4	100	25,229	1	0	4	102
				AFR	34,526	5	0	5	139	35,983	5	0	5	145	36,684	5	0	5	148

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P13	354W	90	1200	T1S	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
				T2M	42,380	5	0	5	120	44,168	5	0	5	125	45,029	5	0	5	127
				T3M	42,865	5	0	5	121	44,673	5	0	5	126	45,544	5	0	5	129
				T3LG	38,296	5	0	5	108	39,911	5	0	5	113	40,689	5	0	5	115
				T4M	43,503	5	0	5	123	45,339	5	0	5	128	46,222	5	0	5	131
				T4LG	39,566	5	0	5	112	41,235	5	0	5	117	42,039	5	0	5	119
				TFTM	43,811	5	0	5	124	45,659	5	0	5	129	46,549	5	0	5	132
				T5M	44,760	5	0	5	126	46,648	5	0	5	132	47,557	5	0	5	134
				T5W	45,485	5	0	5	129	47,404	5	0	5	134	48,328	5	0	5	137
				T5LG	44,889	5	0	3	127	46,783	5	0	3	132	47,695	5	0	3	135
				BLC3	31,181	5	0	5	88	32,496	5	0	5	92	33,130	5	0	5	94
				BLC4	32,202	5	0	5	91	33,561	5	0	5	95	34,215	5	0	5	97
				RCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				LCCO	31,463	2	0	5	89	32,790	2	0	5	93	33,429	2	0	5	94
				AFR	45,748	5	0	5	129	47,678	5	0	5	135	48,608	5	0	5	137
P14	415W	90	1400	T1S	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131
				T2M	47,497	5	0	5	114	49,500	5	0	5	119	50,465	5	0	5	121
				T3M	48,040	5	0	5	116	50,067	5	0	5	121	51,043	5	0	5	123
				T3LG	42,919	5	0	5	103	44,730	5	0	5	108	45,602	5	0	5	110
				T4M	48,756	5	0	5	117	50,813	5	0	5	122	51,803	5	0	5	125
				T4LG	44,343	5	0	5	107	46,214	5	0	5	111	47,115	5	0	5	113
				TFTM	49,101	5	0	5	118	51,172	5	0	5	123	52,169	5	0	5	126
				T5M	50,164	5	0	5	121	52,280	5	0	5	126	53,299	5	0	5	128
				T5W	50,977	5	0	5	123	53,127	5	0	5	128	54,163	5	0	5	130
				T5LG	50,309	5	0	4	121	52,432	5	0	4	126	53,453	5	0	4	129
				BLC3	34,945	5	0	5	84	36,420	5	0	5	88	37,130	5	0	5	89
				BLC4	36,090	5	0	5	87	37,613	5	0	5	91	38,346	5	0	5	92
				RCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				LCCO	35,261	2	0	5	85	36,749	2	0	5	88	37,465	2	0	5	90
				AFR	51,272	5	0	5	123	53,435	5	0	5	129	54,476	5	0	5	131

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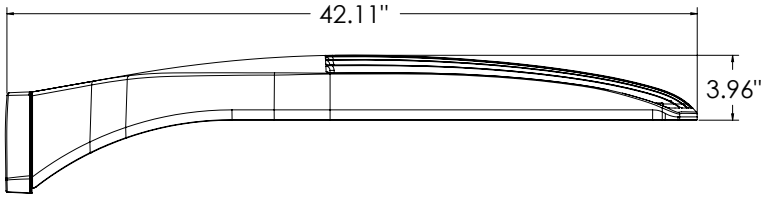
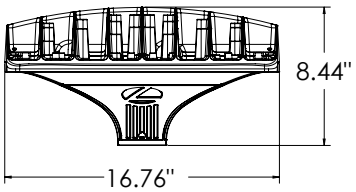
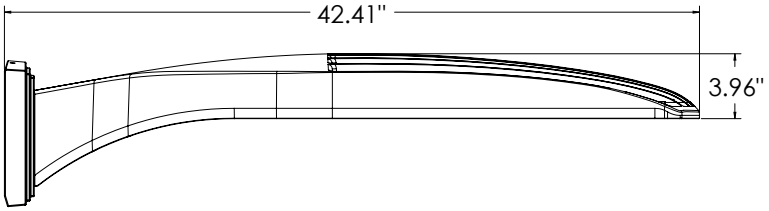
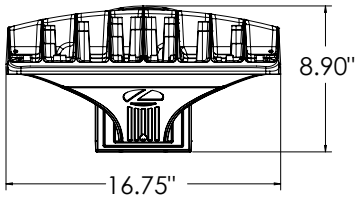
Dimensions



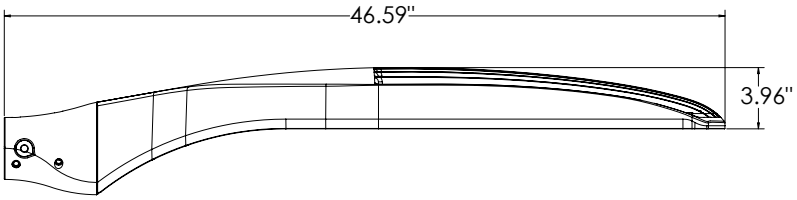


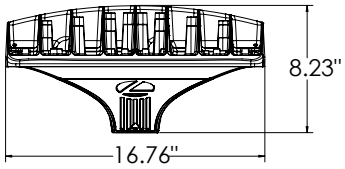
DSX2 with RPA, RPA5, SPA5, SPA8N mount
Weight: 48 lbs





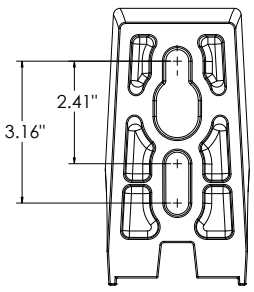
DSX2 with WBA mount
Weight: 50 lbs



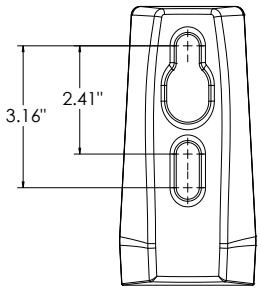


DSX2 with MA mount
Weight: 50 lbs

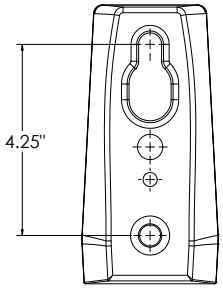
SPA (STANDARD ARM)



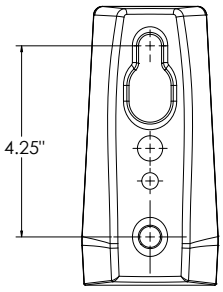
RPA



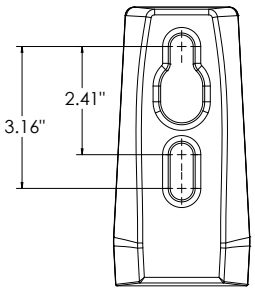
SPA5



RPA5



SPA8N



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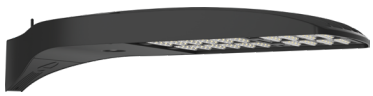
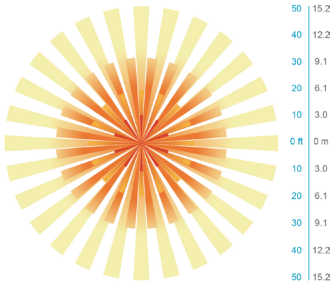
nLight Control - Sensor Coverage and Settings

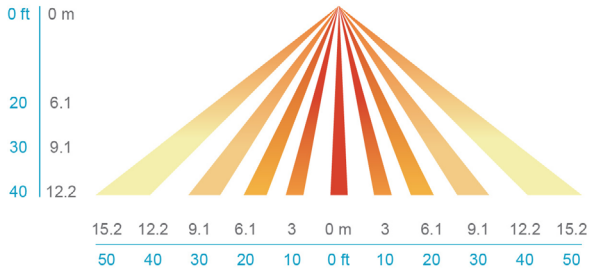
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. 3G vibration rated available for (MA) mast arm mount when specifying option 3G. Low EPA (1.06 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L82/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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HYDREL

CATALOG NUMBER

NOTES

TYPE

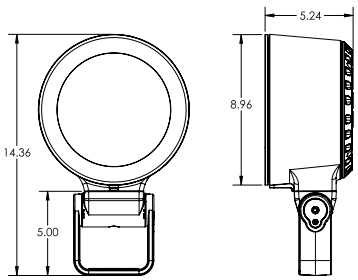
SAF7 LED SPECIALTY ARCHITECTURAL FLOOD

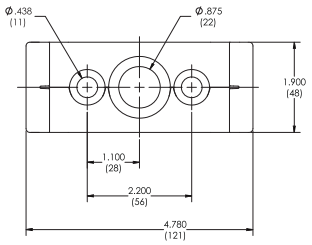
Specifications

Weight:	15lbs

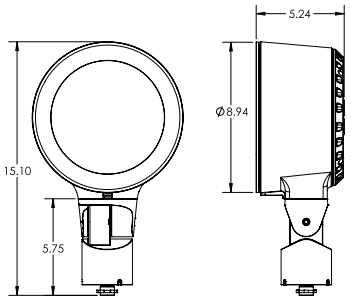
EPA:	KM: .73
	YM: .71

DIMENSIONS





YOKE



KNUCKLE

HIGHLIGHTS

- Suitable for a variety of mounting applications including ground, wall, pole, stanchion
- 3G vibration rating per ANSI C136.31
- 0-10V, Reverse phase Dimming
- Taper-Lock technology provides full aiming integrity utilizing both a rugged knuckle and yoke design
- Available in 80CRI and 90CRI
- 5,000lm
- IK10 option available
- Minimalist design that provides clean and intentional lines and transitions
- Slightly convex watershed lens that evades water build up and staining
- Industry leading flow-thru design achieved with separately sealed optical chamber and driver
- NOM Listed
- Available in MVOLT and 347 volt
- nLight Air wireless option available

LED

5 YEAR warranty

IP68

BAA

nLIGHT

LUMEN PACKAGES

	6DEG	10DEG	15DEG	20DEG	30DEG	40DEG
Delivered Lumens	3,413	3,253	2,995	2,975	2,935	2,888
Watts	43	43	33	33	33	33
LPW	79	76	91	90	89	88
Peak Candela	205,130	81,866	26,659	18,265	7,403	4,302
	50DEG	**70DEG**	**15Vx60H**	**30Vx60H**	**60Vx15H**	**60Vx30H**
Delivered Lumens	2,867	2,779	3,063	2,957	2,866	2,825
Watts	33	33	33	33	33	33
LPW	87	84	93	90	87	86
Peak Candela	3,117	1,897	7,663	4,225	7,945	4,018

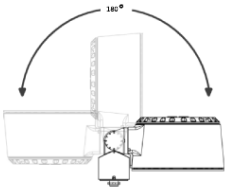
Note: Information based on 4000K @ P1, 80CRI

STANDARD DISTRIBUTION

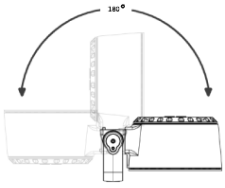
6DEG 10DEG 20DEG 40DEG 50DEG

AIMING DETAIL

SAF 7 KNUCKLE



SAF 7 YOKE



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ORDERING INFORMATION

EXAMPLE: SAF7 LED P1 80CRI 27K MVOLT 6DEG CWL KM CJB L1 ZT BL

SAF7

Series*	Source*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
SAF7 Specialty Architectural Flood	**LED**	**P1** **P2** **P3** *Note: P3 not available in 6DEG & 10DEG* *Note: 347 volt is not available with P3*	**80CRI** **90CRI** *Note: 90CRI Not available in 50K* *Note: CRI not required with AMBLW*	**27K** 2700K **30K** 3000K **35K** 3500K **40K** 4000K **50K** 5000K **AMBLW**[1] **Amber Limited Wavelength (591nm)** *Note: AMBLW not available in 6DEG* *Note: AMBLW only availbale in P1* *Note: 347 volt is not available with AMBLW*	**MVOLT** **347**	**6DEG** 6° **10DEG** 10° **15DEG** 15° **20DEG** 20° **30DEG** 30° **40DEG** 40° **50DEG** 50° **70DEG** 70° **15VX60H** 15° x 60° **30VX60H** 30° x 60° **60VX15H** 60° x 15° **60VX30H** 60° x 30° *Note: 347 is not available with 6DEC and 10DEG*	**CWL** Clear Watershed Lens *Note: CWL lens IK07. For IK10 use external WRG option*	**KM** Knuckle **YM** Yoke

Mounting Accessories	Options Internal Accessory	Options	Control Input	External	Finish*
ADPMR Architectural Decorative Pole Mount Round **ADPMS** Architectural Decorative Pole Mount Square **AMPC_/_** Architectural Mid Pole Clamp available to fit on a 4" or 6" pole with 1 or 2 fixtures **APAR** Round 18" Pole Mount **APAS** Square 18" Pole Mount **AWSC** Architectutal Wall Splice Cover **CAJB** Cylindrical Architectural Junction box **CJB** Cylindrical Junction Box **CPM** Cylindrical Pedestal Mount **CPMSA** Cylindrical Pole Mount Splice Access **CSM_** Cylindrical Stancion Mount 12"-48" available in 6" increments **CWMA_T** Cylindrical Wall Mount Arm Top 12"-48" (available in 6" increments) **CWMA_E** Cylindrical Wall Mount Arm End 12"-48" (available in 6" increments)	**L1** Prismatic Lens **L2** Linear Spread Lens **L3** Softening Lens **IHL** Honeycomb Louver *Note: Only one Internal accessory can be choosen* Hardware **TPH** Tamper proof hardware **LASC** Safety Cable	**CSL_** 10' – 50' of cord available in 5' increments *Note: Cord length required for Yoke Mounting only*	**ZT** 0-10V dimming to 1% **ELV** Reverse phase **NLTAIR2** nLight Air Wireless Enabled for Dimming *Note: 347 volt is not available with ELV and NLTAIR2* *Note: ZT is not available with 347 with YM*	**GS** Glare shield **FGS** Full Glare Shield **WRG** Wire Rock Guard	**BL** Black Textured **BRS** Bronze Smooth **BRT** Bronze Textured **DBL** Black Smooth **DDB** Designer Bronze **DNA** Natural Aluminum **NBS** Natural Bronze Smooth **VET** Verde Textured **WH** White Textured **WHS** White Smooth **__Z** Zinc Undercoat (i.e.BLZ) Note: Zinc Undercoat provides corrosion protection for Marine Environment and Natatorium Construction **CF** Custom Finish **RALTBD** RAL Paint Finishes *Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.*

*Required Fields

Notes:

1 Lumens not reflective of Amber output. See below chart

DIMMING CHART

Voltage	Control Input	Min Dimming Level
MVOLT	ZT	1%
MVOLT	ELV Reserve Phase	1%
MVOLT	NLTAIR2	1%

PERFORMANCE DATA

LUMEN OUTPUT — SAF7

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1	43W	6DEG	11	11	6	6	181,188	3,015	70	190,441	3,169	74	202,373	3,367	78	205,130	3,413	79	212,580	3,537	82
		10DEG	18	18	9	9	72,311	2,873	67	76,004	3,020	70	80,766	3,209	75	81,866	3,253	76	84,839	3,371	78
	33W	15DEG	32	32	16	16	24,576	2,761	84	25,599	2,876	87	26,353	2,961	90	26,659	2,995	91	28,418	3,193	97
		20DEG	39	39	20	20	16,838	2,743	83	17,539	2,857	87	18,055	2,941	89	18,265	2,975	90	19,470	3,172	96
		30DEG	61	61	33	33	6,825	2,706	82	7,109	2,819	85	7,318	2,902	88	7,403	2,935	89	7,891	3,129	95
		40DEG	78	78	47	47	3,966	2,662	81	4,132	2,773	84	4,253	2,855	87	4,302	2,888	88	4,586	3,078	93
		50DEG	90	90	56	56	2,874	2,643	81	2,993	2,753	83	3,081	2,834	86	3,117	2,867	87	3,323	3,056	93
		70DEG	111	111	77	77	1,749	2,562	78	1,822	2,668	81	1,875	2,747	83	1,897	2,779	84	2,022	2,962	90
		15Vx60H	95	34	66	16	7,065	2,823	86	7,359	2,941	89	7,576	3,028	92	7,663	3,063	93	8,169	3,265	99
		30Vx60H	98	61	66	33	3,895	2,726	83	4,057	2,839	86	4,177	2,923	89	4,225	2,957	90	4,504	3,152	96
		60Vx15H	33	93	16	65	7,324	2,642	80	7,629	2,752	83	7,854	2,833	86	7,945	2,866	87	8,469	3,055	93
		60Vx30H	62	100	34	68	3,704	2,604	79	3,858	2,713	82	3,972	2,792	85	4,018	2,825	86	4,283	3,011	91
P2	57W	6DEG	11	11	6	6	212,519	3,536	58	223,372	3,716	65	237,367	3,949	69	240,600	4,003	70	249,339	4,148	73
		10DEG	18	18	9	9	84,815	3,370	59	89,146	3,542	62	94,731	3,764	66	96,022	3,815	67	99,509	3,954	69
	44W	15DEG	32	32	16	16	30,708	3,450	78	31,986	3,594	82	32,928	3,700	84	33,309	3,742	85	35,508	3,989	91
		20DEG	39	39	20	20	21,039	3,427	78	21,915	3,570	81	22,560	3,675	84	22,821	3,718	84	24,327	3,963	90
		30DEG	61	61	33	33	8,527	3,381	77	8,882	3,522	80	9,144	3,626	82	9,250	3,668	83	9,860	3,910	89
		40DEG	78	78	47	47	4,956	3,326	76	5,162	3,465	79	5,314	3,567	81	5,376	3,608	82	5,731	3,846	87
		50DEG	90	90	56	56	3,591	3,303	75	3,740	3,440	78	3,850	3,541	80	3,895	3,582	81	4,152	3,819	87
		70DEG	111	111	77	77	2,185	3,201	73	2,276	3,334	76	2,343	3,432	78	2,370	3,472	79	2,527	3,701	84
		15Vx60H	95	34	66	16	8,827	3,528	80	9,195	3,675	84	9,466	3,783	86	9,575	3,827	87	10,207	4,079	93
		30Vx60H	98	61	66	33	4,867	3,406	77	5,070	3,548	81	5,219	3,652	83	5,279	3,694	84	5,628	3,938	90
		60Vx15H	33	93	16	65	9,152	3,301	75	9,533	3,439	78	9,814	3,540	80	9,927	3,581	81	10,582	3,817	87
		60Vx30H	62	100	34	68	4,628	3,254	74	4,821	3,389	77	4,963	3,489	79	5,020	3,529	80	5,352	3,762	86
P3	57W	15DEG	32	32	16	16	37,555	4,219	74	39,118	4,395	77	40,271	4,524	79	40,737	4,577	80	43,425	4,879	86
		20DEG	39	39	20	20	25,730	4,191	74	26,801	4,366	77	27,591	4,494	79	27,910	4,546	80	29,752	4,847	85
		30DEG	61	61	33	33	10,429	4,135	73	10,863	4,307	76	11,183	4,434	78	11,312	4,485	79	12,059	4,781	84
		40DEG	78	78	47	47	6,061	4,068	71	6,313	4,237	74	6,499	4,362	77	6,575	4,413	77	7,008	4,704	83
		50DEG	90	90	56	56	4,391	4,039	71	4,574	4,207	74	4,709	4,331	76	4,763	4,381	77	5,078	4,670	82
		70DEG	111	111	77	77	2,672	3,915	69	2,784	4,078	72	2,866	4,198	74	2,899	4,246	74	3,090	4,526	79
		15Vx60H	95	34	66	16	10,796	4,314	76	11,245	4,494	79	11,576	4,626	81	11,710	4,680	82	12,483	4,989	88
		30Vx60H	98	61	66	33	5,952	4,165	73	6,200	4,339	76	6,383	4,466	78	6,456	4,518	79	6,883	4,816	84
		60Vx15H	33	93	16	65	11,192	4,037	71	11,658	4,206	74	12,002	4,329	76	12,141	4,380	77	12,942	4,669	82
		60Vx30H	62	100	34	68	5,660	3,979	70	5,896	4,145	73	6,070	4,267	75	6,140	4,316	76	6,545	4,601	81

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		AMBLW		
			°H	°V	°H	°V	Max CD	Lumens	LPW
P1	26W	10DEG	18	18	9	9	16,857	670	26
		15DEG	32	32	16	16	5,176	582	22
		20DEG	39	39	20	20	3,546	578	22
		30DEG	61	61	33	33	1,437	570	22
		40DEG	78	78	47	47	835	561	22
		50DEG	90	90	56	56	605	557	21
		70DEG	111	111	77	77	368	540	21
		15Vx60H	95	34	66	16	1,488	595	23
		30Vx60H	98	61	66	33	820	574	26
		60Vx15H	33	93	16	65	1,543	557	21
		60Vx30H	62	100	34	68	780	548	21

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the Fixture platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9447	0.8987	0.8549

Note: Based on P1 Performance Package 6Deg & 10DEG

Operating Hours	0	20,000	40,000	60,000
Lumen Maintenance Factor	1	0.9664	0.948	0.9299

Note: Based on P1 Performance Package 15+Deg

LED LIFE: L70@ >36,000 hours for 6DEG & 10DEG
L70 @ >60,000 hours for 15+Deg

CSA LISTING TEMPERATURE: -30°C through 50°C (P1)
-30°C through 35°C (P2 6DEG & 10DEG)
-30°C through 40°C (P2 15+DEG)
-30°C through 30°C (P3 15+DEG)

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

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PERFORMANCE DATA

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Input Current (A)			
			120	208	240	277
Static White P1 6Deg & 10Deg	1700	43	0.37	0.22	0.19	0.17
Static White P2 6Deg & 10Deg	2200	57	0.51	0.29	0.25	0.22
Static White P1 15+Deg	700	33	0.28	0.16	0.14	0.13
Static White P2 15+Deg	920	44	0.36	0.21	0.18	0.16
Static White P3 15+Deg	1220	57	0.5	0.28	0.25	0.22
Amber P1 15+Deg	700	26	0.22	0.13	0.11	0.09

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F)

Ambient		Static White - 6&10Deg Lumen Multiplier	Static White - ≥15Deg Lumen Multiplier	Amber Lumen Multiplier
0°C	32°F	1.06	1.04	1.22
10°C	50°F	1.03	1.02	1.11
20°C	68°F	1.01	1.01	1.04
25°C	77°F	1.00	1.00	1.00
30°C	86°F	0.99	0.99	0.97
40°C	104°F	0.96	0.98	0.91

CRI Scaling Chart	
90CRI	0.9

Optical Scaling Charts*	
Symmetric Distributions (6DEG - 70DEG)	
GS	0.96
FGS	0.95
IHL	0.76
L1	0.95
L2	0.95
L3	0.97
WRG	0.81
*Wider distributions will have a lower scaling factor - see individual IES files for full details	
Asymmetric Distributions (xxVXxxH)	
GS	0.93*
FGS	0.85*
IHL	0.35
L1	0.88
L2	0.86
L3	0.95
WRG	0.71
Note: This table can be used to approximate the lumen values with different accessories. Please see IES files for exact lumen outputs.	

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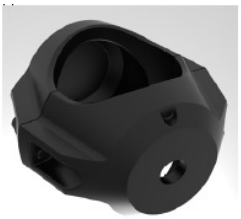
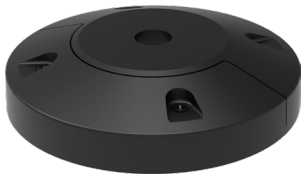
SAF MOUNTING ACCESSORIES

		Part #
	• ADPMR/ADPMS Architectural Decorative Pole Mount Round or Square • Architectural opulent design for seamless pole integration and fixture aiming • Intended for 4" round and tapered poles or minimum 4" square poles • Mounting location on the top of each arm accepts one lighting fixture • Designed for SAF7 & SAF14 fixtures	Example: ADPMR 78C BL See spec sheet for more options
	• AMPC Architectural Mid Pole Clamp • Clamp pole mount design for quick install and fixture aiming • Intended for 4" or 6" round straight pole • Mount one or two fixtures • Mounting location mid pole • Designed for SAF7 and SAF14 series with safety cable option	Example: AMPC4/1 78C BL See spec sheet for more options
	• APAR/APAS Architectural Pole Arm Round or Square • Intended for 4" round and tapered poles or minimum 4" square poles • Mounting location on the top of each arm accepts one lighting fixture • Designed for SAF7 & SAF14 fixtures	Example: APAS XLSC BRS See spec sheet for more options
	• AWSC Architectural Wall Splice Cover • Designed to be mounted over a recessed wall box or can be surface mounted for direct conduit entrance • Supplied with an integral splice access compartment for easy fixture connections • Designed for SAF7 & SAF14 fixtures	Example: AWSC 78C DNA See spec sheet for more options
	• CAJB Cylindrical Architectural Junction Box • Designed for architectural and landscape applications • Recommended for mounting on a rigid metallic conduit • For direct mounting of the SAF7 & SAF14 series light fixtures	Example: CAJB 34B XLSC DBL See spec sheet for more options
	• CJB Cylindrical Junction Box • Drilled and tapped to ¾" NPT specifications • For larger hole sizes , consult factory • Recommended to seal conduit to maintain dry components • Compatible with SAF7 & SAF14 Flood luminaries	Example: CJB 34S XLSC VET See spec sheet for more options

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SAF MOUNTING ACCESSORIES

		Part #
	• CPM Cylindrical Pedestal Mount • Suitable for architectural and landscape applications • Provided with front access cover for easy wiring and installation. • Compatible with SAF7 & SAF14 Flood luminaries	Example: CPM 78C BL See spec sheet for more options
	• CPMSA Cylindrical Pole Mount Splice Access • Designed to mount atop of 4" round poles • Provided with splice compartment • Compatible with SAF7 & SAF14 Flood luminaries	Example: CPMSA 78C DBL See spec sheet for more options
	• CSM Cylindrical Stanchion Mount • Available in heights from 12" to 48" in 6" increments • Provided with front access cover for easy wiring and installation. • Compatible with SAF7 & SAF14 Flood luminaries	Example: CSM12 XLSC BRT See spec sheet for more options
	• CWMA E/CWMA T Cylindrical Wall Mount Arm End or Top • Available in lengths from 12" to 48" in 6" increments • Supplied with splice cover for easy wiring and installation • End mounting only available with SAF7 • Compatible with SAF7 & SAF14 Flood luminaries	Example: CWMA30E 78C BL CWMA12T XLSC BRS See spec sheet for more options

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EXTERNAL ACCESSORIES

		Part #
	• WRG -Wire Rock Guard	Example: WRGSAF7 BL
	• FGS- Full Glare Shield	Example: FGSSAF7 DDB
	• GS- Glare Shield	Example: GSSAF7 BL

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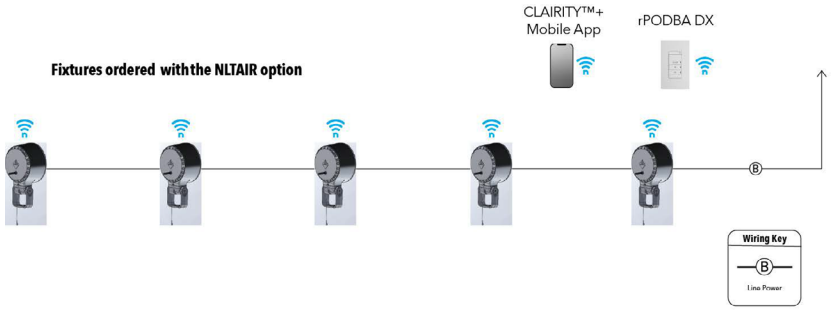
nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. These individually addressable controls offer the ultimate in flexibility during inital setup and for space repurposing.

nLight AIR Control Accessories *Order as separate catalog number. Visit nLight AIR*	
Wall Switches	**Model Number**
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

Possibilities for nLight® AIR



FEATURES & SPECIFICATIONS

MATERIAL: Die cast copper-free aluminum (A360) housing & doors with separate optical and driver compartments to ensure thermal isolation of the electronic drivers and LED's.

LIGHT SOURCE: Proprietary PBCA LED technology with correlated color temperatures (CCT) of 2700K, 3000K, 3500K, 4000K, or 5000K (>80 CRI). All within 3 MacAdam ellipses

VOLTAGE: MVOLT 120V-277V. 50/60Hz and 347 volt

DISTRIBUTION: Available in 6DEG, 10DEG, 15DEG, 20DEG, 30DEG, 40DEG, 50DEG, 70DEG, 15Vx60H, 30Vx60H, 60Vx15H and 60Vx30H

LENS: Molded from heat strengthened borosilicate glass for superior clarity and strength.

MOUNTING: Adjustable knuckle is 1/2" NPT. Yoke mount is a 7/8" thru hole center and (2) 7/16" thru holes 2.2" on center. Aluminum knuckle, yoke, & stainless steel locking hardware with infinite aiming adjustment capabilities and a wide array of mounting accessories. The SAF series can withstand up to a 3G vibration load rating per ANSI/IEEE C136.31. Yoke mount luminaires are provided with 10'-50' at 5ft increments of 18 gauge/6 conductor ST cord for power supply and control. Knuckle mount luminaires are provided with 18" leads (18 gauge for power supply and 22 gauge for control)

GLARE CONTROL: External glare control options include full glare shields and half glare shields

EXTERNAL ACCESSORY: Impact resistant rock guard

ELECTRICAL: MVOLT (120-277) LED class 2 power supply. 26-57 watts, L83 lifetime ≥ 100,000 hours at 25°C. Power factor > 90%, THD < 20%. 6KV surge protection meets a minimum Category C low operation per ANSI/IEEE C62.41.2.

FEATURES Taper lock knuckle and yoke for infinite aiming and an unparalleled locking ability.

FINISH: Exterior parts are protected by a zinc-infused durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climates without cracking or peeling.

BUY AMERICAN ACT: This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-america

LISTING: cCSAus, Suitable for outdoor & wet location. IP68 rated

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Outline

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Specification Sheet | DW200

Outline reinterprets the familiar light column, communicating refinement and elegance with the robustness required for public space environments. A performance luminaire, a wayfinding element and an architectural detail, Outline is equally at home in streetscapes or on campus, throughout parks and public plazas, beautifully defining space through form and light.

Outline includes luminaires at 10' and 12' heights, each with a selection of distribution options and lumen packages. At pedestrian scale, high angle glare is eliminated (G-0 all versions), enhancing safety and visual experience of urban outdoor space.

Outline is Buy America Compliant, BABA Compliant and International Dark-Sky Approved.

Housing & Materials

Cast and extruded aluminum construction, welded ground and finished for seamless transition. Factory sealed and replaceable machined aluminum LED cartridge with UV stable, impact resistant diffused acrylic lens. All hardware is magni-coated for optimum corrosion and 'anti-seize' protection. Assembly is IP66 rated.

Electrical

Surge protected 120V - 277V 50/60Hz electronic driver located in the pole, 0-10V dimming. -40°C start temperature. Available with optional ANSI C136.41 twist lock receptacle and GFCI outlet with 'in-use' cover.

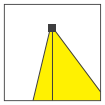
Light Engine

Outline features a replaceable LED cartridge with machined aluminum heatsink, high power LEDs on a RoHS compliant circuit board, and secondary optics. All configurations are available in 2700K, 3000K, 3500K, and 4000K. >80CRI across all available color temperatures. Luminaires meet or exceed TM21 L70: >60,000 hrs

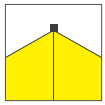
Mounting

Outline area is mounted at grade using galvanized steel anchor bolts. Template and anchoring hardware included.

Distributions



TIII



TV

Warranty

LED lighting products are warranted for six years.

Certification

UL Listed for Wet Location, International Dark Sky Approved, RoHS Compliant, Buy America Compliant, BABA (FTA) Compliant

Designed by Landscape Forms

Click here for patent information related to this product.

Outline

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Specification Sheet | DW200

Specification

Luminaire _____

Luminaire

Product	Height	Drive Current	Color Temperature	Distribution	Twist Lock	GFCI Outlet	Powdercoat
DW200 *(Pedestrian Scale Column)*	**10** (10' height) **12** (12' height)	**LO** *(Low Output)* **SO** *(Standard Output)* **HO** *(High Output)*	**27K** *(2700K)* **30K** *(3000K)* **35K** *(3500K)* **40K** *(4000K)*	**T3** *(Type III)* **T5** *(Type V)*	**NTW** *(No Twist Lock)* **TW1** *(With Twist Lock)*	**NR** (No Receptacle) **R** (With Receptacle and 'In-use' cover)	**See powdercoat color options on the Material / Colors Sheet.**

Example: DW200 – 10 – LO – 27K – T3 – NTW – NR – MBK

Modifications

Part Number	Modification	Description
CPH	Custom Pole Height	
CLH	Custom Lens Height	
CPC	Custom Powdercoat Color	
CLC	Colored LED or Turtle Friendly Amber	
--	Other	

Modifications listed are the most common changes/additions requested. If your requirements aren't shown here, select 'other' and write in the modification needed. Please provide as much detail as possible to streamline the quoting process. All modifications to standard products will require evaluation and quoting approved by Landscape Forms prior to order placement.

Outline

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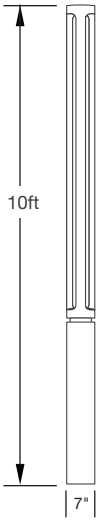
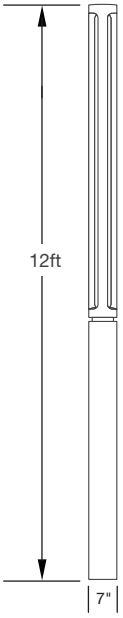
Specification Sheet | DW200

DW200 Series Luminaire Dimensions, weights and EPA's



EPA: 10.63 ft^2
Weight: 52 lbs
Wind Speed Max: 123 mph



EPA: 12.75 ft^2
Weight: 59 lbs
Wind Speed Max: 123 mph

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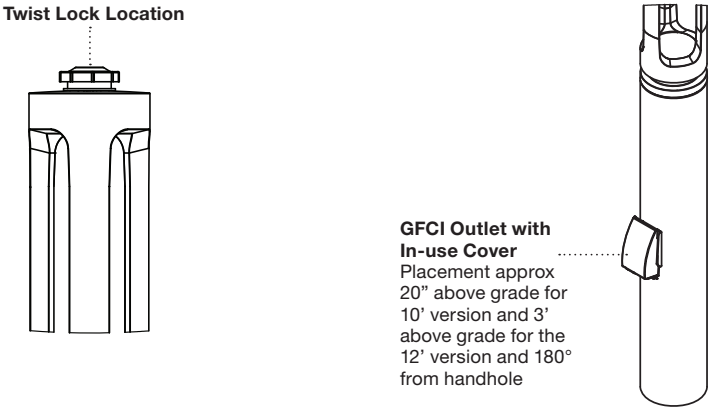
Specification Sheet | DW200

Twist lock Receptacle and GFCI Placement



Luminaire Performance Data (3000K)

Height	Drive Current	Distribution Type	Lumens	Efficacy (lm/W)	BUG Rating	Watts
10’	LO	Type III	926	64	B0-U0-G0	14
		Type V	814	57	B1-U0-G0	14
	SO	Type III	1260	63	B1-U0-G0	20
		Type V	1100	55	B1-U0-G0	20
	HO	Type III	1575	60	B1-U0-G0	26
		Type V	1377	53	B1-U0-G0	26
12’	LO	Type III	1260	63	B1-U0-G0	20
		Type V	1100	55	B1-U0-G0	20
	SO	Type III	1864	58	B1-U0-G0	32
		Type V	1647	52	B1-U0-G0	32
	HO	Type III	2314	54	B1-U0-G0	43
		Type V	2142	51	B1-U0-G0	43

Lumen output scaling factors: 2700K (0.947), 3500K (1.046), 4000K (1.053)

Outline

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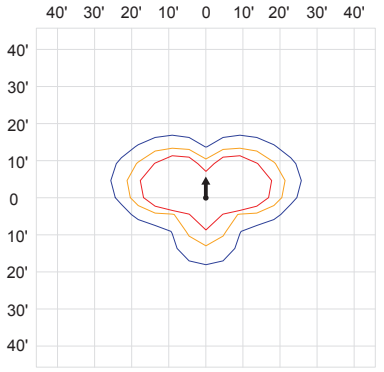
Specification Sheet | DW200

10' TIII

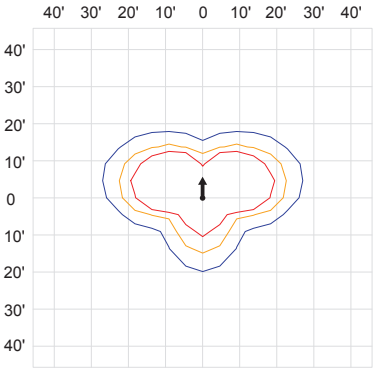
Visual comfort light engine @ 3000K

1.0fc 0.5fc 0.2fc

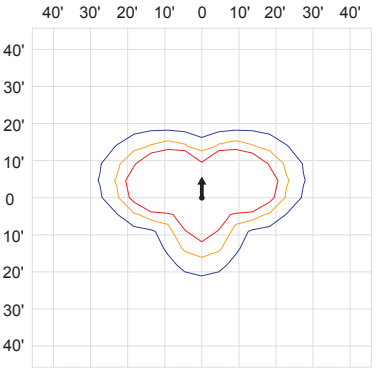
10’ Lens Height, Low Output, Type III



10’ Lens Height, Standard Output, Type III



10’ Lens Height, High Output, Type III

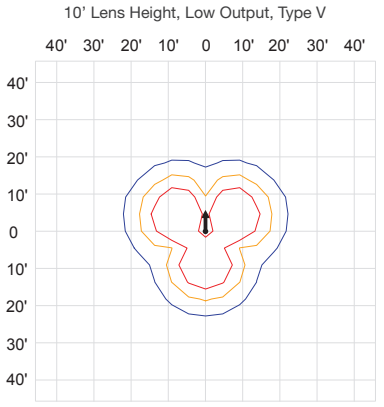


10' TV

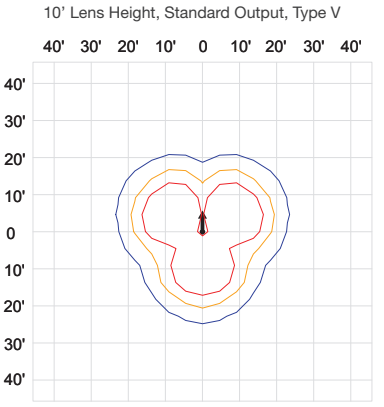
Visual comfort light engine @ 3000K

1.0fc 0.5fc 0.2fc

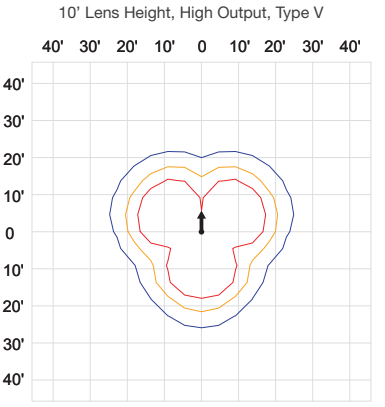
10’ Lens Height, Low Output, Type V



10’ Lens Height, Standard Output, Type V



10’ Lens Height, High Output, Type V

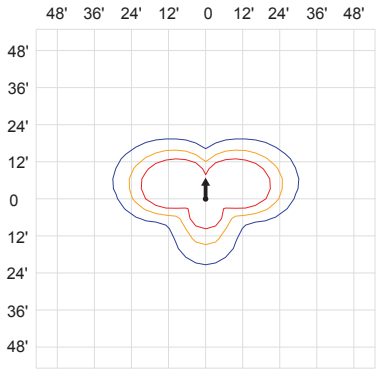


12' TIII

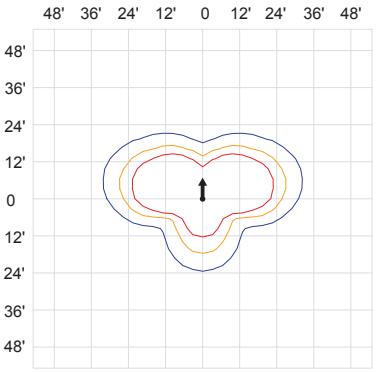
Visual comfort light engine @ 3000K

1.0fc 0.5fc 0.2fc

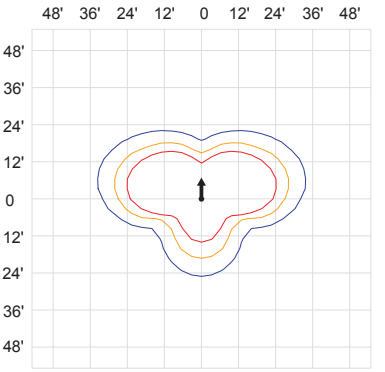
12’ Lens Height, Low Output, Type III



12’ Lens Height, Standard Output, Type III



12’ Lens Height, High Output, Type III



Outline

landscapeforms

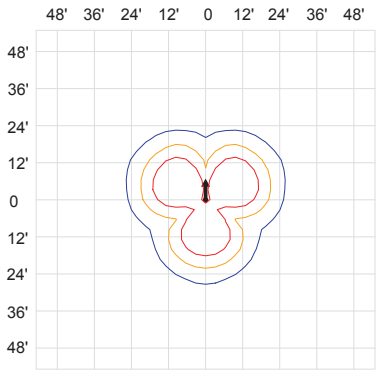
Specification Sheet | DW200

12' TV

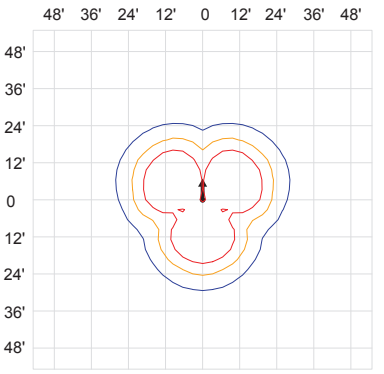
Visual comfort light engine @ 3000K

1.0fc 0.5fc 0.2fc

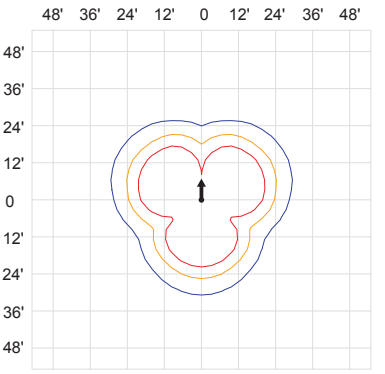
12' Lens Height, Low Output, Type V



12' Lens Height, Standard Output, Type V



12' Lens Height, High Output, Type V



Outline

landscapeforms

Material / Colors Sheet | DW200

Architectural Series - Powdercoated Metal* (Fine Texture)

FOG (Fog)

OBD (Obsidian)

MBK (Matte Black)

TER (Terra)

NMG (Nutmeg)

ONX (Onyx)

SAG (Sage)

BLA (Blue Ash)

DSK (Dusk)

Neutral Series - Powdercoated Metal*

SIL (Silver Metallic)

MER (Mercury Metallic)

STL (Steel Metallic)

BRZ (Bronze Metallic)

TNM (Titanium Metallic)

BLK (Gloss Black)

WHT (Gloss White)

Vivid Series - Powdercoated Metal* (Fine Texture)

CLY (Clay)

LMN (Lemon)

MNG (Mango)

STG (Loll Sunset Orange)

CHL (Chili)

APR (Loll Apple Red)

LFG (Loll Leaf Green)

MSS (Moss)

FOR (Forest)

NVY (Loll Navy Blue)

Outline

landscapeforms

Specification Sheet | DW200

Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

* All colors and patterns shown are approximate and may vary from sample and final.

Visit landscapeforms.com for more information.
Specifications are subject to change without notice.
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landscapeforms.com | *specify@landscapeforms.com*

d-series

D-Series DSXF1
LED Floodlight

Catalog Number

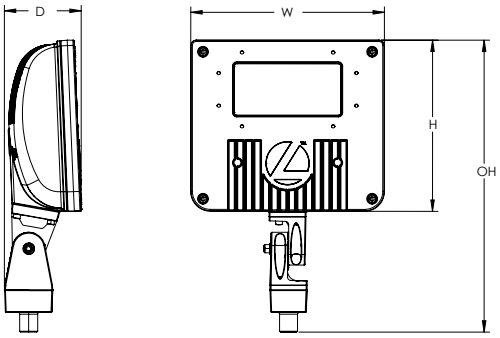
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.6 ft² *(0.05 m²)*
Depth:	3.52" *(8.9 cm)*
Width:	8.86" *(22.5 cm)*
Height:	7.84" *(19.9 cm)*
Overall Height	13.37" *(34.0 cm)*
Weight:	7.2 lbs *(3.3 kg)*



Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
DSXF1 LED	P1	30K 3000K	WFL Wide flood (6X6)	MVOLT [1]	**Shipped included**
	P2	40K 4000K	FL Flood (5X5)	347	THK Knuckle with 1/2" NPT threaded pipe
		50K 5000K	MFL Medium flood (4X4)		IS Integral slipfitter (fits 2-3/8" O.D. tenon)
			WFR Wide flood rectangular (6X5)		YKC62 Yoke with 2ft 16-3 SO cord
			HMF Horizontal medium flood (6X4)		
			MSP Medium spot (4X4)		
			NSP Narrow spot (3X3)		

Options

Shipped installed

PE	Photocontrol, button style [2]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
SPD10KV	Separate surge protection
CCE	Coastal Construction[3]

Shipped separately [4]

UBV	Upper/bottom visor (universal)
FV	Full visor
VG	Vandal guard

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

Accessories[3]

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; 1/2" THK required (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; YKC62 required (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

NOTES

1. MVOLT driver operates on line voltage from 120-277V.
2. Requires MVOLT or 347V (not available in 480V).
3. CCE option not available with DSXF1/2 TS or FTS CG6
4. Also available as accessories; see Accessories information at left.

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Mounting, Options and Accessories

Mountings

IS – Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)

YKC62 - Yoke with 16-3
SO cord, 2ft

THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields

UBV Visor
Top Mounted

UBV Visor
Bottom Mounted

FV - Full Visor

Accessories

VG - Vandal Guard

DSXF1/2TS - THK
Slipfitter Accessory

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown within applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd
P1	21W	NSP	37	38	18	19	2,601	124	16,316	2,876	137	18,039	2,876	137	18,039
		MSP	51	51	27	28	2,578	123	9,908	2,850	136	10,954	2,850	136	10,954
		MFL	60	60	46	45	2,435	116	4,027	2,692	128	4,452	2,692	128	4,452
		FL	84	91	59	72	2,682	128	2,255	2,965	141	2,494	2,965	141	2,494
		WFL	109	101	86	85	2,766	132	1,494	3,058	146	1,652	3,058	146	1,652
		WFR	103	92	80	71	2,794	133	1,809	3,089	147	2,000	3,089	147	2,000
		HMF	124	63	100	48	2,329	111	2,001	2,575	123	2,212	2,575	123	2,212
P2	42W	NSP	37	38	18	19	4,741	113	29,740	5,242	125	32,881	5,242	125	32,881
		MSP	51	51	27	28	4,699	112	18,060	5,195	124	19,967	5,195	124	19,967
		MFL	60	50	46	45	4,439	106	7,340	4,908	117	8,115	4,908	117	8,115
		FL	84	91	59	72	4,889	116	4,111	5,406	129	4,545	5,405	129	4,545
		WFL	109	101	86	85	4,753	113	2,568	5,573	133	3,011	5,573	133	3,011
		WFR	103	92	80	71	5,094	121	3,297	5,631	134	3,645	5,632	134	3,645
		HMF	124	63	100	48	4,245	101	3,647	4,693	112	4,032	4,693	112	4,032

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXF1 LED P2** platform noted in a 25C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

TM-21 Percent Lumen Maintenance	60,000 hrs
Lumen Maintenance Factor	>88%

Electrical Load

		Current (A)					
Light Engines	System Watts	120	208	240	277	347	480
P1	21W	0.18	0.1	0.09	0.08	0.07	-
P2	42W	0.35	0.20	0.18	0.15	0.12	-

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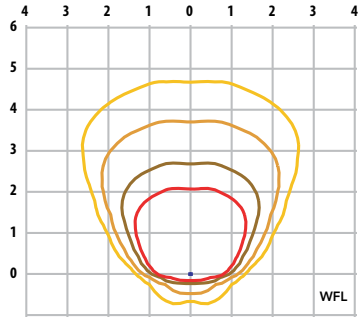
Photometric Diagrams

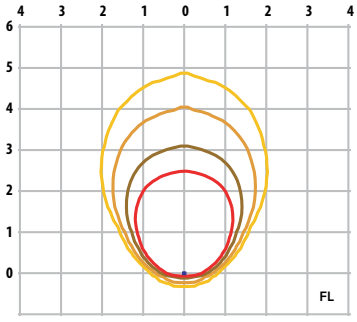
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isofootcandle plots for DSXF1. Distances are in units of mounting height (15ft).

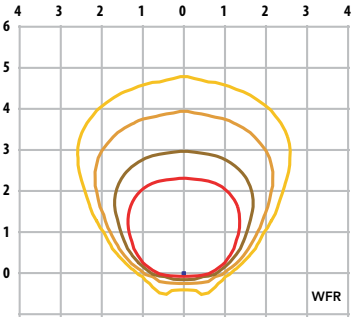
LEGEND
- 0.1 fc
- 0.25 fc
- 0.5 fc
- 1.0 fc



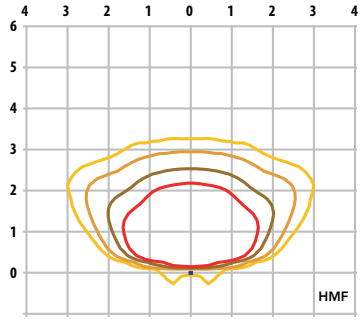
DSXF1 LED P2 40K - Tilted at 45°



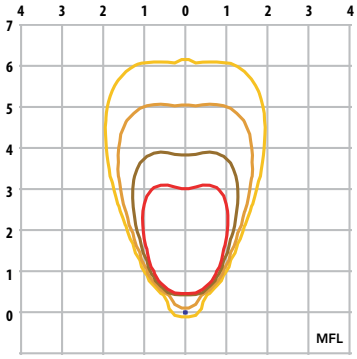
DSXF1 LED P2 40K - Tilted at 45°



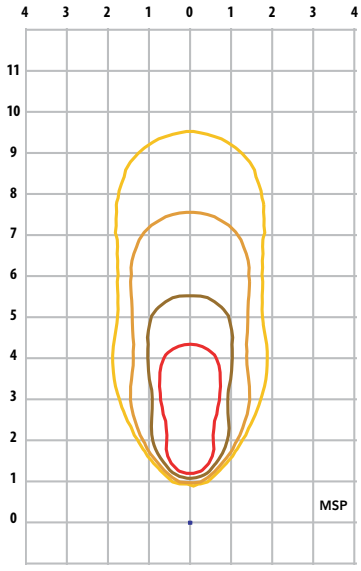
DSXF1 LED P2 40K - Tilted at 45°



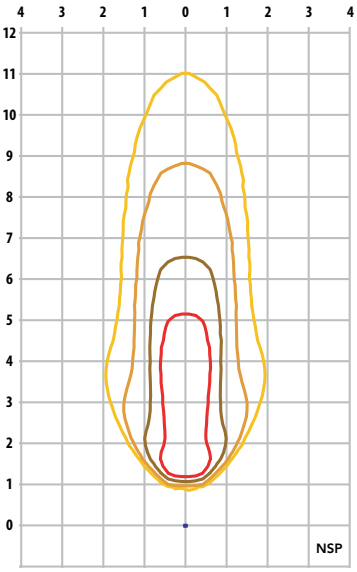
DSXF1 LED P2 40K - Tilted at 45°



DSXF1 LED P2 40K - Tilted at 60°



DSXF1 LED P2 40K - Tilted at 80°



DSXF1 LED P2 40K - Tilted at 80°

MH = 15ft
Grid = 15ft x 15ft

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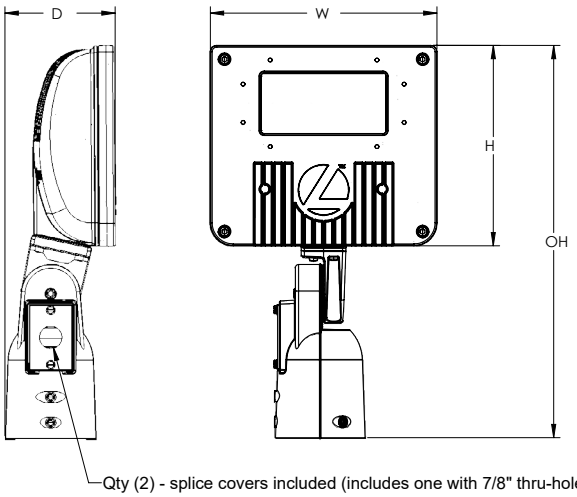
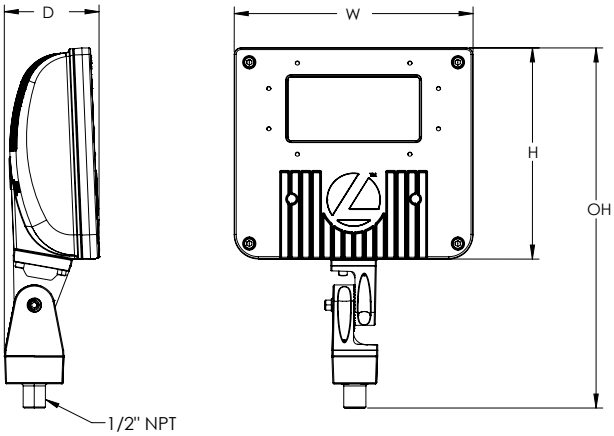
Dimensions

Adjustable Slipfitter (IS)



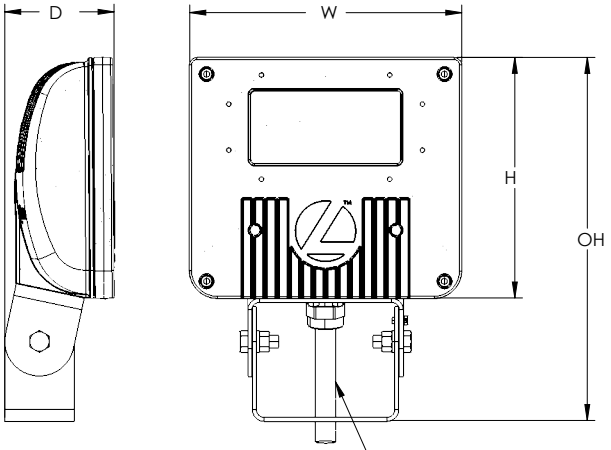
Width: 8.86" (22.5 cm)
Depth: 4.32" (11.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:15.35" (39.0 cm) with arm
Weight: 7.7 lbs

Threaded Knuckle (THK)

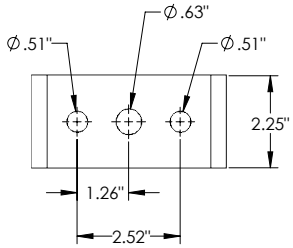


Width: 8.86" (22.5 cm)
Depth: 3.52" (8.9 cm)
Height: 7.84" (19.9 cm) main body
Overall:13.37" (34.0 cm) with arm
Weight: 7.2 lbs

Yoke (YKC62)



Yoke (YK) Mounting Detail



Width: 8.86" (22.5 cm)
Depth: 3.56" (9.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:11.84" (30.0 cm) with arm
Weight: 7.5 lbs

Note: Standard cord is 16-3 wire, 2 ft cord. Other lengths can be specified.
Ex: YKC62
YK = Yoke Mount
C6 = 16 gage, 3 wire cord
2 = 2 feet (5 = 5ft, 6 = 6ft, etc.)

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Pole Mounting Information

Accessories including bullhorns, cross arms and other adapters are available. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF1 delivers 3,000 to 5,500 lumens and is ideal for commercial lighting applications including new construction and replacing 70W to 150W HID floodlights. DSXF1 is ideal for security, facade, flagpole, column grazing and signage lighting applications.

CONSTRUCTION
The DSXF1 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.8 ft2) for optimized wind loading. DSXF1 is 1.5G vibration rated per ANSI C136.31.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, and white. Available in textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. LED lumen maintenance is L88/60,000 hours. Class 1 electronic 0-10V continuous dimming drivers ensure system power factor. 90% and THD <20%. Optional 10kV surge protection device meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

CONTROLS
DSXF2 features MVOLT (120-277V) and 347V button photocontrol.

INSTALLATION
The die-cast integral "IS" mount features an adjustable slipfitter that mounts on a 2 3/8" OD tenon. Includes integral splice compartment offering easy installation and wiring. An extra cover plate with 7/8" through hole is provided to accommodate 1/2" water-tight fitting for power run from outside of the tenon. The "THK" adjustable knuckle mount includes a 1/2-14 NPT pipe thread. A steel yoke "YK" mount is available and includes a water tight cord grip and cord. DSXF1 features a glass lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

January 27, 2021

City of Ridgeland
Public Works Department
Attn.: John. M. McCollum
304 Highway 51
Ridgeland, MS 39157

Re: Hydraulic Study (Revised)
Arrowhead Development
Highland Colony Parkway at Steed Road
Ridgeland, MS

Mr. McCollum

This report is furnished as a supplement to the previously submitted hydraulic study for the Arrowhead Development site dated October 30, 2020. Additional information has been provided regarding the City of Ridgeland's Stormwater Management Plan and existing regional detention facilities located near Interstate-55 and Freedom Ridge Park. A summary of this information as well as data from this revised hydraulic study is presented below, with supporting information located in the Appendices.

Waggoner Engineering performed a hydrologic study of Purple Creek in 1990, which identified the flood hazards of the creek and recommended that stormwater management measures be implemented to achieve "no net gain" to the 100-year runoff rates. In 1998, a subsequent study was performed to evaluate future development within the drainage basin and the necessary stormwater management improvements. This report detailed five detention ponds recommended for the Purple Creek Basin. Two of these ponds are located downstream of the proposed Arrowhead Development site and have since been constructed. These facilities are located at Freedom Ridge Park and just west of Interstate-55, south of Old Agency Road.

Based on the information presented within these previous drainage studies and email records from City of Ridgeland engineering department, it can be safely assumed that these regional detention facilities will adequately provide mitigation for the increased stormwater runoff generated by construction at the Arrowhead site. Therefore, no on-site detention would be required. However, the existing drainage structures that carry this stormwater downstream needed to be assessed before a final determination could be made.

The Arrowhead site discharges stormwater runoff into the existing 10'x6' box culvert under Steed Road. This box culvert extends south and meanders along the east side of the Renaissance property based on old construction drawings. The culvert width increases to 16' near the south end of the Renaissance, however, the exact location of where this increase occurs could not be determined. This box culvert terminates at a junction into a double cell 18'x10' box culvert which passes under Old Agency Road. Based on the results of a hydraulic analysis, this box culvert can safely pass stormwater from the Arrowhead site to the existing detention facility south of Old Agency Road. Additional information from this study can be found in the Appendices.

In conclusion, construction at the Arrowhead Development site as shown on the conceptual plan will result in increases to the peak stormwater runoff. These increases will be mitigated by the two existing regional detention facilities located at Freedom Ridge Park and just west of Interstate-55, south of Old Agency Road. The Renaissance development located directly downstream of the Arrowhead Development site contains an existing box culvert that carries this stormwater flow to the south side of Old Agency Road. This box culvert has been studied and is adequately sized to pass the 100-year flow from the upstream drainage basin, which includes the previously described flow increases.

If you have any questions or need additional information, please advise.

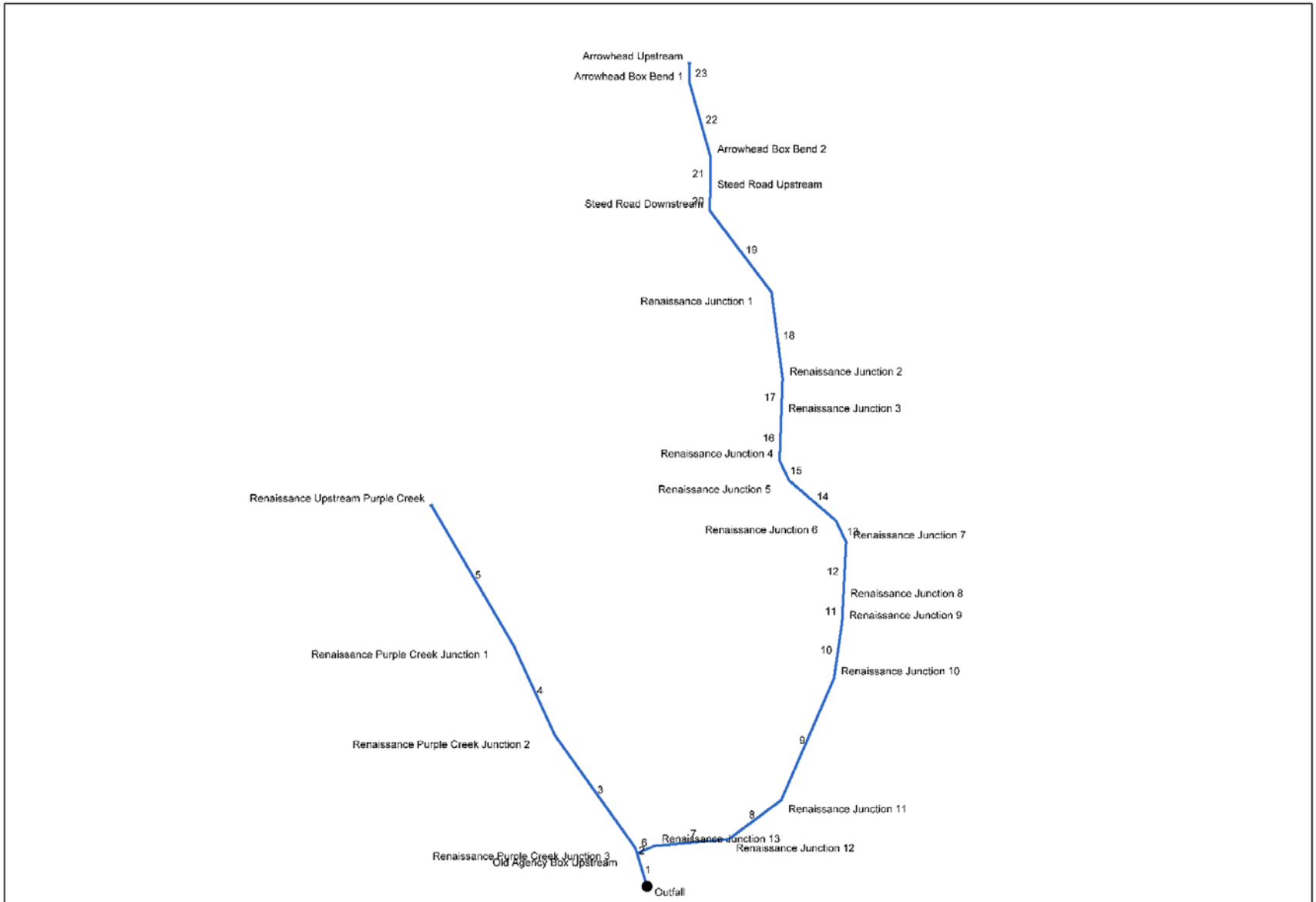
Sincerely,
McMaster & Associates, Inc.

Cole Farris P.E. Digitally signed by Cole Farris P.E.
Date: 2021.01.27 09:49:43 -06'00'

Cole Farris, P.E.

APPENDIX A: Box Culvert Hydraulic Analysis to Old Agency Road

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: Renaissance Box Study Pre.stm	Number of lines: 23	Date: 1/22/2021

Storm Sewers v2021.00

Storm Sewer Tabulation

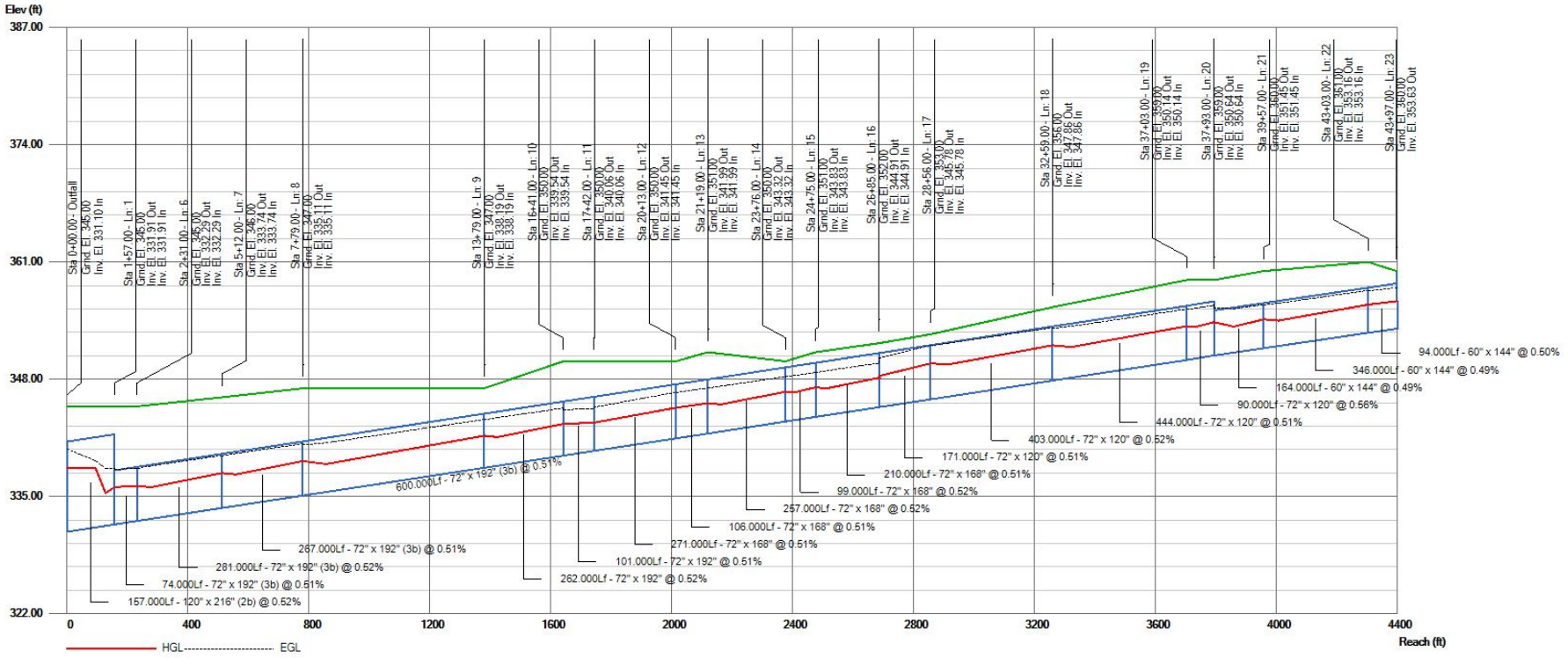
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	157.000	0.01	1253.2	0.84	0.01	1052.7	5.0	186.6	1.6	1731.7	6440.1	9.19	120(2b) x 216 b	0.52	331.10	331.91	338.18	336.06	345.00	345.00	Old Agency Box 18x10 DBL
2	1	30.000	6.40	966.4	0.84	5.38	811.8	5.0	186.4	1.6	1336.1	5168.7	9.78	96(3b) x 144 b	0.77	331.91	332.14	336.06	335.63	345.00	345.00	Purple Creek Box 12x8 TPL
3	2	600.000	19.20	960.0	0.84	16.13	806.4	15.0	184.3	1.7	1341.4	5134.8	10.65	96(3b) x 144 b	0.76	332.14	336.68	335.63	340.18	345.00	346.00	Purple Creek Box 12x8 TPL
4	3	445.000	25.60	940.8	0.84	21.50	790.3	15.0	182.6	1.7	1325.1	5129.3	10.55	96(3b) x 144 b	0.76	336.68	340.04	340.18	343.52	346.00	349.00	Purple Creek Box 12x8 TPL
5	4	721.000	915.20	915.2	0.84	768.77	768.8	180.0	180.0	1.7	1306.1	5136.9	10.49	96(3b) x 144 b	0.76	340.04	345.50	343.52	348.94	349.00	354.00	Purple Creek Box 12x8 TPL
6	1	74.000	3.20	286.8	0.84	2.69	240.9	5.0	96.3	2.9	695.8	1323.2	10.83	72 x 192 b	0.51	331.91	332.29	336.06	336.17	345.00	345.00	Renaissance Box 16x6
7	6	281.000	6.40	283.6	0.84	5.38	238.2	5.0	95.6	2.9	692.1	1326.4	11.16	72 x 192 b	0.52	332.29	333.74	336.17	337.61	345.00	346.00	Renaissance Box 16x6
8	7	267.000	32.00	277.2	0.84	26.88	232.8	15.0	94.9	2.9	680.3	1322.6	11.05	72 x 192 b	0.51	333.74	335.11	337.61	338.94	346.00	347.00	Renaissance Box 16x6
9	8	600.000	6.40	245.2	0.84	5.38	206.0	5.0	93.2	3.0	610.3	1322.9	10.34	72 x 192 b	0.51	335.11	338.19	338.94	341.75	347.00	347.00	Renaissance Box 16x6
10	9	262.000	38.40	238.8	0.84	32.26	200.6	15.0	92.5	3.0	598.1	1325.4	10.58	72 x 192 b	0.52	338.19	339.54	341.75	343.05	347.00	350.00	Renaissance Box 16x6
11	10	101.000	3.20	200.4	0.84	2.69	168.3	5.0	92.2	3.0	503.4	1324.9	9.51	72 x 192 b	0.51	339.54	340.06	343.05	343.19	350.00	350.00	Renaissance Box 16x6
12	11	271.000	3.20	197.2	0.84	2.69	165.6	5.0	91.3	3.0	498.8	1128.0	10.93	72 x 168 b	0.51	340.06	341.45	343.19	344.85	350.00	350.00	Renaissance Box 14x6
13	12	106.000	6.40	194.0	0.84	5.38	163.0	5.0	91.0	3.0	492.0	1124.1	10.38	72 x 168 b	0.51	341.45	341.99	344.85	345.36	350.00	351.00	Renaissance Box 14x6
14	13	257.000	3.20	187.6	0.84	2.69	157.6	5.0	90.2	3.0	479.0	1133.0	10.25	72 x 168 b	0.52	341.99	343.32	345.36	346.63	351.00	350.00	Renaissance Box 14x6
15	14	99.000	3.20	184.4	0.84	2.69	154.9	5.0	89.9	3.0	472.1	1130.4	10.24	72 x 168 b	0.52	343.32	343.83	346.63	347.11	350.00	351.00	Renaissance Box 14x6
16	15	210.000	6.40	181.2	0.84	5.38	152.2	5.0	89.3	3.1	466.6	1129.5	10.21	72 x 168 b	0.51	343.83	344.91	347.11	348.16	351.00	352.00	Renaissance Box 14x6
17	16	171.000	6.40	174.8	0.84	5.38	146.8	5.0	88.9	3.1	451.7	744.0	12.20	72 x 168 b	0.51	344.91	345.78	348.37	349.76	352.00	353.00	Renaissance Box 10x6
18	17	403.000	11.60	168.4	0.84	9.74	141.5	15.0	87.9	3.1	438.7	749.4	11.12	72 x 120 b	0.52	345.78	347.86	349.76	351.77	353.00	356.00	Renaissance Box 10x6
19	18	444.000	3.20	156.8	0.84	2.69	131.7	5.0	86.8	3.1	412.5	747.5	10.78	72 x 120 b	0.51	347.86	350.14	351.77	353.89	356.00	359.00	Renaissance Box 10x6
20	19	90.000	6.10	153.6	0.84	5.12	129.0	5.0	86.6	3.1	404.9	777.5	10.87	72 x 120 b	0.56	350.14	350.64	353.89	354.34	359.00	359.00	Steed Road Box 10x6
21	20	164.000	6.55	147.5	0.84	5.50	123.9	5.0	86.2	3.1	390.3	704.0	9.47	60 x 144 b	0.49	350.64	351.45	354.34	354.65	359.00	360.00	Arrowhead Box 12x5
22	21	346.000	6.55	141.0	0.84	5.50	118.4	5.0	85.3	3.2	376.0	704.2	9.91	60 x 144 b	0.49	351.45	353.16	354.65	356.28	360.00	361.00	Arrowhead Box 12x5
23	22	94.000	134.40	134.4	0.84	112.90	112.9	85.0	85.0	3.2	359.4	708.3	9.74	60 x 144 b	0.50	353.16	353.63	356.28	356.66	361.00	360.00	Arrowhead Box 12x5

Project File: Renaissance Box Study Pre.stm

Number of lines: 23

Run Date: 1/22/2021

NOTES:Intensity = 512.34 / (Inlet time + 33.20) ^ 1.06; Return period =Yrs. 100 ; c = cir e = ellip b = box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800
1200
1600
2000
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2800
3200
3600
4000
4400
Reach (ft)
HGL
EGL
Sta 0+00.00 - Outfall
Grnd El. 345.00
Inv. El. 331.10 In
Sta 1+57.00 - Ln: 1
Grnd El. 345.00
Inv. El. 331.91 Out
Inv. El. 331.91 In
Sta 2+31.00 - Ln: 6
Grnd El. 345.00
Inv. El. 332.29 Out
Inv. El. 332.29 In
Sta 5+12.00 - Ln: 7
Grnd El. 346.00
Inv. El. 333.74 Out
Inv. El. 333.74 In
Sta 7+79.00 - Ln: 8
Grnd El. 347.00
Inv. El. 335.11 Out
Inv. El. 335.11 In
Sta 13+79.00 - Ln: 9
Grnd El. 347.00
Inv. El. 338.19 Out
Inv. El. 338.19 In
Sta 16+41.00 - Ln: 10
Grnd El. 350.00
Inv. El. 339.54 Out
Inv. El. 339.54 In
Sta 17+42.00 - Ln: 11
Grnd El. 350.00
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Inv. El. 340.06 In
Sta 20+13.00 - Ln: 12
Grnd El. 350.00
Inv. El. 341.45 Out
Inv. El. 341.45 In
Sta 21+19.00 - Ln: 13
Grnd El. 351.00
Inv. El. 341.99 Out
Inv. El. 341.99 In
Sta 23+76.00 - Ln: 14
Grnd El. 350.00
Inv. El. 343.32 Out
Inv. El. 343.32 In
Sta 24+75.00 - Ln: 15
Grnd El. 351.00
Inv. El. 343.83 Out
Inv. El. 343.83 In
Sta 26+85.00 - Ln: 16
Grnd El. 350.00
Inv. El. 344.91 Out
Inv. El. 344.91 In
Sta 28+56.00 - Ln: 17
Grnd El. 353.00
Inv. El. 345.78 Out
Inv. El. 345.78 In
Sta 32+59.00 - Ln: 18
Grnd El. 356.00
Inv. El. 347.66 Out
Inv. El. 347.66 In
Sta 37+03.00 - Ln: 19
Grnd El. 359.00
Inv. El. 350.14 Out
Inv. El. 350.14 In
Sta 37+93.00 - Ln: 20
Grnd El. 359.00
Inv. El. 350.64 Out
Inv. El. 350.64 In
Sta 39+57.00 - Ln: 21
Grnd El. 360.00
Inv. El. 351.45 Out
Inv. El. 351.45 In
Sta 43+03.00 - Ln: 22
Grnd El. 357.00
Inv. El. 353.16 Out
Inv. El. 353.16 In
Sta 43+97.00 - Ln: 23
Grnd El. 360.00
Inv. El. 353.63 Out
157.000Lf - 120" x 216" (2b) @ 0.52%
74.000Lf - 72" x 192" (3b) @ 0.51%
281.000Lf - 72" x 192" (3b) @ 0.52%
267.000Lf - 72" x 192" (3b) @ 0.51%
600.000Lf - 72" x 192" (3b) @ 0.51%
262.000Lf - 72" x 192" @ 0.52%
101.000Lf - 72" x 192" @ 0.51%
271.000Lf - 72" x 168" @ 0.51%
106.000Lf - 72" x 168" @ 0.51%
257.000Lf - 72" x 168" @ 0.52%
99.000Lf - 72" x 168" @ 0.52%
210.000Lf - 72" x 168" @ 0.51%
171.000Lf - 72" x 120" @ 0.51%
403.000Lf - 72" x 120" @ 0.52%
444.000Lf - 72" x 120" @ 0.51%
90.000Lf - 72" x 120" @ 0.56%
164.000Lf - 60" x 144" @ 0.49%
346.000Lf - 60" x 144" @ 0.49%
94.000Lf - 60" x 144" @ 0.50%

Storm Sewer Tabulation

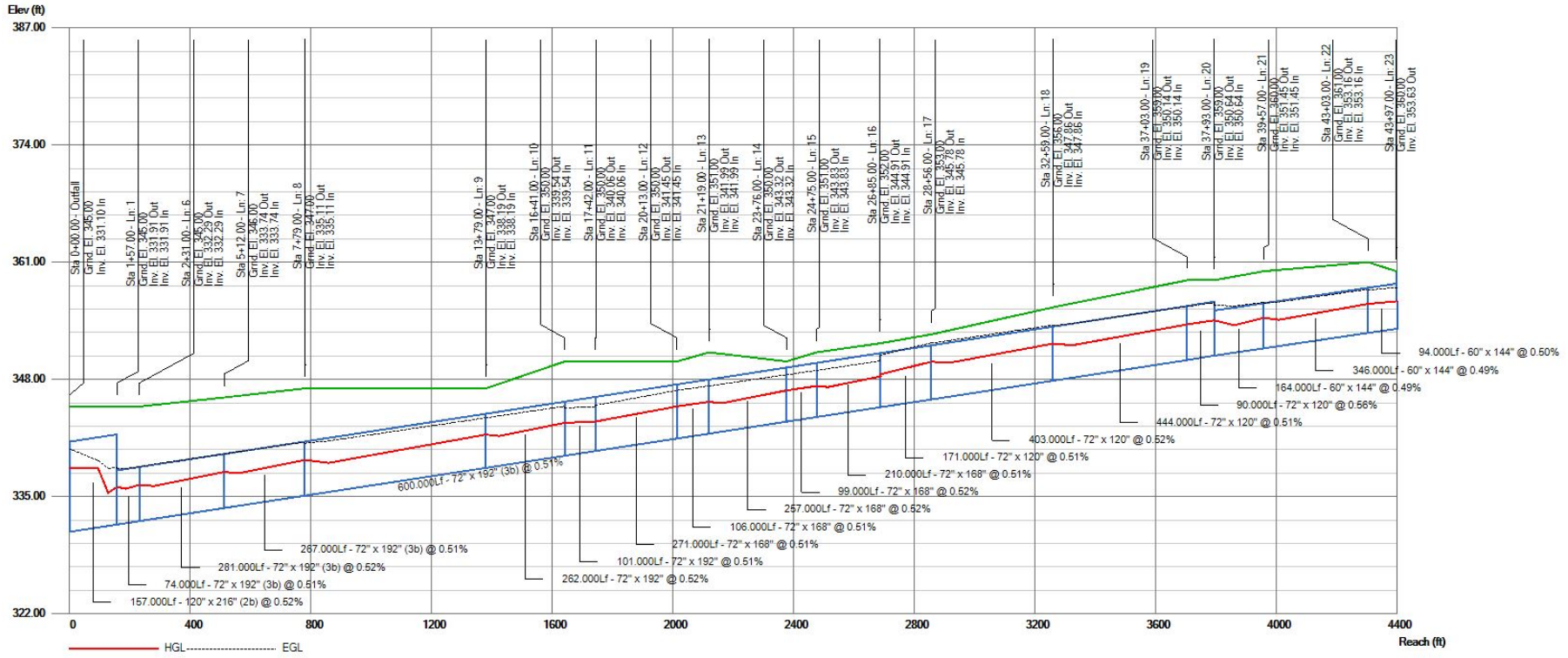
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(In/hr)	(cfs)	(cfs)	(ft/s)	Size (In)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	157.000	0.01	1266.3	0.84	0.01	1063.7	5.0	186.6	1.6	1749.8	6440.1	9.24	120(2b)	0.52	331.10	331.91	338.19	336.09	345.00	345.00	Old Agency Box 18x10 DBL
2	1	30.000	6.40	966.4	0.84	5.38	811.8	5.0	186.4	1.6	1336.1	5168.7	9.75	x 216 b 96(3b)	0.77	331.91	332.14	336.09	335.63	345.00	345.00	Purple Creek Box 18x8 TPL
3	2	600.000	19.20	960.0	0.84	16.13	806.4	15.0	184.3	1.7	1341.4	5134.8	10.65	x 144 b 96(3b)	0.76	332.14	336.68	335.63	340.18	345.00	346.00	Purple Creek Box 18x8 TPL
4	3	445.000	25.60	940.8	0.84	21.50	790.3	15.0	182.6	1.7	1325.1	5129.3	10.55	x 144 b 96(3b)	0.76	336.68	340.04	340.18	343.52	346.00	349.00	Purple Creek Box 18x8 TPL
5	4	721.000	915.20	915.2	0.84	768.77	768.8	180.0	180.0	1.7	1306.1	5136.9	10.49	x 144 b 96(3b)	0.76	340.04	345.50	343.52	348.94	349.00	354.00	Purple Creek Box 18x8 TPL
6	1	74.000	3.20	299.9	0.84	2.69	251.9	5.0	95.6	2.9	731.6	1323.2	11.16	x 144 b 72	0.51	331.91	332.29	336.09	336.31	345.00	345.00	Renaissance Box 16x6
7	6	281.000	6.40	296.7	0.84	5.38	249.2	5.0	95.0	2.9	727.9	1326.4	11.35	x 192 b 72	0.52	332.29	333.74	336.31	337.74	345.00	346.00	Renaissance Box 16x6
8	7	287.000	32.00	290.3	0.84	26.88	243.9	15.0	94.3	2.9	716.0	1322.6	11.24	x 192 b 72	0.51	333.74	335.11	337.74	339.07	346.00	347.00	Renaissance Box 16x6
9	8	600.000	6.40	258.3	0.84	5.38	217.0	5.0	92.7	3.0	645.7	1322.9	10.56	x 192 b 72	0.51	335.11	338.19	339.07	341.89	347.00	347.00	Renaissance Box 16x6
10	9	262.000	38.40	251.9	0.84	32.26	211.6	15.0	92.0	3.0	633.5	1325.4	10.78	x 192 b 72	0.52	338.19	339.54	341.89	343.19	347.00	350.00	Renaissance Box 16x6
11	10	101.000	3.20	213.5	0.84	2.69	179.3	5.0	91.7	3.0	538.4	1324.9	9.75	x 192 b 72	0.51	339.54	340.06	343.19	343.33	350.00	350.00	Renaissance Box 16x6
12	11	271.000	3.20	210.3	0.84	2.69	176.7	5.0	90.9	3.0	533.8	1128.0	11.18	x 192 b 72	0.51	340.06	341.45	343.33	345.01	350.00	350.00	Renaissance Box 14x6
13	12	106.000	6.40	207.1	0.84	5.38	174.0	5.0	90.6	3.0	527.0	1124.1	10.63	x 168 b 72	0.51	341.45	341.99	345.01	345.52	350.00	351.00	Renaissance Box 14x6
14	13	257.000	3.20	200.7	0.84	2.69	168.6	5.0	89.9	3.0	514.0	1133.0	10.50	x 168 b 72	0.52	341.99	343.32	345.52	346.79	351.00	350.00	Renaissance Box 14x6
15	14	99.000	3.20	197.5	0.84	2.69	165.9	5.0	89.6	3.1	507.1	1130.4	10.49	x 168 b 72	0.52	343.32	343.83	346.79	347.27	350.00	351.00	Renaissance Box 14x6
16	15	210.000	6.40	194.3	0.84	5.38	163.2	5.0	89.0	3.1	501.5	1129.5	10.46	x 168 b 72	0.51	343.83	344.91	347.27	348.32	351.00	352.00	Renaissance Box 14x6
17	16	171.000	6.40	187.9	0.84	5.38	157.8	5.0	88.6	3.1	486.6	744.0	12.50	x 168 b 72	0.51	344.91	345.78	348.55	349.97	352.00	353.00	Renaissance Box 10x6
18	17	403.000	11.60	181.5	0.84	9.74	152.5	15.0	87.8	3.1	473.6	749.4	11.42	x 120 b 72	0.52	345.78	347.86	349.97	351.97	353.00	356.00	Renaissance Box 10x6
19	18	444.000	3.20	169.9	0.84	2.69	142.7	5.0	86.7	3.1	447.3	747.5	11.09	x 120 b 72	0.51	347.86	350.14	351.97	354.10	356.00	359.00	Renaissance Box 10x6
20	19	90.000	6.10	166.7	0.84	5.12	140.0	5.0	86.5	3.1	439.7	777.5	11.18	x 120 b 72	0.56	350.14	350.64	354.10	354.55	359.00	359.00	Steed Road Box 10x6
21	20	184.000	13.10	160.6	0.84	11.00	134.9	5.0	86.1	3.2	425.1	704.0	9.78	x 120 b 60	0.49	350.64	351.45	354.55	354.84	359.00	360.00	Arrowhead Box 12x5
22	21	346.000	13.10	147.5	0.84	11.00	123.9	5.0	85.3	3.2	393.5	704.2	9.94	x 144 b 60	0.49	351.45	353.16	354.84	356.38	360.00	361.00	Arrowhead Box 12x5
23	22	94.000	134.40	134.4	0.84	112.90	112.9	85.0	85.0	3.2	359.4	708.3	9.60	x 144 b 60 x 144 b	0.50	353.16	353.63	356.38	356.66	361.00	360.00	Arrowhead Box 12x5

Project File: Renaissance Box Study Post.stm

Number of lines: 23

Run Date: 1/22/2021

NOTES:Intensity = 512.34 / (Inlet time + 33.20) ^ 1.06; Return period =Yrs. 100 ; c = cir e = ellip b = box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3200
3600
4000
4400
Reach (ft)
HGL
EGL
Sta 0+00.00 - Outfall
Grnd. El. 345.00
Inv. El. 331.10 In
Sta 1+57.00 - Ln: 1
Grnd. El. 345.00
Inv. El. 331.91 Out
Inv. El. 331.91 In
Sta 2+31.00 - Ln: 6
Grnd. El. 345.00
Inv. El. 332.29 Out
Inv. El. 332.29 In
Sta 5+12.00 - Ln: 7
Grnd. El. 346.00
Inv. El. 333.74 Out
Inv. El. 333.74 In
Sta 7+79.00 - Ln: 8
Grnd. El. 347.00
Inv. El. 335.11 Out
Inv. El. 335.11 In
Sta 13+79.00 - Ln: 9
Grnd. El. 347.00
Inv. El. 338.19 Out
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Sta 16+41.00 - Ln: 10
Grnd. El. 350.00
Inv. El. 339.54 Out
Inv. El. 339.54 In
Sta 17+42.00 - Ln: 11
Grnd. El. 350.00
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Sta 20+13.00 - Ln: 12
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Inv. El. 341.45 In
Sta 21+19.00 - Ln: 13
Grnd. El. 351.00
Inv. El. 341.99 Out
Inv. El. 341.99 In
Sta 23+76.00 - Ln: 14
Grnd. El. 350.00
Inv. El. 343.32 Out
Inv. El. 343.32 In
Sta 24+75.00 - Ln: 15
Grnd. El. 351.00
Inv. El. 343.83 Out
Inv. El. 343.83 In
Sta 26+85.00 - Ln: 16
Grnd. El. 352.00
Inv. El. 344.91 Out
Inv. El. 344.91 In
Sta 28+56.00 - Ln: 17
Grnd. El. 353.00
Inv. El. 345.78 Out
Inv. El. 345.78 In
Sta 32+59.00 - Ln: 18
Grnd. El. 356.00
Inv. El. 347.86 Out
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Sta 37+03.00 - Ln: 19
Grnd. El. 359.00
Inv. El. 350.14 Out
Inv. El. 350.14 In
Sta 37+93.00 - Ln: 20
Grnd. El. 359.00
Inv. El. 350.64 Out
Inv. El. 350.64 In
Sta 39+57.00 - Ln: 21
Grnd. El. 360.00
Inv. El. 351.45 Out
Inv. El. 351.45 In
Sta 43+03.00 - Ln: 22
Grnd. El. 361.00
Inv. El. 353.16 Out
Inv. El. 353.16 In
Sta 43+97.00 - Ln: 23
Grnd. El. 360.00
Inv. El. 353.63 Out
157.000Lf - 120" x 216" (2b) @ 0.52%
74.000Lf - 72" x 192" (3b) @ 0.51%
281.000Lf - 72" x 192" (3b) @ 0.52%
267.000Lf - 72" x 192" (3b) @ 0.51%
600.000Lf - 72" x 192" (3b) @ 0.51%
262.000Lf - 72" x 192" @ 0.52%
101.000Lf - 72" x 192" @ 0.51%
271.000Lf - 72" x 168" @ 0.51%
106.000Lf - 72" x 168" @ 0.51%
257.000Lf - 72" x 168" @ 0.52%
99.000Lf - 72" x 168" @ 0.52%
210.000Lf - 72" x 168" @ 0.51%
171.000Lf - 72" x 120" @ 0.51%
403.000Lf - 72" x 120" @ 0.52%
444.000Lf - 72" x 120" @ 0.51%
90.000Lf - 72" x 120" @ 0.56%
164.000Lf - 60" x 144" @ 0.49%
346.000Lf - 60" x 144" @ 0.49%
94.000Lf - 60" x 144" @ 0.50%

APPENDIX B: Hydrographs Summary

Watershed Model Schematic

HydraflowHydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Legend

Hyd.	Origin	Description
1	SCS Runoff	13.1 Ac. Morgan White and Arrowhead Pre (76CN)
2	SCS Runoff	13.1 Ac. Morgan White and Arrowhead Post (94CN)

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

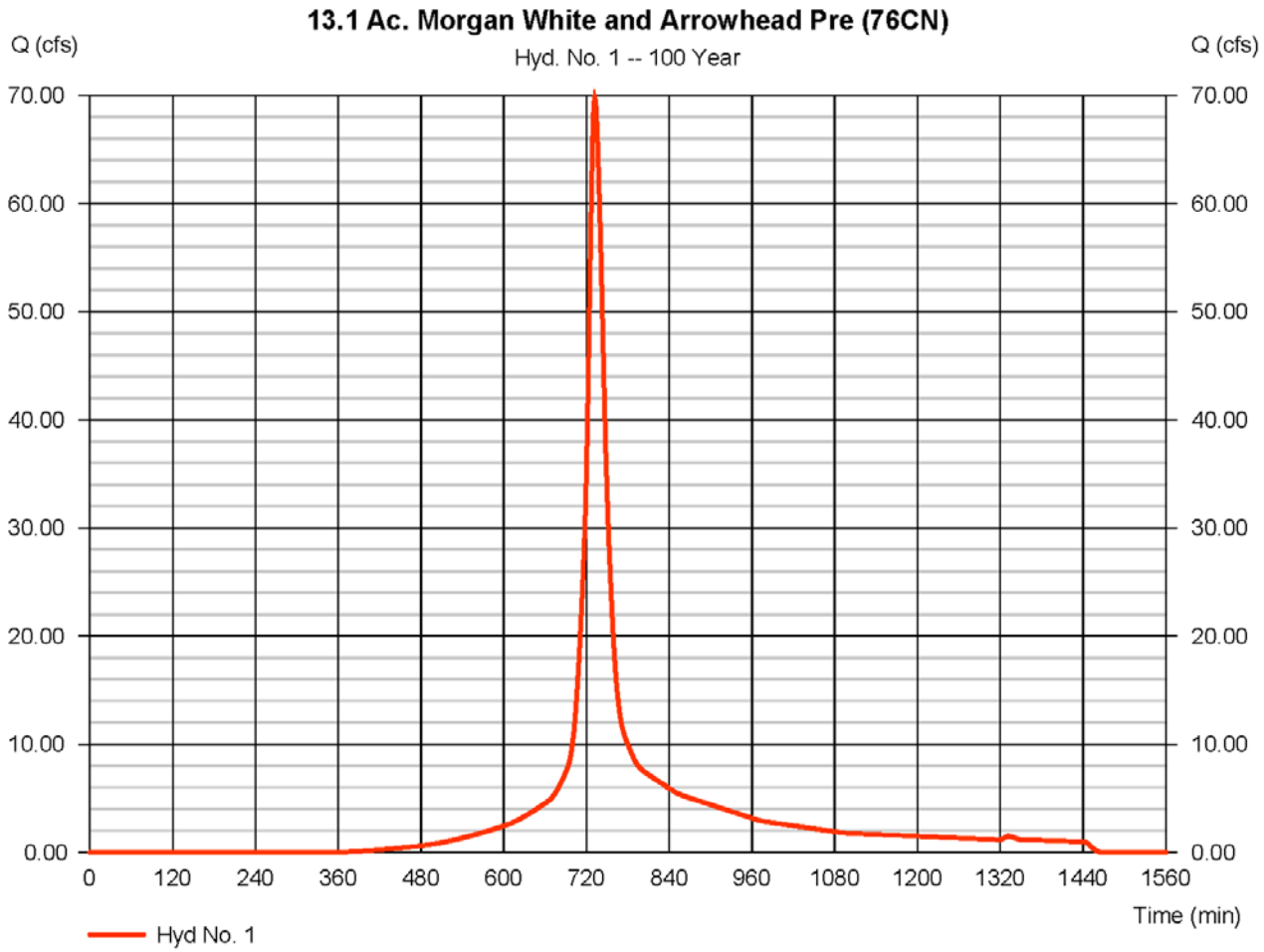
Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	23.46	-------	35.53	44.20	52.98	61.84	69.74	13.1 Ac. Morgan White and Arrowhea
2	SCS Runoff	------	-------	49.55	-------	65.15	75.89	86.58	97.24	106.69	13.1 Ac. Morgan White and Arrowhea

Hydrograph Report

Hyd. No. 1

13.1 Ac. Morgan White and Arrowhead Pre (76CN)

Hydrograph type	= SCS Runoff	Peak discharge	= 69.74 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 1 min	Hyd. volume	= 298,707 cuft
Drainage area	= 13.100 ac	Curve number	= 76
Basin Slope	= 3.7 %	Hydraulic length	= 960 ft
Tc method	= LAG	Time of conc. (Tc)	= 18.00 min
Total precip.	= 9.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

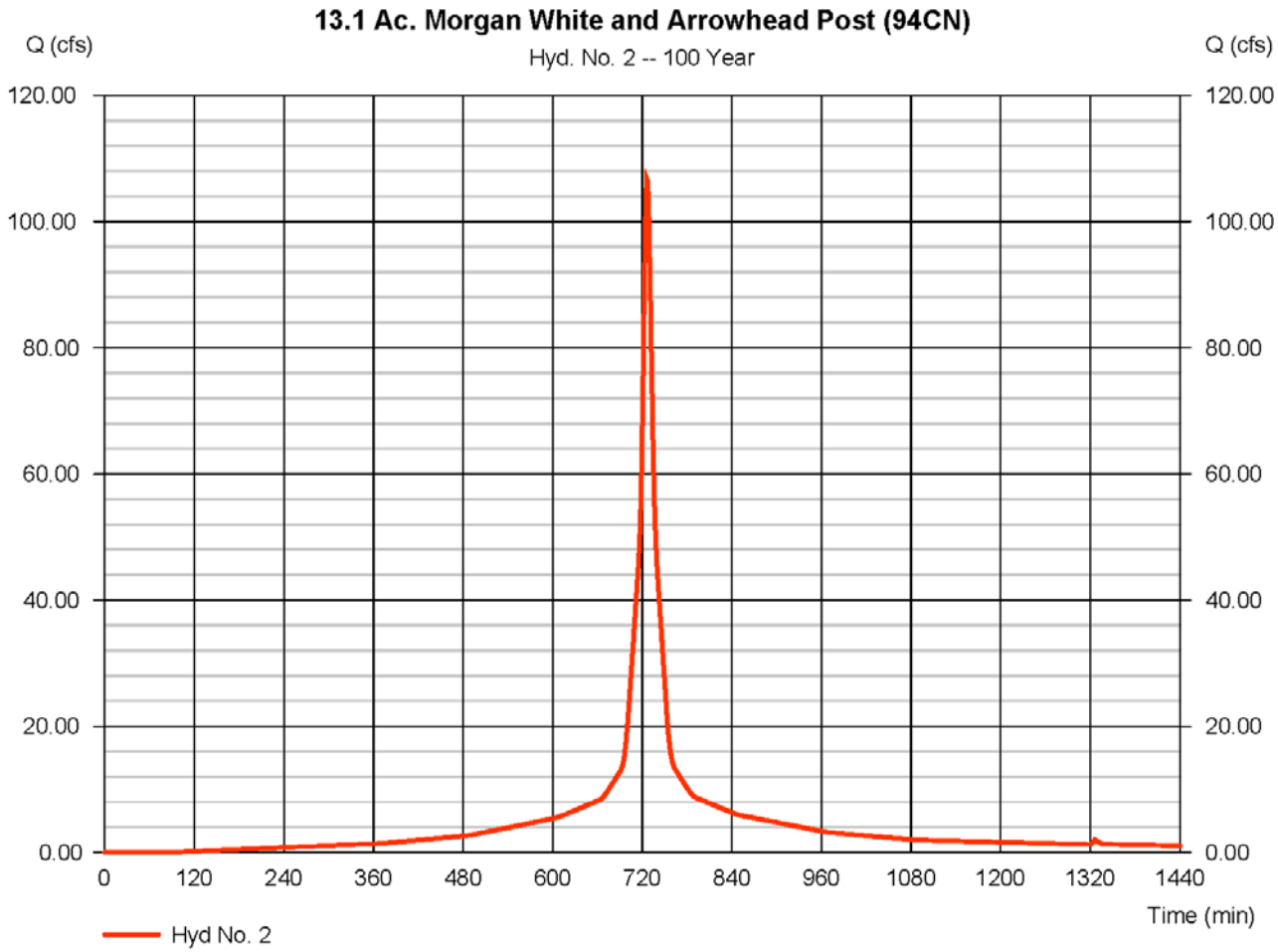


Hydrograph Report

Hyd. No. 2

13.1 Ac. Morgan White and Arrowhead Post (94CN)

Hydrograph type	= SCS Runoff	Peak discharge	= 106.69 cfs
Storm frequency	= 100 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 407,794 cuft
Drainage area	= 13.100 ac	Curve number	= 94
Basin Slope	= 3.7 %	Hydraulic length	= 960 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 9.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



APPENDIX C: City of Ridgeland Email Concerning Detention Requirements

From: Chris Bryson <Chris.Bryson@ridgelandms.org>
Sent: Wednesday, July 29, 2015 5:33 PM
To: Clint Herring (cgherring@kerioth.com)
Cc: Alan Hart
Subject: HCP Access Control Policy + Freedom Ridge Detention

Dear Clint,

I have provided the Highland Colony Parkway access control policy for your use in design on the Hederman Site It appears you meet the minimum requirements for a right-in/right-out access between Steed Road and East Parkway, 300-feet from a crossover and one access between openings. Please consider section III.D when you are ready to submit for official approval on your site access.

In regards to detention it appears the Freedom Ridge detention basin is sized to accommodate this development. There are a few considerations that must be made in the form of a Hydraulic Report before we can decide if storm water detention will not be required. First, verify the proposed development runoff will not surcharge the Steed Road culvert during a 100-yr storm event, HGL should not exceed El. 359. Next, follow the runoff from the proposed development under Steed Road, through the Renaissance Box Culvert all the way to the Freedom Ridge Detention Pond to verify the flow path capacity.

Please give us a call if you have any questions along the way...

Best Regards.

Christopher W. Bryson, P.E.
city engineer
chris.bryson@ridgelandms.org

P.O. Box 217 • Ridgeland, MS 39158
304 Highway 51 • Ridgeland, MS 39157
601.853.2027(o) • 662.801.3634(c)
www.ridgelandms.org

the city of RIDGELAND

APPENDIX D: Hydraulic Analysis Methodology

This section outlines the methods used in completing the hydraulic study presented in this report.

All existing drainage areas and flowrates were calculated using the USGS stream stats online tool found at https://streamstats.usgs.gov/ss/. This tool generates a drainage area delineation as well as flows for the 2-500 year storm events. USGS stream stats does use impervious area in the flow calculations in the most current version (reference ISSN 2328-0328 (online), or https://doi.org/10.3133/sir20185148). Therefore, to quantify the flowrate increase at the Arrowhead Development site, the software Hydraflow Hydrographs Extension for Autodesk Civil 3D (2021 Version) was used. The curve numbers used in this pre/post analysis were 76 and 94 respectively, which generated an increased 100-year flowrate of approximately 37 cfs (see Appendix B for more information).

The box culvert alignments and sizes were obtained from various construction drawings and documents provided by the City of Ridgeland, as well as MDOT roadway plans (Project No. 7636_IM-0055-02(160)). These alignments and sizes were input into the software Hydraflow Storm Sewers Extension for Autodesk Civil 3D (2021 Version) to perform the stormwater modeling. Each box culvert bend and junction were denoted as a "structure" in the model and the drainage areas taken from the USGS tool were assigned to each structure. Since topographic data was not collected, the stormwater modeling process was simplified by assigning all drainage areas less than 5 acres a Tc of 5 minutes, with the remainder being assigned 15 minutes. A runoff factor of 0.84 was likewise assigned to all drainage areas. To calibrate the stormwater model for accuracy, drainage areas for the box culverts at the two upstream ends of the study were given a Tc variable so that the computed flowrate matched the USGS stream stats flowrate. This process established the "existing" or "pre-development" conditions.

The existing stormwater model was modified to create the "proposed" or "post-development" conditions which reflects the increased stormwater runoff generated by construction at the Arrowhead Development site. The previously computed flow increase was added to lines 21 and 22 of the stormwater model which represents the two box culvert bends at the Arrowhead site. This was done by increasing the drainage area of each structure in the model until the new flow values at the Steed Road box culvert (line 20) matched these increases. This was necessary since the Tc values were already set to the minimum of 5 minutes with a relatively high runoff value of 0.84.

Once the existing and proposed stormwater models were finalized and computed, the results were compared. The hydraulic grade line within the box culverts throughout the network was used as the baseline to determine the impacts of the Arrowhead site development. It was determined that these developments result in no significant impact to the box culverts downstream for the following reasons; the difference in the elevation of the hydraulic grade line of the proposed vs existing stormwater models is minimal, several feet of freeboard are still available within the box culverts for the 100-year event in the proposed condition, and no surcharge was computed within the box culvert.

MINUTES OF A MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Architectural Review Board of the City of Ridgeland, Mississippi, (the "Board"), was duly called, held, and conducted on Tuesday, September 9, 2025 at 6:00 o'clock P.M. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following Members were Present, to-wit:
Rick Eades, *Acting Chairman*
Connie Suber
Lynette Praytor
Jim Woodrick

Members Absent:
Randy Lynn, Chairman
Robert Moore
Leigh Sullivan
Jim Powell

Also attending:
Jordan Lohman, City Planner

The meeting was called to order by acting Chairman Rick Eades. Chairman Eades led the invocation. It was determined by the members present that there was not a quorum.

The first item on the agenda was **216 INDUSTRIAL DRIVE** located at **216 Industrial Drive.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of architectural changes (paint/color) to their existing building.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "minor" agenda item. Connie Suber seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The second item on the agenda was **PATTY PECK HONDA - EXPANSION** located at **555 Sunnybrook Road.** Mr. Wade Thompson presented the project. The applicant is requesting approval of site plan and architecture for a new addition to their existing building.

The Chairman opened the floor for a motion. Lynette Praytor made a motion to approve the architectural review of the project as a "major" agenda item. Jim Woodrick seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The third item on the agenda was **HIGHLAND STEED OFFICE** located at **1038 Highland Colony Parkway.** Mr. Alan Grant presented the project. The applicant is requesting approval of site plan and architecture for a new Class A office building.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "major" agenda item. Lynette Praytor seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The fourth item on the agenda was **FRATESI'S PATIO RENOVATION** located at **910 Lake Harbour Drive.** Mr. Jordan Lohman presented the project. The applicant is requesting approval site plan and design for renovation and improvement to their existing outdoor dining area.

The Chairman opened the floor for a motion. Lynette Praytor made a motion to approve the architectural review of the project as a "minor" agenda item. Jim Woodrick seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The fifth item on the agenda was **865 PEAR ORCHARD** located at **865 S Pear Orchard Road.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of architectural changes (paint/color) to their existing building located within the Northpark Overlay District.

The Chairman opened the floor for a motion. Jim Woodrick made a motion to approve the architectural review of the project as a "minor" agenda item. Lynette Praytor seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Jim Woodrick	Aye
Leigh Sullivan	Absent
Jim Powell	Absent
Robert Moore	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The minutes from the August 26, 2025 meeting were then read and approved by the board. There being no further business to come before the board, the meeting adjourned.

_____
Randy Lynn, Chairman

ATTEST:

_____
Connie Suber, Secretary

WIER BOERNER ALLIN
ARCHITECTURE, PLLC

PATTY PECK
HONDA
RENOVATIONS -
MAINTENANCE
BAY EXPANSION

04.17.2025

CONSTRUCTION DOCUMENTS
WBA #: 21-074

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

WBA
ARCHITECTURE
2727 OLD CANTON ROAD | SUITE 200 | JACKSON, MISSISSIPPI 39216 | P:601.321.9107 | F:601.321.9108 | WWW.WBAARCHITECTURE.COM

REVISE TYP. EIFS WALL ASSEMBLY TO BE 3.25" FOAM IN LIEU OF 2.5" (MINIMUM R-VALUE OF 7.6). REVISE TYPE OF FOAM TO BE EPS IN LIEU OF XPS FOR WALL ASSEMBLIES.

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- COLD FORMED METAL DECKING (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

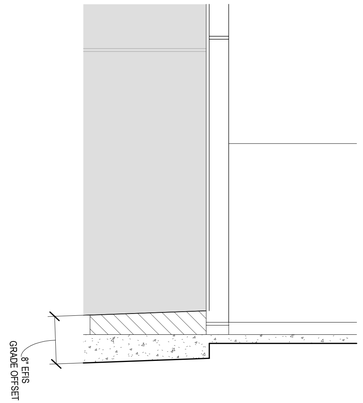
TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- UNDER SLAB VAPOR BARRIER
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WALLS ASSEMBLIES:

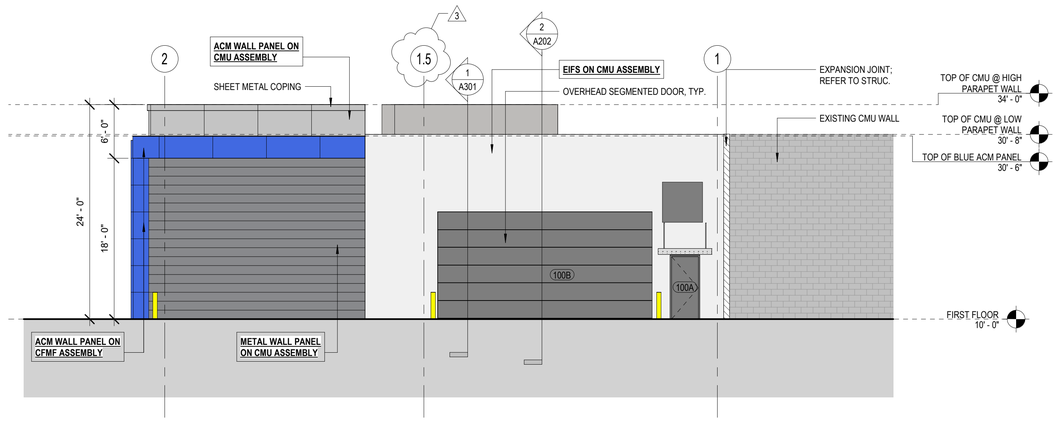
TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

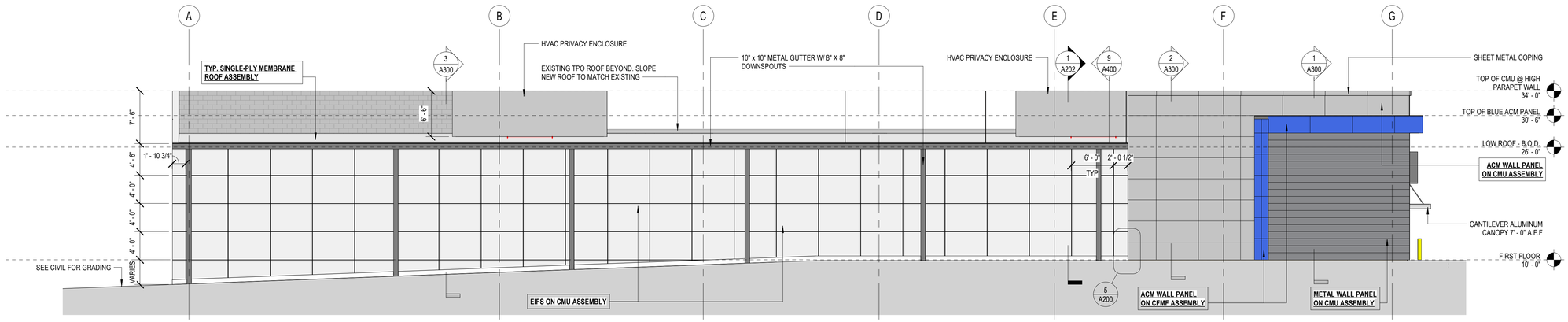
TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)



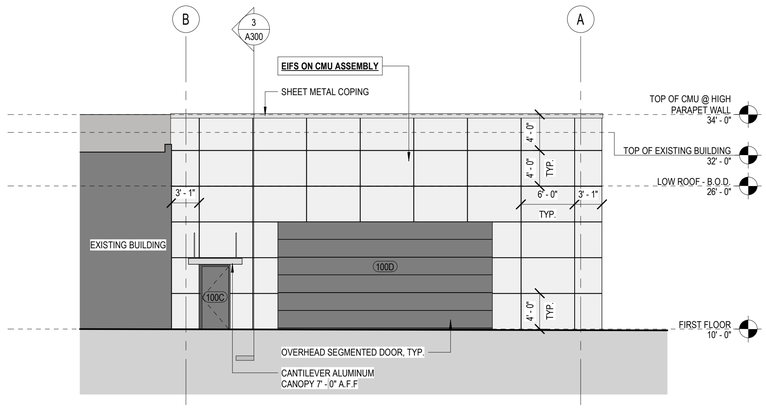
5 MATERIAL TRANSITION - ENLARGED ELEVATION
1" = 1'-0"



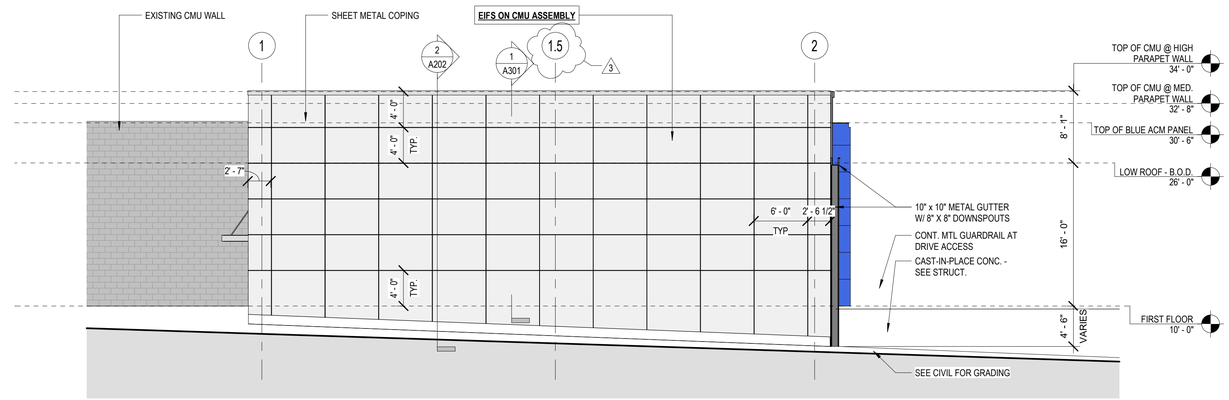
4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

0 4' 8' 12'

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. MANN 4812 STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
3	ADDENDUM 03	06/23/25

A200
EXTERIOR ELEVATIONS - ADDITION

ABBREVIATIONS

A.C.M.	ASBESTOS CONTAINING MATERIALS
ACOUST.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE *(see also L.A.T.)*
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT *(see also R.T.U.)*
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ASMY.	ASSEMBLY
B/___	BOTTOM OF
BLDG.	BUILDING
BLKG.	BLOCKING
C.F.M.F.	COLD FORMED METAL FRAMING
C.I.	CONTINUOUS INSULATION
CJ	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
DEMO	DEMOLITION
DTL.	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
D.P.	DAMPPROOFING
D.S.	DOWNSPOUT
DWGS.	DRAWINGS
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST.	EXISTING
EXTER.	EXTERIOR
F/___	FACE OF
F.A.C.P.	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
F.E.(C.)	FIRE EXTINGUISHER (CABINET)
F.F.E.	FINISH FLOOR ELEVATION
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GLAZ.	GLAZING / GLASS
GYP. BD.	GYPSUM BOARD
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
INSUL.	INSULATION
INTER.	INTERIOR
JAN.	JANITOR
JT.	JOINT
L.A.T.	LAY-IN ACOUSTICAL TILE
LAV.	LAVATORY
L.B.P.	LEAD BASED PAINT
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MANUF.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
PLAST.	PLASTER
PREFAB	PRE-FABRICATED
PREFIN	PRE-FINISHED
PTD.	PAINTED
PART.	PARTITION
PLYWD.	PLYWOOD
RB	RUBBER BASE
R.C.	RESILIENT CHANNEL
R.D.	ROOF DRAIN
REF.	REFER(ENCE)
REINF.	REINFORCE(D/MENT)
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
SCHED.	SCHEDULE
SECT.	SECTION
SHWR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION / SPECIFIED
SQ.	SQUARE
SQFT.	SQUARE FEET
S.S.TL.	STAINLESS STEEL
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T./___	TOP OF
TEMP.	TEMPORARY
T&G	TONGUE & GROOVE
THK.	THICK(NESS)
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
W.C.	WATER CLOSET
WD	WOOD
WDW.	WINDOW
w/o	WITHOUT
W.B.	WEATHER BARRIER
W.P.	WATERPROOFING

SYMBOLS

BRICK

CONCRETE

STONE
CAST STONE

CONCRETE MASONRY
UNITS

GRAVEL

GYPSUM BOARD
GROUT

INSULATION
(BATT)

INSULATION
(RIGID)

STEEL

ALUMINUM

SHEATHING

WOOD
(SOLID WOOD)

CONTINUOUS BLKG.

DISCONTINUOUS BLKG.

WATERPROOFING

DAMPPROOFING

WEATHER BARRIER

VAPOR BARRIER

ROOF MEMBRANE

1 / A101 — ELEVATION TAG

INTER ELEVATION TAG

1 / A101 (SIM) (OPP) — SECTION TAG

LEVEL 1 100'-0" — LEVEL LINE TAG

A — WINDOW TAG

SF1 — STOREFRONT TAG

ROOM NAME / 150 SF / 101.1 — ROOM TAG

DOOR TAG

S6 | NF | AD — PARTITION TAG

8'-0" — CEILING HEIGHT TAG

P-1 | WB-1 — WALL & BASE FINISH TAG

CPT-1 — FLOOR FINISH TAG

FLOOR TRANSITION TAG

FULL ROOM FINISH TAG

MULTIPLE FINISHES OCCUR AT SELECT LOCATIONS. REFER TO ENLARGED PLANS OR INTERIOR ELEVATIONS FOR DETAILED INFO.

1 / A — KEYNOTES
(AS APPLICABLE PER SHEET)

EQ-1 — SPECIALTY ITEM TAG

CW: CASEWORK
EQ: EQUIPMENT
FR: FURNITURE
FX: FIXTURES
(ETC.)

GENERAL NOTES

1. NOTES APPEAR ON VARIOUS DRAWINGS FOR VARIOUS DISCIPLINES FOR DIFFERENT SYSTEMS AND MATERIALS. REVIEW ALL SHEETS AND APPLY NOTES TO RELATED BUILDING COMPONENTS.

2. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR OTHER APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

3. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.

4. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

5. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.

6. OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.

7. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.

8. PROVIDE CONTINUOUS PERIMETER FIRE SAFING BETWEEN FLOORS AND COORDINATE THE INSTALLATION WITH THE EXTERIOR WALL. FIRE RATING OF SAFING SHALL MATCH FIRE RATING OF FLOOR CONSTRUCTION.

9. DO NOT SCALE THE DRAWINGS.

10. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS.

11. PROVIDE STIFFENERS, BRACING, BACKING PLATES AND BLOCKING REQUIRED FOR SECURE INSTALLATION OF TOILET PARTITIONS, DOORS AND DOOR HARDWARE INCLUDING WALL-MOUNTED DOOR STOPS, HANDRAILS, WALL-MOUNTED SHELVES, OPERABLE PARTITIONS, MISCELLANEOUS EQUIPMENT, AND SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

12. COORDINATE ALL BASE AND HOUSEKEEPING PADS WITH MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.

13. LOCATE ACCESS PANELS AS INDICATED ON DRAWINGS. FOR ACCESS PANELS NOT SHOWN BUT REQUIRED BY PROVISIONS OF THE CONTRACT DOCUMENTS, LOCATED IN ACCORDANCE WITH APPLICABLE CODES. SUBMIT PROPOSED LOCATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

DIMENSIONING CRITERIA

ALL DWGS. ARE INTENDED TO BE COMPLEMENTARY. DO NOT SCALE FOR DIMENSIONS. NOTIFY THE ARCHITECT OF DIMENSIONAL DISCREPANCIES PRIOR TO PROCEEDING.

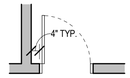
DIMENSIONS AT CONCRETE & MASONRY PARTITIONS ARE TO FACE OF PARTITION

DIMENSIONS AT FRAMED PARTITIONS ARE TO FACE OF FRAMING, U.O.N.

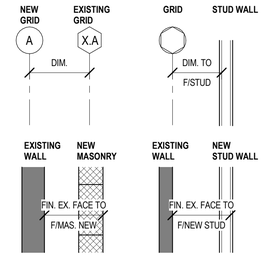
DIMENSIONS ARE AS IDENTIFIED ON THE DOCUMENTS OR AS ESTABLISHED BY ADDITIONAL CRITERIA BELOW.

DIMENSIONS ARE NOT SHOWN FOR THE FOLLOWING CONDITIONS:
- WHEN PARTITION IS CENTERED ON GRID LINES
- WHEN PARTITION IS CENTERED ON GLAZING MULLION

FOR TYPICAL DOORS ADJACENT TO A PARTITION INTERSECTION, THE FOLLOWING SHALL APPLY U.O.N.:



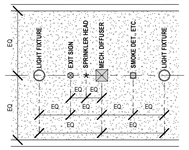
UNLESS NOTED OTHERWISE, ALL DIMENSIONING SHALL CONFORM TO THE FOLLOWING CONVENTIONS:



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF APPROXIMATELY 25,200 GROSS SQUARE FEET OF NEW CONSTRUCTION. THE DETAIL SHOP ADDITION IS A MIX OF CMU AND CFMF CONSTRUCTION WITH METAL PANEL, ACM, AND EIFS. THE BUILDING CONSISTS OF A 1-STORY DETAIL BAY WITH STORAGE. THE DETAIL BAY HAS 11 SERVICE BAYS, 3 EXPRESS BAYS, AND 3 WET DETAIL STALLS.

IN ALL CORRIDORS:
- ALIGN ALL RECESSED CAN LIGHT FIXTURES W/ ℄ OF CORRIDOR & DIM. AS SHOWN ON RCP.
- WHERE DIFFUSERS & GRILLES OCCUR, ALIGN W/ ℄ OF CORRIDOR & CENTER BETWEEN LIGHT FIXTURES.
- WHERE ALL OTHER ELEC. DEVICES OCCUR IN CEILINGS, CENTER BETWEEN ADJACENT LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC. WHERE POSSIBLE.
- WHERE SPRINKLER HEADS OCCUR, ALIGN W/ ℄ OF CORRIDOR & SPACE AS NECESSARY TO ACHIEVE REQUIRED COVERAGE.



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DRAWING INDEX

SHEET NUMBER	SHEET NAME	REV. DATE	REV. DESC.
01 - REFERENCE			
R000	COVER SHEET		
R100	PROJECT INFO	06/23/25	ADDENDUM 03
R200	LIFE SAFETY & ACCESSIBILITY COMPLIANCE		
02 - CIVIL			
C1.0	GENERAL NOTES		
1 of 1	TOPOGRAPHIC SURVEY		
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN	06/23/25	ADDENDUM 03
C3.0	SITE & UTILITY PLAN	06/18/25	ADDENDUM 02
C3.1	PAVING PLAN	06/23/25	ADDENDUM 03
C4.0	GRADING & DRAINAGE PLAN		
C5.0	EROSION CONTROL PLAN		
C6.0	CONSTRUCTION DETAILS - SITE		
C6.1	CONSTRUCTION DETAILS - SANITARY SEWER		
C6.2	CONSTRUCTION DETAILS - STORM SEWER		
C6.3	CONSTRUCTION DETAILS - ADS HP STORM SEWER		
C6.4	CONSTRUCTION DETAILS - NYLOPLAST DRAIN BASIN		
C6.5	EROSION CONTROL DETAILS		
03 - DEMOLITION			
D100	DEMO FLOOR PLAN		
D200	DEMO EXTERIOR ELEVATIONS		
05 - ARCHITECTURE			
A000	SPECIFICATIONS		
A001	SPECIFICATIONS		
A002	SPECIFICATIONS		
A003	SPECIFICATIONS		
A004	SPECIFICATIONS		
A005	SPECIFICATIONS		
A006	SPECIFICATIONS		
A007	SPECIFICATIONS		
A008	SPECIFICATIONS		
A100	ARCHITECTURAL SITE PLAN	06/10/25	ADDENDUM 01
A101	FLOOR PLAN - ADDITION	06/23/25	ADDENDUM 03
A102	REFLECTED CEILING PLAN - ADDITION	06/23/25	ADDENDUM 03
A103	ROOF PLAN - ADDITION	06/23/25	ADDENDUM 03
A104	FLOOR PLANS - CAR WASH	06/10/25	ADDENDUM 01
A200	EXTERIOR ELEVATIONS - ADDITION	06/23/25	ADDENDUM 03
A201	EXTERIOR ELEVATIONS - CAR WASH		
A202	BUILDING SECTIONS		
A300	WALL SECTIONS		
A301	WALL SECTIONS		
A400	DETAILS	06/10/25	ADDENDUM 01
A401	DETAILS	06/10/25	ADDENDUM 01
A700	INTERIOR ELEVATIONS	06/23/25	ADDENDUM 03
A800	TYPICAL CASEWORK DETAILS		

SHEET NUMBER	SHEET NAME	REV. DATE	REV. DESC.
06 - STRUCTURAL			
S100	STRUCTURAL NOTES		
S101	STRUCTURAL QUALITY ASSURANCE		
S102	SPECIFICATIONS		
S103	SPECIFICATIONS		
S104	SPECIFICATIONS		
S105	SPECIFICATIONS		
S200	FOUNDATION PLAN	06/23/25	ADDENDUM 03
S201	ROOF FRAMING PLAN	06/23/25	ADDENDUM 03
S202	CAR WASH PLAN		
S300	DETAILS		
S301	DETAILS	06/23/25	ADDENDUM 03
S302	DETAILS	06/23/25	ADDENDUM 03
S303	DETAILS		
07 - MECHANICAL			
M001	MECHANICAL LEGEND & ABBREVIATIONS		
M002	MECHANICAL SPECIFICATIONS		
M003	MECHANICAL SPECIFICATIONS		
MZ101	MAINTENANCE BAY ADDITION - HVAC ZONING		
M101	MAINTENANCE BAY ADDITION - HVAC		
M102	CAR WASH - HVAC		
M501	MECHANICAL DETAILS		
M601	MECHANICAL SCHEDULES		
M602	MECHANICAL SCHEDULES		
08 - FIRE PROTECTION			
FP001	FIRE PROTECTION LEGEND & ABBREVIATIONS		
FP002	FIRE PROTECTION SPECIFICATIONS		
FP101	FLOOR PLAN - FIRE PROTECTION "RENO"		
FP601	FIRE PROTECTION SCHEDULES		
09 - PLUMBING			
P001	PLUMBING LEGEND & ABBREVIATIONS		
P002	PLUMBING SPECIFICATIONS		
PD101	FLOOR PLAN - PLUMBING "DEMOLITION"		
P101	FLOOR PLAN - ADDITION - PLUMBING "RENO"		
P102	FLOOR PLAN - ADDITION - PLUMBING "RENO"		
P501	PLUMBING DETAILS & SCHEDULES		
P601	PLUMBING SCHEDULES		
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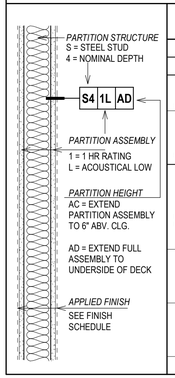
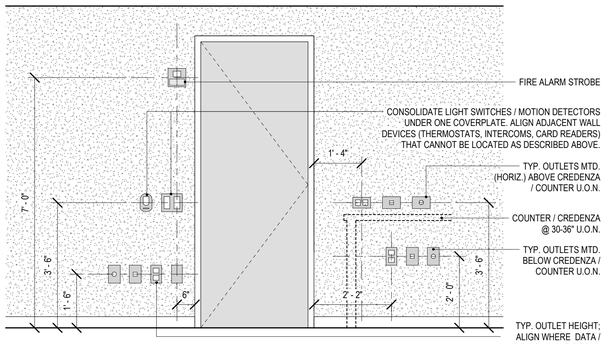
E001	ELECTRICAL SCHEDULES		
E002	DEMOLITION SITE PLAN		
E003	SITE PLAN		
E004	ELECTRICAL SPECIFICATIONS		
E005	ELECTRICAL SPECIFICATIONS		
E006	ELECTRICAL SPECIFICATIONS	06/10/25	ADDENDUM 01
E100	LIGHTING PLAN		
E200	POWER PLAN		
E300	MECHANICAL / AUXILIARY PLAN	06/10/25	ADDENDUM 01

PARTITION LEGEND

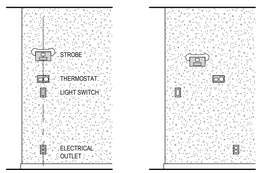


PARITION STRUCTURE		PARTITION ASSEMBLY								
		FIRE RATED CRITERIA					ADDITIONAL PERFORMANCE CRITERIA			
CORE MAT.	NOM. WIDTH	N = NO FIRE RATING	S = SMOKE PARTITION	.5 = 30 MIN RATED	1 = 1 HR RATED	2 = 2 HR RATED	F = FURRED OUT	L = ACOUSTICAL LOW	H = ACOUSTICAL HIGH	
C = CAST IN PLACE CONCRETE (COORD. w/STRUCT.)	6 = 6" C.I.P. 8 = 8" C.I.P.						ADD 5/8" GYP. BD. 1 SIDE ON 7/8" MTL. FURRING	N/A		
M = CONCRETE MASONRY UNITS (COORD. w/STRUCT.)	4 = 4" CMU 6 = 6" CMU 8 = 8" CMU						ADD 5/8" GYP. BD. 1 SIDE ON 7/8" MTL. FURRING	FULLY GROUT CELLS	N/A STC 51 STC 55	N/A
S = STEEL STUD FRAMING FRAMING EXTENDS TO UNDERSIDE OF DECK U.O.N.	1 = 1 1/2" STUD 2 = 2 1/2" STUD 4 = 3 5/8" STUD 6 = 6" STUD	5/8" GYP. BD. ONE SIDE 5/8" GYP. BD. EA. SIDE U.O.N.	N/A 5/8" GYP. BD. EA. SIDE U.O.N.	N/A 5/8" FIRECODE 30 GYP. BD. EA. SIDE | UL U407	N/A 5/8" TYPE-X GYP. BD. EA. SIDE | UL U419	N/A (2x) 5/8" TYPE-X GYP. BD. EA. SIDE UL U419	N/A	ADD ACOUST. BATT	N/A STC 45-48 STC 49-52 STC 51-54	- 2x GYP. BD. LAYER ONE SIDE - 1/2" RC. ON STUD OPP. SIDE - ACOUST. BATT STC 50-56 STC 54-59 STC 56-61
W = WOOD STUD FRAMING FRAMING EXTENDS TO UNDERSIDE OF DECK U.O.N.	0 = 1/2" FURRING 4 = 3 1/2" STUD 6 = 5 1/2" STUD	5/8" GYP. BD. ONE SIDE 5/8" GYP. BD. EA. SIDE U.O.N.	N/A 5/8" GYP. BD. EA. SIDE U.O.N.	N/A 5/8" FIRECODE 30 GYP. BD. EA. SIDE | UL U407	N/A 5/8" TYPE-X GYP. BD. EA. SIDE | UL U305	N/A (2x) 5/8" TYPE-X GYP. BD. EA. SIDE UL U301	N/A	ADD ACOUST. BATT	N/A STC 39-52 STC 39-52	N/A
X = SHAFTWALL CONSTRUCTION	2 = 2 1/2" C-H STUD 4 = 4" C-H STUD 6 = 6" C-H STUD	N/A	N/A	N/A	5/8" GYP. BD. + 1" GYP. + SHAFT LINER PANEL UL U415-A	2 LAYERS 5/8" GYP. BD. + 1" GYP. + SHAFT LINER PANEL UL U415-B	N/A	ADD ACOUST. BATT	STC 45-48 STC 47-50 STC 49-52	- 1/2" RC. ON STUD OPP. SIDE - ACOUST. BATT
SEAL SEAMS, PENETRATIONS, & TRANSITIONS PER IBC & **UL** ASSEMBLY.										

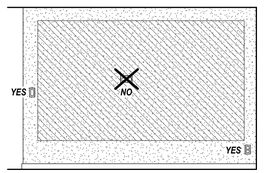
DEVICE LOCATION CRITERIA



WHERE MULTIPLE WALL DEVICES OCCUR NEAR EACH OTHER, VERTICALLY ALIGN ALL DEVICES TO A SINGLE CENTERLINE.



WHERE WALLS ARE IDENTIFIED AS "CLEAN WALLS" FOR ARTWORK INTEGRATION, KEEP WALL SURFACE FREE AND CLEAR OF ELECTRICAL & COMMUNICATION DEVICES, SIGNAGE, LIFE SAFETY DEVICES, ETC. PER THE DIAGRAM BELOW.



VICINITY MAP

PROJECT LOCATION

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. ALLIN 4812 STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	06/10/25
2	ADDENDUM 02	06/18/25
3	ADDENDUM 03	06/23/25

R100
PROJECT INFO

LIFE SAFETY PLANS

LIFESAFETY LEGEND

1 HR RATED WALL

2 HR RATED WALL

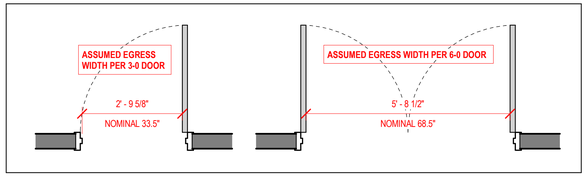
57'-4" TO EXIT — EXIT ACCESS TRAVEL DISTANCE

57'-4" — COMMON PATH OF TRAVEL DISTANCE

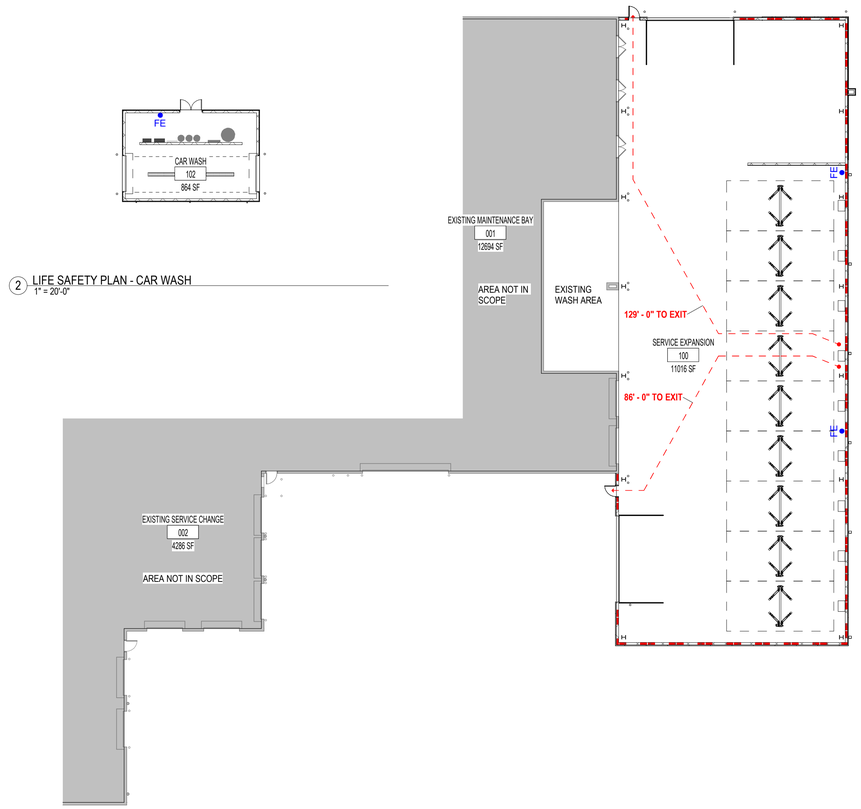
OCC — MAX. OCCUPANCY NOTIFICATION SIGN

FEC — TYPE ABC FIRE EXTINGUISHER CABINET

FE-K — TYPE ABC FIRE EXTINGUISHER w/WALL HOOK



OCCUPANCY LOAD SCHEDULE (FIRST FLOOR)					
Number	Name	Occupancy Type	Area	Occupant Load Factor	Occupant Load
000	EXISTING BUSINESS	BUSINESS	17131 SF	150 SF	115
001	EXISTING MAINTENANCE BAY	STORAGE	12694 SF	300 SF	43
002	EXISTING SERVICE CHANGE	STORAGE	4286 SF	300 SF	15
100	SERVICE EXPANSION	STORAGE	11016 SF	300 SF	37
102	CAR WASH	STORAGE	864 SF	300 SF	3
Grand total					213



2 LIFE SAFETY PLAN - CAR WASH
1" = 20'-0"

1 LIFE SAFETY PLAN - MAINTENANCE BAY ADDITION
1" = 20'-0"

MEANS OF EGRESS

OCCUPANT LOAD *IBC TABLE 1004.5*

SEE LIFE SAFETY PLANS FOR DETAILED OCCUPANCY LOAD INFORMATION

EXISTING BUILDING	173 OCCUPANTS	
NEW ADDITION	87 OCCUPANTS	
TOTAL	**260 OCCUPANTS**	

EGRESS SIZING *IBC 1005 IBC 1010 IBC 1011*

	CORRIDOR WIDTH 0.2" OR 0.15" PER OCC.			EGRESS DOOR WIDTH 0.2" OR 0.15" PER OCC.			STAIR WIDTH 0.3" OR 0.2" PER OCC.		
	MIN.	CALC.	ACTUAL	MIN.	CALC.	ACTUAL	MIN.	CALC.	ACTUAL
EXISTING BUILDING	44"	25"	N/A	32"	25"	270"	N/A	N/A	N/A
NEW ADDITION	44"	14"	N/A	32"	14"	67"	N/A	N/A	N/A
TOTAL									

NUMBER OF EXITS *IBC 1006*

	REQUIRED	PROVIDED
FIRST FLOOR	2	2
TOTAL	**2**	**2**

EGRESS PATH

EXIT ACCESS TRAVEL DISTANCE | TABLE 1017.2 **250'-0" MAX.**	COMMON PATH TRAVEL DISTANCE | TABLE 1006.2.1 **100'-0" MAX.**	
CORRIDOR FIRE-RESIST. RATING | TABLE 1020.2 **0 HR. F.R.R. MIN.**	DEAD-END CORRIDOR LIMITS | SECTION 1020.5 **50'-0" MAX.**	

FIRE AND SMOKE PROTECTION

FLOOR ASSEMBLY : UL# XXXXX

EXTERIOR WALL ASSEMBLY : UL# XXXXX

ROOF ASSEMBLY : UL# XXXXX

FIRE BARRIER ASSEMBLY : UL# XXXXX

A. PARTITION TYPES & FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH & HEIGHT OF A PARTITION.

B. OPENINGS IN RATED WALL, FLOOR, CEILING & ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.

C. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, & BOXES RECESSED IN FIRE RATED WALL, FLOOR, & CEILING ASSEMBLIES.

D. PROVIDE CONTINUOUS PERIMETER FIRE SAFING BETWEEN FLOORS & COORDINATE THE INSTALLATION WITH THE EXTERIOR WALL. FIRE RATING OF SAFING SHALL MATCH FIRE RATING OF FLOOR CONSTRUCTION.

AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

SECTION 903.2.9 GROUP S-1
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. A GROUP S-1 FIRE AREA EXCEEDS 12,000 SF.
2. A GROUP S-1 FIRE AREA IS LOCATED MORE THAN 3 STORIES ABOVE GRADE PLANE.
3. THE COMBINED AREA OF ALL GROUP S-1 FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SF.
4. A GROUP S-1 FIRE AREA USED FOR THE STORAGE OF COMMERCIAL MOTOR VEHICLES WHERE THE FIRE AREA EXCEEDS 5,000 SF.

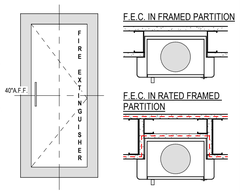
PORTABLE FIRE EXTINGUISHER REQUIREMENTS

F.E.C.
FIRE EXTINGUISHER CABINET
TYPE "ABC" FIRE EXTINGUISHER IN SEMI-RECESSED WALL CABINET. CONFIRM PLACEMENT WITH LOCAL INSPECTOR / FIRE MARSHAL PRIOR TO INSTALLATION.

F.E.
FIRE EXTINGUISHER
TYPE "ABC" FIRE EXTINGUISHER ON SURFACE-MOUNTED WALL HOOK. CONFIRM PLACEMENT WITH LOCAL INSPECTOR / FIRE MARSHAL PRIOR TO INSTALLATION.

F.E.-K.
FIRE EXTINGUISHER - KITCHEN
TYPE "K" FIRE EXTINGUISHER ON SURFACE-MOUNTED WALL HOOK. CONFIRM PLACEMENT WITH LOCAL INSPECTOR / FIRE MARSHAL PRIOR TO INSTALLATION.

SEE LIFE SAFETY PLANS AND FLOOR PLANS FOR LOCATIONS OF EACH TYPE OF PORTABLE FIRE EXTINGUISHER.
- MAX FLOOR AREA PER F.E: **3500SQFT**
- MAX DISTANCE BETWEEN F.E: **75FT**



PLUMBING FIXTURES

IBC 29

TOTAL OCCUPANT LOAD PER OCCUPANCY CLASSIFICATION	WATER CLOSETS AND/OR URINALS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
EXISTING - BUSINESS 115 TOTAL (57 M / 58 F)	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR REMAINDER EXCEEDING 50		1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80		1 PER 100	-
	2.14 REQUIRED	2.16 REQUIRED	1.43 REQUIRED	1.45 REQUIRED	1.15 REQUIRED	1 REQUIRED
	3 PROVIDED	***3 PROVIDED***	***2 PROVIDED***	***2 PROVIDED***	***2 PROVIDED***	***2 PROVIDED***
EXISTING BUILDING - S1 58 TOTAL (29 M / 29 F)	1 PER 100	1 PER 100	1 PER 100	1 PER 100	1 PER 1000	-
	0.29 REQUIRED	0.29 REQUIRED	0.29 REQUIRED	0.29 REQUIRED	0.058 REQUIRED	1 REQUIRED
	4 PROVIDED	***2 PROVIDED***	***2 PROVIDED***	***1 PROVIDED***	***0 PROVIDED***	***0 PROVIDED***
NEW ADDITION - S1 87 TOTAL (43 M / 44 F)	1 PER 100	1 PER 100	1 PER 100	1 PER 100	1 PER 1000	-
	0.43 REQUIRED	0.44 REQUIRED	0.43 REQUIRED	0.44 REQUIRED	0.087 REQUIRED	1 REQUIRED
	0 PROVIDED	***0 PROVIDED***	***0 PROVIDED***	***0 PROVIDED***	***0 PROVIDED***	***0 PROVIDED***
	2.86 TOTAL REQ' D	2.89 TOTAL REQ' D	2.15 TOTAL REQ' D	2.15 TOTAL REQ' D		
	7 TOTAL PROVIDED	**5 TOTAL PROVIDED**	**4 TOTAL PROVIDED**	**3 TOTAL PROVIDED**	**2 PROVIDED**	**2 PROVIDED**

**** NO PLUMBING FIXTURES ADDED TO PROJECT AS EXISTING BUILDING FIXTURE COUNT CAN ACCOMMODATE ADDED OCCUPANTS.**

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ADDITIONAL AHJ	CONTACT PERSON(S)	**ADDITIONAL AHJ**	CONTACT PERSON(S)

APPLICABLE CODES

SCOPE	YEAR / CODE	AUTHORITY
BUILDING	2021 INTERNATIONAL BUILDING CODE	INTERNATIONAL CODE COUNCIL
ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	UNITED STATES DEPARTMENT OF JUSTICE
LIFE SAFETY	20xx INTERNATIONAL LIFE SAFETY CODE	INTERNATIONAL CODE COUNCIL
FIRE PREVENTION	2021 INTERNATIONAL FIRE CODE	INTERNATIONAL CODE COUNCIL
ENERGY	2021 INTERNATIONAL ENERGY CONSERVATION CODE	INTERNATIONAL CODE COUNCIL
ELECTRIC	2020 INTERNATIONAL ELECTRICAL CODE | NFPA 70	NATIONAL FIRE PREVENTION ASSOCIATION
PLUMBING	2021 INTERNATIONAL PLUMBING CODE	INTERNATIONAL CODE COUNCIL
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE	INTERNATIONAL CODE COUNCIL
GAS	2021 INTERNATIONAL FUEL GAS CODE	INTERNATIONAL CODE COUNCIL
ZONING	2014 CITY OF RIDGELAND ZONING ORDINANCE	CITY OF RIDGELAND

USE GROUP AND OCCUPANCY CLASSIFICATION

USE GROUP(S): S-1

MIXED USE CLASSIFICATION (IF APPLICABLE)

CONSTRUCTION TYPE & FIRE RESISTANCE RATINGS

FIRE-RESISTANCE RATINGS PER TABLE 601	
STRUCTURAL FRAME	0 HR.
FLOOR CONSTRUCTION	0 HR.
ROOF CONSTRUCTION	0 HR.
EXTERIOR BEARING WALLS	2 HR.
INTERIOR BEARING WALLS	0 HR.
INTERIOR NONBEARING WALLS	0 HR.
BUILDING FULLY SPRINKLERED:	**Y** N

FIRE-RESISTANCE RATINGS FOR NONBEARING EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER TABLE 705.5

FIRE SEPARATION DISTANCE	CONSTR. TYPE IIIB
X ≤ 5'	2 HR.
5' ≤ X ≤ 10'	1 HR.
10' ≤ X ≤ 30'	1 HR.
X > 30'	0 HR.

HEIGHT & AREA LIMITATIONS

HEIGHT

	ALLOWABLE	ACTUAL
PER IBC TABLE 504.3 (IN FEET)	**75**	**28**
PER IBC TABLE 504.4 (IN STO.)	**4**	**1**

AREA

ALLOWABLE *(CALCULATE FRONTAGE INCREASE BELOW)*	ACTUAL BUILDING AREA
65,625 SF	45,476 SF

BUILDING DIAGRAMS

SECTION 506.3 FRONTAGE INCREASE
EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. SECTION 506.3.3 AMOUNT OF INCREASE. THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-5:

DERIVE "W" VALUE USING EQUATION 5-4:
W = [(Ln1*w1) + (L2w2) + (L3w3) ...]/F
WHERE:

Ln = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL.

wn = WIDTH OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL.

F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20FT OR MORE. *

USE VALUE xx.xx FOR "W" IN EQUATION 5-5:
If = [F/P - 0.25]W/30
WHERE:

If = AREA FACTOR INCREASE DUE TO FRONTAGE

F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20 FEET.

P = PERIMETER OF ENTIRE BUILDING (FEET).

W = WIDTH OF PUBLIC WAY OR OPEN SPACE IN ACCORDANCE WITH SECTION 506.3.2

ALLOWABLE BUILDING AREA

SECTION 506.2.1 SINGLE-OCCUPANCY, ONE-STORY BUILDINGS

EQUATION 5-1:
Aa = [At + (Nis)(If)]
WHERE:

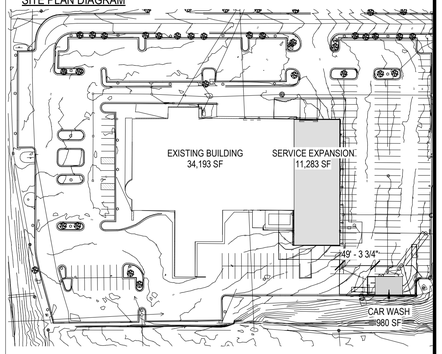
Aa = ALLOWABLE BUILDING AREA

At = ALLOWABLE AREA FACTOR PER TABLE 506.2

Ns = ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING

If = AREA FACTOR INCREASE DUE TO FRONTAGE (EQUATION 5-5)

SITE PLAN DIAGRAM



ELEVATION DIAGRAM

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. ALLIN 4812 STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

R200
LIFE SAFETY & ACCESSIBILITY COMPLIANCE

TYPICAL CONSTRUCTION NOTES

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND PROJECT ENGINEER A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY THE CITY OF RIDGELAND 24 HOURS PRIOR TO WORK WITHIN PUBLIC IMPROVEMENT AREAS FOR REQUIRED INSPECTIONS. INSPECTIONS SHALL BE REQUIRED FOR PUBLIC ROADWAY IMPROVEMENTS AND THE PUBLIC STORM DRAINAGE, WATER AND SANITARY SEWER SYSTEMS.
3. UTILITIES SHALL BE INSTALLED, TESTED AND INSPECTED IN ACCORDANCE WITH CURRENT CITY OF RIDGELAND SUBDIVISION REGULATIONS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING AND INSPECTION REPORTS TO THE ENGINEER AND THE CITY OF RIDGELAND. CONTACT THE CITY OF RIDGELAND FOR INSPECTION PRIOR TO CONNECTION & BACKFILL.
4. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY (INCLUDING ALL UTILITIES - HORIZONTAL AND VERTICAL LOCATIONS) AT THE END OF CONSTRUCTION PRIOR TO RELEASE OF FINAL PAYMENT.
5. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
6. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF RIDGELAND, PROJECT ENGINEER AND ALL UTILITY PROVIDERS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR CENTERLINE AT END OF PAINT STRIPE UNLESS NOTED OTHERWISE. SPOT ELEVATIONS ARE ON FINISHED GRADE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
11. BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO MISSISSIPPI DEPARTMENT OF TRANSPORTATION, MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY, MISSISSIPPI DEPARTMENT OF HEALTH, CITY OF RIDGELAND, ATMOS ENERGY, GULF SOUTH, RELIANT ENERGY, C SPIRE, CENTERPOINT ENERGY, AT&T, ENTERGY, AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES, CONTRACTOR SHALL NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAYS ADJACENT TO THE PROJECT. CONTRACTOR SHALL BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON PLANS.
12. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITIES AND SHALL REPAIR, REPLACE, OR RELOCATE SAME AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL ACCURATELY LOCATE AND MARK CONSTRUCTION LIMITS AND PROPERTY LINES, AND SHALL LIMIT ALL CONSTRUCTION ACTIVITIES TO WHICHEVER APPLICABLE.
14. THE CONTRACTOR AT NO TIME SHALL ENCROACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHT-OF-WAYS WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E., AROUND EXCAVATIONS OR OPERATING EQUIPMENT.
15. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED AND/OR SODDED TO EFFECTIVELY PREVENT SOIL EROSION PER CITY OF RIDGELAND AND STATE REGULATIONS.
16. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE OWNER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
17. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
18. ALL FILL LIFTS SHALL BE COMPACTED PER SPECIFICATIONS AND GEOTECHNICAL ENGINEERING RECOMMENDATIONS.
19. ANY EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION.
21. THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS.
22. DISTURBED AREAS SHALL BE GRADED TO DRAIN AS INDICATED ON THE PLANS DURING AND UPON COMPLETION OF CONSTRUCTION. NO DRAINAGE SHALL BE DAMMED OR TRAPPED UNLESS SPECIFICALLY DIRECTED BY THE PLANS.
23. ANY FENCING, SIDEWALK, CURB AND GUTTER, OR CURB CUT DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
24. ALL STREETS ADJACENT TO THE SITE SHALL BE KEPT CLEAN DURING CONSTRUCTION.
25. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
26. ALL SIDEWALKS AND CONCRETE PAVING APRONS SHALL HAVE FLUSH CONNECTIONS AT ALL PAVEMENT INTERSECTIONS.
27. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN WITH THE ARCHITECTURAL DRAWINGS BEFORE ANY WORK BEGINS. IF ANY DISCREPANCY IS FOUND IT IS TO BE REPORTED TO THE ARCHITECT AND ENGINEER AND THE DISCREPANCY IS TO BE RESOLVED BEFORE WORK BEGINS.
28. ALL ASPHALT MILLING SHALL CONFORM TO SECTION 406 - COLD MILLING OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2017 EDITION.

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON, NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
2. NO TREES SHALL BE REMOVED OUTSIDE THE LIMITS OF CONSTRUCTION.
3. ALL STORM DRAINAGE INLETS SHALL BE MDOT STANDARD, UNLESS NOTED OTHERWISE. CONCRETE BRICK INLETS WILL NOT BE PERMITTED. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
4. ALL STORM DRAINAGE PIPES SHALL BE CLASS III RCP UNLESS NOTED OTHERWISE. ALL STORM DRAINAGE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. ANY GRADED OR DISTURBED AREAS SHALL HAVE 6 INCHES OF TOPSOIL WITH VEGETATION, MULCH, FERTILIZER, AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO PROOFROLLING OF SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK OR EQUALLY APPROVED VEHICLE. THIS SHALL BE DONE PRIOR TO INSTALLATION OF CURB AND PAVING IN IMPROVEMENT AREAS.
7. IN ALL AREAS OF CONSTRUCTION, TOPSOIL SHALL BE STRIPPED AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND STORED IN ONE LOCATION PER OWNERS DIRECTION. THIS TOPSOIL WILL BE USED FOR THE FINISH GRADING WORK. PROVIDE EROSION CONTROL AS NECESSARY TO PREVENT TOPSOIL FROM ERODING AND DAMAGING ADJACENT PROPERTIES.
8. CLEAR AND GRUB ALL AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR. REMOVE ORGANIC MATTER, FOREIGN MATERIAL, PAVEMENT, TOPSOIL, FENCES, TRASH, BRUSH, BURIED OBSTRUCTIONS SUCH AS TREE STUMPS, ROOTS AND INACTIVE DRAINAGE STRUCTURES. DISPOSE OF ALL MATERIAL REMOVED WHICH IS NOT TO BE REPLACED. BURNING OF MATERIAL ON THE SITE WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE DESIGNER AND AFTER THE REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE APPLICABLE AUTHORITIES.
9. ALL AREAS SHALL BE COMPACTED PER THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY THE OWNER.
10. PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT. FLUCTUATIONS MAY NECESSITATE SOIL IMPROVEMENTS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
11. ESTABLISH PERMANENT VEGETATION WITH SEEDING OR SOD ON ALL DISTURBED AREAS. REFER TO LANDSCAPE FOR DETAILS.
12. ALL SPOT ELEVATIONS ALONG CURBLINE ARE TOP OF CURB ELEVATION UNLESS NOTED OTHERWISE.
13. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE INCLUDING SEEDING, SOD AND PAVEMENT.
14. THE MAXIMUM LONGITUDINAL (DIRECTION OF TRAVEL) SLOPE IS TO BE 2% AND THE MAXIMUM CROSS (PERPENDICULAR TO TRAFFIC) SLOPE IS TO BE 2% FOR ALL HANDICAP PARKING AREAS.
15. THE MAXIMUM LONGITUDINAL (DIRECTION OF TRAVEL) SLOPE IS TO BE 5% AND THE MAXIMUM CROSS (PERPENDICULAR TO TRAFFIC) SLOPE IS TO BE 2% FOR ALL WALKWAYS.
16. PROVIDE TEMPORARY ABOVE GROUND IRRIGATION TO ALL NEWLY SEEDED OR SODDED AREAS THAT ARE LEFT UNDISTURBED FOR MORE THAN 30 DAYS.

SANITARY SEWER NOTES

1. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.
2. ALL SANITARY SEWER MATERIALS AND INSTALLATION IN PUBLIC RIGHT OF WAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF RIDGELAND SUBDIVISION REGULATIONS AND THE SPECIFICATIONS.
3. SANITARY SEWER SERVICE CONNECTIONS SHALL BE POLYVINYL CHLORIDE SDR 26.
4. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY OF RIDGELAND 24 HOURS PRIOR TO SANITARY SEWER WORK WITHIN PUBLIC IMPROVEMENT AREAS FOR REQUIRED INSPECTIONS.
5. SANITARY SEWER SHALL BE INSTALLED, TESTED AND INSPECTED IN ACCORDANCE WITH CURRENT CITY OF RIDGELAND SUBDIVISION REGULATIONS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING AND INSPECTION REPORTS TO THE ENGINEER.
6. THERE SHALL BE A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ALL PARALLEL SANITARY SEWER AND WATER MAINS.
7. THERE SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS WITH THE WATER MAIN BEING ABOVE THE SANITARY SEWER LINE.

WATER NOTES:

1. ALL MATERIALS AND INSTALLATION, TESTING, DISINFECTING, AND INSPECTIONS SHALL CONFORM TO THE CITY OF RIDGELAND TECHNICAL SPECIFICATIONS, AND THE REQUIREMENTS OF THE STATE OF MISSISSIPPI.
2. FIRE HYDRANTS, TEES AND BENDS REQUIRED SHALL BE ANCHORED WITH THRUST BLOCKS, MEGALUG AND/OR ANCHOR COUPLINGS AS PER CITY OF RIDGELAND TECHNICAL SPECIFICATIONS.
3. WATER LINES, VALVES, FITTINGS AND HYDRANTS SHALL BE INSTALLED, DISINFECTED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
4. ALL PVC PIPE SHALL BEAR THE NSF SEAL OF APPROVAL.
5. ALL WATER LINES SHALL BE ASTM C900.

UTILITY NOTES

1. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL THAT EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION LIMITS.
2. FORTY-EIGHT (48) HOURS BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL MISSISSIPPI ONE CALL AT 1-800-227-6477.
3. THE CONTRACTOR SHALL ENSURE THAT SLEEVES FOR SITE LIGHTING ARE INSTALLED PRIOR TO PAVING.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES. CONTACT REPRESENTATIVES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR IS RESPONSIBLE FOR BACKFILL AND PROPER COMPACTION ON TOP OF AND IN THE VICINITY OF UTILITY LINES.

PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Road
Ridgeland, MS 39157

STEPHEN J. BALDWIN
REGISTERED PROFESSIONAL
ENGINEER
4-17-25
32255
STATE OF MISSISSIPPI

April 17, 2025

CONSTRUCTION DOCUMENTS

WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

Pickering

Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
Transportation • Natural / Water Resources
2001 Airport Road, Suite 201
Flowood, MS 39232
601.956.3663
PFI Job #: 25348.02

C1.0
GENERAL NOTES

SURVEY DESCRIPTION
THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, GRID VALUES, USING A COMBINED FACTOR OF 0.999936107 AND A CONVERGENCE ANGLE OF +00°06'09".

A PARCEL OF LAND CONTAINING 10.18 ACRES, MORE OR LESS, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 1 EAST, CITY OF RIDGELAND, MADISON COUNTY, MS AND BEING FURTHER DESCRIBED AS BEING A PORTION OF LOTS 7 AND 8 OF BLOCK 5 OF HIGHLAND COLONY (PLAT BOOK 1, PAGE 6), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PK NAIL FOUND IN THE ASPHALT OF SUNNYBROOK ROAD AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 1 EAST, CITY OF RIDGELAND, MADISON COUNTY, MS; SAID NAIL HAVING MS STATE PLANE COORDINATES OF N:1070538.62, E:2356007.64; THENCE RUN N 87°21'24" W ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 21.11 FEET TO A 1/2" REBAR SET ON THE WEST RIGHT OF WAY LINE OF SUNNYBROOK ROAD, SAID REBAR HAVING MS STATE PLANE COORDINATES OF N:1070539.60, E:2355986.55 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM SAID POINT OF BEGINNING, THENCE RUN N 87°21'24" W ALONG THE SOUTH LINE OF SAID SECTION 13 FOR A DISTANCE OF 926.88 FEET TO A 1/2" REBAR FOUND ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 55; THENCE RUN N 02°06'33" W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 21.07 FEET TO A FOUND REBAR WITH AN MDOT CAP; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN N 14°13'00" W FOR A DISTANCE OF 51.20 FEET TO A FOUND REBAR WITH AN MDOT CAP; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN N 07°49'11" W FOR A DISTANCE OF 50.25 FEET TO A FOUND 1/2" REBAR; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN N 07°46'13" W FOR A DISTANCE OF 129.44 FEET TO A FOUND REBAR WITH AN MDOT CAP; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, RUN NORTHERLY ON AND ALONG THE ARC OF A CURVE TO THE RIGHT TO A FOUND REBAR WITH AN MDOT CAP, SAID CURVE HAVING A RADIUS OF 2824.79 FEET, AN ARC LENGTH OF 218.33 FEET, A CHORD BEARING OF N 01°47'49" E, A CHORD LENGTH OF 218.28 FEET, AND A DELTA ANGLE OF 04°25'43"; THENCE, LEAVING SAID RIGHT OF WAY LINE, RUN S 87°21'24" E FOR A DISTANCE OF 956.49 FEET TO A 1/2" REBAR FOUND ON THE WEST RIGHT OF WAY LINE OF SUNNYBROOK ROAD; THENCE RUN S 00°09'21" E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 465.53 FEET BACK TO THE POINT OF BEGINNING, AND CONTAINING 10.18 ACRES, MORE OR LESS.

SURVEY NOTES:
(1) ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THE SURVEYOR HAS SEARCHED FOR EASEMENTS OF RECORD, BUT MAKES NO CERTIFICATION THAT ALL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE ARE SHOWN HEREON. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY SURVEYED.

(2) THIS PLAT DOES NOT SHOW UNRECORDED EASEMENTS THAT MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USE OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

REFERENCE MATERIALS
TAX AND CHANCERY RECORDS
PLAT OF HIGHLAND COLONY
INTERSTATE 55 CONSTRUCTION PLANS AND R.O.W. ACQUISITION MAP
PREVIOUS SURVEY OF CURRENT AND ADJACENT PROPERTIES
(CHRISTIE PROPERTIES, LLC AND RAM REALITY, LLC)
PFI PROJECT NO. 25348.00
PFI PROJECT NO. 25022.00

MS 1-CALL UTILITY LOCATE REQUEST INFORMATION
TICKET NUMBER – 2306061143122O
MEMBER COMPANIES NOTIFIED
TELEPAK DBA C SPIRE FIBER
CENTERPOINT ENERGY MS
CITY OF RIDGELAND
AT&T DISTRIBUTION
ENTERGY MS

PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, AND/OR LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION USED TO DEPICT THOSE UTILITIES WERE PROVIDED TO THE SURVEYOR BY REPRESENTATIVES OF THE ONE-CALL SYSTEM OR REPRESENTATIVES FROM THE UTILITY OWNER. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE OR INCOMPLETE AND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR MAKES NO CERTIFICATION AS TO THE CORRECTNESS OR SUFFICIENCY OF UTILITY INFORMATION SHOWN HEREON.

FLOOD NOTE:
THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS IN A "ZONE X" NO SHADING (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN) ACCORDING TO THE FEMA/FIRM MAP NUMBER 28089C0559F WITH AN EFFECTIVE DATE OF MARCH 17, 2010.

BASIS OF BEARINGS
BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON AND REFERENCED TO THE MS STATE PLANE COORDINATE SYSTEM GRID NORTH (NAD 83(2011), EPOCH 2010.00), U.S. SURVEY FEET, WEST ZONE) AS DERIVED USING RTK GPS OBSERVATIONS USING EARL DUDLEY CONTINUOUSLY OPERATING REFERENCE NETWORK.
CONVERGENCE ANGLE = +00°06'09"
COMBINED FACTOR = 0.999936107
(COMPUTED AT N=1070279.92, E=2355477.32)

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NAVD 88 AS DERIVED USING THE SAME GPS OBSERVATIONS DESCRIBED FOR BASIS OF BEARING AND GEOID18.

CONTOURS ARE BASED ON A COMBINATION OF TRADITIONAL TOTAL STATION SURVEYING, RTK GPS SURVEYING, AND DATA OBTAINED VIA UAS BASED LIDAR. CONTOURS SHOWN ARE AT A 1' INTERVAL.

ZONING DATA
CURRENT ZONING: HIGHWAY COMMERCIAL DISTRICT (C-4)
BUILDING SETBACKS:
FRONT YARD: 30'
REAR YARD: 10'
SIDE YARD: 10'
MAX SITE COVERAGE:
50%
MINIMUM LOT AREA:
10,000 SQ. FT.
MAXIMUM HEIGHT:
48 FEET OR 4 STORIES

THE ABOVE INFORMATION WAS OBTAINED FROM
(https://www.ridgelandms.org/wp-content/uploads/2022/09/07-20-2021-Official-Zoning-Map_web.pdf)
(https://www.ridgelandms.org/wp-content/uploads/Official-Ridgeland-Zoning-Ordinance-02-04-14.pdf)

BENCH MARKS
TBM 1 – NW CORNER OF SIGN BASE AT ST. COLUMBUS EPISCOPAL CHURCH ON SUNNYBROOK ROAD.
(PFI 32, PAGE 11)
ELEV. 349.18

TBM 2 – BOLT ON SOUTHEAST CORNER OF CURB INLET ON NORTH SIDE OF PATTY PECK DR ±250' WEST OF SUNNYBROOK ROAD
(PFI 32, PAGE 71)
ELEV. 363.61

TBM 3 – NAIL IN 12" OAK 50' SOUTHEAST OF PROPERTY CORNER ON EAST SIDE OF SITE
(PFI 32, PAGE 11)
ELEV. 372.80

TBM 4 – 60D NAIL IN PP 30' EAST OF ENTRANCE TO PATTY PECK HONDA ON EAST SIDE OF SUNNYBROOK ROAD
(PFI 32, PAGE 71)
ELEV. 349.45

TBM 5 – COTTON PICKER SPINDLE IN 7" OAK 41' SOUTHEAST OF PROPERTY CORNER ON NORTHWEST SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 382.97

TBM 6 – 2" BOLT IN THE SOUTHEAST BASE OF EAST FRONTAGE ROAD SIGN 9' SOUTHEAST OF THE WESTERN PROPERTY LINE ON SOUTHWEST SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 374.85

TBM 7 – COTTON PICKER SPINDLE IN 18" OAK 60' NORTH OF SOUTHERN PROPERTY LINE ON THE SOUTH SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 365.69

Vicinity Map
(not to scale)

I HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS OF THE SITE SHOWN HEREON AND THE RESULTS OF THAT SURVEY ARE GRAPHICALLY DEPICTED ON THIS SURVEY PLAT.

06/27/2023
DATE

BLAKE COLLINS, PS
MS PS No. 2955
2001 AIRPORT ROAD, SUITE 201
FLOWOOD, MS 39232
601-956-3663
BCOLLINS@PICKERINGFIRM.COM

CLASS "B" SURVEY

DATE OF FIELD SURVEY – 06/14/2023

SYMBOLS AND ABBREVIATIONS

ANCHOR GUY POLE		FOUND T-POST	
ANCHOR GUY WIRE		FOUND CHISEL MARK	
BOREHOLE	X	FOUND CHISEL "X"	
ELECTRIC GENERATOR	●	SET 1/2" REBAR WITH CAP STAMPED "COA 116" (UNLESS NOTED OTHERWISE)	
ELECTRIC PULL BOX		FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)	
ELECTRIC BOX		FOUND PIPE	
FIRE HYDRANT		FOUND CONTON PICKER SPINDLE	
FIBER OPTIC MARKER		FOUND RR SPIKE	
GAS MARKER – UNDERGROUND		FOUND NAIL	
GAS VALVE		FOUND CONCRETE MONUMENT	
GAS METER			
GREASE TRAP MANHOLE			
HANDICAP PARKING/ACCESS			
IRRIGATION CONTROL VALVE			
LIGHT POLE			
TRAFFIC SIGNAL POLE			
MONITOR WELL			
POWER POLE			
POST INDICATOR VALVE			
SANITARY SEWER MANHOLE			
SANITARY SEWER CLEANOUT			
STORM CURB INLET			
STORM INLET			
STORM DRAIN MANHOLE			
SIGN			
TREE, SHRUB, PLANTING			
TELEPHONE PEDESTAL			
WATER VALVE			
IRRIGATION CONTROL VALVE			
WATER METER			

ABBREVIATIONS

ASPH	ASPHALT
BC	BOTTOM OF CURB
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GRVL	GRAVEL
HW	HEADWALL
HCR	HANDICAP RAMP
℄	PROPERTY/OWNERSHIP LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SH	SPRINKLER HEAD (LAWN)
TC	TOP OF CURB
APR	AS PER RECORD
APS	AS PER SURVEY

LINE LEGEND

D D D	DRAINAGE/STORM SEWER PIPE
X X X X X X	FENCE
OE OE OE OE OE	OVERHEAD ELECTRIC LINES
OT OT OT OT	OVERHEAD TELEPHONE LINE
	SUBJECT BOUNDARY LINE
UE UE UE UE UE	UNDERGROUND ELECTRIC LINES
G G G G	UNDERGROUND GAS LINE
SS SS SS SS SS	UNDERGROUND SANITARY SEWER LINE
FM FM FM FM FM	UNDERGROUND SEWER FORCEMAIN
UT UT UT UT	UNDERGROUND TELEPHONE LINE
UFO UFO UFO UFO	UNDERGROUND FIBER OPTIC LINE
W W W W	UNDERGROUND WATER LINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR IN THIS DRAWING. USE ONLY AS APPLICABLE

CI 3020
TOP: 349.52
(NE) 24" 344.02
(SE) 24" 343.97

CI 3027
TOP: 348.82
(N) 18" 344.62
(SW) 24" 344.52

CI 3034
TOP: 348.93
(S) 18" 345.08

CI 3066
TOP: 375.94
(N) 2" 375.04
(SW) 18" 372.44

CI 3108
TOP: 376.15
(S) 12" PVC 372.75

CI 3155
TOP: 372.73
(NE) 18" RCP 368.03
SURVEYOR SEARCHED FOR THE OTHER END OF PIPE GOING NE BUT WAS UNABLE TO LOCATE IT.

CI 3163
TOP: 364.94
(N) 30" 357.15
(SW) 30" 357.12

DI 3097
TOP: 375.06
(E) 3" 374.21
(W) 3" 374.21

DI 3098
TOP: 374.72
(E) 3" 373.87
(NW) 3" 373.87

DI 3099
TOP: 375.13
(SE) 4" 373.88
(N) 12" 373.28
(W) 18" 372.28
(E) 24" 372.13

DI 3114
TOP: 375.52
(E) 18" 373.32
(S) 12" 373.32

DI 3126
TOP: 375.39
(N) 12" 372.84
(S) 12" 372.79

DI 3134
TOP: 374.51
(N) 8" PVC 372.21
HOLDING ±1 FOOT OF WATER

NOTE: REVERSE FLOW BETWEEN INLETS 3134, 3126, AND 3114

DI 3222
TOP: 374.85
(W) 15" 371.65
(SW) 12" 371.95
(NW) 12" 371.75
(E) 18" 371.55

DI 3306
TOP: 373.78
(NE) 6" RCP 372.38

DI 3541
TOP: 374.64
(N) 12" 370.69
(W) 18" 370.04
(E) 24" 369.94

CI 3168
TOP: 365.22
(N) 30" 360.07
(S) 30" 360.07

CI 3175
TOP: 365.25
(N) 24" 359.95
(W) 24" 360.15
(S) 36" 360.05

CI 3181
TOP: 364.54
(N) 18" 361.99
(S) 24" 362.04

CI 3187
TOP: 363.40
(S) 12"x18" RCP 361.76

CI 3193
TOP: 372.69
(W) 36" RCP 365.49
(E) 36" RCP 365.39

CI 3227
TOP: 381.46
(N) 18" 376.64

CI 3344
TOP: 380.51
(S) 18" 376.31
(N) 20" 374.87

SMH 882
TOP: 348.64
(N) 15" PVC 337.30
(E) 15" PVC 337.27

SMH 2434
TOP: 364.52
(W) 8" PVC 359.92
(E) 8" PVC 353.97

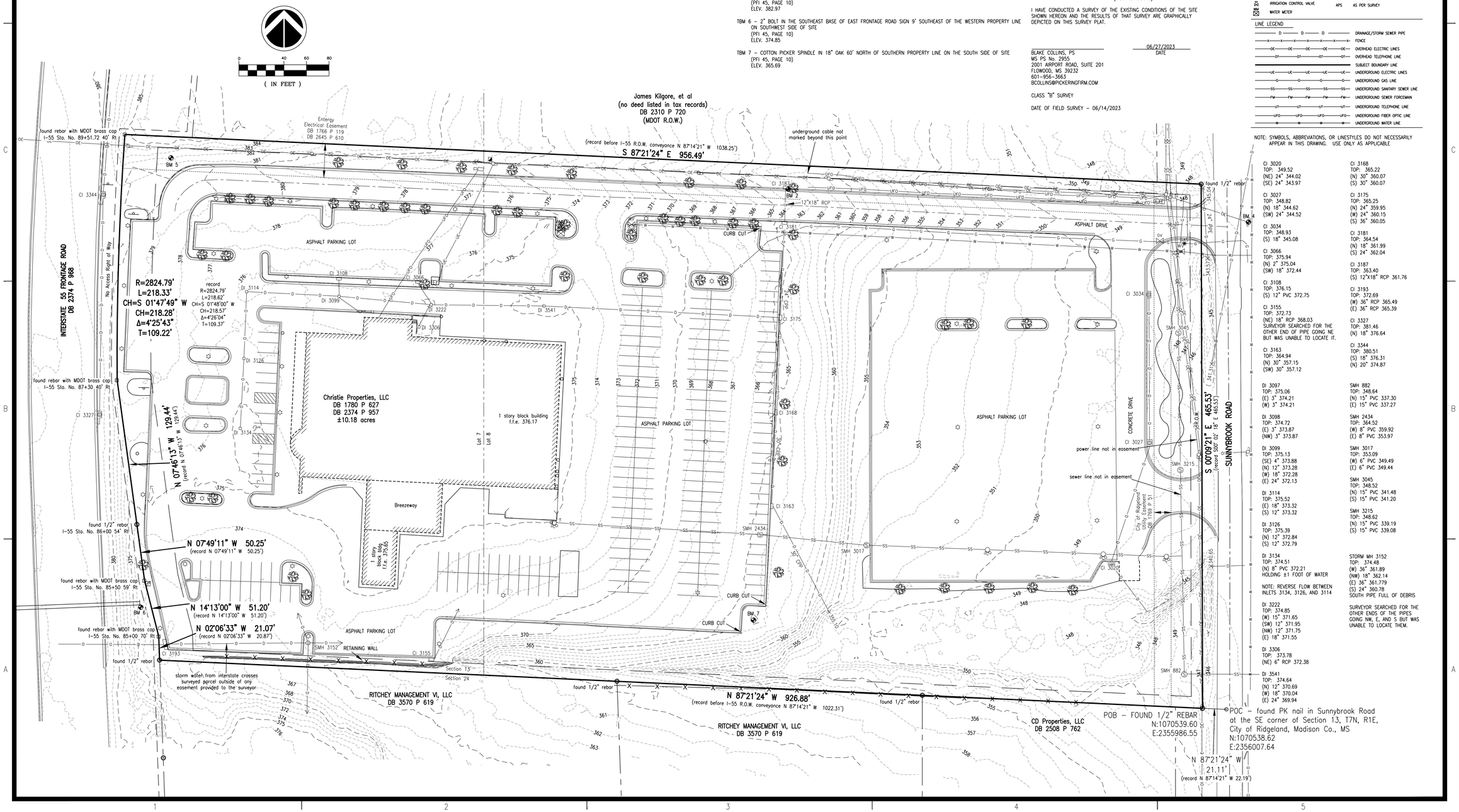
SMH 3017
TOP: 353.09
(W) 6" PVC 349.49
(E) 6" PVC 349.44

SMH 3045
TOP: 348.52
(N) 15" PVC 341.48
(S) 15" PVC 341.20

SMH 3215
TOP: 348.62
(N) 15" PVC 339.19
(S) 15" PVC 339.08

STORM MH 3152
TOP: 374.48
(W) 36" 361.89
(NW) 18" 362.14
(E) 36" 361.779
(S) 24" 360.78
SOUTH PIPE FULL OF DEBRIS

SURVEYOR SEARCHED FOR THE OTHER ENDS OF THE PIPES GOING NW, E, AND S BUT WAS UNABLE TO LOCATE THEM.



REVISIONS:

PROJECT #: 25348.01
DATE: 06-27-2023
DRAWN BY: 123
FIELD BOOK: Pickering Book 45 Page 10-17, 20-21
CHECKED BY: 123

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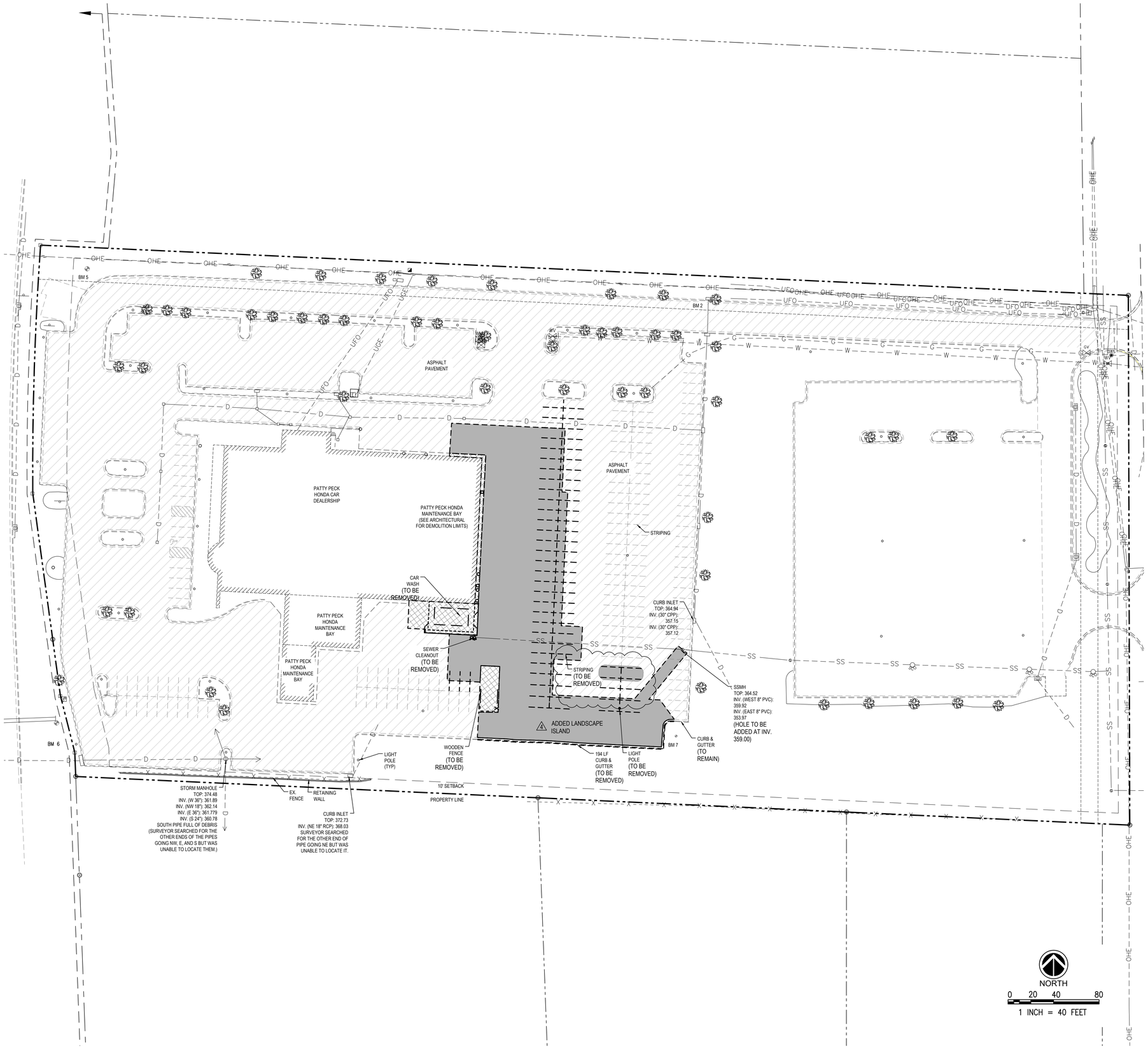
Flowood, MS 39232
601.956.3663

BOUNDARY AND TOPOGRAPHIC SURVEY
PATTY PECK HONDA
Southeast ¼ Section 13, Township 7, Range 1 East
City of Ridgeland, Madison County, MS

SEAL:
FOR REVIEW

SHEET NUMBER:
1 of 1

DESCRIPTION:
BOUNDARY AND TOPOGRAPHIC SURVEY



BENCH MARKS

TBM 1 - NW CORNER OF SIGN BASE AT ST. COLUMBUS EPISCOPAL CHURCH ON SUNNYBROOK ROAD.
(PFI 32, PAGE 11)
ELEV. 349.18

TBM 2 - BOLT ON SOUTHEAST CORNER OF CURB INLET ON NORTH SIDE OF PATTY PECK DR ±250' WEST OF SUNNYBROOK ROAD
(PFI 32, PAGE 71)
ELEV. 363.61

TBM 3 - NAIL IN 12" OAK 50' SOUTHEAST OF PROPERTY CORNER ON EAST SIDE OF SITE
(PFI 32, PAGE 11)
ELEV. 372.80

TBM 4 - 60D NAIL IN PP 30' EAST OF ENTRANCE TO PATTY PECK HONDA ON EAST SIDE OF SUNNYBROOK ROAD
(PFI 32, PAGE 71)
ELEV. 349.45

TBM 5 - COTTON PICKER SPINDLE IN 7" OAK 41' SOUTHEAST OF PROPERTY CORNER ON NORTHWEST SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 382.97

TBM 6 - 2" BOLT IN THE SOUTHEAST BASE OF EAST FRONTAGE ROAD SIGN 9' SOUTHEAST OF THE WESTERN PROPERTY LINE ON SOUTHWEST SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 374.85

TBM 7 - COTTON PICKER SPINDLE IN 18" OAK 60' NORTH OF SOUTHERN PROPERTY LINE ON THE SOUTH SIDE OF SITE
(PFI 45, PAGE 10)
ELEV. 365.69

REMOVAL OF ASPHALT DRIVE
NEW BUILDING CONSTRUCTION AREA
(FULL DEPTH) (26,200 SF)

REMOVAL OF ASPHALT PAVING
UPPER PARKING AND DRIVE AREA
(FULL DEPTH) (149,110 SF)

REMOVAL OF CONCRETE PAVING
(FULL DEPTH) (2,815 SF)

1 UPDATED FULL DEPTH REMOVAL AMOUNT

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Road
Ridgeland, MS 39157

STEPHEN J. BALDWIN
LICENSED PROFESSIONAL ENGINEER
4-17-25
32255
STATE OF MISSISSIPPI

April 17, 2025

CONSTRUCTION DOCUMENTS

WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 1	6-10-25
2	ADDENDUM 2	6-18-25
3	ADDENDUM 3	6-23-25
4	BULLETIN 1	9-8-25

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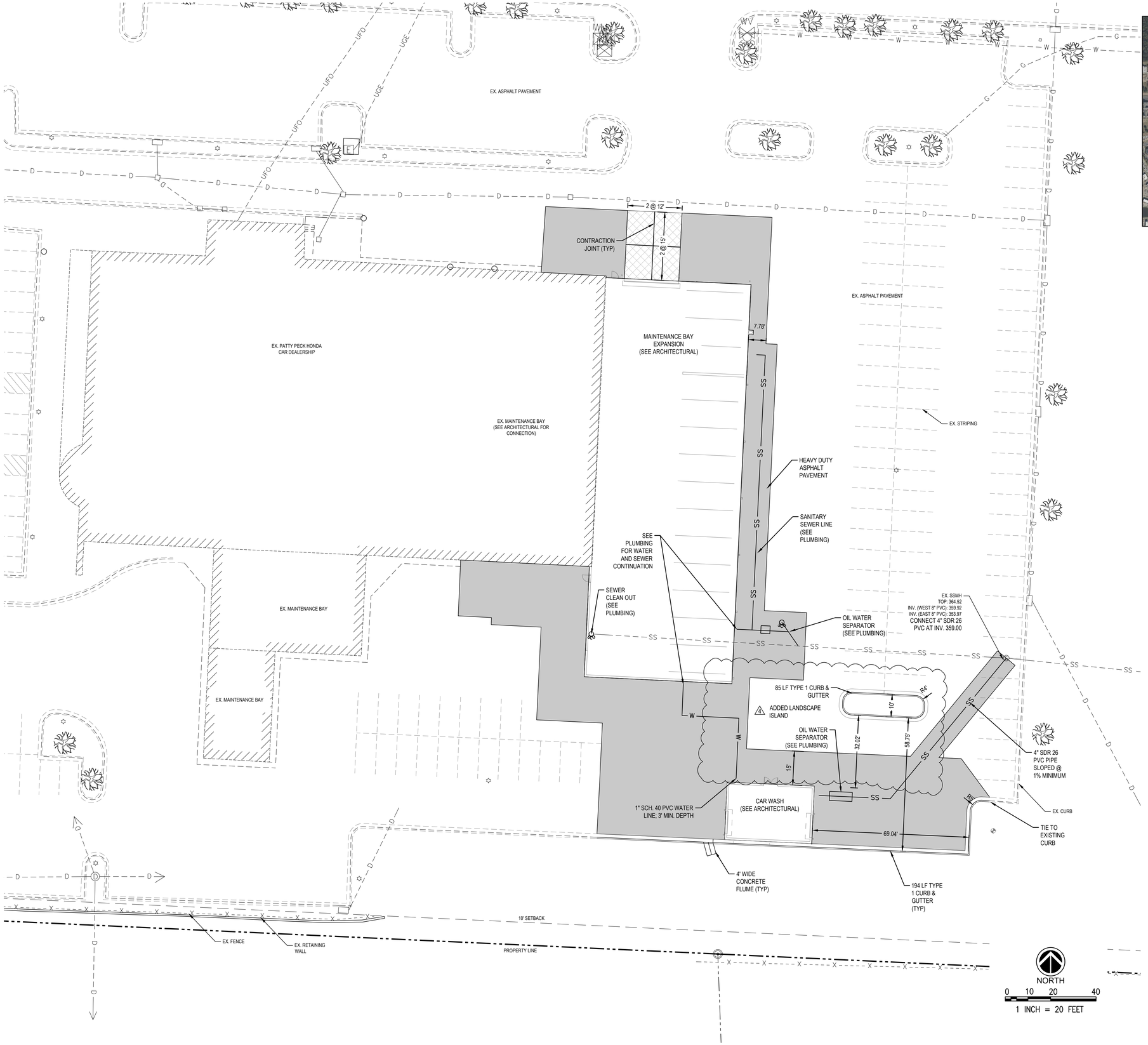
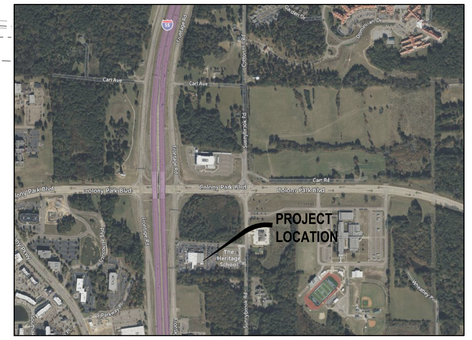
C2.0
EXISTING CONDITIONS & DEMOLITION PLAN





VICINITY MAP

1"=1000'

HEAVY DUTY ASPHALT PAVEMENT
NEW BUILDING CONSTRUCTION AREA (15,440 SF)
2" SURFACE COURSE SC-1, TYPE 8
4" BASE COURSE BB-1, TYPE 8
12" LIME TREATMENT, CLASS C, 6 PERCENT @ 98% STANDARD PROCTOR

HEAVY DUTY CONCRETE PAVEMENT (720 SF)
7" PORTLAND CEMENT CONCRETE, 4000 PSI
6" MDOT SIZE NO. 610 STONE OR CRUSHED CONCRETE @ 100% STANDARD PROCTOR
12" LIME TREATMENT, CLASS C, 6 PERCENT @ 98% STANDARD PROCTOR

NOTES:

1. ALL CURB DIMENSIONS SHOWN ARE TO FACE OF CURB (UNLESS OTHERWISE NOTED).
2. SEE PLUMBING FOR CONTINUATION OF ALL UTILITIES INTO THE BUILDING.
3. SEE PLUMBING AND MECHANICAL PLANS FOR FIRE DEPARTMENT CONNECTION AND GAS METER LOCATION AND DETAILS.

SITE INFORMATION
ZONING: HIGHWAY COMMERCIAL DISTRICT (C-4)
BUILDING SETBACKS:
FRONT YARD: 30'
REAR YARD: 10'
SIDE YARD: 10'
LANDSCAPE BUFFER: 10'

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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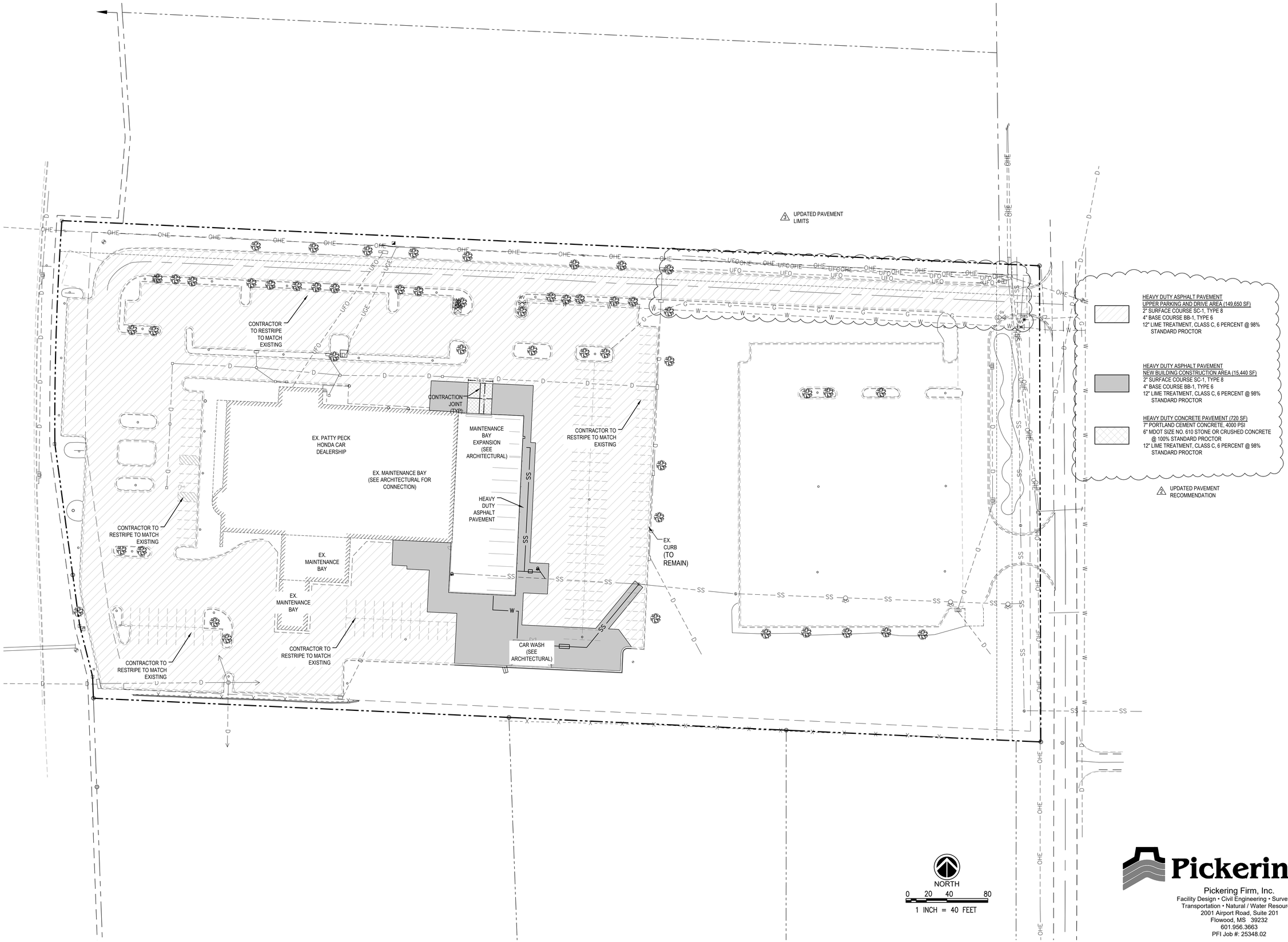
PFI Job #: 25348.02

C3.0
SITE & UTILITY PLAN



WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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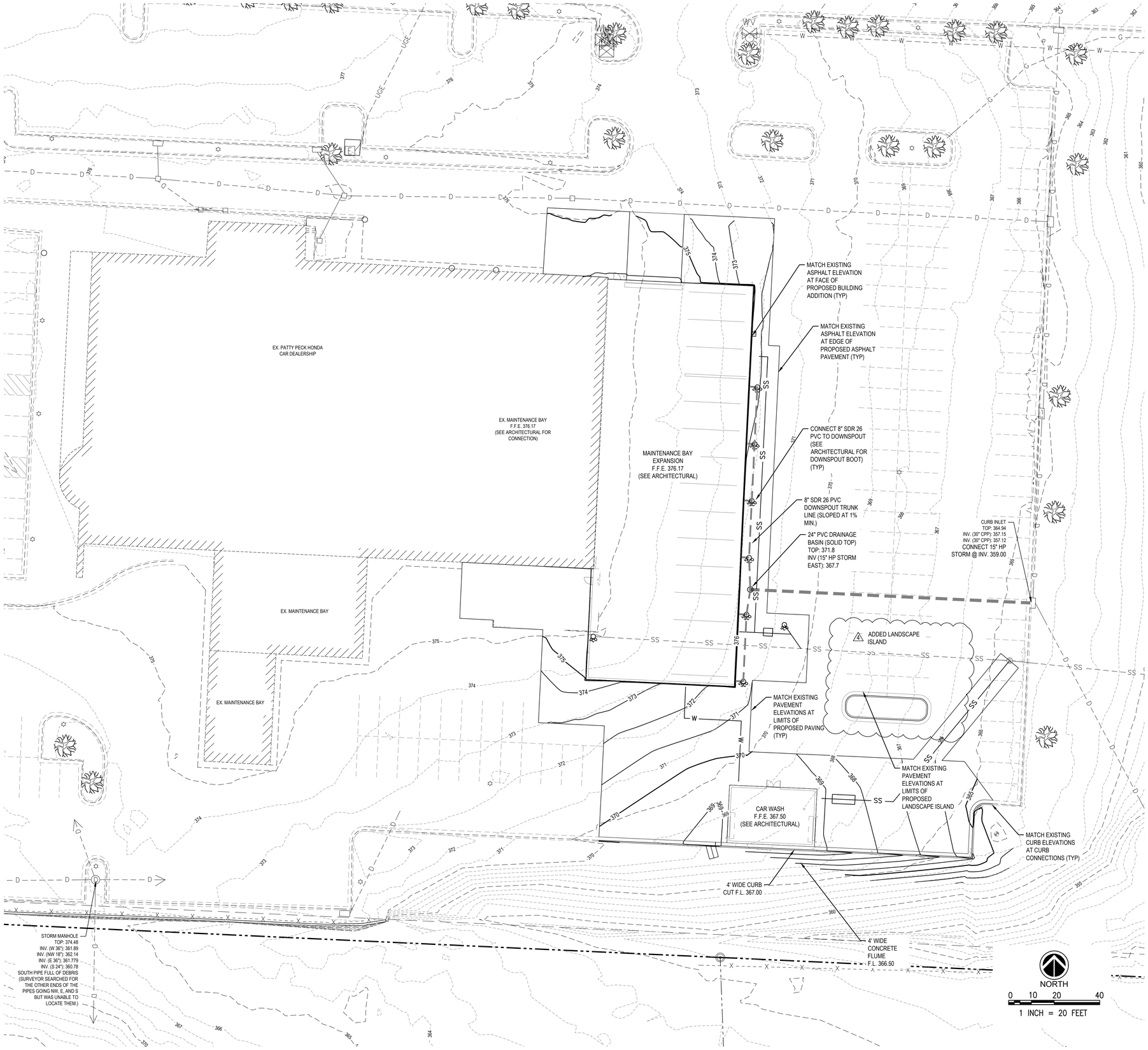
C3.1
PAVING PLAN



GRADING AND DRAINAGE NOTES:

1. EARTHWORK OPERATIONS SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION, PROJECT NO. 240488 PREPARED BY BURNS COOLEY DENNIS, INC. DATED SEPTEMBER 6, 2024.
2. ALL AREAS SHALL BE COMPACTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORTS PREPARED BY BURNS COOLEY DENNIS, INC. ALL EFFORTS AND COSTS ASSOCIATED WITH PROCESSING AND/OR DRYING OUT OVER SATURATED SUITABLE MATERIAL IN ORDER TO ACHIEVE OPTIMUM MOISTURE AND COMPACTION SHALL BE INCLUDED IN THE UNIT PRICE FOR UNCLASSIFIED EXCAVATION, OR OTHER ITEMS. THIS SHALL BE NO ADDITIONAL COST TO THE OWNER.
3. SUBGRADES SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK TO DETECT ZONES OF UNSUITABLE AND/OR EXCESSIVELY WET SOILS. IF PUMPING BEGINS, COMPACTION SHALL BE STOPPED IMMEDIATELY AND RESUMED ONLY WHEN THE MATERIAL IS SUFFICIENTLY DRY THAT PUMPING DOES NOT OCCUR.
4. SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE. NO PONDING WATER SHALL BE ACCEPTABLE ON SITE.
5. SEE SHEET C1.0 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
6. TOP ELEVATION ON SS-2 INLETS=TOP OF CURB.
7. TOP ELEVATION ON SS-3 GRATE INLETS=TOP OF GRATE.
8. TOP ELEVATION ON DRAINAGE MANHOLES=TOP OF RIM.
9. PIPE LENGTHS INCLUDE FLARED END SECTIONS.
10. ADVANCED DRAINAGE SYSTEMS, INC. (ADS) NYLOPLAST PVC DRAIN BASINS, HP PIPE, AND FITTINGS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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4-17-25
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April 17, 2025

CONSTRUCTION DOCUMENTS

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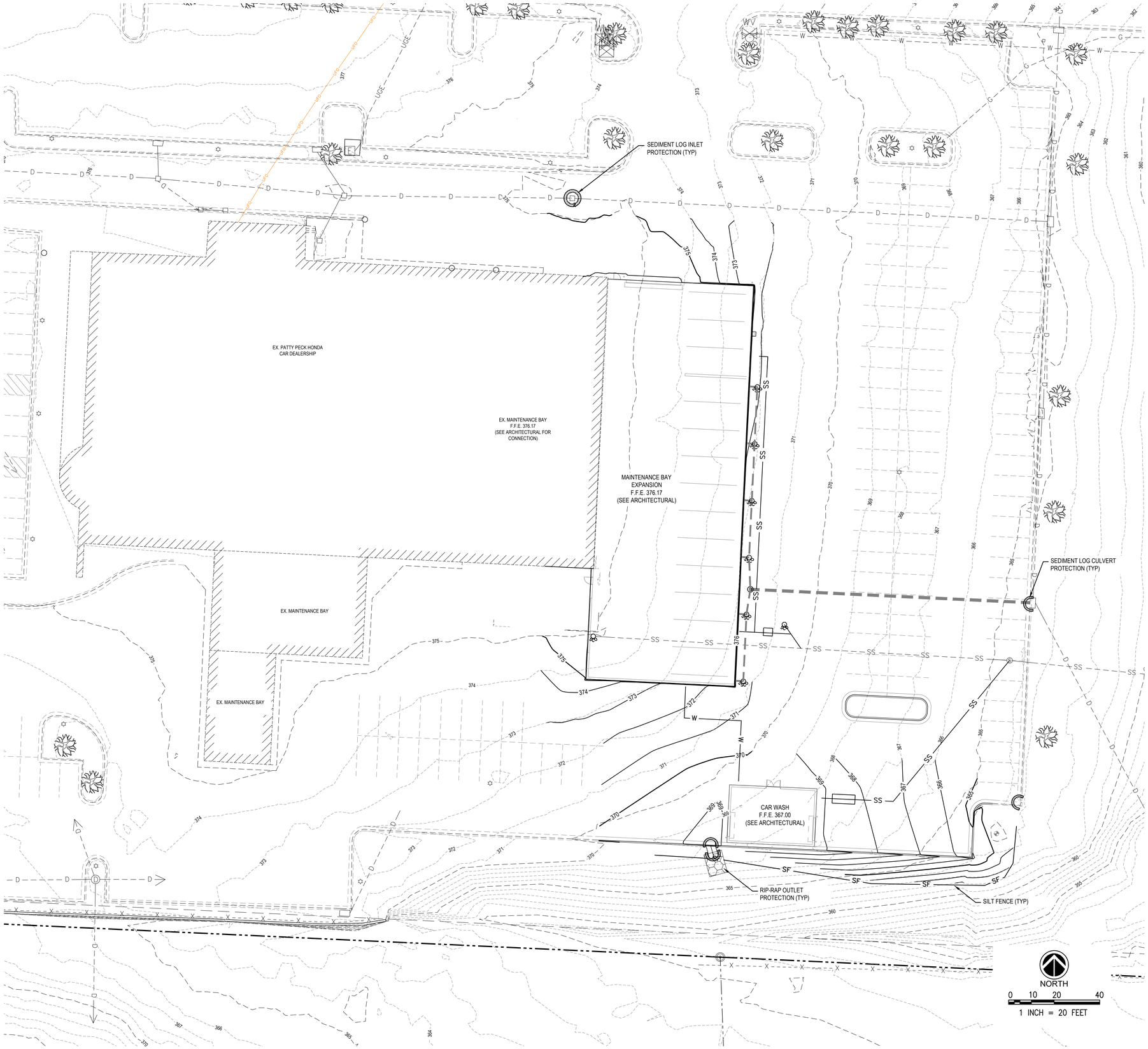
601.956.3663
PFI Job #: 25348.02

C4.0
GRADING & DRAINAGE PLAN



EROSION CONTROL NOTES:

1. THE CONTROLS SHOWN ON THIS PLAN SHALL BE CONSIDERED MINIMUM RECOMMENDATIONS REQUIRED AND THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION & SEDIMENTATION CONTROL AS NECESSARY.
2. EROSION CONTROL IS SUBJECT TO CONTRACTOR PROJECT PHASING, SCHEDULING, AND OTHER CONDITIONS THAT ONLY THE CONTRACTOR CAN CONTROL, THEREFORE THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION & SEDIMENTATION CONTROL MEANS, RECORD KEEPING, AND COMPLIANCE.
3. BEST MANAGEMENT PRACTICES SUCH AS TEMPORARY DIVERSION DITCHES, SEDIMENT BASINS, AND BERMS MAY OR MAY NOT BE SHOWN ON THIS PLAN FOR CLARITY PURPOSES. THE LOCATION AND NUMBER OF SUCH MAY VARY DEPENDING ON THE CONTRACTOR'S PHASING OF THE PROJECT. THE CONTRACTOR MUST COORDINATE WITH THE ENGINEER, OWNER, AND MDEQ TO EFFECTIVELY CONTROL SEDIMENT RUNOFF DURING CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE SODDED/SEEDED AND FERTILIZED.
5. ALL VEGETATED AREAS SHALL HAVE LIVE GROWING GRASS AND BE "GREEN" PRIOR TO FINAL ACCEPTANCE.
6. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF ALL STRUCTURAL CONTROLS, IE SILT FENCE, SEDIMENT LOGS, ETC., WHEN IT REACHES A MAXIMUM DEPTH OF 50% OF THE CONTROL'S CAPACITY. THE CONTROL SHALL BE REPLACED AS NECESSARY TO EFFECTIVELY MAINTAIN A BARRIER.
7. TEMPORARY SEEDING MAY BE REQUIRED IN ADDITION TO PERMANENT SEEDING TO ASSIST IN COMPLYING WITH THE CONSTRUCTION GENERAL PERMIT.
8. THE CONTRACTOR SHALL SUBMIT PHASED EROSION CONTROL PLANS TO THE ENGINEER AND OWNER FOR REVIEW IF NEEDED TO CONTROL SEDIMENT AND EROSION DURING CONSTRUCTION.
9. SEE SHEET C6.5 FOR EROSION CONTROL DETAILS AND ADDITIONAL NOTES.

LEGEND

- SEDIMENT LOG INLET PROTECTION
- SEDIMENT LOG CULVERT BARRIER
- SF — SILT FENCE
- RIP RAP OUTLET PROTECTION

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Road
Ridgeland, MS 39157

STEVEN J. BALLARD REGISTERED PROFESSIONAL ENGINEER 4-17-25 32255 STATE OF MISSISSIPPI

April 17, 2025

CONSTRUCTION DOCUMENTS

WBA # 21-074

REVISIONS

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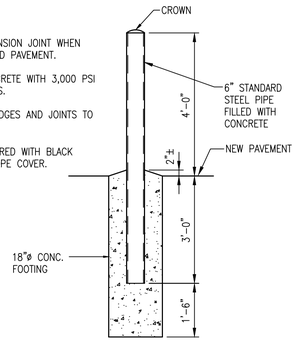
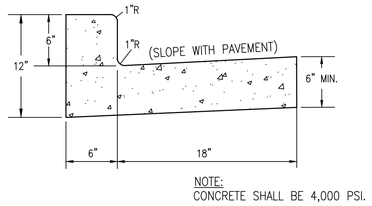
C5.0
EROSION CONTROL PLAN

NOTES:

1. USE 3/8" x 4" EXPANSION JOINT WHEN CONCRETE ABUTS RIGID PAVEMENT.
2. USE READY-MIX CONCRETE WITH 3,000 PSI STRENGTH AT 28 DAYS.
3. TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
4. BOLLARD TO BE COVERED WITH BLACK GRAINGER SMOOTH HDPE COVER.

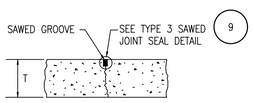


1 PIPE BOLLARD
SCALE: N.T.S.

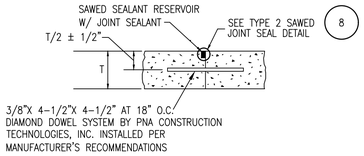


NOTE:
CONCRETE SHALL BE 4,000 PSI.

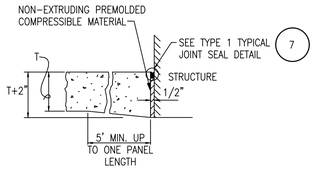
2 TYPE "1" COMBINATION CURB & GUTTER
SCALE: NOT TO SCALE



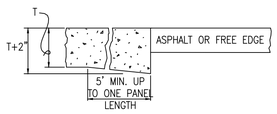
3 CONTRACTION JOINT
SCALE: NOT TO SCALE



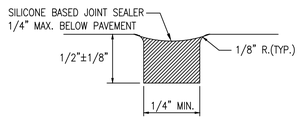
4 DOWELED CONSTRUCTION JOINT
SCALE: NOT TO SCALE



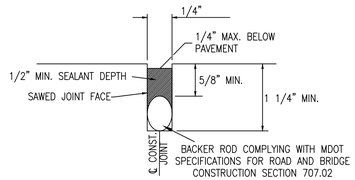
5 ISOLATION JOINT
SCALE: NOT TO SCALE



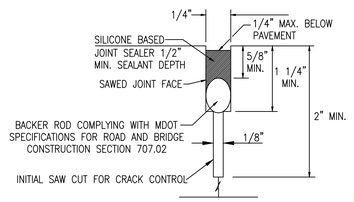
6 THICKENED EDGE
SCALE: NOT TO SCALE



7 JOINT SEAL- TYPE 1
SCALE: NOT TO SCALE



8 SAWED JOINT SEAL - TYPE 2
SCALE: NOT TO SCALE



9 SAWED JOINT SEAL - TYPE 3
SCALE: NOT TO SCALE

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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CONSTRUCTION DOCUMENTS

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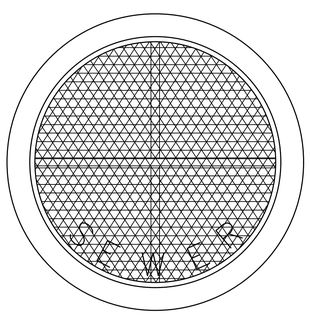
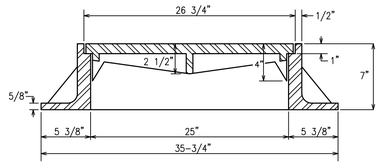
PFI Job #: 25348.02

C6.0
CONSTRUCTION DETAILS - SITE

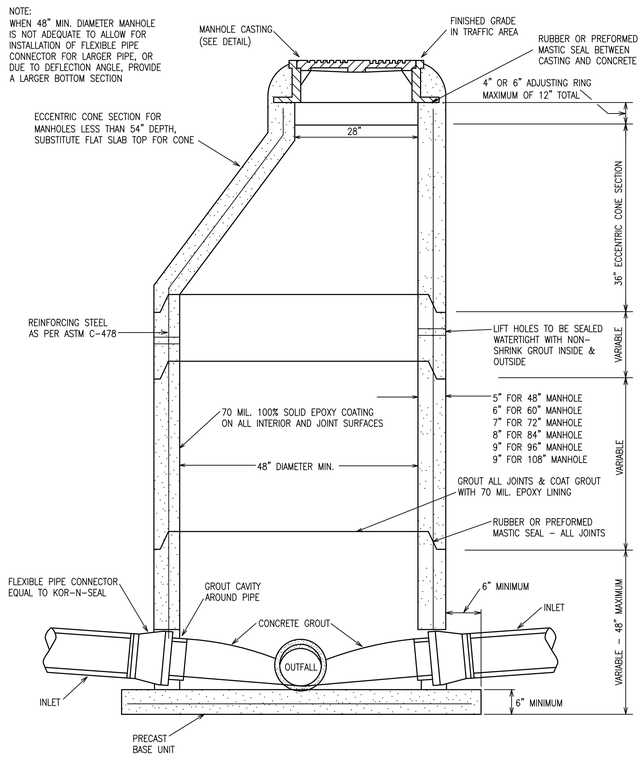
NOTE:
MANHOLE RING & COVER TO BE PER CITY OF RIDGELAND SPECIFICATIONS.



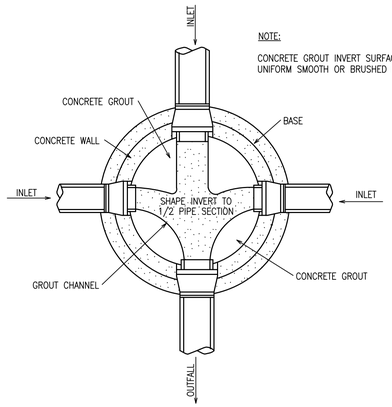


NOTES:
1. MANHOLE TOPS SHALL NOT BE LOCATED IN CURB RAMPS.
2. MANHOLE TOPS SHALL NOT BE STRADDLING ANY EDGE OF PAVEMENT, SIDEWALK, OR CURB.
3. MANHOLE COVERS SHALL BE WATERTIGHT AND BOLTED DOWN.

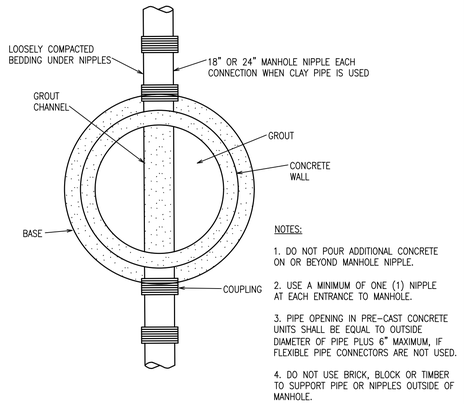
1 MANHOLE CASTING DETAILS
SCALE: NOT TO SCALE



2 SECTION PRECAST CONCRETE MANHOLE (NOT USED)
SCALE: NOT TO SCALE

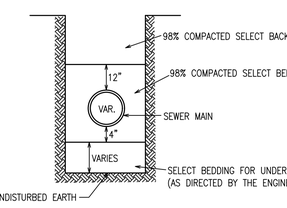


3 MANHOLE FLOW CHANNELS DETAIL
SCALE: NOT TO SCALE



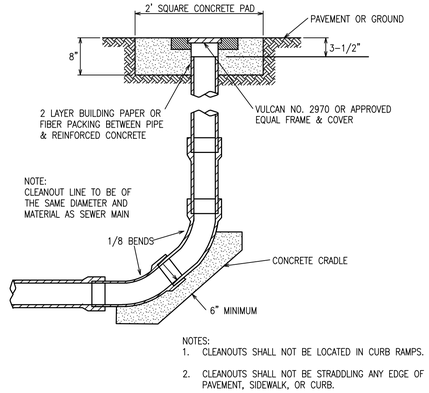
NOTES:
1. DO NOT POUR ADDITIONAL CONCRETE ON OR BEYOND MANHOLE NIPPLE.
2. USE A MINIMUM OF ONE (1) NIPPLE AT EACH ENTRANCE TO MANHOLE.
3. PIPE OPENING IN PRE-CAST CONCRETE UNITS SHALL BE EQUAL TO OUTSIDE DIAMETER OF PIPE PLUS 6" MAXIMUM, IF FLEXIBLE PIPE CONNECTORS ARE NOT USED.
4. DO NOT USE BRICK, BLOCK OR TIMBER TO SUPPORT PIPE OR NIPPLES OUTSIDE OF MANHOLE.

4 TYPICAL PIPE CONNECTION TO MANHOLE
SCALE: NOT TO SCALE



SELECT BACKFILL MATERIAL IS DEFINED AS SELECT NON ORGANIC SILTY CLAYS (CL) WITH LIQUID LIMIT LESS THAN 45 AND PI BETWEEN 10-24, AND LL LESS THAN 45.

5 BEDDING / BACKFILL GRAVITY SEWER
SCALE: NOT TO SCALE



NOTES:
1. CLEANOUTS SHALL NOT BE LOCATED IN CURB RAMPS.
2. CLEANOUTS SHALL NOT BE STRADDLING ANY EDGE OF PAVEMENT, SIDEWALK, OR CURB.

6 TERMINAL CLEANOUT
SCALE: NOT TO SCALE

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Road
Ridgeland, MS 39157

STEPHEN J. BALDWIN
REGISTERED PROFESSIONAL
ENGINEER
4-17-25
32255
STATE OF MISSISSIPPI

April 17, 2025

CONSTRUCTION DOCUMENTS

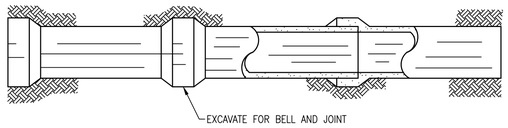
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

Pickering
Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
Transportation • Natural / Water Resources
2001 Airport Road, Suite 201
Flowood, MS 39232
601.956.3663
PFI Job #: 25348.02

C6.1
CONSTRUCTION DETAILS - SANITARY SEWER



1. ALL ROUND REINFORCED CONCRETE STORM PIPES TO HAVE RUBBER GASKETS AND FILTER FABRIC TYPE V WRAPPED AT ALL JOINTS FOR FULL CIRCUMFERENCE OF PIPE WITH 18"–24" OVERLAP FOR PRVWSD APPROVAL IN FIELD.
2. ALL ARCHED REINFORCED CONCRETE PIPE TO HAVE MASTIC AND FILTER FABRIC WRAPPED AT ALL JOINTS FOR FULL CIRCUMFERENCE OF PIPE WITH 18"–24" OVERLAP FOR PRVWSD APPROVAL IN FIELD.
3. USE POPIT PLUG WITH TAR AND SQUARE TOP FILTER FABRIC TO COVER LIFTING HOLES.

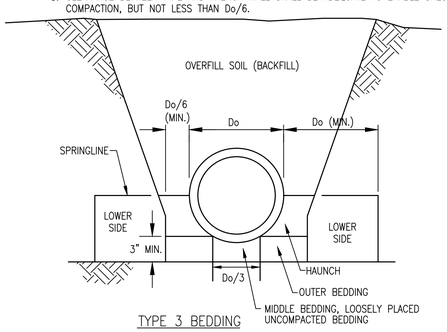
1 STORM SEWER CONSTRUCTION

SCALE: NOT TO SCALE

NOTES:

1. BEDDING AND BACKFILL DETAILS ARE PER THE RECOMMENDATIONS OF THE AMERICAN CONCRETE PIPE ASSOCIATION.
2. HAUNCH, OUTER BEDDING, LOWER SIDE, AND OVERFILL SOIL SHALL BE:

   CATEGORY I (GRAVELLY SAND) COMPACTED TO 85% STANDARD PROCTOR,
   CATEGORY II (SANDY SILT) COMPACTED TO 90% STANDARD PROCTOR, OR
   CATEGORY III (SILTY CLAY) COMPACTED TO 95% STANDARD PROCTOR.
3. SOIL CATEGORIES I, II, AND III ARE AS DEFINED BY THE AMERICAN CONCRETE PIPE ASSOCIATION.
4. RUBBER GASKET JOINTS REQUIRED.
5. CLEARANCE BETWEEN PIPE AND TRENCH WALL SHALL BE ADEQUATE TO ENABLE SPECIFIC COMPACTION, BUT NOT LESS THAN Do/6.



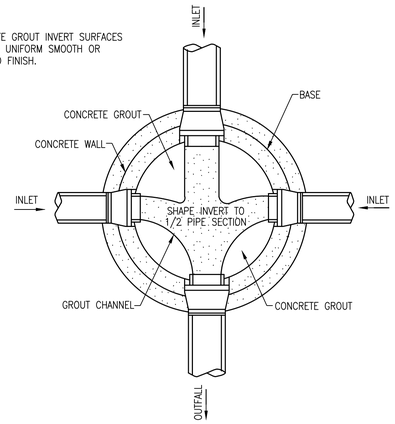
TYPE 3 BEDDING

2 CONCRETE PIPE BEDDING / BACKFILL

SCALE: N.T.S.

NOTE:

CONCRETE GROUT INVERT SURFACES TO HAVE UNIFORM SMOOTH OR BRUSHED FINISH.

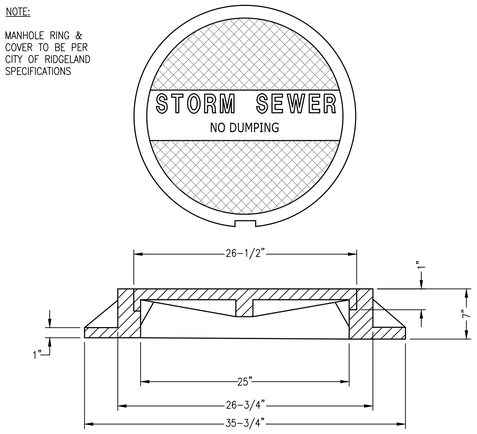


3 MANHOLE FLOW CHANNELS

SCALE: NOT TO SCALE

NOTE:

MANHOLE RING & COVER TO BE PER CITY OF RIDGELAND SPECIFICATIONS

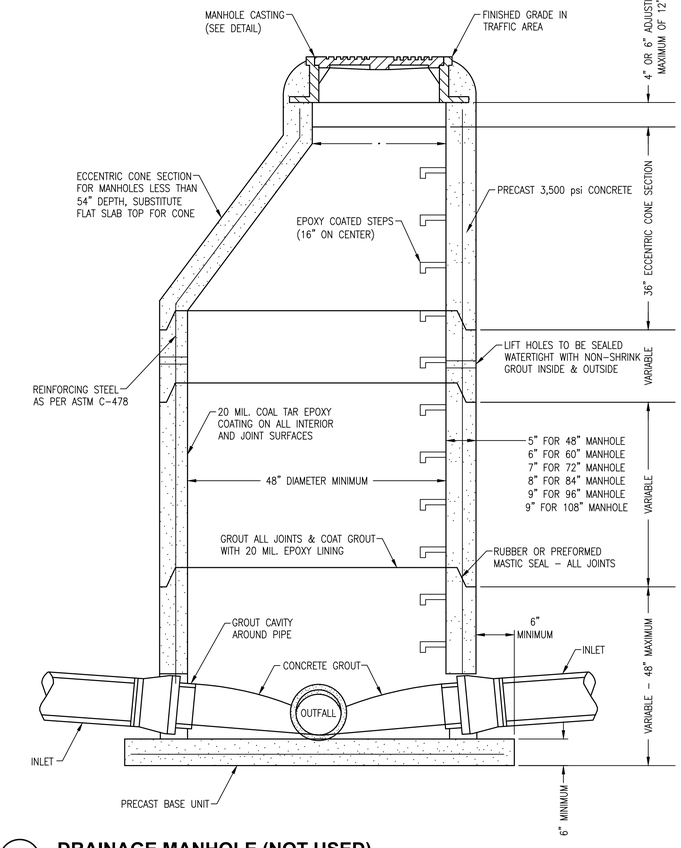


4 MANHOLE CASTING

SCALE: NOT TO SCALE

NOTE:

WHEN 48" MINIMUM DIAMETER MANHOLE IS NOT ADEQUATE TO ALLOW FOR INSTALLATION OF FLEXIBLE PIPE CONNECTOR FOR LARGER PIPE, OR DUE TO DEFLECTION ANGLE, PROVIDE A LARGER BOTTOM SECTION



5 DRAINAGE MANHOLE (NOT USED)

SCALE: NOT TO SCALE

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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Ridgeland, MS 39157

STEPHEN J. BALDWIN
LICENSED PROFESSIONAL ENGINEER
4-17-25
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April 17, 2025

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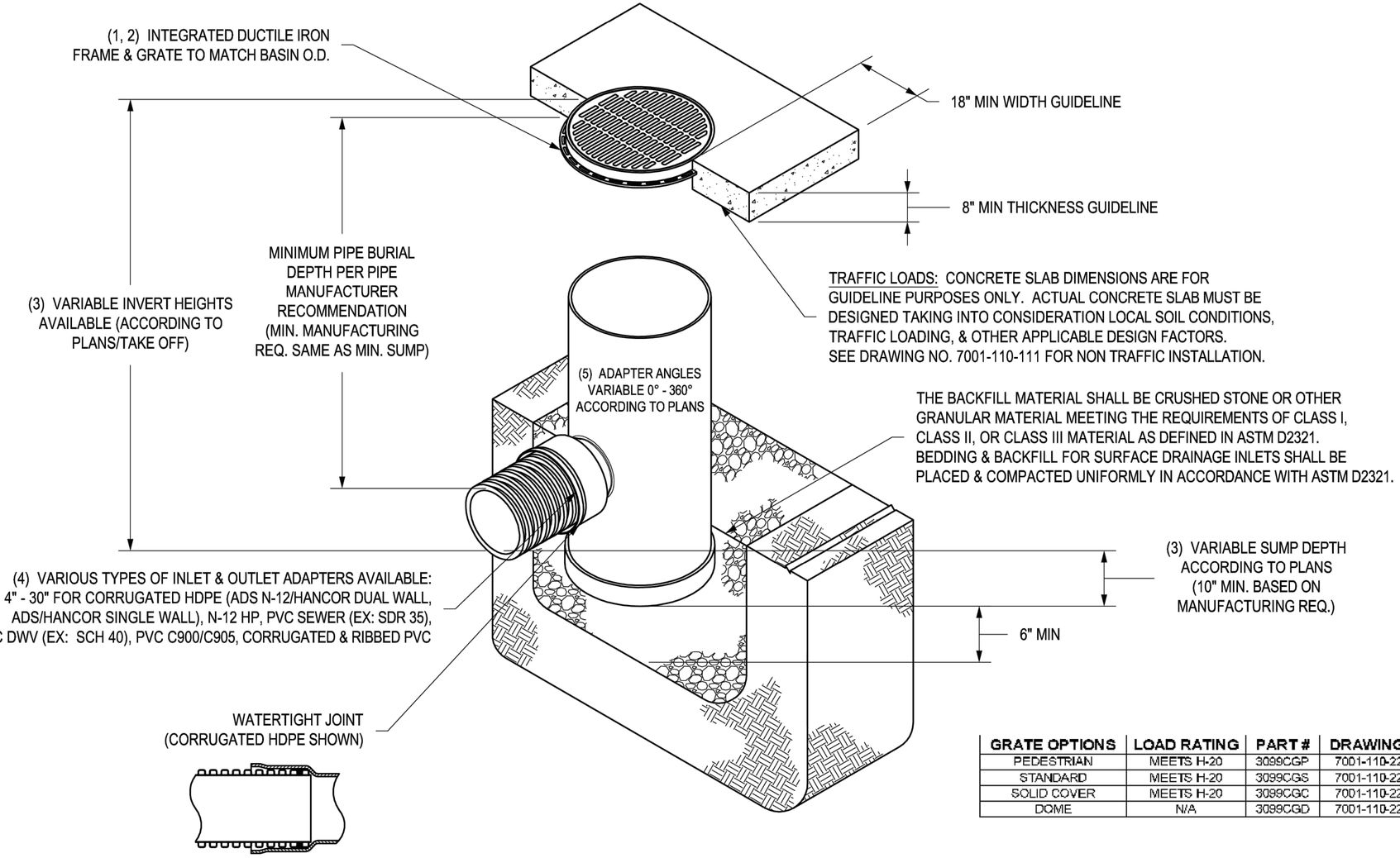
Flowood, MS 39232
601.956.3663
PFI Job #: 25348.02

C6.2
CONSTRUCTION DETAILS - STORM SEWER

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3099CGP	7001-110-220
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-193	REV G

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Road
Ridgeland, MS 39157

STEPHEN J. BALDWIN REGISTERED PROFESSIONAL ENGINEER 4-17-25 32255 STATE OF MISSISSIPPI

April 17, 2025

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Pickering

Pickering Firm, Inc.
Facility Design • Civil Engineering • Surveying •
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2001 Airport Road, Suite 201
Flowood, MS 39232
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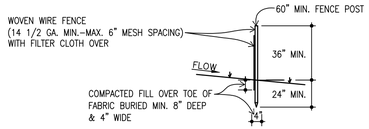
C6.4
CONSTRUCTION DETAILS - NYLOPLAST DRAIN BASIN

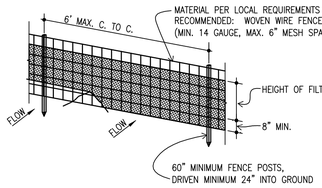
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY (6) INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP OR WHEN ACCUMULATED SEDIMENT HAS REACHED A THIRD OF THE FENCE HEIGHT.

   POSTS: STEEL EITHER "T" OR "U" TYPE
   POSTS: LOCATED MAXIMUM 6' O. C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILTER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL.
   PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

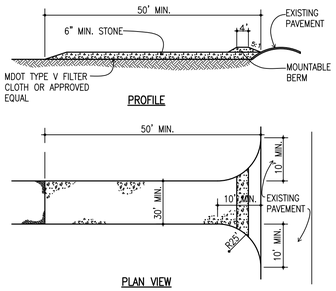
6. INDICATED ON EROSION CONTROL PLANS AS " —SF——— SF— "





1 SILT FENCE EROSION PROTECTION

SCALE: NOT TO SCALE



PROFILE

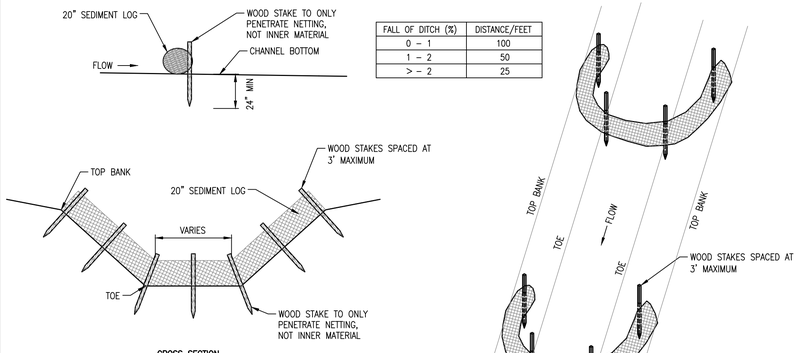
PLAN VIEW

STABILIZED CONSTRUCTION EXIT

1. STONE SIZE – USE #2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. DEPTH – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – THIRTY (30) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 TEMPORARY CONSTRUCTION ROAD

SCALE: NOT TO SCALE



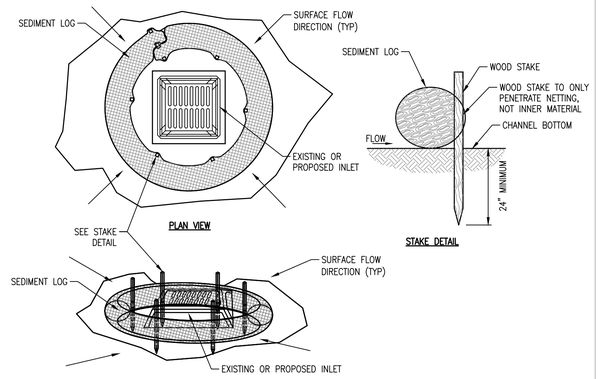
FALL OF DITCH (%)	DISTANCE/FEET
0 – 1	100
1 – 2	50
> – 2	25

CROSS SECTION

PERSPECTIVE

3 SEDIMENT LOG DITCH CHECK

SCALE: N.T.S.

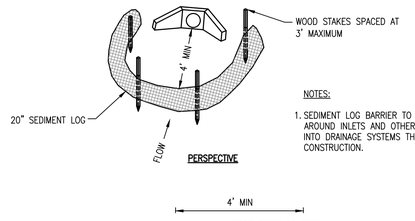


PLAN VIEW

STAKE DETAIL

4 SEDIMENT LOG INLET PROTECTION

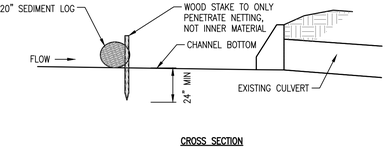
SCALE: NOT TO SCALE



PERSPECTIVE

NOTES:

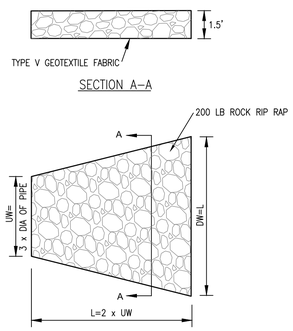
1. SEDIMENT LOG BARRIER TO BE USED AROUND INLETS AND OTHER OPENINGS INTO DRAINAGE SYSTEMS THROUGHOUT CONSTRUCTION.



CROSS SECTION

5 SEDIMENT LOG CULVERT SEDIMENT BARRIER

SCALE: N.T.S.



6 ROCK RIP-RAP @ OUTLET STRUCTURE

SCALE: N.T.S.

1. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED AND/OR SODDED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION.
2. SILT FENCES AND HAY BALES SHALL BE USED AS SHOWN AND AS DIRECTED BY THE ENGINEER TO CONTROL SOIL EROSION.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STATE OF MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) OFFICE OF POLLUTION CONTROL (OPC) STORM WATER CONSTRUCTION GENERAL PERMIT FOR ALL EROSION CONTROL DURING CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REPORTING ANY MAINTENANCE AS REQUIRED BY THE STATE OF MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) OFFICE OF POLLUTION CONTROL (OPC) STORM WATER CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION ACTIVITIES.
6. PROVISIONS SHALL BE MADE TO PROTECT DOWNSTREAM WATERCOURSES (I.E., STORM SEWER SYSTEMS, DITCHES, WETLANDS, ETC.) FROM SEDIMENT RUNOFF DEVELOPED FROM THE CONSTRUCTION PROCESS. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO, STRUCTURAL CONTROLS SUCH AS SILT FENCING, GEOTEXTILE FABRIC PROTECTION OF STORM SEWERS, STRAW WATTLES, DIKES AND SANDBAG BERMS; AND/OR VEGETATION CONTROLS SUCH AS SEEDING OR EXISTING VEGETATIVE BUFFER STRIPS (MINIMUM 25 FEET WIDE).
7. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATIONS SHOWN ON PLANS.
8. CONTRACTOR SHALL PERFORM DAILY STREET CLEANING ON ROADS AND STREETS ADJACENT TO THE PROJECT WHICH ARE USED AS ACCESS ROUTES FOR CONSTRUCTION TRAFFIC IF DIRT AND MUD IS NOT ADEQUATELY REMOVED FROM VEHICLES AT THE STABILIZED CONSTRUCTION EXITS.
9. LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORMWATER CONVEYANCE SYSTEMS. USE A MINIMUM 60 MIL POLYETHYLENE LINER UNDER ABOVE GROUND STORAGE TANKS. USE 2 FOOT HIGH BERMS AROUND FUEL STORAGE AREAS.
10. CONTRACTOR WILL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TAKEN TO REMEDY THE PROBLEM.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL ENVIRONMENTAL LAWS.
12. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF FUELS, MATERIALS AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
13. CONTRACTOR SHALL INSPECT ALL STRUCTURAL CONTROLS AND OUTFALLS/DISCHARGE POINTS AFTER RAIN EVENTS THAT PRODUCE A DISCHARGE AND AT LEAST WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH IN ACCORDANCE WITH MDEQ'S GUIDELINES. ANY POORLY FUNCTIONING EROSION CONTROLS, NON-COMPLIANT DISCHARGES, OR ANY OTHER DEFICIENCIES OBSERVED DURING THE INSPECTIONS REQUIRED UNDER THE MDEQ GENERAL PERMIT SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT NOT TO EXCEED 24 HOURS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS AS DOCUMENTED ON THE INSPECTION FORM. IN THE EVENT OF AN UNANTICIPATED BREACH OF A SEDIMENT BASIN/POND, TEMPORARY CONTAINMENT MEASURES SHALL BE TAKEN WITHIN 24 HOURS AFTER THE INSPECTION. PERMANENT CORRECTIVE MEASURES SHALL BE IMPLEMENTED WITHIN FIVE (5) DAYS OF THE INSPECTION; HOWEVER, IF PERMANENT CORRECTIVE MEASURES CANNOT BE IMPLEMENTED WITHIN THE TIME FRAME HEREIN THE OWNER OR OPERATOR SHALL CONTACT MDEQ.
14. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEMS THROUGHOUT THE DURATION OF THE CONTRACT, NO SEPARATE PAY.
15. CONTRACTOR WILL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS AND OTHER POTENTIALLY TOXIC MATERIALS.
16. EQUIPMENT STAGING AREA TO BE DESIGNATED BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO CONSTRUCTION.
17. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEMS BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
18. CONTRACTOR SHALL SOLID SOD DISTURBED AREAS IMMEDIATELY AFTER REACHING FINAL GRADE.

7 EROSION CONTROL NOTES

SCALE: NOT TO SCALE

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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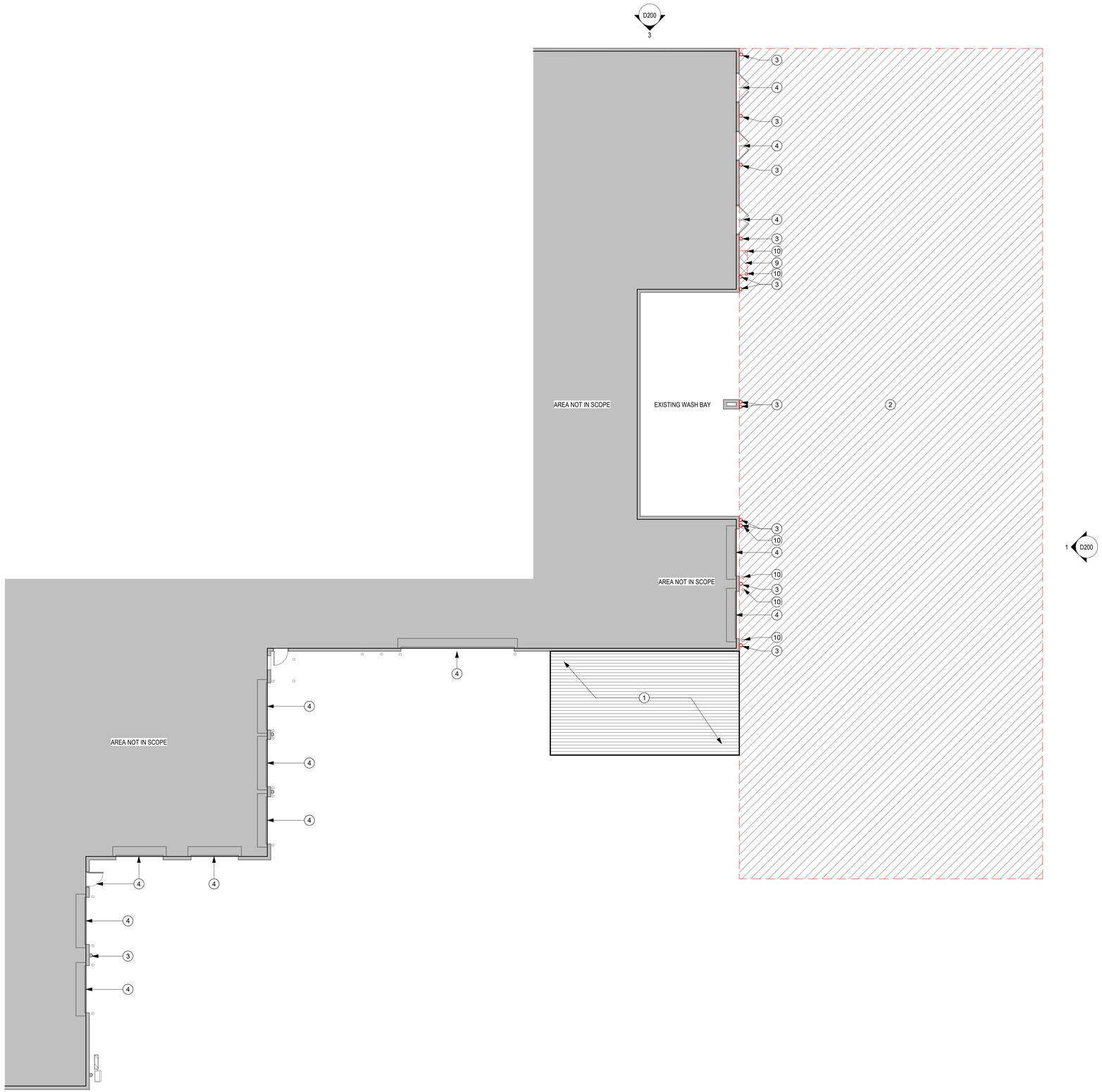
C6.5
EROSION CONTROL DETAILS



1 DEMO FLOOR PLAN
3/32" = 1'-0"

GEN. NOTES - DEMOLITION

A. ALL INFORMATION IS BASED ON FIELD OBSERVATIONS & OWNER SUPPLIED DOCUMENTS & MAY NOT REFLECT ACTUAL FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS DEPICTING EXIST. CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF OF THE WORK AS INDICATED IN THE DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF THE CONDITION IN QUESTION BEFORE PROCEEDING WITH WORK IN THAT AREA.

B. SALVAGE IS DEFINED AS CAREFULLY REMOVING & RETAINING ITEMS FOR REUSE. FURTHER EVALUATION OF CERTAIN ITEMS IN TERMS OF SALVAGE DESIRABILITY MAY OCCUR PRIOR TO CONSTRUCTION.

C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING & BRACING NECESSARY TO MAINTAIN INTEGRITY OF EXIST. STRUCTURE AT ALL TIMES.

D. IF ANY EXIST. FIREPROOFING OR ASSEMBLIES WHICH ARE INDICATED TO REMAIN ARE DAMAGED DURING DEMOLITION THE CONTRACTOR SHALL REPAIR DAMAGE TO THE LEVEL OF THE ORIGINAL FIRE PROTECTION REQUIREMENTS.

E. CARE SHALL BE TAKEN AT INTERFACE BETWEEN DEMOLITION & EXIST. CONSTRUCTION TO REMAIN TO AVOID DAMAGE TO ALL SYSTEMS TO REMAIN. ALL EXIST. CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT UPON NOTIFICATION BY THE CONTRACTOR.

G. REMOVE EXIST. CONSTRUCTION AS INDICATED. THE TYPICAL WALL REMOVAL INCLUDES FINISHES & MECHANICAL, PLUMBING & ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE ALL WALLCOVERING @ WALLS TO REMAIN & PREP FOR PAINT WITHIN EXTENTS OF PHASE. REMOVE ALL WALL BASE. REMOVE DOORS, CASEWORK, WINDOWS, FRAMES, & OTHER FIXTURES AS REQUIRED. REMOVE ALL WINDOW COVERINGS IN THEIR ENTIRETY. AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN FLOORS OR EXIST. WALLS TO REMAIN TO MEET ORIGINAL FIRE PROTECTION & STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOORS & DECK & PREPARE SURFACES TO RECEIVE A NEW FINISH AS PER FINISH SCHEDULE. REMOVE ALL REMAINING MORTAR / SETTING BEDS & RESIDUE FROM EXIST. FLOORING SURFACES.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXIST. SUBSTRATE CORRECTION IN ALL AREAS WHERE MECHANICAL, PLUMBING & ELECTRICAL EQUIP. & SERVICES ARE REMOVED.

I. IT IS INTENDED THAT REMOVAL OF ALL MAJOR MECHANICAL, PLUMBING & ELECTRICAL ITEMS BE COMPLETED BY THEIR RESPECTIVE TRADES. ALL ITEMS TO BE REMOVED ARE NOT NECESSARILY SHOWN ON THESE DOCUMENTS. ONCE REMOVAL OF MAJOR ITEMS IS COMPLETED BY RESPECTIVE TRADES, THE REMAINING ITEMS ARE TO BE REMOVED BY THE GENERAL CONTRACTOR.

J. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES & ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.

K. THE CONTRACTOR SHALL NOTIFY, COORDINATE, SCHEDULE & RECEIVE PRIOR PERMISSION FROM THE OWNER IF ANY SHUTDOWN OF SERVICES IS NECESSARY TO COMPLETE THE WORK. NOTIFICATION SHALL INCLUDE THE TYPE OF SERVICE, AREA AFFECTED, REQUESTED SHUTDOWN TIME, LENGTH OF TIME, SERVICE TO BE DISCONNECTED & PROPOSED RECONNECTION TIME. PROVIDE MIN. 48-HOURS WRITTEN NOTICE TO OWNER FOR ALL SCHEDULED SHUT-DOWNS. DO NOT PERFORM UTILITY SHUT-DOWNS WITHOUT THE OWNERS WRITTEN CONSENT. COORDINATE WORK RELATED TO SHUT-DOWN TO MINIMIZE UTILITY DOWN- TIME. THE OWNER SHALL REQUIRE ALL UTILITY SHUT-DOWNS TO BE PREFORMED AT NON-PEAK DEMAND TIMES. THE OWNER MAY REQUIRE UTILITY SHUT-DOWNS TO BE PREFORMED AFTER NORMAL BUSINESS HOURS.

L. ALL OPNG.S, GAPS & VOIDS IN EXIST. CONSTRUCTION LEFT OR UNCOVERED BY DEMOLITION ARE TO BE FILLED USING MATERIALS THAT MATCH SIZE & CONFIGURATION OF ADJACENT EXIST. CONSTRUCTION UNLESS OTHERWISE NOTED HEREIN & AS APPROVED BY THE ARCHITECT.

M. CONTRACTOR SHALL MAINTAIN ADEQUATE EGRESS AT ALL TIMES.

N. SEE HAZARDOUS MATERIAL INSPECTION REPORTS & ABATEMENT SPECIFICATION DIAGRAMS FOR EXTENT OF ACM. & LBP. TO BE ABATED.

O. WHERE EXISTING CEILINGS ARE TO BE DEMOLISHED, DEMOLISH CEILING IN ITS ENTIRETY INCLUDING, BUT NOT LIMITED TO, SUSPENDED CEILING ASSEMBLIES, DIRECT MOUNT CEIILNG ASSEMBLIES, LIGHTING FIXTURES, & MECH. GRILLES.

DEMO KEYED NOTES

NO.	DEMO NOTES
1	DEMOLISH EXISTING CAR WASH STRUCTURE. REMOVE EXISTING EQUIPMENT AND TURN OVER TO OWNER. CAP ALL ABANDONED UTILITIES BELOW GRADE TYPICAL. SEE ALSO MEP FOR ADDTL. DEMO.
2	REMOVE EXISTING ASPHALT AND CONCRETE WITHIN THE SCOPE OF THE NEW ADDITION. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
3	DEMO EXISTING DOWNSPOUTS AND GUTTERS IN ITS ENTIRETY. PREP EXISTING ROOF EDGE FOR NEW ROOF. PATCH AND REPAIR AS NEEDED.
4	EXISTING DOORS TO REMAIN. PROTECT DURING CONSTRUCTION.
5	DEMO EXISTING LIGHT FIXTURES IN THIS ENTIRETY. PATCH AND REPAIR WALL AS NEEDED.
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7	DEMO A PORTION OF THE PARAPET COPING AS INDICATED.
9	DEMO EXISTING GAS METER. SEE MECHANICAL DEMO SHEETS FOR ADDITIONAL INFORMATION.
10	DEMO EXISTING BOLLARDS IN ITS ENTIRETY.

DEMO PLAN LEGEND

EXTERIOR ASPHALT/CONCRETE TO BE DEMOLISHED

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT
JOHN W. WILKINS
4812
STATE OF MISSISSIPPI

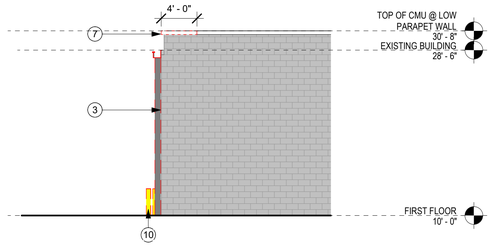
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

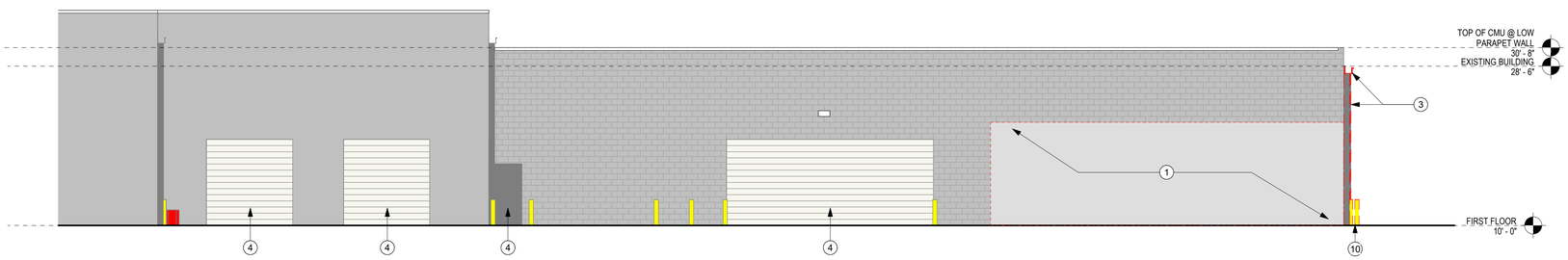
REVISIONS

NO.	DESCRIPTION	DATE

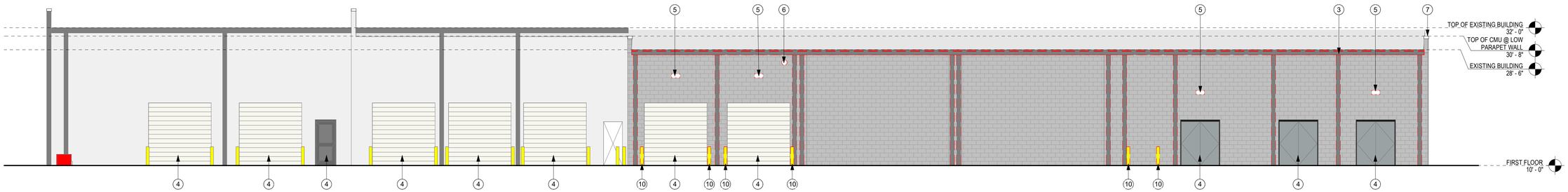
D100
DEMO FLOOR PLAN



3 BUILDING DEMO ELEVATION - NORTH
1/8" = 1'-0"



2 BUILDING DEMO ELEVATION - SOUTH
1/8" = 1'-0"



1 BUILDING DEMO ELEVATION - EAST
1/8" = 1'-0"

GEN. NOTES - DEMOLITION

A. ALL INFORMATION IS BASED ON FIELD OBSERVATIONS & OWNER SUPPLIED DOCUMENTS & MAY NOT REFLECT ACTUAL FIELD CONDITIONS. UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS DEPICTING EXIST. CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF OF THE WORK AS INDICATED IN THE DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF THE CONDITION IN QUESTION BEFORE PROCEEDING WITH WORK IN THAT AREA.

B. SALVAGE IS DEFINED AS CAREFULLY REMOVING & RETAINING ITEMS FOR REUSE. FURTHER EVALUATION OF CERTAIN ITEMS IN TERMS OF SALVAGE DESIRABILITY MAY OCCUR PRIOR TO CONSTRUCTION.

C. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING & BRACING NECESSARY TO MAINTAIN INTEGRITY OF EXIST. STRUCTURE AT ALL TIMES.

D. IF ANY EXIST. FIREPROOFING OR ASSEMBLIES WHICH ARE INDICATED TO REMAIN ARE DAMAGED DURING DEMOLITION THE CONTRACTOR SHALL REPAIR DAMAGE TO THE LEVEL OF THE ORIGINAL FIRE PROTECTION REQUIREMENTS.

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DEMO KEYED NOTES

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DEMO PLAN LEGEND

EXTERIOR ASPHALT/CONCRETE TO BE DEMOLISHED

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. ALLMAN 4812 STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

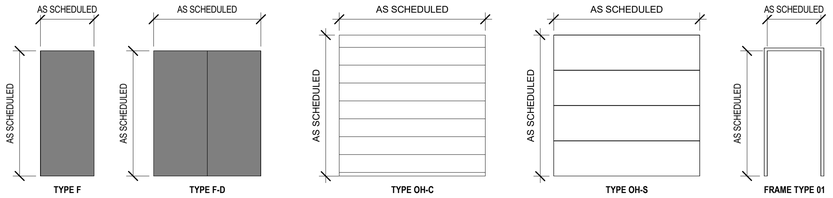
D200
DEMO EXTERIOR ELEVATIONS

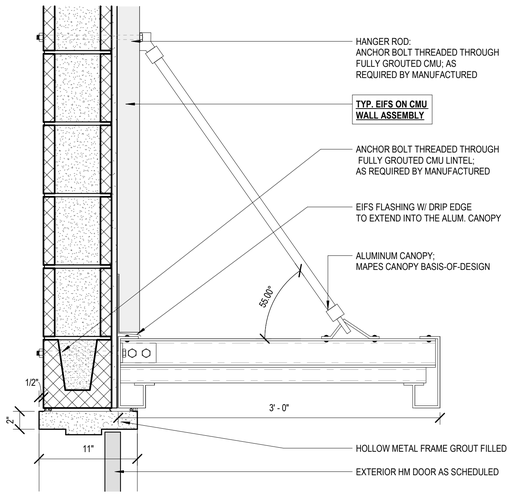
DOOR SCHEDULE

OPENING		OPENING SIZE		DOOR			FRAME					
TAG	ROOM NAME	WIDTH	HEIGHT	TYPE	MTL	FIN	TYPE	MTL	FIN	JAMB	HEAD	REMARKS
100A	SERVICE EXPANSION	3' - 0"	7' - 0"	F	HM	PNT	01	HM	PNT	-	3/A101	
100B	SERVICE EXPANSION	24' - 0"	12' - 0"	OH-S	MTL	-	-	-	-	-	1/A401	SOLID PANEL INSULATED SECTIONAL DOOR
100C	SERVICE EXPANSION	3' - 0"	7' - 0"	F	HM	PNT	01	HM	PNT	-	3/A101	
100D	SERVICE EXPANSION	24' - 0"	12' - 0"	OH-S	MTL	-	-	-	-	-	1/A401	SOLID PANEL INSULATED SECTIONAL DOOR
102A	CAR WASH	10' - 0"	12' - 0"	OH-C	MTL	-	-	-	-	-	1/A401 SIM	OVERHEAD COILING DOOR
102B	CAR WASH	10' - 0"	12' - 0"	OH-C	MTL	-	-	-	-	-	1/A401 SIM	OVERHEAD COILING DOOR
102C	CAR WASH	6' - 0"	7' - 0"	F-D	HM	PNT	01	HM	PNT	-	3/A101 SIM	

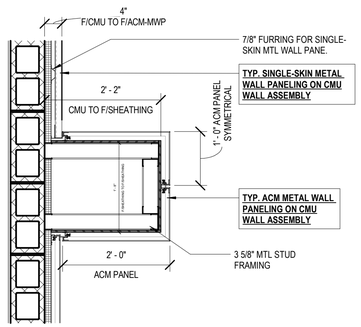
FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR FIN.	BASE	WALL FIN.	CEILING FIN.	CEILING HEIGHT	MILLWORK	COUNTER TOP	COMMENTS
000	EXISTING BUSINESS	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
001	EXISTING MAINTENANCE BAY	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
002	EXISTING SERVICE CHANGE	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
100	SERVICE EXPANSION	SEALED	RB	P-1	EXPOSED STRUCT (PAINT)		-	PLAM	
102	CAR WASH	SEALED	RB	P-1	EXPOSED STRUCT (PAINT)		-	-	

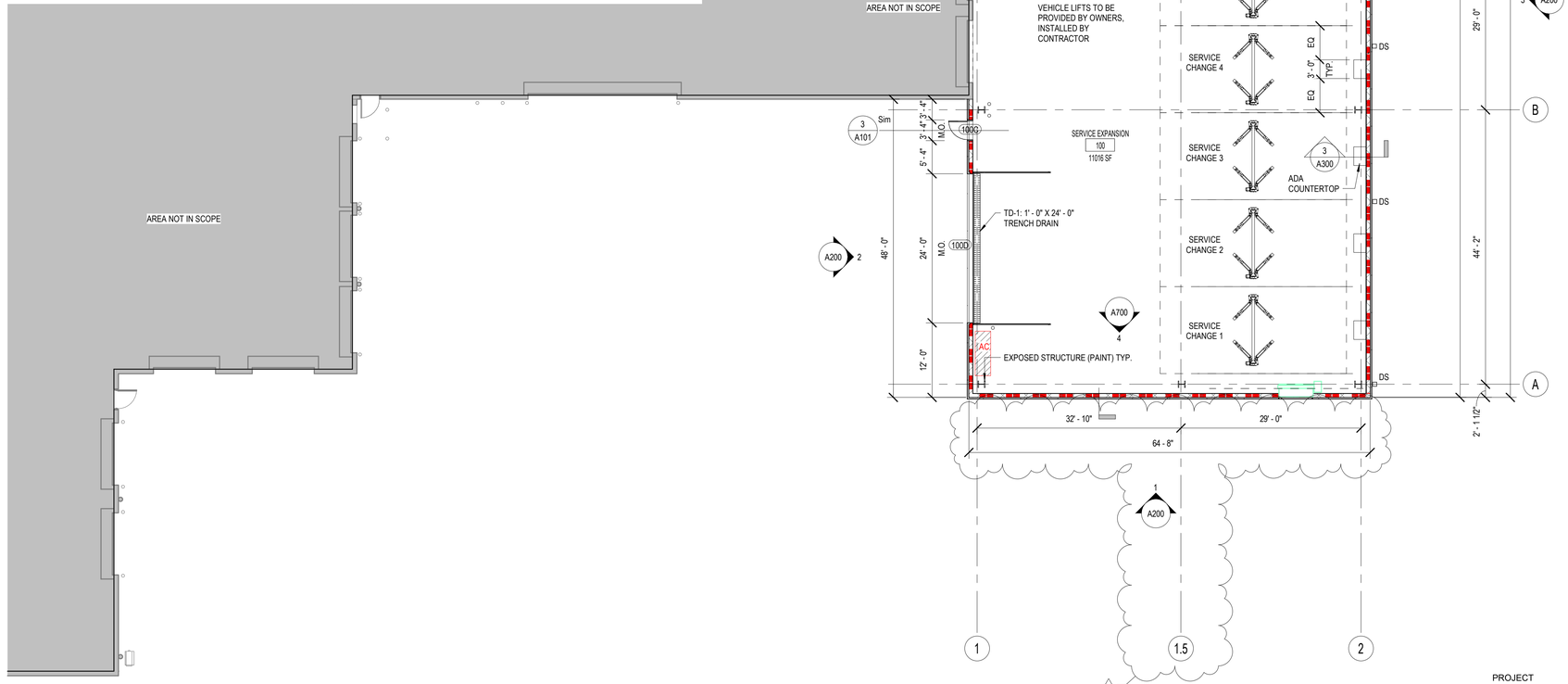




3 CANTILEVER ALUMINUM CANOPY SECTION
1 1/2" = 1'-0"



2 PLAN DETAIL
3/4" = 1'-0"



1 FLOOR PLAN - MAINTENANCE BAY ADDITION
3/32" = 1'-0"

0 5' 10'

PROJECT

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT
JOHN M. WILKINSON
4812
STATE OF MISSISSIPPI

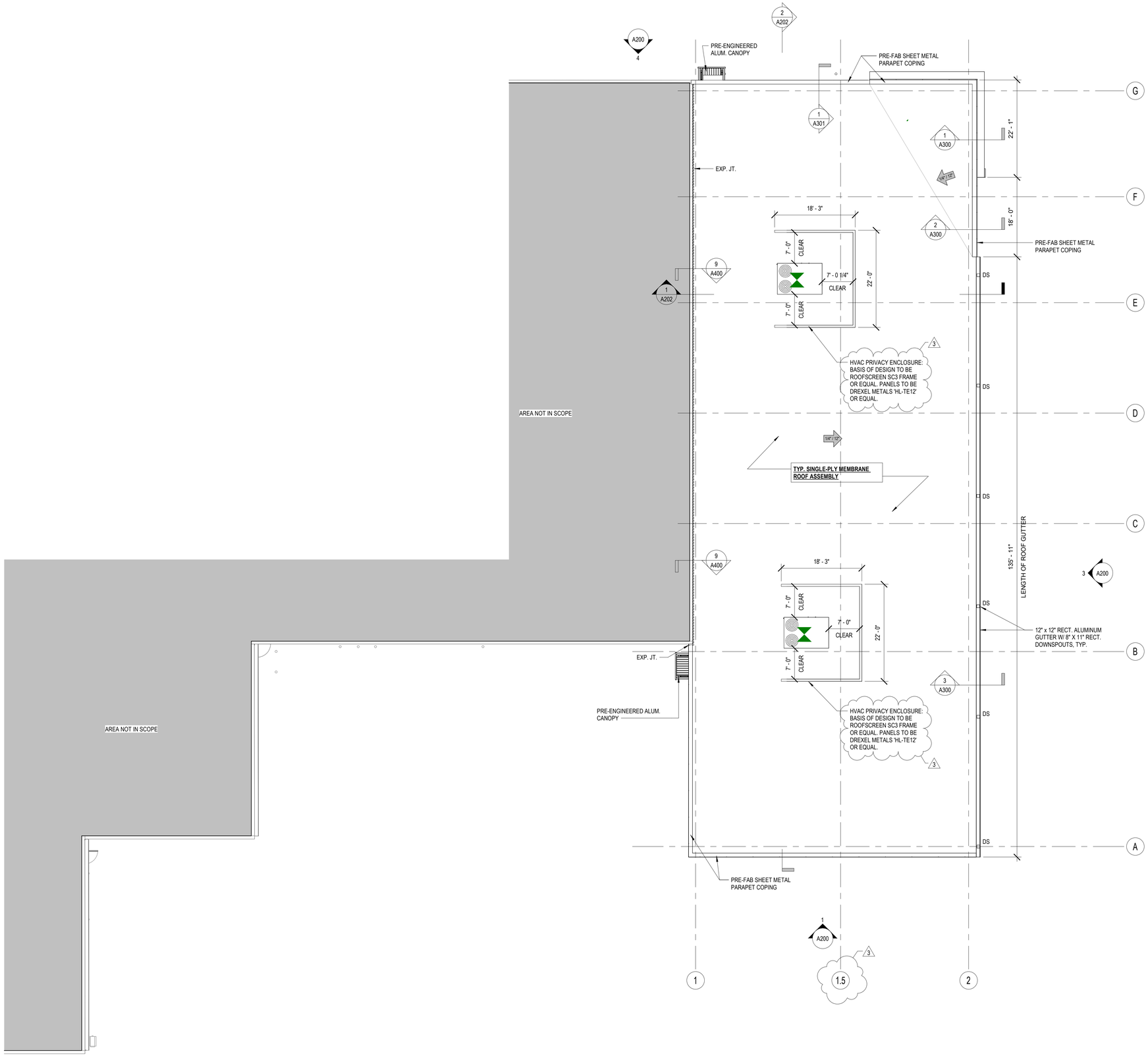
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	06/10/25
3	ADDENDUM 03	06/23/25

A101
FLOOR PLAN - ADDITION



1 ROOF PLAN - ADDITION
3/32" = 1'-0"

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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4812
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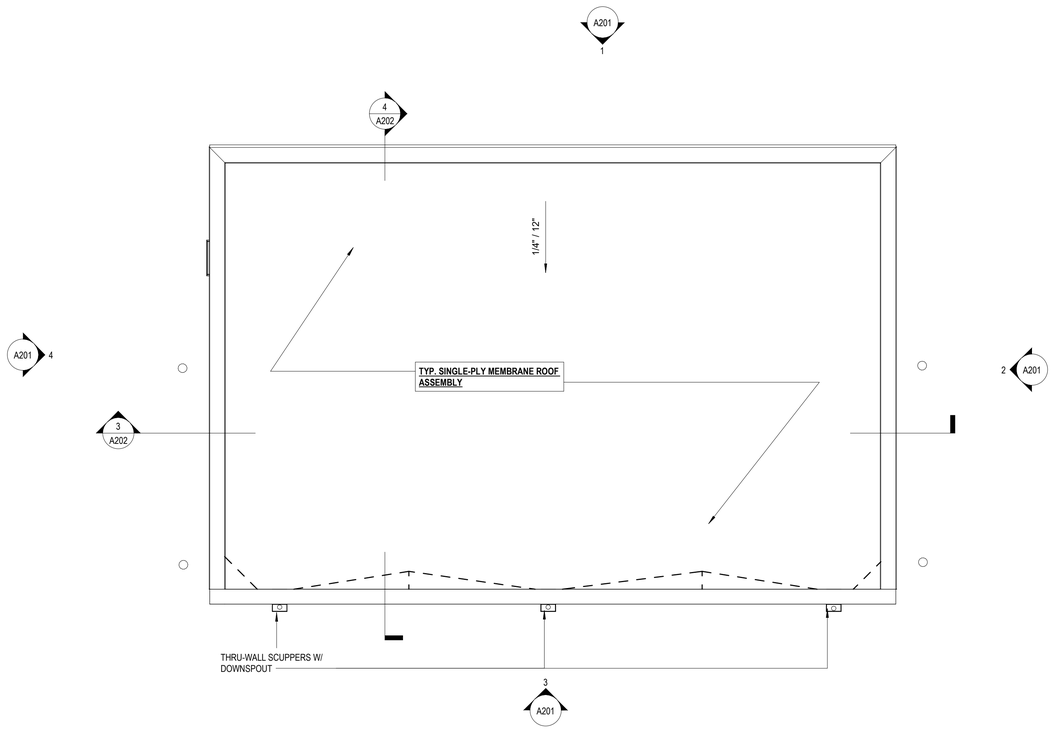
NO.	DESCRIPTION	DATE
3	ADDENDUM 03	06/23/25

A103
ROOF PLAN - ADDITION



3 ROOF PLAN - CAR WASH
1/4" = 1'-0"

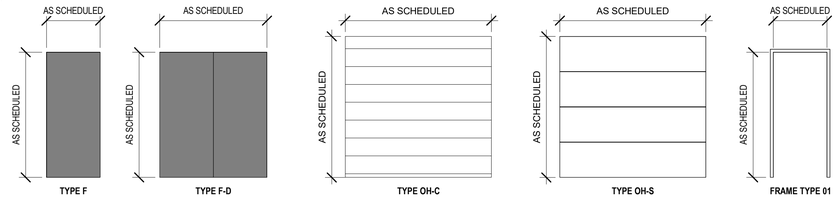
DOOR SCHEDULE

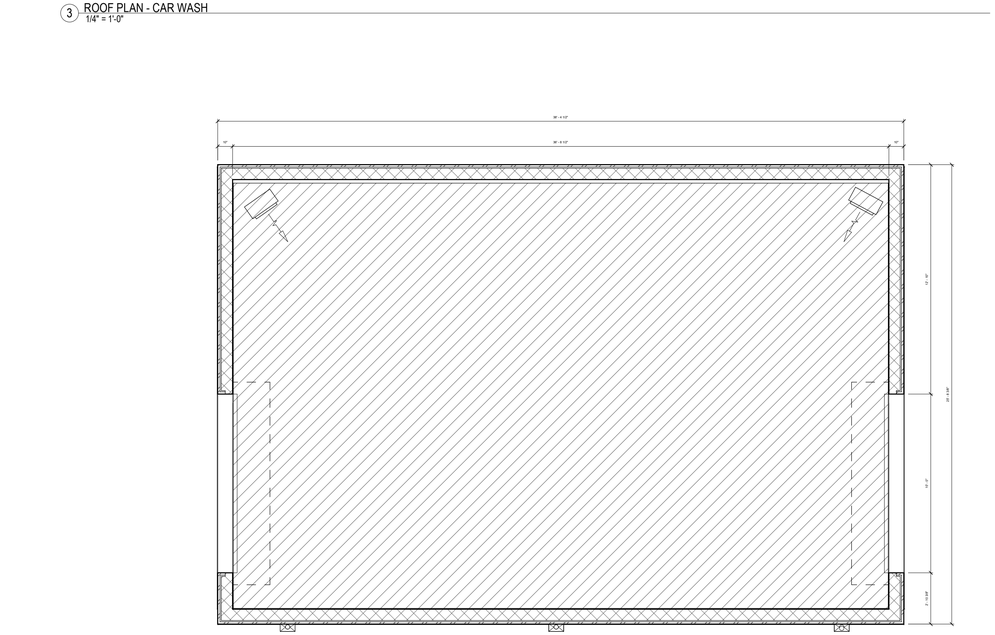
OPENING		OPENING SIZE		DOOR			FRAME					
TAG	ROOM NAME	WIDTH	HEIGHT	TYPE	MTL	FIN	TYPE	MTL	FIN	JAMB	HEAD	REMARKS
100A	SERVICE EXPANSION	3' - 0"	7' - 0"	F	HM	PNT	01	HM	PNT	-	3/A101	
100B	SERVICE EXPANSION	24' - 0"	12' - 0"	OH-S	MTL	-	-	-	-	-	1/A401	SOLID PANEL INSULATED SECTIONAL DOOR
100C	SERVICE EXPANSION	3' - 0"	7' - 0"	F	HM	PNT	01	HM	PNT	-	3/A101	
100D	SERVICE EXPANSION	24' - 0"	12' - 0"	OH-S	MTL	-	-	-	-	-	1/A401	SOLID PANEL INSULATED SECTIONAL DOOR
102A	CAR WASH	10' - 0"	12' - 0"	OH-C	MTL	-	-	-	-	-	1/A401 SIM	OVERHEAD COILING DOOR
102B	CAR WASH	10' - 0"	12' - 0"	OH-C	MTL	-	-	-	-	-	1/A401 SIM	OVERHEAD COILING DOOR
102C	CAR WASH	6' - 0"	7' - 0"	F-D	HM	PNT	01	HM	PNT	-	3/A101 SIM	

FINISH SCHEDULE

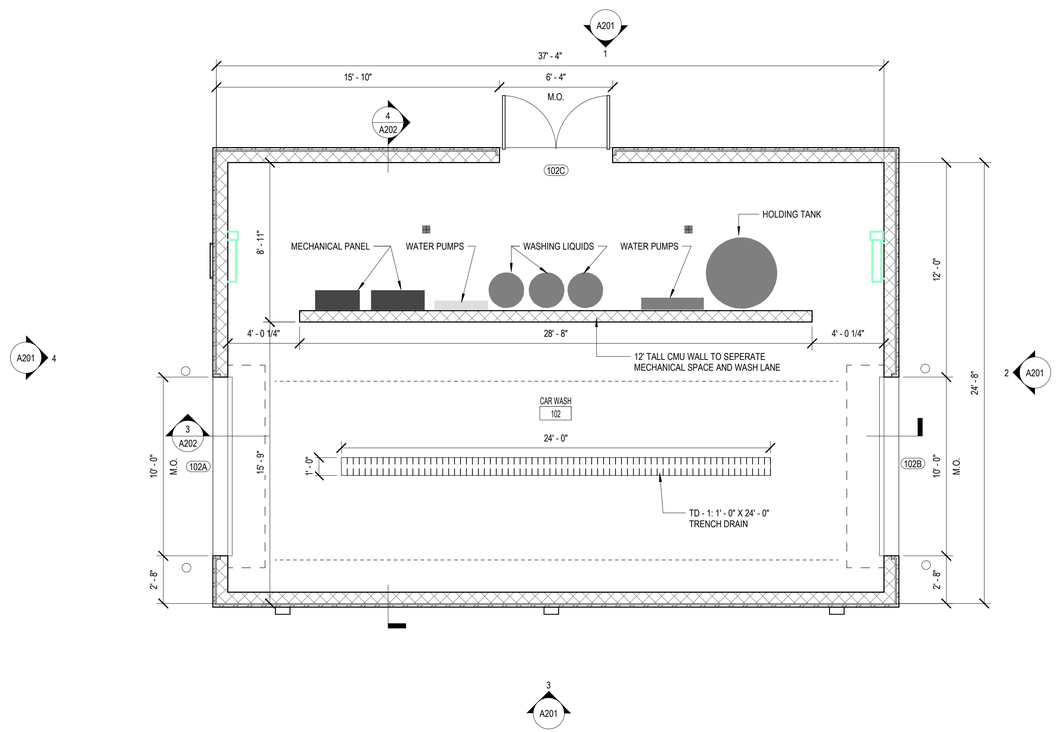
ROOM #	ROOM NAME	FLOOR FIN.	BASE	WALL FIN.	CEILING FIN.	CEILING HEIGHT	MILLWORK	COUNTER TOP	COMMENTS
000	EXISTING BUSINESS	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
001	EXISTING MAINTENANCE BAY	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
002	EXISTING SERVICE CHANGE	EXISTING	EXISTING	EXISTING	EXISTING		EXISTING	EXISTING	
100	SERVICE EXPANSION	SEALED	RB	P-1	EXPOSED STRUCT (PAINT)		-	PLAM	
102	CAR WASH	SEALED	RB	P-1	EXPOSED STRUCT (PAINT)		-	-	

1





2 REFLECTED CEILING PLAN - CAR WASH
1/4" = 1'-0"



1 FLOOR PLAN - CAR WASH
1/4" = 1'-0"

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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1	ADDENDUM 01	06/10/25

A104
FLOOR PLANS - CAR WASH

REVISE TYP. EIFS WALL ASSEMBLY TO BE 3.25" FOAM IN LIEU OF 2.5" (MINIMUM R-VALUE OF 7.6). REVISE TYPE OF FOAM TO BE EPS IN LIEU OF XPS FOR WALL ASSEMBLIES.

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- COLD FORMED METAL DECKING (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

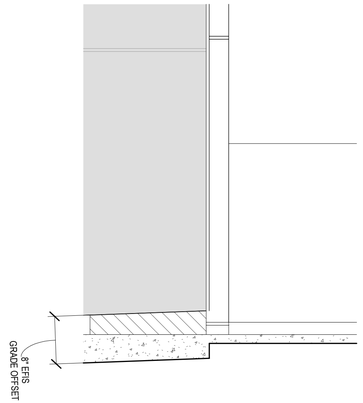
TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- UNDER SLAB VAPOR BARRIER
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WALLS ASSEMBLIES:

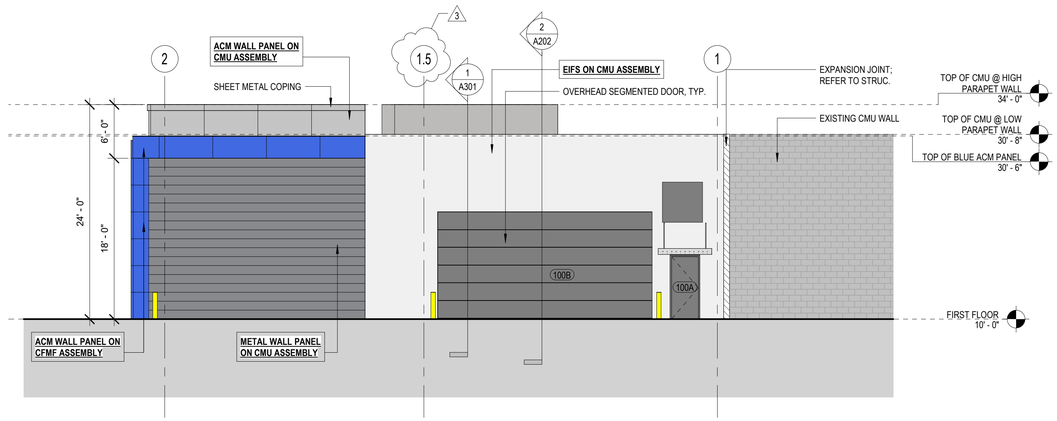
TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

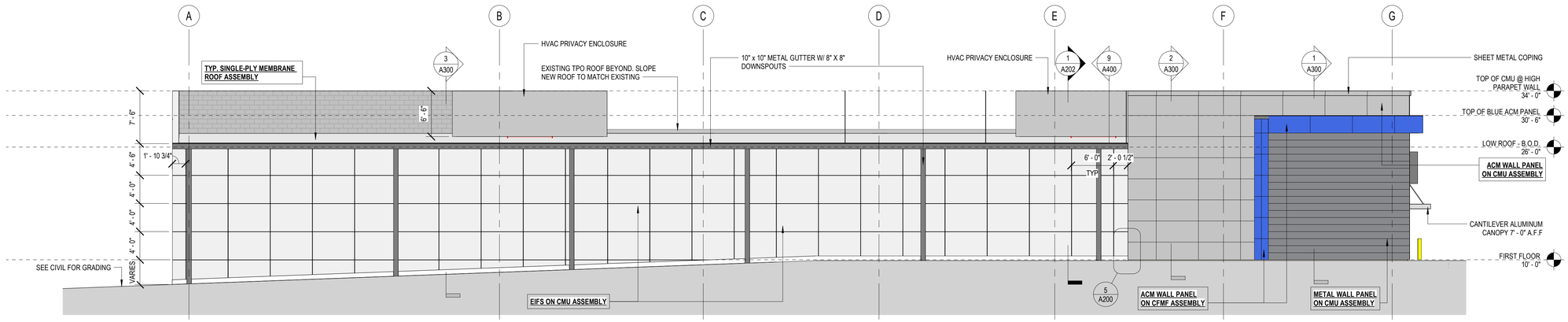
TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)



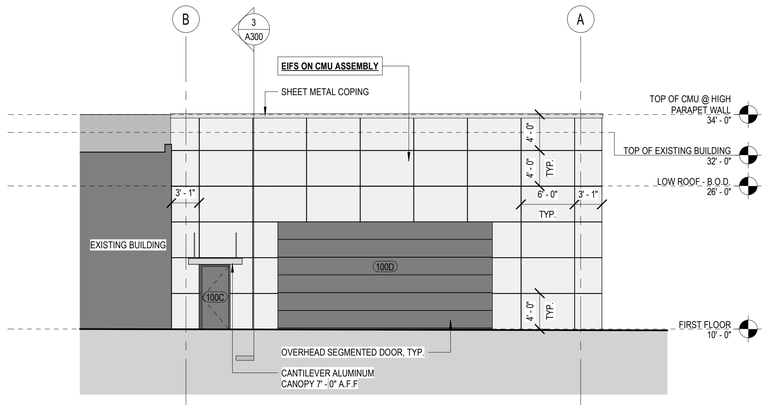
5 MATERIAL TRANSITION - ENLARGED ELEVATION
1" = 1'-0"



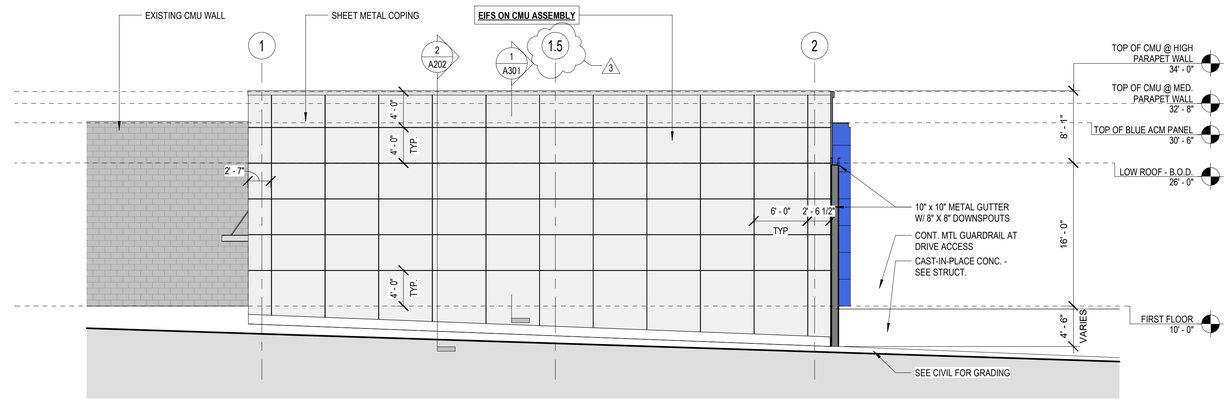
4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

0 4' 8' 12'

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. MANN 4812 STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
3	ADDENDUM 03	06/23/25

A200
EXTERIOR ELEVATIONS - ADDITION

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- COLD FORMED METAL DECKING (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- UNDER SLAB VAPOR BARRIER
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

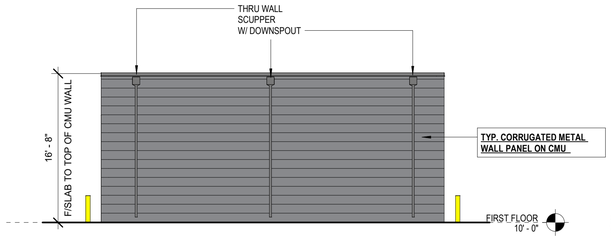
WALLS ASSEMBLIES:

TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

4 CAR WASH - WEST ELEVATION
1/8" = 1'-0"



3 CAR WASH - SOUTH ELEVATION
1/8" = 1'-0"

2 CAR WASH - EAST ELEVATION
1/8" = 1'-0"

1 CAR WASH - NORTH ELEVATION
1/8" = 1'-0"

REGISTERED ARCHITECT
JOHN M. QUINN
4812
STATE OF MISSISSIPPI

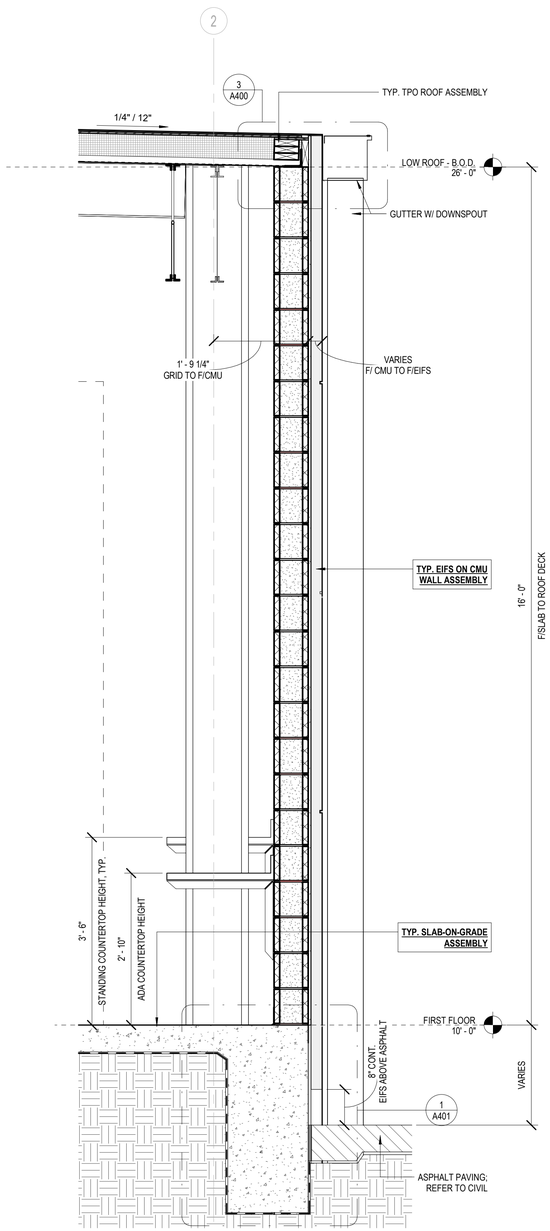
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

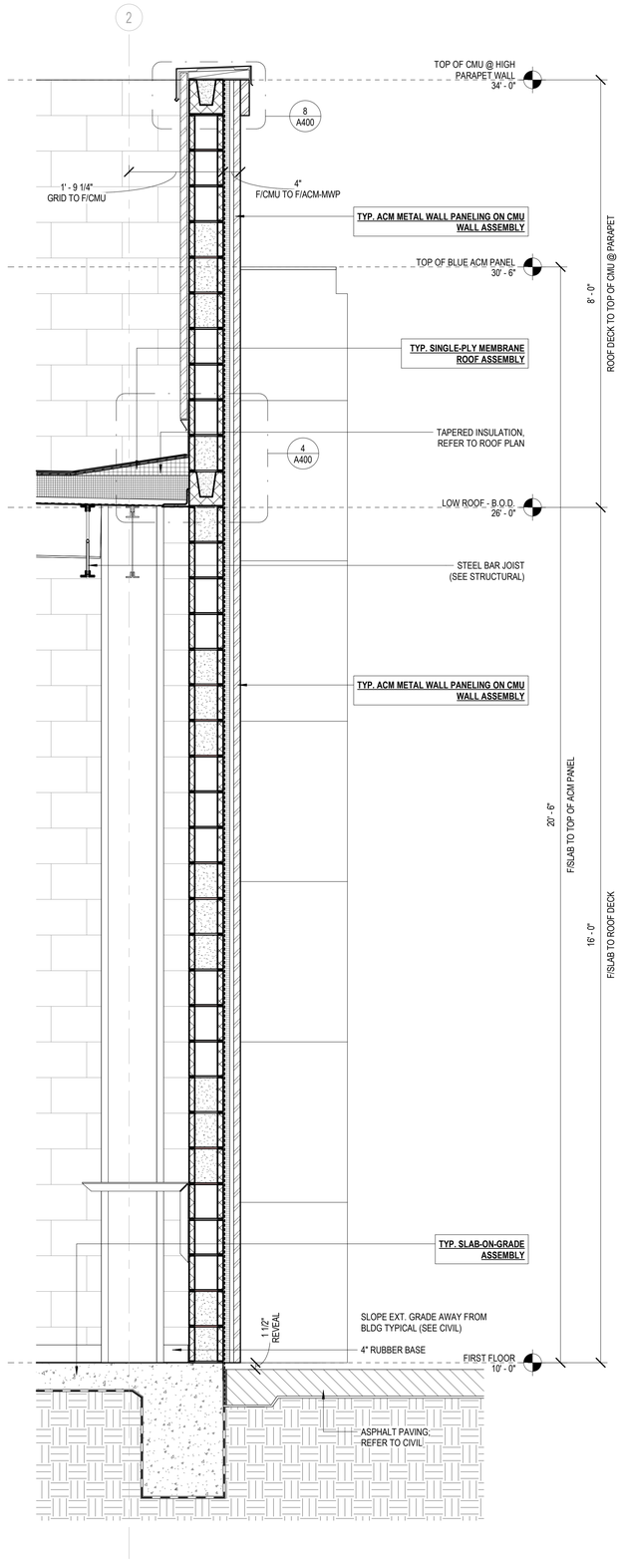
REVISIONS

NO.	DESCRIPTION	DATE

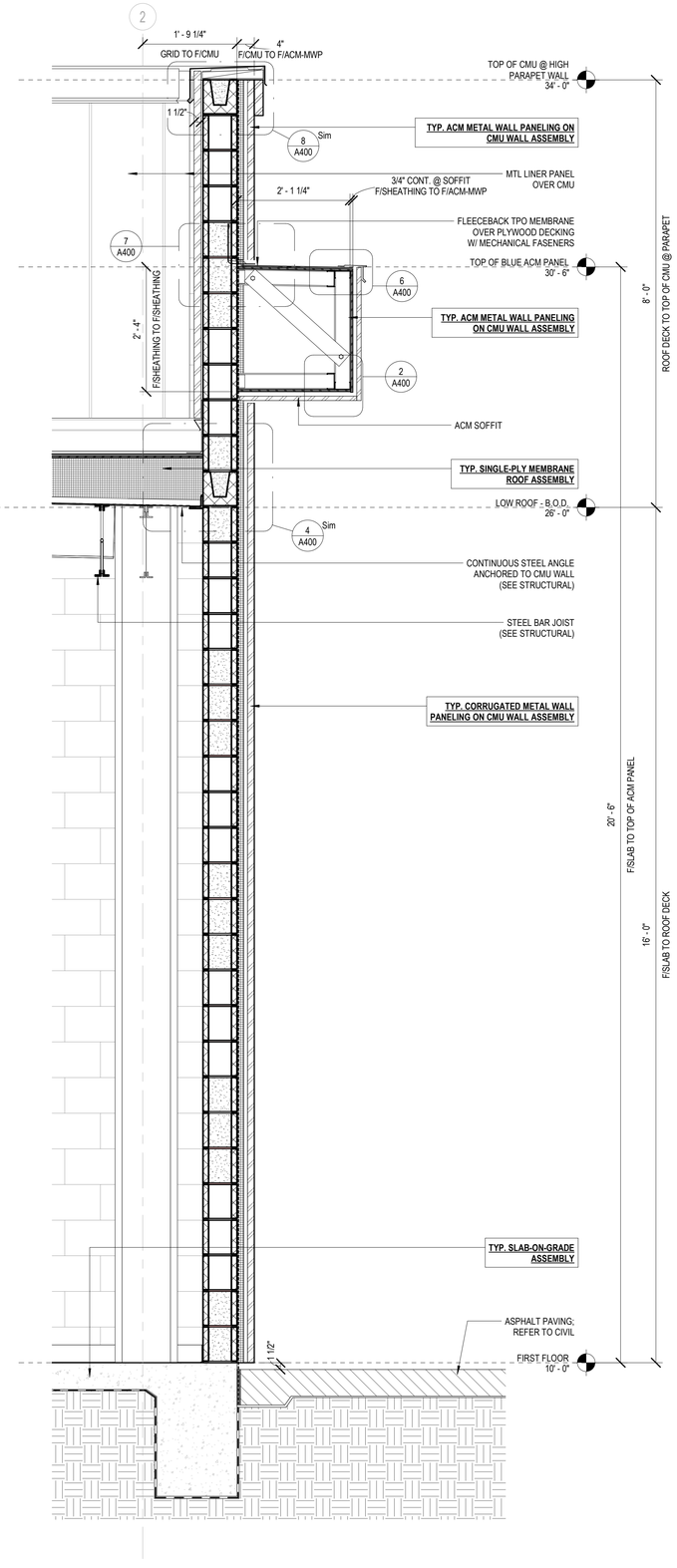
A201
EXTERIOR ELEVATIONS - CAR WASH



3 WALL SECTION 03
3/4" = 1'-0"



2 WALL SECTION 02
3/4" = 1'-0"



1 WALL SECTION 01
3/4" = 1'-0"

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- STEEL DECKING (SEE STRUCT.)

WALLS ASSEMBLIES:

TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- CONT. VAPOR BARRIER BELOW ALL CONC. FOUNDATIONS (FOOTINGS, GRADE BEAMS, AND SLABS, TYP.
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

JOHN M. ALLMAN
4812
REGISTERED ARCHITECT
STATE OF MISSISSIPPI

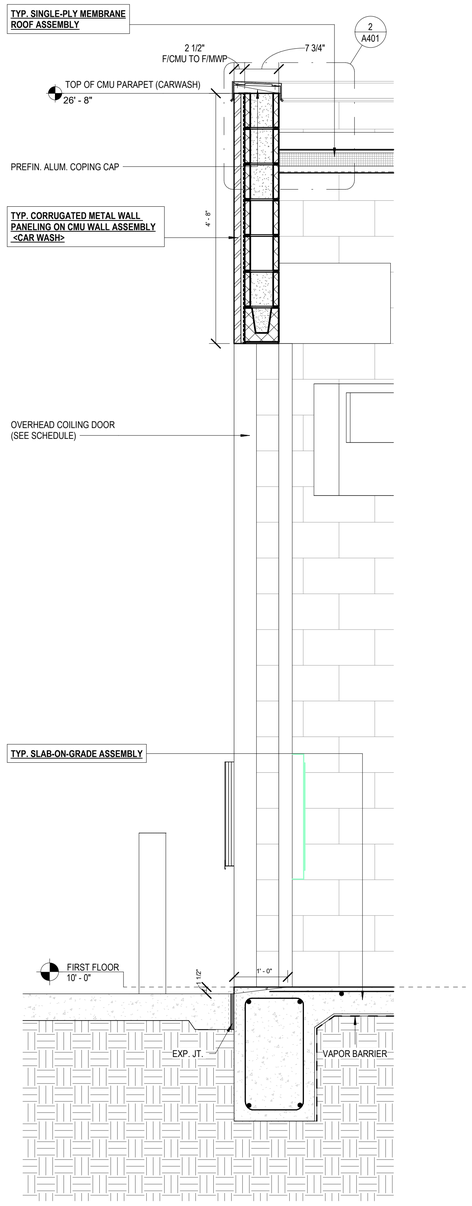
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

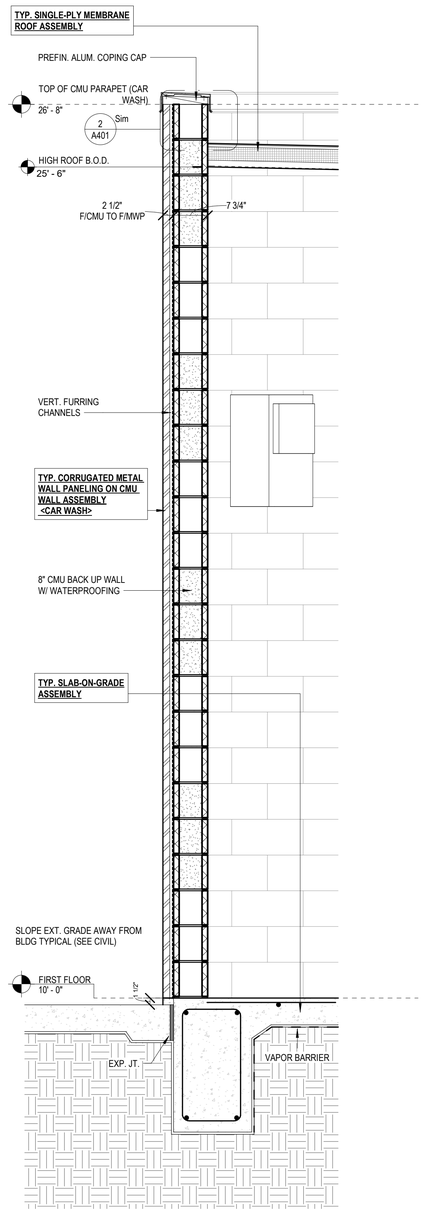
REVISIONS

NO.	DESCRIPTION	DATE

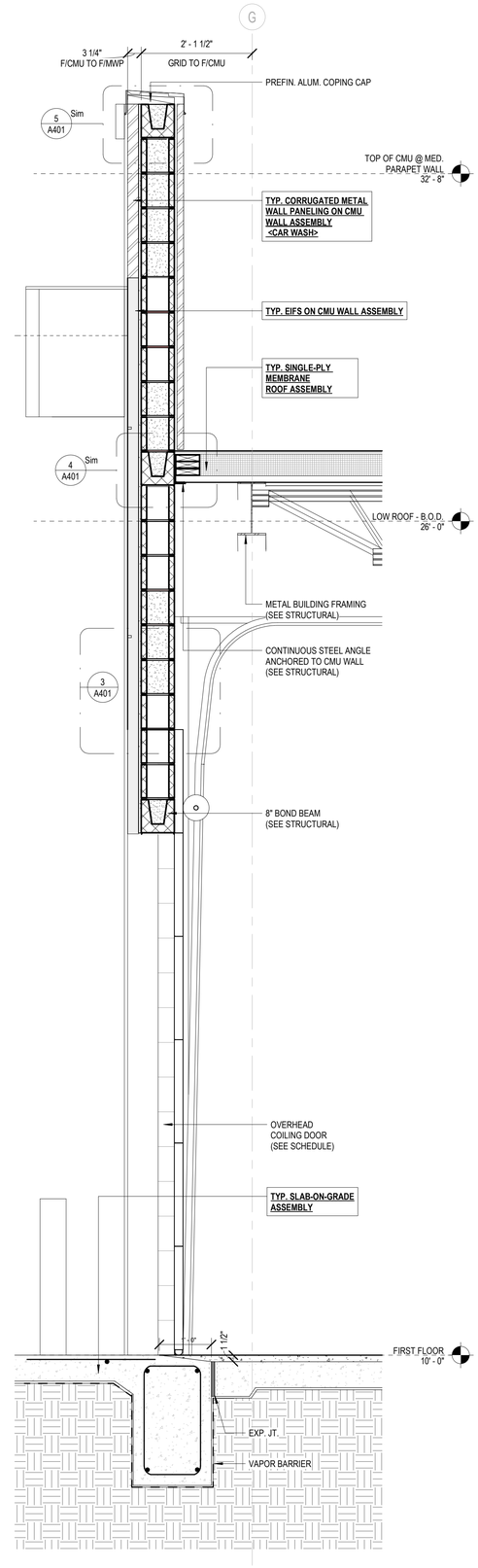
A300
WALL SECTIONS



3 WALL SECTION @ CAR WASH 02
3/4" = 1'-0"



2 WALL SECTION @ CAR WASH 01
3/4" = 1'-0"



1 WALL SECTION 04
3/4" = 1'-0"

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- STEEL DECKING (SEE STRUCT.)

WALLS ASSEMBLIES:

TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- CONT. VAPOR BARRIER BELOW ALL CONC. FOUNDATIONS (FOOTINGS, GRADE BEAMS, AND SLABS, TYP
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. CALLOWAY 4812 STATE OF MISSISSIPPI

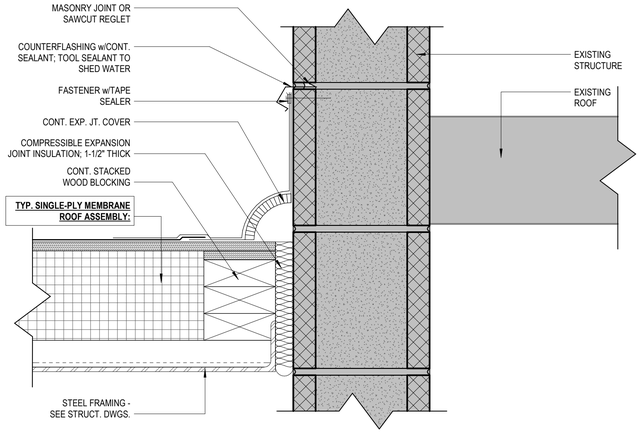
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

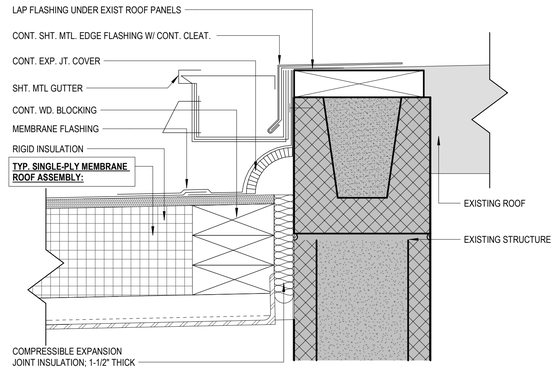
REVISIONS

NO.	DESCRIPTION	DATE

A301
WALL SECTIONS



10 EXPANSION JOINT DETAIL 1
3" = 1'-0"



9 EXPANSION JOINT DETAIL 2
3" = 1'-0"

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM. TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- COLD FORMED METAL DECKING (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

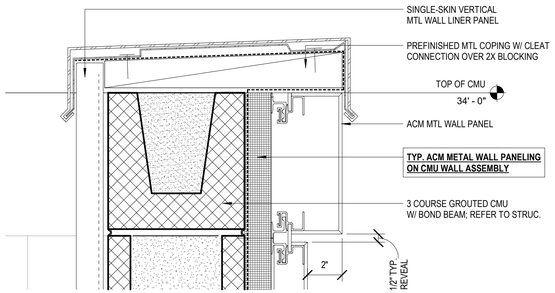
TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- UNDER SLAB VAPOR BARRIER
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WALLS ASSEMBLIES:

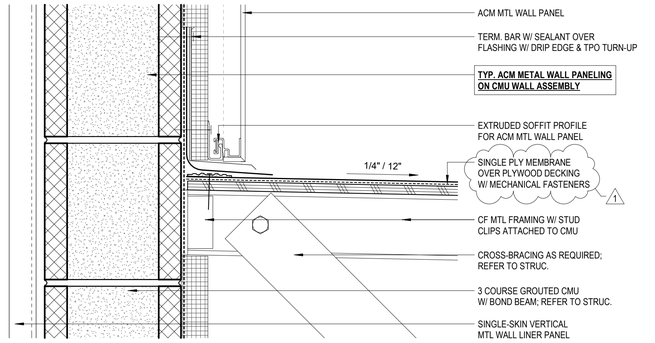
TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

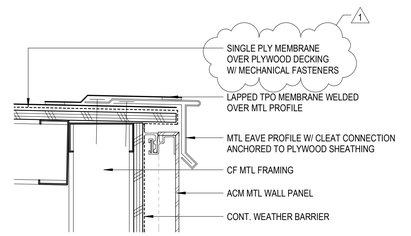
TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)



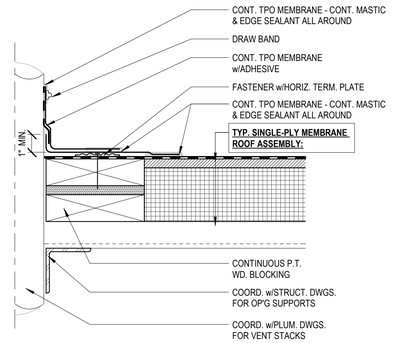
8 ACM PANEL ON CMU WALL - PARAPET CAP DETAIL
3" = 1'-0"



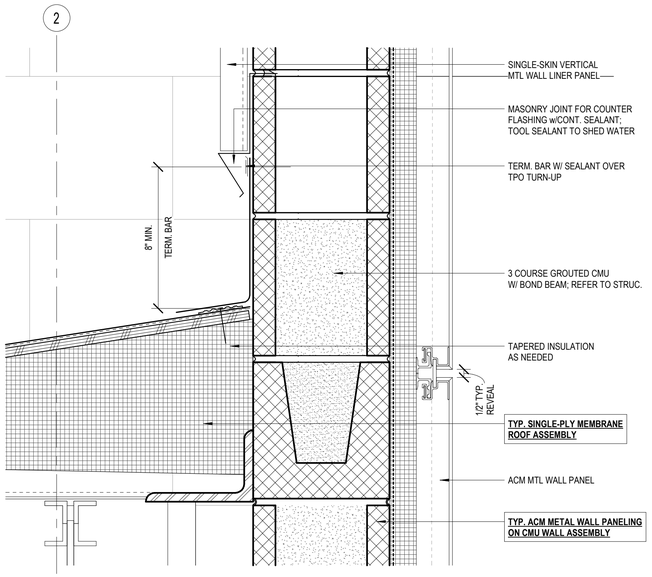
7 BLUE ACM PANEL - WALL CONNECTION DETAIL
3" = 1'-0"



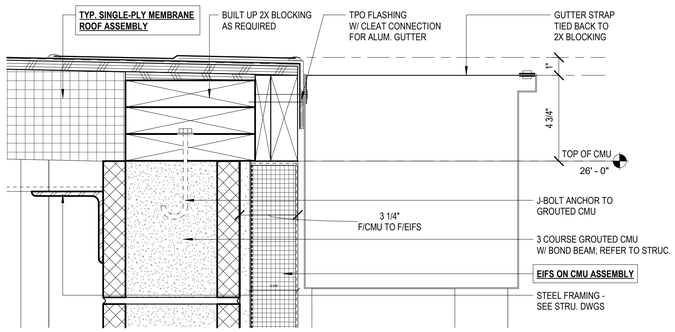
6 BLUE ACM PANEL - EAVE DETAIL
3" = 1'-0"



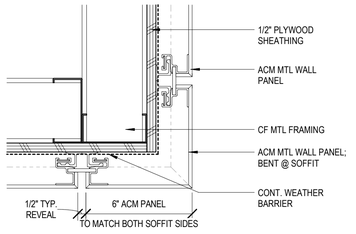
5 TPO PENETRATION
3" = 1'-0"



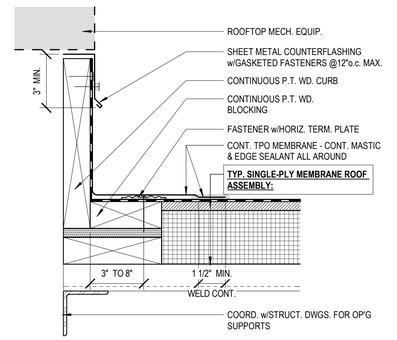
4 ACM PANEL ON CMU WALL - ROOF CONNECTION DETAIL
3" = 1'-0"



3 EIFS ON CMU WALL - GUTTER DETAIL
3" = 1'-0"



2 BLUE ACM PANEL - SOFFIT DETAIL
3" = 1'-0"



1 TPO CURB
3" = 1'-0"

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT
JOHN M. WILKINS
4812
STATE OF MISSISSIPPI

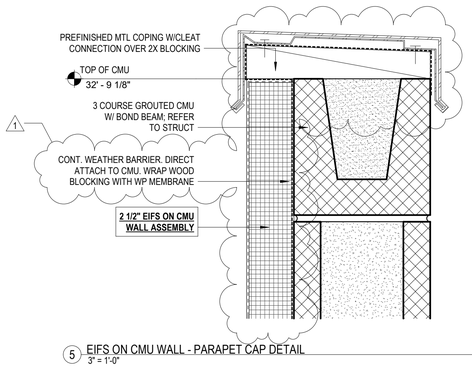
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

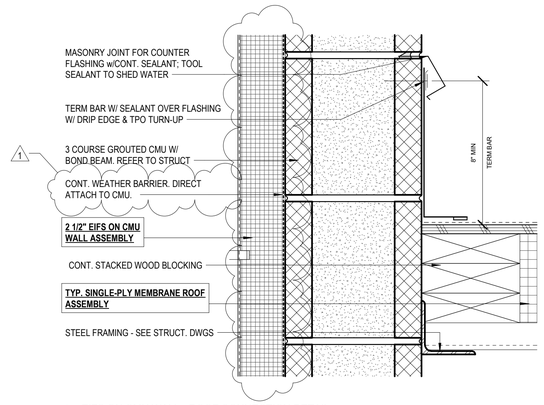
REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	06/10/25

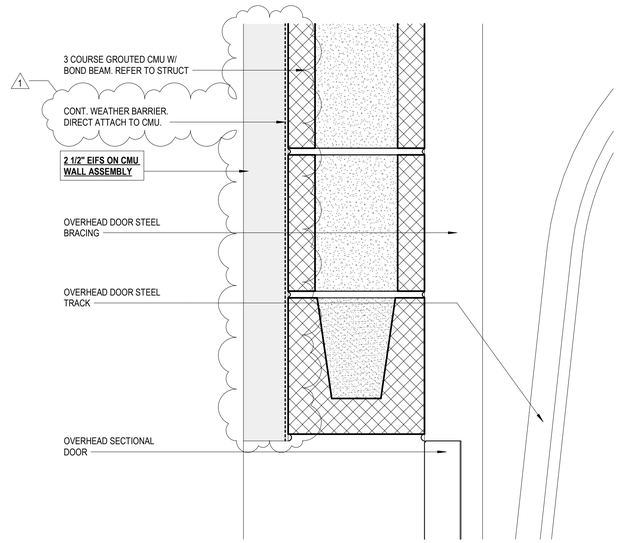
A400
DETAILS



5 EIFS ON CMU WALL - PARAPET CAP DETAIL
3" = 1'-0"



4 EIFS ON CMU WALL - ROOF CONNECTION DETAIL
3" = 1'-0"



3 OVERHEAD SECTIONAL DOOR - HEAD DETAIL
3" = 1'-0"

GENERAL ASSEMBLY NOTES:
1. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS OF EA. ASSEMBLY ITEM, TYP.
2. SEAL ALL PENETRATIONS IN WEATHER BARRIER TYP.
3. SEE STRUCT. DRAWINGS FOR ADD'TL. REQUIREMENTS.
4. SEE FINISH SCHED. FOR INTERIOR FINISH MATERIALS

ROOF ASSEMBLIES:

TYP. SINGLE-PLY MEMBRANE ROOF ASSEMBLY:
- SINGLE-PLY MEMBRANE ROOFING SYSTEM
- CONT. COVER BD.
- TAPERED INSULATION [AS REQ'D TO ACHIEVE SLOPE]
- 5" CONT. RIGID INSUL. BD. (R-25 MIN.)
- COLD FORMED METAL DECKING (SEE STRUCT.)

FOUNDATION ASSEMBLIES:

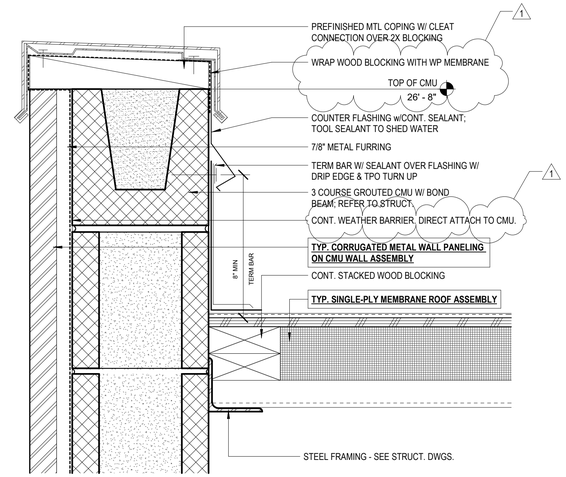
TYP. SLAB-ON-GRADE ASSEMBLY
- CONCRETE FOUNDATION SYSTEM (SEE STRUCT.)
- UNDER SLAB VAPOR BARRIER
- COMPACTED STRUCTURAL FILL
- COMPACTED SUBGRADE

WALLS ASSEMBLIES:

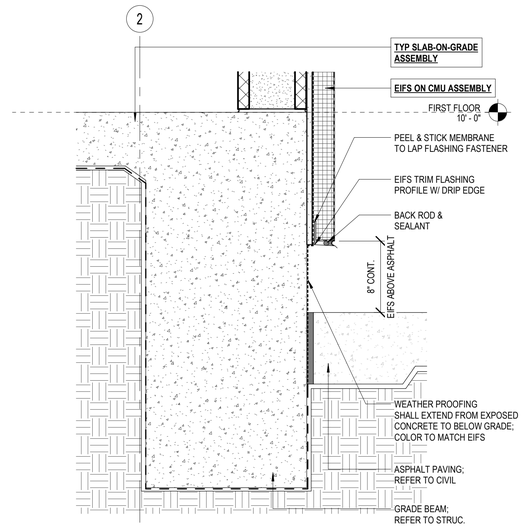
TYP. ACM METAL WALL PANELING ON CMU WALL ASSEMBLY
- ACM METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. CORRUGATED METAL WALL PANELING ON CMU WALL ASSEMBLY
- CORRUGATED METAL WALL PANEL ASSEMBLY
- 1-1/2" CONT. RIGID INSULATION (R-7.6 MIN.) **<NO INSULATION @ CAR WASH>**
- 1-1/2" CONT. GALV. FURRING CHANNELS RUN VERTICALLY @ 16" O.C. HORIZ. MAX.
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)

TYP. EIFS ON CMU WALL ASSEMBLY
- CONT. ELASTOMERIC COATING
- CEMENTITIOUS FINISH
- CONT. EIFS FOAM (R-7.6 MIN.)
- CONT. WEATHER BARRIER
- REINFORCED CONCRETE MASONRY UNITS (SEE STRUCT.)



2 SINGLE-SKIN METAL WALL PANEL ON CMU WALL (CAR WASH) - PARAPET CAP DETAIL
3" = 1'-0"



1 EIFS TERMINATION @ EXTERIOR CONCRETE GRADE BEAMS- DETAIL
1 1/2" = 1'-0"

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT
JOHN M. WILLIAMS
4812
STATE OF MISSISSIPPI

04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

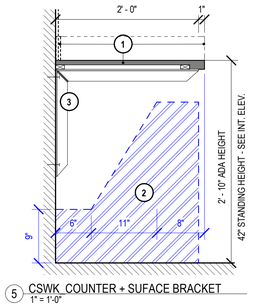
REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	06/10/25

A401
DETAILS

FINISH LEGEND

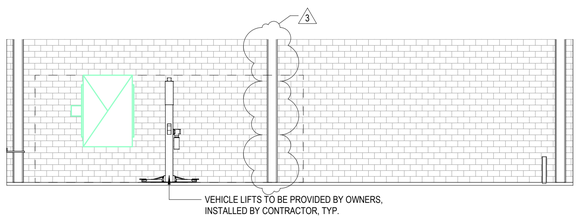
CATEGORY	FINISH CODE	TYPE	MANUF.	DESCRIPTION	COLOR	SIZE	COMMENTS	Product Rep.
COUNTERTOP	PLAM-1	COUNTERTOP, PLASTIC LAMINATE - COLOR 1	FORMICA	STANDARD LAMINATE MATTE FINISH	TBD	- -	COUNTERTOP TO RECEIVE INTEGRAL BACKPLASH AND DOUBLE BULLNOSE EDGE	CYNDI SULLIVAN;csullivan@hooddistribution.com
FLOOR FINISH	CONC-1	SEALED CONCRETE	- -	TRANSLUCENT STAIN	- -	- -		
WALL BASE	RB-1	RUBBER BASE, COLOR 1	TARKETT	TRADITIONAL	TBD	4"		JASON ALSTON; Jason.Alston@tarkett.com
WALL FINISH	P-1	WALL PAINT - MAIN WALL COLOR	TBD	TBD	TBD	TBD		



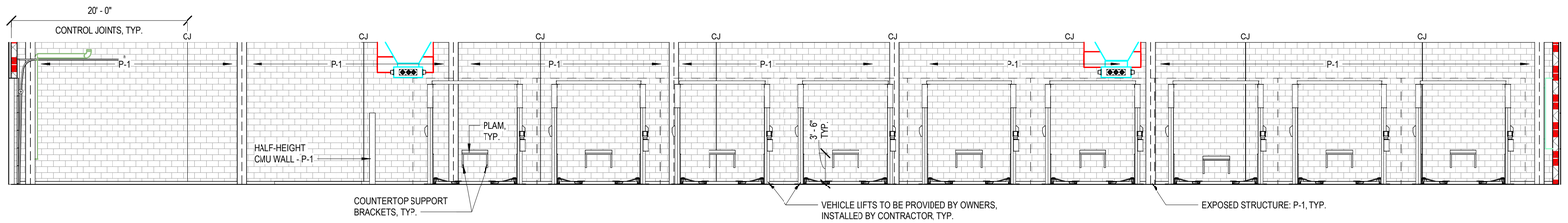
5 CSWK_COUNTER + SUFACE BRACKET
1" = 1'-0"

ARCHITECTURAL WOOD CASEWORK SECTION DETAIL NOTES

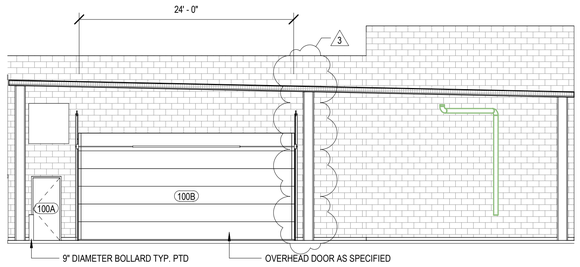
1. TOEKICK AS SPECIFIED.
2. ADA REQUIRED CLEAR KNEE SPACE [IN BLUE].
3. SURFACE MOUNT BRACKET - *BASIS OF DESIGN : RAKKS SURFACE MOUNT EH COUNTER SUPPORT BRACKET w/ROUNDED ENDS.*



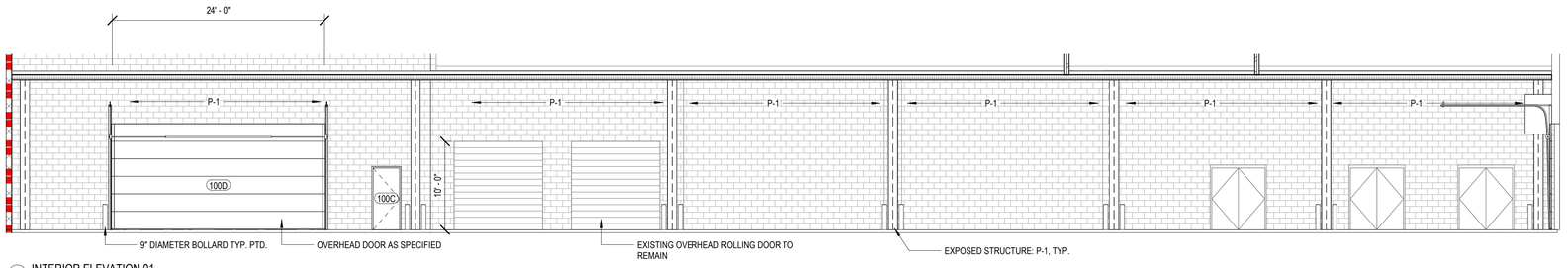
4 INTERIOR ELEVATION 04
1/8" = 1'-0"



3 INTERIOR ELEVATION 03
1/8" = 1'-0"



2 INTERIOR ELEVATION 02
1/8" = 1'-0"



1 INTERIOR ELEVATION 01
1/8" = 1'-0"

WBA

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

REGISTERED ARCHITECT JOHN M. WILKINS 4812 STATE OF MISSISSIPPI

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3	ADDENDUM 03	06/23/25

A700
INTERIOR ELEVATIONS

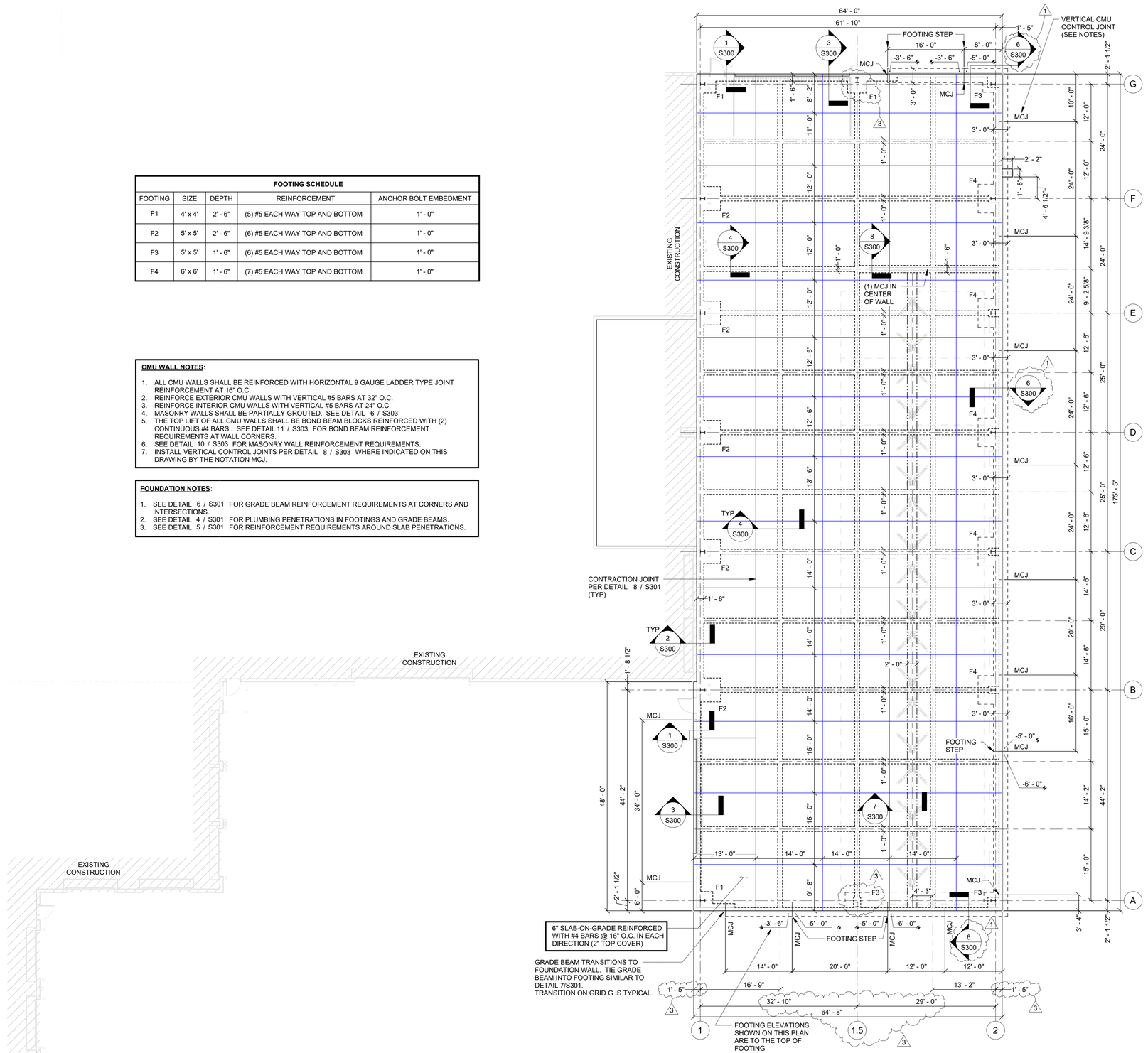
FOOTING SCHEDULE				
FOOTING	SIZE	DEPTH	REINFORCEMENT	ANCHOR BOLT EMBEDMENT
F1	4' x 4'	2' - 6"	(5) #5 EACH WAY TOP AND BOTTOM	1' - 0"
F2	5' x 5'	2' - 6"	(6) #5 EACH WAY TOP AND BOTTOM	1' - 0"
F3	5' x 5'	1' - 6"	(6) #5 EACH WAY TOP AND BOTTOM	1' - 0"
F4	6' x 6'	1' - 6"	(7) #5 EACH WAY TOP AND BOTTOM	1' - 0"

CMU WALL NOTES:

1. ALL CMU WALLS SHALL BE REINFORCED WITH HORIZONTAL 9 GAUGE LADDER TYPE JOINT REINFORCEMENT AT 16" O.C.
2. REINFORCE EXTERIOR CMU WALLS WITH VERTICAL #5 BARS AT 32" O.C.
3. REINFORCE INTERIOR CMU WALLS WITH VERTICAL #5 BARS AT 24" O.C.
4. MASONRY WALLS SHALL BE PARTIALLY GROUTED. SEE DETAIL 6 / S303
5. THE TOP LIFT OF ALL CMU WALLS SHALL BE BOND BEAM BLOCKS REINFORCED WITH (2) CONTINUOUS #4 BARS . SEE DETAIL 11 / S303 FOR BOND BEAM REINFORCEMENT REQUIREMENTS AT WALL CORNERS.
6. SEE DETAIL 10 / S303 FOR MASONRY WALL REINFORCEMENT REQUIREMENTS.
7. INSTALL VERTICAL CONTROL JOINTS PER DETAIL 8 / S303 WHERE INDICATED ON THIS DRAWING BY THE NOTATION MCJ.

FOUNDATION NOTES:

1. SEE DETAIL 6 / S301 FOR GRADE BEAM REINFORCEMENT REQUIREMENTS AT CORNERS AND INTERSECTIONS.
2. SEE DETAIL 4 / S301 FOR PLUMBING PENETRATIONS IN FOOTINGS AND GRADE BEAMS.
3. SEE DETAIL 5 / S301 FOR REINFORCEMENT REQUIREMENTS AROUND SLAB PENETRATIONS.



FOUNDATION PLAN

3/32" = 1'-0"

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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04.17.2025

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1	Addendum 01	6/10/25
3	Addendum 03	6/23/25

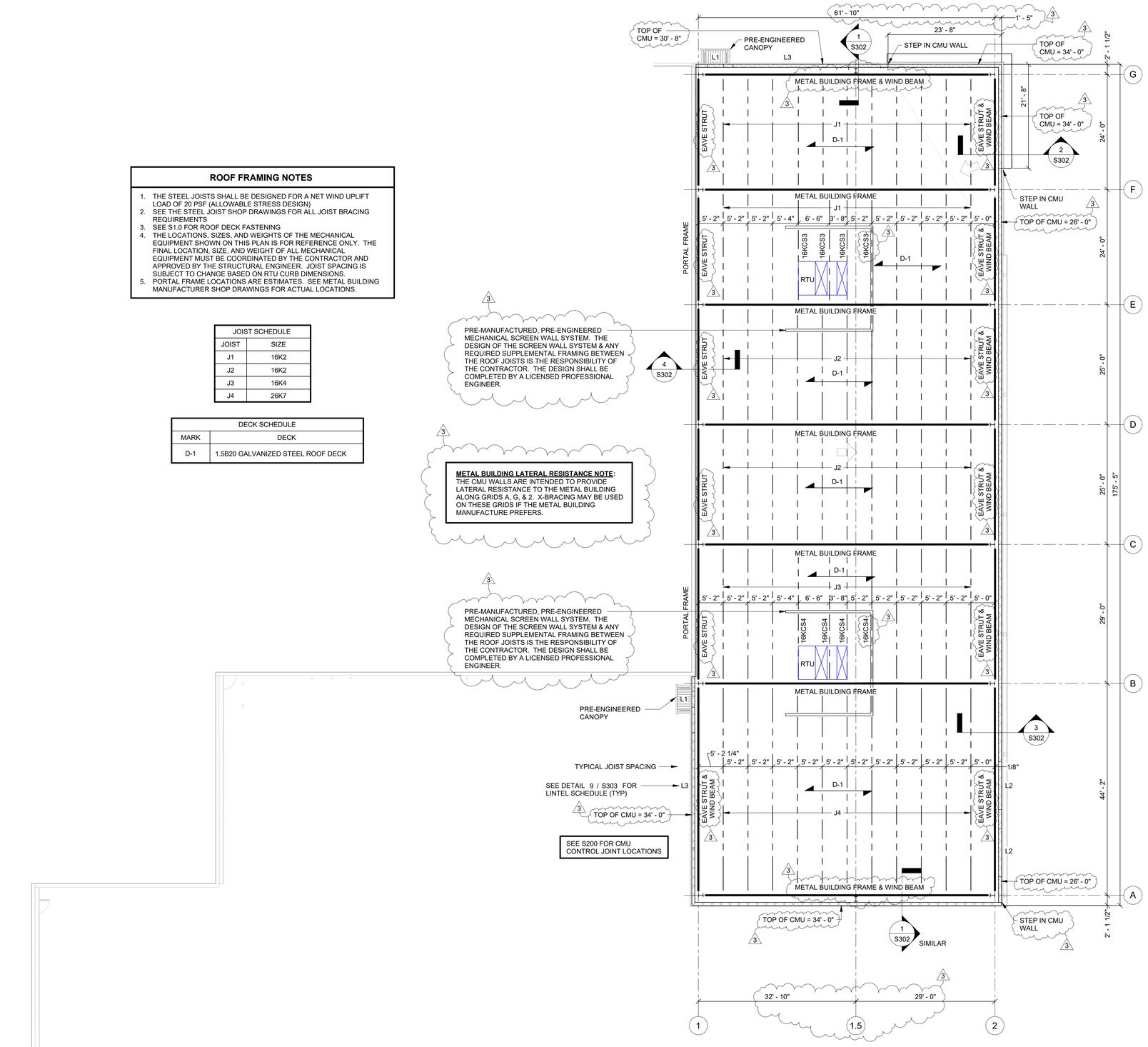
S200
FOUNDATION PLAN

ROOF FRAMING NOTES

1. THE STEEL JOISTS SHALL BE DESIGNED FOR A NET WIND UPLIFT LOAD OF 20 PSF (ALLOWABLE STRESS DESIGN)
2. SEE THE STEEL JOIST SHOP DRAWINGS FOR ALL JOIST BRACING REQUIREMENTS
3. SEE S1.0 FOR ROOF DECK FASTENING
4. THE LOCATIONS, SIZES, AND WEIGHTS OF THE MECHANICAL EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. THE FINAL LOCATION, SIZE, AND WEIGHT OF ALL MECHANICAL EQUIPMENT MUST BE COORDINATED BY THE CONTRACTOR AND APPROVED BY THE STRUCTURAL ENGINEER. JOIST SPACING IS SUBJECT TO CHANGE BASED ON RTU CURB DIMENSIONS.
5. PORTAL FRAME LOCATIONS ARE ESTIMATES. SEE METAL BUILDING MANUFACTURER SHOP DRAWINGS FOR ACTUAL LOCATIONS.

JOIST SCHEDULE	
JOIST	SIZE
J1	16K2
J2	16K2
J3	16K4
J4	26K7

DECK SCHEDULE	
MARK	DECK
D-1	1.5B20 GALVANIZED STEEL ROOF DECK



ROOF FRAMING PLAN

3/32" = 1'-0"

WBA ARCHITECTURE

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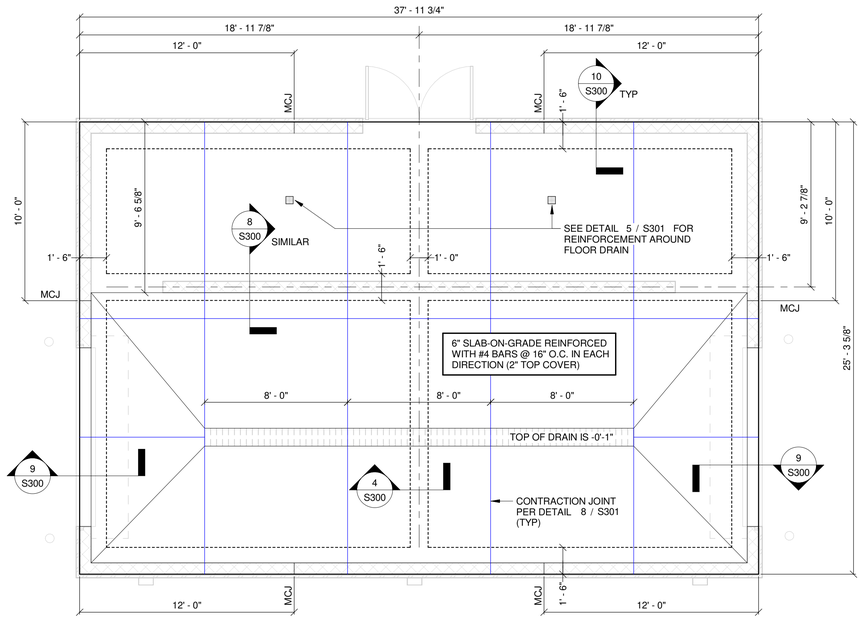
3	Addendum 03	6/23/25

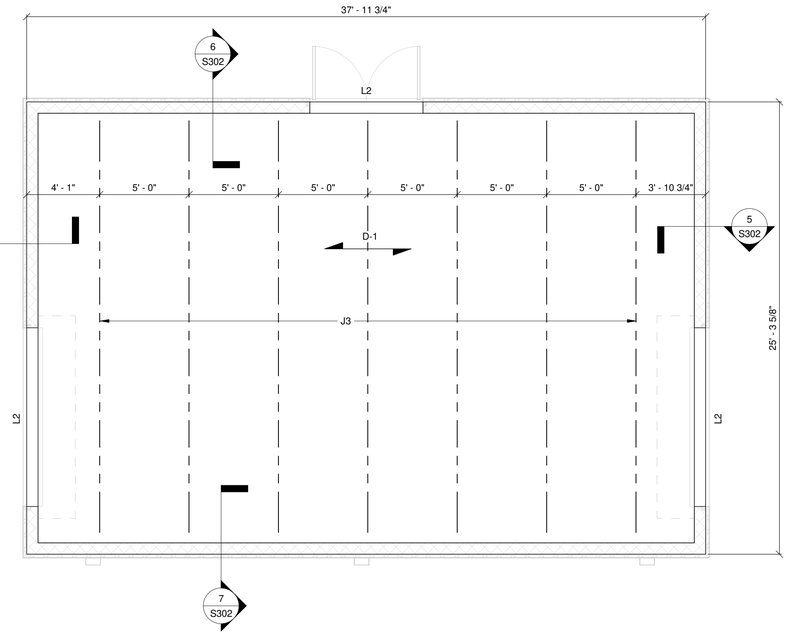
S201
ROOF FRAMING PLAN



CAR WASH FOUNDATION PLAN

1/4" = 1'-0"

THE INVERT OF THE TRENCH DRAIN SHOULD BE SET 1'-0" BELOW FINISH FLOOR.



CAR WASH ROOF FRAMING PLAN

1/4" = 1'-0"

DECK SCHEDULE	
MARK	DECK
D-1	1.5B20 GALVANIZED STEEL ROOF DECK

JOIST SCHEDULE	
JOIST	SPECIFICATION
J3	18K7

WBA ARCHITECTURE

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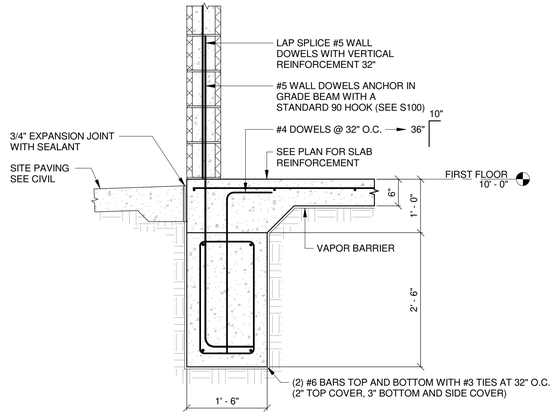
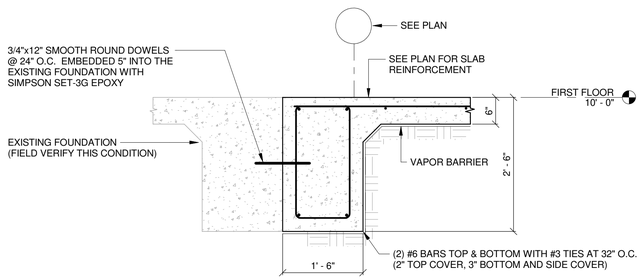
REVISIONS

NO.	DESCRIPTION	DATE

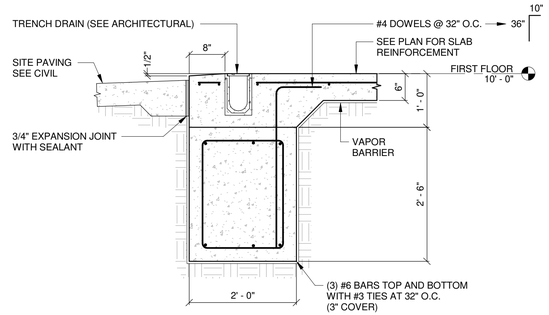
S202
CAR WASH PLAN



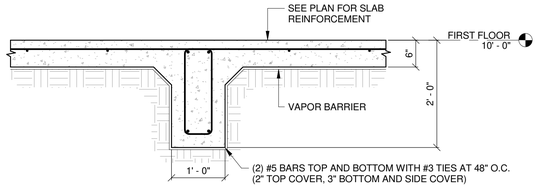
1 S300 EXTERIOR GRADE BEAM SECTION
3/4" = 1'-0"



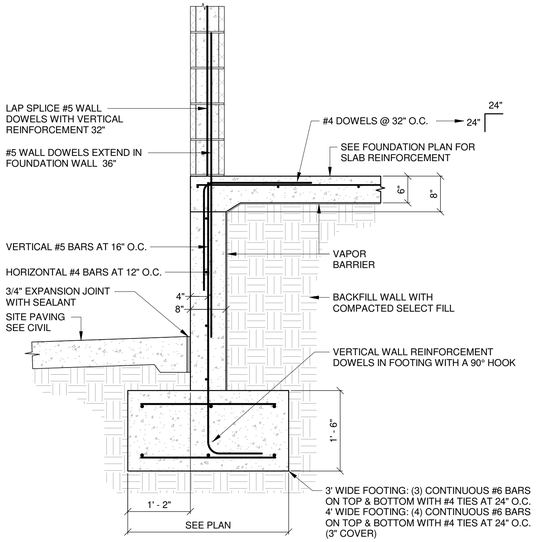
2 S300 EXTERIOR GRADE BEAM SECTION AT EXISTING BUILDING
3/4" = 1'-0"



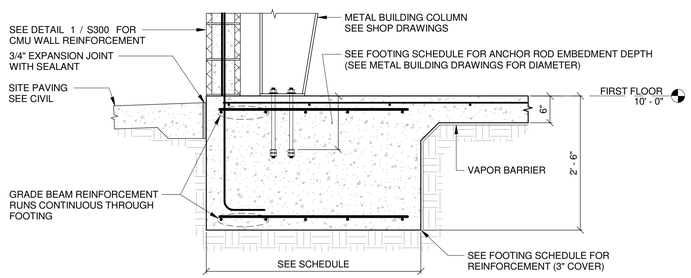
3 S300 EXTERIOR GRADE BEAM AT DOORWAY SECTION
3/4" = 1'-0"



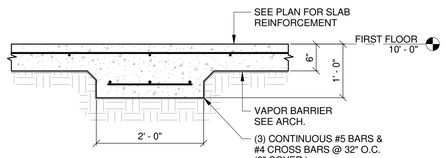
4 S300 INTERIOR GRADE BEAM SECTION
3/4" = 1'-0"



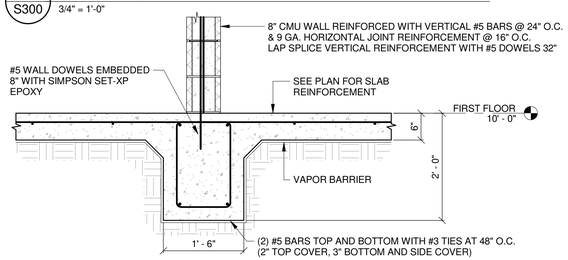
6 S300 FOUNDATION WALL SECTION
3/4" = 1'-0"



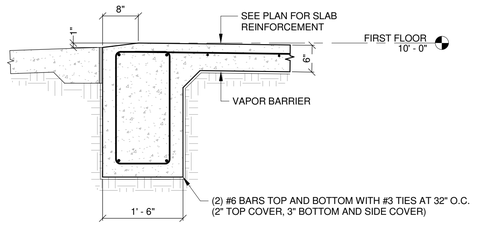
5 S300 EXTERIOR FOOTING SECTION
3/4" = 1'-0"



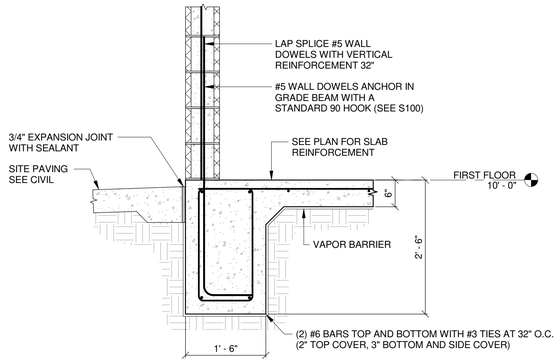
7 S300 THICKENED SLAB SECTION
3/4" = 1'-0"



8 S300 INTERIOR GRADE BEAM SECTION AT CMU WALL
3/4" = 1'-0"



9 S300 CAR WASH EXTERIOR GRADE BEAM SECTION AT OVERHEAD DOOR
3/4" = 1'-0"



10 S300 CAR WASH EXTERIOR GRADE BEAM SECTION
3/4" = 1'-0"

WBA ARCHITECTURE

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18478
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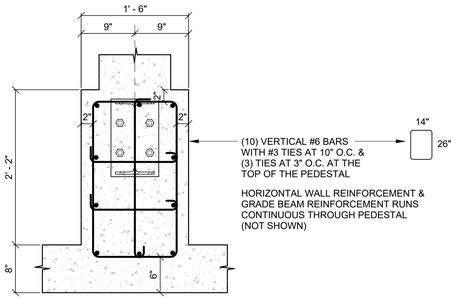
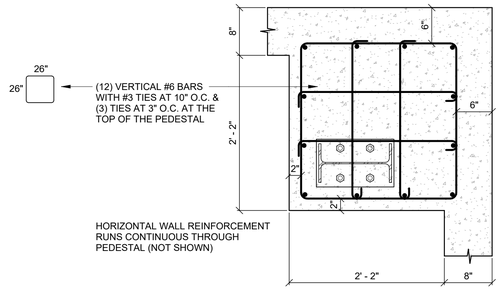
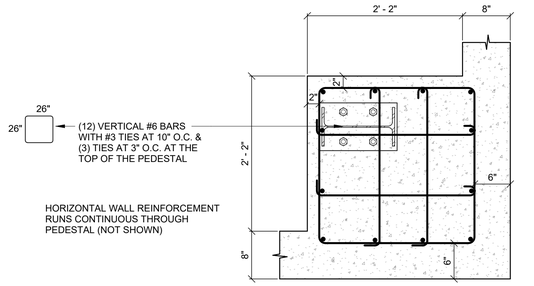
S300
DETAILS



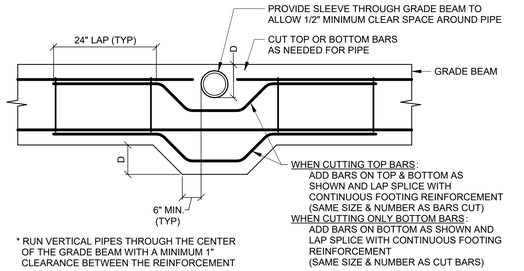
1 S301 WALL PEDESTAL 1 (COLUMNS B-2, C-2, D-2, E-2, & F-2)
1" = 1'-0"



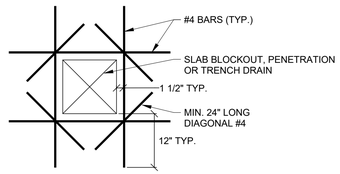
2 S301 WALL PEDESTAL 2 (COLUMN H-2)
1" = 1'-0"



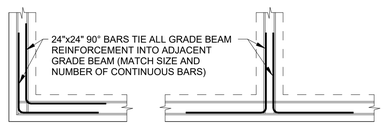
3 S301 WALL PEDESTAL 3 (COLUMN A-2)
1" = 1'-0"



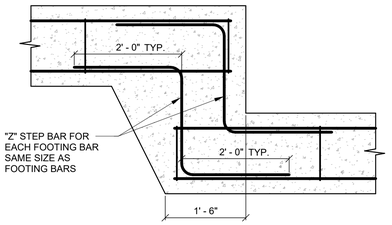
4 S301 GRADE BEAM PENETRATION DETAIL
3/4" = 1'-0"



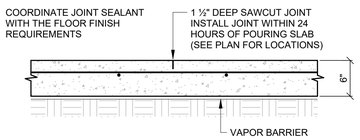
5 S301 SLAB-ON-GRADE PENETRATION DETAIL
3/4" = 1'-0"



6 S301 GRADE BEAM INTERSECTION DETAIL
3/8" = 1'-0"



7 S301 FOOTING STEP
3/4" = 1'-0"



8 S301 SLAB CONTRACTION JOINT
1" = 1'-0"

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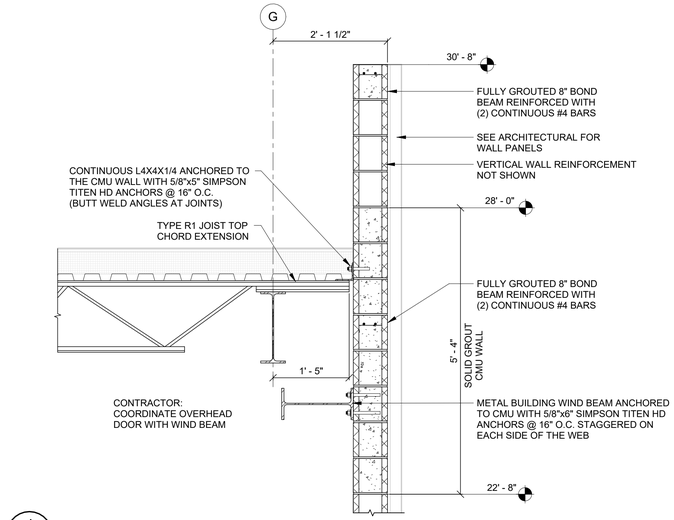
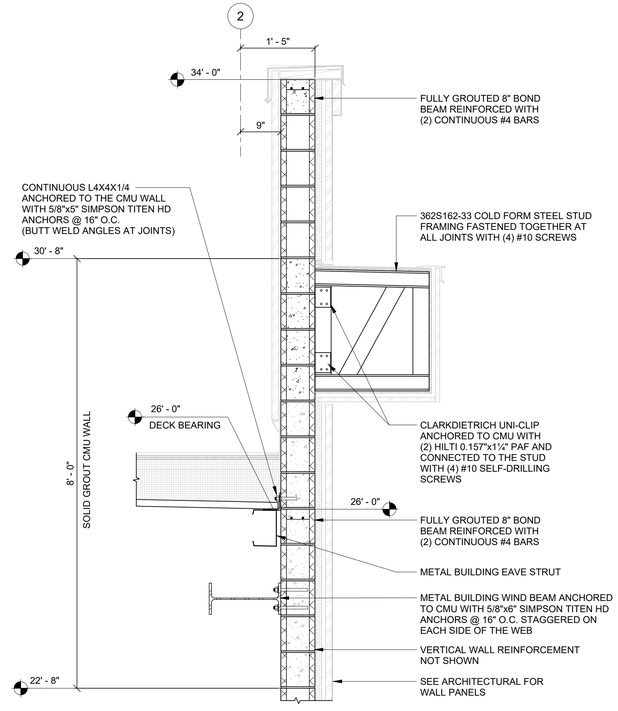
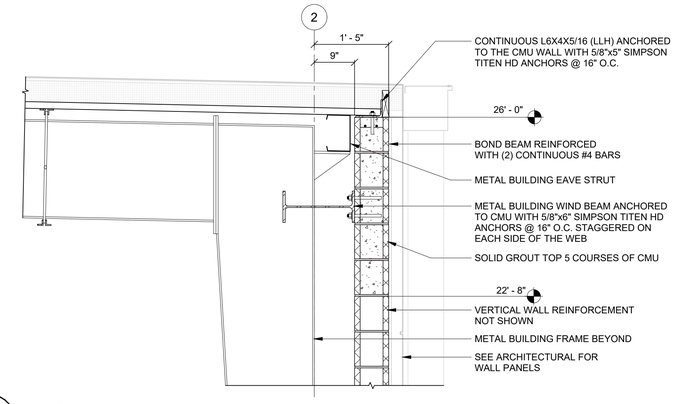
S301
DETAILS



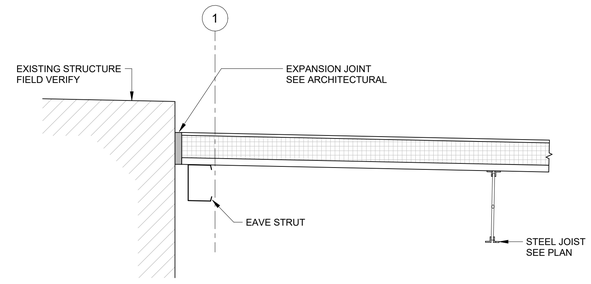
1 S302 SECTION 1
3/4" = 1'-0"



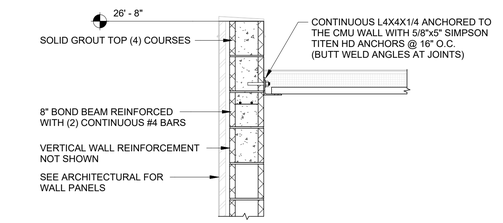
2 S302 SECTION 2
3/4" = 1'-0"



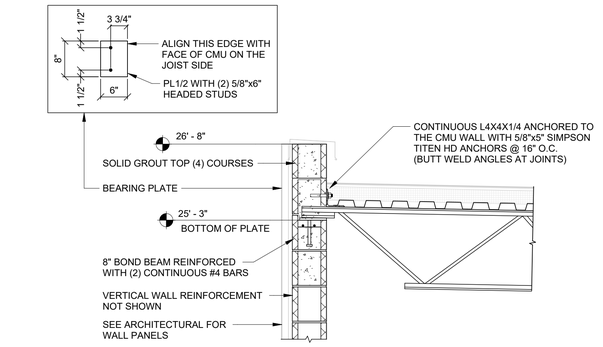
3 S302 SECTION 3
3/4" = 1'-0"



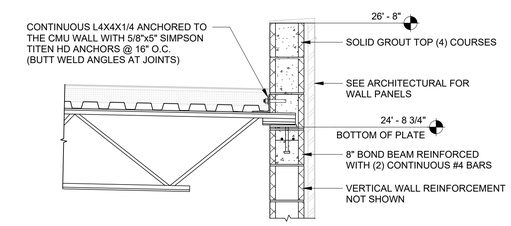
4 S302 SECTION 5
3/4" = 1'-0"



5 S302 SECTION 6
3/4" = 1'-0"



6 S302 SECTION 7
3/4" = 1'-0"



7 S302 SECTION 8
3/4" = 1'-0"

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

BENCHMARK
ENGINEERING & SURVEYING, LLC
150 Fountains Blvd, Suite A - Madison, MS 39110
(769) 289-0031

JASON M. MCQUEEN
LICENSED PROFESSIONAL ENGINEER
18476
STATE OF MISSISSIPPI

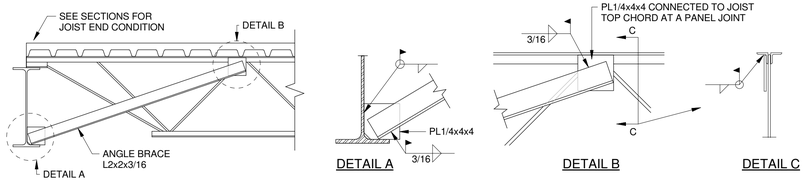
04.17.2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

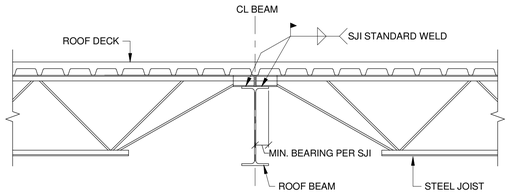
REVISIONS

NO.	DESCRIPTION	DATE
3	Addendum 03	6/23/25

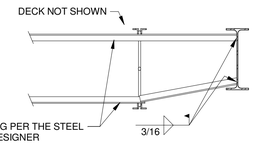
S302
DETAILS



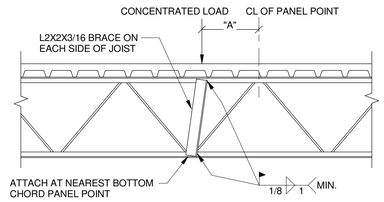
1 S303 STEEL BEAM BRACING DETAILS
3/4" = 1'-0"



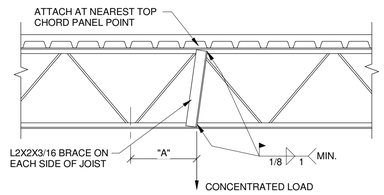
2 S303 STEEL JOIST BEARING
3/4" = 1'-0"



3 S303 STEEL JOIST BRIDGING TERMINUS POINTS
3/4" = 1'-0"



LOAD ON TOP CHORD

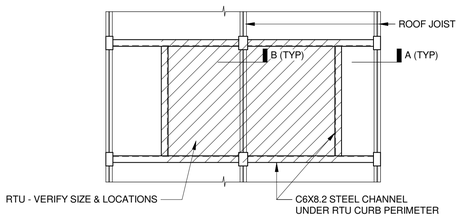


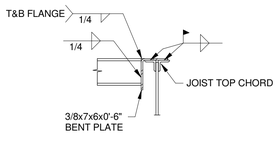
LOAD ON BOTTOM CHORD

NOTES:

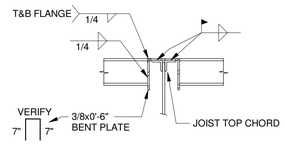
1. DIAGONAL BRACE IS NOT REQUIRED FOR "A" LESS THAN THREE INCHES.
2. PROVIDE DIAGONAL BRACE AT LOCATION OF CONCENTRATED LOADS SUCH AS HEAVY PIPES, MECHANICAL UNITS, HEAVY LIGHTS, AND ANY OTHER CONCENTRATED LOADS AND AS NOTED ELSEWHERE IN THE STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL COORDINATE MAXIMUM ALLOWABLE CONCENTRATED LOAD WITH THE JOIST MANUFACTURER'S ENGINEER.

4 S303 STEEL JOIST REINFORCEMENT
3/4" = 1'-0"



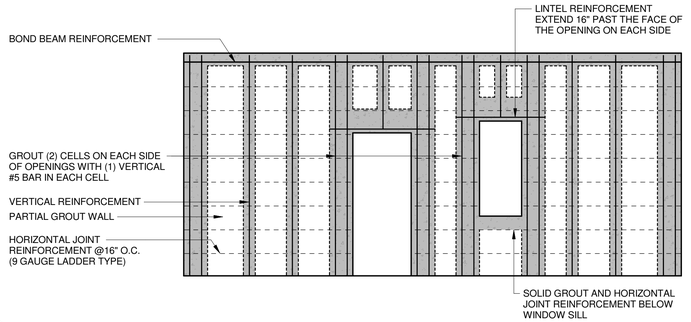


SECTION A

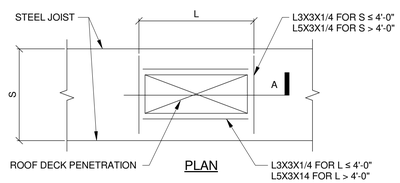


SECTION B

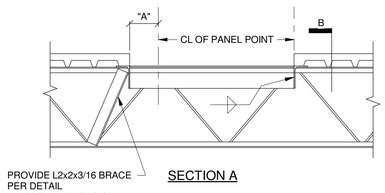
5 S303 RTU SUPPORT FRAMING
3/4" = 1'-0"



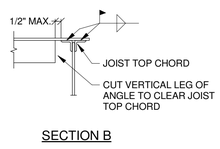
6 S303 CMU WALL REINFORCEMENT ELEVATION
1/4" = 1'-0"



PLAN

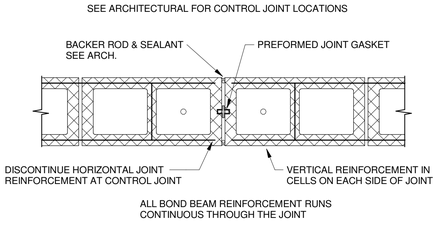


SECTION A



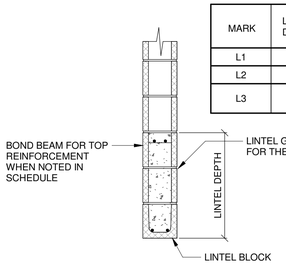
SECTION B

7 S303 ROOF DECK PENETRATIONS
3/4" = 1'-0"



8 S303 CMU CONTROL JOINT DETAIL
1 1/2" = 1'-0"

MARK	LINTEL DEPTH	REINFORCEMENT
L1	8"	(2) #5 BARS
L2	16"	(2) #5 BARS
L3	72"	(2) #6 BARS BOTTOM (2)#6 BARS TOP

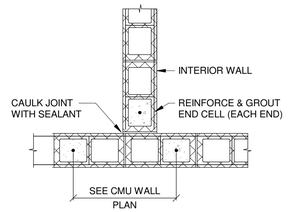


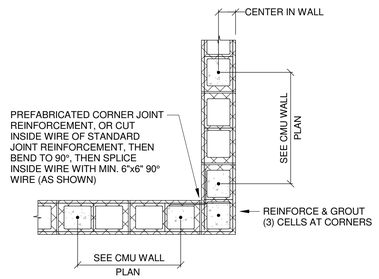
NOTES:

1. LINTELS L1 & L2 BEAR 16" AT EACH END ON FULLY GROUTED CMU & LINTEL L3 BEARS 24" AT EACH END ON FULLY GROUTED CMU.
2. HORIZONTAL LINTEL REINFORCEMENT EXTENDS OVER THE FULL BEARING LENGTH.
3. REINFORCE ALL WALL CELLS FOR THE FULL LINTEL BEARING LENGTH WITH VERTICAL #5 BARS. (1) #5 IN EACH CELL FOR LINTELS L1 & L2. (2) #5 BARS IN EACH CELL FOR LINTEL L3.

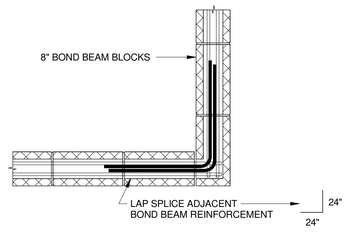
VERTICAL WALL REINFORCEMENT NOT SHOWN

9 S303 CMU LINTEL SCHEDULE
3/4" = 1'-0"





10 S303 CMU WALL REINFORCEMENT DETAIL
3/4" = 1'-0"



11 S303 CMU WALL BOND BEAM REINFORCEMENT DETAIL
3/4" = 1'-0"

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

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LICENSED PROFESSIONAL ENGINEER
18476
STATE OF MISSISSIPPI

04.17.2025

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WBA # 21-074

REVISIONS

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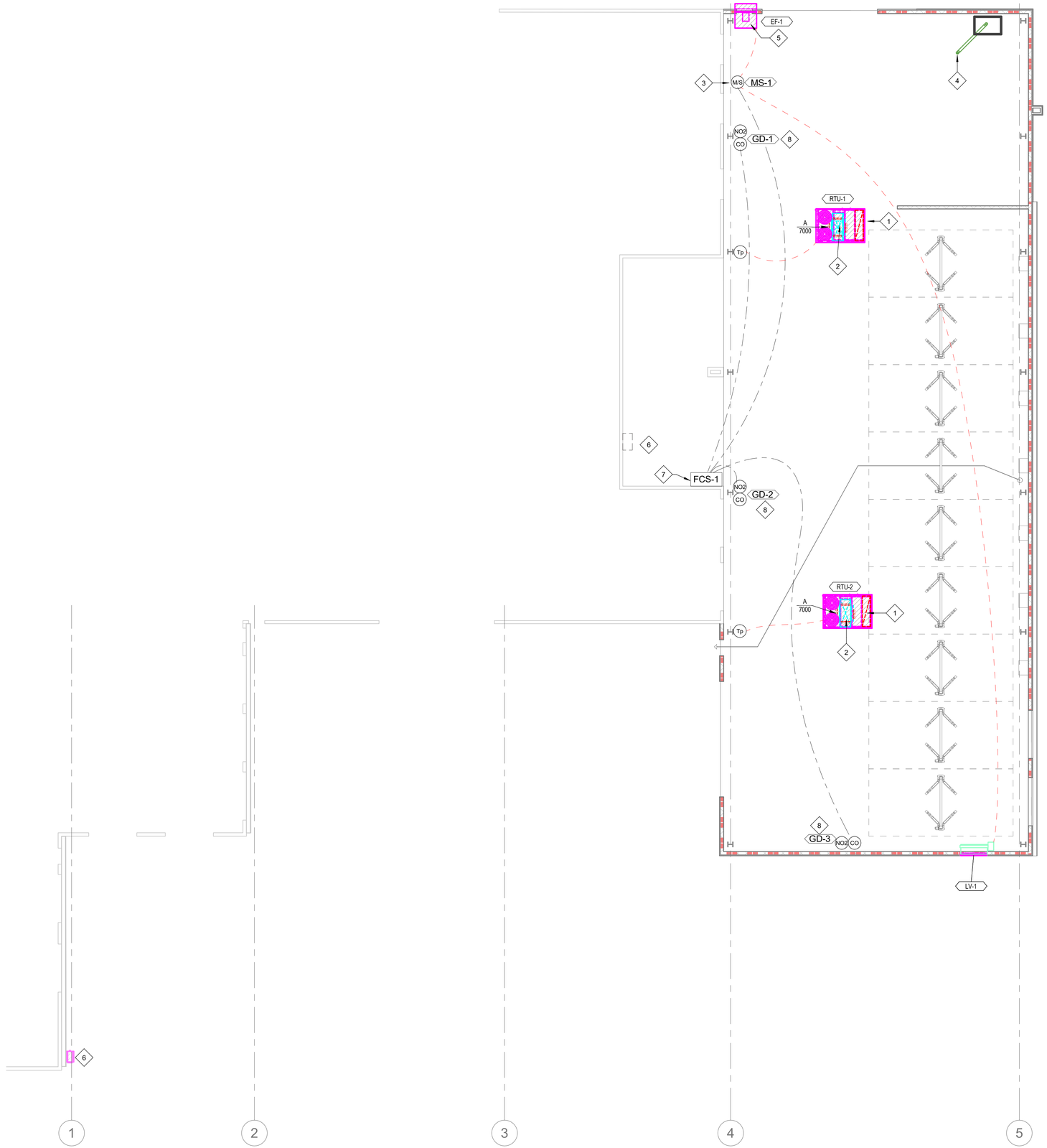
S303
DETAILS



1 M101 **FLOOR PLAN - MAINTENANCE BAY ADDITION - HVAC**

3/32" = 1'-0"

PLAN NOTES:

1. UNIT FULL SIZE INTERNAL LINED RETURN DUCT WITH SIDE RETURN OPENING WITH WIRE MESH.
2. UNIT FULL SIZE INTERNAL LINED SUPPLY DUCT DOWN; TRANSITION TO 30x30" DUCT AND CONNECT TO DIFFUSER.
3. PROVIDE AND INSTALL MOTOR STARTER FOR EXHAUST FAN AND LOUVER. DIVISION 23 IS RESPONSIBLE FOR ALL WIRING BETWEEN EXHAUST FAN & MOTOR STARTER, AND MOTOR STARTER & LOUVER.
4. EXISTING HOTSY TO BE RELOCATED TO THIS APPROXIMATELY LOCATION. EXTEND FLUE VENT UP THRU ROOF. SIZE AND ROUTE PER MANUFACTURERS RECOMMENDATION. EXISTING HOTSY IS MODEL: 1453P
5. EF-1 SHALL BE CONTROLLED BY MOTOR STATER MOUNTED ON WALL (COORDINATE WITH OWNER ON EXACT LOCATION) AND GAS DETECTION SYSTEM. FAN OPERTION SHALL BE INTERLOCKED OP OPEN COMBINATION LOUVER/DAMPER ACTUATOR (LV-1) WHEN FAN SHALL BE ENERGIZED BY ON OF THE FOLLOWING.
   1. MOTOR STARTER IN "ON POSTION.
   2. GAS DETECTION SYSTEM RISES ABOVE ACCEPTABLE LEVELS. SETPOINT SHALL INCLUDE ADJUSTABLE DEADBAND TO PREVENT FAN FROM SHORT CYCLING.
6. EXISTING GAS WATER HEATER, FLUE VENT, GAS PIPING, ETC. TO BE REMOVED.
7. PROVIDE AND INSTALL CRITICAL ENVIRONMENT TECHNOLOGIES FCS-4-B W ALARM STROBE - 120V POWER REQUIRED.
8. GD-1: PROVIDE AND INSTALL CRITICAL ENVIROMENT TECHNOLOGIES CGAS-D-CO-NO2 AT 5 FEET ABOVE FINISHED FLOOR - TYPICAL.

0' 4' 8' 16' 32'

PROJECT

ENGINEERING RESOURCE GROUP, INC.

PN: 24.167

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

JASON CHRISTOPHER GROSSI LICENSED PROFESSIONAL ENGINEER 17087 04.17.25 STATE OF MISSISSIPPI

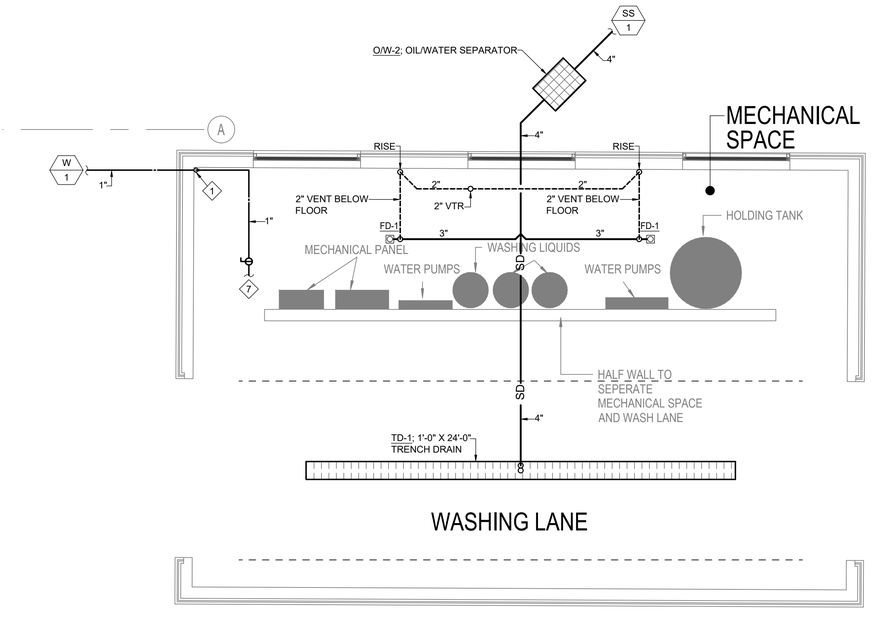
April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

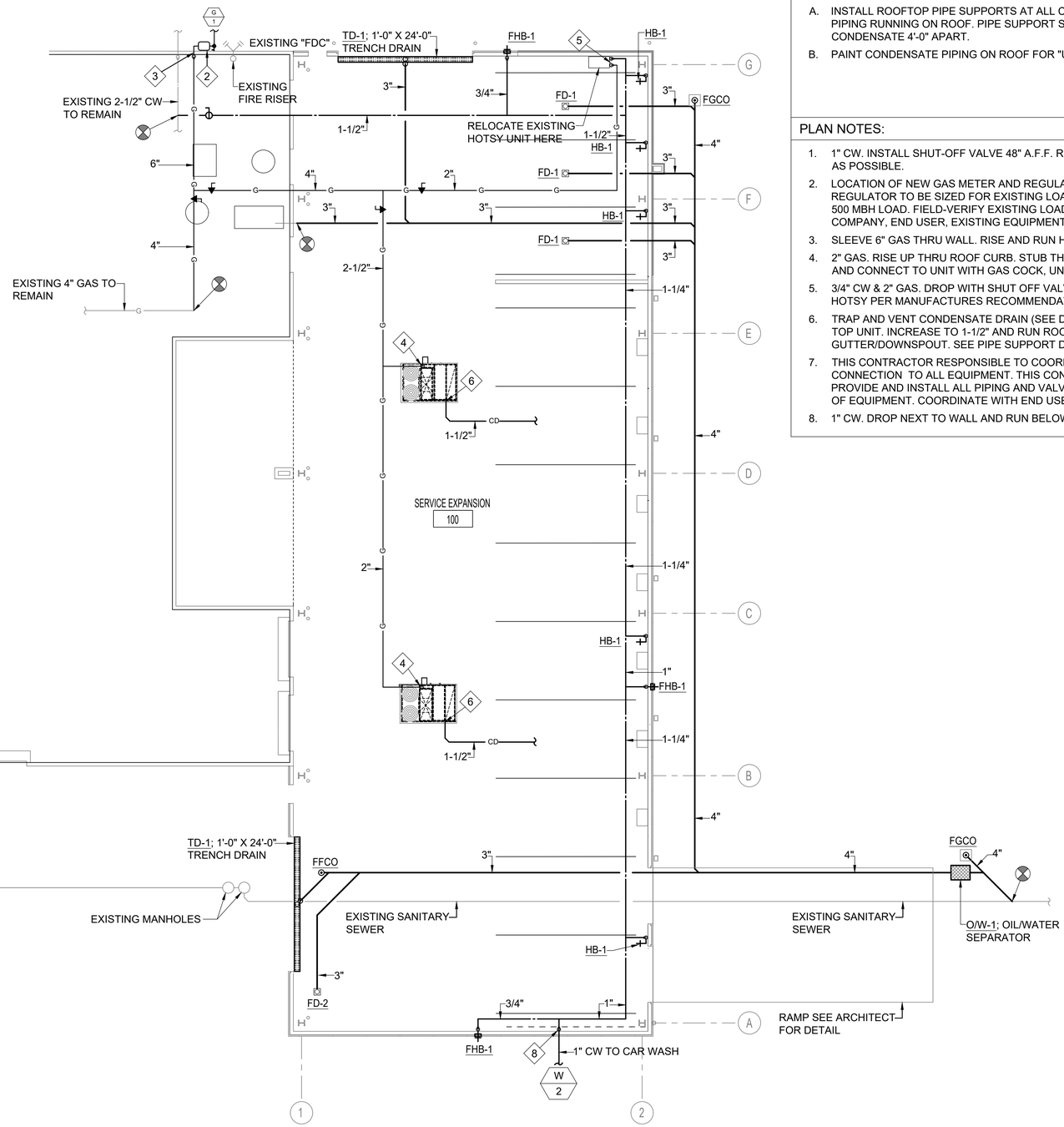
REVISIONS

NO.	DESCRIPTION	DATE

M101
MAINTENANCE BAY ADDITION - HVAC



2 FLOOR PLAN - CAR WASH - PLUMBING "RENOVATION"
1/4" = 1'-0"



1 FLOOR PLAN - MAINTENANCE BAY ADDITION - PLUMBING "DRAINAGE & SUPPLY" (RENOVATION)
3/32" = 1'-0"

GENERAL NOTES:

A. INSTALL ROOFTOP PIPE SUPPORTS AT ALL CONDENSATE PIPING RUNNING ON ROOF. PIPE SUPPORT SPACING: CONDENSATE 4'-0" APART.

B. PAINT CONDENSATE PIPING ON ROOF FOR "UV" PROTECTION.

PLAN NOTES: (X)

1. 1" CW. INSTALL SHUT-OFF VALVE 48" A.F.F. RISE AND RUN HIGH AS POSSIBLE.
2. LOCATION OF NEW GAS METER AND REGULATOR. GAS METER & REGULATOR TO BE SIZED FOR EXISTING LOAD & ADDITIONAL 500 MBH LOAD. FIELD-VERIFY EXISTING LOAD WITH GAS COMPANY, END USER, EXISTING EQUIPMENT, ETC..
3. SLEEVE 6" GAS THRU WALL. RISE AND RUN HIGH AS POSSIBLE.
4. 2" GAS. RISE UP THRU ROOF CURB. STUB THRU SIDE OF CURB AND CONNECT TO UNIT WITH GAS COCK, UNION, AND DIRT LEG.
5. 3/4" CW & 2" GAS. DROP WITH SHUT OFF VALVE & CONNECT TO HOTSY PER MANUFACTURES RECOMMENDATIONS.
6. TRAP AND VENT CONDENSATE DRAIN (SEE DETAIL) AT ROOF TOP UNIT. INCREASE TO 1-1/2" AND RUN ROOF TO GUTTER/DOWNSPOUT. SEE PIPE SUPPORT DETAIL.
7. THIS CONTRACTOR RESPONSIBLE TO COORDINATE ALL WATER CONNECTION TO ALL EQUIPMENT. THIS CONTRACTOR TO PROVIDE AND INSTALL ALL PIPING AND VALVES AT EACH PIECE OF EQUIPMENT. COORDINATE WITH END USER.
8. 1" CW. DROP NEXT TO WALL AND RUN BELOW GRADE.

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

LICENSED PROFESSIONAL ENGINEER
JASON CHRISTOPHER GROSS
17087
04.17.25
STATE OF MISSISSIPPI

April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

0 5' 10'

PROJECT

ENGINEERING RESOURCE GROUP, INC.
ERG:24.167

P101
FLOOR PLAN - ADDITION - PLUMBING "RENOVATION"

ELECTRICAL LEGEND

GENERAL NOTES

1. ALL EQUIPMENT AND DEVICES ARE TO BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.
2. DEVICES NOTED AS "GFI" SHALL BE GROUND FAULT CIRCUIT INTERRUPTING DEVICES.
3. DEVICES NOTED AS "WP" SHALL BE WEATHERPROOF WHILE-IN-USE.
4. DEVICES NOTED AS "DL" SHALL BE RATED FOR DAMP LOCATION.
5. DEVICES NOTED AS "NL" SHALL BE NIGHT LIGHTS. PROVIDE UNSWITCHED POWER TO FIXTURE.
6. DEVICES NOTED AS "WG" SHALL BE PROVIDED AND INSTALLED WITH A WIRE GUARD.
7. DEVICES NOTED AS "TR" SHALL BE TAMPER RESISTANT.
8. PROVIDE UNSWITCHED POWER TO EMERGENCY BATTERY PACKS.
9. "W/E" INDICATES DEVICE/DISCONNECT PROVIDED WITH THE EQUIPMENT BY OTHERS.

LUMINAIRES (See Light Fixture Schedule)

NOTE: THE NUMBER INSIDE THE CIRCLE IS THE CIRCUIT NUMBER. THE LETTER BESIDE THE SYMBOL IS THE FIXTURE TYPE DESCRIBED IN THE LIGHT FIXTURE SCHEDULE.

- SURFACE MOUNTED OR SUSPENDED FIXTURE.
- PENDANT MOUNT FIXTURE.
- WALL MOUNTED EXIT SIGN. PROVIDE CHEVRONS AS INDICATED BY ARROWS.
- WALL MOUNTED FIXTURE.
- SITE ARM MOUNT POLE LIGHT FIXTURE.

MISCELLANEOUS

- CEILING MOUNTED JUNCTION BOX.

SWITCHES

- THREE-WAY SWITCH. MOUNT CENTERLINE OF BOX AT 45"A.F.F. UNLESS NOTED OTHERWISE.
- FOUR-WAY SWITCH. MOUNT CENTERLINE OF BOX AT 45"A.F.F. UNLESS NOTED OTHERWISE.
- POWER PACK MOUNTED ABOVE CEILING. SENSORSWITCH #PP20 OR APPROVED EQUAL.

FIRE ALARM SYSTEM

- MANUAL PULL STATION. MOUNT 48"A.F.F. TO CENTERLINE OF BOX.
- STROBE. MOUNT 80"A.F.F. TO BOTTOM OF BOX.
- COMBINATION HORN AND STROBE. MOUNT 80"A.F.F. TO BOTTOM OF BOX.
- DUCT SMOKE DETECTOR IN RETURN DUCT.
- DUCT SMOKE DETECTOR IN SUPPLY DUCT.

CCTV SYSTEM

- CEILING MOUNTED CAMERA.

COMMUNICATIONS

- DATA OUTLET MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE TELEPHONE/DATA OUTLET IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45° A.F.F. TO CENTERLINE OF BOX.

RECEPTACLES

- DUPLEX RECEPTACLE, NEMA 5-20R, MOUNTED 18" A.F.F. TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.
- DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, ONE COVER PLATE, MOUNTED 18" A.F.F. TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.
- DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, ONE COVER PLATE, MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE RECEPTACLE IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45°A.F.F. TO CENTERLINE OF BOX.
- DUPLEX RECEPTACLE, NEMA 5-20R, MOUNTED WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH. WHERE THERE IS NO BACKSPLASH MOUNT 6" ABOVE COUNTER. WHERE RECEPTACLE IS SHOWN IN AN AREA WITH NO COUNTER, MOUNT 45°A.F.F. TO CENTERLINE OF BOX.

CONDUIT AND WIRING

- CONDUCTORS IN CONDUIT CONCEALED WITHIN WALL OR CEILING. TIC MARKS INDICATE NUMBER OF CONDUCTORS. THE EQUIPMENT GROUNDING CONDUCTOR IS NOT SHOWN, BUT SHALL BE PROVIDED. SIZE THE EQUIPMENT GROUNDING CONDUCTOR AND THE CONDUIT PER THE NEC. THE ABSENCE OF TIC MARKS SIGNIFIES THAT TWO CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED. FOR EXAMPLE, THE MARKINGS TO THE LEFT SIGNIFY THAT THREE CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED.
- 10 — THE TEXT INSIDE THE ARC INDICATES THE AWG SIZE OF THE CONDUCTORS THAT SHALL BE RUN IN THE CONDUIT. THE ABSENCE OF TEXT SIGNIFIES THAT THE CONDUCTORS SHOULD BE #12 AWG.
- CIRCUITRY RUN IN STRAIGHT LINE SEGMENTS SIGNIFIES EXPOSED SURFACE-MOUNTED RACEWAY (SEE SPECIFICATIONS).
- CONDUCTORS IN CONDUIT CONCEALED BELOW GRADE OR FLOOR. TIC MARKS INDICATE NUMBER OF CONDUCTORS. THE EQUIPMENT GROUNDING CONDUCTOR IS NOT SHOWN, BUT SHALL BE PROVIDED. SIZE THE EQUIPMENT GROUNDING CONDUCTOR AND THE CONDUIT PER THE NEC. THE ABSENCE OF TIC MARKS SIGNIFIES THAT TWO CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED. THE MARKINGS TO THE LEFT SIGNIFY THAT THREE CONDUCTORS PLUS AN EQUIPMENT GROUNDING CONDUCTOR SHOULD BE PROVIDED.
- HOMERUN TO PANELBOARD. ARC DENOTES CONCEALED CIRCUITRY. TEXT DENOTES PANELBOARD NAME WITH CIRCUIT NUMBER. DEVICES HAVING CIRCUIT NUMBERS LOCATED BESIDE THEM MAY NOT SHOW THE CIRCUIT NUMBERS AT THE HOMERUN ARROWS.
- PARTIAL HOMERUN TO PANELBOARD. COMBINE ALL PARTIAL HOMERUNS THAT ARE ON THE SAME CIRCUIT IN A JUNCTION BOX PRIOR TO ENTERING THE PANELBOARD.

VOLTAGE DROP CHART FOR 20A, 1Ø CIRCUITS

Voltage	Circuit Length	Conductor Size (AWG)
120	< 50'	#12
120	> 50'	#10
120	> 90'	#8
120	> 140'	#6
277	< 130'	#12
277	> 130'	#10
277	> 200'	#8
277	> 330'	#6

VOLTAGE DROP CHART NOTES:

1) CIRCUIT SIZES INDICATED ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. REFER TO THIS CHART FOR UPSIZING CONDUCTORS AS NEEDED.

2) DO NOT CONNECT CONDUCTORS LARGER THAN #10 DIRECTLY TO A RECEPTACLE OR A SWITCH. PROVIDE A JUNCTION BOX TO DOWNSIZE THE CONDUCTOR TO #12 AT THE DEVICE.

3) FOR CIRCUITS LONGER THAN THOSE LISTED ABOVE, CONSULT WITH THE ENGINEER FOR CONDUCTOR SIZES.

GEAR

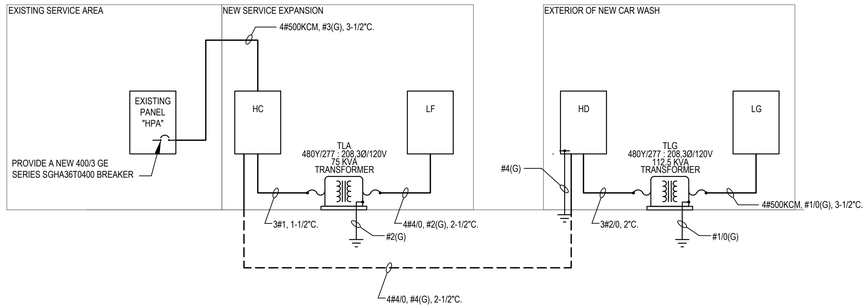
- ???/??? F-? — FUSED DISCONNECT SWITCH. TEXT INDICATES AMPACITY/NUMBER OF POLES/ENCLOSURE TYPE; F-(RATING OF FUSES).
- ???/??? — NON-FUSED DISCONNECT SWITCH. TEXT INDICATES AMPACITY/NUMBER OF POLES/ENCLOSURE TYPE.
- ? — PANELBOARD.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	PART NUMBER	LAMPS	MOUNTING	REMARKS
A	LITHONIA	CPHB-24000LM-SEF-GCL-MD-MVOLT GZ10-40K-80CRI-DWH-HC36	LED, 174W 24,873 LUMENS	SUSPENDED	
AE	LITHONIA	CPHB-24000LM-SEF-GCL-MD-MVOLT GZ10-40K-80CRI-E10WCP-DWH-HC36	LED, 174W 24,873 LUMENS	SUSPENDED	*WITH 277V EMERGENCY BATTERY PACK.
B	LITHONIA	CPHB-18000LM-SEF-GCL-MD-MVOLT GZ10-40K-80CRI-DWH-HC36	LED, 133W 18,199 LUMENS	SUSPENDED	
BE	LITHONIA	CPHB-18000LM-SEF-GCL-MD-MVOLT GZ10-40K-80CRI-E10WCP-DWH-HC36	LED, 133W 18,199 LUMENS	SUSPENDED	*WITH 277V EMERGENCY BATTERY PACK.
C	LITHONIA	TWH LED-ALO-40K-T3M-MVOLT-PE DBLXD	LED, 78W 8,477 LUMENS	WALL	
X	LITHONIA	LQM-S-W-RG-MVOLT-M6	LED	WALL	*WITH 277V EMERGENCY BATTERY PACK.

GENERAL LIGHTING NOTES:

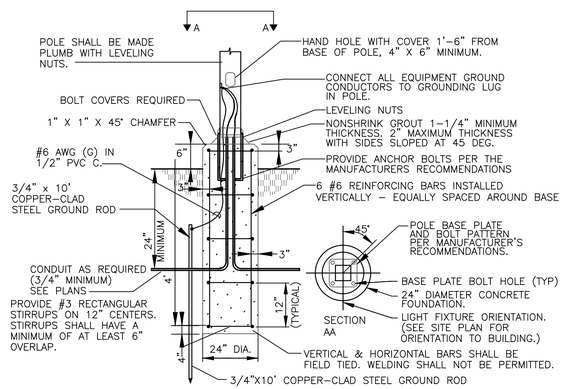
1. ALL LIGHT FIXTURE WITH SELECTABLE COLOR TEMPERATURER SHALL BE SET TO 4000 KELVIN UNLESS NOTED OTHERWISE.



1 E000 ONE LINE DIAGRAM
Scale: NONE

NOTES:

1. 3500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 RE-BARS.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE 3000 PSF. NOTIFY ENGINEER IF BEARING PRESSURE IS LESS.
5. AIR ENTRAINMENT: 4 TO 6%.



2 E000 ROUND POLE BASE DETAIL
Scale: NONE

THE POWER SOURCE PLLC
305 HIGHWAY 51
RIDGELAND, MS 39157
VOICE (601) 605-4820
TPS PROJ. # 23193

WBA ARCHITECTURE
555 Sunnybrook Rd.
Ridgeland, MS 39157

CHARLES PECK REGISTERED ARCHITECT NUMBER 4717 STATE OF MISSISSIPPI

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

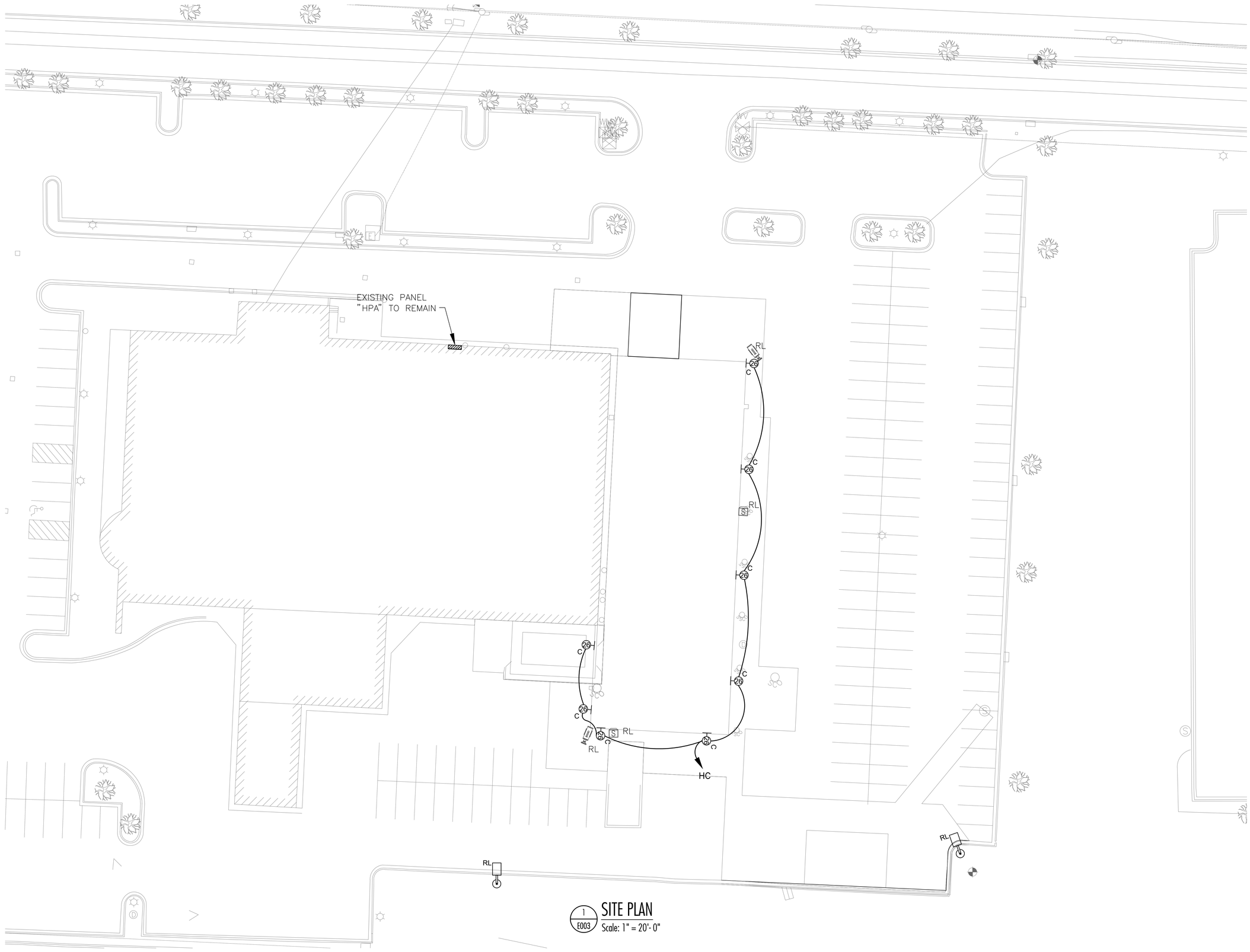
April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

E000



1 E003 SITE PLAN
Scale: 1" = 20'- 0"

The POWER SOURCE PLLC
305 Highway 51
Ridgeland, MS 39157
Voice (601) 605-4820
TPS Proj. # 23193

CHARLES PARKER GREEN
REGISTERED PROFESSIONAL ENGINEER
4/17/2025
16779
STATE OF MISSISSIPPI

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

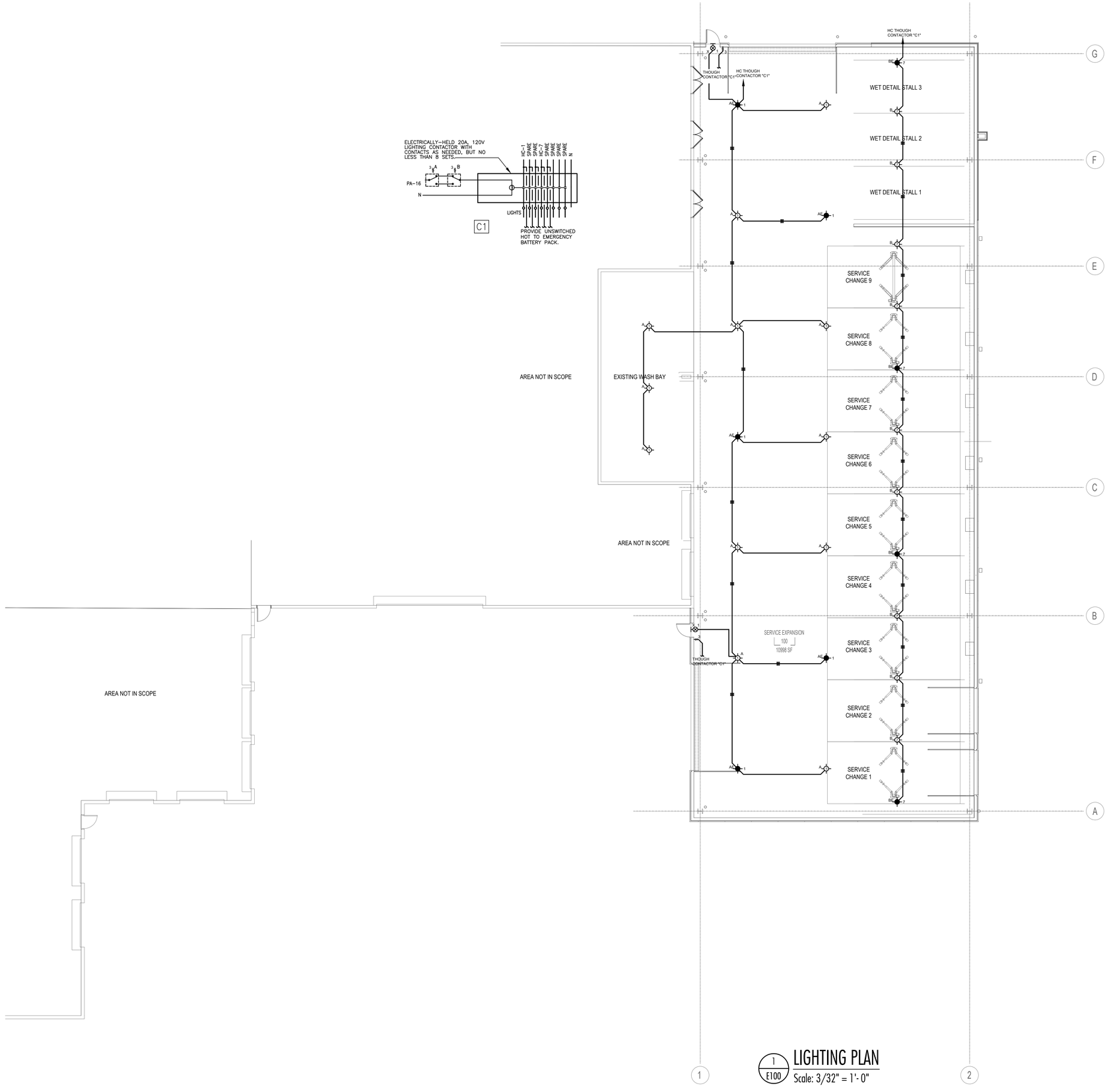
April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE

E003



1 E100 **LIGHTING PLAN**
Scale: 3/32" = 1'- 0"

THE POWER SOURCE PLLC
305 Highway 51
Ridgeland, MS 39157
Voice (601) 605-4820
TPS Proj. # 23193

WBA ARCHITECTURE

CHARLES PAYNE GREEN III
REGISTERED PROFESSIONAL ENGINEER
4/17/2025
16779
STATE OF MISSISSIPPI

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

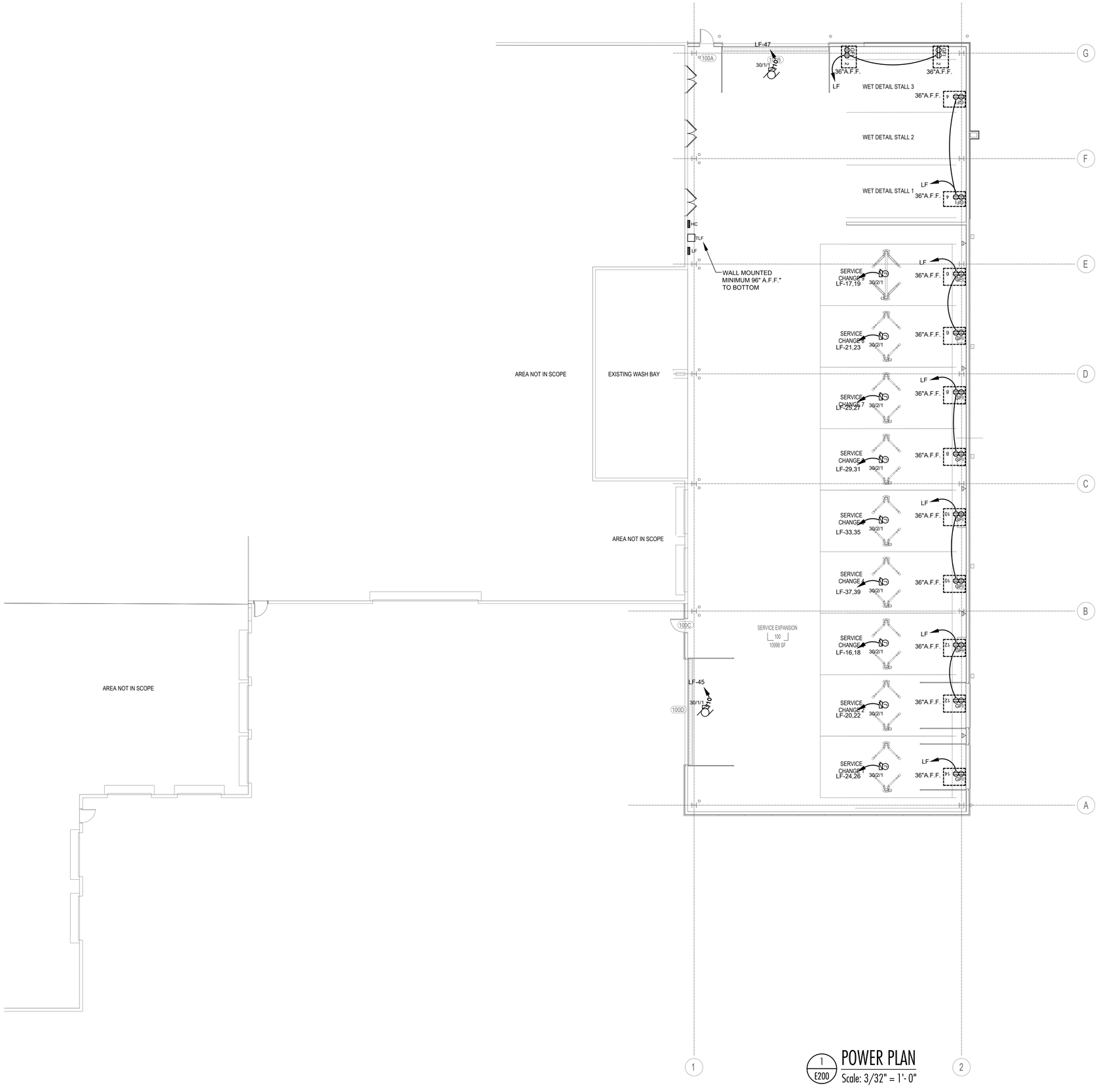
April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

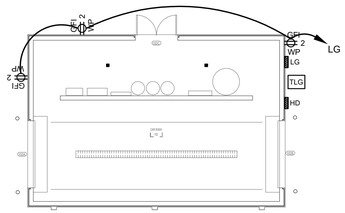
REVISIONS

NO.	DESCRIPTION	DATE

E100



1 E200 **POWER PLAN**
Scale: 3/32" = 1'- 0"



1 E200 **POWER PLAN - CARWASH**
Scale: 3/32" = 1'- 0"

THE POWER SOURCE PLLC
305 Highway 51
Ridgeland, MS 39157
Voice (601) 605-4820
TPS Proj. # 23193

WBA ARCHITECTURE

CHARLES PRYER GREEN
REGISTERED PROFESSIONAL ENGINEER
4/17/2025
16779
STATE OF MISSISSIPPI

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157

April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

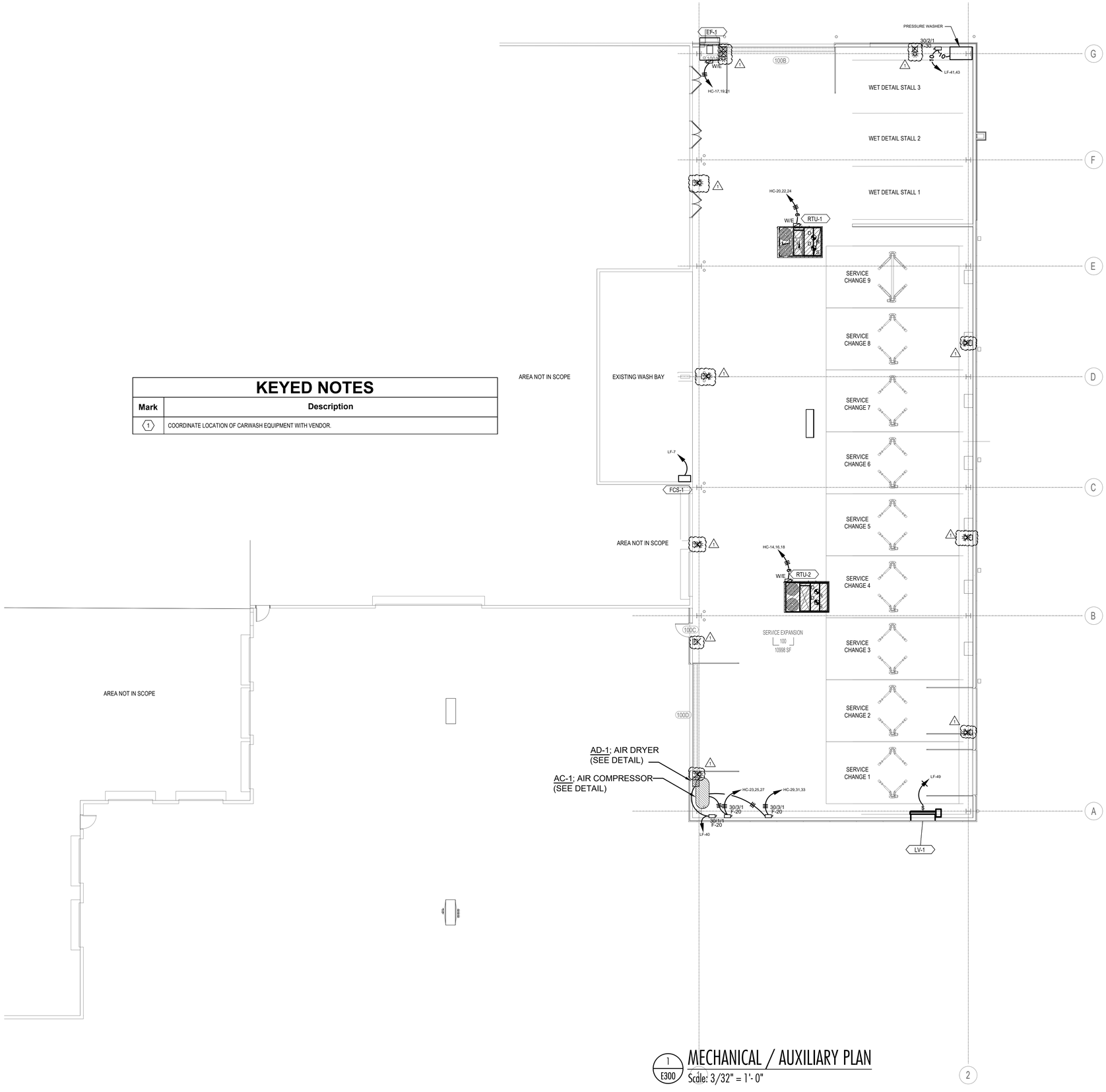
REVISIONS

NO.	DESCRIPTION	DATE

E200

KEYED NOTES

Mark	Description
1	COORDINATE LOCATION OF CARWASH EQUIPMENT WITH VENDOR.



1 E300 MECHANICAL / AUXILIARY PLAN

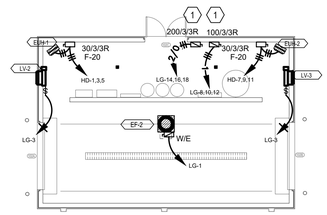
Scale: 3/32" = 1'- 0"

The POWER SOURCE PLLC
305 Highway 51
Ridgeland, MS 39157
Voice (601) 605-4820
TPS Proj. # 23193

WBA ARCHITECTURE

PATTY PECK HONDA RENOVATIONS - MAINTENANCE BAY EXPANSION

555 Sunnybrook Rd.
Ridgeland, MS 39157



April 17, 2025

CONSTRUCTION DOCUMENTS
WBA # 21-074

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	6/10/2025

E300

1 E300 MECHANICAL / AUXILIARY PLAN

Scale: 3/32" = 1'- 0"

MINUTES OF A MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Architectural Review Board of the City of Ridgeland, Mississippi, (the "Board"), was duly called, held, and conducted on Tuesday, July 8, 2025 at 6:00 o'clock P.M. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following Members were Present, to-wit:
Randy Lynn, Chairman
Connie Suber
Rick Eades
Robert Moore
Lynette Praytor
Leigh Sullivan

Members Absent:
Jim Powell
Jim Woodrick

Also attending:
Jordan Lohman, City Planner

The meeting was called to order by Chairman Randy Lynn. Chairman Lynn led the invocation. It was determined by the members present that there was a quorum.

The first item on the agenda was **MOSLEY FOOD TRUCK** located at **398 Highway 51.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of a new food truck to be located at the existing shopping center.

Chairman Lynn opened the floor for a motion. Rick Eades made a motion to approve the architectural review of the project as a "minor" agenda item. Robert Moore seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Robert Moore	Aye
Leigh Sullivan	Aye
Jim Powell	Absent
Jim Woodrick	Absent

Chairman Lynn then declared the motion to approve the architectural review of the project carried.

The second item on the agenda was **QUALITY CHEMICALS – PAINT** located at **650 Ridgewood Road.** Mr. Jordan Lohman presented the project. The applicant is requesting approval of architectural renovations (siding, paint, etc.) to their existing building.

Chairman Lynn opened the floor for a motion. Robert Moore made a motion to approve the architectural review of the project as a "minor" agenda item with the condition that the new downspouts match the proposed siding color (charcoal/dark-bronze). Lynette Praytor seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Lynette Praytor	Aye
Robert Moore	Aye
Leigh Sullivan	Aye
Jim Powell	Absent
Jim Woodrick	Absent

Chairman Lynn then declared the motion to approve the architectural review of the project carried.

The third item on the agenda was **SUNNYBROOK OFFICE DEVELOPMENT** located at **Sunnybrook Road and Ridgeland Ave.** Mr. Patrick Rowland presented the project. The applicant is requesting approval of site plan and architecture for three new office buildings.

The board discussed concerns related to the architecture and how/if the design fit the intended character of the neighborhood.

Chairman Lynn opened the floor for a motion. Lynette Praytor made a motion to approve the architectural review of the project as a "major" agenda item. Rick Eades seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Nay
Lynette Praytor	Aye
Robert Moore	Aye
Leigh Sullivan	Nay
Jim Powell	Absent
Jim Woodrick	Absent

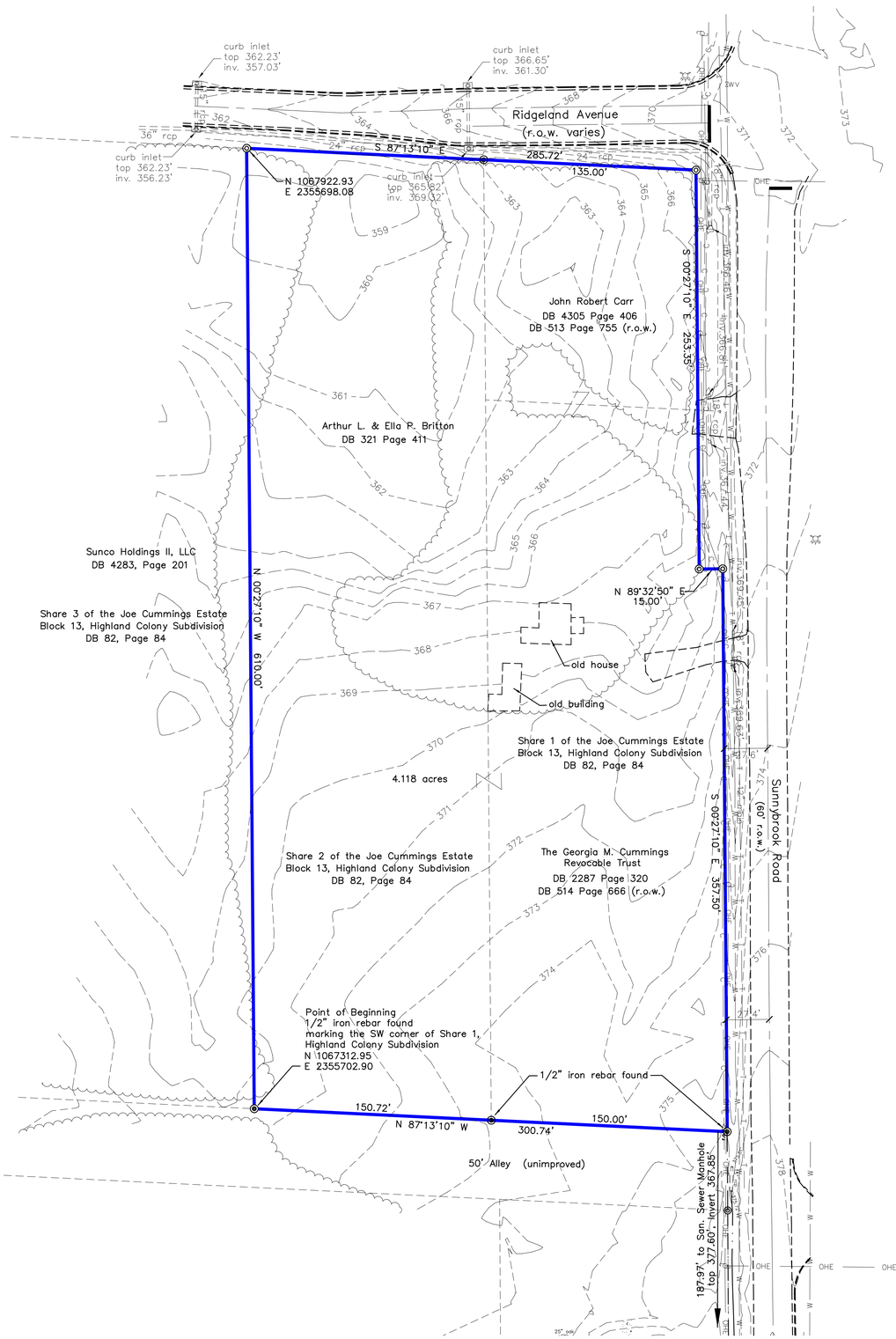
Chairman Lynn then declared the motion to approve the architectural review of the project carried 3-2.

The minutes from the May 27, 2025 meeting were then read and approved by the board. There being no further business to come before the board, the meeting adjourned.

_____
Randy Lynn, Chairman

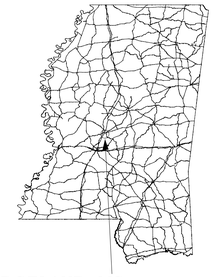
ATTEST:

_____
Connie Suber, Secretary



Property located in Section 24, T–7–N,
R–1–E, City of Ridgeland, Madison County, MS

LOCATION MAP



RIDGELAND, MS

Date of field survey complete: October 22, 2024.

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Vertical elevations taken from GPS Network NAVD88.

Subsurface and environmental conditions were not examined or considered as a part of this survey.

There are no clearly identifiable parking spaces on the surface areas for this property.

Property located in Zone X according to the FEMA map for the City of Ridgeland, 28089 C 567F dated 3/17/2010

REFERENCE MATERIAL

1. As per City of Ridgeland Zoning Map, the subject property is located in Zone MU1 (Mixed Use District)

   Setbacks
   Front: Subject to Site Plan Review
   Side: Subject to Site Plan Review
   Rear: Subject to Site Plan Review

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on October 23, 2024

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83–West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°06'10" W
Combined Factor = 0.99993629124602 (Ground to Grid)
(Computed at N=1067312.953, E=2355702.901)

GRAPHIC SCALE

0 40 80 120

1"=40'

MS One–Call #24102308510479
Process Date: October 23, 2024
Below Notes Dated: October 28, 2024

Telepak DBA C Spire Fiber – CLEAR, NO CONFLICT
Centerpoint Energy MS – CLEAR, NO CONFLICT
Holmes Community College Ridgeland
Comcast Cable of Jackson – CLEAR, NO CONFLICT
City of Ridgeland – NO RESPONSE
AT&T Distribution–CLEAR, NO CONFLICT
Entergy MS – CLEAR, NO CONFLICT

LEGEND

CABLE PEDESTAL	FIRE HYDRANT
UTILITY POLE	TELEPHONE PEDESTAL
GAS VALVE	SIGN
WATER VALVE	STORM INLET
1/2" IRON REBAR FOUND	SAN. SEWER MANHOLE
1/2" IRON REBAR SET (18" long)	UNDERGROUND TV
	SAN. SEWER
LIGHT POLE	GAS LINE
WATER METER	UNDERGROUND TELECOMMUNICATION
SEWER CLEANOUT	CONTOURS
POWER METER	OVERHEAD POWER
GAS METER	UNDERGROUND ELECTRIC
PINE TREE	WATER MAIN
	OAK TREE
WATER METER	FENCE LINE

Date:
By:
Revisions:
No.

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015
www.lloydbaird.com

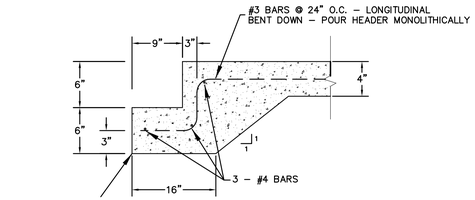
Project No.: # 4807
Date: 10/21/2024
Scale: 1" = 40'
Designed By: CLB
Reviewed By: CLB

Survey for Patrick Rowland

SHEET 1 of 1

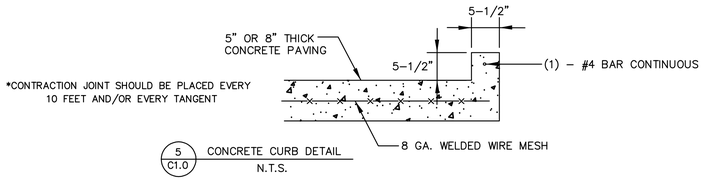
PARKING FEATURES LEGEND

① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)–DETAIL 3/C1.0	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 4/C1.0)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⑤ 24" LEGEND	WHITE

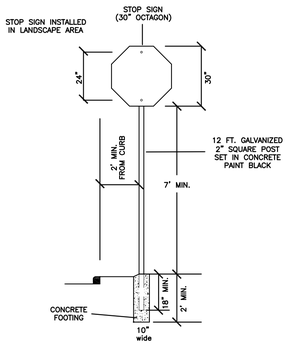


6 / C1.0 CONCRETE HEADER CURB
N.T.S.

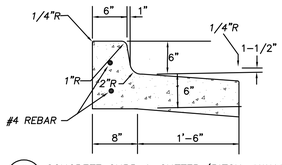
CONCRETE SHALL HAVE A TWENTY–EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.



5 / C1.0 CONCRETE CURB DETAIL
N.T.S.

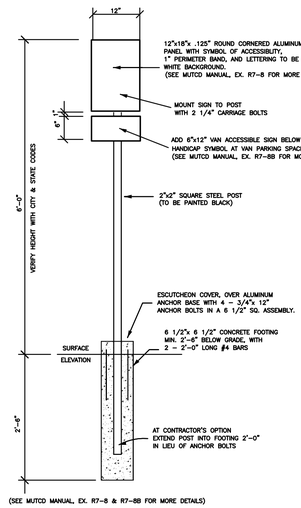


4 / C1.0 TRAFFIC SIGN INSTALLATION
N.T.S.



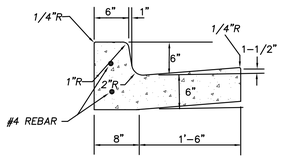
2 / C1.0 CONCRETE CURB & GUTTER (PITCH–AWAY)
N.T.S.

CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN



3 / C1.0 ACCESSIBILITY SIGNAGE DETAIL
N.T.S.

NOTES:
1. LOCATE ONE SIGN AT EACH ACCESSIBLE SPACE. SET 1'–0" OFF OF BACK OF CURB OR SIDEWALK AND CENTER ON ACCESSIBLE SPACE.
2. ALL DIMENSIONS AND SIGNAGE SHOULD FOLLOW THE ADA STANDARDS FOR ACCESSIBLE DESIGN.



1 / C1.0 CONCRETE CURB & GUTTER
N.T.S.

*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT

SITE PLAN NOTES

GENERAL

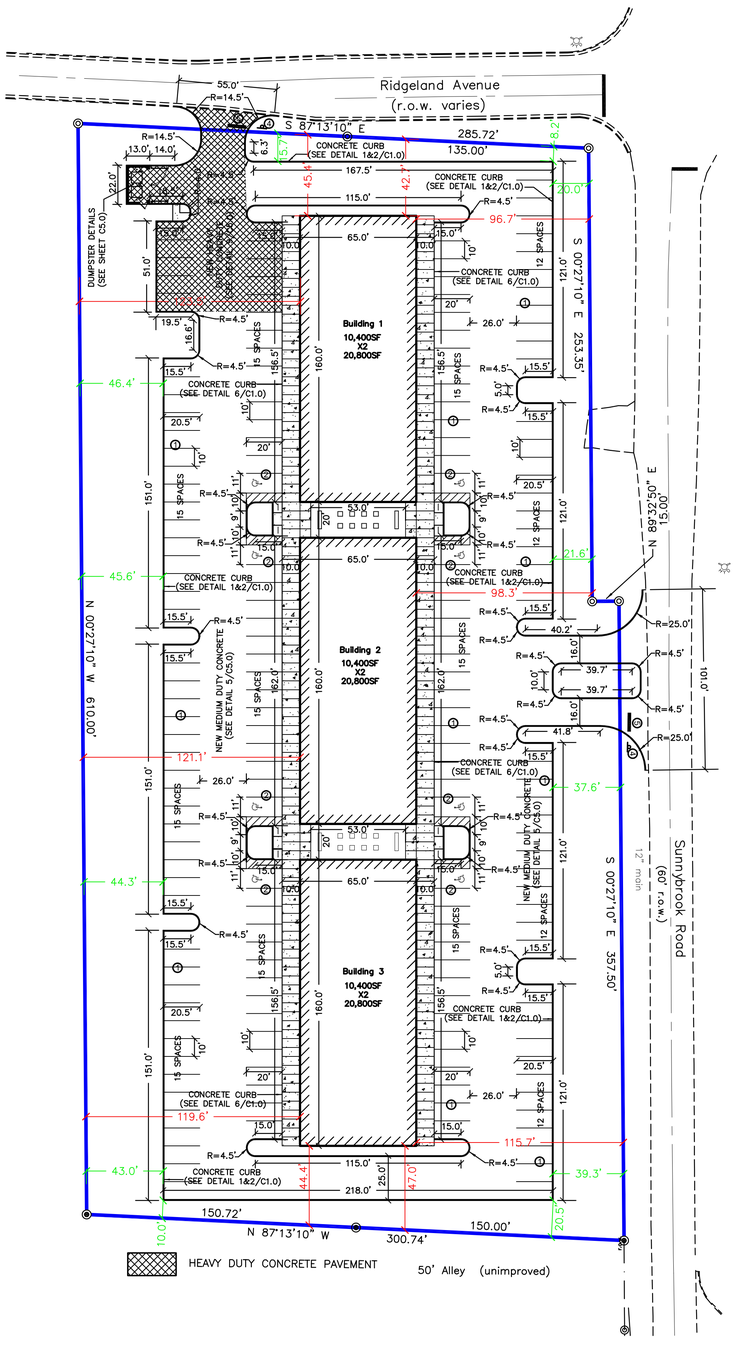
1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 07–29–2022.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT–OF–WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT–OF–WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE–IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND–CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF–SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:
    8 ADA COMPLIANT PARKING SPACES
    175 STANDARD PARKING SPACES
    183 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

1) PROPERTY IS ZONED MU1 (MIXED USE DISTRICT), CITY OF RIDGELAND
2) ADJOINING PROPERTIES ARE ZONED MU1 (MIXED USE DISTRICT),
3) SETBACKS:
   FRONT – SUBJECT TO SITE PLAN REVIEW (BUILDING SETBACK DIMENSIONS SHOWN ON PLANS IN RED)
   SIDE – SUBJECT TO SITE PLAN REVIEW (BUILDING SETBACK DIMENSIONS SHOWN ON PLANS IN RED)
   REAR – SUBJECT TO SITE PLAN REVIEW (BUILDING SETBACK DIMENSIONS SHOWN ON PLANS IN RED)
   MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC
4) THERE ARE NO BUILDINGS UNDER CONSTRUCTION AT THIS TIME.
5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.
6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 567F, MADISON COUNTY, REVISION DATE–3/17/2010
7) LANDSCAPE SETBACKS:
   SUBJECT TO SITE PLAN REVIEW (LANDSCAPE SETBACK DIMENSIONS SHOWN ON PLANS IN GREEN)

BUILDING 1 PARKING REQUIREMENTS
(BUSINESS/PROFESSIONAL OFFICES – 1 SPACE/300 S.F.)
REQUIRED: 70 SPACES
PROVIDED: 61 SPACES

BUILDING 2 PARKING REQUIREMENTS
(BUSINESS/PROFESSIONAL OFFICES – 1 SPACE/300 S.F.)
REQUIRED: 70 SPACES
PROVIDED: 61 SPACES

BUILDING 3 PARKING REQUIREMENTS
(BUSINESS/PROFESSIONAL OFFICES – 1 SPACE/300 S.F.)
REQUIRED: 70 SPACES
PROVIDED: 61 SPACES



LEGEND

PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
HANDICAP PARKING
PROPERTY LINE

GRAPHIC SCALE
0 40 80 120
1"=40'

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

No.	Revisions:	By:	Date:

Project No.: # 4968
Date: 02/17/2025
Scale: 1" = 30'
Designed By: CLB
Reviewed By: CLB

SITE PLAN
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

C 1.0

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF FLORENCE STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. CLEAN–UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98% ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH ±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF–SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AAND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

7. STORM SEWER PIPE

RCP = ARCHED REINFORCED CONCRETE PIPE
CPP = CORRUGATED POLYPROPYLENE PIPE

HYDRAULIC INFORMATION
DETENTION BASIN #2

2 year runoff (pre)–1.69 cfs
2 year runoff (post)–6.54 cfs
Detention Outflow–1.04 cfs
Detention Max. Elev.–367.69'

5 year runoff (pre)–2.03 cfs
5 year runoff (post)–7.80 cfs
Detention Outflow–1.24 cfs
Detention Max. Elev.–367.82'

10 year runoff (pre)–2.32 cfs
10 year runoff (post)–8.85 cfs
Detention Outflow–1.35 cfs
Detention Max. Elev.–367.93'

25 year runoff (pre)–2.71 cfs
25 year runoff (post)–10.25 cfs
Detention Outflow–1.69 cfs
Detention Max. Elev.–368.06'

50 year runoff (pre)–3.00 cfs
50 year runoff (post)–11.36 cfs
Detention Outflow–2.09 cfs
Detention Max. Elev.–368.14'

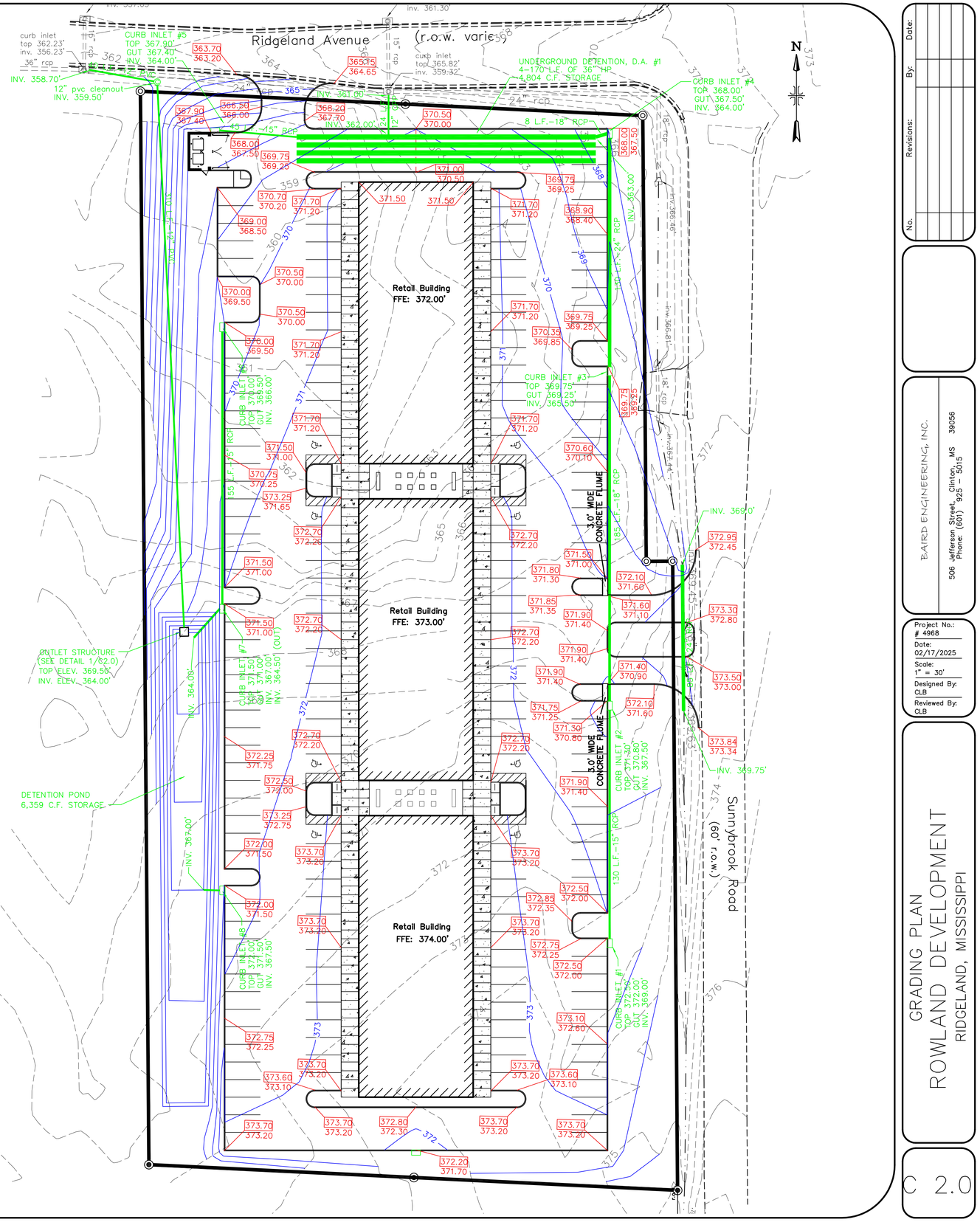
100 year runoff (pre)–3.30 cfs
100 year runoff (post)–12.38 cfs
Detention Outflow–2.41 cfs
Detention Max. Elev.–368.21'

Drainage Area (pre) – 1.58 acres
Drainage Area (post) – 1.58 acres

DETENTION DATA

Top of Dam Elev, – 370.00'
Bottom Elev.–367.00'
Surface Area at Top of Dam – 8,916 s.f.

GRAPHIC SCALE
0 30 60 90
1"=30'



No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 4968
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Scale: 1" = 30'
Designed By: CLB
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GRADING PLAN
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

C 2.0

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON–RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4–182 THRU 4–189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE–FUELING, AND CONCRETE WASH–OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non–functional silt fence. Maintain all vegetated areas to provide proper ground cover, re–seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilzation Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re–disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

GRAPHIC SCALE

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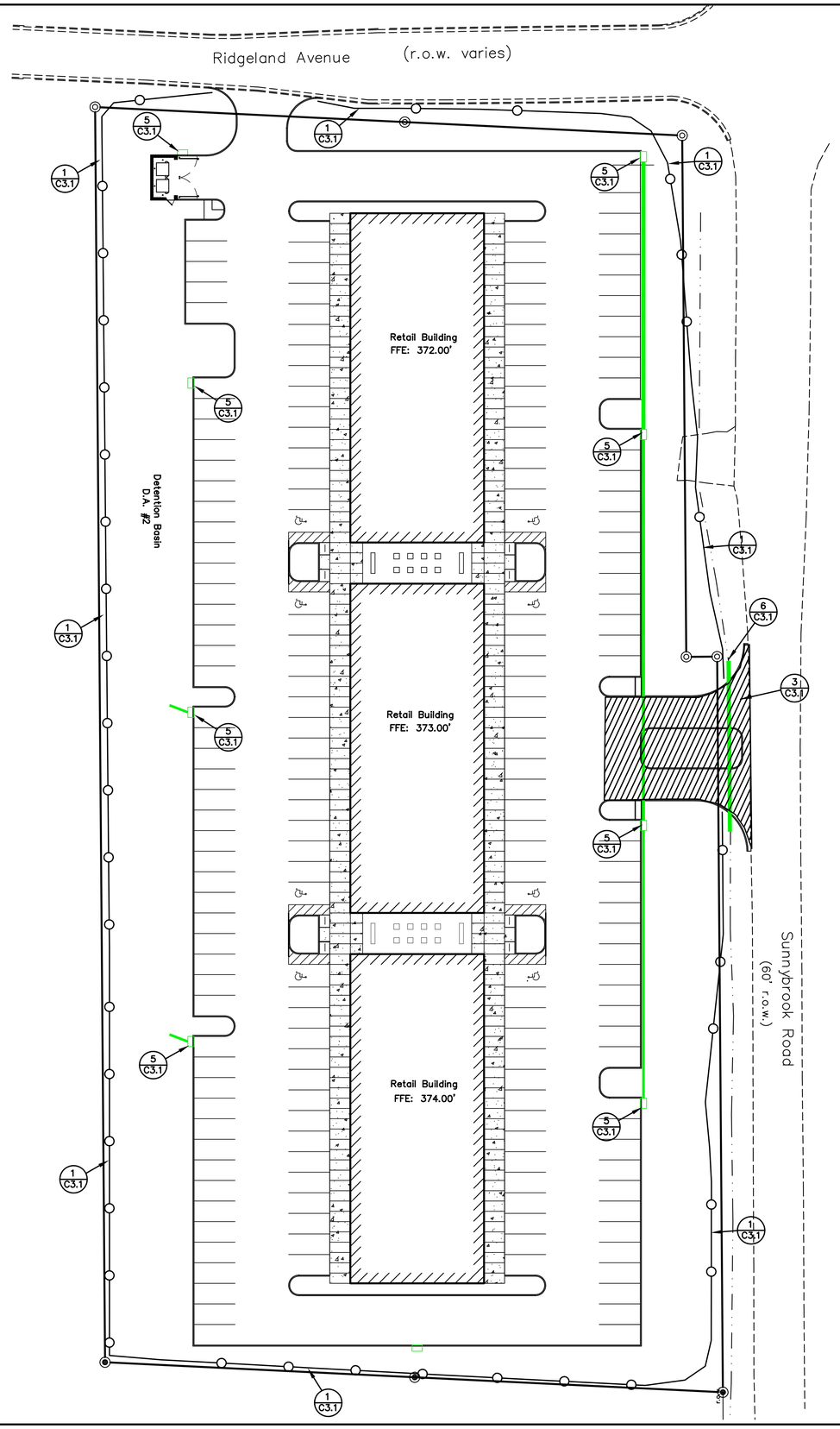
1"=30'



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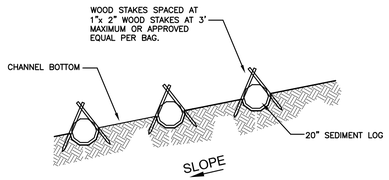
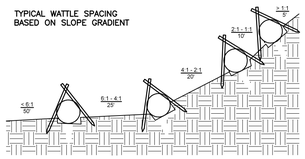
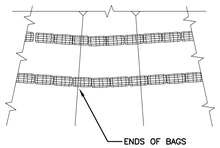
EROSION CONTROL PLAN
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

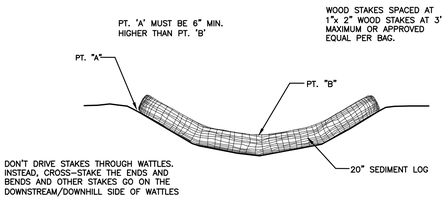
C 3.0





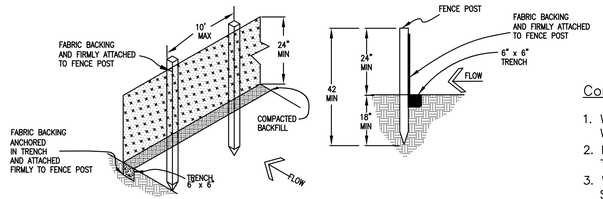


PERSPECTIVE



CROSS SECTION

7 / C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



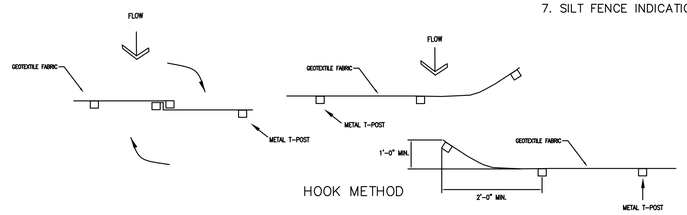
1 / C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

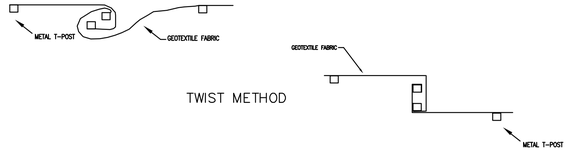
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS —o—o—o—

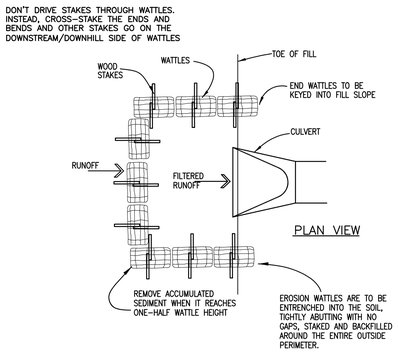


HOOK METHOD



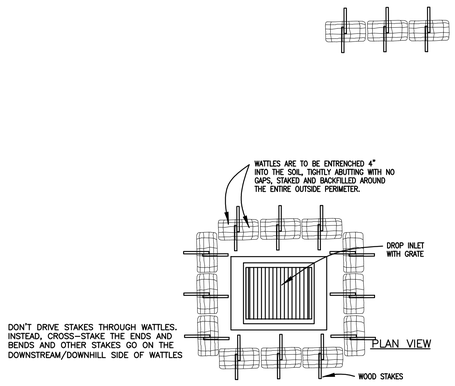
TWIST METHOD

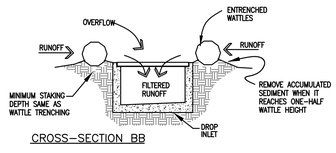
2 / C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.



PLAN VIEW

6 / C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.





CROSS-SECTION BB

4 / C3.1 DROP INLET EROSION FILTER
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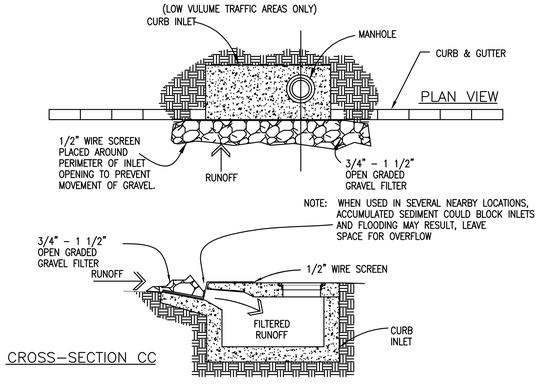
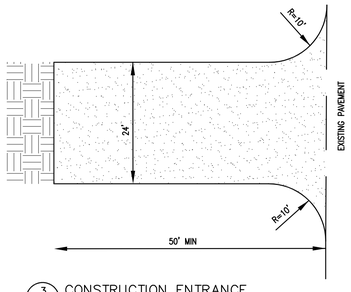


CROSS-SECTION CC

5 / C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



3 / C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE – USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS – NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH – 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

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EROSION CONTROL DETAILS
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

C 3.1

UTILITIES NOTES

1. GENERAL

THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.

ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED TO WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MATERIALS WILL BE TO STATE REGULATORY STANDARDS.

THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES OR PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST MAKE CONTACT WITH APPROPRIATE UTILITY COMPANY OR OWNER PRIOR TO EXCAVATION. THE PRIVATE OWNER MAY OR MAY NOT HAVE KNOWLEDGE OF LOCATION OF UTILITIES AND THE SITE CONTRACTOR IS RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DISTRUCTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

2. SANITARY SEWER AND WATER CONNECTIONS

CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.

SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

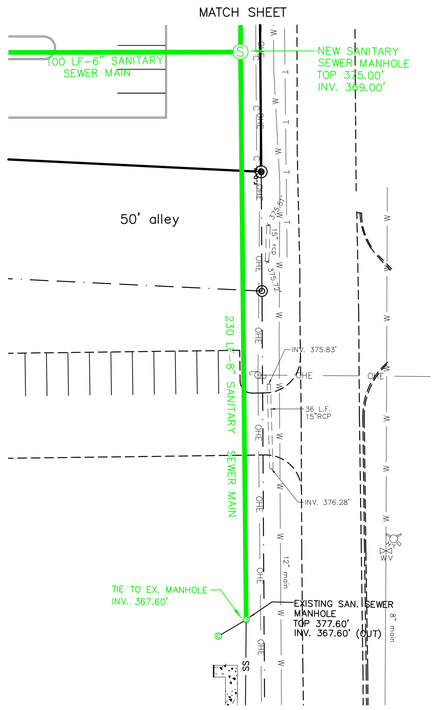
SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERUPTIONS CAUSED BY A RESULT OF HIS WORK.

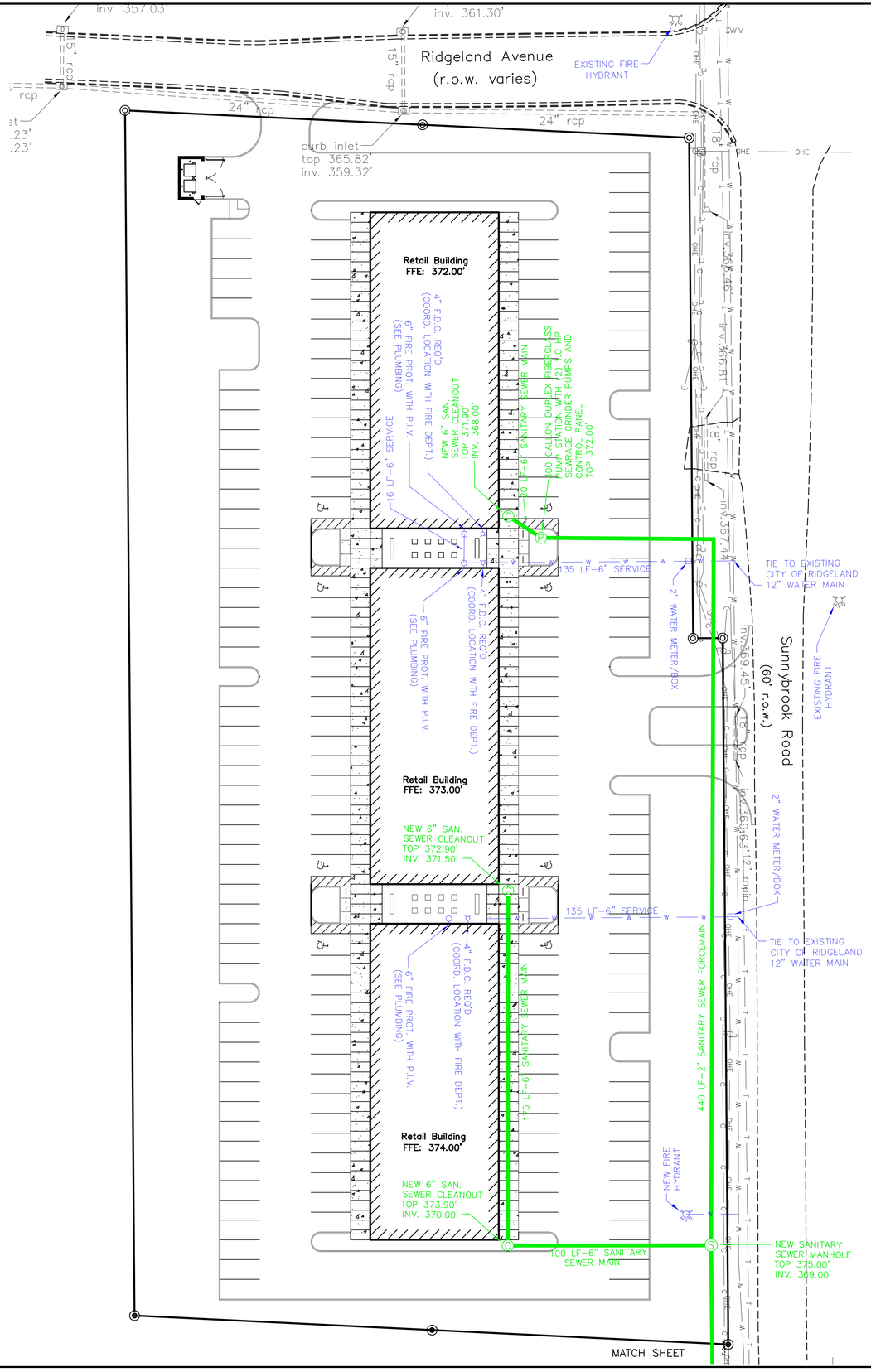
ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

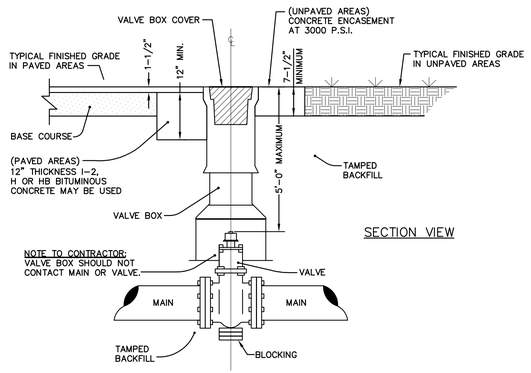
WATER METERS ARE TO BE INSTALLED BY THE CITY OF RIDGELAND. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE. A SHUT OFF VALVE SHALL BE INSTALLED ON THE CUSTOMER SIDE OF METER.

CONTRACTOR TO FOLLOW THE CITY OF RIDGELAND UTILITY CONNECTION INSPECTION GUIDE

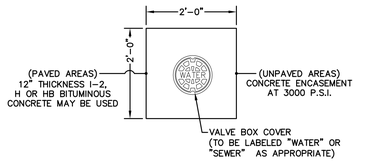
SEE SPECIFICATIONS FOR THE GRINDER PUMP STATION PROVIDED BY SEPTIC SOLUTIONS, INC.







SECTION VIEW



PLAN VIEW

NOTES:

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL

GRAPHIC SCALE
0 30 60 90
1"=30'

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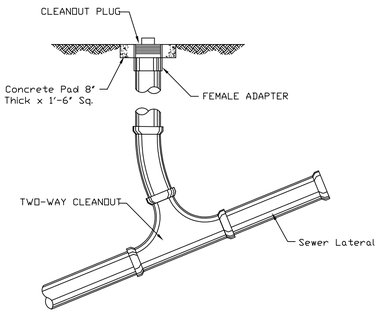
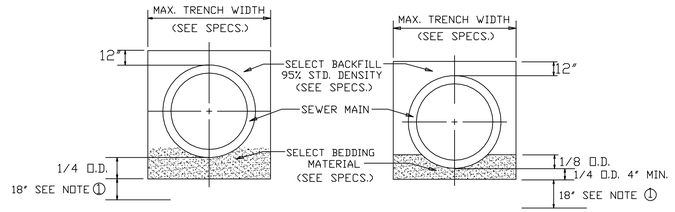
UTILITY PLAN
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

C 4.0



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL

NTS

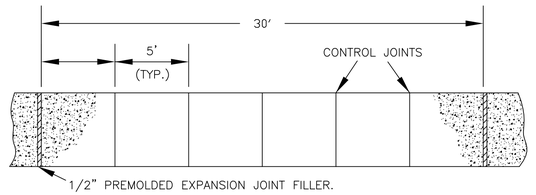


TYPICAL SECTION
CLASS "B" BEDDING

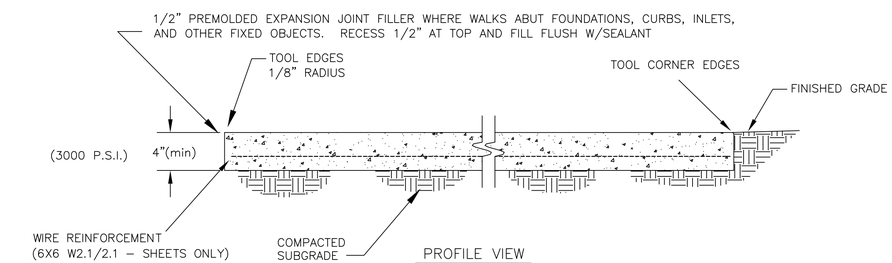
TYPICAL SECTION
CLASS "C" BEDDING

① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

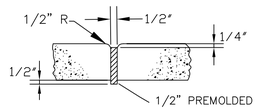
② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



PLAN VIEW
N.T.S.

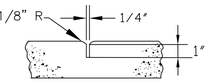


PROFILE VIEW
N.T.S.



EXPANSION JOINT
N.T.S.

TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



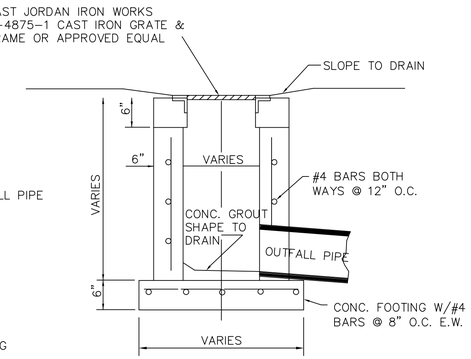
CONTROL JOINT
N.T.S.

NOTES:

1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 / 5.0 CONCRETE SIDEWALK SECTION DETAILS

N.T.S.



GRATE INLET – PLAN VIEW

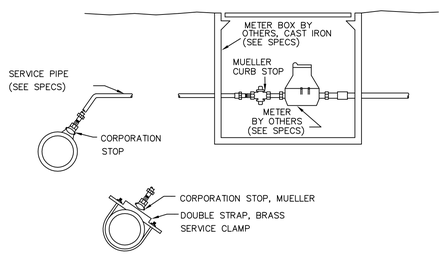
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

GRATE INLET – SECTION VIEW

USE ALSO FOR JUNCTION BOX

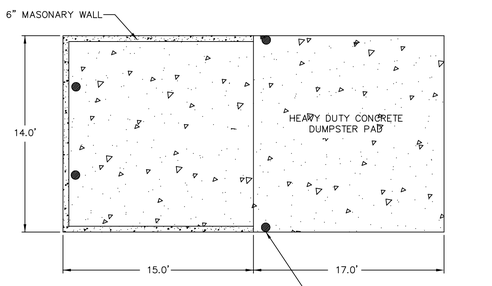
9 / 5.0 GRATE INLET DETAIL

N.T.S.



2 / 5.0 TYPICAL SERVICE ASSEMBLY

NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



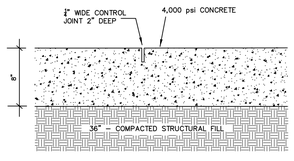
PLAN VIEW

NOTES

1. 6 FOOT TALL CYCLONE FENCE (SCREENED) TO BE CONSTRUCTED ON TOP OF THE CONCRETE WALL.
2. 4" DIA. CONCRETE FILLED PIPE BOLLARDS REQUIRED AS SHOWN ON THE DETAIL. TWO WITHIN ENCLOSURE AT BACK WALL AND THREE IN FRONT OF THE ENCLOSURE TO PREVENT DOORS FROM SWINGING BEYOND 90°
3. DUMPSTER PAD GATES TO BE INSTALLED ON 6" DIA. POST WITH METAL FRAME AND WOOD SLATES OVER GATE FRAME.

6 / C5.0 DUMPSTER DETAIL

N.T.S.

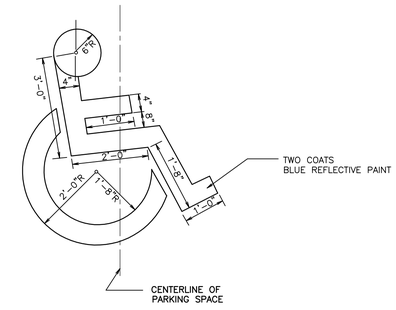


SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AS DESCRIBED IN THE GEOTECHNICAL REPORT BY BURNS COOLEY DENNIS, INC.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
4. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
5. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.

8 / C5.0 HEAVY DUTY CONCRETE

N.T.S.

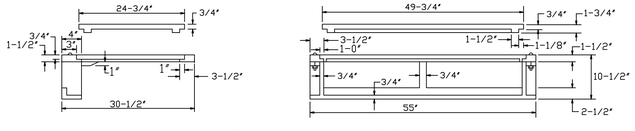


4 / 5.0 ACCESSIBILITY PARKING SYMBOL

N.T.S.

NOTES

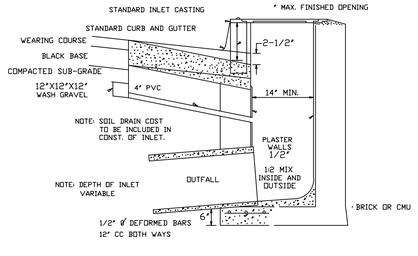
1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.



STANDARD CURB INLET CASTING

(VULCAN RCB-7)

NO SCALE

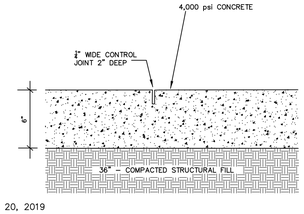


SECTION OF STANDARD CURB INLET

NO SCALE

7 / 5.0 CURB INLET DETAIL

N.T.S.



SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
6. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.

5 / 5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

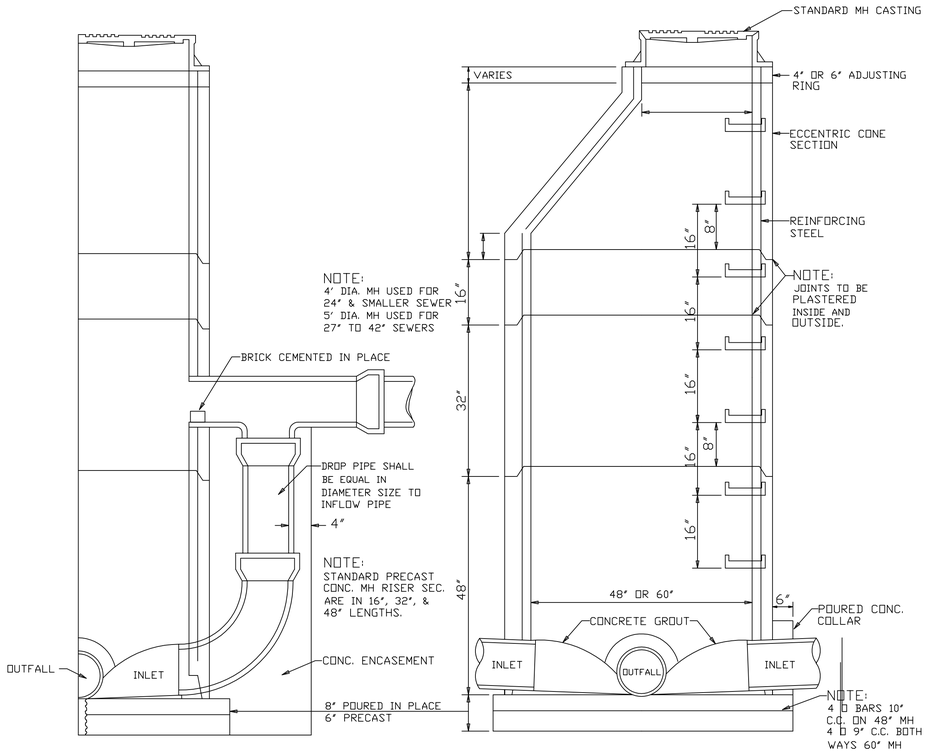
Date:
By:
Revisions:
No.

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

SITE DETAILS
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

Project No.: # 4968
Date: 02/17/2025
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SHEET
C 5.0



SECTION OF PRECAST CONCRETE WITH DROP CONNECTION

SECTION OF PRECAST CONCRETE MANHOLE

SEWER SPECIFICATIONS

1-All sewer main and services shall be Extra Strength Vitrified Clay Pipe (ASTM C-700), or PVC sewer pipe (ASTM D-3034), SDR 26.

2-Manholes to be precast concrete conforming to ASTM C-478. All manholes shall be waterproofed and shall have water-tight flexible connections at inlets and outlets.

3-Manhole casting to be Harper No. 1, MSPE Standard, or approved equal.

4-Sewer mains to be tested by air per ASTM C-828, results to be furnished to the ENGINEER and the UTILITY. PVC sewer pipe to have a maximum of 5.0% deflection as determined by the pulling of a 5% mandrel after the pipe has been backfilled for at least 30 days.

5-All sewer services to be marked at the property line with a 2" diameter creosote post or other acceptable marker.

6-Bedding for sewer pipe shall be Class 'C' in accordance with ASTM C-12 for rigid pipe and Class III in accordance with ASTM D-2321 for flexible pipe.

7- Manholes shall be waterproofed with an application of Koppers 300 M Coal Tar Epoxy or approved equal, inside and outside.

8-All sewer 24 inches or less will be laid with straight alignment between manholes and will be checked by either laser or lamping methods.

9-All backfill will be of suitable material, hand tamped to (1) foot of the top of the pipe, and otherwise placed in such a manner as not to disturb the alignment of the pipe.

10-Sewer and water mains will have a minimum separation of ten (10) feet horizontally and 18 inches vertically with relation to each other.

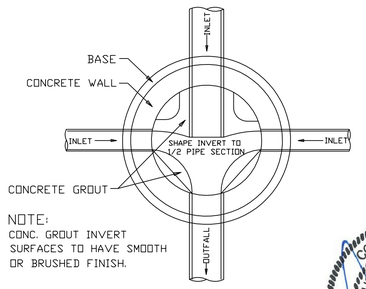
11-Leakage tests shall include appropriate water or low pressure air testing. The leakage outward or inward (exfiltration or infiltration) shall not exceed 200 gallons per inch of pipe diameter per mile per day (0.19 m/cm of pipe dia./km/day) for any section of the system. An exfiltration or infiltration test shall be performed with a minimum positive head of 2 feet (0.61 m). The air test, if used, shall, as a minimum conform to the test procedure described in ASTM C-828-76T entitled 'Tentative Recommended Practice for Low-Pressure Air Test of Vitrifies Clay Pipe Lines'. The testing methods selected should take into consideration the range in ground water elevations projected and the situation during the test.

12-HORIZONTAL SEPARATION-Sewers shall be laid at least 10 ft., horizontally, from any existing or proposed water main. The distance to be measured from edge to edge. In cases where the 10 ft. separation is not practical, a separation of 18 inches, vertically, will be allowed if the water main is in a separate ditch, if approved by the ENGINEER.

13-CROSSINGS-Sewers crossing water mains will be laid to provide a minimum vertical separation of 18 inches between the outside of each pipe. The crossing will be arranged so that the sewer joints will be equidistant and as far as possible from the Sewers shall NOT cross over water mains.

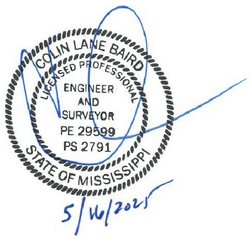
14-All sewer lines shall be tested in accordance with the City of Ridgeland Standards (pressure and mandrel tests).

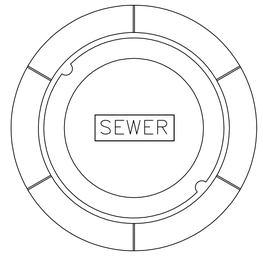
15-All sewer manholes shall be vacum tested in accordance with the City of Ridgeland Standards.



PLAN

MANHOLE FLOW CHANNELS

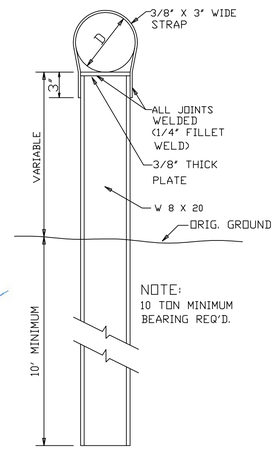




PLAN

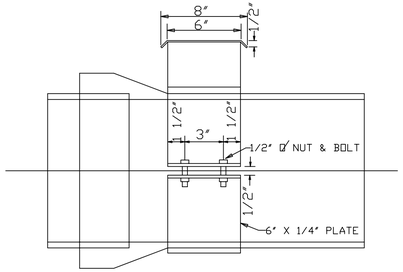
MANHOLE CASTING

VULCAN VM - 8 OR APPROVED EQUAL



DETAIL

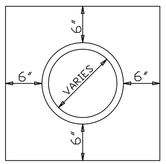
TYPE "A" PIER



ENCASEMENT DETAIL

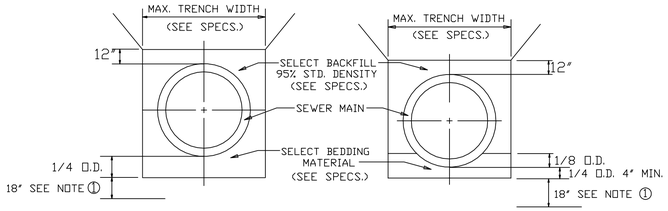
NOTE:

1. CARRIER PIPE IS D.I.P. OR SDR 26 PVC PUSH ON JOINT; USE ONE SUPPORT ASS'Y. PER JOINT OR PART THEREOF.
2. CASING PIPE MATERIAL IS STEEL OR PVC.
3. HOT DIP GALVANIZE ALL STEEL ASS'Y. PARTS AFTER FABRICATION.
4. CADMIUM PLATED NUTS & BOLTS.



ELEVATION SECTION

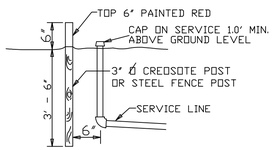
CONCRETE COLLAR DETAILS



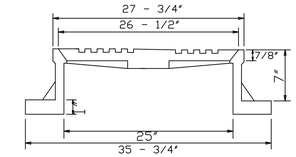
TYPICAL SECTION CLASS "B" BEDDING

TYPICAL SECTION CLASS "C" BEDDING

① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

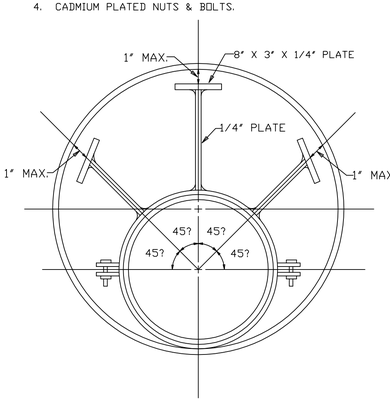


SEWER SERVICE DETAIL

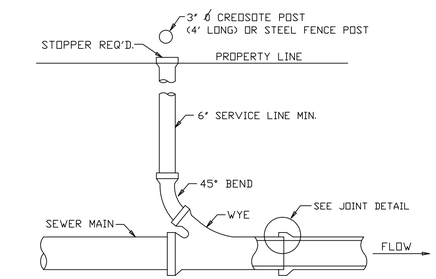


SECTION

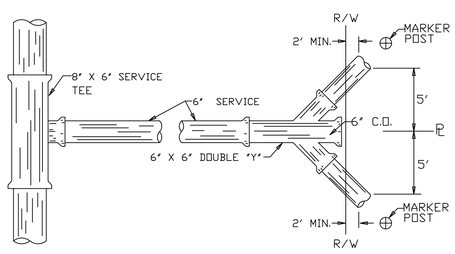
STANDARD MANHOLE CASTING



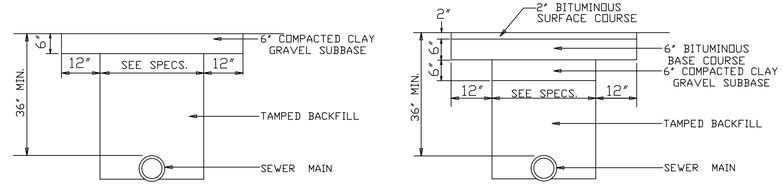
ENCASEMENT DETAIL



TYPICAL SERVICE TO PROPERTY LINE WITH WYE JOINT



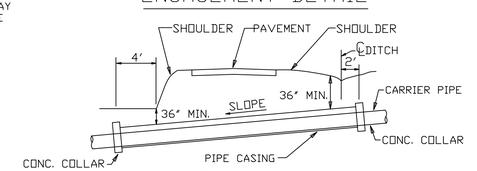
DOUBLE SEWER SERVICE DETAIL



GRAVEL OR TEMPORARY SURFACE

PERMANENT ASPHALT SURFACE

TYPICAL TRENCH SECTIONS ACROSS IMPROVED SURFACE AREAS



TYPICAL CASED CROSSING

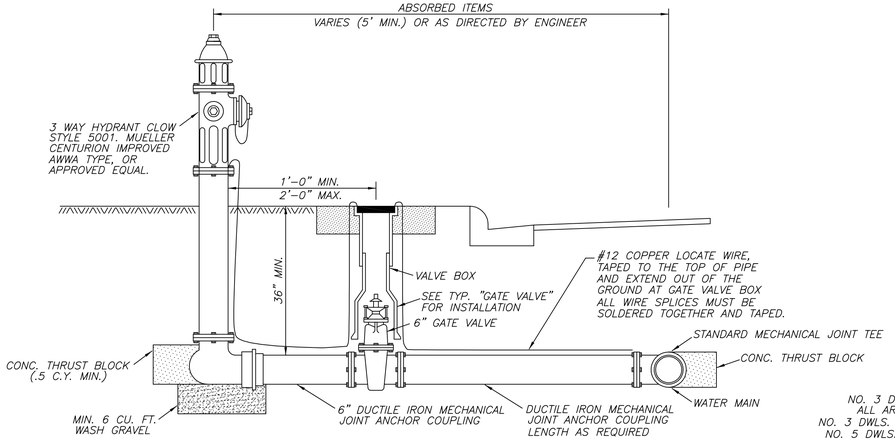
BAIRD ENGINEERING, INC.
506 Jefferson Street Clinton, MS 39056
Phone: (601) 925 - 5015

Date: | By: | Revisions: | No.

Project No.: # 4968
Date: 02/17/2025
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SANITARY SEWER SITE DETAILS
ROWLAND DEVELOPMENT
RIDGELAND, MISSISSIPPI

SHEET C 5.1

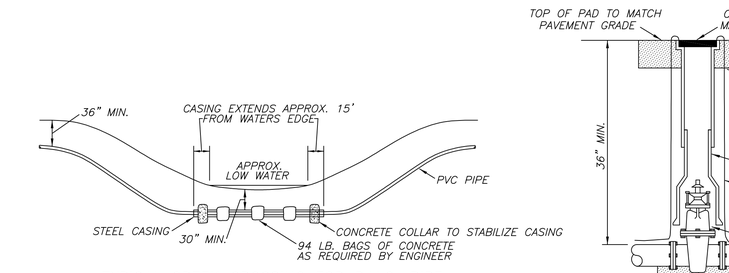


NOTE: GATE VALVES REQUIRED ON ALL FIRE HYDRANT LEGS.

FIRE HYDRANT ASSEMBLY

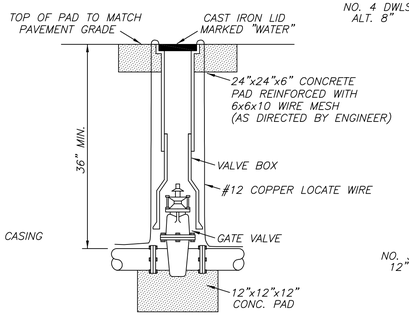
TYPICAL CREEK CROSSING FOR P.V.C. PIPE

TYPICAL CREEK CROSSING FOR DUCTILE IRON PIPE

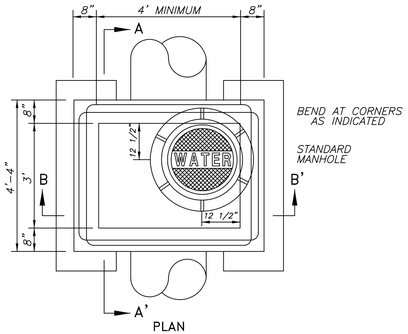


NOTE: VOID BETWEEN SPECIFIED PIPE & STEEL CASING SHALL BE SEALED AT EACH END.

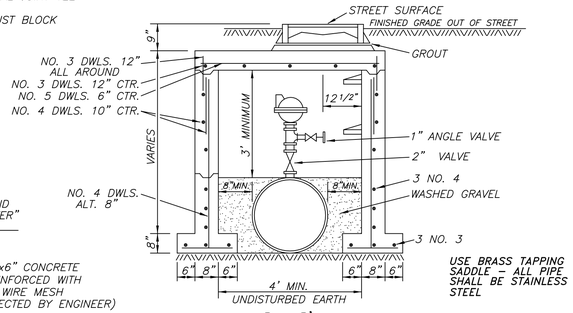
TYPICAL ROAD BORE



GATE VALVE

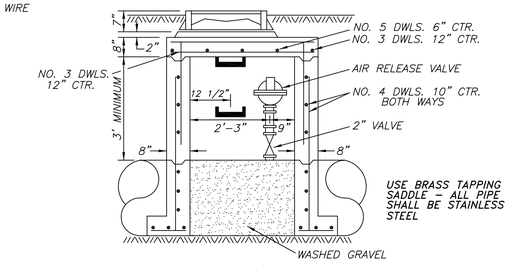


PLAN



B – B'

USE BRASS TAPPING SADDLE – ALL PIPE SHALL BE STAINLESS STEEL

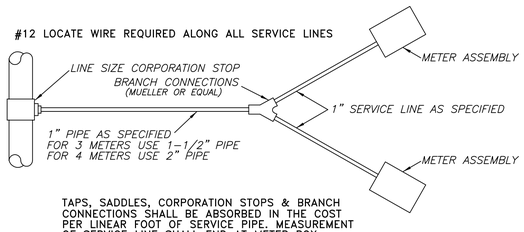


USE BRASS TAPPING SADDLE – ALL PIPE SHALL BE STAINLESS STEEL

A – A'

STANDARD 4' (FOUR FOOT) PRECAST CONCRETE MANHOLE USED IN LIEU OF TYPICAL SECTION.

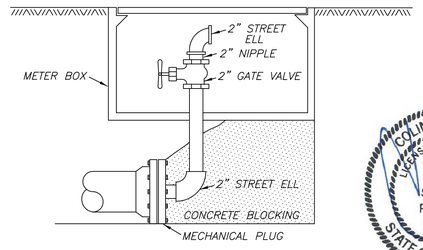
TYPICAL AIR RELEASE VALVE AND MANHOLE



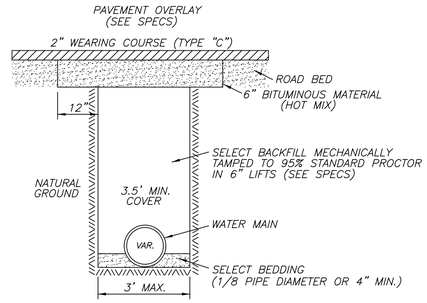
TAPS, SADDLES, CORPORATION STOPS & BRANCH CONNECTIONS SHALL BE ABSORBED IN THE COST PER LINEAR FOOT OF SERVICE PIPE. MEASUREMENT OF SERVICE LINE SHALL END AT METER BOX.

MULTIPLE CONNECTIONS

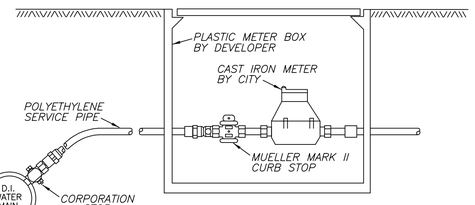
ALL MATERIALS FOR CONSTRUCTION OF BLOW-OFF ASSEMBLY SHALL BE SERVICE TUBING OR STAINLESS STEEL PIPE REQUIRED
2" BRASS GATE VALVE

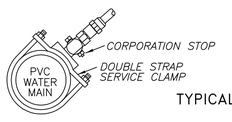


TYPICAL BLOW-OFF ASSEMBLY

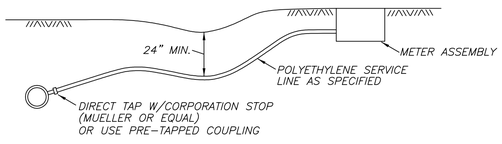


TYPICAL STREET REPAIR





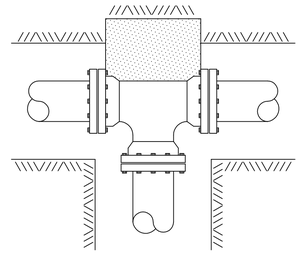
TYPICAL SERVICE ASSEMBLY



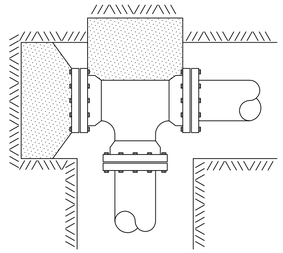
NOTE:
LOCATE WIRE TO BE PLACED ON ALL SERVICE LINES 1 1/2" AND LARGER REQUIRED.

FOR DUCTILE IRON PIPE

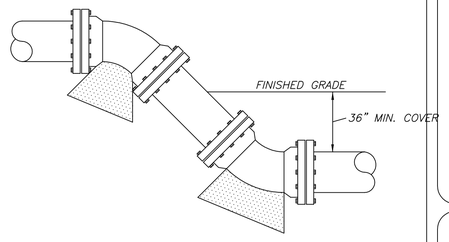
SERVICE CONNECTIONS



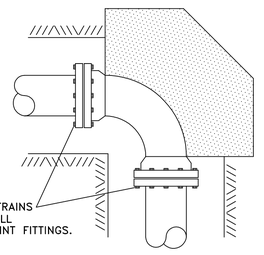
TEE



PLUGGED TEE



VERTICAL BEND



90° BEND

TYPICAL BLOCKING ON WATER MAIN
(3000 PSI CONCRETE REQUIRED)

BEARING AREA IN SQ. FT.

NOMINAL PIPE DIAMETER (IN)	DEAD-END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	2.0	2.0	2.0	2.0	2.0
6	2.0	2.0	2.0	2.0	2.0
8	3.0	3.0	2.0	2.0	2.0
12	5.0	5.0	4.0	3.0	3.0
16	8.0	12.0	6.0	4.0	4.0
4	——	——	6.0 (.22)	4.0(.15)	4.0(.15)
6	——	——	14.0(.52)	6.0 (.22)	4.0 (.15
8	——	——	27.0(1.0)	9.0(.33)	6.0(.22))
12	——	——	68.0(2.5)	22.0(.80)	9.0(.33)
16	——	——	90.0 (3.33)	52.0(1.9)	18.0(.67)
VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)					

COLIN LANE BAIRD LICENSED PROFESSIONAL ENGINEER AND SURVEYOR PE 29599 PS 2791 STATE OF MISSISSIPPI
5/16/2025

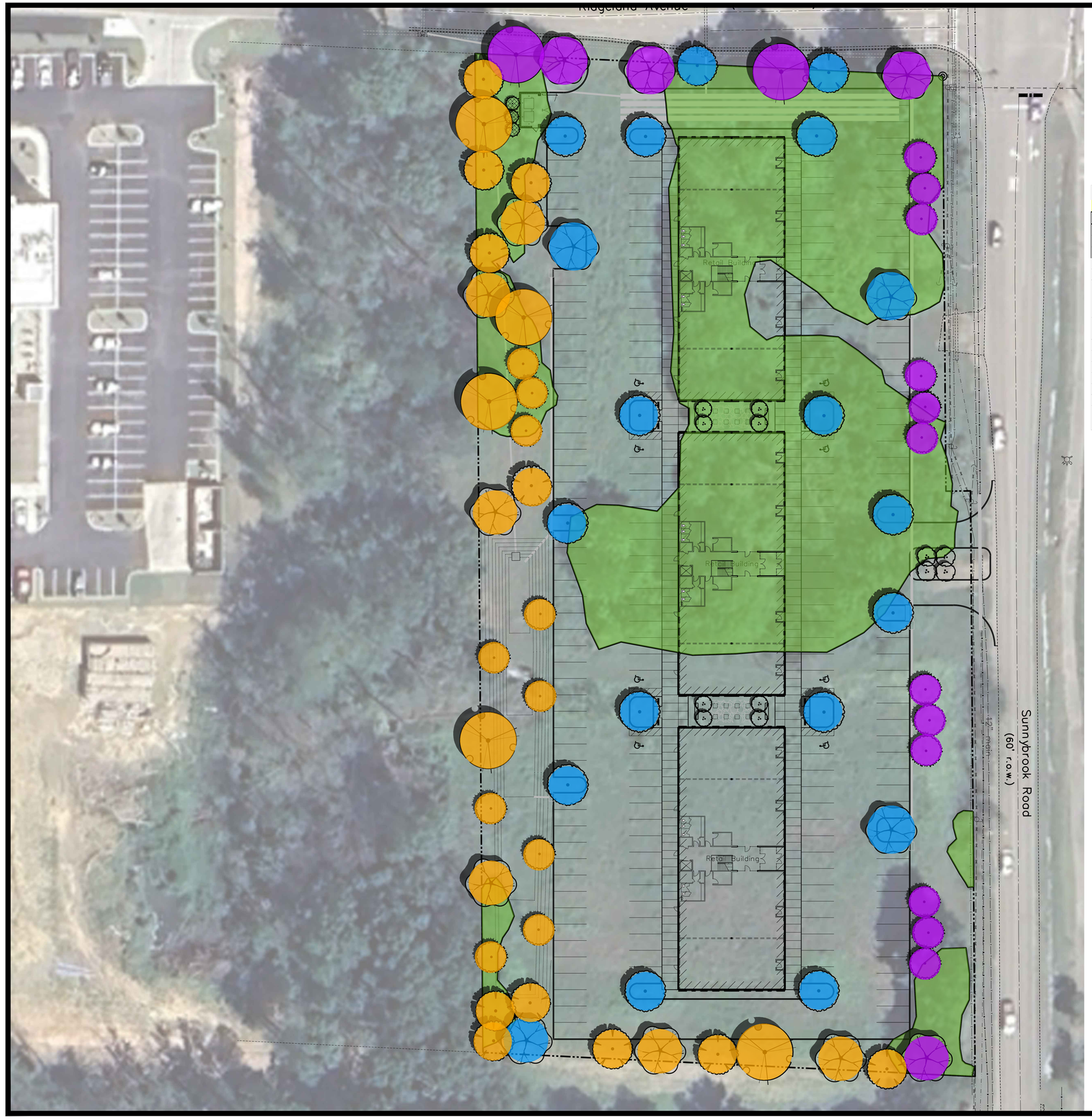
No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

Project No.: # 4968
Date: 02/17/2025
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

WATER DETAILS
ROWLAND DEVELOPMENT
RIDGELAND, MISSSIPPI

SHEET
C 5.2



CONCEPT GRAPHICS SCHEDULE

EXISTING TREE CANOPY

Takeoff: 69,677 sf

Mitigation Table

Line	Item	Quantity	Unit
A	Total Existing Canopy Coverage of Site	Square footage of canopy on site	69677.0
B	Baseline for Mitigation	(line A times 20 divided by 43,560)	32
C	Existing Canopy Coverage to be Preserved	Square footage of canopy to remain	0
D	Preservation Tree Credit	(Line C divided by 1,000)	0
E	Total Mitigation Requirement	Line B minus Line D	32
F	Mitigation Option A	On-site Mitigation (Number of Mitigation Units Applicant prefers to use for On-site Mitigation)	32
G	Mitigation Option B	Contribution to the In-Lieu Fund (Line E minus Line F times $300)	$0
	Shade Trees for 188 Parking Spaces	1 tree per 10 parking spaces	19
	896 LF Street Frontage	1 tree per 50 feet	18

* Planting shall adhere to the City of Ridgeland Landscape Ordinance

Note: Preservation, On-Site Mitigation, Contribution to the In-Lieu Fund, or a combination thereof can be used at the discretion of the Applicant to satify the Mitigation requirements

NORTH

0 30 60 90 feet

1" = 30'

McCRORY & ASSOCIATES
land planning consultants
212 Waterford Square, Suite 300
Madison, Mississippi 39110
601-906-3477
www.mccroryandassociates.com

FOR REVIEW

NOT FOR CONSTRUCTION

DATE:	REVISIONS:

Tree Mitigation Plan

SUNNYBROOK PROPERTIES, LLC
SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI

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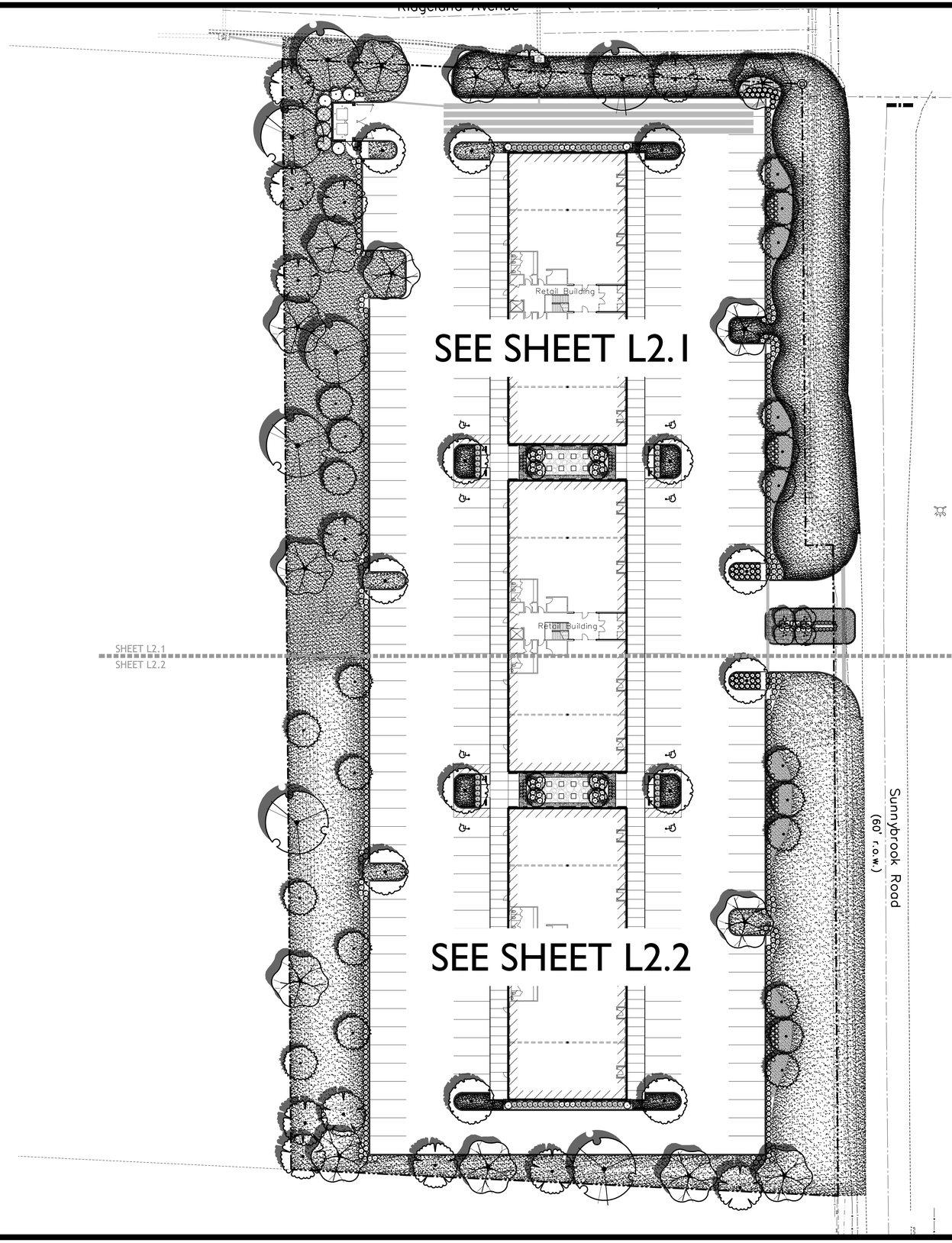
DRAWN BY: **a.mc.**

L1.0



NORTH

0 30 60 90 feet

1" = 30'

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DATE:	REVISIONS:

Planting Key Sheet

SUNNYBROOK PROPERTIES, LLC

SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI

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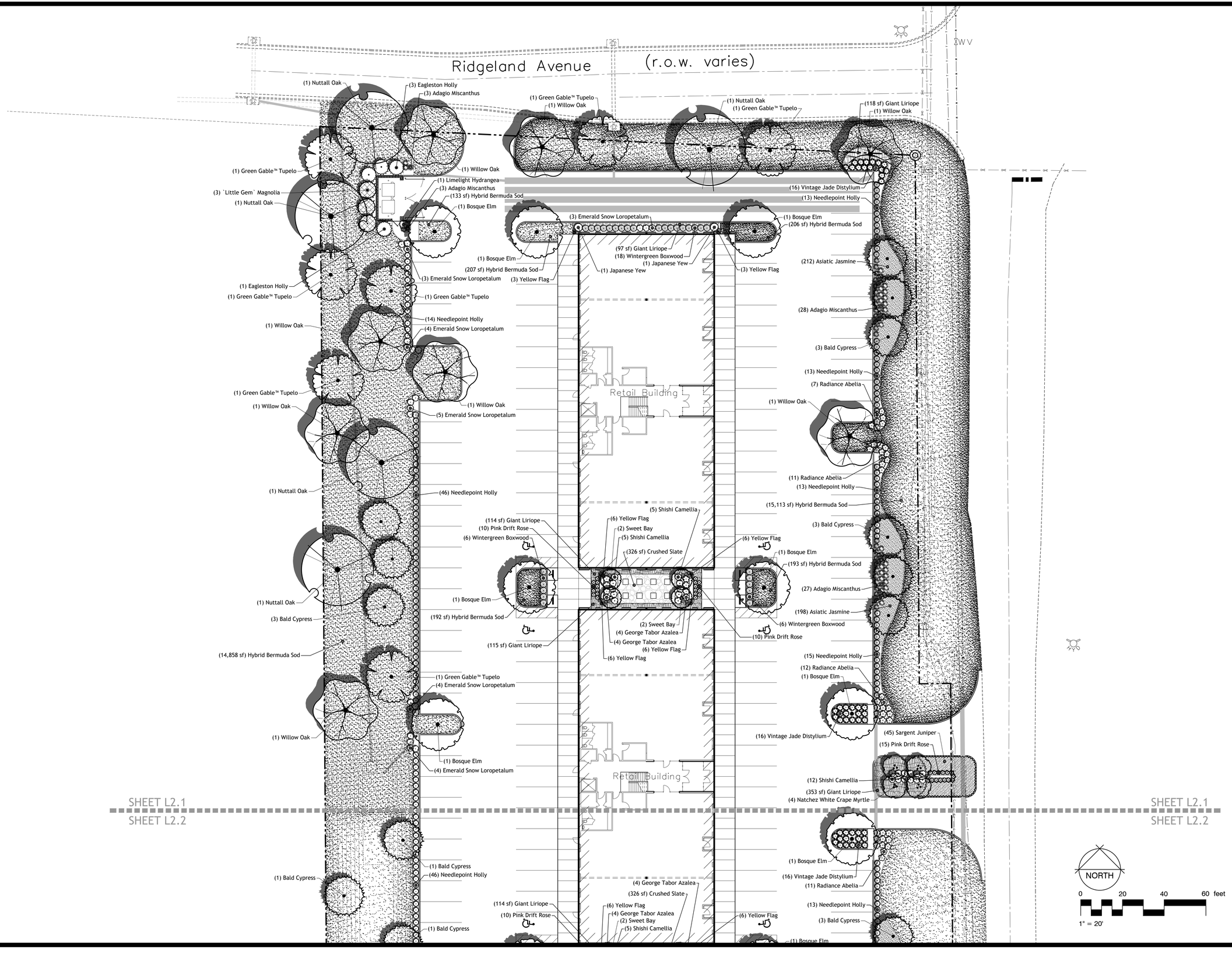

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DATE:	REVISIONS:

Landscape Planting Plan

SUNNYBROOK PROPERTIES, LLC
SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI

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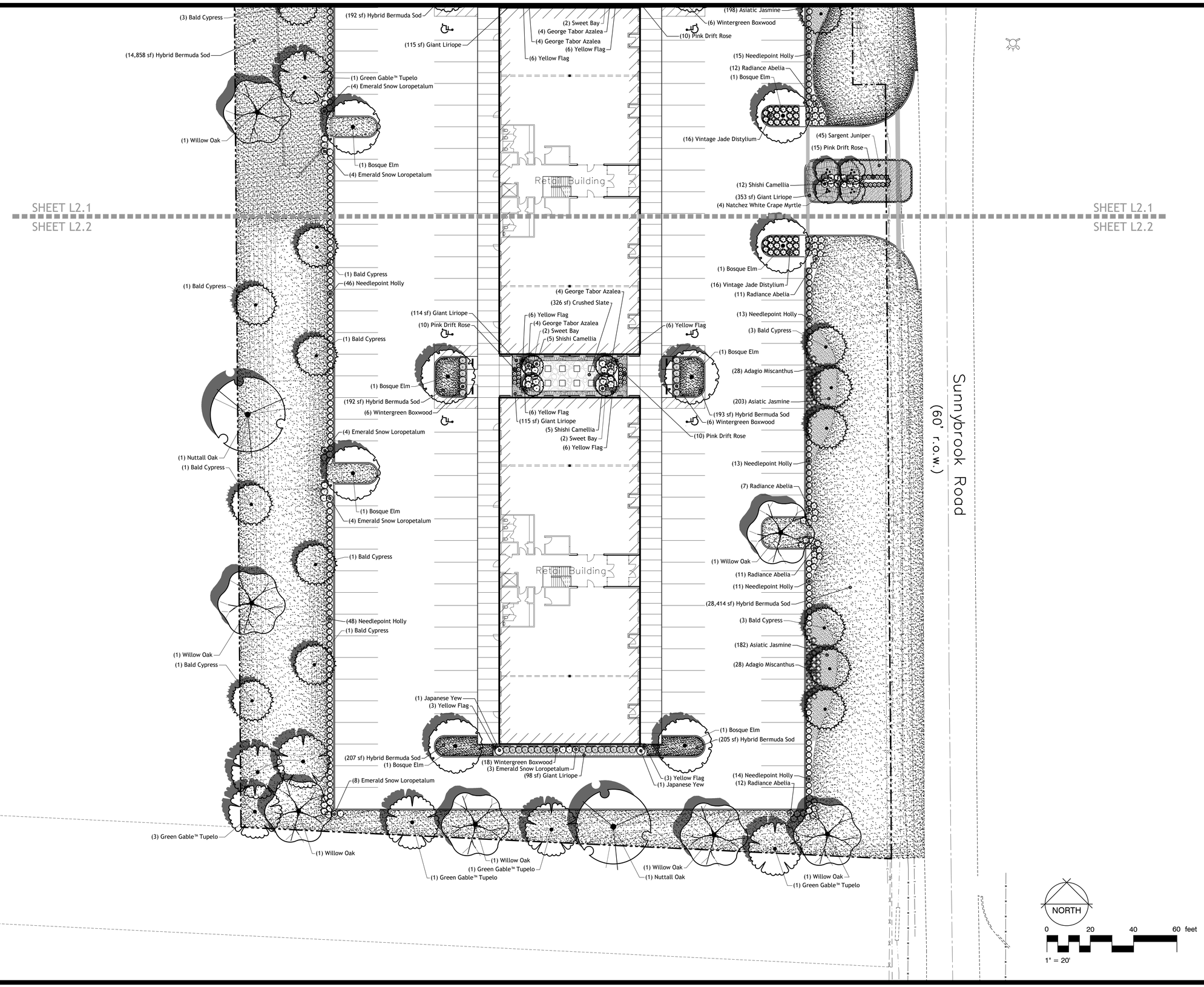
L2.1



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Madison, Mississippi 39110
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FOR REVIEW

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DATE:	REVISIONS:

Landscape Planting Plan

SUNNYBROOK PROPERTIES, LLC
SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI

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PROJECT #: 250416
DATE ISSUED: **05-29-25**
DRAWN BY: **a.mc.**

L2.2

NORTH
0 20 40 60 feet
1" = 20'

GENERAL:

Prior to submitting a bid on this project, the Contractor shall visit the site and become familiar with the site conditions and constraints.

The project general contractor is to backfill behind curbs with well drained topsoil prior to the landscape contractor incorporating bed preparation. All areas behind curbs shall be mounded to drain water over the top of adjacent curb (typ.).

All plant material must meet both minimum height and container size requirements.

The Contractor shall give all necessary notices and obtain any permits.

The Contractor shall verify the existence or non-existence of all utilities prior to installation. If a utility line (including irrigation and lighting) is cut or damaged, it is the contractors responsibility to repair it at no cost to the owner.

Protect all right-of-way markers, bench marks, and property markers. All permanent survey points disturbed, damaged or moved as a result of the contractor's activity shall be accurately replaced by the contractor at no additional cost to the owner.

Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. These estimates are only an aid to clarification of units and a check for the contractor to compare with his own estimates. Differences will be brought to the attention of the Landscape Architect.

In the event of any discrepancies and/or errors in the drawings or if problems are encountered during construction, the contractor shall be required to notify the Landscape Architect before proceeding with the work.

The landscape contractor shall be responsible for setting the irrigation controller after installation to deliver the appropriate amount of water for the plant material onsite.

STAKING/LAYOUT OF PROPOSED FEATURES:

The staking of the plan on the site is the responsibility of the contractor. At the completion of the staking process the Landscape Architect shall be notified to inspect the layout of the proposed planting. Approval must be received from the Landscape Architect before proceeding with planting.

PROTECTION OF EXISTING NATURAL FEATURES:

Preventing damage to existing trees, vegetation and other natural features.

No trenching, grading, pruning, storage of materials or equipment within the "drip-line" (end of overhanging branches) of any tree shall be permitted without approval by the Landscape Architect.

Exercise extreme care when working within the root area of any plant material. Excavation of earth when trenching, grading, removing existing lawn, and other earth work shall be accomplished in a manner which prevents damage to trees. Roots exposed during the above operation shall be wrapped in burlap and kept moist until earth is replaced.

PLANTING:

MATERIALS AND PRODUCTS:
Plant material shall conform to the latest edition of the "American Standard of Nursery Stock". Substitution of size, grade, or species shall be permitted only by the permission of the Owner's Representative or Landscape Architect. Plants shall have been growing under similar climatic conditions as those encountered on this project for a period of as least two years.

Plants delivered to the site shall be adequately protected from the sun and wind during delivery and when stockpiled on the site prior to planting. They shall be watered adequately. Containers shall be free of weeds.

The Owner's Representative shall be notified in writing one week prior to planting to inspect all or major portions of the plant materials to be used in the project. The Owner's Representative shall have the right to reject plants prior to and during progress of work for size, conditions of top structure, condition of root structure, defects or injuries, or nonconformity to Specifications.

Plant material noted as Cont. shall be container grown and of the size specified.
B&B material shall be used if planting occurs between October and April.
Container material shall be used if planting occurs between May through September.

TOPSOIL: Landscape Contractor shall provide approved topsoil from off-site for completion of work in the event sufficient material is not available on site. Topsoil shall be free of subsoil, stones, plants or their roots or any extraneous matter.

SAND: For plant beds and pit plantings shall be clean, sharp masonry sand.

ORGANIC MATTER: Shall be peat moss or approved finely ground pine bark mulch free of weed seeds.

FERTILIZER: An application of a Landscape Ornamental Blend for Shrubs and Starter Blend for Trees and Lawn. Follow recommendations of manufacturer for application.

PRE-EMERGENT HERBICIDE: A general application of a commercial grade pre-emergent herbicide shall be incorporated into all planting areas prior to installation of plants. Do not apply in locations of annuals.

TOP-DRESSING/MULCH: A 48" minimum diameter x 4" thick pinestraw mulch ring shall be provided and installed around individual tree plantings. All planting bed areas shall receive a minimum 4" thick layer of fresh, clean pinestraw mulch. All mulch shall be fresh, free of trash,sticks and debris. Any substitutions must be approved by Landscape Architect.

SOD / SEED: Sod and seed quantities are only approximate. The contractor shall verify the exact sod area onsite prior to submitting pricing. Do not lay sod on rough graded site, only after fine grading. If seeding takes place outside of the optimum seeding timeframe for the warm season grass noted, then the contractor shall seed with the appropriate cool season grass and then seed again with the warm season grass seed variety in the spring of the year. The contractor shall include both seedings in their pricing. The contractor shall provide a separate price for cool season grassing which will be credited to the owner if not needed.

INSTALLATION:

Place plants in their location as shown on the planting plan for inspection and adjustment by the Owner's Representative or Landscape Architect prior to installation.

All planting bed areas shall receive at a minimum rate of 1.54 cubic yards per 100 square feet (5" THICK MIN.) consisting of 3 parts topsoil, 1 part sand, 1 part organic matter, pre-emergent herbicide. This mixture will be roto-tilled to a minimum of 8-10" into the existing soil. Finished planting beds and mulch adjacent to structures shall always be below the finished floor elevation.

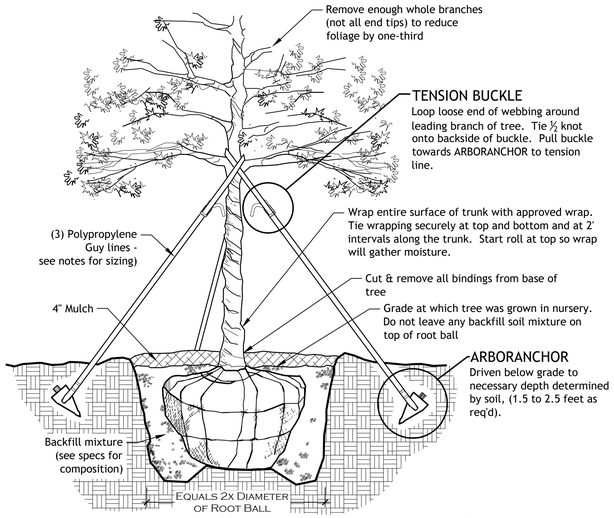
Prior to the installation of sod or the sowing of seed, the existing grade is to be loosened to a depth of 1"-2" (remove all stones, sticks, rubbish, or extraneous matter) and a 1"-2.5" layer of topsoil is to be spread smooth prior to seeding or sodding. After installation, sod shall be rolled to a uniform grade, and seeded areas shall be mulched with a 2" layer of wheat straw. Seed and straw shall be crimped into place.

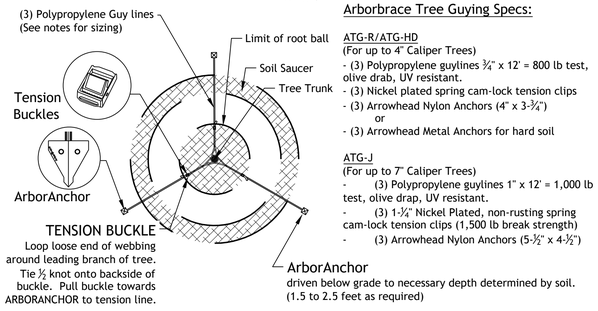
Maintain positive drainage away from structures. Take special care in insure the bed preparation does not inhibit proposed drainage. If drainage problems exist prior to plant bed preparation, notify the Landscape Architect prior to beginning work, otherwise correcting the problem will be the responsibility of the landscape contractor.

Burlap on balled and burlap plant material shall be cut from the top of the root ball or turned down into the planting pit, leaving not burlap visible.
Any containing material left in the planting bed shall be biodegradable.

WARRANTY:

The Landscape Contractor shall provide a full one year warranty on all plant material and labor beginning on date of final acceptance of plant installation. This warranty includes the replacement of dead or dying plant material, straightening plants which lean or sag and adjustments of plants that settle. A plant will be considered dead or dying when the main leader is dead or 25% of the crown is dead. The plants will be replaced at the cost of the Landscape Contractor. Once notified during the warranty period of plant material that need to be replaced, the landscape contractor shall replace that material within 14 calendar days of notification. All seed areas shall have significant germination within 21 days. If significant germination is not evident, then the area shall be re-seeded at no additional cost to the owner until significant germination is achieved.



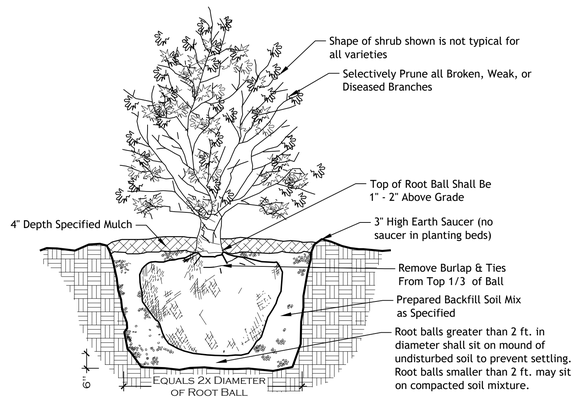


Arborbrace Tree Guying Specs:

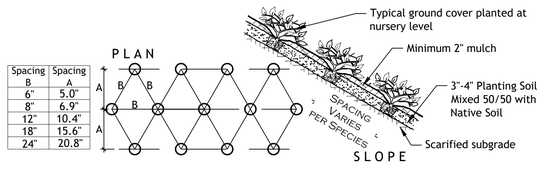
ATG-R/ATG-HD
(For up to 4" Caliper Trees)
- (3) Polypropylene guylines ¾" x 12' = 800 lb test, olive drab, UV resistant.
- (3) Nickel plated spring cam-lock tension clips
- (3) Arrowhead Nylon Anchors (4" x 3-¾")
  or
- (3) Arrowhead Metal Anchors for hard soil

ATG-J
(For up to 7" Caliper Trees)
- (3) Polypropylene guylines 1" x 12' = 1,000 lb test, olive drab, UV resistant.
- (3) 1-¾" Nickel Plated, non-rusting spring cam-lock tension clips (1,500 lb break strength)
- (3) Arrowhead Nylon Anchors (5-½" x 4-½")

TREE PLANTING



SHRUB PLANTING



GROUNDCOVER PLANTING

1 PLANTING DETAILS

1/2" = 1'-0"

P-OS3-329343-02

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	FIELD4
DECIDUOUS TREES						
	13	Nyssa sylvatica 'NSUHH' / Green Gable™ Tupelo	B&B / Cont.	2" Cal	Height: 8`-10`	Straight Main Leader
	7	Quercus nuttallii / Nuttall Oak	B&B / Cont.	2" Cal	Height: 8`-10`	Straight, Main Leader
	14	Quercus phellos / Willow Oak	B&B / Cont.	2.5" Cal	Height: 12`-14`; Width: 5`-6`	Straight, Main Leader
	22	Taxodium distichum / Bald Cypress	30 gal	3" Cal	Height: 8`-10`; Width: 4`-5`	Straight, Main Leader
	13	Ulmus parvifolia `Bosque` / Bosque Elm	B&B / Cont.	2.5" Cal	Height: 15`-17`; Width: 7`-8`	Full Head
EVERGREEN TREES						
	3	Magnolia grandiflora `Little Gem` / `Little Gem` Magnolia	30 gal	3" Cal	Height: 8`-10`; Width: 4`-5`	Full to the ground
FLOWERING TREES						
	4	Lagerstroemia indica `Natchez White` / Natchez White Crape Myrtle	B&B / Cont.	M.T.	Height: 12`-14`; Width: 5`-6`	Multi-Trunk
	8	Magnolia virginiana australis / Sweet Bay	B&B / Cont.	3" Cal	Height: 7`-8`; Width: 4`-5`	Multi-Trunk
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	FIELD4
SHRUBS						
	71	Abelia x grandiflora `Radiance` / Radiance Abelia	3 gal	Full Head		
	16	Azalea indica `George Tabor` / George Tabor Azalea	3 gal			Full head; well formed shrub
	60	Buxus sinica insularis 'Wintergreen' / Wintergreen Boxwood	3 gal	Full Head		Well formed Shrub
	32	Camellia sasanqua `Shishi Gashira` / Shishi Camellia	3 gal			Full head; well formed shrub
	48	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 gal	Full Body		Well formed Shrub
	1	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	Full Body		
	259	Ilex cornuta `Delcambre` / Needlepoint Holly	3 gal	Full head		
	4	Ilex x attenuata `Eagleston` / Eagleston Holly	15 gal			Full to the Ground
	42	Loropetalum chinense `Emerald Snow` / Emerald Snow Loropetalum	3 gal	Full Container		Full head; well formed shrub
	4	Podocarpus macrophyllus / Japanese Yew	15 gal	Full Body		Full to the Ground
ROSES						
	55	Rosa x `Meijocos` / Pink Drift Rose	3 gal			
GRASSES						
	117	Miscanthus sinensis `Adagio` / Adagio Miscanthus	3 gal	Full Container		Full Grass
PERENNIALS						
	60	Iris pseudacorus `Flore Plens` / Yellow Flag	1 gal	Full Container		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	FIELD4
SHRUB AREAS						
	45	Juniperus chinensis sargentii / Sargent Juniper	1 gal@			
GROUND COVERS						
	1,124 sf	Liriope gigantea / Giant Liriope	1 gal			
	795	Trachelospermum asiaticum `Asiatic` / Asiatic Jasmine	1 gal	18" o.c.		Multiple Runners
SOD/SEED						
	60,113 sf	Cynodon dactylon '419 Hybrid' / Hybrid Bermuda Sod	Sod			
STONE						
	652 sf	Crushed Slate / Crushed Slate	Stone			

* Landscape Contractor is responsible for providing and installing an irrigation system that has 100% head to head coverage on all landscaping for the site.
* Landscape Contractor shall submit an irrigation shop drawing plan and equipment schedule for review prior to beginning irrigation system installation.
* Landscape contractor is to submit 2 accurate "as built" sets of drawings when the installation is complete (noting all mainlines, lateral lines, meter valves, head locations and sizes).
* The zones are to separate the planting bed areas and lawn areas.
* A controller to be mounted in location suggested by Electrical Engineer / Owner. The controller to be sized to accommodate 2 spare zones after installation.
* Landscape Contractor shall verify the location of all underground utilities (gas, sewer, water, electric, fiber, etc.) prior to proceeding with any digging operation required.
* Landscape Contractor shall verify meter size, adequate capacity, and pressure to operate the system properly prior to beginning construction. The Landscape Contractor is to notify the Landscape Architect of any anticipated problems in capacity or pressure.
* Landscape Contractor shall coordinate with the general contractor to determine electricity source location.
* Landscape Contractor is responsible for providing and installing proper backflow prevention measures complying with the City of Ridgeland requirements.

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land planning consultants
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Madison, Mississippi 39110
601-906-3477
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FOR REVIEW

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DATE:	REVISIONS:

Plant List & Specs

SUNNYBROOK PROPERTIES, LLC
SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI

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DATE ISSUED: **05-29-25**
DRAWN BY: **a.mc.**

L3.0

1 A1.0 SITE LAYOUT

SCALE: 1"=30'-0"

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
368 HIGHLAND COLONY PARKWAY
RIDGELAND, MS 39157
601-209-8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

Sunnybrook Development

Sunnybrook Drive
Ridgeland, Mississippi

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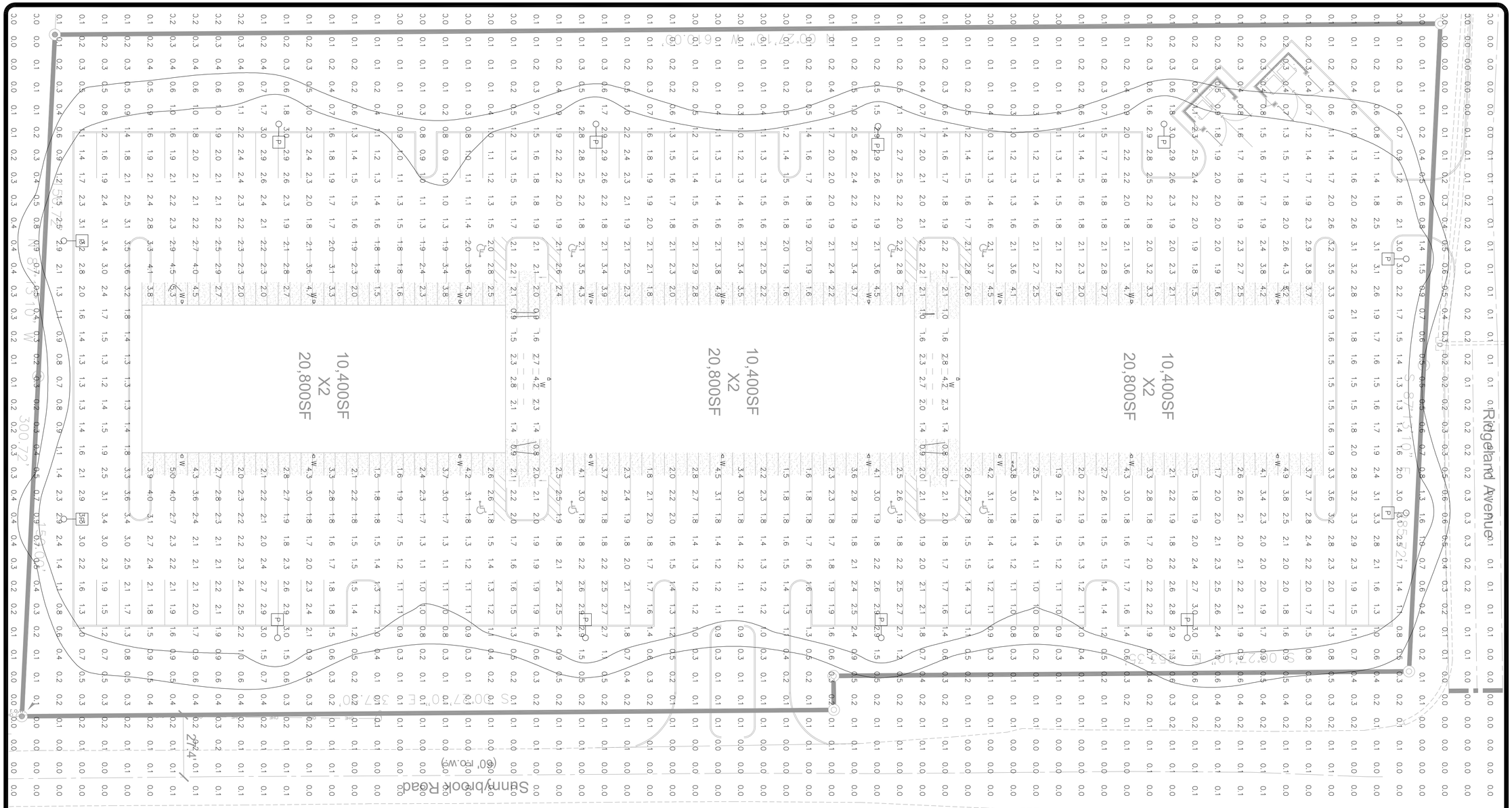
CHECKED	
DATE	5/29/25
SCALE	
JOB NO.	
SHEET	A1.0
OF	SHEETS

OWNER 5/29/2025 10:49 AM FINAL SITE DESIGN CORNER OF SUNNY BROOK AND RIDGELAND AVE.dwg



GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	1.09
MAXIMUM FOOT-CANDLES	5.3
MINIMUM FOOT-CANDLES	.0
MINIMUM TO MAXIMUM FC RATIO	.00
MAXIMUM TO MINIMUM FC RATIO	1867.30
AVERAGE TO MINIMUM FC RATIO	381.83

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	TOTAL VA	VOLTS	NOTE 1	QUANTITY	IES FILE
P		(1) 134W LED	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	POLE	Lithonia Lighting, DSX2 LED P1 40K 80CRI T4M HS	134.5029	120V 1P 2W		12	DSX2_LED_P1_40K_80CRI_T4M_HS
W		(1) LED	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium	WALL	Lithonia Lighting, DSX0 LED P1 40K 80CRI T4M	33.21	120V 1P 2W		20	DSX0_LED_P1_40K_80CRI_T4M

1 E4.0 **SITE PHOTOMETRICS**
SCALE: 3/64" = 1'-0"

systems engineering
automation power electrical
142 Woodberry Place, Madison, MS 39110
601-214-5513 LannyPurvisPE@SystemsEngr.com

REVISIONS	BY

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601-209-8665
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SUNNYBROOK PROPERTIES, LLC
Ridgeland, Mississippi

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DRAWN	LEP
CHECKED	LEP
DATE	4.2.25
SCALE	3/64" = 1'-0"
JOB NO.	24-XXXX
SHEET	E4.0
OF	SHEETS

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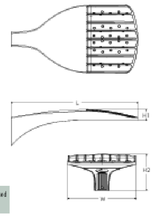
D-Series Size 0
LED Area Luminaire

d-series

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Catalog Number
Notes
Type

Fill the Full Stop at the end of this paragraph to see all notes in the elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED	P1	40K	80CRI	T4M	MVOLT	WBA
Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70 CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80 CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] XVOLT (277V-480V)[4,5] 120[6,24] 208[6,24] 240[6,24] 277[6,24] 347[6,24] 480[6,24]	**Shipped included** SPA Square pole mounting (4 holes drilling, 3.5" min. SQ pole) RPA Round pole mounting (4 holes drilling, 3" min. RND pole) SPA5 Square pole mounting (5 holes drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (5 holes drilling, 3" min. RND pole)[7] SPA8N Square narrow pole mounting (8 holes drilling, 3" min. SQ pole)[7] WBA Wall bracket[8] MA Mast arm adapter (mounts on 2.5"-8" OD horizontal tenon)

HS - COLOR BY ARCHITECT

Control options

Shipped installed
- NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,14]
- PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[12,13,14]
- PER NEMA twist-lock receptacle only (controls ordered separate)[15,16]
- PER5 Five-pin receptacle only (controls ordered separate)[15,16]
- PER7 Seven-pin receptacle only (controls ordered separate)[15,16]
- FAO Field adjustable output[17,18]
- BL30 Bi-level switched dimming, 30%[19,20]
- BL50 Bi-level switched dimming, 50%[19,20]
- DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[19]

Other options

Shipped installed
- HS House-side shield (black finish standard)[21]
- L90 Left rotated optics[1]
- R90 Right rotated optics[1]
- CCE Coastal Construction[22]
- HA 50°C ambient operation[23]
- BAA Buy America(n) Act and/or Build America Buy America Qualified
- SF Single fuse (120, 277, 347V)[24]
- DF Double fuse (208, 240, 480V)[24]

Shipped separately
- EGSR External Glare Shield (reversible, field install required, matches housing finish)
- BSDB Bird Spikes (field install required)

Finish (required)
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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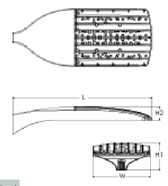
DSX0 LED
Rev. 01/28/25
Page 1 of 9

D-Series Size 2
LED Area Luminaire

d-series

Specifications

EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Design Select options indicated by this color background.

Catalog Number
Notes
Type

Fill the Full Stop at the end of this paragraph to see all notes in the elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED	P1	40K	80CRI	T4M	MVOLT	SPA
Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics** P10[1] P13[1] P11[1] P14[1] P12[1]	(this section 70 CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80 CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4,5] XVOLT (277V - 480V)[4,5] 120[6,24] 208[6,24] 240[6,24] 277[6,24] 347[6,24] 480[6,24]	**Shipped included** SPA Square pole mounting (4 holes drilling) RPA Round pole mounting (4 holes drilling) SPA5 Square pole mounting (5 holes drilling)[7] RPA5 Round pole mounting (5 holes drilling)[7] SPA8N Square narrow pole mounting (8 holes drilling) WBA Wall bracket[8] MA Mast arm adapter (mounts on 2.5"-8" OD horizontal tenon)

HS - COLOR BY ARCHITECT

Control options

Shipped installed
- NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,13,14]
- PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[12,13,14]
- PER NEMA twist-lock receptacle only (controls ordered separate)[15,16]
- PER5 Five-pin receptacle only (controls ordered separate)[15,16]
- PER7 Seven-pin receptacle only (controls ordered separate)[15,16]
- FAO Field adjustable output[17,18]
- BL30 Bi-level switched dimming, 30%[19,20]
- BL50 Bi-level switched dimming, 50%[19,20]
- DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[19]
- DS Dual switching[19,20,25]

Other options

Shipped installed
- SPD20KV 20kV surge protection
- HS House-side shield (black finish standard)[21]
- L90 Left rotated optics[1]
- R90 Right rotated optics[1]
- CCE Coastal Construction[22]
- HA 50°C ambient operation[23]
- BAA Buy America(n) Act and/or Build America Buy America Qualified
- SF Single fuse (120, 277, 347V)[24]
- DF Double fuse (208, 240, 480V)[24]
- HG Vibration rated for HG[27]

Shipped separately
- EGSR External Glare Shield (reversible, field install if required, matches housing finish)
- BSDB Bird Spikes (field install if required)

Finish (required)
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

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DSX2 LED
Rev. 01/28/25
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SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM28AS DDBXD

SSS	25	4G	DM19AS			COLOR BY ARCHITECT
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]	Options		Finish
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20–6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DSX/RSX/OMERO™ Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting[3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° Arm drill mounting To be added as series + drill orientations **Ex:** SMAC19 for SMAC arm drilling 1 at 90°	**Shipped installed** VD Vibration damper[4] JHxy J-Hook for cable strain relief[5] HAxy Horizontal arm bracket (1 fixture)[6,7] FDLxy Festoon outlet less electrical[8,1] FDLGFCIxy Festoon with GFCI outlet and in-use cover[5,8] CPL12/xy 1/2" coupling[9] CPL34/xy 3/4" coupling[9] CPL1/xy 1" coupling[9] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[8,9] STLHHC Steel handhole cover (standard is plastic, finish is smooth)[10] FBCSTL2PC 2 Piece steel base cover (standard is plastic)[10] IC Interior coating[11] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[12] VM/original order# Match pole to prior order or project[13]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes[14] [PAINT] GALV Paint over galvanizing YP30 3 year warranty extension YP53 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: *Order as separate catalog number.*

PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style)

NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature: "C" - 0.120" | "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
   Example: DM28/T20.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, A provision cannot be placed above 16ft.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 8in = 20-8
   For "y": Specify orientation from handhole (A, B, C, D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8", annotation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 3-3/8" O.D. If ordering two
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Festoon option that comes with GFCI and in-use cover GFCI and in-use cover ship separately from pole.
9. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
10. Plastic hand hole cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
11. N/A with GALV.
12. Use when mill certifications are required.
13. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example: VM/0910-16784*
14. Must be quoted through AOD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

Ask AI Assistant — Short on time? Ask for a quick summary

Ordering Information

1 E4.1 FIXTURE "W"
SCALE: NTS

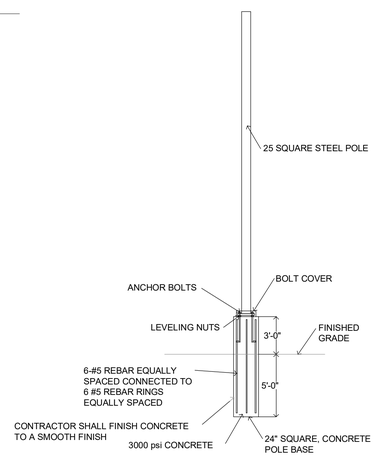
Ordering Information

2 E4.1 FIXTURE "P"
SCALE: NTS

3 E4.1 FIXTURE "P" 25' POLE
SCALE: NTS

NOTES THIS SHEET

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF ALL DEVICES WITH THE ARCHITECTURAL PLANS.
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES AND THE LATEST EDITION OF THE NEC.
2. FURNISH AND INSTALL 2 - 4" PVC CONDUITS FROM THE TRANSFORMER PAD TO THE UTILITY CO. POLE. ONE CONDUIT TO RISE UP POLE AS REQUIRED, ONE CONDUIT TO BE CAPPED AT BASE OF POLE. .
3. ROUTE ONE 3" CONDUIT FROM THE TELEVISION BACKBOARD TO THE PROPERTY LINE AS DIRECTED BY LOCAL TELEVISION VENDOR FOR TELEVISON SERVICE ENTRANCE. INSTALL PULL STRING/WIRE IN CONDUIT.
4. ROUTE ONE 3" CONDUIT FROM THE TELEPHONE BACKBOARD TO THE PROPERTY LINE AS DIRECTED BY LOCAL TELEPHONE VENDOR FOR TELEPHONE SERVICE ENTRANCE. INSTALL PULL STRING/WIRE IN CONDUIT.
5. ALL OUTDOOR LIGHTING AND SIGNAGE SHALL BE RUN THROUGH THE LIGHTING CONTACTOR.
6. PROVIDE (2) 3/4" CONDUIT FROM THE CASHIER NEW MPD FOR INTERCOM SYSTEM. EXTEND EXISTING INTERCOMM SYSTEM FROM OLD CASHIER LOCATION TO NEW CASHIER LOCATION.
7. PROVIDE A FLUSH OUTLET BOX WITH 3/4" CONDUIT FOR FUEL SYSTEM E-STOP DEVICES BY PETROLEUM CONTRACTOR.
8. PROVIDE RECEPTACLES AND POWER CONNECTIONS AS REQUIRED FOR ALL FUEL EQUIPMENT. COORDINATE DETAILS WITH OWNER AND FUEL CONTRACTOR.



4 E4.1 TYP LIGHT POLE FOUNDATION
SCALE: NTS

LANNY E. PURVIS
REGISTERED PROFESSIONAL ENGINEER
12463
4.3.25
STATE OF MISSISSIPPI

systems engineering
automation power electrical
142 Woodberry Place, Madison, MS 39110
601-214-5513 LannyPurvisPE@SystemsEngr.com

REVISIONS	BY

WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601—209—8665
WOOLDRIDGEARCHITECTURE@YAHOO.COM

SUNNYBROOK PROPERTIES, LLC
Ridgeland, Mississippi

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CHECKED	LEP
DATE	4.2.25
SCALE	NTS
JOB NO.	24–XXXX
SHEET	E4.1
OF	SHEETS

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the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **AUTHORIZATION TO ADVERTISE FOR BIDS**
Lake Harbour Drive Overlay Project
STP-6944-00(001) LPA / 109703-701000
City of Ridgeland, Madison County, Mississippi

We respectfully request the Mayor and Board of Aldermen authorize the Public Works Department to advertise for bids on the above referenced project upon receiving written authorization to advertise from the Federal Highway Administration and the Mississippi Department of Transportation. The PS&E assembly for the subject project has been submitted to MDOT along with a request for authority to advertise for bids.

The proposed project will utilize $3,910,000.00 in 80%-match, Federal STBG funding for repairing and resurfacing of Lake Harbour and its adjacent multi-use trail from Christine Drive to Northpark Drive. Thank you for your consideration of our request. Please contact me if you have any questions.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

Section 901

ADVERTISEMENT

CITY OF RIDGELAND

MADISON COUNTY, MISSISSIPPI

Federal Aid Project No. STP-6944-00(001) LPA / 109703/701000

The City of Ridgeland, Madison County, Mississippi, will receive bids for Lake Harbour Drive Overlay from Christine Dr. to Northpark Dr. Federal Aid Project No. STP-6944-00(001) LPA/109703/701000 no later than 10:00 a.m., Local Time, _____, at the office of the City Clerk, Ridgeland City Hall, 100 W. School Street Ridgeland, MS 39157. All bids so received will be publicly opened and read aloud.

The work shall generally consist of the following items:

> Asphalt Overlay of a 1.46 mile long, 5-lane roadway which will also include edge milling, spot profile milling, asphalt leveling, asphalt multi-use path overlay and reclamation, and all other related items of work to complete the project as shown and specified in the Construction Plans, Specifications and Contract Documents.

The above general outline of features of the work does not in any way limit the responsibility of the contractor to perform all work and furnish all plant, labor, equipment, and materials required by the specifications and the drawings referred to therein.

The attention of bidders is directed to the Contract Provisions governing selection and employment of labor. Minimum wage rates for Federal-Aid projects have been predetermined by the Secretary of Labor and are subject to Public Law 87-581 Work Hours Act of 1962, as set forth in the Contract Provisions.

The City of Ridgeland, Madison County hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged and women's business enterprises will be afforded the full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, age, disability, religion or national origin in consideration for an award.

The award of this contract will be contingent upon the Contractor satisfying the DBE/WBE requirements.

The contract Documents are on file and may be examined at the following locations:

1. City of Ridgeland Public Works Department, Ridgeland City Hall, 100 W. School Street Ridgeland, MS 39157.
2. Benchmark Engineering & Surveying, LLC, 660 Katherine Dr. Suite 302, Flowood, Mississippi 39232.

Plans, Proposal and Contract Documents can be acquired from Benchmark Engineering & Surveying, LLC at 660 Katherine Dr. Suite 302, Flowood, MS 39232. These documents are available at a cost of $100, which is non-refundable. Documents will be shipped upon receipt of payment.

Each bid shall be accompanied by a Cashier's check, Certified Check on a solvent bank or a Bidder's Bond issued by a Surety Company licensed to operate in the State of Mississippi, in the amount of five percent (5%) of the total bid price, payable to the City of Ridgeland as bid security. Bidders shall also submit a current financial statement, if requested by the City. The successful bidder will be required to furnish a Performance Bond and a Payment bond each in the amount of one hundred percent (100%) of the contract amount.

The proposal and contract documents **in its entirety** shall be submitted in a sealed envelope and deposited with the City Clerk, Ridgeland City Hall, 100 W. School Street Ridgeland, MS 39157 prior to the hour and date above designated. **No stripped bids will be accepted**.

The City of Ridgeland offers Electronic Bidding submissions. All documents may be downloaded from Central Bidding at www.centralbidding.com. For any questions relating to the electronic process, please call Central Bidding at (225)810-4814.

Work to be performed shall be in accordance with the "Mississippi State Highway Standard Specifications for Road and Bridge Construction, 2017", together with all amendments and/or special provisions and/or addenda to the standards duly approved and adopted, unless otherwise noted in these specifications.

The attention of Bidders is directed to the provisions of Subsection 102.07 pertaining to irregular proposals and rejection of bids.

CITY OF RIDGELAND
MADISON COUNTY, MISSISSIPPI

BY: GENE F. MCGEE, MAYOR
CITY OF RIDGELAND, MADISON COUNTY

PUBLISH: _____, 2025 and _____, 2025

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **Colony Park Blvd Water Line Improvements**
EPA STAG Grant No. 03D24224
Consultant Selection and Recommendation of Award
Waggoner Engineering, Inc.

We respectfully recommend that the Mayor and Board of Aldermen approve the selection of Waggoner Engineering, Inc. as our professional services consultant for the design and preparation of documents for the subject project. We considered (3) qualified firms for this work: Garver, LLC, Waggoner Engineering, Inc. and Benchmark Engineering and Surveying, LLC. Based on Waggoner's familiarity with the EPA STAG funding program requirements and familiarity with the project, we feel they have the greatest knowledge and are the most qualified consultant for performing these services on this project.

If the Mayor and Board are in agreement with the selection, we recommend authorizing the Mayor to sign the attached Task Order No. 7 to Waggoner's GSA for the subject project in the amount of $42,500.00. This contract will provide design phase services and procurement review services. Waggoner will prepare a Change Order for the Colony Park Water and Sewer Project, which will be inspected by Benchmark Engineering & Surveying, LLC. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

Exhibit C
Waggoner Engineering, Inc.
Task Order Form

Task Order No. 007	
Additional Pages Attached: 5	
Date of Task Order: September 16, 2025	

TASK ORDER TO THE GENERAL SERVICES AGREEMENT BETWEEN WAGGONER ENGINEERING, INC. AND CITY OF RIDGELAND

This Task Order to the General Services Agreement between Waggoner Engineering, Inc. and City of Ridgeland dated October 3, 2023 is a part of, and is subject to all the terms and conditions of the Agreement unless specifically provided otherwise herein.

1. **Project Name:**	Colony Park Water System Improvements
2. **Project Number:**	101.2500043.000
3. **Project Manager for Client:**	Alan Hart, PLA
4. **Project Manager for Waggoner:**	John Stowers, PE
5. **Method of Compensation:**	Lump Sum (See Attachment I Section D)
6. **Task Order Cost:**	$42,500 (See Attachment I Section D)
7. **Scope of Work (see additional pages attached):**	The project includes extending approximately 2,225 feet of water lines. Waggoner will provide Design Phase services and Procurement Review services to support the project.

8. **Schedule of Performance (see additional pages attached):**	6 weeks (See Attachment I Section C)
9. **Approved Subconsultants:**	
10. **Special Provisions:**	

IN WITNESS WHEREOF, the parties hereto have caused this Task Order to be executed by their duly authorized representatives effective as of the date set forth above.

CITY OF RIDGELAND

By: Gene F. McGee

Title: Mayor

WAGGONER ENGINEERING, INC.

By: Zach Adams

Title: Vice President

Ridgeland, MS **September 2025**

A. BACKGROUND

The 2020 Ridgeland Water and Wastewater Master Plan determined the need to make improvements to serve Colony Park Boulevard. The City of Ridgeland desires to extend a 12" water main from Sunnybrook Road west approximately 2,225 feet to Highland Colony Parkway. The project is anticipated to be funded in part by the Environmental Protection Agency State and Tribal Assistance Grants funds. The City of Ridgeland desires to incorporate this Task Order into an existing contract.

B. SCOPE OF WORK

Project Description:

The project includes extending approximately 2,225 feet of water lines. Waggoner will provide Design Phase services and Procurement Review services to support the project.

Design Phase:

Preliminary Design- Prepare preliminary plans, draft specifications, opinion of probable cost, and related documents for review by the City of Ridgeland.

Final Design. Complete the final project design and contract documents to be incorporated into the existing construction contract.

Procurement Review Phase:

Waggoner will provide Procurement Review services for all project design and contract documents.

Coordination w/ EPA for inclusion of dollars
Assist the CLIENT with Reimbursement Requests
Services are further defined in Exhibit Sections B-I and B-II of this Agreement.

Section B-I
Design Phase Services

1.0 Preliminary Design Phase. After execution of the Agreement, the Preliminary Design Phase will be initiated and the ENGINEER shall:

1.1 Consult with the CLIENT to clarify and define the CLIENT's requirements for the Project.

1.1 Assemble and review available data which may be pertinent to the Project.

1.3 Prepare preliminary design documents consisting of design criteria, preliminary drawings and outline specifications.

1.4 Furnish two copies of above preliminary design documents to CLIENT for review.

1.5 Conduct preliminary design plan-in-hand inspection of the project site with CLIENT and representatives of governmental agencies which may have jurisdiction over the Project.

1.6 Schedule progress meetings as required to effectively coordinate with the CLIENT; prepare minutes of these progress meetings; and prepare a design progress report monthly for the preceding month's work which shall accompany ENGINEER's monthly statement.

2.0 Final Design Phase. After completing the preliminary design plan-in-hand inspection, the ENGINEER shall proceed with the Final Design Phase:

2.1 Modify preliminary design documents as necessary to reflect CLIENT's comments.

2.2 Perform detailed design.

2.3 On the basis of approved preliminary design documents (including CLIENT's comments) and detailed design, prepare final construction drawings, specifications and contract documents.

2.4 Based on information contained in the final design documents, prepare an opinion of probable construction costs.

2.5 Coordinate with regulatory governmental agencies.

2.6 Conduct final design plan-in-hand inspection of the project site with CLIENT and representatives of governmental agencies which may have jurisdiction over the Project.

2.7 Schedule progress meetings as required to effectively coordinate with the CLIENT; prepare minutes of these progress meetings; and prepare a design progress report monthly for the preceding month's work which shall accompany ENGINEER's monthly statement.

2.8 Furnish two sets of the above contract documents to the CLIENT for review and approval.

2.9 The ENGINEER shall assist the CLIENT in filing documents required for the approvals of governmental authorities having jurisdiction over the Project. Securing government approvals are the responsibility of the CLIENT, but the ENGINEER will provide support to the CLIENT in this endeavor.

Section B-II
Procurement Review Phase Services

1.0 **Procurement Review Phase.** After execution of the Agreement, the ENGINEER shall initiate the Procurement Review Phase, which encompasses the following technical support activities:

1.1 Facilitate coordination with the U.S. Environmental Protection Agency (EPA) to ensure integration of State and Tribal Grant (STAG) allocations into the overall project funding structure. This includes verifying eligibility, aligning funding timelines, and supporting documentation requirements for compliance.

1.2 Provide technical assistance to the CLIENT in preparing and submitting reimbursement requests. This includes validating cost documentation, ensuring alignment with grant conditions, and optimizing submission accuracy to expedite fund disbursement.

C. PROJECT SCHEDULE

Task	Duration	Cumulative Time
Initiate Services	---	Pending
Preliminary Design	2 Weeks	2 Weeks
Client Review	1 Week	3 Weeks
Final Design	2 Weeks	5 Weeks
Procurement Review	1 Weeks	6 Weeks

D. COMPENSATION SCHEDULE

Waggoner will perform Preliminary Design Phase Services and Procurement Review Phase Services as outlined in Attachment I Section B, Scope of Work, on a lump sum basis.

	Proposed Budget
Design Phase Services	
Preliminary Design Phase Services	$ 22,300
Final Design Phase Services	$ 13,200
Procurement Review Phase Services	$ 7,000
Additional Services	**Hourly as Requested**
TOTAL	**$ 42,500**

Legend

N

PROPOSED WATER (CHANGE ORDER)

EXISTING WATER

PROPOSED 12" WATER +/- 875 LF

PROPOSED 12" WATER +/- 100 LF

PROPOSED 12" WATER +/- 1,250 LF

12" WATER FOR UMMC +/- 810 LF

12" WATER BORED UNDER I-55 +/- 1,000 LF

12" WATER (UNDER CONSTRUCTION) +/- 2,300 LF

0 0.03 0.07 0.13 0.2 Miles

the city of RIDGELAND

COLONY PARK BLVD WATER SYSTEM IMPROVEMENTS

WAGGONER

City of Ridgeland - Colony Park Water System Improvements

Madison County Economic Development Authority

Preliminary Opinion of Probable Cost **September 2025**

Item No.	Description	Unit	Quantity	Unit Cost	Total Cost
1	Clearing & Grubbing	AC	1	$16,000	$16,000
2	Erosion Control	AC	1	$10,000	$10,000
3	Seeding, Fertilizing, & Mulching	AC	1	$1,800	$1,800
4	12" C900 PVC Water Main	LF	1,950	$60	$117,000
5	20" Steel Casing (Jack and Bore)	LF	275	$400	$110,000
6	Connection to Existing 12" Water Main	EA	6	$10,000	$60,000
7	Ductile Iron Fittings	LBS	2,000	$20	$40,000
8	Fire Hydrant Assembly	EA	6	$7,000	$42,000
9	12" Gate Valve and Box	EA	6	$5,000	$30,000
				Contingencies (5%)	$21,500
				Total Opinion of Probable Cost	**$448,300**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **Highland Commerce Drive Engineering Budget Amend**
Waggoner Engineering

We recommend approval of the attached Professional Service Agreement No. 2 with Waggoner Engineering, Inc. for the Highland Commerce Drive project. Progress continues on this project, but the movement through various federal agencies has taken longer than anticipated. Additionally, there has been an increase in the number of affected parcels from 37 to 45. The requested increase is from $2,512,560 to $2,891,865, and increase of $379,305. This expenditure will be paid for out of a state appropriation funds. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

PROFESSIONAL SERVICES AGREEMENT AMENDMENT #2

PROJECT NAME: **Highland Commerce Drive**

This Amendment is by and between

City of Ridgeland
Post Office Box 217
Ridgeland, MS 39158

hereafter referred to as the "Client", and

Waggoner Engineering, Inc. (WEI)
143-A LeFleurs Square
P.O. Box 12227
Jackson, Mississippi 39236-2227

WHEREAS, Client and WEI entered into a Professional Services Agreement (Agreement) on December 7th, 2021, and

WHEREAS, the project was initially scheduled to be completed by October 6, 2023, and

WHEREAS, the project experienced delays due to the necessary review processes by the Federal Highway Administration (FHWA) and the Mississippi Department of Transportation (MDOT) to ensure eligibility for federal funding; and

WHEREAS, the number of affected parcels has increased from thirty-seven (37) to forty-five (45);

WHEREAS, due to delays from the original project schedule and the increase in the number of affected parcels, the costs associated with the project have increased; and

THEREFORE, both parties mutually agree as follows:

Amend and replace Exhibit C — COMPENSATION SCHEDULE, with the attached revised edition.

Amend and replace Exhibit D — PROJECT SCHEDULE, with the attached revised edition.

All other sections of the original Agreement not amended shall remain in full force and in effect for the duration of this amended period.

APPROVED FOR **WAGGONER ENGINEERING, INC.**	APPROVED FOR **CITY OF RIDGELAND**
By: _____	By: _____
Printed Name: Zach Adams	Printed Name: Gene McGee
Title: Vice President	Title: Mayor, City of Ridgeland
Date: _____	Date: _____

Exhibit C (Amendment #2)
Waggoner Engineering, Inc.
Compensation Schedule

	Current Budget	Revised Budget
Phase A - Right of Way Plans (Lump Sum)	707,130	707,130
Special Services		
Environmental Study (Lump Sum)	227,900	227,900
Field Survey (Lump Sum)	230,235	230,235
Geotechnical Investigation (Lump Sum)	87,100	87,100
Final Right-Of-Way Maps and Deeds (Hourly)	136,595	150,350
Discretionary Grant Program Support	47,000	47,000
Right-Of-Way Acquisition		
Project Management Services (Lump Sum)	126,000	136,000
Right of Way Acquisition (Per Acquisition File)[1]	451,600	598,150
Property Management		
Appraisal		
Appraisal Review		
Acquisition		
Title Update/Closing Services		
Property Management & Relocation		
Utility Relocation Coordination (Lump Sum)	75,000	82,000
Phase B - Final Plans (Lump Sum)	435,900	588,500
Phase C – Advertising, Bidding, Contracting (Lump Sum)	35,100	37,500
TOTAL	**$ 2,512,560**	**$ 2,891,865**

[1]Basic Services per Acquisition File

Following are the Basic Services anticipated to be required for the estimated number of acquisition files as shown in the table below. Compensation for these services will be on the unit price shown below per file, payable upon submittal of invoicing by Consultant detailing files for which tasks have been completed. If an appraisal and/or review appraisal is required to be revised after it has been completed, the fee for the revised appraisal and/or review appraisal shall be based on the percentage of effort relative to the initial negotiated appraisal fee. Appraisals or Review Appraisals that need to be revised due to changes or revisions in the ROW or type of acquisition, property ownership, etc., and Appraisals required for condemnation are not included in the overall cost.

Task	Unit Price per File	Estimated No. of Files	Estimated Cost per Task
Appraisal - Unimproved	3,300.00	19	62,700.00
Appraisal - Improved	4,400.00	24	105,600.00
Waiver Valuations	550	2	1,100.00
Appraisal Review - Unimproved	1,500.00	19	28,500.00
Appraisal Review – Improved	1,500.00	24	36,000.00
Acquisition – Unimproved	3,500.00	21	73,500.00
Acquisition – Improved	3,500.00	24	84,000.00
Relocation Assistance	6,500.00	4	26,000.00
Property Management	5,000.00	4	20,000.00
Personal Property	2,750.00	2	5,500.00
Title Abstracting	935	45	42,075.00
Title Updates	605	45	27,225.00
Perform Closings	1,625.00	45	73,125.00
Prepare Instruments (Deeds)	175	45	7,875.00
Recording Fees	110	45	4,950.00
Estimated Cost of Basic Services			$598,152.00

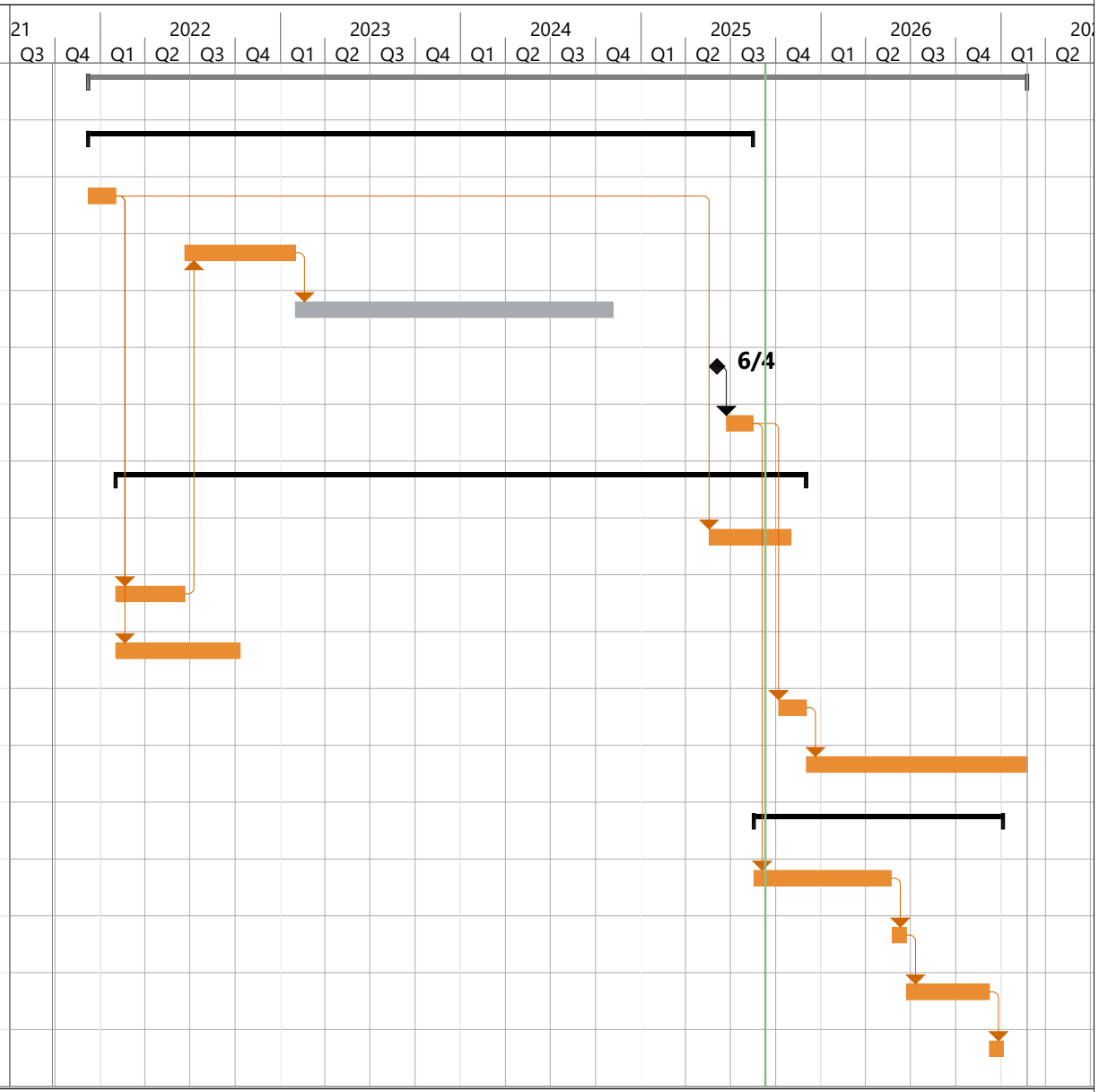
Exhibit D (Amendment #2)
Waggoner Engineering, Inc.
Project Schedule

Task	Duration	Cumulative time
Initiate Services	---	
Phase A- Right of Way Plans	Complete	
Right Of Way Acquisition	16 Months	16 Months
Phase B- Final Plans	10 Months	16 Months
Phase C- Advertising, Bidding, Contracting	3 Months	19 Months

*See attached schedule

City of Ridgeland
Highland Commerce Drive
September 2025

Task Name	Start	Finish
HIGHLAND COMMERCE DRIVE	**12/7/21**	**2/22/27**
PHASE A- RIGHT OF WAY PLANS	**12/7/21**	**8/15/25**
Conceptual Plans	**12/7/21**	1/31/22
Field Inspection Plans	6/21/22	1/30/23
Pause (waiting on federal funds)	1/31/23	11/4/24
Field Review	6/4/25	6/4/25
Final Right-Of-Way Plans	6/23/25	8/15/25
SPECIAL SERVICES	**2/1/22**	**12/1/25**
Environmental Study	5/19/25	10/31/25
Field Survey	2/1/22	6/20/22
Geotechnical Investigation	2/1/22	10/10/22
Final Right-Of-Way Maps and Deeds	10/7/25	12/1/25
RIGHT OF WAY ACQUISITION	**12/2/25**	**2/22/27**
PHASE B- FINAL PLANS	**8/18/25**	**1/4/27**
Office Review Plans	8/18/25	5/22/26
Office Review (MDOT & Ridgeland)	5/25/26	6/22/26
Final Contract Plans	6/23/26	12/7/26
PS&E Assembly	12/8/26	1/4/27



the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **Authority to Sign Agreement**
US DOT SS4A Demonstration Grant
Federal Award No. 693JJ32540798

We respectfully recommend that the Mayor and Board of Aldermen approve the selection of Waggoner Engineering, Inc. as our professional services consultant for the design engineering and construction support services for the subject project. We considered (3) qualified firms for this work: Garver, LLC, Waggoner Engineering, Inc. and Benchmark Engineering and Surveying, LLC. Based on Waggoner's familiarity with the SS4A funding program requirements and familiarity with the project, we feel they have the greatest knowledge and are the most qualified consultant for performing these services on this project.

If the Mayor and Board are in agreement with the selection, we recommend authorizing the Mayor to sign the attached Task Order No. 6 to Waggoner's GSA for the subject project in the amount of $465,000.00. These fees are consistent with the fees establishing in the grant agreement with the federal grant agreement.

The City of Ridgeland received a Safe Streets for All (SS4A) grant in the amount of $1,948,800 (75%), to be matched by a local share of $487,200 (25%). This grant is to demonstrate safety improvements on West Jackson Street between Sunnybrook Road and US-51. This project will temporarily apply a road diet using pavement striping and artwork, delineators, high-visibility crosswalks, a temporary traffic signal, cameras, and other temporary materials. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

Waggoner Engineering, Inc.
Task Order Form

Task Order No. 006	
Additional Pages Attached: 14	
Date of Task Order: September 16, 2025	

TASK ORDER TO THE GENERAL SERVICES AGREEMENT BETWEEN WAGGONER ENGINEERING, INC. AND CITY OF RIDGELAND

This Task Order to the General Services Agreement between Waggoner Engineering, Inc. and City of Ridgeland dated October 3, 2023 is a part of, and is subject to all the terms and conditions of the Agreement unless specifically provided otherwise herein.

1. **Project Name:**	West Jackson Street Corridor Demonstration Project
2. **Project Number:**	2300341.000
3. **Project Manager for Client:**	Alan Hart, PLA
4. **Project Manager for Waggoner:**	John Stowers, PE
5. **Method of Compensation:**	Lump Sum
6. **Task Order Cost:**	$465,000
7. **Scope of Work (see additional pages attached):**	Waggoner will provide engineering design and construction support services to assess feasibility, develop design documents, and support implementation of safety improvements. The demonstration project will serve as a pilot installation to evaluate the effectiveness of low-cost, quick-build strategies before permanent implementation.

8. **Schedule of Performance (see additional pages attached):**	22 Months
9. **Approved Subconsultants:**	
10. **Special Provisions:**	

IN WITNESS WHEREOF, the parties hereto have caused this Task Order to be executed by their duly authorized representatives effective as of the date set forth above.

CITY OF RIDGELAND

_____

By: Gene F. McGee

Title: Mayor

WAGGONER ENGINEERING, INC.

_____

By: Zach Adams

Title: Vice President

Exhibit A
Waggoner Engineering, Inc.
Scope of Work

DESCRIPTION OF PROJECT:

The City of Ridgeland has received a Safe Streets and Roads for All (SS4A) Demonstration Grant for a total project cost of $2,436,000 (SS4A Share: $1,948,800, Local Share: $487,200) to evaluate and implement safety improvements along West Jackson Street. The goal is to reduce traffic-related fatalities and serious injuries through targeted infrastructure enhancements. The ENGINEER will provide engineering design and construction support services to assess feasibility, develop design documents, and support implementation of safety improvements. The demonstration project will serve as a pilot installation to evaluate the effectiveness of low-cost, quick-build strategies before permanent implementation.

Task 1 Project Management and Coordination

1.1. Attend project kickoff meeting with City staff. Prepare meeting summary and provide to City.

1.2. Prepare detailed Project Management Plan (PMP) that outlines task sequencing, quality assurance, risk mitigation, and project schedule with milestones and deliverables.

1.3. Attend regular coordination meetings with City staff.

1.4. Submit monthly progress reports and invoices with task-level billing and completion percentages.

1.5. Assist with preparing quarterly FHWA progress reports.

1.6. Assist with preparing final FHWA closeout documents.

Deliverables: Kickoff and coordination meeting summaries, Project schedule, monthly progress reports, information for FHWA quarterly reports and closeout.

Task 2 Preliminary Design Services

2.1. Data Collection and Existing Conditions Assessment – ENGINEER will determine, obtain, or provide information needed to accurately describe in project documents the existing conditions within and adjacent to the project limits.

2.1.1. Establish goals and key performance indicators (KPIs) for demonstration project monitoring.

2.1.2. Topographic Survey and Mapping

2.1.2.1. All surveying tasks shall be performed under the supervision and guidance of a Professional Land Surveyor who is properly registered and in good standing with the Mississippi State Board of Registration for Professional Engineers and Land Surveyors.

2.1.2.2. The horizontal datum used for this survey shall be based upon the North American Datum of 1983, (NAD 83), Mississippi State Plane Coordinate System, East Zone and

the vertical datum used for this survey shall be based upon the North American Vertical Datum of 1988. (NAVD 88). All measurements shall be based upon US Survey feet. Any distances or bearings shown on survey shall be grid based.

2.1.2.3. This scope includes performing detailed topographical surveying to locate the horizontal positions of light poles, power poles and guy anchors; telephone pedestals; visible fiber boxes; visible water meters and water vales; fire hydrants; sidewalks; parking meters; traffic control boxes; signage; trees, awnings, and perimeter of landscape areas within the project area. Determine finish floor elevations along with building heights.

2.1.2.4. The actual location of any underground utilities (gas, water, fiber, telephone, etc.) will be shown as per markings by the Mississippi One Call System. In that the underground utilities are based at least in part, on information from others, ENGINEER cannot and does not warrant their completeness or accuracy.

2.1.3. Site Reconnaissance and Field Inventory – conduct field visits to document physical conditions along the corridor, including:

- Roadway geometry (lane widths, number of lanes)
- Sidewalks, crosswalks, curb ramps, and pedestrian facilities)
- Traffic control devices
- Lighting, drainage, and landscaping features
- Identify and photograph key locations with safety concerns or constraints.

2.1.4. Traffic and Safety Data Collection

2.1.4.1. Obtain and review the following data from the City, MPO, or other sources:

- Historical crash data (minimum 5 years) including severity, type and location
- Traffic volumes (AADT), turning movement counts, pedestrian and bicycle counts)
- Speed data (posted and observed operating speeds).

2.1.4.2. Analyze crash patterns to identify high-risk locations and contributing factors.

2.1.4.3. Perform limited traffic analysis of select intersections within the project area to determine the effect of proposed improvements on traffic flow and level of service.

2.1.5. Right of Way and Property Assessment

2.1.5.1. Review available right-of-way (ROW) maps and parcel data.

2.1.5.2. Identify potential ROW constraints, encroachments, or easement needs.

2.1.5.3. Assess adjacent land uses and access points (e.g. driveways, alleys).

2.1.6. Utility and Infrastructure Inventory

2.1.6.1. Identify visible and known underground utilities (water, sewer, gas, electric, telecom)

2.1.6.2. Coordinate with utility owners to obtain as-built records and GIS data.

2.1.6.3. Document utility conflicts or relocation needs that may affect project feasibility.

2.1.7. Community Context

2.1.7.1. Review demographic and socioeconomic data for the project area.

2.1.7.2. Document community facilities (schools, parks, community centers) that influence pedestrian and bicycle activity.

2.2. Conceptual Design Layout - Develop a conceptual design layout of temporary road improvements for the project.

2.2.1. Evaluate potential safety improvement alternatives (e.g., curb extensions, pedestrian refuge islands, signal modifications).

2.2.2. Assess constructability and potential impacts on traffic operations and adjacent properties.

2.2.3. Prepare conceptual design alternatives (two alternatives maximum) with layout plans and typical sections.

2.2.4. Coordinate with City staff for their review and approval.

2.3. Community Engagement

2.3.1. Community Surveys (On-line) - Design and deploy accessible online surveys to collect feedback about the project from the community.

2.3.1.1. Develop survey questions in collaboration with the City.

2.3.1.2. Host the survey on a secure and user-friendly platform.

2.3.1.3. Coordinate with City to promote the survey through various mediums.

2.3.1.4. Provide relevant information about the project, including alternative concept layouts for public feedback.

2.3.1.5. Collect and analyze responses over the course of the project.

2.3.1.6. Prepare a summary report of community surveys, identifying trends, common themes and actionable insights.

2.3.2. Community Meetings - Conduct one (1) public informational meeting with local stakeholders and residents.

2.3.2.1. Use visualizations, renderings, and interactive tools to gather feedback.

2.3.2.2. Refine designs based on community input and City review.

2.3.2.3. Prepare online webpage and survey to collect public input on the demonstration project for the community meeting and maintain the webpage and online survey portal through the life of the demonstration project.

2.3.2.4. Prepare a summary report of community meeting, including a list of attendees and public comments, and provide to the City for its review.

2.4. Preliminary Design – Advance conceptual layouts into a preliminary design package, including detailed drawings with plan views with dimensions, signage and pavement marking layouts, and material specifications and installation instructions.

2.4.1. Assemble and review available data which may be pertinent to the Project.

2.4.2. Conduct on-site assessment of building conditions at both sites to determine necessary steps for renovation and rehabilitation, including demolition.

2.4.3. Prepare preliminary design documents consisting of design criteria, preliminary drawings, and outline specifications.

2.4.4. Coordinate with regulatory governmental agencies and affected utilities.

2.4.5. Furnish two copies of above preliminary design documents to City for review.

2.4.6. Conduct preliminary design plan-in-hand inspection of the project site with City and representatives of governmental agencies which may have jurisdiction over the Project.

2.4.7. Schedule progress meetings as required to effectively coordinate with the City; prepare minutes of these progress meetings; and prepare a design progress report monthly for the preceding month's work which shall accompany ENGINEER's monthly statement.

2.5. NEPA Environmental Review - Conduct an environmental review in accordance with the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations, and applicable agency-specific NEPA procedures.

2.5.1. This scope assumes that the project will be a NEPA Categorical Exclusion (CE).

2.5.2. If the project's potential impacts are determined by the lead agency to be more significant than a CE level of review, an amendment to this contract and scope of services must be executed that includes a revision to the schedule and compensation limit.

2.5.3. Categorical Exclusion - Evaluate the proposed action against agency-specific CE criteria and document on agency approved checklist.

2.5.3.1. Identify applicable CE category under the agency's NEPA procedures.

2.5.3.2. Document the absence of extraordinary circumstances.

2.5.3.3. Prepare CE supporting documentation, including field studies and analysis, as required by lead agency.

2.5.3.4. Coordinate with the lead federal or state agency for CE approval.

Deliverables: Conceptual Design alternatives layouts, traffic analysis report, community meeting materials (promotional flyers, media releases, handouts, exhibits, PowerPoint presentation (if needed), sign-in sheet), community engagement summary report (including meetings and online survey results), Preliminary Design package, NEPA CE checklist with supporting documentation.

Task 3 Final Design Services

3.1. Final Design Documents – Following NEPA review and completing the preliminary design plan-in-hand field review, ENGINEER shall:

3.1.1. Revise preliminary design documents to include detailed drawings required to implement the demonstration elements, including plan sheets, typical sections, summary of quantities, general construction notes, title sheet, index of drawings, and other details deemed necessary by the ENGINEER.

3.1.2. Perform detailed design.

3.1.3. Based on approved preliminary design documents (including City's comments) and detailed design, prepare final construction drawings, specifications, and contract documents.

3.1.4. Based on information contained in the final design documents, prepare an opinion of probable construction costs.

3.1.5. Coordinate with regulatory governmental agencies and affected utilities.

3.1.6. Conduct final design plan-in-hand inspection of the project site with City and representatives of governmental agencies which may have jurisdiction over the Project.

3.1.7. Schedule progress meetings as required to effectively coordinate with the City; prepare minutes of these progress meetings; and prepare a design progress report monthly for the preceding month's work which shall accompany ENGINEER's monthly statement.

3.1.8. Update the Opinion of Probable Cost (OPC).

3.1.9. Furnish two sets of the above contract documents to the CLIENT for review and approval.

3.1.10. Issue the Final Design documents package, which shall be complete and acceptable for use for bidding and construction.

3.2. Utility Coordination – Coordinate with utility companies for potential relocations or adjustments of facilities within the project limits. Coordination efforts shall include informing the utilities of the proposed projects and providing sufficient details to identify conflicts.

3.3. Environmental Permitting

3.3.1. ENGINEER will obtain all applicable permit(s), certification(s) and agreements necessary to construct the project.

3.3.2. Prepare and submit permitting documents to relevant agencies (e.g., Corps of Engineers, MDAH, MDEQ, etc.)

3.3.3. Track permit status and respond to agency comments or requests for additional information.

3.3.4. Revise and resubmit documents as required to secure approval.

Deliverables: Final Design package (plans, specifications, OPC), permits,

Task 4 Construction Phase Support Services

4.1. Bidding and Contracting - After the City has authorized the project for bidding, the Bidding and Contracting Phases will be initiated, and the ENGINEER shall:

4.1.1. Prepare invitation to bid for advertisement.

4.1.2. Prepare and issue contract documents to prospective bidders and maintain a record of their issuance.

4.1.3. Conduct a pre-bid conference if requested by the City.

4.1.4. Consult with and advise the CITY as to the acceptability of Subcontractors, suppliers, and other persons or organizations proposed by the prime Contractor as required by the contract documents.

4.1.5. Consult with and advise the CITY as to the acceptability of substitute materials and equipment proposed by the Contractor when substitution prior to the award of contracts is allowed by the contract documents.

4.1.6. Attend the bid opening.

4.1.7. Review bids for the purpose of completeness and accuracy. Prepare bid tabulation sheets.

4.1.8. Prepare a Recommendation of Award letter to assist CITY in evaluating bids.

4.1.9. Assist the CITY in the preparation of the documents necessary to complete the award, including the Notice of Award letter.

4.1.10. Assemble contract documents including contracts, contract bonds, and insurance for execution by the CITY.

4.1.11. Distribute executed contract documents to each person or entity that is party to the contract.

4.1.12. Schedule and conduct the Pre-construction Conference.

4.1.13. Prepare and distribute minutes of the Pre-Construction Conference.

4.1.14. Prepare and forward the Notice to Proceed to the CITY for execution.

4.1.15. Distribute the executed Notice to Proceed to the Contractor.

4.2. Construction Administration - ENGINEER shall consult with and advise CITY and act as CITY's representative; shall issue all instructions of CITY to Contractor(s); and shall act as initial interpreter of the Contract Documents and judge of the acceptability of the work thereunder.

4.2.1. ENGINEER shall make visits to the site at intervals appropriate to the various stages of construction as he deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work. Based on information obtained during such visits and on such observations, ENGINEER shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and shall keep CITY informed of the progress of the work. The purpose of ENGINEER's visits to the site will be to enable him to carry out the duties and responsibilities assigned to and undertaken by him during the Construction Phase, and, in addition, through his experience as a qualified design professional, to provide for CITY a greater degree of confidence that the completed work of Contractor will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by Contractor. On the other

hand, ENGINEER shall not, during such visits or as a result of such observations of Contractor's work in progress supervise, direct or have control over Contractor's work; nor shall ENGINEER have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor furnishing and performing his work. Accordingly, ENGINEER can neither guarantee the performance of the construction contracts by Contractor nor assume responsibility for Contractor's failure to furnish and perform his work in accordance with the Contract Documents.

4.2.2. During such site visits, ENGINEER may observe work which, in his opinion, does not conform generally with the Contract Documents or will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents. The ENGINEER may recommend to the CITY rejection of this work.

4.2.3. ENGINEER shall issue necessary interpretations and clarifications of the Contract Documents and, in connection therewith, prepare change orders as required.

4.2.4. ENGINEER shall review and approve (or take other appropriate action with respect to) Shop Drawings, samples and other data which Contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.

4.2.5. ENGINEER shall evaluate and determine the acceptability of substitute materials and equipment proposed by Contractor.

4.2.6. Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, ENGINEER shall determine the amounts owed to Contractor and recommend in writing payments to Contractor in such amounts. Such recommendations of payment will constitute a representation to CITY, based on such observations and review, that the work has progressed to the point indicated, and that, to the best of ENGINEER's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents. By recommending any payment, ENGINEER will not thereby be deemed to have represented that exhaustive, continuous or detailed reviews or examinations have been made by him to check the quality or quantity of Contractor's work as it is furnished and performed beyond the responsibilities specifically assigned to ENGINEER in this Agreement and the Contract Documents. ENGINEER's review of Contractor's work for the purposes of recommending payments will not impose on ENGINEER the responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident thereto or Contractor's compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work. It will also not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes any Contractor has used the money paid on account of the contract price, or to determine that title to any of the work, materials or equipment has passed to CITY free and clear of any lien, claims, security interests or encumbrances, or that there may not be other

matters at issue between CITY and Contractor that might affect the amount that should be paid.

4.2.7. ENGINEER shall review Contractor's progress to determine if the work is substantially complete and shall conduct a post-construction review to determine if the completed work is acceptable so that he may recommend, in writing, final payment to Contractor and may give written notice to CITY and the Contractor that the work is acceptable (subject to any conditions therein expressed), but any such recommendation and notice will be subject to the limitations expressed in paragraph entitled Visits to Site and Observations of Construction.

4.2.8. ENGINEER shall not be responsible for the acts or omissions of any Contractor, or of any Subcontractor or suppliers, or of any of the Contractor's or Subcontractor's supplier's agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site or otherwise furnishing or performing any of the Contractor's work.

4.2.9. During construction, the ENGINEER will schedule and conduct monthly progress meetings with the CITY, Contractor and appropriate subcontractors, if any, to discuss progress, scheduling problems, conflicts and observations of all parties involved. ENGINEER shall also prepare minutes of the meeting. ENGINEER shall also prepare a construction progress report monthly which shall be submitted to CITY by the 10th day of each month for the preceding month's work. This report shall accompany the Contractor's and Engineer's monthly payment requests.

4.3. Construction Engineering and Inspection

4.3.1. Construction Project Representative: ENGINEER shall furnish a Construction Project Representative (CPR), assistants, and other field staff to assist in observing work performance of the Contractor. The CPR shall make visits to the site at intervals appropriate to the various stages of construction as he deems necessary to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor's work.

Deliverables: Advertisement/Invitation to bid, bid tabulation, award recommendation letter, executed contract documents, pre-construction conference minutes, notice to proceed letter Monthly progress reports, shop drawing reviews, contractor pay estimate reviews, change order documents, final inspection report.

Task 5 Project Evaluation

5.1. Maintenance and Monitoring Plan

5.1.1. Recommend maintenance strategies for the duration of the demonstration.

5.1.2. Identify responsible parties and provide checklists for upkeep.

5.1.3. Install temporary data collection equipment (e.g., counters, cameras) as needed.

5.2. Demonstration Project Analysis

5.2.1. Keep detailed records of the project's activities, including timelines, resources used, and any challenges encountered.

5.2.2. Compare pre- and post-demonstration data to assess changes in safety outcomes.

5.2.3. Utilize on-line community survey to solicit feedback on effectiveness of project in meeting project goals and objectives.

5.2.4. Once demonstration period is complete, analyze the collected data and evaluate effectiveness of temporary interventions in achieving project objectives.

5.2.5. Identify unintended consequences or operational challenges.

5.2.6. Coordinate with CMPDD to update the Comprehensive Safety Action Plan using project findings.

5.3. Project Closeout

5.3.1. Deinstallation and Site Restoration

5.3.1.1. Prepare a deinstallation plan and coordinate with city crews or contractors.

5.3.1.2. Ensure safe removal of materials and restoration of the site to pre-project conditions (if required).

5.3.2. Final Evaluation Report

5.3.2.1. Summarize methodology, findings, and conclusions.

5.3.2.2. Include maps, charts, and photos of demonstration sites.

5.3.2.3. Provide recommendations for permanent implementation or further study.

Deliverables: Project maintenance and monitoring plan, data collection tools and equipment, de-installation plan, data collection for CMPDD Action Plan, final evaluation report.

Exhibit B
WAGGONER ENGINEERING, INC.
2025 BILLING RATES

CATEGORY	2025 RATES
Administrative I	$ 95.00
Administrative II	$ 120.00
Administrative III	$ 135.00
Administrative IV	$ 160.00
Administrative V	$ 225.00
Architect	$ 180.00
Area Manager I	$ 265.00
Area Manager II	$ 285.00
Assistant Project Manager	$ 160.00
Project Manager I	$ 235.00
Project Manager II	$ 250.00
Project Manager III	$ 255.00
Program Manager	$ 265.00
Project Accountant I	$ 115.00
Project Accountant II	$ 140.00
Construction Engineer I	$ 155.00
Construction Engineer II	$ 175.00
Construction Manager	$ 210.00
Construction Rep I	$ 125.00
Construction Rep II	$ 145.00
Construction Rep III	$ 160.00
Technical Manager	$ 215.00
Discipline Manager I	$ 225.00
Discipline Manager II	$ 265.00
Designer I	$ 170.00
Designer II	$ 180.00
Deisgn Engineer	$ 205.00
Engineer Intern I	$ 105.00
Engineer Intern II	$ 125.00
Engineer Intern III	$ 145.00
Engineer/Scientist/Consultant I	$ 150.00
Engineer/Scientist/Consultant II	$ 160.00
Engineer/Scientist/Consultant III	$ 200.00
Engineer/Scientist/Consultant IV	$ 235.00
Engineer/Scientist/Consultant V	$ 255.00
GIS Manager	$ 200.00
GIS Specialist/Analyst I	$ 165.00
GIS Specialist/Analyst II	$ 185.00
GIS Specialist/Analyst III	$ 195.00
Governmental Relations I	$ 220.00
Governmental Relations II	$ 250.00
IT Manager	$ 175.00
Network Administrator	$ 115.00

CATEGORY	2025 RATES	
Planner I	$ 160.00	
Planner II	$ 175.00	
Principal I	$ 260.00	
Principal II	$ 285.00	
Principal III	$ 300.00	
System Architect	$ 230.00	
Technical Architect	$ 215.00	
Application Developer	$ 175.00	
Technician I	$ 90.00	
Technician II	$ 110.00	
Technician III	$ 140.00	
Technician IV	$ 155.00	
Technician V	$ 155.00	
Utility Operations Manager I	$ 90.00	
Utility Operations Manager II	$ 125.00	
Utility Operations Manager III	$ 140.00	
Utility Operations Manager IV	$ 175.00	
Survey Manager	$ 175.00	
Survey Supervisor/Prof Land Surveyor	$ 175.00	
Surveyor I	$ 95.00	
Surveyor II	$ 130.00	
Four Man Survey Crew	$ 295.00	
Three Man Survey Crew	$ 255.00	
Two Man Survey Crew	$ 200.00	
One Man Robotic Total Station/GPS Crew	$ 170.00	
CADD/GIS Equipment	$ 50.00	per day
Four Wheeler	$ 75.00	per day
UAV	$ 300.00	per day
Labor		
Flight Time-Pilot	$ 185.00	per hour
Flight Time-Technician	$ 160.00	per hour
Processing & Feature Extraction	$ 160.00	per hour
Data Processing Tokens	$ 500.00	per day
Expenses (est.)	$ 500.00	per day
Mileage - IRS Actual Rate		

CATEGORY		2025 RATES	
REIMBURSABLE EXPENSES		Actual Expense + 10%	
Photocopies:			
Standard Printer			
Black & White	Letter & Legal	$	0.25 per copy
	11x17	$	0.35 per copy
	12x18	$	0.40 per copy
Color		$	1.30 per copy
Plotters*			
Black & White	11x17	$	4.25 per copy
	12x18	$	4.80 per copy
	18x24	$	10.00 per copy
	24x36	$	19.00 per copy
Color	11x17	$	17.00 per copy
	12x18	$	19.00 per copy
	18x24	$	38.00 per copy
	24x36	$	75.00 per copy

Per Diem:
When travel time exceeds one and one-half (1.5) hours per day each way, it shall be classified as an out-of-town project and per diem will be charged at the current GSA per person, excluding areas that have been recently impacted by a natural disaster.

Travel Time:
Time required to travel to and from a project site will be billed at the normal hourly rates.

The stated rates are effective from January 1, 2025, through December 31, 2025.

WEI reserves the right to adjust the hourly rates after December 31, 2025.

Exhibit C
Waggoner Engineering, Inc.
Compensation Schedule

	Proposed Budget
PROJECT MANAGEMENT AND COORDINATION	$ 40,000
DESIGN PHASE SERVICES	
Preliminary Design	$ 200,000
Final Design	$ 75,000
CONSTRUCTION PHASE SUPPORT SERVICES	$ 100,000
PROJECT EVALUATION AND CLOSEOUT	$ 50,000
TOTAL	**$ 465,000**

Exhibit D
Waggoner Engineering, Inc.
Project Schedule

Task	Duration
Initiate Services	---
Preliminary Design	7 Months
Final Design	3 Months
Construction Phase Support Services	6 Months
Project Evaluation and Closeout	6 Months
Total	**22 Months**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **MPO Transportation Alternative Funding**
Freedom Ridge Park Connector

As a requirement of the TA Grant Application, the Mayor and Board of Aldermen must adopt a Resolution in support of the project and agree to provide the local matching funds. The application for this project is requesting an 80/20 federal funds/local match ratio. Additional non-participating fees include elements like preliminary engineering, advertising, right-of-way and anything else that is not specially construction or CE&I services. The maximum federal share being requested for this application is $1,539,336.00. The anticipated local share is calculated at $384,834.00. A copy of the conceptual plan and Engineer's OPC is attached. Upon your approval, we will have the Mayor execute the attached Resolution to be included with the grant submittal. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

ATTACHMENT A

WHEREAS, Transportation Alternatives (TA) funds have been made available for transportation improvements within the MPO planning area; and

WHEREAS, the City of Ridgeland _____ has selected a project to submit to the
Name of local entity (municipality or county)

Metropolitan Planning Organization (MPO) at CMPDD for consideration for funding; and

WHEREAS, the selected project includes a 10 foot multi-use path connecting Freedom Ridge Park _____
Brief project description

to the existing multi-use path along Lake Harbour Drive Extension to W.School Street.

WHEREAS, the City of Ridgeland _____ hereby requests federal funding from
Name of local entity (municipality or county)

the MPO in the amount of $1,539,336.00 _____; and
$ Amount of requested funding

WHEREAS, the City of Ridgeland _____ agrees to provide local matching funds for
Name of local entity (municipality or county)

the project in the amount of $384,834.00 _____. The local entity agrees to provide
$ Amount of local match

said matching funds in a timely manner.

NOW, THEREFORE, BE IT RESOLVED: the City of Ridgeland _____ acknowledges if
Name of local entity (municipality or county)

said project is selected for funding through the MPO selection process said project is subject to all applicable Federal and State laws and regulations regarding TA funding, as well as subject to the rules and procedures established by the MPO at CMPDD regarding project management guidelines.

Gene F. McGee, Mayor
_____
Print Name (Chief Elected Official or Board President)

_____
Signature (Chief Elected Official or Board President)

ATTEST:

_____ _____
Signature (City Clerk/Board Attorney/or County Administrator) Date

Freedom Ridge

Multi-Use Trail

COSTCO WHOLESALE

Commerce Park Dr

W School St

Freedom Ridge Park

Highland Colony Pkwy

Lake Harbor Dr

BRIDGE

55

51

the city of RIDGELAND

RIDGELAND MULTI-USE PATH
FREEDOM RIDGE MUT CONNECTOR
OPINION OF PROBABLE CONSTRUCTION COST

	ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	MOBILIZATION	1	LS	$100,000.00	$100,000.00
2	ROADWAY CONSTRUCTION STAKES	1	LS	$15,000.00	$15,000.00
	DEMOLITION				
3	CLEARING AND GRUBBING	1	LS	$30,000.00	$30,000.00
4	REMOVE AND RESET SIGN	10	EA	$400.00	$4,000.00
5	REMOVAL OF CURB AND GUTTER	50	LF	$10.00	$500.00
	EARTHWORK				
6	UNCLASSIFIED EXCAVATION	500	CY	$20.00	$10,000.00
7	BORROW EXCAVATION	5,000	CY	$31.00	$155,000.00
8	EXCESS EXCAVATION	5,000	CY	$20.00	$100,000.00
	PAVEMENT STRUCTURE				
9	9.5-mm, MT, ASPHALT PAVEMENT	1,100	TON	$200.00	$220,000.00
10	CONCRETE SIDEWALK WITH REINFORCEMENT	300	SY	$80.00	$24,000.00
11	SIZE 610 CRUSHED STONE BASE	1,800	TON	$125.00	$225,000.00
12	GEOTEXTILE STABILIZAION, TYPE V, NON-WOVEN	5,000	SY	$3.00	$15,000.00
	DRAINAGE				
13	24" REINFORCED CONCRETE PIPE	40	LF	$120.00	$4,800.00
14	36" REINFORCED CONCRETE PIPE	80	LF	$180.00	$14,400.00
15	60" REINFORCED CONCRETE PIPE	80	LF	$300.00	$24,000.00
16	24" REINFORCED CONCRETE END SECTION	2	EA	$2,500.00	$5,000.00
17	36" REINFORCED CONCRETE END SECTION	2	EA	$3,000.00	$6,000.00
18	60" REINFORCED CONCRETE END SECTION	2	EA	$4,000.00	$8,000.00
	EROSION CONTROL				
19	TEMPORARY SILT FENCE	8,000	LF	$5.00	$40,000.00
20	TEMPORARY GRASSING	1	ACRE	$2,000.00	$2,000.00
21	SOLID SODDING	5,000	SY	$5.00	$25,000.00
22	TOPSOIL FOR SLOPE TREATMENT	500	CY	$50.00	$25,000.00
23	WATTLES, 20"	2,000	LF	$6.00	$12,000.00
24	LOOSE RIPRAP, SIZE 300	100	SY	$200.00	$20,000.00
	PAVMENT MARKINGS				
25	DETECTABLE WARNING, PER PLANS	1	LS	$5,000.00	$5,000.00
26	6" THERMOPLASTIC TRAFFIC STRIPE	1	LS	$5,000.00	$5,000.00
27	RAISED PAVEMENT MARKERS	6,000	EA	$10.00	$60,000.00
28	STANDARD ROADSIDE SIGNS	1	LS	$10,000.00	$10,000.00
	MAINTENANCE OF TRAFFIC				
29	MAINTENANCE OF TRAFFIC	1	LS	$30,000.00	$30,000.00
	OTHER MAJOR ITEMS				
30	BRIDGE	1	EA	$350,000.00	$350,000.00
	Construction				$1,544,700.00
	10% Contigency				$154,470.00
	Total Construction				**$1,699,170.00**
	Envrionmental				$10,000.00
	Preliminary Engineering				$125,000.00
	Right-of-Way				$0.00
	Utility Relocation				$0.00
	CE&I Services				$225,000.00
	TOTAL PROJECT COST				**$2,059,170.00**

Participating Cost	
Total	**$1,924,170.00**
Federal (80%)	**$1,539,336.00**
Local (20%)	**$384,834.00**
Non-Participating Cost	
Local (100%)	**$135,000.00**
Total Local Cost	**$519,834.00**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **MPO Transportation Alternative Funding**
Lake Harbour Drive Connector

As a requirement of the TA Grant Application, the Mayor and Board of Aldermen must adopt a Resolution in support of the project and agree to provide the local matching funds. The application for this project is requesting an 80/20 federal funds/local match ratio. Additional non-participating fees include elements like preliminary engineering, advertising, right-of-way and anything else that is not specially construction or CE&I services. The maximum federal share being requested for this application is $1,973,552.00. The anticipated local share is calculated at $493,388.00. A copy of the conceptual plan and Engineer's OPC is attached. Upon your approval, we will have the Mayor execute the attached Resolution to be included with the grant submittal. Thank you for your consideration of this matter.

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Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

ATTACHMENT A

WHEREAS, Transportation Alternatives (TA) funds have been made available for transportation improvements within the MPO planning area; and

WHEREAS, the City of Ridgeland _____ has selected a project to submit to the
Name of local entity (municipality or county)

Metropolitan Planning Organization (MPO) at CMPDD for consideration for funding; and

WHEREAS, the selected project includes a 10' multi-use path along Lake Harbour Drive _____
Brief project description

from Old Canton Road to the existing crosswalk west of Breakers Lane. _____

WHEREAS, the City of Ridgeland _____ hereby requests federal funding from
Name of local entity (municipality or county)

the MPO in the amount of $1,973,552.00 _____; and
$ Amount of requested funding

WHEREAS, the City of Ridgeland _____ agrees to provide local matching funds for
Name of local entity (municipality or county)

the project in the amount of $493,388.00 _____. The local entity agrees to provide
$ Amount of local match

said matching funds in a timely manner.

NOW, THEREFORE, BE IT RESOLVED: the City of Ridgeland _____ acknowledges if
Name of local entity (municipality or county)

said project is selected for funding through the MPO selection process said project is subject to all applicable Federal and State laws and regulations regarding TA funding, as well as subject to the rules and procedures established by the MPO at CMPDD regarding project management guidelines.

Gene F. McGee, Mayor
_____
Print Name (Chief Elected Official or Board President)

_____
Signature (Chief Elected Official or Board President)

ATTEST:

_____ _____
Signature (City Clerk/Board Attorney/or County Administrator) Date

E. Lake Harbor Drive

Multi-Use Path

the city of RIDGELAND

RIDGELAND MULTI-USE PATH

EAST LAKE HARBOUR DRIVE

OPINION OF PROBABLE CONSTRUCTION COST

	ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	MOBILIZATION	1	LS	$200,000.00	$200,000.00
2	ROADWAY CONSTRUCTION STAKES	1	LS	$15,000.00	$15,000.00
	DEMOLITION				
3	CLEARING AND GRUBBING	1	LS	$100,000.00	$100,000.00
4	REMOVE AND RESET SIGN	10	EA	$400.00	$4,000.00
5	REMOVAL OF CURB AND GUTTER	100	LF	$10.00	$1,000.00
	EARTHWORK				
6	UNCLASSIFIED EXCAVATION	500	CY	$20.00	$10,000.00
7	BORROW EXCAVATION	10,000	CY	$31.00	$310,000.00
8	EXCESS EXCAVATION	8,000	CY	$20.00	$160,000.00
	PAVEMENT STRUCTURE				
9	9.5-mm, MT, ASPHALT PAVEMENT	1,400	TON	$200.00	$280,000.00
11	SIZE 610 CRUSHED STONE BASE	2,000	TON	$125.00	$250,000.00
12	GEOTEXTILE STABILIZAION, TYPE V, NON-WOVEN	5,200	SY	$3.00	$15,600.00
	DRAINAGE				
13	24" REINFORCED CONCRETE PIPE	160	LF	$120.00	$19,200.00
14	36" REINFORCED CONCRETE PIPE	120	LF	$180.00	$21,600.00
15	24" REINFORCED CONCRETE END SECTION	2	EA	$2,500.00	$5,000.00
16	36" REINFORCED CONCRETE END SECTION	2	EA	$3,000.00	$6,000.00
17	CLASS "B" CONCRETE FOR MINOR STURCTURES	15	CY	$3,000.00	$45,000.00
18	CONCRETE DITCH/SLOPE PAVING	20	SY	$1,000.00	$20,000.00
	EROSION CONTROL				
19	TEMPORARY SILT FENCE	10,000	LF	$5.00	$50,000.00
20	TEMPORARY GRASSING	1	ACRE	$2,000.00	$2,000.00
21	SOLID SODDING	5,000	SY	$5.00	$25,000.00
22	TOPSOIL FOR SLOPE TREATMENT	500	CY	$50.00	$25,000.00
23	WATTLES, 20"	3,500	LF	$6.00	$21,000.00
24	LOOSE RIPRAP, SIZE 300	50	SY	$200.00	$10,000.00
	PAVMENT MARKINGS				
25	DETECTABLE WARNING, PER PLANS	1	LS	$10,000.00	$10,000.00
26	6" THERMOPLASTIC TRAFFIC STRIPE	1	LS	$20,000.00	$20,000.00
27	STANDARD ROADSIDE SIGNS	1	LS	$20,000.00	$20,000.00
	MAINTENANCE OF TRAFFIC				
28	MAINTENANCE OF TRAFFIC	1	LS	$350,000.00	$350,000.00
	OTHER MAJOR ITEMS				
29	OTHER DRAINAGE IMPROVEMENTS	1	EA	$20,000.00	$20,000.00
	Construction				$2,015,400.00
	10% Contigency				$201,540.00
	Total Construction				**$2,216,940.00**
	Envrionmental				$10,000.00
	Preliminary Engineering				$180,000.00
	Right-of-Way				$0.00
	Utility Relocation				$0.00
	CE&I Services				$250,000.00
	TOTAL PROJECT COST				**$2,656,940.00**

Participating Cost	
Total	**$2,466,940.00**
Federal (80%)	**$1,973,552.00**
Local (20%)	**$493,388.00**
Non-Participating Cost	
Local (100%)	**$190,000.00**
Total Local Cost	**$683,388.00**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **MPO Transportation Alternative Funding**
Old Agency Parkway Connector

As a requirement of the TA Grant Application, the Mayor and Board of Aldermen must adopt a Resolution in support of the project and agree to provide the local matching funds. The application for this project is requesting an 80/20 federal funds/local match ratio. Additional non-participating fees include elements like preliminary engineering, advertising, right-of-way and anything else that is not specially construction or CE&I services. The maximum federal share being requested for this application is $2,489,472.00. The anticipated local share is calculated at $622,368.00. A copy of the conceptual plan and Engineer's OPC is attached. Upon your approval, we will have the Mayor execute the attached Resolution to be included with the grant submittal. Thank you for your consideration of this matter.

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ATTACHMENT A

WHEREAS, Transportation Alternatives (TA) funds have been made available for transportation improvements within the MPO planning area; and

WHEREAS, the City of Ridgeland _____ has selected a project to submit to the
Name of local entity (municipality or county)

Metropolitan Planning Organization (MPO) at CMPDD for consideration for funding; and

WHEREAS, the selected project includes a 10 foot multi-use path along Old Agency Parkway _____
Brief project description

from Dinsmor Crossing to an existing path along Highland Colony Parkway _____

WHEREAS, the City of Ridgeland _____ hereby requests federal funding from
Name of local entity (municipality or county)

the MPO in the amount of $2,489,472.00 _____; and
$ Amount of requested funding

WHEREAS, the City of Ridgeland _____ agrees to provide local matching funds for
Name of local entity (municipality or county)

the project in the amount of $622,368.00 _____. The local entity agrees to provide
$ Amount of local match

said matching funds in a timely manner.

NOW, THEREFORE, BE IT RESOLVED: the City of Ridgeland _____ acknowledges if
Name of local entity (municipality or county)

said project is selected for funding through the MPO selection process said project is subject to all applicable Federal and State laws and regulations regarding TA funding, as well as subject to the rules and procedures established by the MPO at CMPDD regarding project management guidelines.

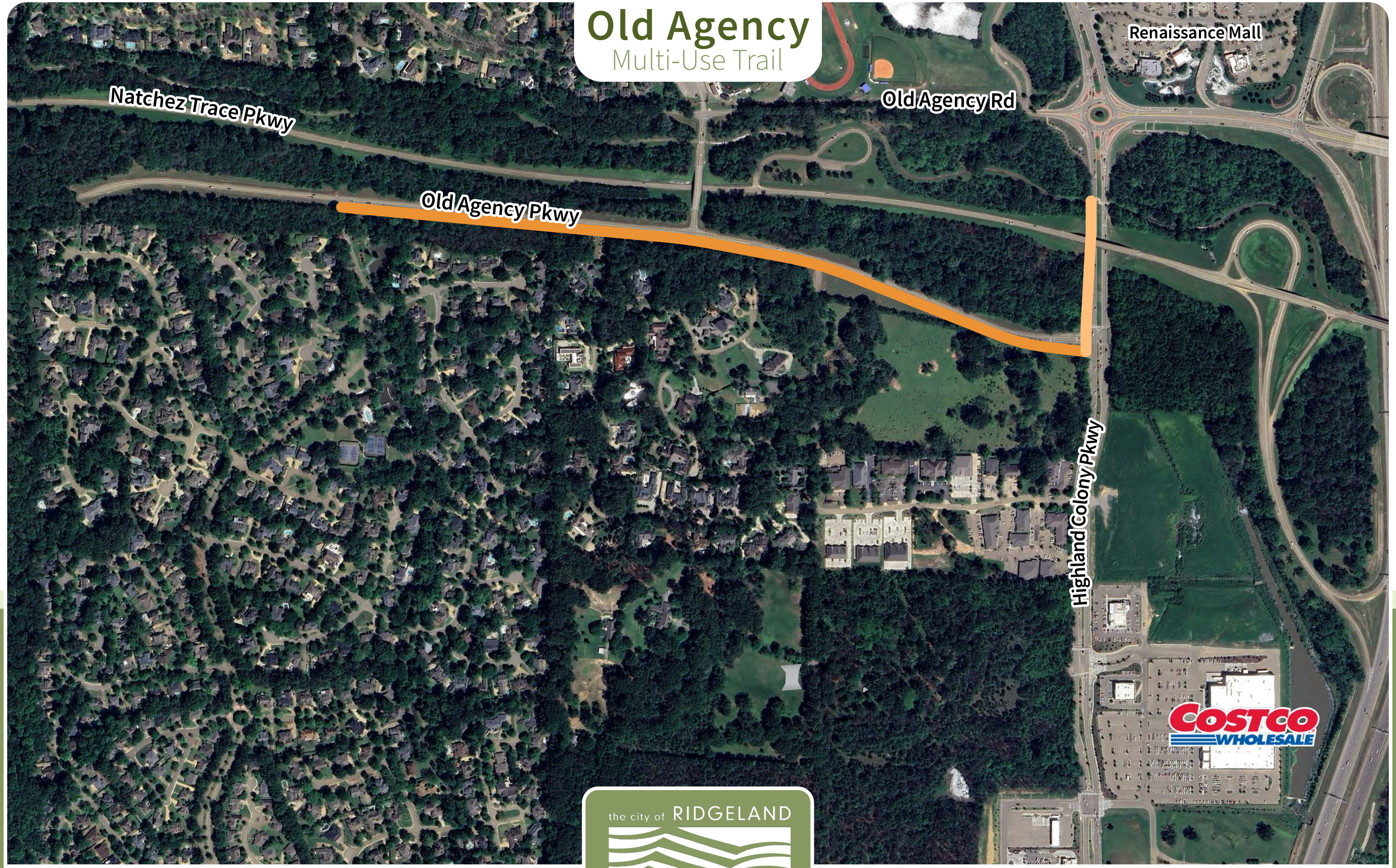
Gene F. McGee, Mayor
_____
Print Name (Chief Elected Official or Board President)

_____
Signature (Chief Elected Official or Board President)

ATTEST:

_____ _____
Signature (City Clerk/Board Attorney/or County Administrator) Date

Old Agency
Multi-Use Trail



the city of RIDGELAND

RIDGELAND MULTI-USE PATH
OLD AGENCY ROAD AND HIGHLAND COLONY PARKWAY
OPINION OF PROBABLE CONSTRUCTION COST

	ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	MOBILIZATION	1	LS	$150,000.00	$150,000.00
2	ROADWAY CONSTRUCTION STAKES	1	LS	$15,000.00	$15,000.00
	DEMOLITION				
3	CLEARING AND GRUBBING	1	LS	$100,000.00	$100,000.00
4	REMOVE AND RESET SIGN	10	EA	$400.00	$4,000.00
5	REMOVAL OF CURB AND GUTTER	50	LF	$10.00	$500.00
	EARTHWORK				
6	UNCLASSIFIED EXCAVATION	1,500	CY	$20.00	$30,000.00
7	BORROW EXCAVATION	10,000	CY	$31.00	$310,000.00
8	EXCESS EXCAVATION	10,000	CY	$20.00	$200,000.00
	PAVEMENT STRUCTURE				
9	9.5-mm, MT, ASPHALT PAVEMENT	1,300	TON	$200.00	$260,000.00
10	SIZE 610 CRUSHED STONE BASE	1,900	TON	$125.00	$237,500.00
11	GEOTEXTILE STABILIZAION, TYPE V, NON-WOVEN	5,000	SY	$3.00	$15,000.00
	DRAINAGE				
12	24" REINFORCED CONCRETE PIPE	1000	LF	$120.00	$120,000.00
13	36" REINFORCED CONCRETE PIPE	80	LF	$180.00	$14,400.00
14	24" REINFORCED CONCRETE END SECTION	2	EA	$2,500.00	$5,000.00
15	36" REINFORCED CONCRETE END SECTION	2	EA	$3,000.00	$6,000.00
16	CONCRETE DITCH/SLOPE PAVING	500	SY	$1,000.00	$500,000.00
	EROSION CONTROL				
17	TEMPORARY SILT FENCE	9,000	LF	$5.00	$45,000.00
18	TEMPORARY GRASSING	1	ACRE	$2,000.00	$2,000.00
19	SOLID SODDING	5,000	SY	$5.00	$25,000.00
20	TOPSOIL FOR SLOPE TREATMENT	500	CY	$50.00	$25,000.00
21	WATTLES, 20"	2,500	LF	$6.00	$15,000.00
22	LOOSE RIPRAP, SIZE 300	100	SY	$200.00	$20,000.00
	PAVMENT MARKINGS				
23	DETECTABLE WARNING, PER PLANS	1	LS	$5,000.00	$5,000.00
24	6" THERMOPLASTIC TRAFFIC STRIPE	1	LS	$10,000.00	$10,000.00
25	STANDARD ROADSIDE SIGNS	1	LS	$10,000.00	$10,000.00
	MAINTENANCE OF TRAFFIC				
26	MAINTENANCE OF TRAFFIC	1	LS	$100,000.00	$100,000.00
	OTHER MAJOR ITEMS				
27	BOX CULVERT EXTENSIONS	4	EA	$100,000.00	$400,000.00
	Construction				$2,624,400.00
	10% Contigency				$262,440.00
	Total Construction				**$2,886,840.00**
	Envrionmental				$10,000.00
	Preliminary Engineering				$125,000.00
	Right-of-Way				$0.00
	Utility Relocation				$0.00
	CE&I Services				$225,000.00
	TOTAL PROJECT COST				**$3,246,840.00**

Participating Cost	
Total	**$3,111,840.00**
Federal (80%)	**$2,489,472.00**
Local (20%)	**$622,368.00**
Non-Participating Cost	
Local (100%)	**$135,000.00**
Total Local Cost	**$757,368.00**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **Authority to Sign CE&I Contract with Garver, LLC**
I-55 and Old Agency Road LED Lighting Improvements & Traffic Monitoring System
STP-0213-00(038) LPA 109704-701000

The Public Works Department recommends that the Board of Aldermen authorize the Mayor to sign the CE&I Agreement with Garver, LLC for services relating to the I-55 LED Lighting Project for a maximum amount of $51,767.61. This fee is reimbursable 80% from the federal funding program. The contract has been approved by MDOT. Upon your approval, we will submit the signed copy to MDOT along with other LPA Forms necessary to proceed to construction. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

ESC
Rev. 06/05/09 (Base)
Rev. 03/18/24 (This form)

CONSTRUCTION ENGINEERING & INSPECTION SERVICES CONTRACT

I-55 and Old Agency Road LED Lighting Upgrades and Traffic Monitoring System
STP-0213-00(038)LPA / 109704-701000
Madison County

THIS CONTRACT, is made and entered into by and between the ***City of Ridgeland*** a body Politic of the State of Mississippi (the "LPA"), and, ***Garver*** (the "CONSULTANT"), an ***LLC,*** duly registered to do business in the State of Mississippi, whose address for mailing is ***1076 Highland Colony Pkwy, #325, Ridgeland, MS, 39157,*** effective as of the date of latest execution below.

WITNESSETH:

WHEREAS, the LPA proposes to perform the construction Engineering services for the ***replacement of high mast lighting fixtures along I-55, low mast lighting fixtures along Old Agency Road, and installation of three (3) PTZ cameras on I-55 high mast lights for traffic monitoring purposes***, hereinafter called the "PROJECT"; and,

WHEREAS, the LPA desires to engage a qualified and experienced CONSULTANT to perform ***Engineering*** services in connection with the PROJECT, all of which are hereinafter called the "SERVICES"; and,

WHEREAS, the CONSULTANT has represented to the LPA that it is experienced and qualified to provide those services, and the LPA has relied upon such representation; and,

WHEREAS, the CONSULTANT herein was chosen for their expertise in performing the services in connection with the PROJECT and found satisfactory by the LPA; which is now desirous of entering into a contract; and

WHEREAS, the CONSULTANT herein was chosen through the LPA Consultant Selection Process pursuant to Mississippi Department of Transportation (hereinafter "MDOT") LPA Project Development Manual and pursuant to Federal Highway Administration ("FHWA") regulations, Engineering and Design Related Service Contracts, 23 C.F.R. Part 172 (as amended) and found satisfactory;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and for other good and valuable considerations flowing unto the parties, the receipt and sufficiency of which is hereby acknowledged, the LPA and the CONSULTANT do hereby contract and agree as follows:

ARTICLE I. GENERAL RECITALS

CONSULTANT shall, for the agreed fees, furnish all ***Engineering*** services and materials required to perform the tasks described in the Scope of Work for the proposed transportation project. In so doing, CONSULTANT shall meet the current industry standards (and those MDOT and LPA standards specified in Exhibit 2) as to general format and content and in addition thereto, any special requirements of the LPA.

THE LPA, in support of CONSULTANT, will provide the CONSULTANT a Scope of Work shown in "Exhibit 2" hereto and any other data which may be of assistance to CONSULTANT and within the possession and control of the LPA.

Manuals, guides, and specifications applicable to this CONTRACT shall be those approved and/or adopted by MDOT and in effect on the effective date of this CONTRACT, unless otherwise specified in this Contract or subsequently directed by MDOT during the course of the CONTRACT.

ARTICLE II. SCOPE OF WORK

The CONSULTANT shall conduct the SERVICES in accordance with the Scope of Work attached to this CONTRACT as "Exhibit 2" and made a part hereof as if fully set forth herein. The performance of the SERVICES referred to in "Exhibit 2" shall be the primary basis for measurement of performance under this CONTRACT. The LPA specifically reserves the right and privilege to enlarge or reduce the scope; or to cancel this CONTRACT at any time.

ARTICLE III. CONTRACT TERM

This CONTRACT shall commence upon the latest date of execution below and continue until such time as the above-named project is successfully completed to the satisfaction of the LPA at which time this CONTRACT shall absolutely and finally terminate.

The construction ***Engineering*** services of the CONSULTANT under this contract shall start no earlier than the **date of FHWA/MDOT concurrence in the award of the construction contract by the LPA and** be completed within 60 days after the final inspection and acceptance of the construction work performed by others. However, the CONSULTANT may not begin work on any feature of this PROJECT prior to receiving a Notice to Proceed from the LPA. The services of the CONSULTANT are anticipated to be needed and completed in an expedient manner. It is understood that construction progress of force account work by the LPA and/or contractor's work shall influence the time period for the CONSULTANT's services. Therefore, it is necessary that construction be completed in accordance with the original time limit set forth in the original construction schedule. The estimated fees in the Cost/Fee breakdown are based on the initial construction time estimate as included in the Contract Documents. If the construction time extends beyond the contract time, through no fault of the CONSULTANT, the LPA agrees to pay the CONSULTANT for the construction ***Engineering*** services to complete the project with or without Federal participation, subject to approval by MDOT and FHWA.

During the term of this CONTRACT, the LPA reserves the right to terminate this CONTRACT, subject to the approval of MDOT, in whole or in part, at any time, with or without cause, upon seven (7) days written notice to the CONSULTANT, notwithstanding any just claims by the CONSULTANT for payment of SERVICES rendered prior to the date of termination. The LPA must receive written approval from the MDOT Executive Director on behalf of the Mississippi Transportation Commission before the LPA can terminate this CONTRACT. The LPA shall be liable only for the costs, fees and expenses for demobilization and close out of contract, based on actual time and expenses incurred by CONSULTANT in the packaging and shipment of all documents covered by this CONTRACT to the LPA. In no event shall the LPA be liable for lost profits or other consequential damages.

ARTICLE IV. TIME OF PERFORMANCE

TIME IS OF THE ESSENCE IN THIS CONTRACT. The CONSULTANT shall be prepared to perform its responsibilities for providing SERVICES commencing on the date of execution of the CONTRACT.

ARTICLE V. RELATIONSHIP OF THE PARTIES

The relationship of the CONSULTANT to the LPA is that of an independent contractor, and said CONSULTANT, in accordance with its status as an independent contractor, covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of the LPA by reason hereof. The CONSULTANT will not by reason hereof, make any claim, demand or application or for any right or privilege applicable to an officer or employee of the LPA, including

but not limited to workers' compensation coverage, unemployment insurance benefits, social security coverage, retirement membership or credit, or any form of tax withholding whatsoever.

All notices, communications, and correspondence between the LPA and the CONSULTANT shall be directed to the key personnel and agents designated in this contract.

ARTICLE VI. COMPENSATION, BILLING & AUDIT

A. Cost and Fees

The CONSULTANT shall be paid on the basis set forth in "Exhibit 3" to this CONTRACT. Under no circumstances shall the LPA be liable for any amounts, including any costs, which exceed the maximum dollar amount of compensation that is specified in and set forth in "Exhibit 3".

B. Monthly Billing

The CONSULTANT must submit monthly billing to the LPA. (A sample of a preferred invoice is attached as "Exhibit 4".) All billing must be submitted in accordance with the Local Public Agency Consultant Operating Procedures. Each billing shall include all time and allowable expenses through the end of the billing period. Direct expenses, as used herein, include the costs of travel, subsistence, shipping charges, long distance telephone calls and printing if it is not company accounting policy to include these costs in overhead rates. The LPA retains the right to verify time and expense records by audit of any or all CONSULTANT's time and accounting records at any time during the life of the CONTRACT and up to three years thereafter.

If SERVICES are rendered within a given State fiscal year, an invoice requesting payment from the CONSULTANT shall be presented to the LPA within 60 days of the end of the State fiscal year. **Should the CONSULTANT fail to present the invoice within the allotted time, legislative approval may be required before payment can be rendered.**

The CONSULTANT further agrees that FHWA or any other Federal Agency may audit the same records at any time during the life of the CONTRACT and up to three years thereafter, should the funding source for all or any part of the CONTRACT be funds of the United States of America.

C. Record Retention

The CONSULTANT shall maintain all time and expense records incurred on the PROJECT and used in support of its proposal and shall make such material available at all reasonable times during the period of the CONTRACT and for three years from the date of final payment under this CONTRACT for inspection by the LPA, and copies thereof shall be furnished upon request, at the LPA's expense. The CONSULTANT agrees that the provisions of this Article shall be included in any CONTRACT it may make with any subconsultants, assignees or transferees.

D. Retainage

The LPA shall retain the final 5% of the CONSULTANT'S CONTRACT amount until the final payment request has been received and an audit of the total PROJECT cost to date has been completed by the LPA or its designee.

ARTICLE VII. FINAL PAYMENT

The CONSULTANT agrees that acceptance of the final payment shall be in full and final settlement of all claims arising against the LPA for work done, documents furnished, cost incurred, or otherwise arising out of this CONTRACT and shall release the LPA from any and all further claims of whatever nature, whether known or unknown, for and on account of said CONTRACT, including payment for any and all work done, and labor and material furnished in connection with the same. Errors and/or omissions discovered subsequent to the acceptance by the LPA of the final contract documents shall be corrected by the CONSULTANT without additional compensation.

ARTICLE VIII. REVIEW OF WORK

Authorized representatives of the LPA may at all reasonable times review and inspect the SERVICES under this CONTRACT and any addenda or amendments thereto. Authorized representatives of the FHWA may also review and inspect the SERVICES under this CONTRACT should funds of the United States of America be in any way utilized in payment for said SERVICES. Such inspection shall not make the United States of America a party to this CONTRACT, nor will FHWA interfere with the rights of either party hereunder.

All reports, drawings, studies and maps prepared by and for the CONSULTANT shall be made available to authorized representatives of the LPA for inspection and review at all reasonable times in the General Offices of the LPA. Authorized representatives of the FHWA may also review and inspect said reports, drawings, studies and maps prepared under the CONTRACT should funds of the United States of America be in any way utilized in payment for the same. Acceptance by the LPA shall not relieve the CONSULTANT of its professional obligation to correct, at its expense, any of its breaches, errors and/or omissions, in the final version of the work.

The CONSULTANT shall be responsible for performance of and compliance with all terms of this CONTRACT, including the Scope of Work and other exhibits attached to this contract, and including any technical specifications and special requirements of the LPA, and shall be responsible for errors and/or omissions, including those as to conduct and care, format and content, for all aspects of the CONTRACT, and including professional quality and technical accuracy of all designs, drawings, specifications, and other services furnished by the CONSULTANT.

Failure to comply with any terms of this CONTRACT shall be corrected by the CONSULTANT without additional compensation.

If any breach of CONTRACT, is discovered by LPA personnel after final acceptance of the work by the LPA, then the CONSULTANT shall, without additional compensation, cure any deficiency or breach including errors and/or omissions in designs, plans, drawings, specifications, or other services.

In the event that the project schedule requires that a breach of this CONTRACT be corrected by someone other than the CONSULTANT then the actual costs incurred by the LPA for such corrections shall be the responsibility of the CONSULTANT. The LPA shall give the CONSULTANT an opportunity to correct said breach unless (1) the LPA determines, in its sole discretion, that the CONSULTANT cannot cure the breach within the schedule established by the LPA, or (2) the LPA determines, in its sole discretion, that the CONSULTANT cannot cure the breach to the satisfaction of the LPA.

In the event that the CONSULTANT breaches this CONTRACT, and the breaches of the CONSULTANT are discovered during the construction phase, then an accounting of all costs incurred by the LPA resulting from such breach, including errors and/or omissions, will be made and such amount will be recovered from the CONSULTANT.

ARTICLE IX. RESPONSIBILITIES FOR CLAIMS AND LIABILITY

The CONSULTANT shall indemnify, defend and hold harmless the LPA and all its officers, agents and employees from any claim, loss, damage, cost, charge or expense arising out of any negligent act, actions, neglect or omission by the CONSULTANT, its agents, employees, or subconsultants during the performance of this CONTRACT, whether direct or indirect, and whether to any person or property for which LPA or said parties may be subject, except that neither the CONSULTANT nor any of his agents or subconsultants will be liable under this provision for damages arising out of the injury or damage to persons or property solely caused or resulting from the negligence of the LPA or any of its officers, agents or employees.

The CONSULTANT'S obligations under this Article, including the obligations to indemnify, defend, hold harmless, pay reasonable attorney fees or, at the LPA'S option, participate and associate with the LPA in the defense and trial or arbitration of any damage claim, lien or suit and any related settlement negotiations, shall be initiated by the LPA'S notice of claim for indemnification to the CONSULTANT. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the LPA entirely responsible shall excuse performance of this provision by the CONSULTANT. In such a case, the LPA shall pay all costs and fees related to this obligation and its enforcement. Should there be a finding of dual or multiple liability, costs and fees shall be apportioned accordingly.

In conjunction herewith, the LPA agrees to notify CONSULTANT in writing as soon as practicable after receipt or notice of any claim involving CONSULTANT. These indemnities shall not be limited by reason of the listing of any insurance coverage below.

ARTICLE X. INSURANCE

Prior to beginning any work under this CONTRACT, the CONSULTANT shall obtain and furnish proof of insurance through Certificates of Insurance and, at the LPA's request, copies of insurance policies of the following:

A. Workers' Compensation Insurance in accordance with the laws of the State of Mississippi.

B. Commercial General Liability Insurance with a minimum combined limit of not less than One Million Dollars ($1,000,000.00) for each occurrence.

C. Errors and Omissions (Professional Liability) Insurance in an amount not less than One Million Dollars ($1,000,000.00) per claim; One Million Dollars ($1,000,000.00) annual aggregate.

D. Comprehensive Automobile Liability Insurance, in an amount not less than One Million Dollars ($1,000,000.00) per occurrence.

The LPA shall be listed as a certificate holder of insurance on any of the insurance required under this CONTRACT.

In the event that the CONSULTANT retains any subconsultant or other personnel to perform SERVICES or carry out any activities under or incident to work on any project or phase of this CONTRACT, the CONSULTANT agrees to obtain from said subconsultant or other personnel, certificates of insurance demonstrating that said subconsultant or other personnel shall have sufficient coverage, or the CONSULTANT agrees to include said subconsultant or other personnel within the CONSULTANT'S coverage for the duration of this PROJECT or phase for which said subconsultant or other personnel is employed.

The Insurance coverage recited above shall be maintained in full force and effect by the CONSULTANT during the entire term of the CONTRACT. The LPA shall be notified of cancellation of any of the required insurance by the CONSULTANT and by the insurance company issuing any such cancellation of the required policies. Should the CONSULTANT cease to carry the errors and/or omissions coverage listed

above for any reason, it shall obtain "tail" or extended reporting period coverage at the same limits for a period of not less than three (3) years subsequent to policy termination or contract termination, whichever is longer.

All insurance carriers shall be licensed and in good standing with the Office of the Insurance Commissioner of the State of Mississippi.

A certificate of insurance acceptable to the LPA shall be issued to the LPA by the CONSULTANT prior to beginning any work under this CONTRACT and thereafter on an annual basis for the duration of this CONTRACT as evidence that policies providing the required insurance are in full force and effect. All policies of required insurance shall give thirty days written notice to the LPA before the effective date of cancellation or reduction in limits of any required insurance.

The CONSULTANT will furnish certified copies, upon request, of any or all of the policies and/or endorsements to the LPA prior to the execution of this CONTRACT and thereafter on an annual basis for the duration of this CONTRACT.

The CONSULTANT shall provide the LPA any and all documentation necessary to prove compliance with the insurance requirements of this CONTRACT as such documentation is requested, from time to time, by the LPA.

If the CONSULTANT fails to procure or maintain required insurance, the LPA may immediately elect to terminate this CONTRACT or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, and all monies so paid by the LPA shall be repaid by the CONSULTANT to the LPA upon demand, or the LPA may offset the cost of the premiums against any monies due to the CONSULTANT from the LPA.

ARTICLE XI. COVENANT AGAINST CONTINGENT FEES AND LOBBYING

The CONSULTANT shall comply with the relevant requirements of all federal, state or local laws. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this CONTRACT, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award or making of the CONTRACT. The CONSULTANT warrants that it shall not contribute any money, gift or gratuity of any kind, either directly or indirectly to any employee of the LPA, or to any employee of the Mississippi Department of Transportation. For breach or violation of this warranty, the LPA shall have the right to terminate this CONTRACT without liability, and the CONSULTANT shall forfeit any sums due hereunder at the time of such breach and may be barred from performing any future services for the LPA or participating in any future contracts with the LPA.

ARTICLE XII. EMPLOYMENT OF LPA'S PERSONNEL

The CONSULTANT shall not employ any person or persons in the employ of the LPA for any work required by the terms of this CONTRACT, without the written permission of the LPA, except as may otherwise be provided for herein.

ARTICLE XIII. MODIFICATION

If, prior to the satisfactory completion of the SERVICES under this CONTRACT, the LPA materially alters the scope, character, complexity or duration of the SERVICES from those required under this CONTRACT, a supplemental agreement may be executed between the parties. Also, a supplemental agreement may be executed between the parties in the event that both parties agree the CONSULTANT's compensation should be increased due to an unanticipated increase in the nature, scope or amount of work necessary to properly provide the SERVICES required on any particular phase or project begun hereunder.

Oral agreements or conversations with the LPA, any individual member of the LPA, officer, agent, or employee of the Mississippi Department of Transportation, either before or after execution of this CONTRACT, shall not affect or modify any of the terms or obligations contained in this CONTRACT. All modifications to this CONTRACT, amendments or addenda thereto must be submitted in writing and signed by the parties thereto before any work is commenced.

The CONSULTANT may not begin work on any modifications, amendments, or addenda prior to receiving a Notice to Proceed.

Minor changes in the proposal which do not involve changes in the contract maximum not to exceed amount, extensions of time or changes in the goals and objectives of the CONTRACT may be made by written notification of such change by either the LPA or the CONSULTANT to the other party and shall become effective upon written acceptance thereof (i.e. letter agreement).

ARTICLE XIV. SUBLETTING, ASSIGNMENT OR TRANSFER

It is understood by the parties to this CONTRACT that the work of the CONSULTANT is considered personal by the LPA. The CONSULTANT shall not assign, sublet or transfer any or all of its interest in this CONTRACT without prior written approval of the LPA. Under no circumstances will the CONSULTANT be allowed to sublet more than 60% of the work required under this contract. It is clearly understood and agreed that specific projects or phases of the work may be sublet in their entirety provided that CONSULTANT performs at least 40% of the overall contract with its own forces. Consent by the LPA to any subcontract shall not relieve CONSULTANT from any of its obligations hereunder, and CONSULTANT is required to maintain final management responsibility with regard to any such subcontract.

The LPA reserves the right to review all subcontract documents prepared in connection with this CONTRACT, and the CONSULTANT agrees that it shall submit to the LPA any proposed subcontract document together with subconsultant cost estimates for review and written concurrence of the LPA in advance of their execution.

The CONSULTANT shall make prompt payment to all subconsultants no later than 15 days from receipt of each payment the LPA makes to the CONSULTANT. Each month, the CONSULTANT shall submit OCR-484-C found on MDOT's website to the LPA along with the Invoice. This form certifies payments to all subconsultants and shows all firms even if the CONSULTANT has paid no monies to the firm during that estimate period (negative report).

ARTICLE XV. OWNERSHIP OF PRODUCTS AND DOCUMENTS AND WORK MADE FOR HIRE

The CONSULTANT agrees that all reports, computer information and access, drawings, studies, notes, maps and other data, prepared by and for them under the terms of this CONTRACT shall be delivered to, become and remain in the property of the LPA upon creation and shall be delivered to the LPA upon termination or completion of work, or upon request of the LPA regardless of any claim or dispute between the parties. All such data shall be delivered within thirty (30) days of receipt of a written request by the LPA.

The CONSULTANT and the LPA intend and agree that this CONTRACT to be a contract for services and each party considers the products and results of the services to be rendered by the CONSULTANT hereunder, including any and all material produced and/or delivered under this CONTRACT (the "Work"), to be a "work made for hire" under U.S. copyright and all applicable laws. The CONSULTANT acknowledges and agrees that the LPA owns all rights, title, and interest in and to the Work including, without limitation, the copyright thereto and all trademark, patent, and all intellectual property rights thereto.

If for any reason the Work would not be considered a work made for hire under applicable law, or in the event this CONTRACT is determined to be other than a contract or agreement for a work made for hire, the CONSULTANT does hereby transfer and assign to the LPA, and its successors and assigns, the entire right, title, and interest in and to any Work prepared hereunder including, without limitation, the following: the copyright and all trademark, patent, and all intellectual property rights in the Work and any registrations and copyright, and/or all other intellectual property, applications relating thereto and any renewals and extensions thereof; all works based upon, derived from, or incorporating the Work; all income, royalties, damages, claims, and payments now or hereafter due or payable with respect thereto; all causes of action, either in law or in equity, for past, present, or future infringement based on the copyrights and/or all other intellectual property; all rights, including all rights to claim priority, corresponding to the foregoing in the United States and its territorial possessions and in all foreign countries. The CONSULTANT agrees to execute all papers and perform such other proper acts as the LPA may deem necessary to secure for the LPA or its designee the rights herein assigned.

The LPA may, without any notice or obligation of further compensation to the CONSULTANT, publish, re-publish, anthologize, use, disseminate, license, or sell the Work in any format or medium now known or hereafter invented or devised. The LPA'S rights shall include, without limitation, the rights to publish, re-publish, or license a third party to publish, re-publish, or sell the Work in print, on the World Wide Web, or in any other electronic or digital format or database now known or hereafter invented or devised, as a separate isolated work or as part of a compilation or other collective work, including a work different in form from the first publication, and to include or license a third party to include the Work in an electronic or digital database or any other medium or format now known or hereafter invented or devised.

The CONSULTANT shall obtain any and all right, title, and interest to all input and/or material from any third party subconsultant, or any other party, who may provide such input and/or material to any portion of the Work so that said right, title, and interest, and all such interest in and to the Work including, without limitation, the copyright thereto and all trademark, patent, and all intellectual property rights thereto, shall belong to the LPA.

For any intellectual property rights currently owned by third parties or by the CONSULTANT and not subject to the terms of this CONTRACT, the CONSULTANT agrees that it will obtain or grant royalty-free, nonexclusive, irrevocable license(s) for or to the LPA at no cost to the LPA to use all copyrighted or copyrightable work(s) and all other intellectual property which is incorporated in the material furnished under this CONTRACT. Further, the CONSULTANT warrants and represents to the LPA that it has obtained or granted any and all such licensing prior to presentation of any Work to the LPA under this CONTRACT. This obligation of the CONSULTANT does not apply to a situation involving a third party who enters a license agreement directly with the LPA.

The CONSULTANT warrants and represents that it has not previously licensed the Work in whole or in part to any third party and that use of the Work in whole or in part will not violate any rights of any kind or nature whatsoever of any third party. The CONSULTANT agrees to indemnify and hold harmless the LPA, its successors, assigns and assignees, and its respective officers, directors, agents and employees, from and against any and all claims, damages, liabilities, costs and expenses (including reasonable attorneys' fees), arising out of or in any way connected with any breach of any representation or warranty made by CONSULTANT herein.

ARTICLE XVI. PUBLICATION AND PUBLICITY

The CONSULTANT agrees that it shall not for any reason whatsoever communicate to any third party, with the exception of the MDOT and the FHWA, in any manner whatsoever concerning any of its CONTRACT work product, its conduct under the CONTRACT, the results or data gathered or processed under this CONTRACT, which includes, but is not limited to, reports, computer information and access, drawings, studies, notes, maps and other data prepared by and for the CONSULTANT under the terms of

this CONTRACT, without prior written approval from the LPA, unless such release or disclosure is required by judicial proceeding. The CONSULTANT agrees that it shall immediately refer any third party who requests such information to the LPA and shall also report to the LPA any such third party inquiry, with the exception of the MDOT and/or the FHWA. This Article shall not apply to information in whatever form that comes into the public domain, nor shall it restrict the CONSULTANT from giving notices required by law or complying with an order to provide information or data when such order is issued by a court, administrative agency or other authority with proper jurisdiction, or if it is reasonably necessary for the CONSULTANT to defend itself from any suit or claim.

IT IS FURTHER AGREED, that all approved releases of information, findings, and recommendations shall include a disclaimer provision and that all published reports shall include that disclaimer on the cover and title page in the following form:

> *The opinions, findings, and conclusions in this publication are those of the author(s) and not necessarily those of the Local Public Agency, Mississippi Department of Transportation, Mississippi Transportation Commission, the State of Mississippi, or the Federal Highway Administration.*

ARTICLE XVII. CONTRACT DISPUTES

This CONTRACT shall be deemed to have been executed in ***Madison County***, Mississippi, and all questions including, but not limited to, questions of interpretation, construction and performance shall be governed by the laws of the State of Mississippi, excluding its conflicts of laws, provisions, and any litigation with respect to this CONTRACT shall be brought in a court of competent jurisdiction in ***Madison County,*** State of Mississippi. The CONSULTANT expressly agrees that under no circumstances shall the LPA be obligated to or responsible for payment of an attorney's fee for the cost of legal action to or on behalf of the CONSULTANT.

ARTICLE XVIII. COMPLIANCE WITH APPLICABLE LAW

A. The undersigned certify that to the best of their knowledge and belief, the foregoing is in compliance with all applicable laws.

B. The CONSULTANT shall observe and comply with all applicable federal, state, and local laws, rules and regulations, policies and procedures, ordinances, and orders and decrees of bodies or tribunals of the United States of America or any agency thereof, the State of Mississippi or any agency thereof, and any local governments or political subdivisions, that are in effect at the time of the execution of this CONTRACT or that may later become effective.

C. The CONSULTANT shall not discriminate against any employee, nor shall any party be subject to discrimination in the performance of this CONTRACT because of race, creed, color, sex, national origin, age or disability.

D. IT IS FURTHER SPECIFICALLY AGREED that the CONSULTANT shall comply and shall require its subconsultants to comply with the regulations for COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, as amended, and all other applicable federal regulations as stated in "Exhibit 5" which is incorporated herein by reference.

E. It is agreed that the CONSULTANT will comply with the provisions set forth in Department of Transportation, 49 CFR, Section 18, Et Seq., regarding Uniform Administrative Requirements for Grants and Cooperative agreements in its administration of this CONTRACT or any subcontract resulting herefrom.

F. The CONSULTANT agrees that it will abide by the provisions of 49 CFR Section 26 regarding disadvantaged business enterprises and include the certification made in "Exhibit 5" to this CONTRACT in any and all subcontracts which may result from this CONTRACTS.

G. The CONSULTANT shall comply and shall require its subconsultants to comply with Code of Federal Regulations CFR 23 Part 634 - Worker Visibility – as stated in "Exhibit 5".

H. IMMIGRANT STATUS CERTIFICATION. The CONSULTANT represents that it is in compliance with the Immigration Reform and Control Act of 1986 (Public Law 99-603), as amended, in relation to all employees performing work in the State of Mississippi and does not knowingly employ persons in violation of the United States immigration laws. The CONSULTANT further represents that it is registered and participating in the Department of Homeland Security's E-Verify™ employment eligibility verification program, or successor thereto, and will maintain records of compliance with the Mississippi Employment Protection Act including, but not limited to, requiring compliance certification from all subconsultants and vendors who will participate in the performance of this Agreement and maintaining such certifications for inspection if requested. The CONSULTANT acknowledges that violation may result in the following: (a) cancellation of any public contract and ineligibility for any public contract for up to three (3) years, or (b) the loss of any license, permit, certification or other document granted by an agency, department or governmental entity for the right to do business in Mississippi for up to one (1) year, or (c) both. The CONSULTANT also acknowledges liability for any additional costs incurred by the LPA due to such contract cancellation or loss of license or permit. The CONSULTANT is required to provide the certification on Exhibit 9 in this CONTRACT to the LPA verifying that the CONSULTANT and subconsultant(s) are registered and participating in E-Verify prior to execution of this CONTRACT

I. The covenants herein shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

ARTICLE XIX. WAIVER

Failure of either party hereto to insist upon strict compliance with any of the terms, covenants, and conditions hereof shall not be deemed a waiver or relinquishment of any similar right or power hereunder at any subsequent time, or of any other provision hereof, nor shall it be construed to be a modification of the terms of this CONTRACT.

ARTICLE XX. SEVERABILITY

If any terms or provisions of this CONTRACT are prohibited by the laws of the State of Mississippi or declared invalid or void by a court of competent jurisdiction, the remainder of this CONTRACT shall not be affected thereby, and each term and provision of this CONTRACT shall be valid and enforceable to the fullest extent permitted by law.

ARTICLE XXI. ENTIRE AGREEMENT

This CONTRACT constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes and replaces any and all prior negotiations, understandings, and agreements, written or oral, between the parties relating thereto.

ARTICLE XXII. CONFLICT OF INTEREST

The CONSULTANT covenants that no public or private interests exist, and none shall be acquired directly or indirectly which would conflict in any manner with the performance of the CONSULTANT'S CONTRACT. The CONSULTANT further covenants that no employee of the CONSULTANT or of any subconsultant(s), regardless of his/her position, is to personally benefit directly or indirectly from the

performance of the SERVICES or from any knowledge obtained during the CONSULTANT'S execution of this CONTRACT.

ARTICLE XXIII. AVAILABILITY OF FUNDS

It is expressly understood and agreed that the obligation of the LPA to proceed under this CONTRACT is conditioned upon the availability of funds, the appropriation of funds by the Mississippi Legislature, and the receipt of state and/or federal funds. If, at any time, the funds anticipated for the fulfillment of this CONTRACT are not forthcoming or are insufficient, either through the failure of the federal government to provide funds or of the State of Mississippi to appropriate funds or the discontinuance or material alteration of the program under which funds were provided, or if funds are not otherwise available to the LPA for the performance of this CONTRACT, the LPA shall have the right, upon written notice to the CONSULTANT, to immediately terminate or stop work on this CONTRACT without damage, penalty, cost, or expense to the LPA of any kind whatsoever. The effective date of termination shall be as specified in the notice of termination.

ARTICLE XXIV. STOP WORK ORDER

A. **Order to Stop Work.** The LPA may, by written order to the CONSULTANT at any time, and without notice to any surety, require the CONSULTANT to stop all or any part of the work called for by this CONTRACT. This order shall be for a specified period not exceeding twenty-four (24) months after the order is delivered to the CONSULTANT unless the parties agree to any further period. Any such order shall be identified specifically as a stop work order issued pursuant to this clause. Upon receipt of such an order, the CONSULTANT shall forthwith comply with its terms and take all steps to minimize the occurrence of costs allocable to the work covered by the order during the period of work stoppage. Before the stop work order expires, or within any further period to which the parties shall have agreed, the LPA shall either:

(1) cancel the stop work order; or

(2) terminate the work covered by such order according to and as provided in Article III of this CONTRACT.

Prior to the LPA'S taking official action to stop work under this CONTRACT, the Executive Director of MDOT and/or the LPA may notify the CONSULTANT, in writing, of MDOT and/or the LPA's intentions to ask the CONSULTANT to stop work under this CONTRACT. Upon notice from the Executive Director of MDOT and/or the LPA, the CONSULTANT shall suspend all activities under this CONTRACT, pending final action by the LPA.

B. **Cancellation or Expiration of the Order.** If a stop work order issued under this clause is canceled at any time during the period specified in the order, or if the period of the order or any extension thereof expires, the CONSULTANT shall have the right to resume work. If the LPA decides that it is justified, an appropriate adjustment may be made in the delivery schedule. If the stop work order results in an increase in the time required for or in the CONSULTANT'S cost properly allocable to the performance of any part of this CONTRACT and the CONSULTANT asserts a claim for such an adjustment within 30 days after the end of the period of work stoppage, an equitable adjustment in this CONTRACT may be made by written modification of this CONTRACT as provided by the terms of this CONTRACT.

C. **Termination of Stopped Work.** If a stop work order is not canceled and the work covered by such order is terminated, the CONSULTANT may be paid for services rendered prior to the Termination. In addition to payment for services rendered prior to the date of termination, the LPA shall be liable only for the costs, fees, and expenses for demobilization and close out of this CONTRACT, based on actual time and expenses incurred by the CONSULTANT in the packaging and shipment of all

documents covered by this CONTRACT to the LPA. In no event shall the LPA be liable for lost profits or other consequential damages.

ARTICLE XXV. KEY PERSONNEL & DESIGNATED AGENTS

CONSULTANT agrees that Key Personnel identified as assigned to this PROJECT shall not be changed or reassigned without prior approval of the LPA or, if prior approval is impossible, and then notice to the LPA and subsequent review by the LPA which may approve or disapprove the action. For purposes of implementing this section and all other sections of this CONTRACT with regard to notice, the following individuals are herewith designated as agents for the respective parties unless otherwise identified in the addenda hereto:

LPA:

For Contractual Matters:
Gene F. McGee, Mayor
City of Ridgeland
P.O. Box 217
Ridgeland, MS 39158
Phone: 601-856-7113
mayor.mcgee@ridgelandms.org

For Technical Matters:
Alan Hart, Director of Public Works
City of Ridgeland
P.O. Box 217
Ridgeland, MS 39158
Phone: 601-853-2027
alan.hart@ridgelandms.org

CONSULTANT:

For Contractual Matters:
Wayne Black, PE
Garver, LLC
1076 Highland Colony Pkwy, Suite 325
Ridgeland, MS 39157
Phone: 601-825-3633
twblack@garverusa.com

For Technical Matters:
Shannon Wells, PE
Garver, LLC
1076 Highland Colony Pkwy, Suite 325
Ridgeland, MS 39157
Phone: 601-825-3633
mswells@garverusa.com

Licensure Number
from the Mississippi
Board of Licensure
for Professional
Engineers/Architects and Surveyors:

P.E. #_19727_____
Surveyor #_____

Licensure Number
from the Mississippi
Board of Licensure
for Professional
Engineers/Architect's and Surveyors:

P.E.#_14934_____
Surveyor #_2888_____

ARTICLE XXVI. AUTHORIZATION

Both parties hereto represent that they have authority to enter into this CONTRACT and that the individuals executing this CONTRACT are authorized to execute it and bind their respective parties and certified copies of the applicable LPA Order and the Resolution of the Corporate Board of Directors of the CONSULTANT are attached hereto as "Exhibit 1" and incorporated herein by reference and made a part hereof as if fully copied herein in words and figures.

WITNESS this my signature in execution hereof, this the ____ day of _____ , 2025.

City of Ridgeland

_____

Mayor Gene F. McGee

WITNESS this my signature in execution hereof, this the ____ day of _____ 2025.

Garver, LLC

_____

By: ***Wayne Black, Business Team Leader***

ATTEST: _____
(for CONSULTANT)

Exhibits attached hereto and incorporated by reference into this contract include those identified on the attached page entitled "List of Exhibits".

LIST OF EXHIBITS

1. Evidence of Authority
2. Scope of Work
3. Fees and Expenses.
4. Sample Invoice
5. Notice to the CONSULTANT
6. CONSULTANT's Certification Regarding Debarment, Suspension and Other Responsibility Matters.
7. Certification of LPA
8. {*This Exhibit was intentionally left blank*}
9. Prime Consultant EEV Certification and Agreement

EXHIBIT 1

{{{{Attach a copy of authority to execute contracts on behalf of the LPA}}}}

{{{{Attach a copy of authority to execute contracts on behalf of the CONSULTANT here}}}}

RESOLUTION ADOPTED
BY THE MANAGEMENT COMMITTEE OF
GARVER, LLC.

The Management Committee of Garver, LLC, hereby certify that, as duly elected and qualified officers of said firm, the following resolution was adopted at a specially called meeting held on the 25 th day of April 2025, and that said Resolution is now in full force and effect:

NOW, THEREFORE, IT IS RESOLVED, that:

Brock E. Hoskins, Chair, President, Chief Executive Officer
Michael J. Graves, Executive Vice President, Chief Operating Officer
Jerry D. Holder, Jr., Senior Vice President, Treasurer
Frank O. McIllwain, Senior Vice President
Brent S. Schniers, Senior Vice President
Jeffrey L. Sober, Senior Vice President
Wm. Earl Mott, Jr., Senior Vice President
Kurtis L. John, Senior Vice President, Secretary, General Counsel
Matthew J. Gross, Vice President, Chief Information Officer
Kyle M. Lawson, Vice President, Chief Financial Officer
John C. Shaw, Vice President, Chief Human Resource Officer
Laura E. Nick, Vice President, Chief Communications Officer

Colin M. Bible, Vice President
John F. Cantabery, Vice President
Josh B. Crawford, Vice President
John C. Cutright, Vice President
Jason C. Langhammer, Vice President
Mary E. Mach, Vice President
R. Blake Martin, Vice President
Mitchell R. McAnally, Vice President
Shannon D. McGarrah, Vice President
Randall G. McIntyre, Vice President
Todd E. Mueller, Vice President
Daniel N. Olson, Vice President
Ronald S. Petrie, Vice President
J. Andy Pruitt, Vice President
Blake W. Roberson, Vice President
John H. Ruddell, Vice President
Brian S. Shannon, Vice President
Aimee R. Schroller, Vice President
Patrick R. Sisemore, Vice President
S. Shane Smith, Vice President
Wallace C. Smith, Vice President
Nicci D. Tiner, Vice President
Wendy G. Travis, Vice President
John T. Watkins, III, Vice President
Adam T. White, Vice President
Dakota G. Zimmerman, Vice President

Nick J. Altobelli, Senior Project Manager
Amanda J. Anderson, Senior Project Manager
Gregory A. Archer, Director of Architecture
T. Wayne Black, Senior Project Manager
Bradley S. Bradshaw, Senior Project Manager
James B. Cabbiness, Senior Project Manager
R. Wesley Cardwell, Business Team Leader
John W. Carrigan, Business Line Leader
Brian S. Chong, Water Design Center Manager
Robert J. Cook, Government Relations Director
Ernesto A. Flores, Water Design Center Manager
Christopher D. Gatling, Water Design Center Manager Lance
P. Klement, Senior Project Manager
Scott C. Leach, Senior Project Manager
Craig G. Leone, Project Manager
Zachary T. Moore, Project Manager
Jerry T. Martin, Project Manager
Ryan G. Patton, Senior Project Manager
Nathaniel R. Polsgrove, Planning Director
Justin A. Rackley, Senior Project Manager
Jenny E. Sallee, Senior Project Manager
Matthew J. Serynek, Business Line Leader
Michael L. Spayd, Project Manager
Gregory T. Swoboda, Senior Project Manager
Keith D. Tencleve, Director of Innovation & Business Support
R. Lawren Wilcox, Business Line Leader
Michael J. Winterscheidt, Project Manager

are authorized and empowered to execute proposals and contracts on behalf of Garver, LLC.

In witness hereto, we have subscribed by name as officers of Garver, LLC, and have caused the seal of the Limited Liability Company to be affixed this 25th day of April 2025.

GARVER, LLC CORPORATE SEAL ARKANSAS

Brock Hoskins, Chair and President

Kurtis L. John, Sr. Vice President, Secretary
and General Counsel

EXHIBIT 2

Scope of Work

INTRODUCTION

The CONSULTANT will be providing the Construction Engineering & Inspection (CE&I) services to administer this construction contract in accordance with the latest version of the Mississippi Department of transportation (MDOT) LPA Project Development Manual (PDM). The CONSULTANT is required to adhere to the MDOT standards for this project which include the Standard Specifications, Construction, MDOT Materials Division Inspection, Testing, and Certification Manual, MDOT Construction Manual, LPA PDM, and all other documents that are referred to in the Project Construction Contract. The CONSULTANT will be required to use the LPA version of Site Manager software. Should there be a conflict between the LPA PDM and this scope of work, the LPA PDM shall govern.

***ENGINEERING* ADMINISTRATION:**
The ***Engineering*** administration of construction will be the responsibility of the LPA acting through the CONSULTANT and will be subject to inspection and approval of the Chief Engineer of the MISSISSIPPI D.O.T., (hereinafter designated as the MDOT), and of the Federal Highway Administration (FHWA) or their representatives.

CONSTRUCTION *ENGINEERING* SERVICES:
Construction ***Engineering*** services shall consist of all ***Engineering*** work, respectively, involved from the contract stage, beginning the date of FHWA/MDOT concurrence in award of the construction contract, through the preparation and submission of the final estimate and supporting documents to the MDOT, and shall include the following:

A. Setting of all stakes to control the work unless otherwise performed by the contractor as dictated by the construction plans, and the resident Project ***Engineer*** and other controls to ensure that work is performed in accordance with the plans and specifications. All materials to be used in the construction of this project shall be tested and certified by the CONSULTANT as meeting the requirements of the approved plans and specifications in accordance with Federal Aid Policy Guide (FAPG) 23CFR637B, Construction Inspection and Approval. However, in the event that a signed letter is issued from the MDOT District Materials Engineer stating that MDOT will perform the listed sampling and/or testing services, the CONSULTANT shall not be required to perform those services listed in the letter.

B. The CONSULTANT shall promptly prepare, verify and recommend payment of all eligible Contractor's estimates: he shall maintain a project daily diary as the official project record for each project, showing the Contractor's daily operation; and The ***Engineer's*** daily activities by names, function performed and hours worked. He shall check and verify the quantities of all materials incorporated in the project; and shall make prompt preparation and submission of the final estimate and supporting documents to the LPA for approval and payment. He shall likewise make such records available at all reasonable times during the contract period. These records, documents, and data shall be available for inspection by the LPA, MDOT, and the Federal Highway Administration and any other authorized representative of the Federal Government, and copies thereof shall be furnished if requested.

C. **Subsurface Conditions and Utilities.** LPA recognizes that a comprehensive sampling and testing program implemented by trained and experienced personnel of CONSULTANT or CONSULTANT's subconsultants with appropriate equipment may fail to detect certain hidden conditions. LPA also recognizes that actual environmental, geological and geotechnical conditions that CONSULTANT properly inferred to exist between sampling points may differ significantly from those that actually exist.

CONSULTANT will locate utilities which will affect the project from information provided by the LPA and utility companies and from CONSULTANT's surveys. In that these utility locations are based, at least in part, on information from others, CONSULTANT cannot and does not warrant their completeness and accuracy.

D. The duties, responsibilities, and limitations of authority of the resident Project **Engineer** are listed in this scope of work.

A LISTING OF THE DUTIES, RESPONSIBILITIES AND LIMITATIONS OF AUTHORITY OF THE RESIDENT PROJECT *ENGINEER}*.

The CONSULTANT shall furnish a resident Project ***Engineer***, assistants and other field staff to inspect performance of the Work of the CONTRACTOR. Through more extensive on-site inspections of the Work in progress and field checks of materials and equipment by the resident Project ***Engineer*** and assistants, the CONSULTANT shall endeavor to provide further protection for the LPA against defects and deficiencies in the Work; but the furnishing of such services will not make the CONSULTANT responsible for or guarantee the CONTRACTOR'S performance. The duties and responsibilities of the resident Project ***Engineer*** are limited to this agreement with the LPA and in the construction Contract Documents, and are further limited and described as follows:

I. General:

The resident Project ***Engineer*** 's dealings in matters pertaining to the on-site work shall in general be with the CONTRACTOR, keeping the LPA advised as necessary. The resident Project ***Engineer*** dealings with subcontractors shall only be through or with the full knowledge and approval of the CONTRACTOR. The resident Project ***Engineer*** shall generally communicate with the LPA.

II. Duties and Responsibilities of the resident Project ***Engineer***:

A. Schedules:

Review progress schedule of Shop Drawing submittals and schedule of values prepared by the CONTRACTOR and consult with the LPA concerning acceptability.

B. Conferences and Meetings:

Attend meetings with the CONTRACTOR, such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.

C. Liaison:

a. Work principally through the CONTRACTOR'S superintendent and assist in understanding the intent of the Contract Documents; and serve as the LPA'S liaison with the CONTRACTOR when the CONTRACTOR's operations affect the LPA's on-site operations.

b. Assist in obtaining from the LPA additional details or information, when required for Proper execution of the Work.

D. Shop Drawings and Samples:

a. Record the date of receipt of Shop Drawings and samples.

b. Take samples and receive samples which are furnished at the site by the CONTRACTOR and notify the LPA of availability of samples for examination.

c. Advise the LPA and the CONTRACTOR of the commencement of any Work requiring a Shop Drawing or sample if the submittal has not been approved by the CONSULTANT.

E. Review of Work, Rejection of Defective Work, Inspections and Tests:

a. Conduct on-site observations of the Work in progress to determine if the Work is in general proceeding in accordance with the Contract Documents.

b. Report to the LPA any Work that is believed to be unsatisfactory, faulty or defective or does not conform to the Contract Documents, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise the LPA of Work that should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.

c. Verify that tests, equipment and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel, and that the CONTRACTOR maintains adequate records thereof-, and observe, record and report to the LPA appropriate details relative to the test procedures and startups.

d. Accompany visiting inspectors representing the public or other agencies having jurisdiction over the Project, record the results of these inspections and report to the LPA.

F. Interpretation of Contract Documents:

Report to the LPA when clarifications and interpretation of the Contract Documents are needed and transmit to the CONTRACTOR clarifications and interpretations as issued by the LPA.

G. Modifications:

Consider and evaluate the CONTRACTOR'S suggestions for modifications in Drawings or Specifications and report to the LPA. Transmit to the CONTRACTOR decisions as issued by the LPA.

H. Records:

a. Maintain at the job site orderly files for correspondence, reports of job conferences, Shop Drawings and samples, reproductions of original Contract Documents including all Work Directive Changes, Addenda, Change Orders, Field Orders, additional Drawings issued subsequent to the execution of the Contract, clarification and interpretations of the Contract Documents, progress reports, and other Project related documents.

b. Keep a diary signed daily, recording the CONTRACTOR hours on the job site, weather conditions, data relative to questions of Work Directive Changes, Change Orders or changed conditions, list of job site visitors, daily activities of the prime contractors and all subcontractors, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to the LPA.

c. Record names, addresses and telephone numbers of all CONTRACTORS, subcontractors and major suppliers of materials and equipment.

I. Reports:

a. Furnish the LPA periodic reports as required of progress of the Work and of the CONTRACTOR'S compliance with the progress schedule and schedule of Shop Drawing and sample submittals.

b. Consult with the LPA in advance of scheduled major tests, inspections or start of important phases of the Work.

c. Draft proposed Supplemental Agreements, Quantity Adjustments and Work Directive Changes, obtaining backup material from the CONTRACTOR; and recommend Supplemental Agreements, Quantity Adjustments, Work Directive Changes, and Field Orders to the LPA.

d. Report immediately to the LPA upon the occurrence of any accident.

J. Payment Requests:

a. Review applications for payment with the CONTRACTOR for compliance with the established procedure for their submission and forward to the LPA, noting particularly the relationship of the payment requested to the schedule of values and Work completed and materials and equipment delivered to the site but not incorporated in the Work.

K. Certificates, Maintenance and Operation Manuals:

During the course of the Work verify that certificates, maintenance and operations manuals and other data required to be assembled and furnished by the CONTRACTOR are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to the LPA prior to final payment for the Work.

L. Completion:

a. Before issuing a Certificate of Substantial Completion, submit a list of observed items requiring completion or correction to the Contractor.

b. Conduct a final inspection in the company of the LPA, the CONTRACTOR, the MDOT, & FHWA, and prepare a final list of items to be completed or corrected.

c. Observe that all items on the final list have been completed or corrected and make recommendations to the LPA concerning acceptance.

III. Limitations of Authority

The resident Project ***Engineer***:

A. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by the LPA.

B. Shall not exceed the limitations of the LPA'S authority as set forth in the Contract Documents.

C. Shall not undertake any of the responsibilities of the CONTRACTOR, subcontractors or the CONTRACTOR's superintendent.

D. Shall not advise on, issue directions relative to, or assume control over any aspect of the means, method, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the Contract Documents.

E. Shall not accept Shop Drawings or sample submittals from anyone other than the Contractor.

F. Shall not authorize the LPA to occupy the Project in whole or in part.

G. Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by LPA.

EXHIBIT 3

FEES AND EXPENSES

The LPA shall pay the CONSULTANT on a Labor-Hour/Unit Cost Basis, with an upset limit of **$51,767.61** for the satisfactory completion of the Scope of Work set forth under "Exhibit 2", hereto, for all salaries, overhead, direct costs and the CONSULTANT'S fixed fees attributable to this CONTRACT.

All charges for services must be substantiated by supporting data, i.e. certified time sheets, daily logs, check stubs, pay vouchers, or other items as deemed necessary.

Payroll Additive & Overhead:

The current overhead rates shall be submitted by the CONSULTANT and approved by the MDOT within nine (9) months of the end of the CONSULTANT's fiscal period. The current overhead rate, as defined in this CONTRACT, shall be the overhead rate for the CONSULTANT's most recent previous fiscal period. The CONSULTANT's failure to provide a current overhead rate within nine (9) months of the end of the CONSULTANT's fiscal period may result in the **CONSULTANT being deemed ineligible for any potential Supplemental Agreements with the LPA. Any additions to an existing Labor Hour Rate table via Letter Agreement and/or Supplemental Agreement shall utilize the overhead rate(s) applied to the original CONTRACT.** The estimated FCCM for cost proposals, Supplemental Agreements, and invoices must be specially identified and distinguished from the other costs. Profit/Fee shall not include amounts applicable to FCCM.

All overhead rates submitted to MDOT for approval shall comply with the AASHTO Audit Guide, latest edition, as amended. In addition, the CONSULTANT shall submit written certification in accordance with FHWA Order 4470.1A, as amended, that the indirect cost rate submitted does not include any costs which are expressly unallowable, and the indirect cost rate was established only with allowable costs in accordance with the applicable cost principles contained in the Federal Acquisition Regulations (FAR) of 48 CFR part 31.

Direct Costs:

Direct Costs are those expenses deemed reasonably necessary by the LPA for the successful completion of the Scope of Work, which are charged directly to the project and not included in overhead. These direct expenses, as used herein, include the costs of travel, subsistence, shipping charges, long distance telephone calls, and printing if it is not company accounting policy to include these costs in overhead rates. **However, Direct costs for lodging shall be reimbursed in accordance with FAR 31.205-46(a)(2).** The LPA will reimburse the CONSULTANT'S actual documented expenses; or the amount allowable under the current edition of the MDOT State Travel Handbook, whichever is lower. Except as otherwise specifically provided herein, the procedures generally outlined in the MDOT State Travel Handbook shall govern the allowability of any expense reimbursement. In addition, no meal reimbursement will be allowed when there is no overnight stay.

Labor Hour / Unit-cost Rates:

Labor Hour as the term is used herein shall include all direct salaries, audited overhead rate (as approved by MDOT), and profit. The audited overhead rate shall consist of fringe benefits and the general overhead. Unit-costs, as the term is used herein shall include all direct costs, profit, and any other associated costs for the project. Labor Hour / Unit-Costs are not subject to any adjustments on the basis of the CONSULTANT's cost experience in performing the PROJECT. The Labor Hour / Unit-costs shall not exceed the rates established in EXHIBIT 3 (found in Table 1: Rate Schedule for Labor Hours). Once the LPA has approved and accepted the work of the CONSULTANT, the LPA will pay the CONSULTANT any unpaid amounts of the PROJECT.

Under no circumstances shall the CONSULTANT alter the personnel, classifications, and rates listed in the Labor Rate Schedule without an approved Letter Agreement signed by both parties.

Table 1: Rate Schedule for Labor Hours

PERSONNEL NAME	LABOR CLASSIFICATION	2025 Loaded Rate	2026 Loaded Rate
Michael Rebick	Senior Project Manager (E6)	$320.70	$330.33
Brian Ratliff	Project Engineer (E5)	$272.61	$280.79
Michael S. Wells	Senior Project Manager (E5)	$232.45	$239.42
James Schmitt	Project Manager (E4)	$219.67	$226.36
Daniel Park	Project Manager (E3)	$172.01	$177.17
William Wolfe	Construction Engineer (E1)	$138.82	$142.99
Zach Dickson	Electrical Engineer (E1)	$115.01	$118.46
	Project Administrator (AM2)	$96.23	$99.11

SCHEDULE OF MAXIMUM RATES, EXPENSES & FEES:

Contract Maximums:

Under no circumstances shall the amount payable by the LPA for this CONTRACT exceed **$51,767.61** (Total of all Charges) without the prior written consent of both parties

Fee and Expense Summary

Labor Cost	Direct Cost	SubConsultant	Total
$51,105.85	**$661.76**	**$0.00**	**$51,767.61**

EXHIBIT 4

SAMPLE INVOICE
[Labor-Hour/Unit Cost]

LPA's name
LPA's address

DATE:

ATTENTION: LPA, Consultant Services Administrator

INVOICE NO. 0000
PERIOD _____, 20__ THROUGH ____, 20__
PROFESSIONAL SERVICES IN ACCORDANCE WITH
CONTRACT DATED_____, 20__, AS RELATES TO
PROJECT NO. ___-___-____-____-____ IN_____ COUNTY, HIGHWAY_____.

CONSULTANT:
CUSTOMER NUMBER 0000000000 FILE NO. 000-000000

	CURRENT PERIOD	PREVIOUS ESTIMATE	TOTAL ALLOWED TO DATE
* LABOR COSTS	$	$	$
** DIRECT COSTS	$	$	$
PROJECT TOTAL	$	$	$

AMOUNT DUE THIS INVOICE: **$**

NOTE:
1. * ATTACH SUPPORTING DATA
2. ** DIRECT COSTS (ATTACH SUPPORTING DATA)
3. THE CONSULTANT MAY USE ITS OWN INVOICE FORM SO LONG AS IT HAS BEEN APPROVED. PRIOR TO SUBMISSION BY THE CONSULTANT SAID FORM SHOULD, AT A MINIMUM, CONTAIN THE ABOVE INFORMATION

SUPPORTING DATA

Project No. 00-0000-00-000-00
County _____

Employee and Classification	Rate of Pay (in contract)	Current Period Hours	Previous Period Costs	Costs To Date
DIRECT LABOR AND DIRECT COSTS				
John P. Public, Jr Engineer	0.00	0.00	0.00	0.00
John P. Public, Jr Designer	0.00	0.00	0.00	0.00
John P. Public, Jr Engineer	0.00	0.00	0.00	0.00
John P. Public, Jr Technician	0.00	0.00	0.00	0.00
Sub Total		0.00	0.00	0.00
Total Labor			0.00	0.00
Direct Costs			0.00	0.00
Project Total			0.00	0.00

EXHIBIT 5

NOTICE TO CONTRACTORS, FEDERAL-AID CONTRACT COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 COPELAND ANTI-KICKBACK ACT, DAVIS BACON ACT CONTRACT WORK HOURS AND SAFETY STANDARDS ACT CLEAN AIR ACT, ENERGY POLICY AND CONSERVATION ACT DISADVANTAGED BUSINESS ENTERPRISES, WORKER VISIBILITY

During the performance of this CONTRACT, the CONSULTANT, for itself, its assignees and successor-in-interest (hereinafter referred to as the "CONSULTANT") agrees as follows:

1. Compliance with Regulations: The CONSULTANT will comply with the Regulations of the Department of Transportation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (Title 49, Code of Federal Regulations, Part 21, hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this CONTRACT.

2. Nondiscrimination: The CONSULTANT, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the grounds of race, religion, color, sex, national origin, age or disability in the selection and retention of subconsultants including procurement of materials and leases of equipment. The CONSULTANT will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the CONTRACT covers a program set forth in Appendix B of the Regulations. In addition, the CONSULTANT will not participate either directly or indirectly in discrimination prohibited by 23 C.F.R. 710.405(b).

3. Solicitations for Subcontracts. Including Procurement of Materials and Equipment: In all Solicitations, either by competitive bidding or negotiation made by the CONSULTANT for work to be performed under a subcontract, including procurement of materials or equipment, each potential subconsultant or supplier shall be notified by the CONSULTANT of the CONSULTANT's obligations under this CONTRACT and the Regulations relative to nondiscrimination on the grounds of race, religion, color, sex, national origin, age or disability.

4. Anti-kickback provisions: All contracts and subcontracts for construction or repair shall include a provision for compliance with the Copeland "Anti-Kick Back" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR, Part 3). This Act provides that each contractor or subcontractor shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The CONSULTANT shall report all suspected or reported violations to the LPA.

5. Davis Bacon Act: When required by the federal grant program legislation, all construction contracts awarded to contractors and subcontractors in excess of $2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR, Part 5). Under this Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages not less often than once a week.

6. Contract Work Hours and Safety Standards Act: Where applicable, all contracts awarded by or to contractors and subcontractors in excess of $100,000 which involve the employment of mechanics or laborers shall include a provision for compliance with sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor Regulations (29 CFR, Part 5). Under section 103 of the Act, each contractor shall be required to compute the wages of every mechanic and

laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction, safety, and health standards promulgated by the Secretary of Labor. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

7. Clean Air Act: Compliance with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857 (h), Section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15) (Contracts and subcontracts in amounts in excess of $100,000).

8. Energy Policy and Conservation Act: Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163).

9. Disadvantaged Business Enterprises: It is the policy of the Mississippi Department of Transportation to comply with the requirements of 49 C.F.R. 26, to prohibit unlawful discrimination, to meet its goal for DBE participation, to meet that goal whenever possible by race-neutral means, to create a level playing field, and to achieve that amount of DBE participation that would be obtained in an non-discriminatory market place. To meet that objective in any United States Department of Transportation assisted contracts, the LPA and the CONSULTANT shall comply with the "Mississippi Department of Transportation's Disadvantaged Business Enterprise Programs For United States Department Of Transportation Assisted Contracts".

Neither the CONSULTANT (Contractor), nor any sub-recipient or sub-contractor shall discriminate on the bases of race, color, national origin, or sex in the performance of this contract. The CONSULTANT (Contractor) shall carry out applicable requirements of 49 C.F.R. 26 in the award and administration of United States Department of Transportation assisted contracts. Failure of the CONSULTANT (Contractor) to carry out those requirements is a material breach of the contract which may result in the termination of this contract or such other remedies as the Mississippi Department of Transportation deems appropriate.

10. Worker Visibility: All workers within the right-of-way of a Federal-aid highway who are exposed either to traffic (vehicles using the highway for the purposes of travel) or to construction equipment within the work area shall wear high-visibility safety apparel – personal protective safety clothing that is intended to provide conspicuity during both daytime and nighttime usage, and that meets the Performance Class 2 or 3 requirements of the ANSI/ISEA 107–2004 publication entitled "American National Standard for High-Visibility Safety Apparel and Headwear" – for compliance with 23 CFR, Part 634.

EXHIBIT 6

CERTIFICATION REGARDING DEBARMENT,
SUSPENSION AND OTHER RESPONSIBILITY MATTERS

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS - Certification in accordance with Section 29.510 Appendix A, C.F.R./Vol. 53, No. 102, page 19210 and 19211:

(1) The CONSULTANT certifies to the best of its knowledge and belief that it and its principals:

(a) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

(b) have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph (l)(b) of this certification: and

(d) have not within a three-year period preceding this application/proposal had one or more public transactions (federal, state or local) terminated for cause or default;

(e) has not either directly or indirectly entered into any agreement participated in any collusion; or otherwise taken any action in restraint of free competitive negotiation in connection with this CONTRACT.

(2) The CONSULTANT further certifies, to the best of his/her knowledge and belief, that:

(f) No federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a member of Congress, an officer or employee of Congress, or employee of a member of Congress in connection with the awarding of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(g) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer of employee of Congress, or any employee of a member of Congress in connection with this CONTRACT, Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions will be completed and submitted.

The certification contained in (1) and (2) above is a material representation of fact upon which reliance is placed and a pre-requisite imposed by Section 1352, Title 31, U. S. Code prior to entering into this CONTRACT. Failure to comply shall be subject to a civil penalty of not less than $10,000 and not more than $100,000. The CONSULTANT shall include the language of the certification in all subcontracts exceeding $100,000 and all sub-contractors shall certify and disclose accordingly.

I hereby certify that I am the duly authorized representative of the CONSULTANT for purposes of making this certification, and that neither I, nor any principal, officer, shareholder or employee of the above firm has:

(a) employed or retained for commission, percentages, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above consultant) to solicit or secure this agreement,

(b) agreed, as an express or implied condition for obtaining this CONTRACT, to employ or retain the services of any firm or person in connection with carrying out the agreement, or

(c) paid, or agreed to pay, to any firm, organization or person (other than a bone fide employee working solely for me or the above consultant) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the agreement; except as herein expressly stated (if any).

I acknowledge that this Agreement may be furnished to the Federal Highway Administration, United States Department of Transportation, in connection with the Agreement involving participation of Federal-Aid Highway funds, and is subject to applicable state and federal laws, both criminal and civil.

SO CERTIFIED this _____ day of _____, 2025.

Garver, LLC

BY: _____
Wayne Black, P.E. Business Team Leader

ATTEST: _____

My Commission Expires: _____

Notary

EXHIBIT 7

CERTIFICATION OF THE LPA

I hereby certify that I am the Chief Administrative Official, duly authorized by the LPA to execute this certification and that the above consulting firm or its representative has not been required, directly or indirectly, as an express or implied condition in connection with obtaining or carrying out this agreement to:

(a) employ or retain, or agree to employ or retain, firm or person, or

(b) pay, or agree to pay, to any firm, person organization, any fee, contribution, donation, or consideration of any kind except as here expressly stated (if any).

SO CERTIFIED on the _____day of _____, 2025.

City of Ridgeland

_____

Mayor Gene F. McGee

EXHIBIT 8

{Intentionally Left Blank}

EXHIBIT 9

PRIME CONSULTANT / CONTRACTOR EEV CERTIFICATION AND AGREEMENT

By executing this Certification and Agreement, the undersigned verifies its compliance with the, "Mississippi Employment Protection Act," Section 71-11-3 of the Mississippi Code of 1972, as amended, and any rules or regulations promulgated by the LPA, Mississippi Transportation Commission [MTC], Department of Employment Security, State Tax Commission, Secretary of State, Department of Human Services in accordance with the Mississippi Administrative Procedures Law (Section 25-43-1 et seq., Mississippi Code of 1972, as amended), stating affirmatively that the individual, firm, or corporation which is contracting with the LPA has registered with and is participating in a federal work authorization program* operated by the United States Department of Homeland Security to electronically verify information of newly hired employees pursuant to the Immigration Reform and Control Act of 1986, Pub.L. 99-603,100 Stat 3359, as amended. The undersigned agrees to inform the LPA if the undersigned is no longer registered or participating in the program.

The undersigned agrees that, should it employ or contract with any entity(s) in connection with the performance of this CONTRACT, the undersigned will secure from such entity(s) verification of compliance with the Mississippi Employment Protection Act. The undersigned further agrees to maintain records of such compliance and provide a copy of each such verification to the LPA, if requested, for the benefit of the LPA or this CONTRACT.

136653
EEV* Company Identification Number [Required]

The undersigned certifies that the above information is complete, true and correct to the best of my knowledge and belief. The undersigned acknowledges that any violation may be subject to the cancellation of the contract, ineligibility for any state or public contract for up to three (3) years, the loss of any license, permit, certificate or other document granted by any agency, department or government entity for the right to do business in Mississippi for up to one (1) year, or both, any and all additional costs incurred because of the contract cancellation or the loss of any license or permit, and may be subject to additional felony prosecution for knowingly or recklessly accepting employment for compensation from an unauthorized alien as defined by 8 U.S.C §1324a(h)(3), said action punishable by imprisonment for not less than one (1) year nor more than five (5) years, a fine of not less than One Thousand Dollars ($1,000.00) nor more than Ten Thousand Dollars ($10,000.00), or both, in addition to such prosecution and penalties as provided by Federal law.

BY: _____ _____
Authorized Officer or Agent Date

_____ _____
Printed Name of Authorized Officer or Agent Title of Authorized Officer or Agent of Contractor / Consultant

SWORN TO AND SUBSCRIBED before me on this the _____ day of _____, 2025.

_____
NOTARY PUBLIC
My Commission Expires: _____

* As of the effective date of the Mississippi Employment Protection Act, the applicable federal work authorization program is E-Verify™ operated by the U. S. Citizenship and Immigration Services of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration.

{Insert the Cost Fee Schedule for CE and I Projects from the gomdot.com web site here}

FEE PROPOSAL

CONSTRUCTION ENGINEERING & INSPECTION

I-55 and Old Agency Road LED Lighting Upgrades and Traffic Monitoring System

Prepared for:

Mississippi Department of Transportation

Project Number:

STP-0213-00(038)LPA/109704-701000

City of Ridgeland

Prepared by: Garver, LLC

Date Submitted:

Date Revised:

Cost Summary

I-55 and Old Agency Road LED Lighting Upgrades and Traffic Monitoring System

CONSTRUCTION ENGINEERING & INSPECTION

Garver, LLC		
Labor Costs		
CE&I Services	$	51,105.85
Participating Drive Hours Cost		
CE&I Services	$	-
Direct Costs		
CE&I Services	$	661.76
Subtotal **Garver, LLC**	**$**	**51,767.61**
PROJECT TOTAL COSTS	**$**	**51,767.61**

Back-up must be provided for all SubConsultants

If additional sheets are required, Consultant will be responsible for accuracy

2025 BILLING RATE TABLE

Garver, LLC

CONSTRUCTION ENGINEERING & INSPECTION

Home Overhead Rate [2]	196.63%	%
FCCM (Home)	1.32%	%
Field Overhead Rate [2]	196.63%	%
FCCM (Field)	1.32%	%
Profit	12.00%	%

REGULAR BILLING TIME

Classification	Raw Wage Rate	Audited OH Rate[3]	FCCM	Profit	Regular Billing Rate
SR Project Manager (E6)	$ 96.15	$ 189.06	$ 1.27	$ 34.23	**$ 320.70**
Project Engineer (E5)	$ 81.73	$ 160.71	$ 1.08	$ 29.09	**$ 272.61**
SR Project Manager (E5)	$ 69.69	$ 137.03	$ 0.92	$ 24.81	**$ 232.45**
Project Manager (E4)	$ 65.86	$ 129.50	$ 0.87	$ 23.44	**$ 219.67**
Project Manager (E3)	$ 51.57	$ 101.40	$ 0.68	$ 18.36	**$ 172.01**
Construction Engineer (E1)	$ 41.62	$ 81.84	$ 0.55	$ 14.81	**$ 138.82**
Electrical Engineer (E1)	$ 34.48	$ 67.80	$ 0.46	$ 12.27	**$ 115.01**
Project Administrator (AM2)	$ 28.85	$ 56.73	$ 0.38	$ 10.27	**$ 96.23**
{additional classifications}		$ -	$ -	$ -	**$ -**

OVERTIME BILLING RATES ***

Classification	Raw Wage Rate	Audited OH Rate[3]	FCCM	Profit	Regular Billing Rate
		$ -	$ -	$ -	**$ -**
		$ -	$ -	$ -	**$ -**
{additional classifications}		$ -	$ -	$ -	**$ -**

[2] Approved by MDOT

[3] If needed, adjust formula to include appropriate overhead rate

*** *Overtime may only be allowable for those employees per Federal requirements.*

*** *Overtime is calculated by Raw Wage only * 1.5. Overhead and profit shall not be increased by 1.5*

2026 BILLING RATE TABLE

Garver, LLC

CONSTRUCTION ENGINEERING & INSPECTION

Home Overhead Rate [2]	196.63%	%
FCCM (Home)	1.32%	%
Field Overhead Rate [2]	196.63%	%
FCCM (Field)	1.32%	%
Profit	12.00%	%

REGULAR BILLING TIME

Classification	Raw Wage Rate	Audited OH Rate[3]	FCCM	Profit	Regular Billing Rate
SR Project Manager (E6)	$ 99.03	$ 194.73	$ 1.31	$ 35.25	**$ 330.33**
Project Engineer (E5)	$ 84.18	$ 165.53	$ 1.11	$ 29.97	**$ 280.79**
SR Project Manager (E5)	$ 71.78	$ 141.14	$ 0.95	$ 25.55	**$ 239.42**
Project Manager (E4)	$ 67.84	$ 133.39	$ 0.90	$ 24.15	**$ 226.26**
Project Manager (E3)	$ 53.12	$ 104.44	$ 0.70	$ 18.91	**$ 177.17**
Construction Engineer (E1)	$ 42.87	$ 84.29	$ 0.57	$ 15.26	**$ 142.99**
Electrical Engineer (E1)	$ 35.51	$ 69.83	$ 0.47	$ 12.64	**$ 118.46**
Project Administrator (AM2)	$ 29.72	$ 58.43	$ 0.39	$ 10.58	**$ 99.11**
{additional classifications}		$ -	$ -	$ -	**$ -**

OVERTIME BILLING RATES ***

Classification	Raw Wage Rate	Audited OH Rate[3]	FCCM	Profit	Regular Billing Rate
		$ -	$ -	$ -	**$ -**
		$ -	$ -	$ -	**$ -**
{additional classifications}		$ -	$ -	$ -	**$ -**

[2] Approved by MDOT

[3] If needed, adjust formula to include appropriate overhead rate

*** *Overtime may only be allowable for those employees per Federal requirements.*

*** *Overtime is calculated by Raw Wage only * 1.5. Overhead and profit shall not be increased by 1.5*

Risk Based Inspection (RBI) hours

Project Name	I-55 and Old Agency Road LED Lighting Upgrades and Traffic Monitoring System
MDOT Project No.	STP-0213-00(038)LPA/109704-701000
Consulting Firm Name	Garver, LLC
Construction Schedule Approval Date	4/30/2025

Phase	Pay Item numbers	Risk Level (Low, Moderate, High)	Inspection Frequency (I, P, F)	Inspection Hours per Working Day	Phase Duration (Working Days)	Inspection Hours
Miscellaneous	202, 211, 216, 219, 230, 234, 237, 246, 613, 618, 619, 620, 699	Moderate	I	1	63	63
Excavation and Drainage		Moderate	P	0	0	
Base and Pavement		Moderate	P	0	0	
Pedestrian Facilities		Moderate	P	0	0	
Traffic Safety	609, 630, 632, 634, 635, 636, 637, 643, 645, 647, 682, 683, 684	Moderate	P	4	24	96
Pavement Markings		Moderate	I	0	0	
Bridges/Retaining Walls		Moderate	F		0	

Winter Months	Working Days Available	Maximum Additional Hours Considered per Working Day	Maximum Considered
December	5	1	5
January	6	1	6
February	7	1	7

Total Inspection Hours Allowed **177**

NOTES:

Refer to "Risk Based Inspection and Material Testing Guide Local Public Agency Projects"

Pay Item numbers should be shown here and on Construction Schedule

Risk Level and Inspection Frequency to be established in consultation with MDOT LPA Division/Engineer

Inspection hours should show low end of range unless a valid reason is presented in writing below

Phase Duration is taken from the Construction Schedule

Winter Month hours may be used if Construction Schedule shows overlay of those months

Request for increase in hour range beyound the standard minimum:

2025 HOUR DISTRIBUTION / LABOR COSTS

Garver, LLC

CONSTRUCTION ENGINEERING & INSPECTION

STP-0213-00(038)LPA/109704-701000 — **REGULAR HOURS ONLY**

POSITION TITLE	Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
SR Project Manager (E6)											1		1	$ 320.70	$ 320.70
Project Engineer (E5)											8	4	12	$ 272.61	$ 3,271.32
SR Project Manager (E5)											4	1	5	$ 232.45	$ 1,162.25
Project Manager (E4)											8		8	$ 219.67	$ 1,757.36
Project Manager (E3)											12	6	18	$ 172.01	$ 3,096.18
Construction Engineer (E1)											28	19	47	$ 138.82	$ 6,524.54
Electrical Engineer (E1)											10	1	11	$ 115.01	$ 1,265.11
Project Administrator (AM2)											8	8	16	$ 96.23	$ 1,539.68

Labor Subtotal (Regular) $ 18,937.14

STP-0213-00(038)LPA/109704-701000 — **OVERTIME HOURS ONLY**

POSITION TITLE	Overtime Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
													0	$ -	$ -
													0	$ -	$ -
{additional classifications}													0	$ -	$ -

Labor Subtotal (Overtime) $ -

STP-0213-00(038)LPA/109704-701000 — **PARTICIPATING DRIVE HOURS ONLY**

POSITION TITLE	Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
SR Project Manager (E6)													0	$ 320.70	$ -
Project Engineer (E5)													0	$ 272.61	$ -
SR Project Manager (E5)													0	$ 232.45	$ -
Project Manager (E4)													0	$ 219.67	$ -
Project Manager (E3)													0	$ 172.01	$ -
Construction Engineer (E1)													0	$ 138.82	$ -
Electrical Engineer (E1)													0	$ 115.01	$ -

Participating Drive Cost $ -

CONTRACTOR's Project Completion Time: 63 Productive Days

Construction Cost Estimate: $519,500

2026 HOUR DISTRIBUTION / LABOR COSTS

Garver, LLC

CONSTRUCTION ENGINEERING & INSPECTION

STP-0213-00(038)LPA/109704-701000 — **REGULAR HOURS ONLY**

POSITION TITLE	Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
SR Project Manager (E6)													0	$ 330.33	$ -
Project Engineer (E5)	4	4	4	9	10								31	$ 280.79	$ 8,704.49
SR Project Manager (E5)	1	1	1	1	1								5	$ 239.42	$ 1,197.10
Project Manager (E4)													0	$ 226.26	$ -
Project Manager (E3)													0	$ 177.17	$ -
Construction Engineer (E1)	19	19	30	30	30								128	$ 142.99	$ 18,302.72
Electrical Engineer (E1)													0	$ 118.46	$ -
Project Administrator (AM2)	8	8	8	8	8								40	$ 99.11	$ 3,964.40

Labor Subtotal (Regular) $ 32,168.71

STP-0213-00(038)LPA/109704-701000 — **OVERTIME HOURS ONLY**

POSITION TITLE	Overtime Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
													0	$ -	$ -
													0	$ -	$ -
{additional classifications}													0	$ -	$ -

Labor Subtotal (Overtime) $ -

STP-0213-00(038)LPA/109704-701000 — **PARTICIPATING DRIVE HOURS ONLY**

POSITION TITLE	Hours Per Month												Subtotal Hours	Hourly Rate	Extension
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
	6	7	11	15	19	20	21	21	20	16	11	5			
SR Project Manager (E6)													0	$ 330.33	$ -
Project Engineer (E5)													0	$ 280.79	$ -
SR Project Manager (E5)													0	$ 239.42	$ -
Project Manager (E4)													0	$ 226.26	$ -
Project Manager (E3)													0	$ 177.17	$ -
Construction Engineer (E1)													0	$ 142.99	$ -
Electrical Engineer (E1)													0	$ 118.46	$ -

Participating Drive Cost $ -

CONTRACTOR's Project Completion Time: 63 Productive Days

Construction Cost Estimate: $519,500

DIRECT COSTS ****

Garver, LLC

CONSTRUCTION ENGINEERING & INSPECTION

POSITION TITLE	LODGING	MEALS	TRAVEL	PRINTING	*{OTHER}*	MONTH TOTAL
SR Project Manager (E6)						$ -
Project Engineer (E5)			$ 156.80			$ 156.80
SR Project Manager (E5)						$ -
Project Manager (E4)						$ -
Project Manager (E3)						$ -
Construction Engineer (E1)			$ 291.20			$ 291.20
Electrical Engineer (E1)						$ -
Project Administrator (AM2)				$ 213.76		$ 213.76
				TOTAL		**$ 661.76**

**** Provide detail for breakdown of Direct Costs

Project Engineer E5 travel based off 10 miles at $0.56 per mile for 4 trips/month for 7 months

Engineer Intern (E1) travel based off 10 miles at $0.56 per mile for 2 trips/week for 26 weeks

Printing costs are estimated for closeout documentation and miscellaneous files.

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **Award Wheatley Street Road Improvements**
Lowest and Best Bid, Hemphill Construction

The Public Works Department received bids on September 10th for the Wheatley Street Road Improvements project. There were two bids, from Fondren Construction and from Hemphill Construction Co, Inc. The low base bid was from Hemphill in the amount of $ 2,831,086.00. The add alternate was $302,032.25. A full bid tab is attached.

This project is funded by a $3,000,000 grant from Madison County and $487,000 of ARPA funding. In order to meet the requirements of the budget, we are recommending **that only the base bid in the amount of $ 2,831,086.00 be awarded to Hemphill Construction.** The Base Bid project will make improvements from Lake Harbour Drive to Towne Center Boulevard.

Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

September 10th, 2025

Mr. Alan Hart, PLA
Public Works Director
City of Ridgeland
100 W. School St.
Ridgeland, MS 39157

RE: S. Wheatley St. Reconstruction and Sidewalk Improvements
Benchmark # B-11325
Bid Results

Dear Mr. Hart:

The City of Ridgeland received bids for the S. Wheatley St. Reconstruction and Sidewalk Improvements Project on September 10th, 2025 at 10:00 am, from two (2) Contractors. All bids were opened and are reflected in the table below:

	Hemphill Construction Co., Inc.	**Fondren Construction, LLC**
Base Bid	$ 2,831,086.00	$ 3,246,717.47 ($2.04 error)
Add Alternate No. 1	$ 302,032.25	$ 299,934.13
Base + Add Alt. No. 1	$ 3,133,118.25	$ 3,546,649.56 ($2.04 error)

After thorough review and evaluation of the bids and supporting bid documents, we have found no irregularities in the low bid that should be of concern. The apparent low "base" bid is below the Engineer's Estimate. Based on this review and previous budget discussions with the city, it is our recommendation that the "Base Bid," in the amount of $2,831,086.00 be awarded to the low bidder, Hemphill Construction Company, Inc.

If you have any questions or need additional information, please do not hesitate to contact me at (601) 627-7787 or lburt@benchmarkms.net.

Sincerely,

Lon Burt, P.E.
Project Manager
Benchmark Engineering & Surveying, LLC

Cc: Paul Forster, P.E. (Ridgeland)
Greg Bonds, P.E. (Benchmark)
Matthew Miller, P.E., P.L.S. (Benchmark)

BID TABULATION

PROJECT S. WHEATLEY ST. RECONSTRUCTION AND SIDEWALK IMPROVEMENTS
CLIENT: CITY OF RIDGELAND
DATE: 9/10/2025

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	HEMPHILL CONSTRUCTION CO., INC.		FONDREN CONSTRUCTION CO., LLC	
				UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
	+ / - 5,190 L.F. OF ROADWAY						
1	MOBILIZATION	1	LS	$ 275,000.00	$ 275,000.00	$ 632,712.02	$ 632,712.02
2	MAINTENANCE OF TRAFFIC	1	LS	$ 274,000.00	$ 274,000.00	$ 124,491.41	$ 124,491.41
3	CLEARING & GRUBBING	1	AC	$ 6,500.00	$ 6,500.00	$ 22,408.45	$ 22,408.45
4	SILT FENCE	6,479	LF	$ 2.35	$ 15,225.65	$ 3.73	$ 24,166.67
5	SOLID SOD, MATCH EXISTING TYPE	4,499	SY	$ 7.50	$ 33,742.50	$ 4.98	$ 22,405.02
6	SAW CUT, FULL DEPTH	2,682	LF	$ 5.00	$ 13,410.00	$ 12.45	$ 33,390.90
7	REMOVAL OF ASPHALT PAVEMENT, ALL DEPTHS	1,037	SY	$ 12.00	$ 12,444.00	$ 11.02	$ 11,427.74
8	REMOVAL OF CONCRETE, ALL DEPTHS	1,700	SY	$ 15.00	$ 25,500.00	$ 12.86	$ 21,862.00
9	REMOVAL OF BRICK & PAVERS, ALL DEPTHS	42	SY	$ 12.00	$ 504.00	$ 12.86	$ 540.12
10	REMOVAL OF CURB & GUTTER, ALL TYPES	6,374	LF	$ 7.50	$ 47,805.00	$ 5.10	$ 32,507.40
11	REMOVAL OF STORM DRAIN STRUCTURES, ALL TYPES	22	EA	$ 850.00	$ 18,700.00	$ 686.36	$ 15,099.92
12	REMOVAL OF STORM DRAIN PIPE, ALL TYPES & SIZE	162	LF	$ 15.00	$ 2,430.00	$ 35.66	$ 5,776.92
13	REMOVAL OF SANITARY SEWER LINE, ALL TYPES & SIZES	158	LF	$ 15.00	$ 2,370.00	$ 35.38	$ 5,590.04
14	TREE REMOVAL	4	EA	$ 300.00	$ 1,200.00	$ 3,272.30	$ 13,089.20
15	SIGN REMOVAL	2	EA	$ 175.00	$ 350.00	$ 622.46	$ 1,244.92
16	MAILBOX REMOVAL & RELOCATION	16	EA	$ 300.00	$ 4,800.00	$ 497.97	$ 7,967.52
17	FENCE REMOVAL & REPLACEMENT (TO MATCH EXISTING)	121	LF	$ 30.00	$ 3,630.00	$ 38.59	$ 4,669.39
18	UNCLASSIFIED EXCAVATION, FM, AH	485	CY	$ 20.00	$ 9,700.00	$ 15.28	$ 7,410.80
19	BORROW EXCAVATION, FM, AH	1,185	CY	$ 30.00	$ 35,550.00	$ 22.87	$ 27,100.95
20	EXCESS EXCAVATION, FM, AH	485	CY	$ 22.00	$ 10,670.00	$ 24.87	$ 12,061.95
21	15" HP STORM DRAIN PIPE	161	LF	$ 120.00	$ 19,320.00	$ 62.09	$ 9,996.49
22	18" REINFORCED CONCRETE PIPE, CLASS III	24	LF	$ 120.00	$ 2,880.00	$ 175.00	$ 4,200.00
23	CURB INLET	26	EA	$ 6,350.00	$ 165,100.00	$ 7,464.59	$ 194,079.34
25	JUNCTION BOX (CONVERT EXISTING CURB INLET)	4	EA	$ 5,000.00	$ 20,000.00	$ 4,139.42	$ 16,557.68
26	JUNCTION BOX (ADJUST TO FINISHED GRADE)	4	EA	$ 3,500.00	$ 14,000.00	$ 4,139.42	$ 16,557.68
27	WATER VALVE (ADJUST TO FINISHED GRADE)	8	EA	$ 425.00	$ 3,400.00	$ 978.80	$ 7,830.40
28	WATER METER BOX (ADJUST TO PLANNED GRADE)	1	EA	$ 425.00	$ 425.00	$ 2,936.39	$ 2,936.39
29	IRRIGATION MAINTENANCE (INCLUDING PATCHING, FITINGS, WIRING, ETC.)	1	LS	$ 5,000.00	$ 5,000.00	$ 14,939.97	$ 14,939.97
30	CONNECTION TO EXISTING MANHOLE	2	EA	$ 1,000.00	$ 2,000.00	$ 2,841.34	$ 5,682.68
31	8" SDR-26 SANITARY SEWER LINE (ALL DEPTHS)	158	LF	$ 68.00	$ 10,744.00	$ 74.96	$ 11,843.68
32	MANHOLE RISER TO MATCH PLANNED GRADE	12	EA	$ 1,000.00	$ 12,000.00	$ 1,445.64	$ 17,347.68
33	NORMAL CLEANING (1 TO 3 PASSES) (8" LINE)	1,786	LF	$ 3.65	$ 6,518.90	$ 4.36	$ 7,786.96
34	HEAVY MECHANICAL CLEANING (MORE THAN 3 PASSES) (8" LINE)	446	LF	$ 2.10	$ 936.60	$ 2.49	$ 1,110.54
35	CCTV INVESTIGATION	2,232	LF	$ 4.20	$ 9,374.40	$ 4.98	$ 11,115.36
36	CIPP 8" (ALL TYPES OF EXISTING PIPE)	2,232	LF	$ 62.75	$ 140,058.00	$ 74.69	$ 166,708.08
37	MANHOLE INSPECTION	11	EA	$ 31.40	$ 345.40	$ 37.35	$ 410.85
38	REHAB SEWER MANHOLE (CONDITION B / PRECAST)	440	SF	$ 31.40	$ 13,816.00	$ 37.35	$ 16,434.00
39	REHAB SEWER MANHOLE (CONDITION B / BRICK)	265	SF	$ 31.40	$ 8,321.00	$ 37.35	$ 9,897.75
40	REHAB SEWER MANHOLE (CONDITION C / PRECAST)	88	SF	$ 31.40	$ 2,763.20	$ 37.35	$ 3,286.80
41	REHAB SEWER MANHOLE (CONDITION C / BRICK)	176	SF	$ 36.65	$ 6,450.40	$ 43.57	$ 7,668.32
42	4" REINFORCED CONCRETE SIDEWALK	1,689	SY	$ 100.00	$ 168,900.00	$ 46.10	$ 77,862.90
43	STAMPED AND STAINED CONCRETE SIDEWALK	111	SY	$ 240.00	$ 26,640.00	$ 75.82	$ 8,416.02
44	DETECTABLE WARNING PANELS	292	SF	$ 3.00	$ 876.00	$ 58.09	$ 16,962.28
45	CONCRETE DRIVEWAY APRON (INCLUDES CURB, GUTTER & REINFORCEMENT)	860	SY	$ 110.00	$ 94,600.00	$ 71.49	$ 61,481.40
46	24" STANDARD CURB AND GUTTER	6,634	LF	$ 29.85	$ 198,024.90	$ 27.77	$ 184,226.18
47	6" HEADER CURB	24	LF	$ 53.00	$ 1,272.00	$ 26.35	$ 632.40
48	26" TYPE "3B" CURB & GUTTER	339	LF	$ 53.00	$ 17,967.00	$ 28.42	$ 9,634.38
49	GEOTEXTILE GABRIC, TYPE V, NON-WOVEN	1,613	SY	$ 2.50	$ 4,032.50	$ 2.93	$ 4,726.09
50	SIZE NO. 610 CRUSHED STONE BASE	1,305	TON		$ -		$ -
	OR						
50B	SIZE NO. 825 B CRUSHED CONCRETE BASE	1,305	TON	$ 75.00	$ 97,875.00	$ 60.06	$ 78,378.30
51	ASPHALT BASE REPAIR	705	SY	$ 135.00	$ 95,175.00	$ 182.05	$ 128,345.25
52	COLD MILLING OF BITUMINOUS PAVEMENT	10,256	SY	$ 5.00	$ 51,280.00	$ 3.11	$ 31,896.16
53	1-1/2" & VAR. ASPHALT LEVELING COURSE SC 1 - TYPE 8)	511	TON	$ 162.00	$ 82,782.00	$ 180.51	$ 92,240.61
54	VAR. ASPHALT LEVELING COURSE (BB-1, TYPE 6)	1,372	TON	$ 115.00	$ 157,780.00	$ 171.18	$ 234,858.96
55	2" HOT BITUMINOUS ASPHALT SURFACE COURSE (SC 1 - TYPE 8)	1,936	TON	$ 147.00	$ 284,592.00	$ 180.51	$ 349,467.36
56	4" HOT BITUMINOUS ASPHALT BASE COURSE (BB 1 - TYPE 6)	311	TON	$ 115.00	$ 35,765.00	$ 171.18	$ 53,236.98
57	6" HOT BITUMINOUS ASPHALT BASE COURSE (BB 1 - TYPE 6) (WIDENING)	60	TON	$ 245.00	$ 14,700.00	$ 248.99	$ 14,939.40
58	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS WHITE	8,791	LF	$ 1.70	$ 14,944.70	$ 6.85	$ 60,218.35
61	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS YELLOW	5,959	LF	$ 1.70	$ 10,130.30	$ 6.85	$ 40,819.15
62	6" THERMOPLASTIC TRAFFIC STRIPE, SKIP YELLOW	1,429	LF	$ 1.20	$ 1,714.80	$ 4.98	$ 7,116.42
63	6" THERMOPLASTIC DETAIL STRIPE, WHITE	2,700	LF	$ 5.75	$ 15,525.00	$ 6.85	$ 18,495.00
64	6" THERMOPLASTIC DETAIL STRIPE, YELLOW	360	LF	$ 5.75	$ 2,070.00	$ 6.85	$ 2,466.00
65	THERMOPLASTIC LEGEND, WHITE	403	SF	$ 13.50	$ 5,440.50	$ 24.90	$ 10,034.70
66	THERMOPLASTIC LEGEND, WHITE (STOPBARS)	1,219	LF	$ 7.00	$ 8,533.00	$ 12.45	$ 15,176.55
67	TWO-WAY YELLOW REFLECTIVE HIGH PERFORMANCE RAISED MARKER	223	EA	$ 17.25	$ 3,846.75	$ 27.39	$ 6,107.97
68	RED-CLEAR REFLECTIVE HIGH PERFORMANCE RAISED MARKER	37	EA	$ 17.25	$ 638.25	$ 27.39	$ 1,013.43
69	STANDARD ROADSIDE SIGN ASSY.	2	EA	$ 525.00	$ 1,050.00	$ 622.46	$ 1,244.92
70	TEMPORARY TRAFFIC STRIPING (REMOVAL OF EXISTING & TEMPORARY STRIPES ABSORBED)	1	LS	$ 43,500.00	$ 43,500.00	$ 17,130.02	$ 17,130.02
71	TRAFFIC SIGNAL HEAD, TYPE 6	3	EA	$ 2,965.00	$ 8,895.00	$ 1,182.67	$ 3,548.01
72	VIDEO VEHICLE DETECTION SENSOR (MCCORMACK DR. INTERSECTION)	1	EA	$ 70,100.00	$ 70,100.00	$ 79,083.17	$ 79,083.17
73	VIDEO VEHICLE DETECTION SENSOR (RING RD. INTERSECTION)	1	EA	$ 67,000.00	$ 67,000.00	$ 74,676.17	$ 74,676.17

BID TABULATION

PROJECT S. WHEATLEY ST. RECONSTRUCTION AND SIDEWALK IMPROVEMENTS
CLIENT: CITY OF RIDGELAND
DATE: 9/10/2025

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	HEMPHILL CONSTRUCTION CO., INC.		FONDREN CONSTRUCTION CO., LLC	
				UNIT PRICE	SUB-TOTAL	UNIT PRICE	SUB-TOTAL
74	ELECTRIC CABLE, UNDERGROUND IN CONDUIT, IMSA 20-1, AWG 14, 5 CONDUCTOR	179	LF	$ 3.50	$ 626.50	$ 4.98	$ 891.42
75	ELECTRIC CABLE, AERIAL SUPPORTED IN CONDUIT, IMSA 20-1, AWG 14, 5 CONDUCTOR	24	LF	$ 7.00	$ 168.00	$ 9.96	$ 239.04
76	PULLBOX ENCLOSURE, TYPE 2	1	EA	$ 1,450.00	$ 1,450.00	$ 1,805.13	$ 1,805.13
77	TRAFFIC SIGNAL CONDUIT, UNDERGROUND, TYPE 4, 2"	29	LF	$ 16.25	$ 471.25	$ 18.67	$ 541.43
78	TRAFFIC SIGNAL CONDUIT, UNDERGROUND DRILLED OR JACKED, ROLLED PIPE, 3"	149	LF	$ 38.50	$ 5,736.50	$ 43.57	$ 6,491.93
	TOTAL BASE BID				**$ 2,831,086.00**		**$ 3,246,717.47**
	SUBMITTED BASE BID						**$ 3,246,715.43**
	DIFFERENCE (BASE BID)				**$ 2,831,086.00**		**$ 2.04**
	ADD ALTERNATE NO. 1						
3	CLEARING & GRUBBING	0.1	AC	$ 50,000.00	$ 5,000.00	$ 22,408.450	$ 2,240.85
4	SILT FENCE	858	LF	$ 2.30	$ 1,973.40	$ 3.730	$ 3,200.34
5	SOLID SOD, MATCH EXISTING TYPE	292	SY	$ 7.50	$ 2,190.00	$ 4.980	$ 1,454.16
7	REMOVAL OF ASPHALT PAVEMENT, ALL DEPTHS	24	SY	$ 12.00	$ 288.00	$ 95.570	$ 2,293.68
8	REMOVAL OF CONCRETE, ALL DEPTHS	218	SY	$ 15.00	$ 3,270.00	$ 12.950	$ 2,823.10
10	REMOVAL OF CURB & GUTTER, ALL TYPES	178	LF	$ 12.00	$ 2,136.00	$ 5.230	$ 930.94
11	REMOVAL OF STORM DRAIN STRUCTURES, ALL TYPES	1	EA	$ 850.00	$ 850.00	$ 489.360	$ 489.36
14	TREE REMOVAL	7	EA	$ 300.00	$ 2,100.00	$ 3,148.490	$ 22,039.43
15	SIGN REMOVAL	1	EA	$ 175.00	$ 175.00	$ 622.460	$ 622.46
16	MAILBOX REMOVAL & RELOCATION	1	EA	$ 275.00	$ 275.00	$ 497.970	$ 497.97
18	UNCLASSIFIED EXCAVATION, FM, AH	75	CY	$ 20.00	$ 1,500.00	$ 15.280	$ 1,146.00
19	BORROW EXCAVATION, FM, AH	150	CY	$ 30.00	$ 4,500.00	$ 21.780	$ 3,267.00
20	EXCESS EXCAVATION, FM, AH	75	CY	$ 22.00	$ 1,650.00	$ 24.870	$ 1,865.25
24	GUTTER INLET	1	EA	$ 6,350.00	$ 6,350.00	$ 6,422.680	$ 6,422.68
27	WATER VALVE (ADJUST TO FINISHED GRADE)	2	EA	$ 425.00	$ 850.00	$ 1,468.200	$ 2,936.40
28	WATER METER BOX (ADJUST TO PLANNED GRADE)	1	EA	$ 425.00	$ 425.00	$ 2,936.390	$ 2,936.39
42	4" REINFORCED CONCRETE SIDEWALK	533	SY	$ 105.00	$ 55,965.00	$ 46.320	$ 24,688.56
45	CONCRETE DRIVEWAY APRON (INCLUDES CURB, GUTTER & REINFORCEMENT)	241	SY	$ 150.00	$ 36,150.00	$ 71.590	$ 17,253.19
46	24" STANDARD CURB AND GUTTER	185	LF	$ 45.00	$ 8,325.00	$ 28.050	$ 5,189.25
50	SIZE NO. 610 CRUSHED STONE BASE	218	TON		$ -		$ -
	OR						
50B	SIZE NO. 825 B CRUSHED CONCRETE BASE	218	TON	$ 75.00	$ 16,350.00	$ 63.560	$ 13,856.08
51	ASPHALT BASE REPAIR	96	SY	$ 175.00	$ 16,800.00	$ 274.740	$ 26,375.04
52	COLD MILLING OF BITUMINOUS PAVEMENT	4583	SY	$ 7.25	$ 33,226.75	$ 3.110	$ 14,253.13
55	2" HOT BITUMINOUS ASPHALT SURFACE COURSE (SC 1 - TYPE 8)	554	TON	$ 145.00	$ 80,330.00	$ 180.510	$ 100,002.54
58	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS WHITE	1218	LF	$ 1.95	$ 2,375.10	$ 6.850	$ 8,343.30
59	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS YELLOW	1190	LF	$ 1.95	$ 2,320.50	$ 6.850	$ 8,151.50
60	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS WHITE	671	LF	$ 1.95	$ 1,308.45	$ 6.850	$ 4,596.35
61	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS YELLOW	193	LF	$ 1.95	$ 376.35	$ 6.850	$ 1,322.05
63	6" THERMOPLASTIC DETAIL STRIPE, WHITE	678	LF	$ 6.75	$ 4,576.50	$ 6.850	$ 4,644.30
65	THERMOPLASTIC LEGEND, WHITE	464	SF	$ 15.55	$ 7,215.20	$ 24.900	$ 11,553.60
66	THERMOPLASTIC LEGEND, WHITE (STOPBARS)	187	LF	$ 8.00	$ 1,496.00	$ 12.450	$ 2,328.15
67	TWO-WAY YELLOW REFLECTIVE HIGH PERFORMANCE RAISED MARKER	8	EA	$ 20.00	$ 160.00	$ 27.390	$ 219.12
68	RED-CLEAR REFLECTIVE HIGH PERFORMANCE RAISED MARKER	50	EA	$ 20.00	$ 1,000.00	$ 27.390	$ 1,369.50
69	STANDARD ROADSIDE SIGN ASSY.	1	EA	$ 525.00	$ 525.00	$ 622.460	$ 622.46
	TOTAL ADD ALTERNATE NO. 1				**$ 302,032.25**		**$ 299,934.13**
	SUBMITTED BID ADD ALTERNATE NO. 1				**$ 302,032.25**		**$ 299,934.13**
	DIFFERENCE				**$ -**		**$ -**
	TOTAL (BASE BID + ADD ALTERNATE NO. 1)				**$ 3,133,118.25**		**$ 3,546,651.60**
	TOTAL SUBMITTED (BASE BID + ADD ALTERNATE NO. 1)				**$ 3,133,118.25**		**$ 3,546,649.56**
	DIFFERENCE				**$ -**		**$ 2.04**

BID RESULTS HAVE BEEN TABULATED ABOVE AND THE RESULTS ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE.

SIGNED: Lon Burt
PRINT: Lon Burt, P.E.
DATE: 9/10/2025

OSCAR LAVONE BURT III
LICENSED PROFESSIONAL ENGINEER
28211
STATE OF MISSISSIPPI

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **FY2023 Sewer Bill True-up**
JXNWater/City of Jackson

Annually, the City of Ridgeland receives a True-up calculation based on actual expenditures incurred by JXNWater (and formerly the City of Jackson) for actual expenses incurred with the west bank interceptor maintenance and the sewer treatment plant operation and maintenance which includes bond debt service. This True-up is necessary because the agency offers a budget that is paid monthly by the EMCSDS and Ridgeland for the sewer conveyance and treatment agreement in place. After actual expenditures are calculated, a true-up is offered for the difference. That difference is potentially paid by EMCSDS or the City of Ridgeland or a credit is issued by JXNWater (or formerly the City of Jackson).

JXNWater was not able to produce records to support expenditures because a portion of those records were at one point under the control of the City of Jackson. JXNWater was advised that the records no longer exist after attempts were made to find the records to provide the True-up supporting documentation. Given the fact that a true-up cannot be calculated or supported with documentation, JXNWater has offered a letter requesting that the books be closed on the FY2023 billings and agreeing that no payment is due by either party. Looking beyond FY2023, we were able to complete the FY2024 and FY2025 Sewer Billings as well as receiving a FY2026 budget. Both FY2024 and FY2025 Sewer Bills have been paid.

Public Works has been closely involved in the process of reviewing documents and meeting with JXNWater to resolve the billing records, and we recommend that the Mayor and Board of Aldermen accept the letter from JXNWater and resolve that no payments are due by either party for the FY2023 Sewer Bill True-up. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

September 8, 2025

Mr. Alan Hart
Director of Public Works
City of Ridgeland
PO Box 217
Ridgeland, MS 39157

RE: 2023 True Up

Dear Mr. Hart

Upon review of the available historical data for the FY2023 East Madison County Sewage Disposal System and Ridgeland-West Sewage Disposal System, JXNWater did not find enough records to verify a true-up payment. We are requesting that the books be closed on the FY2023 billings with the payments made by Ridgeland counted as satisfactory with no further payment due by either party.

If you need any additional information or have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Ted Henifin
Interim Third-Party Manager
JXN Water

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 9, 2025

RE: **Design Invoice**
Waggoner Engineering
Purple Creek Flood Mitigation and Restoration Project
Pre-disaster Mitigation Assistance Project LPDM-PJ-04-MS-2024-004

The Public Works Department has reviewed the invoice from Waggoner for 42% design engineering services related to the Purple Creek Flood Mitigation and Restoration Project, and we recommend payment in the amount of $12,320.00. Upon approval, the Invoice will be submitted to MEMA for 75% reimbursement. Thank you for your consideration of this matter.

mailing address: P.O. Box 217 • Ridgeland, Ms 39158
street address: 100 W. School Street • Ridgeland, Ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Alan Hart - director of public works

board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, mayor pro tempore - ward 6

WAGGONER

P.O. Box 12227
Jackson, MS 39236-2227
(601) 355-9526 Office
(601) 352-3945 Fax
www.waggonereng.com

City of Ridgeland
P. O. Box 217
Ridgeland, MS 39158

September 09, 2025
Project No: 101.2400186.000
Invoice No: 44964

Project 101.2400186.000 Purple Creek Flood Restoration & Mitigat

Professional Services from July 26, 2025 to August 22, 2025

Phase 0001 Design Phase Services

Fee

Total Fee	234,000.00			
Percent Complete	42.00	Total Earned	98,280.00	
		Previous Fee Billing	86,585.00	
		Current Fee Billing	11,695.00	
		Total Fee		**11,695.00**
			Total this Phase	**$11,695.00**

Phase 0002 Special Services

Professional Personnel

	Hours	Rate	Amount	
DISCIPLINE MANAGER II	.50	250.00	125.00	
TECHNICIAN I	4.00	125.00	500.00	
Totals	4.50		625.00	
Total Labor				**625.00**
			Total this Task	**$625.00**
			Total this Phase	**$625.00**

Phase 0003 Bidding, Contracting & Construction Phase Services

Fee

Total Fee	240,000.00			
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Phase	**0.00**

Phase 0004 Additional Services

Total this Phase	**0.00**
Total this Invoice	**$12,320.00**

Project	101.2400186.000	Purple Creek Flood Restoration & Mitigat	Invoice	44964

Billings to Date

	Current	Prior	Total
Fee	11,695.00	86,585.00	98,280.00
Labor	625.00	2,123.75	2,748.75
Totals	**12,320.00**	**88,708.75**	**101,028.75**

Outstanding Invoices

Number	Date	Balance
44778	8/8/2025	16,772.50
Total		**16,772.50**

the city of RIDGELAND

public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Alan Hart, Public Works Director

DATE: September 10, 2025

RE: **CE&I Contract Wheatley Street Road Improvements**
Consultant Selection and Recommendation of Award
Benchmark Engineering

We respectfully recommend that the Mayor and Board of Aldermen approve the selection of Benchmark Engineering & Surveying, LLC as our professional services consultant for construction engineering & inspection (CE&I) services for the subject project. We considered (3) qualified firms for this work: Garver, LLC, Waggoner Engineering, Inc. and Benchmark Engineering and Surveying, LLC. Based on Benchmark performing the design engineering services on this project, we feel they have the greatest knowledge and are the most qualified consultant for performing CE&I services on this project.

If the Mayor and Board are in agreement with the selection, we recommend authorizing the Mayor to sign the attached Construction Engineering and Inspection contract proposal from Benchmark Engineering for the subject project in the amount of $240,000.00. This contract will protect the city and ensure that the best quality product is achieved by the contractor.

This project is funded by a $3,000,000 grant from Madison County and $487,000 of ARPA funding. Thank you for your consideration of this matter.

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board of aldermen: D.I. Smith, cmo , mayor pro tempore- at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, - ward 6

Exhibit A
Benchmark Engineering & Surveying, LLC.
Task Order Form

Task Order No. 06	BENCHMARK ENGINEERING & SURVEYING, LLC
Date of Task Order: 09/10/25	

TASK ORDER TO THE GENERAL SERVICES AGREEMENT BETWEEN BENCHMARK ENGINEERING & SURVEYING, LLC. AND CITY OF RIDGELAND

This Task Order to the General Services Agreement between Benchmark Engineering & Surveying, LLC. and City of Ridgeland dated October 3rd, 2023, is a part of, and is subject to all the terms and conditions of the Agreement unless specifically provided otherwise herein.

1. **Project Name:**	Wheatley Street Overlay and Repair
2. **Project Number:**	B-11325
3. **Project Manager for Client:**	Alan Hart, PLA
4. **Project Manager for Benchmark:**	Greg Bonds, PE
5. **Method of Compensation:**	Lump Sum
6. **Task Order Cost:**	$240,000
7. **Scope of Work:**	Provide Construction Engineering & Inspection (CE&I) services on behalf of the City throughout construction of this project. These services shall include but not limited to: • Construction project management • Daily general on-site construction inspection when the Contractor is working to monitor progress and construction methods/procedures • Submittal review • Construction testing

	• Testing results review and compilation of testing records. Discuss failed test results and remedies with Contractor. • Coordination with Contractor • Attend progress meetings or meetings on-site • Review all pay applications and confirm quantities and provide payment recommendations • Prepare As-Built Drawings • Perform final inspections, prepare punch lists and oversee final closeout • Prepare final close-out documents

8. **Schedule of Performance:**	Benchmark will provide CE&I services from the start of construction until project closeout
9. **Approved Subconsultants:**	None
10. **Special Provisions:**	None

IN WITNESS WHEREOF, the parties hereto have caused this Task Order to be executed by their duly authorized representatives effective as of the date set forth above.

CITY OF RIDGELAND

By: Gene F. McGee

Title: Mayor

BENCHMARK ENGINEERING & SURVEYING, LLC.

By: Greg Bonds

Title: President

the city of RIDGELAND

Memorandum
TO: The Honorable Mayor and Board of Aldermen
FROM: Jonathan Posey, Fire Chief
DATE: September 9, 2025
SUBJECT: Proposal for School of EMS Affiliation & COMPASS Agreement

Purpose
The Ridgeland Fire Department (RFD) requests approval to enter into a Clinical Affiliation Agreement with the School of EMS. This agreement will allow RFD personnel exclusive use of department facilities for required clinical rotations as part of their paramedic education program.

Overview
By partnering with the School of EMS, RFD can provide an "in-house" style paramedic pathway while maintaining the flexibility of an online academic program. Under this agreement, personnel would be able to complete their required clinical hours while on duty, significantly reducing the need for overtime, shift swaps, or additional time spent away from family obligations.

This approach offers multiple benefits to both the City of Ridgeland and the Fire Department:

- **Operational Efficiency**: Clinical rotations completed on shift allow personnel to remain available for emergency response, ensuring staffing and service levels are not disrupted.
- **Professional Development**: Provides firefighters with a streamlined, accessible pathway to paramedic certification, enhancing the department's skill base and long-term service capabilities.
- **Recruitment and Retention**: Offering this pathway strengthens RFD's position as an employer of choice in the region by supporting career advancement opportunities.
- **Veteran Outreach**: Through the School of EMS' COMPASS program, military veterans may participate in apprenticeship programs funded by the Department of Education, creating a bridge into EMS and paramedicine. This serves both as a community recruitment tool and as an avenue to support those who have served our nation.
- **Community Impact**: Expanding the number of licensed paramedics within RFD will elevate the level of care provided to our citizens, improving response outcomes for life-threatening emergencies such as cardiac arrest, respiratory distress, chest pain, stroke symptoms, and traumatic injuries.
- **No Direct Fiscal Burden**: All tuition and educational costs remain the responsibility of the participating employee, eliminating additional financial impact on the City.

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board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, mayor pro tempore - ward 6

the city of RIDGELAND

Request

I respectfully request the Mayor and Board of Aldermen approve RFD's participation in the School of EMS Clinical Affiliation Agreement (attached). This agreement aligns with our commitment to operational readiness, professional development, and community service while creating an innovative pathway for our personnel and veteran outreach initiatives.

Upon approval, RFD will execute the attached agreement with the School of EMS and begin offering this opportunity to department personnel.

Attachment: School of EMS Clinical Affiliation Agreement
Attachment: COMPASS Apprenticeship Agreement

Respectfully,

Jonathan Posey
Fire Chief

mailing address: p.o. box 217 • ridgeland, ms 39158
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CLINICAL AFFILIATION AGREEMENT

Ridgeland Fire Department

And

The EMS Training School, LLC, dba School of EMS

This agreement made and entered into this (Date) _____ by and between Ridgeland Fire Department (hereinafter referred to as the "clinical site") and the affiliates of the clinical site listed on Exhibit A, and the EMS Training School, LLC, dba School of EMS (hereinafter referred to as "School of EMS") and will continue until either party terminates the agreement.

I. PURPOSE

The clinical site shall provide the School of EMS students with practical experience in EMS-based patient care activities through the clinical site's owned entities and the School of EMS shall provide the student with academic experience.

II. RESPONSIBILITIES OF THE CLINICAL SITE

The clinical site shall:

A. Provide cooperation to ensure students of the School of EMS receive an effective clinical experience.
B. Provide a suitable clinical experience situation as prescribed by the curriculum provided by the School of EMS and outlined by the National Highway Traffic Safety Administration.
C. Assist with clinical teaching and supervision of agreed upon number of students of the School of EMS.
D. Ensure the standards of patient care established by the clinical site remain in control of the employees.
E. Reserve the right to determine the manner in which the clinical site's owned equipment and supplies shall be used and operated.
F. Provide a contact person for the School of EMS at the clinical site so as to facilitate interaction between the training program and our system.

III. RESPONSIBILITIES OF THE SCHOOL OF EMS

The School of EMS shall:

A. Ensure that students who use the clinical site's facilities will abide by the clinical site's policies.
B. Ensure students of the School of EMS will have professional liability insurance in the appropriate amount prior to beginning clinical experience with the clinical site.
C. Ensure each student has been provided infection control training as outlined by the Department of Transportation knowledge objectives for EMS courses.
D. Ensure each student has been provided HIPAA training in accordance with the Federal and State guidelines.
E. Ensure each student has been cleared through a background check to include the federal inclusion/exclusion list.
F. Ensure each student has passed a 10-panel drug screen.
G. Ensure that documentation has been established by the School of EMS on how students are determined to be proficient in both basic and advanced skills which are expected to be utilized in the clinical internship setting.
H. Provides each student a Competency Check List so that the student may present this to the clinical site's facility they are assigned to during all internship assignments.
I. Consider promptly any complaint made by the clinical site against a student in accordance with the School of EMS standards and procedures of disciplinary action.
J. Shall provide preceptor training to relevant clinical site staff at the clinical location(s) or via online services.

SCHOOL OF EMS

IV. HOLD HARMLESS

The School of EMS agrees and is bound to hold the clinical site whole and harmless against any and all claims for damages, costs and expenses to persons or property that may arise out of or be occasioned by this contract or any activities or from any act or omission of any teacher or student involved in the School of EMS.

V. RESPONSIBILITIES OF THE CLINICAL SITE AND THE SCHOOL OF EMS

The clinical site and the School of EMS shall:

A. **Agree that only employees of** Ridgeland Fire Department **will have access to clinical rotations with the site and agree upon the number of students to be placed at the clinical site for clinical rotations.**

B. Revise and modify this contract in writing if both parties agree to the revision or modification.

VI. TERMINATION

This contract may be terminated by either party upon one hundred eighty (180) days written notice to the other party by registered mail, return receipt requested. The termination shall not take effect until students who are enrolled at the time such notice is given have completed the courses in which they are enrolled.

VII. DISCRIMINATION

The clinical site and the School of EMS shall not lawfully discriminate in their respective performance of this contract.

VIII. CONTACT PERSONS

The contact person and authorized designee of the **School of EMS** for the purposes of this agreement is:

Name: Amber Jameson Title: Clinical Services Manager

Email: ajameson@schoolofems.org Office Phone: (903) 405-4759 Main Phone: 888-390-5081

Address: 115 Jordan Plaza Blvd. Suite 200. Tyler, Texas 75704 Website: www.schoolofems.org

The contact person and authorized designee of the **Clinical Site** for the purposes of this agreement is:

Name: Jonathan Posey Title: Chief

Email: jonathan.posey@ridgelandms.org Office Phone: _____ Cell Phone: 769-572-2414

Physical Address / City / State / Zip: 456 Towne Center Blvd. Ridgeland, MS 39157

County: Madison Website: www.ridgelandms.org

EXECUTED on _____. The clinical site and the School of EMS have executed this agreement by and through one of its duty authorized officers, thereby binding themselves, their successors, and assignees and representatives for the faithful and full performance of the terms and provisions of this contract.

Ridgeland Fire Department

Signature: _____

Name: Jonathan Posey

Title: Chief

Date Signed: _____

Signature: _____

Name: Colby Stark

Title: Training Officer

The EMS Training School, LLC, dba School of EMS

Signature: _____

Name: TC Howard

Title: Chief Operating Officer

Date Signed: _____

Signature: _____

Name: Amber Jameson

Title: Clinical Services Manager

SCHOOL OF EMS

Exhibit A

Clinical Site Affiliates Covered Under Signed Agreement

Please list each department, station, or clinical site location available for student clinical rotations.
Include the full name, address, city, state, & county.

Ridgeland Fire Department - Station 1, 456 Towne Center Blvd. Ridgeland, MS 39157

Ridgeland Fire Department - Station 2, 408 West Ridgeland Ave. Ridgeland, MS 39157

Student Clinical Rotation Request Information

Student Onboarding

Is there an onboarding process the student must go through before requesting clinical rotations? Yes (No)

If yes, please list the name & contact information of the person who oversees this process.

Name: _____ Phone: _____ Email: _____

Student Scheduling

List the name and contact information of the person who oversees the scheduling process.

Name: Colby Stark Phone: 769-246-6070 Email: Colby.stark@ridgelandms.org

Please Check One:

✓ The students can schedule directly with this person once they are approved to start clinical rotations.

____ Scheduling needs to go through the school; students should not contact us directly for scheduling.

Please list any information we need to share with the student regarding scheduling and/or onboarding:

The SOE Clinical Services team will follow up with the Onboarding & Scheduling people once the agreement is finalized.

Preceptor Information

School of EMS provides comprehensive preceptor training for our clinical site affiliates. An EMS preceptor is a seasoned healthcare professional who guides and mentors EMS students during their clinical and field internships. They provide real-world training and supervision, helping students apply their classroom knowledge to actual patient care situations. The preceptor evaluates students' performance, provides constructive feedback, and helps shape their professional growth. Our training program allows preceptors to easily follow along with the program and evaluate students' performance in the field while also providing constructive feedback. Our preceptors play a crucial role in ensuring that future generations of EMS providers are equipped to provide high-quality, compassionate care in emergency situations.

Institutional Catalogue

A copy of our institutional catalog can be found at https://www.schoolofems.org/institutional-catalog/

Course Schedule, Scope of Practice, Minimum Competency Matrix and Minimum Hours

Attached are examples of the EMT/Paramedic Course Schedules, Student Scope of Practice, and the Minimum Competency Matrix and Minimum Hours. Classes start monthly, so please ask the student to provide information on their current progress. Students will need to meet a minimum number of patient contacts, pathologies/complaints, and skills.

Clinical Objectives and Minimum Hours Required

These can be found in the Institutional Catalog at https://www.schoolofems.org/institutional-catalog/

Student Uniform

Students should arrive for a shift wearing their School of EMS Polo, black or navy EMS pants or slacks, black closed toe shoes or boots, and a SOE Photo ID Badge.

Shift Documentation

Students will be completing patient care forms and evaluations online via the following website:
https://www.schoolofems.org/clinicals
Students can document using their cell phones or personal computers. Please be aware that the evaluations must be completed prior to leaving the shift. Students will complete page one of the evaluation and then hand over their device to the preceptor to complete the second page.

Preceptor Expectations of the Student

Preceptors should expect the student to arrive on time, maintain patient confidentiality, follow instructions, and actively participate in patient care. Capstone Training Video: https://www.schoolofems.org/preceptors/

Student Expectations of the Preceptor

Students will require guidance, feedback, and evaluations.

Questions or Concerns

If you have questions or concerns, please contact one of the following:

Robert Stanley, Program Director
O: 727-460-9104 / RStanley@schoolofems.org

Amber Jameson, Clinical Services Manager
O: 903-405-4759 / AJameson@schoolofems.org

If you would like to discuss the student's progress, please add your contact information when completing the student evaluation. If you have an after-hours emergency, please call 888-390-5081 Option 6.

EMT and Preceptor Course Schedule

Week	Paramedic Course
0	Online Orientation
1	The EMS System
2	Reporting
3	Anatomy & Physiology
4	Pathophysiology
5	Patient Assessment
7	Pharmacology
8	Airway
11	Respiratory
12	Cardiology
13	Cardiology
14	Cardiology
15	Cardiology
16	Cardiology
17	Cardiology
18	Cardiology
19	Neurology / EENT
21	GI / GU / GYN / Endocrine
22	Hematology / Immunology / Infection
23	Toxicology / Psychiatry
24	Trauma 1
25	Trauma 2
26	Trauma 3
27	Working a Field Code
30	Obstetrics
31	Neonatology
32	Pediatrics
34	Geriatrics / Specials
35	Operations 1
36	Operations 2
37	Begin Capstone

Week	EMT Course
0	Online Orientation
1	Foundations
2	Human Body
3	On Scene
4	Resuscitation
5	Medical 1
6	Medical 2
7	Trauma 1
8	Trauma 2
9	Trauma 3
10	OB / Pediatrics
11	Special Needs Patients
12	EMS Operations
13	NIMS / ICS
14	Foundations
15	Human Body
16	**Final Exam**

Scope of Practice

Skills performed are at the discretion of the preceptor.

EMT	Paramedic
ASSESSMENT PSYCHOMOTOR SKILL SET	
• Obtain primary and secondary surveys • Obtain present and past medical histories • Perform a detailed physical exam	• Team-lead the call as allowed by preceptor • Evaluate blood gases and laboratory results
AIRWAY AND BREATHING PSYCHOMOTOR SKILL SET	
• Basic Airway Adjuncts • Manual Ventilation • Suction • Supraglottic airway insertion • CPAP • Stoma/tracheostomy suction • Basic FBAO removal	• Endotracheal intubation/endotracheal suctioning • Cricothyrotomy • Needle decompression of the chest • ETCO2/Capnography monitoring • FBAO removal by direct laryngoscopy • Ventilator management • NG/OG tube insertion/removal • Stoma/tracheostomy management
CARDIAC PSYCHOMOTOR SKILL SET	
• Use of AED • CPR • Acquisition of 12-lead ECGs	• Defibrillation/Synchronized cardioversion • Transcutaneous pacing • Interpretation of ECGs • Interpretation of 12-lead ECGs
TRAUMA PSYCHOMOTOR SKILL SET	
• Bleeding Control • Bandaging and Splinting • Spinal Motion Restriction	• Needle decompression of the chest
MEDICAL/OTHER PSYCHOMOTOR SKILL SET	
• Uterine massage for control of post-partumhemorrhage • Assist in delivery of a newborn • Assist in basic resuscitation of the newborn	• NG/OG tube insertion • Assist in advanced resuscitation of the newborn
PHARMACOLOGIC PSYCHOMOTOR SKILL SET	
• Oxygen Administration • Use of Epinephrine Auto Injector • Use of Metered Dose Inhaler • Medication nebulization • Nitroglycerin SL • Narcan IN • Activated Charcoal PO • Oral Glucose	• Peripheral IV insertion • Management of IV infusions/pumps • Drawing of medications • IO insertion • Venous blood draws • Administration of medications (all routes) • Rapid sequence intubation
OPERATIONAL PSYCHOMOTOR SKILL SET	
• Assist in transporting patients to another department in the hospital • Use of mechanical restraints	

Patient Care Form Content (PCR)

- Preceptor's Name
- Preceptor's Email (Optional)
- Department patient was encountered
- Patient's Age Group
- Primary Impression
- Secondary Impression
- Skills Student Performed
- Patient's Disposition (EMS PCR Only)
- Narrative (EMS PCR Only)
- EKG Interpretation (Paramedic EMS PCR Only)
- Document Upload (Paramedic EMS PCR Only)

Preceptor Evaluation Form Content

Filled out by Student

- Internship Level
- Date of Shift / Start Time / End Time/ Total Hours
- Clinical Shift Type: EMS or Hospital Shift
- Clinical Site
- EMS Unit Number or Hospital Department
- Student will upload a copy of their paper Clinical Shift Log which includes the preceptor's signature

Filled out by Preceptor

- Professional Behavior and Attitude
- Oral and Written Communication
- Skills and Safety
- Clinical Impression
- Treatment Plan
- Overall Rating
- Additional Comments
- Preceptor Name / Certification / License Level / Email
- Preceptor Training Verification
- Request to speak to SOE Clinical Representative

Paramedic Student Minimum Competency Matrix and Hours

Pre-Capstone & Capstone Hours & Patient Contacts	
408 Total Minimum Hours	
Pre-Capstone	**312 Pre-Capstone Clinical Hours*** 12 Hours Hospital 192 Hours Ambulance/Field 108 Hours Hospital or Ambulance
	30 Pre-Capstone Patient Contacts* (EMS Unit) **Pre-Capstone Hours and 30 EMS Patient Contacts Due by SAP 7 (Before Starting Capstone)*
Capstone	**96 Capstone Hours**** **20 Capstone Team Leads****

***Capstone hours and team leads must be completed on an ALS EMS unit as the 3rd rider and are due by the End of the Program. Two of the 20 Team Leads may be non-transports (DOA/Refusal)*

Please review www.schoolofems.org/catalog vol 2, page 37, for further details on Team Lead requirements.

Patient Ages, Complaints, & Skills			
	Requirement	**Pre-Capstone**	**Total by End of Program**
Patient Ages	Adults	30	60
	Geriatric	9	18
	Pediatrics*	15	30
	**Contacts must include a minimum of 2 in each category below:*		
	Neonate		2
	Infant		2
	Toddler		2
	Preschool		2
	School-Aged		2
	Adolescent		2
Patient Complaints	Trauma	18	27
	Cardiac (ACS)	9	18
	Cardiac (Dysrhythmia)	8	16
	Psychiatric / Behavioral	9	18
	Respiratory	6	12
	Neurologic (Non-Traumatic)	6	12
	Other Medical	9	18
Skills	IV Successes		25
	IV Bolus Successes		10
	IM Successes		2

EMT Student Minimum Competency and Hours

Minimum EMT Clinical Requirements	
60 Hours Total *(Minimum)*	
12 Hours	Hospital
36 Hours	Ambulance/Field
12 Hours	Hospital OR Ambulance/Field
10 Patient Contacts *(Minimum)*	
5	911 Transports *(Student must accompany the patient to the hospital)*
5	Additional Contacts

Jonathan Posey

From: Greg Tusch <greg@compassmilitaryservices.com>
Sent: Wednesday, August 13, 2025 3:41 PM
To: Jonathan Posey
Cc: Cullen Burnett
Subject: FW: Cullen Burnett GI Bill/Paramedic Training
Attachments: School of EMS and CMS Apprenticeship Program Overview.pptx; Compass Military Service Appendix A-EMT Paramedic Natl Stds.docx

Caution! This message was sent from outside your organization. Allow sender | Block sender

Chief Posey -

Cullen Burnett is interested in participating in the School of EMS Paramedic Apprenticeship Program. As a veteran, Cullen could be able to utilize his GI Bill benefits, which may be used to assist him in his tuition payments. Compass Military Services administrates the Apprenticeship Program through the Department of Labor and the GI Bill benefits through the Veterans Administration.

We have developed the program with the Department of Labor, including the program standards, the On-The-Job-Training parameters, reporting, and compliance. We have worked with the Department of Labor and several states under grant arrangements to implement and manage training programs for approximately 12 years. Last year we were selected for a an award of excellence by the Department of Labor.

An integral part of the Apprenticeship is to engage the Apprentice's Employer as an Employer-Sponsor. The Apprentice will obtain the curriculum segment of the training from the School of EMS, will coordinate clinical experiences through the School of EMS and will successfully complete relevant on-the-job experiences while in the employment of the Employer-Sponsor.

I have included a summary of the program, our function, and an On-the-Job Training template, clinical experiences and curriculum training (Appendix A) for your review. Please note that because Cullen has already obtained an EMT certificate, the segments appropriate to his apprenticeship experience run from Page 5 to Page 11 of the attachment.

As an Employer-Sponsor of Cullen, your organization will be responsible for insuring that he masters the On-the-Job Training line items on the template. A fellow employee, certified as a Paramedic would be designated as a mentor (could be several Paramedics) and would initial each line item in the template as he masters the skills associated with it. This progress will be forwarded to us each month, along with hours worked - verified in a template that we will provide. We then submit to the Department of Labor for the Apprenticeship tracking and to the VA for GI Bill benefits.

The Apprentice is responsible for all tuition, books and supplies costs.

The apprenticeship includes a competency clause that allows it to be finished quicker than the allotted hours. The allotted hours are estimates that allow for differing paces of mastering the skills and the unpredictability of encountering the various functions that are detailed on the template. It would be reasonable to assume that Cullen could complete the Paramedic Apprenticeship in approximately 12 months. Upon your review of the included information, I would be pleased to answer any of your questions.

If this program would be agreeable to you, I would need the following information to populate the Department of Labor's Employer Agreement:

1. Cullen's current wage rate

2. If Cullen would receive a wage increase upon receiving his Paramedic license (include amount)

3. If Cullen would be in line for an annual wage increase per an annual review (date and range of possible increase)

Sorry for the amount of information needed, but the Department of Labor requires this before we can establish the Employer Partner Agreement and payment process with the VA for the GI Bill payments. Upon populating the agreement with this information, I can then forward it to you for your signature.

We look forward to supporting Cullen in the Paramedic Apprenticeship and would welcome you and your organization as an Employer-Partner. Please do not hesitate to let me know if you have any questions about the program. My schedule in the field is unpredictable, so the quickest way for me to provide an initial reply is through an email contact.

Respectfully,

Greg Tusch
Compass Military Services
(616) 719-6794
greg@compassmilitaryservices.com
www.compassmilitaryservices.com

COMPASS MILITARY SERVICES

Appendix A

COMPASS MILITARY SERVICES

Emergency Medical Technician/Paramedic

COMPASS MILITARY SERVICES

WORK PROCESS SCHEDULE

AND

RELATED INSTRUCTION OUTLINE

Appendix A

Compass Military Services

Emergency Medical Technician/Paramedic

O*NET-SOC Code: 29-2041.00 RAPIDS Code: 0543

This schedule is attached to and a part of these Standards for the above identified occupation.

1. TYPE OF OCCUPATION

X Time-based ☐ Competency-based ☐ Hybrid

2. TERM OF APPRENTICESHIP

The term of the occupation is 3,279 hours of On-The-Job-Learning (OJL) attainment supplemented by 867 hours of related instruction.

3. RATIO OF APPRENTICES TO JOURNEYWORKERS

The apprentice to journeyworker ratio is: 1 Apprentice to 1 Journeyworker.

4. APPRENTICE WAGE SCHEDULE

Apprentices shall be paid a progressively increasing schedule of wages based on a percentage amount of the current hourly journeyworker wage rate, which is: Avg. $16.00* (Journeyworker wages will be adjusted per local paramedic wage rates).

1st Year: **EMT:** 12 weeks, 210 hours total (162 hours of curriculum and 48 hours of clinical OJL)

Level 1: 6 months, 1,248 hours total (468 hours curriculum and 780 hours OJL employment assignments) Employment assignments paid at 63%

Level 2: 6 months, 1,248 hours total (237 hours curriculum and 1,011 hours OJL: 231 hours clinical and 780 hours employment assignments) Employment assignments paid at 69%

2nd Year **Level 3:** 6 months, 1,248 hours OJL (344 hours clinical and 904 hours employment assignments) Employment assignments paid at 85%

Level 3: 1 month: 192 hours OJL (employment assignments) Paid at 95%.

Upon successful completion of OJL, apprentice hired-in at 100% journeyworker wage. Apprentices may also be eligible for up to $5,000 sign-on bonuses.

5. PROBATIONARY PERIOD

Every applicant selected for apprenticeship will serve a probationary period of 750 hours.

6. SELECTION PROCEDURES

A. Applications will be accepted throughout the year.

B. Individuals interested in entering the Compass Military Services apprenticeship program should first request information regarding the application for the curriculum segment provided by The School of EMS. Anyone who requests an application will be directed to the location where the application is available. The Apprenticeship Administrator will track which applicants are sent to complete the application. All applications will be identical in form and requirements.

C. To be considered for the Compass Military Services apprenticeship program the applicant needs to be accepted into the curriculum segment provided by The School of EMS, meet minimum qualifications and be sponsored by an Compass Military Services Participating Employer.

D. If an applicant is not sponsored by a Compass Military Services Participating Employer, the applicant will be required to submit an application to local Compass Military Services Participating Employers for consideration of sponsorship.

E. Applicants deficient in one or more qualifications or requirements or making false statements on their application will be notified of their disqualification. The applicant will also be notified of the appeal rights available to them. No further processing of the application will be taken.

F. Applicants meeting the minimum qualifications and submitting the required documents will be notified of their approval entered into RAPIDS.

COMPASS MILITARY SERVICES

Work Process Schedule and Related Instruction Outline

EMERGENCY MEDICAL TECHNICIAN/PARAMEDIC

O*NET-SOC CODE: 29-2041.00 RAPIDS CODE: 0543

EMT Certification

Week	Topics	Chapter	Hours
1	Intro, well being, lifting and moving, medical/ legal	1 - 4	12
2	Medical terminology, A&P, Shock, life span development	5 - 8	12
3	Airway management and ventilation	9 - 10	12
4	Scene size up, primary assessment, vital signs, secondary assessment, communication and documentation	11 - 15	12
5	Bleeding and shock, soft tissue, chest and abdominal, musculoskeletal	25 - 28	12
6	Head , neck, spine, multisystem, environmental	29 - 31	12
7	General pharmacology, respiratory, cardiac	16 - 18	12
8	**Skills practice/testing week. CPR**		30
9	Diabetic emergencies, allergic, poisoning	19 - 21	12
10	Abdominal, behavioral, hematologic	22 - 24	12
11	OB/GYN, Pedi, Geriatric, patients with special challenges	32 - 35	12
12	EMS operations, HAZMAT, Vehicle extraction, EMS response to terrorism. - Final Exam	36 - 39	12
	Clinical OJL: Hospital rotations		24
	Clinical OJL: Field rotations		24
	Total Hours		**210**

ON-THE-JOB LEARNING - PARAMEDIC

1. Patient Assessment

Activities	Practical/OJL
Performs appropriate scene size-up	24
Initial assessment performed	32
Secondary assessment performed	32
Detailed exam performed	108
Ongoing assessment provided at proper intervals	32
Trauma – Medical designation determined	32

2. Basic Life Support

Activities	Practical/OJL
Competency in scene assessment and safety	24
Mental Status determined	20
Airway management determined	24
Respiratory effort determined	24
Pulse check completed appropriately	8
Immediate life threat managed	80

3. Advanced Life Support

Activities	Practical/OJL
Competency in scene assessment and safety	24
Determination between ALS and BLS	40
Advanced airway procedures considered	40
Competent interpretation of Advanced Cardio Rhythms	36
Proper utilization of advanced techniques	120

4. Administration of Drugs

Activities	Practical/OJL
Competency in scene assessment and safety	24
Completion of the 5 rights prior to administration	48
Patient re-assessment after medication administration	44
Demonstrate competency in decision making of drugs	48
Demonstrate knowledge of the use of medications	48
Determination of medication needs	48

5. Communication with Medical Facilities

Activities	Practical/OJL
Competency in scene assessment and safety	24
Clearly spoken and well understood communication	10
Appropriate communication with health professionals	10
Accurately represent the patients current condition	20
Develop a professional rapport within report	10

6. Extrication of Victims from Entrapment

Activities	Practical/OJL
Competency in scene assessment and safety	40
Proper extrication method considered and utilized	100
Proper communication with all person on scene	60
Continuous assessment provided	60

7. Musculoskeletal Injuries

Activities	Practical/OJL
Competency in scene assessment and safety	40
Patient assessment of immediate musculoskeletal threats	60
Manual stabilization provided	60
Proper splinting technique considered	40
PMS determined prior to and after stabilization	60

8. Soft Tissue Injuries

Activities	Practical/OJL
Competency in scene assessment and safety	40
Patient assessment of immediate soft tissue threats	60
Direct pressure considered when needed	60
Stabilization of open wounds when needed	60
Aseptic technique followed	40

9. Cardiovascular Emergency Care

Activities	Practical/OJL
Competency in scene assessment and safety	40
Acquisition and interpretation of 12-lead ECGs	40

Interpretation of ECGs	30
Demonstrate knowledge on the proper placement of EKG leads	48
Direct or perform that a 12 lead be done routinely within the first 5 minutes of patient contact	48
Show knowledge of proper defibrillation, cardio-version, and pacing techniques	54

10. Pediatrics

Activities	Practical/OJL
Competency in scene assessment and safety	40
Appropriate communication with patient and family	72
Determination of proper vital sign parameters per patient age	80
Proper transport destination determined	8

11. Care to Emotionally Disturbed

Activities	Practical/OJL
Competency in scene assessment and safety	40
Appropriate patient assessment procedure provided	24
Determination of patients metal state verses physical state	24
Adequate communication with third party agencies	24
Proper transport destination chosen	8

12. Care for Shock Victims

Activities	Practical/OJL
Competency in scene assessment and safety	40
Initial assessment to determine immediate life threats	48
Competency in shock determination	48
Competency in timely treatment of patient condition	48
Timely treatment and transport provided	48
Proper transport destination chosen	8

13. Maintenance of EMS Equipment and Apparatus

Activities	Practical/OJL
Completion of unit check sheet	2
Proper identification of engine oil levels	1
Proper inspection of emergency lights	1
Shift and daily determination of monitor batteries	2
Advanced equipment failure reporting	2

14. Report Preparation and Records Maintenance

Activities	Practical/OJL
Adequately following HIPAA regulations	8
Timely report completion prior to shift end	16
Proper placement of completed EMS reports	2
Competency in report completion following local protocol standards of documentation	18
Leadership provided by action in patient documentation procedures	16

Total OJL Hours **2,656**

Clinical Training

Course Title	Practical/OJL
Demonstrate professionalism and proper communication	
Complete Ambulance- Hospital radio communications	8
Demonstrate the ability to speak to various patients and family members	8
Ability to convey assessment findings to hospital staff	8
Communicate with first responders and control scene	8
Able to correctly document information into narrative and patient care report.	8
Assess medical emergency	
Determine nature and extent of illness or injury and magnitude of emergency	16
Establish first aid procedures to be followed or need for additional assistance	12
Synthesize complex, diverse information; researches data and analyzes information for alternative solutions if needed	24
Uses reason even when dealing with emotional topics	24
Demonstrates ability to make good, timely medical decisions, within their scope of practice and within the situation	24
Is able to explain reasoning for decisions and includes appropriate people in decision-making process	10
Administer BLS procedures	
Obtain Vital signs on patients within correct time frames	12
Recognizes the need and correctly applies oxygen utilizing correct delivery device	24
Demonstrate the ability to assess BLS patient	24
Completes procedures when needed without prompting	18
Creates a treatment plan appropriate for the patient	34
Assess patients with high acuity	
Able to determine the need for immediate intervention	18
Completes a thorough assessment on patient	32

Demonstrates the ability to control the scene of high acuity patient	32
Ability to gather appropriate information and pass along to Hospital or other staff.	32
Creates a full treatment plan for patient	40
Advanced skill assessment	
Recognizes the need for advanced skill to be completed	20
Understands and monitors for complications from skills	24
Ability to perform skill without being prompted when required	20
Demonstrates the correct documentation of skill	24
Shows appropriate knowledge of safety and Body Substance Isolation technique during skill	24
Practice safety, security and compliance	
Coordinates work with other emergency medical team members, police or fire department personnel. Understands and practices only within the scope of practice.	10
Understands rules, regulations, operating within compliance guidelines	4
Observes safety and security procedures within guidelines	6
Determines appropriate action beyond guidelines	6
Reports potentially unsafe conditions	4
Attends training classes to maintain certification, licensure, keep abreast of new developments in field, or maintain existing knowledge	4
Uses and maintains equipment and materials properly	6
Other duties as assigned, depending on scope of practice for jurisdiction	
Assists in hospital or station duties as needed	2
Accepts feedback from preceptor	2
Acts in a professional manner while on clinical	2
Arrives for shift early and prepared for the day	2
Total Clinical Hours	575

Didactic Program Taught by The School of EMS

Course Title	Duration Theory (Hours)
Introduction to Canvas, Program Orientation	8
Introduction to Para Medicine/EMS Systems & History/Medical-Legal Aspects of EMS/Ethic	8
COMMUNICATIONS & PATIENT ASSESSMENT	
Communications, documentation, medical terminology	10
Patient assessment, history taking, secondary assessment	10
Physical exam, patient monitoring, field/auscultation Skills – BP, PULSE, 02, gluc, etc	12
AIRWAY & MEDICATION SKILLS	

Preparation for skills assessment days	12
Skills Day: Peripheral IV's, endotracheal intubation, BIAD's, ET suctioning, teaching stations & practice, field practice of IV's - intubations	12
Skills Day: Med routes & drawing meds, IM, SQ, IVP, neb, MDI, transdermal, SL, piggyback, intradermal, blood draws, teaching stations, practice & evaluation, IV practice & evaluation, infection control review	12
Section test, clinical week	18
ANATOMY & PHYSIOLOGY AND PATHPPHYSIOLOGY	
The cell: structure and function, acid base balance, Cellular function	12
A&P I: Integumentary, blood, musculoskeletal	12
Interim Exam: A&P II: Ears, eyes, mouth	12
A&P III: Nervous, endocrine	12
A&P IV: Respiratory, cardiovascular	12
A&P V: Abdomen, GI, lymphatic	12
A&P VI: Urinary, reproductive	12
PHARMACOLOGY	
Pharmacology: Introduction, drug calculations, Autonomic NS	14
Pharmacology: Cardiovascular and respiratory	14
Pharmacology: Allergic reaction, endocrine, neuro	14
Pharmacology: OB, toxicological, behavioral, GI, sedation, pain control, WMD	14
CARDIOVASCULAR	
Intro to cardiology, A&P, intro to ECG	15
Rhythm interpretation: Tachycardia and treatment	14
Rhythm interpretation: Bradycardia and treatment	14
Patient assessment and management of cardiovascular emergencies	14
12 lead placement and interpretation	14
Pacemakers, LVAD's, internal defibrillators and Special cardiac situations	14
ACLS skills	24
Cardiology review, Mega code testing	10
TRAUMA	
Trauma: Blunt, penetrating, shock, soft tissue and trauma systems	14
Trauma: Burns, orthopedic, thoracic, ABD, head, spine	14
Trauma: NS trauma, environmental, special consideration	14
ITLS course	24
MEDICAL EMERGENCIES	
Pulmonology and respiratory	14
Neurology, endocrinology, immunology, medications	16
Gastroenterology, nephrology, urology, medications	16

Hematology, toxicology, medications	16
Eye, ear, nose, throat, MS disorders	16
Infectious disease, psych/behavioral, medications	14
AMLS – P2	26
SPECIAL CONSIDERATIONS	
Gynecological/obstetrical emergencies, medications	14
Neonatology/neonatal skills	14
Geriatrics; Abuse, neglect, assault, interventions for chronic patients	14
PALS/BLS	26
OPERATIONS	
OPS1: Ground ambulance operations, air medical operations, rescue awareness	14
OPS2: Mass casualty management, crime scene awareness, HAZMAT, rural EMS	20
Study for final test	8
Review for National Registry	16
NATIONAL REGISTRY DAY	
Virtual review online: NREMT written prep	16
Live NREMT written review	16
EXIT INTERVIEW	2
Total Didactic Hours	**705**

TOTAL DIDACTIC, CLINICAL AND OJL

Activities	Duration (Hours)	
	Theory	Clinical/OJL
EMT	162	48
Didactic	705	
Clinical		575
OJT		2,656
Total	867	3,279
Grand Total	**4,146**	

the city of RIDGELAND

RIDGELAND FIRE DEPARTMENT &

RIDGELAND POLICE DEPARTMENT

In House Physician Proposal

September 2025

Prepared by:
Jonathan Posey, Fire Chief
456 Towne Center Blvd.
Ridgeland, MS 39157

the city of RIDGELAND

Memorandum for In House Physician
TO: Mayor and Board of Alderman
FROM: Jonathan Posey, Chief
DATE: September 9, 2025

EXECUTIVE SUMMARY

Ridgeland Public Safety Healthcare & Prehospital Blood Program Proposal – 2025

The City of Ridgeland is proposing two major health and emergency care enhancements for its first responders and community: a **Public Safety Healthcare Pilot Program** and participation in the **RESCUE Prehospital Blood Program**. These initiatives aim to improve survival outcomes, increase employee wellness, and enhance readiness during high-risk public safety operations.

1. Public Safety Healthcare Pilot Program

- **Objective**: To launch a city-supported, NFPA-aligned wellness and preventative care system for fire and police personnel, targeting medical, mental health, and operational fitness challenges common in public safety roles.
- **Components**:
  - **Designated Public Safety Physician** to oversee care, wellness screenings, and post-incident evaluations.
  - **Mental Health & PSAP Services**: Development of a confidential Public Safety Assistance Program (PSAP) offering counseling, return-to-duty protocols, and family mental health support.
  - **On-Scene & Light-Duty Care**: Enables in-field urgent care access and structured return-to-duty plans.
- **Budget**:
  - Public Safety Physician: $0/month.
  - PSAP: Up to $25,000 annually, third-party managed with strict fiscal oversight.
- **Impact**: Aligns with NFPA 1582/1500 standards and sets a replicable model for other mid-sized departments.

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 100 W. School St. • ridgeland, ms 39157
ph: 601.856.7113 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • Jonathan Posey – fire chief

board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Bill Lee - ward 5 • Wesley Hamlin, cmo, mayor pro tempore - ward 6

the city of RIDGELAND

2. Advanced EMS Protocols & Physician Oversight

(Ref: *Medical Control Comparison – 2025* and *2025 Submitted EMS Protocols – Mississippi*)

- **Medical Direction**: Board-certified EMS physician oversight offering **on-scene care**, **advanced scope**, and **physician-tier response** capability.
- **Scope Enhancements**:
  - Field blood transfusion (adult, pediatric, medical, trauma cases).
  - Hypertonic saline for head trauma, advanced airway management, orthopedic field antibiotics.
  - Rehab protocols, selective spinal immobilization, cardiac/neurologic medication administration.
- **Comparison with State Protocols**:
  - The proposed model offers a significantly broader and more innovative clinical scope than current Mississippi state protocols, particularly in trauma and critical care.

3. RESCUE Program – Rural Blood Transfusion Capability

(Ref: *2024 MBS Blood Proposal* and *MS Blood Services – RESCUE Program*)

- **Partnership**: A collaboration with Mississippi Blood Services and LifeCare EMS to bring **prehospital blood transfusion** to rural and under-resourced areas.
- **Counties Included**: Sharkey, Scott, Winston, Leake, Kemper, and Noxubee.
- **Blood Inventory per EMS Unit**: 2 units PRBC / 2 units Liquid Plasma or 2 LTOWB.
- **Community Involvement**:
  - Annual blood drive participation goal: 5% of community population.
  - "Champion Sponsors" commit $10,000 annually to fund equipment, inventory, and tracking systems.
- **Technology**: Blood units stored at 4°C using validated Cool Cube™ 03 coolers with Bluetooth temperature tracking; monitored via PSTRAX.
- **Accountability**: Full logging, traceability, and clinical review of every transfusion with follow-up care at 15/30/90-day intervals.

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the city of RIDGELAND

Strategic Value to Ridgeland

- Positions the city as a leader in **first responder health**, **mental resilience**, and **prehospital innovation**.
- Leverages regional partnerships and **evidence-based protocols** to enhance operational readiness and survivability.
- Aligns with **NFPA best practices**, reduces mortality from cardiac, neurovascular, and traumatic events, and increases trust and retention in public safety personnel.

Respectfully,

Jonathan Posey

Fire Chief

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City of Ridgeland
Public Safety Healthcare Pilot

Summary Proposal

The City of Ridgeland's Public Safety Healthcare pilot wellness program will support a systematic and evidenced-based program designed to provide preventative medical care, occupational wellness, urgent medical care and support mental resiliency. The impact on today's first responders, given the information regarding mental and medical stressors, presents a challenge for department leaders, municipal leaders, and field command staff. This proposal seeks to provide an innovative public safety employee assistance program (EAP) that is linked with departmental surveys and preventative wellness initiatives to better understand the emotional, financial, and physical impact of operating a medium sized paid fire/police department. This proposal will seek to mirror or adapt recommendations outlined in the National Fire Protection Association (NFPA) guidelines on wellness, on-scene rehabilitation, infection control and physical health requirements in a cost-effective method that could be a model for other similar sized departments.

Background:

The State of Mississippi is one of the leading states in the nation in public safety mortality (per-capita). While many of the mortality statistics in the fire-service are linked to the well published cancer risk, there remains a high mortality in preventable diseases like coronary disease, suicidality, and neurovascular disease (Ischemic strokes). Law enforcement risk are well documented and include preventable deaths in cardiovascular and suicide.

Operational Details

The program will have two sections that will work in conjunction with existing employed department paramedics, department leadership, municipal human resources, and area medical provides to establish a comprehensive program. The program will consist of two components:

1) A **Public Safety Physician** shall be employed/contracted to provide oversight to the program and support employed medical personnel in the development and

implementation of this program. The Public Safety Physician is well outlined in the NFPA Guideline 1582. The physician will provide the following:

a. Physical Wellness Screens annually to department personnel
    i. This includes confidential department psychological assessments.
b. Development of "sick call" protocols for on-duty medical personnel to ensure that department members have access to 24/7 protocol based urgent/routine medical care.
c. Provide healthcare system guidance and support for injured/ill employees as they navigate the complex healthcare system.
d. Development of mental wellness screens and protocols for fitness for duty, light duty and restricted work based on available departmental tasks.
e. Develop post-incident medical checks and action plans for return to duty, including risk stratification strategies.
f. Provide consultation to department leaders regarding emerging medical threats, contingency plans, and response plans.
g. Lead department stakeholders in developing the public safety assistance program (PSAP)
h. Provide technical assistance to drafting grants and sponsored programs for the department to expand or offset the cost of this pilot program.
i. Provide on-scene medical care when requested or for larger or long-durance public safety scenes.
j. Provide non-transport medical control to fire department paramedics to support public safety operations within the jurisdiction or with mutual aid.

NFPA 1582 Chapter 4.1.2 states that "*The fire department shall have an officially designated physician who shall be responsible for guiding, directing, and advising the member with regard to their health, fitness, and suitability for duty as required by NFPA 1500, Standard on Fire Department Occupational Safety and Health Program.*"

2) Development of a **public safety assistance program** (PSAP) which would be a version of an employee assistance program (EAP) but focused on the specific challenges faced by public safety professionals. This confidential program would provide free counseling sessions to department members. This program would be managed by a third party to ensure confidentiality and would be a billed service with not-to-exceed total amounts as outlined in the financial section. The PSAP would provide aggregate information to the Public Safety Physician and department leaders on trends and topics of concern for general department education, discussion, or engagement. The PSAP specific protocols on what would and would not be covered would be developed under the direction of the Public Safety Physician and a task force assigned by the police/fire department command staff.

Financial

The pilot period is recommended to last for eighteen months to ensure that a longitudinal review can be carried out regarding the financial and operational impact on the department. The Annual cost of the program is estimated below:

~~1)~~ **Public Safety Physician**: Board Certified Emergency Medicine and Emergency Medical Services (EMS) physician to provide ~~10% FTE~~ to the department is proposed be compensated either as a municipal employee or contracted employee with included liability coverage. Typically, this is covered with a $1.00/year cost for services that includes tort liability. ~~This greatly reduces the cost of medical malpractice and thus the overall cost of the program~~. ~~The Fire Department physician should carry his/her own medical director liability insurance (version of officers/director's insurance) which is an estimated annual premium of $5,600.00. The proposed budget for this position is based on the usual and customary salaries of an EM/EMS physician[1]. This cost would be $2,602.50 monthly or about $515 per fire department employee annually. This figure will be held flat for the duration of the pilot. There is potential for this cost to be offset by grant program(s) or used as in-kind match for additional wellness/employee related grants.~~

2) **Public Safety Assistance Program (PSAP)** this program would have a budget not to exceed $25,000[2] that will be managed by a third party and billed for services rendered. Any associated management fees are not to exceed seven percent (7%) and shall be reported separately on bills and invoices. Working with municipal finance and human resources, the program will ensure confidentiality along with fiscal security and aggregate reporting. A task force of personnel from the department, human resources, finance and legal will provide a guidance document on PSAP funds use and the Public Safety Physician will work with the contracted therapist to ensure that appropriate utilization and referral to additional specialist is streamlined and remains privileged information. During the pilot, the program will be limited to department employees only but would include marriage/family sessions.

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[1] ~~For purposes of this proposal- reduced hourly rate of EM/EMS physician of $150/hour for 2082 hours in a year and 10% FTE which is rounded to $31,000 annually or $2,602.50. Expected physician time to exceed 10% FTE in the beginning months and the physician will keep timecards to provide an adequate review of the pilot. This annual salary would cover the physician payment of director and officer insurance.~~

[2] Calculated based on 70-hour sessions with a professional therapist at a usual and customary rate of $350.

the city of RIDGELAND

police department

September 9, 2025

TO: Mayor & Board of Aldermen

FROM: Brian Myers, Chief of Police

SUBJECT: Special Event Permit- Christ Covenant Fundraiser

I have attached a special event permit application from Andrew Russell of Christ Covenant School requesting approval to hold their annual fundraiser. This event will be held on Thursday, October 23, 2025, from 5:00 p.m. until 7:30 p.m. The event will be held on the school's campus at 725 S. Pear Orchard Road.

Mr. Russell anticipates 750 participants. Arrangements have been made to accommodate participants and volunteers from the school will be responsible for clean up after the event.

This event will not generate overtime for the police department. On-duty shift personnel will conduct periodic patrols of the area.

Checks in the amounts of $100.00 and $1,000.00 representing requisite filing fees and bond fees were received along with the Special Event Permit and Permit to Play On-Permises Music.

Your consideration and approval will be greatly appreciated.

Attachments (2)

115 west school street · ridgeland, ms 39157
ph: 601.856.2121 · www.ridgelandms.org

Gene F. McGee, cmo - mayor · John R. Neal - chief of police
board of aldermen: D.I. Smith, cmo - at-large · Ken Heard, cmo - ward 1 · Chuck Gautier, cmo - ward 2
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the city of RIDGELAND

CITY OF RIDGELAND
SPECIAL EVENT PERMIT APPLICATION

(Please allow minimum 30 days for approval)

EVENT NAME: CCS at Sunset

EVENT LOCATION: Christ Covenant School

EVENT DATE: Beginning 10/23/25 to Ending 10/23/25 Multiple Days: ☐ YES ☒ NO

EVENT HOURS: Beginning 5:00 p.m. to Ending 7:30 p.m.

TYPE OF EVENT: Festival

EVENT POINT OF CONTACT: Andrew Russell CELL NUMBER: 601-668-4887

(This person must remain on scene during the entire event)

NAME OF ORGANIZATION: Christ Covenant School

ADDRESS: 752 S. Pear Orchard Rd. CITY/STATE/ZIP: Ridgeland, MS 39157

ESTIMATED CROWD SIZE: 750 NUMBER OF EVENT PERSONNEL:

ARRANGEMENTS FOR RESTROOM FACILITIES: ☑ YES ☐ NO LOCATION: Football Field / school

ARRANGEMENTS FOR SITE CLEAN-UP: ☑ YES ☐ NO DETAILS: Internal

RECYCLING PROGRAM FOR WASTE

☐ YES ☒ NO DETAILS:

The City of Ridgeland will assist organizers in planning and locating recycle bins for recyclable waste through local companies. Event organizers are encouraged to maintain the City of Ridgeland's vision of a green environment by having your event recycle its waste.

MOBILE FOOD VENDING ☐ YES ☒ NO

In the event organizer will utilize mobile food vending services as part of this special event, complete section below. In accordance with the City of Ridgeland Mobile Food Vending Ordinance, the following vendors have complied with the requirements set forth in ordinance Chapter 22, Article V (Mobile Food Vending) for obtaining a Special Event Mobile Food Vending Permit from the City of Ridgeland.

MOBILE FOOD VENDOR NAME:

Photocopy of City of Ridgeland Food Vending Permit (Required): ☐ YES ☐ NO

Photograph(s) of Mobile Food Vehicle or Pushcart (Optional but suggested): ☐ YES-Attached ☐ NO

MOBILE FOOD VENDOR NAME:

Photocopy of City of Ridgeland Food Vending Permit (Required): ☐ YES ☐ NO

Photograph(s) of Mobile Food Vehicle or Pushcart (Optional but suggested): ☐ YES-Attached ☐ NO

MOBILE FOOD VENDOR NAME:_____

Photocopy of City of Ridgeland Food Vending Permit (Required): ☐ YES ☐ NO

Photograph(s) of Mobile Food Vehicle or Pushcart (Optional but suggested): ☐ YES-Attached ☐ NO

MOBILE FOOD VENDOR NAME:_____

Photocopy of City of Ridgeland Food Vending Permit (Required): ☐ YES ☐ NO

Photograph(s) of Mobile Food Vehicle or Pushcart (Optional but suggested): ☐ YES-Attached ☐ NO

(If additional Mobile Food Vendors will be present, attach a separate sheet with the above information included)

UNMANNED AIRCRAFT SYSTEM – DRONE USAGE

Will the organizers of this event use the services of an UAS (unmanned aircraft system): ☐ YES ☒ NO

If Yes, who is the operator of the system:_____ Cell Number:_____

If an UAS/Drone will be utilized, a copy of the following required documents must be attached to this application:

Section 333 Exemption or Aircraft Certification

- Certificate of Authorization (COA)
- Aircraft Registration and Markings
- Pilot Certificate

FIRST AID/MEDICAL STATION(s): ☒ YES ☐ NO LOCATION(s): Field

POLICE/SECURITY PERSONNEL REQUIRED:_____ ☐ Police Dept. Assigned ☑ Self-Hired ☐ Not Applicable

ASSISTANCE FROM OTHER CITY DEPARTMENTS: ☐ Fire Department ☐ Public Works/Streets ☐ Recreation/Parks

Applicant Printed Name: Andrew Russell Contact Number: 601-668-4887

Applicant Signature: [signature] Date: 8.27.25

Application Instructions

1). You must present to the Chief of Police or his designee your plan for parking and traffic control. You must state in this plan whether or not police or private security personnel will be needed to direct and handle traffic and parking.

2). City of Ridgeland Special Events Ordinance section 10-33(2) requires adequate security be provided at special events. This requirement is one security officer for every 400 people in attendance. A private security company may be used but preference shall be given to the hiring of off duty personnel. The assistance from Ridgeland Police Department for road course races/walks to secure intersections shall not be considered as part of the security requirement. The personnel assigned for traffic control are in addition to any requirement for on-site security personnel required in the ordinance.

3). If the event is to have outdoor music, a Permit to Play on Premises Music will be required from the applicant agreeing to comply with the noise ordinance of the City of Ridgeland, MS.

4). If there is a need for Police Dept., Fire Dept., Public Works Dept. and/or Rec/Parks Dept. personnel to work in controlling the special event, the applicant will agree to pay this cost from the filing of a bond fee.

5). The applicant may be required to post a bond fee in the minimum amount of one thousand dollars ($1,000.00) with the City Clerk. This is to ensure that the event area is immediately cleaned up after its conclusion, and any City employee who works overtime as a result of the special event, will be compensated from the bond proceeds.

6). Submit the above application and information to the Office of the Chief of Police with a non-refundable filing fee of one hundred dollars ($100.00) along with the above referenced bond fee. This application will be forwarded to the Patrol Division Commander or a designee who will review the application for all required documentation. This application and documentation will be presented to the Ridgeland Board of Aldermen for subsequent approval. **Please allow a minimum of 30 days to complete the process and receive approval.**

7). Event organizers should submit a map outlining the area where an event is to be held. Points of interest (entrance/exit points, first aid stations, etc…) shall be included on this map. If the event is a road race/walk, a map reflecting the proposed course route along with a description of the route shall be included. If any portion of the route will include sections of the Natchez Trace Parkway, you must first obtain approval from the Natchez Trace Chief (phone no. 662-680-4014; Ridgeland office 601-856-7321) and documentation reflecting this approval must be submitted with this application.

8). If the event is to be held at Old Trace Park and/or Madison Landing, you must first seek approval from PRVWSD Parks and Recreation (601-856-6319) and obtain a Facility Use Application which must be submitted with this application.

9). The number of event personnel will represent the number of people from the organization who will be assisting with the overall operation of the event. This will include any volunteers from the organization.

10). The arrangements for restroom facilities as addressed in the Ridgeland Code of Ordinances indicate 1 restroom per 150 people in attendance. These may be portable restrooms or existing restroom structures.

11). The event organizer or organization will be responsible for clean-up at the conclusion of the event. The City of Ridgeland encourages organizations to participate in a recycle program for any waste or debris to be discarded.

12). The first aid station located on the event site shall be manned by a state certified EMT.

13). The number of police/security personnel shall be determined by the expected crowd size. The event organizer may staff the event to satisfy this requirement through off-duty law enforcement personnel. The Ridgeland Police Department will assist the organizers if they choose the police department assigned option, or the event organizers may choose the self-hire option to select their own personnel to comply with the ordinance.

14). In accordance with City of Ridgeland Mobile Food Vending Ordinance (Chapter 22, Article V), any special event organizer who utilizes the services of a mobile food truck or pushcart must comply with the requirements under this above referenced section. If you utilize the services of a mobile food vendor, the applicant named on this permit will ensure the requirements under section 22-203 (b) are met and obtain a Special Event Mobile Food Vending Permit from the City of Ridgeland Department of Finance and Administration.

For Police Department Use Only

This application was received by the Ridgeland Police Department on 8/28/25 _____ and has been reviewed by the appropriate personnel. This application has been APPROVED / DENIED by the Chief of Police or Designee. If approved by Ridgeland PD, this application will be submitted for consideration at the Ridgeland Mayor and Board of Alderman meeting to be held on 9-16-2025.

Chief of Police or Designee: _____ DATE: 9-9-2025

Number of Overtime Officers: Ø Estimated OT Cost: Ø

Additional Overtime Cost for City Departments: FIRE_____ P/W_____ REC/PARKS_____

the city of RIDGELAND

CITY OF RIDGELAND
APPLICATION FOR
PERMIT TO PLAY ON PREMISES MUSIC

(Please allow minimum 30 days for approval)

DATE OF APPLICATION: 10.27.25

EVENT NAME: CCS at Sunset

EVENT LOCATION: Christ Covenant School

DESCRIPTION OF ON-PREMISES ACTIVITY: Family Festival

DATE OF ACTIVITY: Beginning 10/23/25 to Ending 10/23/25

HOURS OF ACTIVITY: Beginning 5:00 p.m. to Ending 7:30 p.m.

ACTIVITY POINT OF CONTACT: Andrew Russell CELL NUMBER: 601-668-4887

(This person must remain on scene during the entire event)

NAME OF ORGANIZATION: Christ Covenant School

ADDRESS: 752 S. Pear Orchard Rd CITY/STATE/ZIP: Ridgeland, MS 39157

https://library.municode.com/ms/ridgeland/codes/code_of_ordinances?nodeId=CO_CH46EN_ARTIVNO

Event organizers should become familiar with the City of Ridgeland Noise Ordinance to ensure compliance with law.

PROVIDE FACTS THAT WOULD SHOW THE ACTIVITY FOR WHICH THE PERMIT IS REQUESTED WOULD NOT DISTURB THE PEACE OF ANY FAMILY OR PERSON WITHIN THE AREA INTO WHICH SOUND SHALL CARRY: Music will be kept at a respectable level. It will not exceed the noise level of a normal event held on the football field.

THE CHIEF OF POLICE SHALL HAVE THE AUTHORITY TO REVOKE ANY PERMIT ISSUED.

Applicants Signature: [signature] Date: 8.28.25

☒ APPROVED

☐ DENIED

Chief of Police or Designee:: [signature]

Date: 9-9-2025

In the event a permit is denied, the applicant may appeal the decision to the Mayor and Board of Aldermen. Any such appeal shall be taken not more than ten (10) days from the denial of a permit by giving written notice of the appeal to the Ridgeland City Clerk.

Required Documents Checklist:

- [√] Completed and signed Special Events Application
- [√] Completed and signed Permit to Play Music on Premises (if applicable)
- [ ] Overview map of event location
- [ ] Course route map of road race/walk
- [ ] Recycling program operation plan
- [ ] UAS / Drone operator's documentation (if applicable)
- [ ] Natchez Trace Parkway approval documentation (if applicable)
- [ ] Facility Use Application (PRVWSD) for Old Trace Park (if applicable)
- [√] Non-Refundable Filing Fee ($100.00)
- [√] Bond Fee ($1000.00)

the city of RIDGELAND

police department

September 10, 2025

TO: Mayor & Board of Aldermen

FROM: Brian Myers, Chief of Police

SUBJECT: Review and Approve Lexipol Renewal Invoice

Please review and approve the attached invoice for the renewal of our Lexipol subscription. This subscription is utilized to manage and track the police department's training records.

Your consideration and approval will be greatly appreciated.

115 west school street · ridgeland, ms 39157
ph: 601.856.2121 · www.ridgelandms.org

Gene F. McGee, cmo - mayor · Brian Myers - chief of police
board of aldermen: D.I. Smith, cmo - at-large · Ken Heard, cmo - ward 1 · Chuck Gautier, cmo - ward 2
Kevin Holder, cmo - ward 3 · Brian P. Ramsey, cmo - ward 4 · Bill Lee - ward 5 · Wesley Hamlin, cmo, mayor pro tempore - ward 6

LEXIPOL

Invoice

#INVPM11255895

7/1/2025

Bill To
Ridgeland Police Department
POB 875
Ridgeland MS 39158
United States

End User
Ridgeland Police Department

Terms	Due Date	PO #	Contract Term
Net 30	7/31/2025		8/1/2025 to 7/31/2026

Description	Qty	Rate	Amount
Annual LEFTA Shield Suite Base Subscription	1	$5,775.00	$5,775.00
Annual LEFTA Shield Suite Per User Subscription	90	$42.00	$3,780.00
Annual Inventory Systems Add-On Fee	1	$1,575.00	$1,575.00
Active Directory Annual Fee	1	$525.00	$525.00

Subscription includes LEFTA (Patrol), METR, FACTS, IA, PASS, VIPR, V-DOC, EMCOT, Command Center: Customized command staff and public dashboards and enhanced Early Intervention System; IT support, free updates, hosting on Microsoft Azure Government up to 100GB, unlimited virtual live training sessions for administrators, Inventory System add-on, Active Directory.

Subtotal	$11,655.00
Tax Total (%)	$0.00
Invoice Total	$11,655.00
Amount Paid	$0.00
Amount Due	$11,655.00

Click here to submit your accounting inquiry

Lexipol now has an easier way for you to view/pay your invoices. Please set up/login to your account today at LEXIPOL CUSTOMER PORTAL If you have difficulty logging in, please click on the reset password link, reset your password, and attempt logging in again.

Please Make Checks Payable to:
Lexipol LLC
PO Box 676232
Dallas, TX 75267-6232

the city of RIDGELAND

September 8, 2025

John Sidney North, Parks Director
City of Ridgeland
Recreation and Parks Department
100 W School Street
Ridgeland, MS 39157

Memo: Authorize Recreation and Parks to issue Purchase Order

To: Mayor and Board of Aldermen

Requesting to Authorize the Recreation and Parks Department to issue a Purchase Order to Mars Marketing for T-shirts for Top Soccer Jamboree. Attached are the Two quotes and Mars Marketing was the lowest and best quote.

Regards,

John Sidney North,
Parks Director

mars marketing
Promotional Products
www.mars-marketing.com

Subj: Quote for Top Soccer 2025 T's.
Attn: Ben McDonald @ Ridgeland Rec & Parks
Date: 9/8/2025

Red Volunteer T (printed front only)

Youth	90	$5.99	$539.10
Adult	575	$5.99	$3,444.25
Adult XXL	30	$7.59	$227.70
Adult 3X	5	$7.99	$39.95
	700		

Participant T (printed front & back)

Youth	274	$6.99	$1,915.26
Adult	425	$6.99	$2,970.75
Adult XXL	56	$8.59	$481.04
Adult 3X	32	$8.99	$287.68
	787		

Screens	2	$18.00	$36.00
Art	1	$50.00	$50.00
			$9,991.73

Shipping Additional.

Sincerely,

Sam Mars

President
Mars Marketing
854A Centre St.
Ridgeland, MS 39157

the city of RIDGELAND

September 8, 2025

John Sidney North, Parks Director
City of Ridgeland
Recreation and Parks Department
100 W School Street
Ridgeland, MS 39157

Memo: Authorize Recreation and Parks to issue Purchase Order

To: Mayor and Board of Aldermen

Requesting to Authorize the Recreation and Parks Department to issue a Purchase Order to Mars Marketing for T-shirts for Top Soccer Jamboree. Attached are the Two quotes and Mars Marketing was the lowest and best quote.

Regards,

John Sidney North,
Parks Director

bmss.com

August 26, 2025

City of Ridgeland, Mississippi
PO Box 217
Ridgeland, MS 39158

Statement of Work (SOW) Under Master Services Engagement Letter

Financial Statement Audit

This Statement of Work is a memorialization of the understanding between BMSS, LLC ("BMSS," "the Firm," "we," "us," or "our") and City of Ridgeland, Mississippi ("you," "your," or "City") for audit services to be performed under the terms of the most recent Master Services Engagement Letter entered into by BMSS and the City as of the date of this SOW. BMSS, LLC is pleased to provide City of Ridgeland, Mississippi with professional services. The engagement between the City and our firm will be governed by the terms of this letter and the Master Services Engagement Letter, to the extent that any terms conflict, the terms of the SOW shall control.

Period Covered

This letter confirms our understanding of the services we are to provide for you for the year ended September 30, 2025.

Standards

The audit standards for this engagement will be auditing standards generally accepted in the United States of America (GAAS) and Government Auditing Standards, issued by the Comptroller General of the United States (the **"Auditing Standards"**).

The accounting standard for all aspects of this engagement will be accounting standards generally accepted in the United States of America (GAAP) (the **"Accounting Standard"**).

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of the City (collectively, the **"financial statements"**).

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole:

- Schedule of Expenditures of Federal Awards
- Schedule of Finding and Questioned Cost
- Schedule of Prior Audit Findings
- Schedule of Investments - All Funds
- Schedule of Surety Bonds for Officials
- Schedule Changes in Long-Term Debt
- Combining and Individual Fund Financial Statements and Schedules

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information.

- Management's Discussion and Analysis
- Budgetary Comparison Schedule - General Fund
- Schedule of City's Proportionate Share of Pension Liability
- Schedule of City's Contributions

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with the Accounting Standard and to report on the fairness of the supplementary information referred to above when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with the Auditing Standards, and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the board of alderman and management of of the City. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement. If, in our professional judgment the circumstances require, we may withdraw from the engagement prior to completion.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with the Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

As required by GAAS, we will request certain written representations from management at the close of our audit to confirm oral representations given to us and to indicate and document the continuing appropriateness of such representations and reduce the possibility of misunderstanding concerning matters that are the subject of the representations.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates used by management as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable, not absolute, assurance about whether the financial statements are free of material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Accordingly, an audit performed in accordance with GAAS is not a guarantee of the accuracy of the financial statements. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with inherent limitations of internal control and because we will not perform a detailed examination of all transactions, an unavoidable risk exists that some material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or government regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will obtain an understanding of the Cityand its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*. The communication is not intended to be, and should not be, distributed to anyone other than these specified parties. We are also responsible for communicating with those charged with governance, what our responsibilities are under GAAS and *Government Auditing Standards*, an overview of the planned scope and timing of the audit and significant findings from the audit.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Improper revenue recognition
- Management override of controls

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts, and agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We have advised you of the limitations of our audit regarding the detection of fraud and the possible effect on the financial statements (including misappropriation of cash or other assets). We have offered to perform, as a separate engagement, extended procedures specifically designed to detect fraud, and you have declined to engage us to do so at this time.

Our audit of the financial statements does not relieve you of your responsibilities.

BMSS, LLC is retaining City of Ridgeland, Mississippi as a client in reliance on information obtained during the course of our continuing client reacceptance procedures.

Other Services

We are always available to meet with management at various times throughout the year to discuss current business, operational, accounting and auditing matters affecting the City. Whenever you believe such meetings are desirable, please let us know. We will also be pleased, at your request, to attend directors' meetings to discuss our services. We are prepared to provide services to assist you in any of these areas as long as such service will not impair our independence. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards.

1. Assist in the preparation of and/or answer questions regarding financial statements based on information in the trial balance and other information provided by you or that comes to our attention during the course of the engagement.

2. Assist in preparation of the schedule of expenditures of federal awards, and related notes to the schedule for the year ended September 30, 2024 in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by the City of Ridgeland, Mississippi.

3. Assist management with implementation of GASB Statement 101, Compensated Absences Arrangement

In order for us to remain independent, professional standards require us to maintain certain respective roles and relationships with you with respect to the non-attest services such as tax, bookkeeping or other services including those described herein. Prior to performing such services in conjunction with our engagement, management must acknowledge its acceptance of certain responsibilities. By signing this SOW, you acknowledge your acceptance of these responsibilities. Sometimes the ethical rules of our profession require that we modify or abandon an engagement and we will promptly notify you if this becomes necessary.

BMSS, LLC will not perform management functions or make management decisions on behalf of the City. However, we will provide advice and recommendations to assist management of the City in performing its functions and making decisions.

By your signature below, you acknowledge that management agrees to assume all management responsibilities for the other non-attest services we provide, oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, and experience, evaluate the adequacy of, and accept responsibility for, the results of all the services performed as part of this agreement. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. In addition, you are responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

If we, in performing this engagement, reconcile bank statements you agree that this service entails comparing bank statements you provide to us with a listing of bank activity. The bank statement reconciliation service includes preparing a summary of transactions that do not appear on both the bank statement and list of bank activity information you provide to us. We do not evaluate the propriety of transactions, examine documentation, or verify approvals associated with items that appear on the records you provide to us.

Except as otherwise noted by us, no personal information other than names related to employees and/or customers should be provided to us. In addition, we ask that you provide high-speed Internet access to our engagement team, if practicable, while working on the City's premises. This assistance will serve to facilitate the progress of our work.

If the City plans any reproduction or publication of our report, or any portion of it, a copy of the entire document in its final form should be submitted to us in sufficient time for our review and written approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed. If, in our professional judgment, the circumstances require, we may withhold our written approval.

We, in our professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as making management decisions or performing management functions.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the Organization from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and related matters.

We may advise you about appropriate accounting principles and their application and may assist in the preparation of your financial statements, but the responsibility for the financial statements remains with you. During the course of our audit, financial statement misstatements may be identified, either through our audit procedures or through communication by your employees to us, and we will bring these misstatements to your attention as proposed adjustments. Management is responsible for approving or recording such adjustments in the financial statements, after evaluating their propriety based on an evaluation of both the applicable authoritative literature and the underlying supporting evidence from the City's files; or otherwise concluding and confirming in a representation letter provided to us at the conclusion of our audit that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole. At the conclusion of our audit we will communicate to those charged with governance such unrecorded adjustments, other than those that are clearly inconsequential.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information. Some governments may publish their financial statements and the related auditor's report in an electronic site, such as the government's website. AU-C 720.A4 clarifies that, for GAAS purposes, information contained on an entity's website is not considered to be "other information" and, accordingly, is not subject to the requirements of AU-C 720. Thus, auditors are not responsible for reading information in electronic sites containing audited financial statements or for considering the consistency of other information in those sites with the original document. With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the Citycomplies with applicable laws, regulations, contracts, agreements, and grants.You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report.

You are responsible for the preparation of the supplementary information in conformity with the Accounting Standard. You agree to include our report on supplementary information in any document that contains and indicates that we have reported on the supplementary information. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumption or interpretations underlying the measurement or presentation of the supplementary information.

We understand that your employees will prepare all the confirmations we request and will locate any documents selected by us for testing. Many banks have engaged a third party to electronically process cash or debt audit confirmation requests, and a few of those banks have mandated the use of this service. To the extent applicable, the City hereby authorizes BMSS, LLC to participate in this electronic confirmation process through the third-party's website (e.g. by entering the 's bank account information to initiate the process and then accessing the bank's confirmation response) and agrees that BMSS, LLC shall have no liability in connection therewith.

You are required to disclose the date through which subsequent events have been evaluated and whether that date is the date the financial statements were issued or available to be issued.

Professional and certain regulatory standards require us to be independent, in both fact and appearance, with respect to the City in the performance of our services. Any discussions that you have with personnel of our Firm regarding employment could pose a threat to our independence. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, other confirmations, and schedules we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of BMSS, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the City or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of BMSS, LLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to other governmental agencies.

If we receive a subpoena for your information and are advised by our counsel that it is appropriate to communicate the existence of a pending subpoena for your records, we will notify you. Once receiving notice it will be your responsibility to timely take such action as you deem appropriate to respond to the subpoena. In the absence of your action, we will rely on our counsel's advice in responding to any subpoena. In any event you agree to reimburse us for our attorneys' fees and costs associated with requests for your records.

Aaron Cooper is the engagement member and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for the audit and other services will be $110,000. You will also be billed for travel and other out-of-pocket costs such as report production, software & technology, postage, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter, and our fees will be adjusted accordingly.

Reporting

We will issue a written report upon completion of our audit of your financial statements. Our report will be addressed to the board of alderman and management of of the City . Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the consolidated financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgement prevent us from completing the audit or forming an opinion on the consolidated financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. The report will state that the report is not suitable for any other purpose.

Agreement

We appreciate the opportunity to be of service to you and believe this SOW accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this Statement of Work, please sign below and return to us.

We reserve the right to withdraw from this engagement without completing the work if you fail to comply with the terms of this SOW or as we determine professional standards require. If we withdraw or otherwise terminate this engagement you will remain obligated to pay our fees and costs, even if no report is issued. If any portion of this agreement is deemed invalid or unenforceable, such a finding shall not invalidate the remainder of the terms set forth in this engagement letter.

From time to time, you may request that we undertake additional work. In the event that a separate SOW is not entered into between us, the scope of the engagement described herein may be altered by writings between us evidencing an understanding of additional work and that work shall be governed by the terms of the Master Services Engagement Letter.

Sincerely,

BMSS

BMSS, LLC

RESPONSE:

This SOW correctly sets forth the understanding of City of Ridgeland, Mississippi:

_____

Signature

_____

Name

_____

Title

September 4, 2025

_____

Date

January 1, 2025

City of Ridgeland, Mississippi
PO Box 217
Ridgeland, MS 39158

RE: Master Services Engagement Letter

Thank you for retaining BMSS, LLC ("BMSS", the Firm, "we" and "us") to assist City of Ridgeland, Mississippi ("Client" and sometimes "you") as detailed herein.

This Master Services Engagement Letter (MSEL) memorializes the understanding between BMSS and Client for the relationship between BMSS and Client as of the date first written above for a period of one year. If a Statement of Work is in progress at the conclusion of the term written above, the provisions of this Master Services Engagement Letter shall be extended until the services described in the in-progress Statement of Work are completed.

BMSS offers a wide range of services from which Client may choose. Each service to be provided will, most often, be accompanied by a separate Statement of Work (SOW) describing the service, obligations of BMSS and obligations of Client. If there is no separate SOW, the terms of this MSEL shall apply. Suggestions, proposals and other communications become obligations of the parties only upon completion of a written understanding between BMSS and Client.

The terms and conditions set forth below memorialize the understanding pursuant to which BMSS will provide services to you ("Client"). In the event of a conflict between this Master Services Engagement Letter and a Statement of Work, document, the terms of the Statement of Work shall control.

1. **Statement of Work** – During the term of this Master Services Engagement Letter, as set forth above, Client may request and BMSS may accept assignments to perform services for Client. It is the intention of the parties that a description of the services to be performed along with the obligations and responsibilities of Client and BMSS shall be included in each Statement of Work. BMSS services will be limited to the services specifically described in each Statement of Work. BMSS acceptance of services under a particular Statement of Work does not obligate BMSS to perform any other services. The terms of this Master Services Engagement Letter shall govern the relationship between Client and BMSS. Each Statement of Work shall be approved by Client personnel and BMSS personnel and upon such approval will be binding upon both Client and BMSS. In the event that there are multiple Statements of Work, the termination provisions contained herein may apply to each Statement of Work individually. As each of the services performed under each Statement of Work are performed and deliverables, if any are transmitted, the Statement of Work shall be deemed complete and the obligations of BMSS shall be deemed accepted by Client if no communication disputing completion from Client is received within thirty days of BMSS transmitting the deliverables.

   No Separate Statement of Work – If there is no SOW applicable to services rendered, the terms of this MSEL shall apply. Additionally, you agree with us as follows: (a) we will undertake to complete the task(s) assigned by you and accepted by us; (b) you agree to provide us with complete, accurate and timely information to work with; (c) our work will generally be billed based on the amount of time required to complete the engagement at our standard billing rates while also considering the complexity and the value of the work performed, the experience level of the staff required to bring the appropriate level of expertise to the project, and the circumstances under which the work is performed and, as a result, actual charges may be greater or lesser than our standard rates; and (d) the written communications between BMSS and Client will define the terms of the work to be undertaken and the completion of that work.

2. **Errors, Fraud, Theft, Embezzlement, Illegal Acts** – Unless a Statement of Work specifically obligates BMSS to search for fraud, theft, embezzlement and/or illegal acts, BMSS services cannot be relied upon to disclose errors, fraud, theft, embezzlement or other illegal acts that may exist, nor will we be responsible for the impact on our services of incomplete, missing, or withheld information, or mistaken or fraudulent data provided from any source or sources. However, we will inform you of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. Client is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing BMSS about all known or suspected fraud affecting Client involving: (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial information. Client responsibilities include informing BMSS of Client knowledge of any allegations of fraud or suspected fraud affecting Client received in communications from employees, former employees, regulators, or others. In addition, Client is responsible for identifying and ensuring that the Client complies with applicable laws and regulations.

3. **Client Responsibilities** – BMSS services may include advice and recommendations which you may or may not adopt. Client and where applicable, management, shall be fully and solely responsible for applying independent business judgment with respect to the services and work product provided by BMSS, to make implementation decisions, if any, and to determine further courses of action with respect to any matters addressed in any advice, recommendations, services, reports, or other work product or deliveries to Client. Client is responsible for the safeguarding of assets, the proper recording of transactions in the books of account, the substantial accuracy of the financial records, and the full and accurate disclosure to us of all relevant facts affecting the engagement. To the extent you provide our firm with access to electronic data via a local or online database from which we will download your trial balance or other information, you agree that the data is accurate as of the date and time you authorize it to be downloaded. You should retain all the documents, canceled checks, and other data that form the basis of the financial records including income and deductions. If the engagement also includes tax services, these records may be necessary to prove the accuracy and completeness of tax returns to a taxing authority. Client has final responsibility for the tax return(s) and, therefore, will review the return(s) carefully before signing and filing. From time to time, you may arrange for us to access your data files as part of our work for you. When our engagement includes audit or review services, we ask that this access be limited to read-only so that we are at no time able to make changes to any aspect of your records and data. We will only use our read-only access to gather information necessary to perform our audit and review services. In connection with audit and review services we may, from time to time provide to you sample data to be processed by your systems as part of performing our work. Any sample data will be processed in cooperation with your team. If we are granted read-only access for audit and review services, you agree to provide login credentials for use by our staff on a read-only basis to gather information. Our strong preference would be for you to utilize multi-factor authentication as part of any access granted to our team. For all access to your data whether it be read-only for audit and review services or broader access for other engagements as more specifically identified in a Statement of Work, you agree to maintain a log of access for the credentials provided for use by our team and share that log with us promptly upon request. In the event that we are directed by you to make entries and/or modifications to your data, all transactions will be submitted to you for written approval.

4. **Responsible Person** – Client designates the parties signing this Master Services Engagement Letter ("Representative(s)") as the individual(s) to whom BMSS should look to provide information, communicate, answer questions and make elections. Client understands that BMSS will rely on the Representative(s) designated above and that decisions by the Representative(s) may be beneficial to some and detrimental to others. BMSS is directed to rely on the Representative(s) for all Client decisions including but not limited to tax treatments, allocation of income and expense items, tax elections and accounting treatments. All communication with the Representative(s) are deemed to be communication with Client. For purposes of access to electronic data, you will promptly furnish to us in writing the names of authorized individuals to be added and removed from authorized access.

5. **Advice in Writing** – BMSS only provides advice for Client to rely upon in writing. Casual discussions of tax, accounting or other issues and informal communication are not advice upon which Client can rely. Websites, seminars, newsletters and other general information is not advice. Client agrees that the only advice from BMSS upon which Client may rely is written advice received from BMSS on our letterhead or via personally addressed individual e-mail.

6. **Unencrypted E-Mail Use Authorized for Communication** – In connection with this engagement, BMSS may communicate with Client or others via e-mail transmission. As e-mails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, BMSS cannot guarantee or warrant that e-mails from BMSS will be properly delivered and read only by the addressee. Therefore, BMSS specifically disclaims and waives any liability or responsibility whatsoever for interception or unintentional disclosure or communication of e-mail transmissions or for the unauthorized use or failed delivery of e-mails transmitted by BMSS in connection with the performance of this engagement. In that regard, Client agrees that BMSS shall have no liability for any loss or damage to any person or entity resulting from the use of e-mail transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information. During the term of this engagement Client may elect by notification in writing to BMSS to suspend or terminate the use of e-mail.

7. **Cooperation** – Client agrees to cooperate with BMSS in the performance of BMSS services for the Client, including providing BMSS with reasonable facilities and timely access to Client's data, information and personnel. Client shall be responsible for the performance of Client's employees and agents and for the accuracy and completeness of all data and information provided to BMSS for purposes of this engagement. In the event that BMSS is unable to obtain required information on a timely basis, encounters unanticipated circumstances or receives requests for additional work, BMSS may revise its estimate of fees, modify final fees, alter the services required and/or terminate the engagement.

8. **Independent Contractor** – Client and BMSS are both independent contractors and neither Client nor BMSS are, or shall be considered to be, an agent, distributor or representative of the other. Neither Client nor BMSS shall act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf, or in the name of, the other.

9. **Payment of Invoices** – BMSS will bill Client for professional services, expenses, and out-of-pocket costs on a monthly basis. Payment is due within 30 days of the date on the billing statement. Client payment confirms client acceptance of and satisfaction with the services provided. BMSS reserves the right to suspend work or terminate the engagement in the event that payment is not received within 30 days of the date on the billing statement. BMSS may also suspend work or terminate the engagement if information furnished is not satisfactory for BMSS to perform work on a timely basis, for any other reason in BMSS' sole discretion and as otherwise provided in this letter. BMSS will notify Client if work is suspended or terminated. If BMSS elects to terminate the engagement for nonpayment or for any other reason provided for in this letter, the engagement will be deemed to have been completed for purposes of payment being due from Client. Upon written notification of termination, even if BMSS has not released work product, Client will be obligated to compensate BMSS for all time expended and to reimburse BMSS for all out-of-pocket costs through the date of termination. Suspension of work or termination of the engagement may result in missed deadlines, penalties/interest along with other consequences and Client agrees that suspended work or termination of the engagement shall not entitle Client to recover damages from BMSS. All fees, charges and other amounts payable to BMSS hereunder do not include any sales, use, value added or other applicable taxes, tariffs or duties, payment of which shall be the sole responsibility of Client, excluding any applicable taxes based on BMSS's net income or taxes arising from the employment or independent contractor relationship between BMSS and BMSS's personnel. A late payment charge of 1½% per month will be assessed on any balance that remains unpaid after deduction of current payments, credits, and allowances after 30 days from the date of billing. This is an Annual Percentage Rate of 18%.

10. **Confidential & Proprietary Information** – Client and BMSS both acknowledge and agree that all information communicated by one party (the "Disclosing Party") to the other (the "Receiving Party") in connection with this engagement shall be received in confidence, shall be used only for purposes of this engagement, and no such confidential information shall be disclosed by the Receiving Party or its agents or personnel without the prior written consent of the other party. Except to the extent otherwise required by applicable law or professional standards, the obligations under this section do not apply to information that: (a) is or becomes generally available to the public other than as a result of disclosure by the Receiving Party, (b) was known to the Receiving Party or had been previously possessed by the Receiving Party without restriction against disclosure at the time of receipt thereof by the Receiving Party, (c) was independently developed by the Receiving Party without violation of this engagement letter or (d) Client and BMSS agree from time to time to disclose. Each party shall be deemed to have met its nondisclosure obligations under this paragraph as long as it exercises the same level of care to protect the other's information as the party uses to protect their own information, except to the extent that applicable law, regulations or professional standards impose a higher requirement. BMSS may retain, subject to the terms of this Paragraph, one copy of Client's confidential information required for compliance with applicable professional standards or internal policies. If either Client or BMSS receives a subpoena or other validly issued administrative or judicial demand requiring it to disclose the other party's confidential information, such party shall (if permitted to do so) provide written notice to the other of such demand in order to permit it to seek a protective order. So long as the notifying party gives notice as provided herein, the notifying party shall be entitled to comply with such demands to the extent permitted by law, subject to any protective order or the like that may have been entered in the matter. In the event that Client wishes to assert a privilege or Client fails to respond and BMSS asserts the privilege on Client's behalf, Client agrees to pay for all expenses incurred by BMSS in defending the privilege, including, by way of illustration only, BMSS's attorney's fees, court costs, outside adviser's costs, penalties and fines imposed as a result of BMSS or Client asserting the privilege or Client's direction to BMSS to assert the privilege. BMSS's techniques, judgments, methodology and practices relating to its engagement practices are agreed by Client and BMSS to constitute proprietary confidential business information in the nature of trade secrets, security measures, systems and procedures which are in the nature of competitive interests which would impair the competitive business of BMSS should the information be released.

11. **Tax Services** – If a Statement of Work (SOW) specifically includes providing tax services the following provisions apply to the tax services for this engagement:

a. Tax services do not include verification of the information you submit to us although we may ask that you clarify certain information. Our tax work does not include any procedures designed to detect fraud, theft or illegal acts.

b. We will prepare the tax returns identified on the Statement of Work solely for filing with the Internal Revenue Service ("IRS"), state, and local tax authorities. Our tax work is not intended to benefit or influence any third party, either to obtain credit or for any other purpose.

c. Unless otherwise noted, we will perform our services in accordance with the Statement on Standards for Tax Services ("SSTSs") issued by the American Institute of Certified Public Accountants and U.S. Treasury Department Circular 230 ("Circular 230") along with the Internal Revenue Code, accompanying Regulations, Treasury Department pronouncements and applicable state laws, rules and regulations.

d. We will not hold your property in trust for you, or otherwise accept fiduciary duties in the performance of the engagement.

e. We will use our professional judgment to resolve questions in your favor where a tax law is unclear, provided that we have a reasonable belief that there is substantial authority for doing so. If there are conflicting interpretations of the law, we will explain the possible positions that may be taken on your return. We will follow the position you request, provided it is consistent with our understanding of the applicable tax code, tax laws, tax regulations, and their interpretations. If the IRS, state or local tax authorities later contest the position you select, additional tax, interest, and penalties may be assessed. We assume no liability, and you hereby release us from any liability, including but not limited to, additional tax, interest, penalties, and related professional fees.

f. If additional accounting or bookkeeping assistance is required for the purpose of preparing tax returns that work will be an additional fee.

g. If, during our work, we discover information that affects prior-year tax returns, we will make you aware of the facts. However, we cannot be responsible for identifying all items that may affect prior-year returns. If you become aware of such information during the year, please contact us to discuss the best resolution of the issue. We will be happy to prepare appropriate amended returns as a separate engagement.

h. This engagement does not include responding to inquiries by any governmental agency or tax authority. If your tax return is selected for examination or audit, you may be requested to produce documents, records, or other evidence to substantiate the items of income and deduction shown on a tax return. If you request our assistance in responding to such an inquiry, and we agree to represent you, we will confirm this engagement in a separate Statement of Work.

i. As tax return preparers, we are prohibited from signing a tax return unless we have a reasonable belief that there is substantial authority for a tax position taken on the tax return or we have a reasonable basis for the tax return position taken on the return and we disclose this tax position in a separate attachment to the tax return.

j. The law imposes substantial penalties on taxpayers and tax advisors for failure to disclose listed and other reportable transactions on Form 8886, Reportable Transaction Disclosure Statement. In general, reportable transactions are potentially abusive transactions identified by the IRS that have a primary purpose of tax avoidance, including but not limited to listed transactions, confidential transactions, transactions with contractual protection, loss transactions, and transactions of interest. Furthermore, the law imposes substantial penalties on taxpayers and tax advisors for failure to disclose tax shelters on Form 8271, Investor Reporting of a Tax Shelter Registration Number. You agree to advise us of any tax shelters and/or reportable transactions identified in tax reference materials. Unless a reportable transaction is more likely than not to be sustained on its merits, IRC §6662A, Imposition of Accuracy-Related Penalty on Understatements with Respect to Reportable Transactions, requires us to disclose the reportable transaction in a separate attachment to the tax return. Similarly, unless a tax shelter is more likely than not to be sustained on its merits, IRC §6662(d)(2)(C)(ii), Imposition of Accuracy-Related Penalty on Underpayments, requires us to disclose tax shelters in a separate attachment to the tax return. If you do not consent to a required disclosure, we reserve the right to withdraw from the engagement, and you agree to compensate us for our services to the date of withdrawal. Our engagement will terminate upon our withdrawal.

k. For series 1040 tax returns, we will not disclose your confidential tax information to another tax return preparer other than required by law or regulation without your consent. For tax returns other than the 1040 series, you authorize us to disclose your current year tax return information to our affiliates located outside the United States for the purposes of assisting us in preparation of your current year tax return. You acknowledge that by signing this engagement letter you consent that your current year non-1040 series tax return information will be disclosed to tax return preparers abroad when those affiliates are engaged to assist in preparation of your tax return.

l. You will provide us financial information and supporting data necessary to prepare your tax returns. You must provide us accurate and complete information. Income, gains and losses from all sources, including those outside the U.S., is required. You agree and accept the burden that the consequences of inadequate documentation may include disallowance of tax benefits.

m. You are responsible for ensuring that personal expenses, if any, are segregated from business expenses and that expenses such as meals, travel, vehicle use, gifts, and related expenses are supported by documentation and records required by the IRS and other tax authorities. In preparing your returns, we rely on your representations that we have been informed of all bartering transactions and that you understand and have complied with the documentation requirements for your expenses and deductions. At your written request, we are available to provide you with written answers to your questions on the types of supporting records required.

n. On June 21, 2018, the U.S. Supreme Court reversed the long-standing physical presence nexus standard in South Dakota v. Wayfair, Inc. et. al. This decision significantly changes the landscape of sales and use tax compliance, especially for online sellers. If you wish to understand the impact of the decision on your business, please so advise and we will confirm this in a separate Statement of Work.

o. You are responsible for determining your tax filing obligations with any state or local tax authorities, including, but not limited to, income, franchise, sales, use, property or unclaimed property taxes. You agree that we have no responsibility to research these obligations or to inform you of them. Therefore, we will only prepare the tax returns for the entities and tax agencies listed on the attached exhibit, unless you notify us in writing of any changes. Please contact us if you require assistance in determining your state and local tax filing obligations.

p. You are responsible for informing us of all foreign assets owned directly or indirectly, including but not limited to, financial accounts with foreign institutions, other foreign non-account investments, and ownership of any foreign entities, regardless of amount. If upon review of the information you have provided to us, including information that comes to our attention, we believe that you may have additional filing obligations, we will notify you. Failure to timely file the required forms may result in substantial civil and/or criminal penalties. You agree to provide us with complete and accurate information regarding any foreign investments in which you have a direct or indirect interest, or over which you have signature authority, during the tax years to which this engagement applies. The foreign reporting requirements are very complex. If you have any questions regarding the application of the reporting requirements for your foreign interests or activities, please ask us and we will respond in writing. Only advice that is in writing may be relied upon. We assume no liability for penalties associated with the failure to file or untimely filing of any of these forms.

q. You are responsible for complying with the tax filing requirements of any other country. You acknowledge and agree that we have no responsibility to raise these issues with you.

r. You are responsible for advising us of any changes in ownership so we can properly reflect those on the tax returns.

s. The IRS permits you to authorize us to discuss, on a limited basis, aspects of your return for one year after the return's due date. Your consent to such a discussion is evidenced by checking a box on the return. Unless you tell us otherwise, we will check that box authorizing the IRS to discuss your return with us.

t. By executing this engagement letter, you consent to BMSS using your tax return information to send to you, by any medium: firm newsletters, surveys, press releases, information concerning firm seminars and nontax-related services, and any other communication sent to some or all of the firm's clients. This consent shall be valid for five years. The disclosure will include name, address and tax return form type and you acknowledge, by signing this engagement letter, that you have the right to consent to a disclosure of less information, but have decided, without coercion, that you consent to the disclosure of name, address and tax return form type. This consent is not conditioned on our providing services to you.

u. It may become necessary to apply for an extension of the filing deadline if there are unresolved issues or delays in processing, or if we do not receive all the necessary information from you on a timely basis. Applying for an extension of time to file may extend the time available for a government agency to undertake an audit of your return or may extend the statute of limitations to file a legal action. All taxes owed are due by the original filing due date. Additionally, extensions may affect your liability for penalties and interest or compliance with governmental or other deadlines.

v. Federal, state and local taxing authorities impose various penalties and interest charges for non-compliance with tax laws and regulations, including failure to file or late filing of returns and underpayment of taxes. You, as the taxpayer, remain responsible for the payment of all taxes, penalties and interest charges imposed by tax authorities.

w. You authorize that any and all information furnished to us for or in connection with the preparation of tax returns other than 1040 series returns under this engagement letter may, for a period of up to three years from the date of this engagement letter, be disclosed to our designated third-party services, located inside or outside the United States, engaged directly or indirectly in providing tax planning or preparation of tax returns. If you wish to request a limited disclosure of tax return information, the you must inform us.

x. There are specific tax implications of investing in digital assets (e.g., virtual currencies such as Bitcoin, non-fungible tokens, virtual real estate and similar assets). The IRS and some other jurisdictions consider these to be property for tax purposes. As such, any transactions in, or transactions that use, digital assets are subject to the same general tax principles that apply to other property transactions.

y. If you transacted in digital assets during the tax year, you may have tax consequences and/or additional reporting obligations associated with such transactions. You agree to provide us with complete and accurate information regarding any transactions in, or transactions that have used, digital assets during the applicable tax year. If you have any questions regarding your digital assets and/or transactions, please ask us, and we will respond in writing.

z. The regime of partnership (and entities that file 1065 series returns) audits was substantially changed in 2018 as part of the Bipartisan Budget Act of 2015 (BBA). Form 1065 partnership pass-thru entity filers are generally audited and assessed at the entity level under the BBA. Some partnership filing entities are eligible to opt out of the BBA while other entities may elect to opt in. Each year a partnership must consider (if it is eligible) whether to opt in or out of the BBA. Your attorney can help with this election. If this engagement is for a pass-thru entity subject to these audit rules, our engagement does not include advising on whether to opt in or opt out of the BBA. If you choose to opt in to the BBA and will so elect on your tax filing, we will require additional information to complete the return. If you choose to opt in, the entity will need to designate an individual (and it may also designate an entity) to serve as partnership representative and provide the address and telephone number of that individual so designated. You are encouraged to seek the advice of your attorney for matters related to the BBA as we do not provide advice for making elections under the BBA.

12. **Disclosures** – Certain communications involving advice are privileged and not subject to disclosure. By disclosing the contents of those communications to anyone, or by turning over information about those communications to the government, Client, Client's employees or Client's agents may be waiving this privilege. To protect this right to privileged communication, please consult with BMSS or an attorney prior to disclosing any information about BMSS advice. Should Client determine that it is appropriate for BMSS to disclose any potentially privileged communication; Client agrees to provide BMSS with written, advance authority to make that disclosure.

13. **Force Majeure** – Neither Client nor BMSS shall be liable for any delays resulting from circumstances or causes beyond our reasonable control, including, without limitation, fire, storm, flood or other casualty, act of God, strike or labor dispute, epidemic, war, civil unrest or other violence, or any law, order or requirement of any government agency or authority.

14. **Indemnification** – Client (and if Client is an entity) its officers and directors hereby agree(s) to indemnify; agrees to pay for the defense (with counsel of BMSS's choosing as billed each month) of BMSS, (including BMSS's principals, employees and authorized agents) and agrees to hold BMSS harmless from any and all suits, claims, actions, proceedings, liabilities, judgments, losses and costs whatsoever (including but not limited to attorneys' fees and dispute resolution costs) arising in connection with any services performed or products provided by BMSS pursuant to, or under the cover of this Master Services Engagement Letter (Indemnity) as described in this paragraph. This Indemnity relates only to circumstances (1) in which there is a knowing misrepresentation by Client and/or its management relating to this engagement (2) arising out of or relating to claims by Client's employees or former employees/contractors for our critiques of employee performance and (3) third party use of BMSS work product. The foregoing indemnity is intended to apply to the extent not contrary to applicable law. This provision shall survive the termination of this engagement for a period of five years. Notwithstanding the foregoing, the provisions of this paragraph shall not apply to Client when BMSS provides attest services to a Securities Exchange Commission Registrant Public Entity, Employee Benefit Plan, Bank, Credit Union or any other entity for which the terms of this paragraph shall be prohibited by law or regulation.

15. **Document Retention and Ownership** – The parties agree that BMSS will endeavor to retain documents and records for a period of seven years after the conclusion of the rendering of services for any particular annual period or year. Client accepts that seven years after services are performed, documents and records may not be available. However, the related engagement records will not be destroyed regardless of the retention period, if BMSS has knowledge of potential or pending legal action and/or investigation by a regulatory agency, and it has been determined by the Firm that the records in question are relevant to said legal action and/or investigation. If it is determined that the records in question are relevant to the legal action and/or investigation, the Firm will impose a litigation hold on the records thereby suspending the scheduled destruction of the records. As potential or pending legal action or an investigation may not be public knowledge, we request that you inform us of any such legal action or investigation in a timely manner. Likewise, we request that you inform us when all legal action or investigation has been concluded so that the Firm can release the litigation hold and the records related to our engagement can be destroyed in accordance with our Record Retention and Destruction Policy. BMSS does not retain original client records or documents. Records prepared by us specifically for you as part of this engagement (for example, financial statements and other financial reports, tax returns, general ledgers, depreciation schedules, etc.) and other supporting records prepared by us (for example, adjusting entries and related support, data combining schedules, calculations supporting amounts in tax returns and financial statements, letters, memos and electronic mail, etc.) will remain part of the engagement records. Some of the records kept by BMSS may be in a format that is usable only by certain licensed programs. BMSS has no obligation to provide conversion of records to a Client usable format or an obligation to provide access to programs that make such records usable. When files or documents are transmitted to you those files are typically furnished in a portable document format (.pdf). When any records are returned or provided to you, it is your responsibility to retain and protect them for possible future use, including potential examination by any government or regulatory agency. BMSS owns and retains the rights to BMSS's internal working papers; any information created by BMSS is not the property of Client. In the event that documents are requested by the Representative or any other individual considered by law or regulation to be our client we will furnish the documents readily available in the Client file (which shall not include any obligation on BMSS's part to undertake a search of BMSS's electronic document and email files) to the requesting party. The privacy policy for BMSS, LLC is available on our website at www.bmss.com or upon request.

16. **Professional Standards** – BMSS will perform this engagement in accordance with the professional standards applicable to the engagement including those standards promulgated by the American Institute of Certified Public Accountants. In the event that issues arise that present a conflict of interest and/or a potential for breach of professional standards it may become necessary to terminate or suspend services for a particular Statement of Work. We will notify you if this issue arises. Either of us may terminate our engagement at any time for any reason or no reason at all.

17. **Use of Third-Party Providers** – In the normal course of business, BMSS may use the services of third parties and individual contractors, which are not employees of BMSS. Some third-party providers are located inside and some are outside the United States. You may notify us that you do not wish to have your work done by third-party providers which may delay the completion of services and increase the price for services to amounts in excess of initial estimates. Those third-party services are performed at various levels and in various aspects of BMSS's engagements including bookkeeping, tax return preparation, consulting, audit and other attest services and clerical and data entry functions. It is possible that during the course of the engagement BMSS may utilize such third-party and individual contractor sources. Additionally, the engagement will, of necessity, require BMSS to handle confidential information including tax information and BMSS expects third-party service providers and individual contractors to maintain the confidentiality of such information. To be reasonably assured that unauthorized release of confidential client information does not occur, BMSS requires those individuals and third-party service providers to enter into a written agreement to maintain the confidentiality of such information. Client acceptance of this arrangement acknowledges and accepts our handling of confidential Client information including access by third-party and individual service providers.

18. Limitation of Liability and Actions – **Neither party may assert against the other party any claim in connection with this engagement unless the asserting party has given the other party written notice of the claim within one (1) year after the asserting party first knew or should have known of the facts giving rise to such claim. Notwithstanding anything to the contrary, BMSS's maximum aggregate liability for all services performed to Client during the term of the Master Services Engagement Letter (regardless of the nature of the any claim asserted, including contract, statute, any form of negligence, tort, strict liability or otherwise and whether asserted by Client, BMSS or others) shall be limited to twice the sum of the fees paid to BMSS during the last full annual term of this Master Services Engagement Letter prior to initiation of an action against BMSS. In no event shall BMSS be liable for consequential, incidental, special or punitive loss, damage or expense (including, without limitation, lost profits, opportunity costs, etc.) even if BMSS had been advised of their possible existence. This provision shall survive the termination of this Master Services Engagement Letter. Notwithstanding the foregoing, the provisions of this paragraph shall not apply to Client when BMSS provides attest services to a Securities Exchange Commission Registrant Public Entity, Employee Benefit Plan, Bank, Credit Union or any other entity for which the terms of this paragraph shall be prohibited by law or regulation**

19. Mediation – Prior to resorting to arbitration or litigation that may arise regarding the meaning, performance or enforcement of this Master Services Engagement Letter and/or any prior engagement the parties agree to attempt resolution of any dispute in mediation administered by and conducted under the rules of the American Arbitration Association in mediation session(s) in Shelby County, Alabama. Unless the parties agree in writing to the contrary, the parties will engage in the mediation process in good faith once a written request to mediate has been given by any party to this Master Services Engagement Letter. If, after the passage of ninety days from the date a party requests mediation, the matter has not been resolved through mediation this provision requiring mediation shall be deemed to have been satisfied. The results of any such mediation shall be binding only upon agreement of each party to be bound. Each party may disclose any facts to the other party or to the mediator that it in good faith considers reasonably necessary to resolve the dispute. However, all such disclosures shall be deemed in furtherance of settlement efforts and shall not be admissible in any subsequent proceeding against the disclosing party. Except as agreed to in writing by both parties, the mediator shall keep confidential all information disclosed during mediation. The mediator shall not act as a witness for either party in any subsequent proceeding between the parties. The costs of any mediation proceeding shall be shared equally by the participating parties.

20. **Binding Arbitration** – All disputes not resolved by mediation (as described above) arising out of and/or related to the services and/or relationship with BMSS and Client will be resolved through binding arbitration. It is the intent of the parties that this mandatory arbitration provision be broadly construed and apply to all claims arising out of or relating to the relationship described in this Master Services Engagement Letter, including but not limited to all services described in accompanying Statement(s) of Work (SOW). **The parties agree that they are irrevocably voluntarily waiving the right to a trial by jury by entering into voluntary binding arbitration.** The arbitration proceeding shall take place in Shelby County, Alabama. The arbitration shall be governed by the provisions of the laws of Alabama (except if there is no applicable state law providing for such arbitration, then the Federal Arbitration Act shall apply) and the substantive law of Alabama shall be applied without reference to conflicts of law rules. In any arbitration instituted hereunder, the proceedings shall proceed in accordance with the then current Arbitration Rules for Professional Accounting and Related Disputes or if none then the Commercial Arbitration Rules of the American Arbitration Association (AAA), except that discovery shall be limited to identification of witnesses, exchange of expert reports, deposition of experts only, exchange of documents in the Client file and shall not include any exchange of e-mail and/or messaging or any requirement to produce or search for e-mail and/or messaging. Any dispute regarding discovery, or the relevance or scope thereof, shall be determined by the Arbitration Panel (as defined below). For amounts in dispute less than One Million Dollars, the arbitration shall be conducted before a single arbitrator appointed as a neutral by the American Arbitration Association. The single arbitrator shall be both a licensed attorney and a licensed certified public accountant at the time of appointment as the arbitrator. If the amount in dispute is One Million Dollars or more, the arbitration shall be conducted before a panel of three persons, all panel members must be members of the American Arbitration Association's panel of neutrals with one arbitrator selected by each party (party selection shall be completed within twenty days of receipt of the panel nominees from the American Arbitration Association or, failing party selection, the panel members shall be appointed by the American Arbitration Association), and the third member of the panel will be selected by the American Arbitration Association will be licensed as a certified public accountant at the time of appointment to the panel (the "Arbitration Panel"). The party-selected arbitrators shall be treated as neutrals. The Arbitration Panel shall have no authority to award non-monetary relief, but nothing herein shall be construed as a prohibition against a party from pursuing non-monetary relief in a state or federal court. The parties also waive the right to punitive damages and the arbitrators shall have no authority to award such damages or any other damages that are not strictly compensatory in nature. In rendering their award, the Arbitration Panel shall issue a reasoned award. The Arbitration Panel is directed to award attorneys' fees and costs along with the costs of the arbitration proceeding to the prevailing party as determined by the Arbitration Panel. The confidentiality provisions applicable to mediation shall also apply to arbitration. The award issued by the Arbitration Panel may be confirmed in a judgment by any federal or state court of competent jurisdiction. In no event shall a demand for arbitration be made after the earlier of: the date on which the initiation of the legal or equitable proceeding on the same dispute would be barred by the applicable statute of limitations or statute of repose or this Master Services Engagement Letter. For the purposes of applying the statute of limitations or repose or this document, receipt of a written demand for arbitration by the AAA shall be deemed the initiation of the legal or equitable proceeding based on such dispute. **IN AGREEING TO ARBITRATION, WE BOTH ACKNOWLEDGE THAT EACH OF US IS GIVING UP THE RIGHT TO HAVE THE DISPUTE DECIDED IN A COURT OF LAW BEFORE A JUDGE OR JURY AND INSTEAD WE ARE ACCEPTING THE USE OF ARBITRATION FOR RESOLUTION.**

21. **Employees** – Both Client and BMSS agree that they will not employ any employee of the other within one year of the employee's last day of employment with the other without express written consent of the former employer. Employment of a former employee within one year of the employee leaving the other party may cause significant economic losses and/or breach of professional standards for BMSS and potential economic loss and/or potential conflicts of interest for Client.

22. **Posting and Distribution of Information** – BMSS's permission is required prior to distribution or posting of BMSS work product. If Client plans to distribute or post online any of BMSS's work product, a copy of the document, reproduction master or proof will be submitted to BMSS not less than seven days prior to intended distribution or posting to provide BMSS sufficient time for reading and approval prior to distribution or posting. If, in our professional judgment, the circumstances require, we may withhold our written consent. Client agrees that prior to posting an electronic copy of any of BMSS's work product, including but not limited to financial statements and our report(s) thereon, that Client will ensure that there are no differences in content between the electronic version posted and the original signed version provided to management by BMSS. Client agrees to indemnify BMSS, defend using counsel of BMSS's choosing and hold BMSS harmless from any and all claims that may arise from any differences between electronic and original signed versions of BMSS's work product. Notwithstanding the foregoing, the indemnification provisions of this paragraph shall not apply to Client when BMSS provides attest services to a Securities Exchange Commission Registrant Public Entity, Employee Benefit Plan, Bank, Credit Union or any other entity for which the terms of this paragraph shall be prohibited by law or regulation.

23. **Notice/Waiver** – The parties agree that notice is effective between the parties is made through any of the following: E-mail acknowledged as received by the party to which it was addressed, Certified Mail to the most recent address of the parties, hand delivery of written document via courier. No waiver of any provision of this Master Services Engagement Letter will constitute a waiver of any prior, concurrent or subsequent failure of either party to comply with the provision hereof and no waiver will be effective unless made in writing.

24. **Assignment** – Neither BMSS nor Client may assign any of its rights or obligations under the terms of this Master Services Engagement Letter without the prior written consent of the other.

25. **Additional Work** – From time-to-time Client may request that BMSS undertake to complete additional work beyond the scope of the work described in an accompanying Statement of Work or at the conclusion of the relationship. In the event that such work is undertaken without a separate written Statement of Work understanding then the terms of this Master Services Engagement Letter shall govern the additional work.

26. **Brokerage Information** - From time-to-time Client may arrange and/or provide information to BMSS that includes investment holdings, transactions, arbitrage positions and investment strategies in addition to other asset holdings. We utilize information provided for purposes of financial statements and tax filings. BMSS does not provide investment analysis, strategies and/or risk analysis of investment portfolios. A BMSS affiliate, BMSS Wesson Wealth Solutions, LLC - a Registered Investment Advisor (BMSS Wesson), does provide investment advice under the terms of separate engagement understandings. Clients desiring services from BMSS Wesson should establish a separate understanding for those services. BMSS does not share information with BMSS Wesson absent a specific written understanding with Client.

27. **Use of Artificial Intelligence (AI) in Our Services** - To enhance the efficiency, accuracy, and insights we provide, we may utilize Artificial Intelligence (AI) tools and technologies in the delivery of our services to you. These AI tools are employed to assist our professional staff in various tasks, including but not limited to: (a) Data Analysis and Processing: AI can help us analyze large datasets, identify trends, and process information, which can improve the quality of our financial analysis and reporting. (b) Automating Routine Tasks: AI may be used to automate repetitive data entry, reconciliation, and other administrative tasks, allowing our team to focus on more complex analytical and advisory work. (c) Research and Compliance: AI tools can assist in researching complex tax laws, accounting standards, and regulatory requirements, helping us to maintain compliance and provide accurate advice. (d) Risk Assessment: AI may be used to identify potential anomalies or risks within your financial data, contributing to a more robust and proactive approach to risk management. As part of our use of AI tools we want to let you know: (a) Human Oversight: The use of AI tools is always under the direct supervision and review of our qualified human professionals. AI is a tool to augment our expertise, not replace it. All decisions and final outputs will be made and reviewed by our professional staff. (b) Confidentiality and Data Security: We are committed to maintaining the confidentiality and security of your data. We will select and use AI tools that adhere to strict data privacy and security protocols. Your confidential information will be handled in accordance with our firm's privacy policy and applicable regulations. (c) Limitations of AI: While powerful, AI tools have limitations. They are trained on existing data and may not always account for unique or unforeseen circumstances. Our professionals exercise critical judgment and professional skepticism when interpreting AI-generated insights. (d) Your Data: By engaging BMSS, you acknowledge and agree that, as part of our service delivery, your financial and other relevant data may be processed using AI tools. If you have any questions or concerns regarding our use of AI in providing services, please do not hesitate to discuss them with us.

28. **Entire Understanding** – This Master Services Engagement Letter constitutes the entire understanding between the parties regarding the BMSS services and supersedes all prior understandings relating to BMSS services. No amendment, modification, waiver or discharge of the terms of this Master Services Engagement Letter shall be valid unless in writing and signed by authorized representatives of both BMSS and Client. This understanding has been entered into solely between Client and BMSS, and no third-party beneficiaries are created hereby. In the event any provision(s) of the terms of this document shall be invalidated or otherwise deemed unenforceable, such finding shall not cause the remainder of this document to become unenforceable. In the event that the arbitration provisions of this document are not applicable, the proper venue for all actions involving the relationship between BMSS and Client are the tribunals of principal jurisdiction in Shelby County, Alabama. This engagement and the relationship between the parties shall be construed and enforced in accordance with, and governed by, Alabama law without giving effect to Alabama's choice of law principles. This document may be transmitted in electronic format and shall not be denied legal effect solely because it was formed or transmitted, in whole or in part, by electronic record; however, this document must then remain capable of being retained and accurately reproduced, from time to time, by electronic record by the parties and all other persons or entities required by law. An electronically transmitted signature or acknowledgment will be deemed an acceptable original for purposes of binding the party providing such electronic signature.

Agreement

The foregoing reflects the understanding for rendering of professional services:

BMSS, LLC

BMSS, LLC

City of Ridgeland, Mississippi

Client

Officer Signature

Officer Name

Title

September 4, 2025

Date

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-01566	MADISON COUNTY CIRCUIT CO	200941	CAUSE NO. 45CO1:25-CV-00513	I 202509081297	8/14/2025	1,000.00
			CAUSE NO. 45CO1:25-CV-00513	400-650-700	1,000.00	
01-01566	MADISON COUNTY CIRCUIT CO	200942	CAUSE NO. 45CO1:25-CV-00519	I 202509081298	8/14/2025	1,000.00
			CAUSE NO. 45CO1:25-CV-00519	350-602-700	1,000.00	
					TOTAL =	2,000.00

FUND TOTALS

FUND	NAME	TOTAL
350	RIDGEWOOD RD DRAINAGE	1,000.00
400	PUBLIC UTILITIES FUND	1,000.00
	TOTALS FOR ALL FUNDS =	2,000.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-03495	MISS DEPARTMENT OF REVENU	200943	TAG - POLICE DEPT	I 202509101399	9/09/2025	12.00
			TAG - POLICE DEPT	001-100-632	12.00	
					TOTAL =	12.00

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	12.00
	TOTALS FOR ALL FUNDS =	12.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-00451	A P W A MS CHAPTER	200944	REGISTRATION	I 202509031276	8/27/2025	275.00
			REGISTRATION	400-650-681	275.00	
01-01350	ADCAMP INC	200945	TONS OF ASPHALT SC-1A	I 44664	7/31/2025	3,031.08
			TONS OF ASPHALT SC-1A	001-201-575	751.00	
			TONS OF ASPHALT SC-1A	001-201-575	755.51	
			TONS OF ASPHALT SC-1A	001-201-575	760.78	
			TONS OF ASPHALT SC-1A	001-201-575	763.79	
01-01350	ADCAMP INC	200946	TONS OF ASPHALT SC-1A	I 44677	8/31/2025	1,225.07
			TONS OF ASPHALT SC-1A	001-201-575	1,225.07	
01-01350	ADCAMP INC	200947	TONS OF ASPHALT SC-1A	I 44682	8/31/2025	5,854.21
			TONS OF ASPHALT SC-1A	001-201-575	763.04	
			TONS OF ASPHALT SC-1A	001-201-575	610.28	
			TONS OF ASPHALT SC-1A	001-201-575	755.51	
			TACK	001-201-575	1,130.00	
			TONS OF ASPHALT SC-1A	001-201-575	836.03	
			TONS OF ASPHALT SC-1A	001-201-575	155.02	
			TONS OF ASPHALT SC-1A	001-201-575	836.78	
			TONS OF ASPHALT SC-1A	001-201-575	391.30	
			TONS OF ASPHALT SC-1A	001-201-575	376.25	
01-01350	ADCAMP INC	200948	STEED RD MULTI USE PATH	I 44731	8/29/2025	10,080.61
			SURFACE COURSE	385-601-750	10,080.61	
01-01350	ADCAMP INC	200949	CENTRE STREET	I 44732	8/29/2025	154,569.31
			SC-1A SURFACE COURSE	001-201-603	141,282.01	
			MILLING >3000 SY	001-201-603	13,287.30	
01-01350	ADCAMP INC	200950	TONS OF ASPHALT SC-1A	I 44736	8/31/2025	4,987.59
			TONS OF ASPHALT SC-1A	001-201-575	373.24	
			TONS OF ASPHALT SC-1A	001-201-575	289.71	
			TONS OF ASPHALT SC-1A	001-201-575	411.62	
			TONS OF ASPHALT SC-1A	001-201-575	747.99	
			TONS OF ASPHALT SC-1A	001-201-575	744.98	
			TONS OF ASPHALT SC-1A	001-201-575	218.23	
			TONS OF ASPHALT SC-1A	001-201-575	760.03	
			TONS OF ASPHALT SC-1A	001-201-575	914.29	
			TONS OF ASPHALT SC-1A	001-201-575	527.50	
01-03644	AFLAC	200951	EBQ21: AUGUST 2025	I 061402	8/15/2025	9,017.40
			EBQ21: AUGUST 2025	001-000-171	7,477.18	
			EBQ21: AUGUST 2025	005-000-171	137.54	
			EBQ21: AUGUST 2025	400-000-171	1,289.44	
			EBQ21: AUGUST 2025	404-000-171	113.24	
01-03644	AFLAC	200952	EBQ21: SEPTEMBER 2025	I 368687	9/14/2025	8,879.54
			EBQ21: SEPTEMBER 2025	001-000-171	7,339.32	
			EBQ21: SEPTEMBER 2025	005-000-171	137.54	
			EBQ21: SEPTEMBER 2025	400-000-171	1,289.44	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT	
01-03644	AFLAC	200952	EBQ21: SEPTEMBER 2025	I 368687	9/14/2025	8,879.54	CONT
			EBQ21: SEPTEMBER 2025	404-000-171	113.24		
01-03952	AIRGAS USA LLC	200953	ARGON BOTTLE RENTAL	I 5518885570	8/31/2025	71.06	
			ARGON BOTTLE RENTAL	400-650-540	36.07		
			HAZMAT	400-650-540	34.99		
01-04417	ALLEN ENGINEERING AND SCI	200954	07-28-25 - 08-31-25 STORMWATER	I 00251221	8/31/2025	1,792.00	
			07-28-25 - 08-31-25 STORMWATER	001-201-600	1,792.00		
01-05511	AMAZON CAPITAL SERVICES	200955	FACE PAINT FOR EVENT	I 1166-C3KK-61PX	9/08/2025	239.80	
			UCANBE FACE BODY PAINT	001-340-650	239.80		
01-05511	AMAZON CAPITAL SERVICES	200956	FD - SUPPLIES	I 14WN-N9G3-6Y9M	8/25/2025	68.62	
			LENCENT TRANSMITTER	001-160-540	14.24		
			RAM MOUNTS RAM B 201U	001-160-540	19.47		
			TABLET HOLDER	001-160-540	23.99		
			DOUBLE SOCKET ARM	001-160-540	10.92		
01-05511	AMAZON CAPITAL SERVICES	200957	COFFEE MAKER	I 1K6H-CMWL-C7JV	9/05/2025	133.36	
			COFFEE MAKER	001-040-540	118.99		
			SHIPPING	001-040-540	14.37		
01-05511	AMAZON CAPITAL SERVICES	200958	COFFEE - ADMIN	I 1TCK-M3L1-1VX6	8/26/2025	67.83	
			COFFEE	001-040-540	67.83		
01-05511	AMAZON CAPITAL SERVICES	200959	FD - SUPPLIES	I 1TD4-HPXQ-73PQ	8/25/2025	144.82	
			HVY DUTY 3 HOLE PUNCH	001-160-500	144.82		
01-06346	AMRIZE MID AMERICA INC	200960	LIMESTONE #57	I 721628429	8/31/2025	2,681.78	
			LIMESTONE #57	400-650-575	1,146.80		
			DELIVERY CHARGE	400-650-575	186.17		
			LIMESTONE #57	400-650-575	1,160.43		
			DELIVERY CHARGE	400-650-575	188.38		
01-06346	AMRIZE MID AMERICA INC	200961	LIMESTONE #57	I 721628430	8/31/2025	442.74	
			LIMESTONE #57	400-650-575	442.74		
01-07027	ARIA RIDGELAND INC	200962	OVERPAYMENT PRIVILEGE LICENSE	I 202509091300	8/21/2025	3.30	
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	3.30		
01-01944	ATMOS ENERGY	200963	3013046088: 07-23-25 -08-21-25	I 202509081284	8/22/2025	148.46	
			3013046088: 07-23-25 -08-21-25	001-160-630	148.46		
01-01944	ATMOS ENERGY	200964	3013187195: 07-26-25 -08-26-25	I 202509081285	8/26/2025	62.00	
			3013187195: 07-26-25 -08-26-25	001-340-630	62.00		
01-01944	ATMOS ENERGY	200965	3015422613: 07-26-25 -08-26-25	I 202509081286	8/26/2025	137.49	
			3015422613: 07-26-25 -08-26-25	001-160-630	137.49		
01-06165	BARNETT'S BODY SHOP	200966	MOUNT AND BALANCE	I 42356	8/26/2025	95.00	
			P401 MOUNT AND BALANCE	001-100-632	95.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-06165	BARNETT'S BODY SHOP	200967	MOUNT AND BALANCE	I 42380	8/21/2025	190.00
			MOUNT AND BALANCE	001-100-632	190.00	
01-06165	BARNETT'S BODY SHOP	200968	MOUNT AND BALANCE	I 42396	8/21/2025	95.00
			P311 WHEEL ALIGN	001-100-632	95.00	
01-06740	BELL LIFE SAFETY LLC	200969	CPR CERT	I 979	8/25/2025	120.00
			CPR CERT	001-100-681	120.00	
01-07400	BLURTON BANKS & ASSOC. IN	200970	REPLACE DRIVEWAYS	I 08.26.2025A	8/26/2025	7,093.00
			REPAIR PARKING LOT	400-650-603	1,753.00	
			REPLACE DRIVEWAY	400-650-603	2,100.00	
			REPLACE DRIVEWAY	400-650-603	3,240.00	
01-07400	BLURTON BANKS & ASSOC. IN	200971	SEWER TAP	I 08.26.2025B	8/26/2025	3,704.00
			SEWER TAP	400-650-603	3,000.00	
			6" SEWER SERVICE	400-650-603	504.00	
			SEWER SERVICE CONNECTION	400-650-603	200.00	
01-07400	BLURTON BANKS & ASSOC. IN	200972	OLD AGENCY CULVERT	I 08.26.2025C	8/26/2025	21,461.00
			REMOVE ASPHALT	001-201-760	720.00	
			REMOVE 24" CMP	001-201-760	680.00	
			INSTALL 24" HP STORM	001-201-760	2,000.00	
			TRACKHOE/OPER	001-201-760	725.00	
			LABORER	001-201-760	1,360.00	
			REMOVE UNSUITABLE MAT	001-201-760	3,120.00	
			INSTALL LIMESTONE	001-201-760	7,566.00	
			INSTALL 48" HP PIPE	001-201-760	1,680.00	
			SUPPLY/INSTALL BACKFILL	001-201-760	2,800.00	
			DUMP TRUCK	001-201-760	810.00	
01-03811	BROADCAST MUSIC INC	200973	YEARLY MUSIC LICENSE	I 60793837	9/02/2025	446.00
			YEARLY MUSIC LICENSE	001-340-604	446.00	
01-02311	BUFKIN MECHANICAL INC	200974	SERVICE CALLS	I 81780	7/31/2025	1,210.00
			HVAC	001-340-637	1,100.00	
			HVAC MATERIAL	001-340-637	110.00	
01-02311	BUFKIN MECHANICAL INC	200975	SERVICE CALLS	I 81809	8/07/2025	645.00
			PLUMBING SERVICE	001-340-637	220.00	
			PLUMBING MATERIAL	001-340-637	205.00	
			PLUMBING SERVICE	001-340-637	220.00	
01-02311	BUFKIN MECHANICAL INC	200976	SERVICE CALLS	I 81810	8/11/2025	220.00
			PLUMBING SERVICE	001-340-637	220.00	
01-08860	BULLDOG CONSTRUCTION CO I	200977	LAKE HARBOUR VOID FILL	I 6076	9/08/2025	3,660.00
			ROADBED UNDERSEAL	001-201-603	3,660.00	
01-00809	DEE BUNCH	200978	REPAIR SOFT START	I 849272	8/25/2025	6,000.00
			REPAIR SOFT START	400-650-603	5,000.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-00809	DEE BUNCH	200978	REPAIR SOFT START	I 849272	8/25/2025	6,000.00	CONT
			LABOR	400-650-603	1,000.00		
01-00809	DEE BUNCH	200979	ELECTRICAL WORK	I 849273	8/25/2025	3,895.00	
			ELECTRICAL WORK	400-650-603	3,895.00		
01-00809	DEE BUNCH	200980	VFD EQUIPMENT	I 849274	9/02/2025	33,795.00	
			VFD EQUIPMENT	400-650-760	33,795.00		
01-05106	C SPIRE BUSINESS SOLUTION	200981	ACCT NO. 0000677122	I 0000677122-104	9/01/2025	5,015.68	
			ACCT NO. 0000677122	001-020-604	41.94		
			ACCT NO. 0000677122	001-042-604	153.78		
			ACCT NO. 0000677122	001-080-604	13.98		
			ACCT NO. 0000677122	001-100-604	768.99		
			ACCT NO. 0000677122	001-160-604	818.99		
			ACCT NO. 0000677122	001-180-604	181.74		
			ACCT NO. 0000677122	001-201-604	325.96		
			ACCT NO. 0000677122	001-340-604	423.78		
			ACCT NO. 0000677122	400-650-604	83.82		
			ACCT NO. 0000677122	001-020-605	119.36		
			ACCT NO. 0000677122	001-040-605	196.66		
			ACCT NO. 0000677122	001-092-605	15.18		
			ACCT NO. 0000677122	001-100-605	758.80		
			ACCT NO. 0000677122	001-160-605	359.45		
			ACCT NO. 0000677122	001-180-605	179.88		
			ACCT NO. 0000677122	001-201-605	131.67		
			ACCT NO. 0000677122	001-340-605	149.48		
			ACCT NO. 0000677122	001-350-605	132.97		
			ACCT NO. 0000677122	400-650-605	159.25		
01-05106	C SPIRE BUSINESS SOLUTION	200982	ANTENNA	I C030214820	8/25/2025	650.00	
			ANTENNA	001-100-632	650.00		
01-03826	C SPIRE WIRELESS	200983	0031603285: 07-23-25 -08-22-25	I 202509081279	8/22/2025	3,268.73	
			0031603285: 07-23-25 -08-22-25	001-100-605	3,268.73		
01-03826	C SPIRE WIRELESS	200984	0031656124: 07-23-25 -08-22-25	I 202509081280	8/22/2025	412.07	
			0031656124: 07-23-25 -08-22-25	001-180-605	412.07		
01-03826	C SPIRE WIRELESS	200985	0031656019: 07-23-25 -08-22-25	I 202509081287	8/22/2025	48.89	
			0031656019: 07-23-25 -08-22-25	001-020-605	48.89		
01-03826	C SPIRE WIRELESS	200986	0031656041: 07-23-25 -08-22-25	I 202509081288	8/22/2025	622.04	
			0031656041: 07-23-25 -08-22-25	001-020-605	324.73		
			0031656041: 07-23-25 -08-22-25	001-042-605	168.57		
			0031656041: 07-23-25 -08-22-25	001-080-605	53.08		
			0031656041: 07-23-25 -08-22-25	001-093-605	53.08		
			0031656041: 07-23-25 -08-22-25	001-092-605	22.58		
01-03826	C SPIRE WIRELESS	200987	0031656148: 07-23-25 -08-22-25	I 202509081293	8/22/2025	1,417.87	
			0031656148: 07-23-25 -08-22-25	001-201-605	734.74		
			0031656148: 07-23-25 -08-22-25	400-650-605	595.57		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-03826	C SPIRE WIRELESS	200987	0031656148: 07-23-25 -08-22-25	I 202509081293	8/22/2025	1,417.87	CONT
			0031656148: 07-23-25 -08-22-25	404-650-605	87.56		
01-01999	MICHELLE CABALLERO	200988	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00	
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00		
01-05777	CANTON SANITARY LANDFILL	200989	LANDFILL CHARGES	I 00226367	8/28/2025	53.56	
			LANDFILL CHARGES	001-201-683	46.40		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	1.16		
01-05777	CANTON SANITARY LANDFILL	200990	LANDFILL CHARGES	I 00226443	8/29/2025	72.83	
			LANDFILL CHARGES	001-201-683	65.20		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	1.63		
01-05777	CANTON SANITARY LANDFILL	200991	LANDFILL CHARGES	I 00226509	9/02/2025	99.07	
			LANDFILL CHARGES	001-201-683	90.80		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	2.27		
01-05777	CANTON SANITARY LANDFILL	200992	LANDFILL CHARGES	I 00226554	9/03/2025	82.26	
			LANDFILL CHARGES	001-201-683	74.40		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	1.86		
01-05777	CANTON SANITARY LANDFILL	200993	LANDFILL CHARGES	I 00226669	9/04/2025	76.11	
			LANDFILL CHARGES	001-201-683	68.40		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	1.71		
01-02764	CENTRAL MISSISSIPPI CRIME	200994	AUGUST 2025	I 202509091307	9/09/2025	213.09	
			AUGUST 2025	001-000-330	213.09		
01-12050	CENTRAL PIPE SUPPLY INC	200995	3/4" AQUALOCK COUPLING	I S100418068.002	9/03/2025	2,849.74	
			5'x18" CURB INLET	001-201-575	1,530.44		
			M25 REGISTER	400-650-575	1,042.80		
			10' EXTENSION CABLE	400-650-575	276.50		
01-12050	CENTRAL PIPE SUPPLY INC	200996	2" AIR RELIEF VALVE	I S100424097.001	8/28/2025	2,598.40	
			2" AIR RELIEF VALVE	400-650-603	2,598.40		
01-12050	CENTRAL PIPE SUPPLY INC	200997	2" AIR RELIEF VALVE	I S100424420.001	8/25/2025	1,505.04	
			8" HYMAX GRIP COUPLING	400-650-575	1,505.04		
01-12050	CENTRAL PIPE SUPPLY INC	200998	18" HP PIPE	I S100424481.001	9/03/2025	866.00	
			18" HP PIPE	001-201-760	866.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-12050	CENTRAL PIPE SUPPLY INC	200999	FIRE HYDRANT 5' BURY	I S100424665.001	8/27/2025	3,821.18
			FIRE HYDRANT 5' BURY	400-650-575	3,101.63	
			6" ANCHOR COUPLING	400-650-575	719.55	
01-12050	CENTRAL PIPE SUPPLY INC	201000	FIRE HYDRANT 5' BURY	I S100424689.001	8/27/2025	252.00
			VALVE BOX TOP	400-650-575	252.00	
01-12050	CENTRAL PIPE SUPPLY INC	201001	FIRE HYDRANT 5' BURY	I S100424769.001	8/27/2025	731.46
			1 1/4"X12' BRASS PIPE	400-650-575	451.44	
			1 1/4" BRASSCLOSE NIPPLE	400-650-575	44.80	
			1 1/4" BRASS 90	400-650-575	43.12	
			1 1/4" S.S. UNION	400-650-575	91.50	
			1 1/4" BRASS BALL VALVE	400-650-575	100.60	
01-12050	CENTRAL PIPE SUPPLY INC	201002	3/4" AQUALOCK COUPLING	I S100425115.001	9/02/2025	364.60
			3/4" AQUALOCK COUPLING	400-650-575	364.60	
01-12050	CENTRAL PIPE SUPPLY INC	201003	3/4" AQUALOCK COUPLING	I S100425170.001	9/02/2025	765.22
			5'X18" CURB INLET	001-201-575	765.22	
01-13025	CINTAS CORPORATION LOC #2	201004	PAYER #14850389	I 42152860	9/03/2025	35.75
			PAYER #14850389	400-650-540	35.75	
01-13025	CINTAS CORPORATION LOC #2	201005	PAYER #14849134	I 42153162	9/03/2025	200.46
			PAYER #14849134	400-650-535	190.67	
			PAYER #14849134	404-650-535	9.79	
01-13025	CINTAS CORPORATION LOC #2	201006	PAYER #14849134	I 42153300	9/03/2025	286.94
			PAYER #14849134	001-201-535	286.94	
01-05296	CIVIC PLUS	201007	ONLINE CODE HOSTING SUBSCRIPTI	I 337562	7/01/2025	693.00
			ONLINE CODE HOSTING SUBSCRIPTI	001-040-604	693.00	
01-05507	VIRGINIA LEE COCKE	201008	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-06070	COLUMN SOFTWARE PBC	201009	NOTICE: ZONING - JMUP LLC	I 4C109181-0169	8/01/2025	66.20
			NOTICE: ZONING - JMUP LLC	001-180-615	66.20	
01-06070	COLUMN SOFTWARE PBC	201010	NOTICE: HEMP ORDINANCE	I 4C109181-0170	8/07/2025	86.40
			NOTICE: HEMP ORDINANCE	001-040-615	86.40	
01-06070	COLUMN SOFTWARE PBC	201011	NOTICE: ORDER OF TAX MILLAGE	I 4C109181-0175	8/28/2025	41.92
			NOTICE: ORDER OF TAX MILLAGE	001-040-615	41.92	
01-06070	COLUMN SOFTWARE PBC	201012	WATER,SEWER, SANITATION RATE	I 4C109181-0176	8/28/2025	127.72
			WATER,SEWER, SANITATION RATE	001-040-615	127.72	
01-06070	COLUMN SOFTWARE PBC	201013	ORDINANCE AMENDING ZONING FEES	I 4C109181-0177	8/28/2025	77.42
			ORDINANCE AMENDING ZONING FEES	001-180-615	77.42	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT		INVOICE NUMBER	DATE	AMOUNT
01-06070	COLUMN SOFTWARE PBC	201014	NOTICE: NUN-PRO-TUNC HERITAGE	I	4C109181-0178	8/28/2025	290.08
			NOTICE: NUN-PRO-TUNC HERITAGE		001-180-615	290.08	
01-02440	COMCAST CABLE	201015	8396410530214796: 08-29 -09-28	I	202509101401	8/25/2025	142.65
			8396410530214796: 08-29 -09-28		001-160-604	142.65	
01-02440	COMCAST CABLE	201016	8396410530116512: 09-04 -10-03	I	202509101402	9/01/2025	31.59
			8396410530116512: 09-04 -10-03		001-100-604	31.59	
01-15000	CONSOLIDATED PIPE & SUPPL	201017	AQUAPHALT 6.0	I	MS00412778	8/26/2025	540.00
			AQUAPHALT 6.0		001-201-575	540.00	
01-15000	CONSOLIDATED PIPE & SUPPL	201018	AQUAPHALT 6.0	I	MS00412857	9/02/2025	540.00
			AQUAPHALT 6.0		001-201-575	540.00	
01-06353	CULLIGAN QUENCH	201019	COOLER RENTAL SEPT.2025	I	INV09517861	8/30/2025	46.20
			COOLER RENTAL SEPT.2025		001-100-540	46.20	
01-06057	DARYL'S CONSTRUCTION LLC	201020	FILL DIRT	I	INV0302	8/29/2025	2,250.00
			FILL DIRT		001-201-575	2,250.00	
01-02613	DATAPROSE LLC	201021	08-01-25 - 08-31-25 BILLING	I	DP2504345	8/31/2025	4,614.74
			08-01-25 - 08-31-25 BILLING		400-650-604	4,614.74	
01-06980	DEAN ENGINEERING SOLUTION	201022	TOPGOLF WAY EXTENSION	I	25050	9/03/2025	2,000.00
			TOPGOLF WAY EXTENSION		329-601-600	2,000.00	
01-18050	DELL MARKETING L.P.	201023	FD - OP. SUPPLY	I	10832237596	8/22/2025	784.31
			DELL MONITOR		001-160-540	784.31	
01-03638	DELTA DENTAL INSURANCE CO	201024	25-1536700000: SEPTEMBER 2025	I	BE006710551	9/01/2025	12,540.53
			25-1536700000: SEPT 2025		001-010-480	273.51	
			25-1536700000: SEPT 2025		001-020-480	273.51	
			25-1536700000: SEPT 2025		001-040-480	273.51	
			25-1536700000: SEPT 2025		001-040-480	30.39	
			25-1536700000: SEPT 2025		001-092-480	30.39	
			25-1536700000: SEPT 2025		001-100-480	2,279.25	
			25-1536700000: SEPT 2025		001-160-480	1,762.62	
			25-1536700000: SEPT 2025		001-160-480	151.95	
			25-1536700000: SEPT 2025		001-180-480	334.29	
			25-1536700000: SEPT 2025		001-201-480	1,002.87	
			25-1536700000: SEPT 2025		001-340-480	425.46	
			25-1536700000: SEPT 2025		005-101-480	30.39	
			25-1536700000: SEPT 2025		400-650-480	698.97	
			25-1536700000: SEPT 2025		404-650-480	30.39	
			25-1536700000: SEPT 2025		001-000-170	4,514.78	
			25-1536700000: SEPT 2025		005-000-170	0.00	
			25-1536700000: SEPT 2025		400-000-170	394.46	
			25-1536700000: SEPT 2025		404-000-170	33.79	
01-06504	C ERIC EADES	201025	SEPTEMBER 9, 2025 MEETING	I	090925	9/09/2025	50.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-06504	C ERIC EADES	201025	SEPTEMBER 9, 2025 MEETING	I 090925	9/09/2025	50.00	CONT
			SEPTEMBER 9, 2025 MEETING	001-180-611	50.00		
01-03328	EDKO LLC	201026	HEREBICIDE APPLICATION	I 373095	8/27/2025	180.00	
			HEREBICIDE APPLICATION	001-201-604	180.00		
01-03711	EMERGENCY EQUIPMENT PROFE	201027	FD - REPAIR	I 519242	8/25/2025	701.75	
			SHOP SUPPLIES	001-160-632	20.00		
			CUSTOMER LABOR	001-160-632	277.50		
			TRAVEL TIME	001-160-632	145.00		
			SENSOR, DFN, INTAKE MAN	001-160-632	259.25		
01-03711	EMERGENCY EQUIPMENT PROFE	201028	FD - REPAIRS ENGINE 3	I 519518	9/02/2025	3,366.65	
			SHOP SUPPLIES	001-160-632	25.00		
			TURBO ACTUATOR KIT	001-160-632	2,681.65		
			CUSTOMER LABOR	001-160-632	370.00		
			TRAVEL TIME	001-160-632	290.00		
01-03711	EMERGENCY EQUIPMENT PROFE	201029	FD - MAINTENANCE	I 519530	9/02/2025	3,431.93	
			EEP FLO-TESTING OF SCBA	001-160-635	2,000.00		
			SCOTT NOZZLE O RING	001-160-635	82.44		
			SCOTT E-Z FLOW PURGE	001-160-635	28.14		
			SCOTT AP75 ELECT CONNEC	001-160-635	201.00		
			SCOTT GUAGE ASSY 4500	001-160-635	354.00		
			SCOTT REGULATOR HOLDER	001-160-635	38.15		
			O RING	001-160-635	3.90		
			SCOTT TUBING HEAT SHRINK	001-160-635	5.80		
			BPS AA BATTERY	001-160-635	171.00		
			SCOTT SERVICE LABOR	001-160-635	135.00		
			ANALYTICAL AIR ANALYSIS	001-160-635	310.00		
			AIR SAMPLE KIT	001-160-635	20.00		
			MILEAGE	001-160-635	82.50		
01-21500	ENTERGY	201030	14870984	I 202509081294	9/04/2025	4,421.17	
			14870984	001-201-630	72.89		
			14870984	001-350-630	1,869.42		
			14870984	001-160-630	2,478.86		
01-21500	ENTERGY	201031	14870976	I 202509081295	9/04/2025	31,997.85	
			14870976	001-201-684	31,997.85		
01-21500	ENTERGY	201032	14870968	I 202509081296	9/04/2025	46.73	
			14870968	001-160-630	46.73		
01-21500	ENTERGY	201033	14870992	I 202509091310	9/04/2025	2,698.20	
			14870992	001-340-630	2,698.20		
01-21500	ENTERGY	201034	14870935	I 202509091311	9/04/2025	1,061.05	
			14870935	001-000-016	1,061.05		
01-21500	ENTERGY	201035	14870943	I 202509091353	9/04/2025	36,322.67	
			14870943	400-650-630	35,132.06		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-21500	ENTERGY	201035	14870943	I 202509091353	9/04/2025	36,322.67	CONT
			14870943	001-160-630	1,190.61		
01-21506	ENTERGY	201036	164979585: 07-28-25 - 08-26-25	I 202509091312	8/28/2025	59.90	
			164979585: 07-28-25 - 08-26-25	001-160-630	59.90		
01-21506	ENTERGY	201037	69877777: 07-29-25 - 08-27-25	I 202509091313	8/29/2025	58.06	
			69877777: 07-29-25 - 08-27-25	001-340-630	58.06		
01-21506	ENTERGY	201038	69877793: 07-29-25 - 08-27-25	I 202509091314	8/29/2025	58.84	
			69877793: 07-29-25 - 08-27-25	001-340-630	58.84		
01-21506	ENTERGY	201039	169707072: 7-29-25 - 08-27-25	I 202509091315	8/29/2025	4,528.81	
			169707072: 7-29-25 - 08-27-25	001-092-630	4,528.81		
01-21506	ENTERGY	201040	197483993: 07-29-25 - 08-27-25	I 202509091316	8/29/2025	40.94	
			197483993: 07-29-25 - 08-27-25	001-340-630	40.94		
01-21506	ENTERGY	201041	17853490: 07-29-25 - 08-27-25	I 202509091317	8/29/2025	688.27	
			17853490: 07-29-25 - 08-27-25	001-340-630	688.27		
01-21506	ENTERGY	201042	64589617: 07-29-25 - 08-27-25	I 202509091318	8/29/2025	77.91	
			64589617: 07-29-25 - 08-27-25	001-340-630	77.91		
01-21506	ENTERGY	201043	64589682: 07-29-25 - 08-27-25	I 202509091319	8/29/2025	58.06	
			64589682: 07-29-25 - 08-27-25	001-340-630	58.06		
01-21506	ENTERGY	201044	204223416: 07-29-25 - 08-27-25	I 202509091320	8/29/2025	67.17	
			204223416: 07-29-25 - 08-27-25	001-340-630	67.17		
01-21506	ENTERGY	201045	119515120: 07-26-25 - 08-25-25	I 202509091321	8/29/2025	61.56	
			119515120: 07-26-25 - 08-25-25	001-340-630	61.56		
01-21506	ENTERGY	201046	15484330: 07-29-25 - 08-27-25	I 202509091322	8/29/2025	9,371.81	
			15484330: 07-29-25 - 08-27-25	001-100-630	9,371.81		
01-21506	ENTERGY	201047	194843454: 07-29-25 - 08-27-25	I 202509091323	8/29/2025	40.94	
			194843454: 07-29-25 - 08-27-25	001-100-630	40.94		
01-21506	ENTERGY	201048	100962737: 07-28-25 - 08-26-25	I 202509091325	8/28/2025	58.84	
			100962737: 07-28-25 - 08-26-25	400-650-630	58.84		
01-21506	ENTERGY	201049	82141797: 07-28-25 - 08-22-25	I 202509091326	8/29/2025	141.70	
			82141797: 07-28-25 - 08-22-25	001-201-684	141.70		
01-21506	ENTERGY	201050	128655347: 07-28-25 - 08-22-25	I 202509091327	8/29/2025	207.46	
			128655347: 07-28-25 - 08-22-25	001-201-684	207.46		
01-21506	ENTERGY	201051	44930162: 07-28-25 - 08-22-25	I 202509091328	8/29/2025	85.79	
			44930162: 07-28-25 - 08-22-25	001-201-684	85.79		
01-21506	ENTERGY	201052	114576762: 07-29-25 - 08-27-25	I 202509091329	8/29/2025	113.82	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT	
01-21506	ENTERGY	201052	114576762: 07-29-25 - 08-27-25 I	202509091329	8/29/2025	113.82	CONT
			114576762: 07-29-25 - 08-27-25 001-201-684		113.82		
01-21506	ENTERGY	201053	148884364: 07-26-25 - 08-25-25 I	202509091330	8/29/2025	2,591.55	
			148884364: 07-26-25 - 08-25-25 001-201-684		2,591.55		
01-21506	ENTERGY	201054	125164566: 07-29-25 - 08-27-25 I	202509091331	8/29/2025	139.87	
			125164566: 07-29-25 - 08-27-25 001-201-684		139.87		
01-21506	ENTERGY	201055	17002775: 07-29-25 - 08-27-25 I	202509091332	8/29/2025	16.63	
			17002775: 07-29-25 - 08-27-25 400-650-630		16.63		
01-21506	ENTERGY	201056	154178826: 07-29-25 - 08-27-25 I	202509091333	8/29/2025	131.38	
			154178826: 07-29-25 - 08-27-25 001-201-684		131.38		
01-21506	ENTERGY	201057	17717240: 07-29-25 - 08-27-25 I	202509091334	8/29/2025	536.32	
			17717240: 07-29-25 - 08-27-25 001-201-630		536.32		
01-21506	ENTERGY	201058	123468100: 07-29-25 - 08-27-25 I	202509091335	8/29/2025	88.22	
			123468100: 07-29-25 - 08-27-25 001-201-684		88.22		
01-21506	ENTERGY	201059	123468233: 07-29-25 - 08-27-25 I	202509091336	8/29/2025	75.79	
			123468233: 07-29-25 - 08-27-25 001-201-684		75.79		
01-21506	ENTERGY	201060	123468522: 07-29-25 - 08-27-25 I	202509091337	8/29/2025	77.61	
			123468522: 07-29-25 - 08-27-25 001-201-684		77.61		
01-21506	ENTERGY	201061	123469033: 07-28-25 - 08-22-25 I	202509091338	8/29/2025	85.04	
			123469033: 07-28-25 - 08-22-25 001-201-684		85.04		
01-21506	ENTERGY	201062	123467862: 07-28-25 - 08-22-25 I	202509091339	8/29/2025	132.30	
			123467862: 07-28-25 - 08-22-25 001-201-684		132.30		
01-21506	ENTERGY	201063	170074470: 07-29-25 - 08-27-25 I	202509091340	8/29/2025	522.13	
			170074470: 07-29-25 - 08-27-25 001-201-684		522.13		
01-21506	ENTERGY	201064	170074520: 07-29-25 - 08-27-25 I	202509091341	8/29/2025	131.21	
			170074520: 07-29-25 - 08-27-25 001-201-684		131.21		
01-21506	ENTERGY	201065	167495605: 07-28-25 - 08-22-25 I	202509091342	8/29/2025	128.33	
			167495605: 07-28-25 - 08-22-25 001-201-684		128.33		
01-21506	ENTERGY	201066	167495597: 07-28-25 - 08-22-25 I	202509091343	8/29/2025	140.03	
			167495597: 07-28-25 - 08-22-25 001-201-684		140.03		
01-21506	ENTERGY	201067	123466989: 07-28-25 - 08-22-25 I	202509091344	8/29/2025	58.06	
			123466989: 07-28-25 - 08-22-25 001-201-684		58.06		
01-21506	ENTERGY	201068	123466740: 07-28-25 - 08-22-25 I	202509091345	8/29/2025	134.89	
			123466740: 07-28-25 - 08-22-25 001-201-684		134.89		
01-21506	ENTERGY	201069	75485649: 07-26-25 - 08-25-25 I	202509091346	8/29/2025	11.31	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-21506	ENTERGY	201069	75485649: 07-26-25 - 08-25-25 I	202509091346	8/29/2025	11.31	CONT
			75485649: 07-26-25 - 08-25-25	001-201-684	11.31		
01-21506	ENTERGY	201070	78293693: 07-29-25 - 08-27-25 I	202509091347	8/29/2025	158.96	
			78293693: 07-29-25 - 08-27-25	001-201-684	158.96		
01-21506	ENTERGY	201071	67890079: 07-28-25 - 08-22-25 I	202509091348	8/29/2025	90.79	
			67890079: 07-28-25 - 08-22-25	001-201-684	90.79		
01-21506	ENTERGY	201072	125336933: 07-29-25 - 08-27-25 I	202509091349	8/29/2025	140.47	
			125336933: 07-29-25 - 08-27-25	001-201-684	140.47		
01-21506	ENTERGY	201073	125345504: 07-29-25 - 08-27-25 I	202509091350	8/29/2025	103.83	
			125345504: 07-29-25 - 08-27-25	001-201-684	103.83		
01-21506	ENTERGY	201074	125345488: 07-29-25 - 08-27-25 I	202509091351	8/29/2025	108.66	
			125345488: 07-29-25 - 08-27-25	001-201-684	108.66		
01-21506	ENTERGY	201075	101379923: 07-29-25 - 08-27-25 I	202509091352	8/29/2025	65.96	
			101379923: 07-29-25 - 08-27-25	001-201-684	65.96		
01-21506	ENTERGY	201076	47143193: 07-29-25 - 08-27-25 I	202509101354	8/29/2025	77.16	
			47143193: 07-29-25 - 08-27-25	400-650-630	77.16		
01-21506	ENTERGY	201077	47143144: 07-29-25 - 08-27-25 I	202509101355	8/29/2025	126.53	
			47143144: 07-29-25 - 08-27-25	400-650-630	126.53		
01-21506	ENTERGY	201078	74592593: 07-29-25 - 08-27-25 I	202509101356	8/29/2025	177.75	
			74592593: 07-29-25 - 08-27-25	001-201-630	177.75		
01-21506	ENTERGY	201079	74592635: 07-29-25 - 08-27-25 I	202509101357	8/29/2025	161.08	
			74592635: 07-29-25 - 08-27-25	400-650-630	161.08		
01-21506	ENTERGY	201080	86654423: 07-29-25 - 08-27-25 I	202509101358	8/29/2025	66.41	
			86654423: 07-29-25 - 08-27-25	400-650-630	66.41		
01-21506	ENTERGY	201081	100962703: 07-29-25 - 08-27-25 I	202509101359	8/29/2025	58.06	
			100962703: 07-29-25 - 08-27-25	400-650-630	58.06		
01-21506	ENTERGY	201082	170074512: 07-30-25 - 08-28-25 I	202509101360	9/02/2025	118.23	
			170074512: 07-30-25 - 08-28-25	001-201-684	118.23		
01-21506	ENTERGY	201083	170073621: 07-30-25 - 08-28-25 I	202509101361	9/02/2025	218.93	
			170073621: 07-30-25 - 08-28-25	001-201-684	218.93		
01-21506	ENTERGY	201084	86296498: 07-30-25 - 08-28-25 I	202509101362	9/02/2025	15.63	
			86296498: 07-30-25 - 08-28-25	400-650-630	15.63		
01-21506	ENTERGY	201085	206125536: 07-30-25 - 08-28-25 I	202509101363	9/02/2025	42.24	
			206125536: 07-30-25 - 08-28-25	400-650-630	42.24		
01-21506	ENTERGY	201086	148884430: 07-28-25 - 08-26-25 I	202509101364	9/02/2025	840.86	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-21506	ENTERGY	201086	148884430: 07-28-25 - 08-26-25 I	202509101364	9/02/2025	840.86	CONT
			148884430: 07-28-25 - 08-26-25 001-201-684		840.86		
01-21506	ENTERGY	201087	100962695: 07-30-25 - 08-28-25 I	202509101365	9/02/2025	58.23	
			100962695: 07-30-25 - 08-28-25 400-650-630		58.23		
01-21506	ENTERGY	201088	105612568: 07-28-25 - 08-26-25 I	202509101366	9/02/2025	234.37	
			105612568: 07-28-25 - 08-26-25 001-201-684		234.37		
01-21506	ENTERGY	201089	105612600: 07-28-25 - 08-26-25 I	202509101367	9/02/2025	325.14	
			105612600: 07-28-25 - 08-26-25 001-201-684		325.14		
01-21506	ENTERGY	201090	51277291: 07-30-25 - 08-28-25 I	202509101368	9/02/2025	1,392.63	
			51277291: 07-30-25 - 08-28-25 001-160-630		1,392.63		
01-21506	ENTERGY	201091	207142001: 07-30-25 - 08-28-25 I	202509101369	9/02/2025	60.18	
			207142001: 07-30-25 - 08-28-25 001-100-630		60.18		
01-21506	ENTERGY	201092	69877819: 07-29-25 - 08-27-25 I	202509101370	9/03/2025	58.06	
			69877819: 07-29-25 - 08-27-25 001-340-630		58.06		
01-21506	ENTERGY	201093	171195449: 07-31-25 - 08-29-25 I	202509101371	9/03/2025	40.87	
			171195449: 07-31-25 - 08-29-25 001-160-630		40.87		
01-21506	ENTERGY	201094	97289623: 07-31-25 - 08-29-25 I	202509101372	9/03/2025	40.87	
			97289623: 07-31-25 - 08-29-25 001-160-630		40.87		
01-21506	ENTERGY	201095	77345429: 07-31-25 - 08-29-25 I	202509101373	9/03/2025	136.91	
			77345429: 07-31-25 - 08-29-25 001-201-684		136.91		
01-21506	ENTERGY	201096	67111021: 07-31-25 - 08-29-25 I	202509101374	9/03/2025	58.43	
			67111021: 07-31-25 - 08-29-25 001-201-684		58.43		
01-21506	ENTERGY	201097	73076234: 07-31-25 - 08-29-25 I	202509101375	9/03/2025	111.19	
			73076234: 07-31-25 - 08-29-25 001-201-684		111.19		
01-21506	ENTERGY	201098	73076317: 07-31-25 - 08-29-25 I	202509101376	9/03/2025	124.80	
			73076317: 07-31-25 - 08-29-25 001-201-684		124.80		
01-21506	ENTERGY	201099	114576796: 07-31-25 - 08-29-25 I	202509101377	9/03/2025	118.76	
			114576796: 07-31-25 - 08-29-25 001-201-684		118.76		
01-21506	ENTERGY	201100	114576804: 07-31-25 - 08-29-25 I	202509101378	9/03/2025	82.31	
			114576804: 07-31-25 - 08-29-25 001-201-684		82.31		
01-21506	ENTERGY	201101	125337436: 07-31-25 - 08-29-25 I	202509101379	9/03/2025	118.14	
			125337436: 07-31-25 - 08-29-25 001-201-684		118.14		
01-21506	ENTERGY	201102	65003816: 07-31-25 - 08-29-25 I	202509101380	9/03/2025	106.95	
			65003816: 07-31-25 - 08-29-25 001-201-684		106.95		
01-21506	ENTERGY	201103	86018090: 07-30-25 - 08-28-25 I	202509101381	9/03/2025	13,521.43	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-21506	ENTERGY	201103	86018090: 07-30-25 - 08-28-25	I 202509101381	9/03/2025	13,521.43	CONT
			86018090: 07-30-25 - 08-28-25	400-650-630	13,521.43		
01-21506	ENTERGY	201104	132314451: 07-30-25 - 08-28-25	I 202509101382	9/03/2025	5,678.70	
			132314451: 07-30-25 - 08-28-25	400-650-630	5,678.70		
01-21506	ENTERGY	201105	106735830: 07-31-25 - 08-29-25	I 202509101383	9/03/2025	70.99	
			106735830: 07-31-25 - 08-29-25	001-201-684	70.99		
01-21506	ENTERGY	201106	125333245: 08-01-25 - 09-02-25	I 202509101384	9/04/2025	84.89	
			125333245: 08-01-25 - 09-02-25	001-201-684	84.89		
01-21506	ENTERGY	201107	97880801: 08-01-25 - 09-02-25	I 202509101385	9/04/2025	124.80	
			97880801: 08-01-25 - 09-02-25	001-201-684	124.80		
01-21506	ENTERGY	201108	64563828: 08-01-25 - 09-02-25	I 202509101386	9/04/2025	109.68	
			64563828: 08-01-25 - 09-02-25	001-201-684	109.68		
01-21506	ENTERGY	201109	68325224: 07-31-25 - 08-29-25	I 202509101387	9/04/2025	57.96	
			68325224: 07-31-25 - 08-29-25	001-201-684	57.96		
01-21506	ENTERGY	201110	114576812: 08-01-25 - 09-02-25	I 202509101388	9/04/2025	124.66	
			114576812: 08-01-25 - 09-02-25	001-201-684	124.66		
01-21506	ENTERGY	201111	114576788: 08-01-25 - 09-02-25	I 202509101389	9/04/2025	119.80	
			114576788: 08-01-25 - 09-02-25	001-201-684	119.80		
01-21506	ENTERGY	201112	168311660: 08-01-25 - 09-02-25	I 202509101390	9/04/2025	73.39	
			168311660: 08-01-25 - 09-02-25	400-650-630	73.39		
01-21506	ENTERGY	201113	112619010: 08-01-25 - 09-02-25	I 202509101391	9/04/2025	131.13	
			112619010: 08-01-25 - 09-02-25	001-201-684	131.13		
01-21506	ENTERGY	201114	112618996: 08-01-25 - 09-02-25	I 202509101392	9/04/2025	134.63	
			112618996: 08-01-25 - 09-02-25	001-201-684	134.63		
01-21506	ENTERGY	201115	183883693: 08-01-25 - 09-02-25	I 202509101393	9/04/2025	41.04	
			183883693: 08-01-25 - 09-02-25	400-650-630	41.04		
01-21506	ENTERGY	201116	125333385: 08-01-25 - 09-02-25	I 202509101394	9/04/2025	71.57	
			125333385: 08-01-25 - 09-02-25	001-201-684	71.57		
01-21506	ENTERGY	201117	125337451: 08-01-25 - 09-02-25	I 202509101395	9/04/2025	102.11	
			125337451: 08-01-25 - 09-02-25	001-201-684	102.11		
01-21506	ENTERGY	201118	125337220: 08-01-25 - 09-02-25	I 202509101396	9/04/2025	141.43	
			125337220: 08-01-25 - 09-02-25	001-201-684	141.43		
01-21506	ENTERGY	201119	125333369: 08-01-25 - 09-02-25	I 202509101397	9/04/2025	74.44	
			125333369: 08-01-25 - 09-02-25	001-201-684	74.44		
01-21506	ENTERGY	201120	165860172: 08-01-25 - 09-02-25	I 202509101398	9/04/2025	62.50	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT		INVOICE NUMBER	INVOICE DATE	AMOUNT	
01-21506	ENTERGY	201120	165860172: 08-01-25 - 09-02-25	I	202509101398	9/04/2025	62.50	CONT
			165860172: 08-01-25 - 09-02-25		001-100-630	62.50		
01-21506	ENTERGY	201121	18014480: 08-04-25 - 09-03-25	I	202509101403	9/05/2025	13.76	
			18014480: 08-04-25 - 09-03-25		001-340-630	13.76		
01-21506	ENTERGY	201122	172163651: 08-04-25 - 09-03-25	I	202509101405	9/05/2025	196.74	
			172163651: 08-04-25 - 09-03-25		001-340-630	196.74		
01-21506	ENTERGY	201123	19579978: 08-04-25 - 09-03-25	I	202509101406	9/05/2025	57.96	
			19579978: 08-04-25 - 09-03-25		001-340-630	57.96		
01-21506	ENTERGY	201124	170074496: 08-04-25 - 09-03-25	I	202509101407	9/05/2025	156.65	
			170074496: 08-04-25 - 09-03-25		001-201-684	156.65		
01-21506	ENTERGY	201125	157107822: 08-04-25 - 09-03-25	I	202509101408	9/05/2025	157.15	
			157107822: 08-04-25 - 09-03-25		001-201-684	157.15		
01-21506	ENTERGY	201126	112618988: 08-04-25 - 09-03-25	I	202509101409	9/05/2025	136.91	
			112618988: 08-04-25 - 09-03-25		001-201-684	136.91		
01-21506	ENTERGY	201127	67890202: 08-04-25 - 09-03-25	I	202509101410	9/05/2025	142.78	
			67890202: 08-04-25 - 09-03-25		001-201-684	142.78		
01-21506	ENTERGY	201128	95283941: 08-04-25 - 09-03-25	I	202509101411	9/05/2025	121.17	
			95283941: 08-04-25 - 09-03-25		001-201-684	121.17		
01-21506	ENTERGY	201129	77233922: 08-04-25 - 09-03-25	I	202509101412	9/05/2025	57.96	
			77233922: 08-04-25 - 09-03-25		001-201-630	57.96		
01-02985	ENTERPRISE RENT A CAR	201130	OVERPAYMENT PRIVILEGE LICENSE	I	202509091302	8/28/2025	36.00	
			OVERPAYMENT PRIVILEGE LICENSE		001-000-220	36.00		
01-06495	ESSENTIAL TOUCHSTONES LLC	201131	EVALUATIONS POLICE DEPT	I	0020	8/15/2025	2,940.00	
			EVALUATIONS POLICE DEPT		001-100-604	2,940.00		
01-02231	EWING IRRIGATION PRODUCTS	201132	2 INCH VALVES FOR REPAIR	I	27416425	8/27/2025	201.03	
			PGV-201 2IN GLB/ANG		001-340-575	201.03		
01-22500	FEDERAL EXPRESS	201133	1393-1125-6	I	8-979-16039	9/04/2025	10.95	
			1393-1125-6		001-100-540	10.95		
01-23250	FISHER FIRE EXTINGUISHER	201134	FM200 TEST	I	90657	9/09/2025	550.00	
			FM200 TEST		001-092-637	550.00		
01-23750	FORESTRY SUPPLIERS INC	201135	FD-SUPPLIES	I	727919-00	8/20/2025	1,376.59	
			SHIPPING		001-160-540	164.59		
			CLASS A FOAM		001-160-540	1,212.00		
01-24500	FUELMAN OF MS-#127779	201136	127779: 08-18-25 - 08-24-25	I	NP69004824	8/25/2025	24.74	
			127779: 08-18-25 - 08-24-25		001-092-525	24.74		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-24500	FUELMAN OF MS-#127779	201137	127779: 09-01-25 - 09-07-25	I NP69113377	9/08/2025	27.81
			127779: 09-01-25 - 09-07-25	001-092-525	27.81	
01-01867	FUELMAN OF MS-#127780	201138	127780: 08-18-25 - 08-24-25	I NP69004825	8/25/2025	2,363.58
			127780: 08-18-25 - 08-24-25	001-201-525	1,639.73	
			127780: 08-18-25 - 08-24-25	400-650-525	723.85	
01-01867	FUELMAN OF MS-#127780	201139	127780: 08-25-25 - 08-31-25	I NP69028861	9/01/2025	2,222.30
			127780: 08-25-25 - 08-31-25	001-201-525	1,229.12	
			127780: 08-25-25 - 08-31-25	400-650-525	887.35	
			127780: 08-25-25 - 08-31-25	404-650-525	105.83	
01-01868	FUELMAN OF MS-#127781	201140	127781: 08-25-25 - 08-31-25	I NP69028862	9/01/2025	777.89
			127781: 08-25-25 - 08-31-25	001-160-525	777.89	
01-01868	FUELMAN OF MS-#127781	201141	127781: 09-01-25 - 09-07-25	I NP69113379	9/08/2025	577.89
			127781: 09-01-25 - 09-07-25	001-160-525	577.89	
01-01869	FUELMAN OF MS-#127782	201142	127782: 08-25-25 - 08-31-25	I NP69028863	9/01/2025	107.40
			127782: 08-25-25 - 08-31-25	001-180-525	107.40	
01-01869	FUELMAN OF MS-#127782	201143	127782: 09-01-25 - 09-07-25	I NP69113380	9/08/2025	80.63
			127782: 09-01-25 - 09-07-25	001-180-525	80.63	
01-01870	FUELMAN OF MS-#127783	201144	127783: 08-25-25 - 08-31-25	I NP69028864	9/01/2025	3,288.93
			127783: 08-25-25 - 08-31-25	001-100-525	3,288.93	
01-01870	FUELMAN OF MS-#127783	201145	127783: 09-01-25 - 09-07-25	I NP69113381	9/08/2025	3,177.86
			127783: 09-01-25 - 09-07-25	001-100-525	3,177.86	
01-01871	FUELMAN OF MS-#127785	201146	127785: 08-25-25 - 08-31-25	I NP69028865	9/01/2025	112.64
			127785: 08-25-25 - 08-31-25	001-340-525	112.64	
01-01871	FUELMAN OF MS-#127785	201147	127785: 09-01-25 - 09-07-25	I NP69113382	9/08/2025	43.16
			127785: 09-01-25 - 09-07-25	001-340-525	43.16	
01-00218	BERNIE GIESSNER	201148	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00	
01-05881	GUARDIAN ALLIANCE TECHNOL	201149	NEW HIRE BACKGROUND	I 29924	7/31/2025	200.00
			NEW HIRE BACKGROUND	001-100-604	200.00	
01-05881	GUARDIAN ALLIANCE TECHNOL	201150	BACKGROUND CHECK	I 30403	8/31/2025	100.00
			BACKGROUND CHECKS	001-100-604	100.00	
01-01201	POLLY HAMMETT	201151	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-27765	HARCROS CHEMICALS INC	201152	ONE TON CHLORINE	I 771013538	9/05/2025	2,130.00
			ONE TON CHLORINE	400-650-575	2,080.00	
			DELIVERY CHARGE	400-650-575	50.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT
01-27765	HARCROS CHEMICALS INC	201153	ONE TON CHLORINE	I 771013539	9/05/2025	2,080.00
			ONE TON CHLORINE	400-650-575	2,080.00	
01-29350	HEMPHILL CONSTRUCTION INC	201154	OLD AGENCY DITCH IMPROVEMENTS	I APP#1	8/20/2025	392,186.90
			OLD AGENCY DITCH IMPROVEMENTS	001-201-760	392,186.90	
01-29350	HEMPHILL CONSTRUCTION INC	201155	PURP CREEK DRAINAGE BASIN IMPR	I JB APP#7	8/20/2025	1,094,108.84
			PURP CREEK DRAINAGE BASIN IMPR	350-603-750	1,094,108.84	
01-30599	HOLMES COMM COLLEGE	201156	FD - TUITION	I 002Q	8/27/2025	3,360.00
			TUTION	001-160-681	3,360.00	
01-01132	HOME DEPOT CREDIT SERVICE	201157	RODENT REPELLANT	I 0044805	9/08/2025	29.97
			RODENT REPELLANT	001-201-540	29.97	
01-01132	HOME DEPOT CREDIT SERVICE	201158	FD- SUPPLIES	I 1624101	8/28/2025	27.98
			REPAIR KIT	001-160-540	27.98	
01-01132	HOME DEPOT CREDIT SERVICE	201159	FD -SUPPLIES	I 6032952	6/24/2025	108.71
			PLYWOOD	001-160-681	108.71	
01-31475	HUTTO'S	201160	SAINT AUGUSTINE SOD	I 624410	9/05/2025	128.70
			ZOYSIA SOD	400-650-575	64.35	
			SAINT AUGUSTINE SOD	400-650-575	64.35	
01-06573	INTERACTIVE DATA LLC	201161	IDENTITY VERIFICATION SOFTWARE	I IN926100	7/31/2025	555.00
			IDENTITY VERIFICATION SOFTWARE	001-100-604	555.00	
01-06573	INTERACTIVE DATA LLC	201162	IDENTITY VERIFICATION SOFTWARE	I IN950369	8/31/2025	557.50
			IDENTITY VERIFICATION SOFTWARE	001-100-604	557.50	
01-00905	INTERSTATE ALL BATTERY CE	201163	BATTERY	I 02056555	9/04/2025	83.65
			SLA1146 BATTERY	001-201-635	83.65	
01-00905	INTERSTATE ALL BATTERY CE	201164	BATTERY FOR 340-6-529	I 02056557	9/04/2025	171.50
			MT-26 AT IBL MT	001-340-635	171.50	
01-33385	JACKSON DATA PRODUCTS IN	201165	DOOR HANGERS	I INV48164	8/28/2025	439.45
			NSF NOTICE 250	400-650-540	181.89	
			CONTACT NOTICE 1000	400-650-540	257.56	
01-33385	JACKSON DATA PRODUCTS IN	201166	CORRECTION FORMS	I INV48171	8/29/2025	1,145.22
			CORRECTION FORMS	001-180-540	1,145.22	
01-33800	JACKSON PAPER COMPANY	201167	JAN SUPPLIES - CH	I 1426441	8/22/2025	142.84
			MULTIFOLD	001-092-510	63.84	
			BATH TISSUE	001-092-510	79.00	
01-33800	JACKSON PAPER COMPANY	201168	FD-SUPPLIES	I 1426603	8/25/2025	136.09
			ECO FLOOR CLEANER	001-160-510	136.09	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-33800	JACKSON PAPER COMPANY	201169	FD - SUPPLIES	I 1426762	8/26/2025	378.34
			MOP BUCKET	001-160-510	378.34	
01-33800	JACKSON PAPER COMPANY	201170	CENTER PULL TOWELS	I 1427030	8/28/2025	341.07
			CENTER PULL TOWELS	001-201-510	341.07	
01-04595	CLAIRE JACKSON	201171	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-04490	JONES & BARTLETT LEARNING	201172	FD - TRAINING	I 1150575	8/01/2025	404.43
			NVA FIRE DEPT INCD SFTY	001-160-681	359.85	
			SHIPPING	001-160-681	44.58	
01-05273	JP MID-SOUTH CLEANING SYS	201173	OVERPAYMENT PRIVILEGE LICENSE	I 202509091299	9/05/2025	20.00
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	20.00	
01-06970	JXN WATER INC	201174	RIDGELAND WEST SDS FY 24	I 202509081291	9/05/2025	225,101.94
			RIDGELAND WEST SDS FY 24	400-000-100	225,101.94	
01-06970	JXN WATER INC	201175	EMCDS FY 2024	I 202509081292	9/05/2025	1,887,070.36
			EMCDS FY 2024	404-000-100	1,887,070.36	
01-06007	THERESA KENNEDY	201176	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00	
01-06106	LANDERS FORD SOUTH	201177	PATROL MARKED EXPLORER	I 262493	8/28/2025	46,416.00
			2025 POLICE INTECEPTOR	001-100-740	43,412.00	
			3.0L ECOBOOST ENGINE	001-100-740	2,928.00	
			REAR DOOR LOCK INOP	001-100-740	76.00	
01-02576	LINCOLN NATIONAL LIFE INS	201178	ACCT 502251: SEPTEMBER 2025	I 202509111413	8/08/2025	5,365.81
			ACCT 502251: SEPTEMBER 2025	001-010-480	193.35	
			ACCT 502251: SEPTEMBER 2025	001-020-480	51.00	
			ACCT 502251: SEPTEMBER 2025	001-040-480	223.51	
			ACCT 502251: SEPTEMBER 2025	001-040-480	25.50	
			ACCT 502251: SEPTEMBER 2025	001-092-480	19.43	
			ACCT 502251: SEPTEMBER 2025	001-040-480	25.50	
			ACCT 502251: SEPTEMBER 2025	001-100-480	1,719.06	
			ACCT 502251: SEPTEMBER 2025	001-160-480	1,394.63	
			ACCT 502251: SEPTEMBER 2025	001-180-480	266.32	
			ACCT 502251: SEPTEMBER 2025	001-201-480	667.38	
			ACCT 502251: SEPTEMBER 2025	001-340-480	204.51	
			ACCT 502251: SEPTEMBER 2025	005-101-480	51.00	
			ACCT 502251: SEPTEMBER 2025	400-650-480	509.73	
			ACCT 502251: SEPTEMBER 2025	404-650-480	14.89	
01-02031	LOWE'S BUSINESS ACCOUNT	201179	REFRIGERATOR 20.5 CU.FT.	I 95679	9/03/2025	664.05
			REFRIGERATOR 20.5 CU.FT.	001-201-540	699.00	
			DISCOUNT	001-201-540	34.95CR	
01-07029	LUXURY ESSENTIALS	201180	OVERPAYMENT PRIVILEGE LICENSE	I 202509091305	9/02/2025	5.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-07029	LUXURY ESSENTIALS	201180	OVERPAYMENT PRIVILEGE LICENSE	I 202509091305	9/02/2025	5.00	CONT
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	5.00		
01-02372	MAC'S FRESH MARKET	201181	PW CWC MEALS AUGUST	I 202509051277	8/26/2025	420.53	
			PW CWC MEALS AUGUST	001-201-540	404.55		
			PW CWC MEALS AUGUST	001-201-540	15.98		
01-02372	MAC'S FRESH MARKET	201182	CWC MEALS AUG. 2025	I 202509051278	8/29/2025	202.87	
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	8.99		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	8.99		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	22.56		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	8.99		
			CWC MEALS AUG. 2025	001-100-540	8.99		
			CWC MEALS AUG. 2025	001-100-540	11.28		
			CWC MEALS AUG. 2025	001-100-540	8.99		
			CWC MEALS AUG. 2025	001-100-540	11.28		
01-06156	MADISON CLEANING SERVICES	201183	MONTHLY CLEANING SERVICES	I 507	9/02/2025	500.00	
			MONTHLY CLEANING SERVICES	001-340-604	500.00		
01-04354	MADISON COUNTY BUSINESS L	201184	VISION LUNCHEON	I 202509081289	9/04/2025	1,000.00	
			VISION LUNCHEON	001-093-615	1,000.00		
01-41000	MADISON COUNTY JOURNAL	201185	ADS - BUDGET HEARING	I 2025CI-7127	8/28/2025	858.00	
			ADS - BUDGET HEARING	001-040-615	858.00		
01-39450	MADISON COUNTY LIBRARY SY	201186	AUG & SEPT 2025 CONTRIBUTION	I 202509081290	9/04/2025	18,333.00	
			AUG & SEPT 2025 CONTRIBUTION	001-350-646	18,333.00		
01-05253	LYNETTE MAGEE-PRAYTOR	201187	JULY 8, 2025 MEETING	I 070825A	7/08/2025	50.00	
			JULY 8, 2025 MEETING	001-180-611	50.00		
01-05253	LYNETTE MAGEE-PRAYTOR	201188	JULY 22, 2025 MEETING	I 072225A	7/22/2025	50.00	
			JULY 22, 2025 MEETING	001-180-611	50.00		
01-05253	LYNETTE MAGEE-PRAYTOR	201189	AUGUST 12, 2025 MEETING	I 081225A	8/12/2025	50.00	
			AUGUST 12, 2025 MEETING	001-180-611	50.00		
01-05253	LYNETTE MAGEE-PRAYTOR	201190	AUGUST 26, 2025 MEETING	I 082625A	8/26/2025	50.00	
			AUGUST 26, 2025 MEETING	001-180-611	50.00		
01-05253	LYNETTE MAGEE-PRAYTOR	201191	SEPTEMBER 9, 2025 MEETING	I 090925	9/09/2025	50.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-05253	LYNETTE MAGEE-PRAYTOR	201191	SEPTEMBER 9, 2025 MEETING	I 090925	9/09/2025	50.00	CONT
			SEPTEMBER 9, 2025 MEETING	001-180-611	50.00		
01-02992	MAIN HARBOR STORE LLC	201192	FD - FUEL	I 139425	4/09/2025	218.59	
			FUEL BOSTON WHALER	001-160-525	218.59		
01-03880	DOUGLAS MALONE	201193	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00	
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00		
01-42880	GENE MCGEE	201194	ADV TRAV: 09-18-25 - 09-19-25	I 202509081283	9/08/2025	156.40	
			ADV TRAV: 09-18-25 - 09-19-25	001-020-610	156.40		
01-42885	MCGRAW RENTAL AND SUPPLY	201195	PROPANE	I 564088.1.1	9/02/2025	151.90	
			PROPANE	001-201-540	151.90		
01-05786	METROPOLITAN LIFE INSURAN	201196	TM05969153: SEPTEMBER 2025	I 202509111414	8/14/2025	2,023.83	
			TM05969153: SEPTEMBER 2025	001-010-480	74.25		
			TM05969153: SEPTEMBER 2025	001-020-480	74.25		
			TM05969153: SEPTEMBER 2025	001-040-480	66.00		
			TM05969153: SEPTEMBER 2025	001-040-480	8.25		
			TM05969153: SEPTEMBER 2025	001-092-480	8.25		
			TM05969153: SEPTEMBER 2025	001-100-480	610.50		
			TM05969153: SEPTEMBER 2025	001-160-480	478.50		
			TM05969153: SEPTEMBER 2025	001-180-480	90.75		
			TM05969153: SEPTEMBER 2025	001-201-480	264.00		
			TM05969153: SEPTEMBER 2025	001-340-480	99.00		
			TM05969153: SEPTEMBER 2025	005-101-480	16.50		
			TM05969153: SEPTEMBER 2025	400-650-480	198.00		
			TM05969153: SEPTEMBER 2025	404-650-480	8.25		
			TM05969153: SEPTEMBER 2025	001-000-170	24.84		
			TM05969153: SEPTEMBER 2025	005-000-170	0.00		
			TM05969153: SEPTEMBER 2025	400-000-170	2.49		
01-04591	MISS DEPARTMENT OF PUBLIC	201197	AUGUST 2025	I 202509091309	9/09/2025	804.44	
			AUGUST 2025	001-000-118	804.44		
01-47700	MISS STATE FIRE ACADEMY	201198	FD - TRAINING	I 11717	8/22/2025	500.00	
			FIRE OFC LEVEL I RAYBURN	001-160-681	250.00		
			FIRE OFC LEVEL I CULLEN	001-160-681	250.00		
01-47700	MISS STATE FIRE ACADEMY	201199	FD - TRAINING	I 11730	8/22/2025	250.00	
			ROPE RESCUE TECH EVAN	001-160-681	250.00		
01-04419	MISSISSIPPI AG COMPANY	201200	OIL SEAL FOR 340-1-45	I P38045	8/26/2025	107.78	
			SEAL LVU25945	001-340-635	107.78		
01-07018	MS MADISON SOUTH RUBBISH	201201	LANDFILL CHARGES	I 00317	8/19/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201202	LANDFILL CHARGES	I 00350	8/19/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-07018	MS MADISON SOUTH RUBBISH	201202	LANDFILL CHARGES	I 00350	8/19/2025	108.00	CONT
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201203	LANDFILL CHARGES	I 00395	8/20/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201204	LANDFILL CHARGES	I 00421	8/20/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201205	LANDFILL CHARGES	I 00549	8/21/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201206	LANDFILL CHARGES	I 00601	8/22/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201207	LANDFILL CHARGES	I 00655	8/22/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201208	LANDFILL CHARGES	I 00770	8/25/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201209	LANDFILL CHARGES	I 00801	8/25/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201210	LANDFILL CHARGES	I 00876	8/26/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201211	LANDFILL CHARGES	I 00901	8/27/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201212	LANDFILL CHARGES	I 00961	8/27/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201213	LANDFILL CHARGES	I 277543	7/21/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201214	LANDFILL CHARGES	I 277878	7/25/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201215	LANDFILL CHARGES	I 277880	7/25/2025	54.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-07018	MS MADISON SOUTH RUBBISH	201215	LANDFILL CHARGES	I 277880	7/25/2025	54.00	CONT
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201216	LANDFILL CHARGES	I 277899	7/25/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201217	LANDFILL CHARGES	I 277942	7/25/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201218	LANDFILL CHARGES	I 278018	7/28/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201219	LANDFILL CHARGES	I 278041	7/28/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201220	LANDFILL CHARGES	I 278076	7/28/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201221	LANDFILL CHARGES	I 278222	7/30/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201222	LANDFILL CHARGES	I 280161	7/01/2025	108.00	
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
			12 CUBIC YARDS	001-201-683	105.00		
01-07018	MS MADISON SOUTH RUBBISH	201223	LANDFILL CHARGES	I 280369	7/03/2025	54.00	
			6 CUBIC YARDS	001-201-683	52.50		
			HOST & ENVIRONMENTAL FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	201224	LANDFILL CHARGES	I 281030	7/07/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201225	LANDFILL CHARGES	I 281209	7/09/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201226	LANDFILL CHARGES	I 281690	7/16/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	201227	LANDFILL CHARGES	I 281692	7/16/2025	108.00	
			12 CUBIC YARDS	001-201-683	105.00		
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-07018	MS MADISON SOUTH RUBBISH	201228	LANDFILL CHARGES	I 281720	7/16/2025	108.00
			12 CUBIC YARDS	001-201-683	105.00	
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00	
01-07018	MS MADISON SOUTH RUBBISH	201229	LANDFILL CHARGES	I 281721	7/16/2025	108.00
			12 CUBIC YARDS	001-201-683	105.00	
			HOST & ENVIROMENTAL FEE	001-201-683	3.00	
01-07018	MS MADISON SOUTH RUBBISH	201230	LANDFILL CHARGES	I 281746	7/16/2025	54.00
			6 CUBIC YARDS	001-201-683	52.50	
			ENVIRONMENTAL FEE	001-201-683	1.50	
01-07018	MS MADISON SOUTH RUBBISH	201231	LANDFILL CHARGES	I 281785	7/17/2025	108.00
			12 CUBIC YARDS	001-201-683	105.00	
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00	
01-07018	MS MADISON SOUTH RUBBISH	201232	LANDFILL CHARGES	I 281807	7/17/2025	108.00
			12 CUBIC YARDS	001-201-683	105.00	
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00	
01-07018	MS MADISON SOUTH RUBBISH	201233	LANDFILL CHARGES	I 281910	7/18/2025	108.00
			12 CUBIC YARDS	001-201-683	105.00	
			HOST & ENVIRONMENTAL FEE	001-201-683	3.00	
01-00248	MS RAINBOW PRINTING	201234	FD - UNIFORMS	I 49816	8/26/2025	1,573.00
			NAVY - TSHIRT - M	001-160-535	180.00	
			NAVY TSHIRT - L	001-160-535	132.00	
			NAVY TSHIRT XL	001-160-535	120.00	
			NAVY TSHIRT 2XL	001-160-535	112.00	
			NAVY TSHIRT XXXL	001-160-535	80.00	
			NAVY LS M	001-160-535	238.00	
			NAVY LS L	001-160-535	204.00	
			NAVY LS XL	001-160-535	119.00	
			NAVY LS XXL	001-160-535	228.00	
			NAVY LS XXXL	001-160-535	160.00	
01-00248	MS RAINBOW PRINTING	201235	FD - UNIFORMS	I 49817	8/26/2025	1,343.00
			TAN TSHIRT M	001-160-535	120.00	
			TAN TSHIRT L	001-160-535	96.00	
			TAN TSHIRT XL	001-160-535	120.00	
			TAN TSHIRT XXL	001-160-535	56.00	
			TAN TSHIRT XXXL	001-160-535	112.00	
			TAN LS M	001-160-535	204.00	
			TAN LS L	001-160-535	204.00	
			TAN LS XL	001-160-535	119.00	
			TAN LS XXL	001-160-535	152.00	
			TAN LS XXXL	001-160-535	160.00	
01-50600	N A F E C O INC	201236	THERMAL IMAGING CAMERA	I 1366102	8/20/2025	2,420.00
			SEEK FIREPRO 300	001-160-730	2,344.00	
			SEEK FIREPRO GEAR KEEPER	001-160-730	76.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-01133	O'REILLY AUTO PARTS	201237	LAWNMOWER BATTERY	C 162348	8/30/2025	10.00CR
			CORE RETURN	400-650-635	10.00CR	
01-01133	O'REILLY AUTO PARTS	201238	FRONT BRAKES	I 161773	8/26/2025	28.99
			FRONT BRAKES	001-180-632	28.99	
01-01133	O'REILLY AUTO PARTS	201239	LAWNMOWER BATTERY	I 162181	8/29/2025	66.93
			U1LUH BATTERY	400-650-635	56.93	
			CORE CHARGE	400-650-635	10.00	
01-53715	OFFICE PRODUCTS PLUS INC	201240	FD - BINDERS	I 1102366-0	8/28/2025	88.66
			1 INCH BINDERS	001-160-500	88.66	
01-04346	PHYLLIS PARKER	201241	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-55060	PEARL RIVER VALLEY WATER	201242	90400: 07-25-25 - 08-21-25	I 202509081282	8/27/2025	67.87
			90400: 07-25-25 - 08-21-25	001-340-630	67.87	
01-07030	PEDROS RIDGELAND LLC	201243	OVERPAYMENT PRIVILEGE LICENSE	I 202509101400	8/27/2025	30.00
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	30.00	
01-55168	PENNINGTON & TRIM ALARM S	201244	LIB MONITORING SVC	I 854831	9/01/2025	495.00
			LIB MONITORING SVC	001-350-637	540.00	
			1 MONTH DISCOUNT	001-350-637	45.00CR	
01-03446	PERFORMANCE RESCUE	201245	FD - ANL SERVICE	I 1002	8/11/2025	1,800.00
			MAINT TNT RESCUE EXTRICAT	001-160-632	1,500.00	
			MAINT TNT COMBI & RAM	001-160-632	300.00	
01-56355	PIP PRINTING	201246	SIGNS FOR EVENT	I 335876	8/21/2025	107.48
			24"x18" - BIKE RIDE	001-340-650	69.98	
			DESIGN/REVISIONS	001-340-650	37.50	
01-56355	PIP PRINTING	201247	FOR SALE SIGNS	I 335918	8/21/2025	613.00
			FOR SALE SIGNS	001-180-540	588.00	
			DESIGN REVISIONS	001-180-540	25.00	
01-03279	PNC EQUIPMENT FINANCE	201248	COMMERCIAL LEASE EQUIPMENT	I 2335797	9/02/2025	7,505.96
			COMMERCIAL LEASE EQUIPMENT	001-340-604	7,505.96	
01-05379	PYRO SHOWS INC	201249	FINAL PAYMENT/FIREWORKS	I 21791	6/27/2025	8,400.00
			FINAL PAYMENT/FIREWORKS	001-340-650	8,400.00	
01-06132	KENYA RACHAL	201250	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-59525	REALTY SIGN SERVICE	201251	STEED ROAD TRAIL PROJECT	I 26808	8/26/2025	110.00
			STEED ROAD TRAIL PROJECT	001-201-585	75.00	
			32X24" 3/4" ANGLE IRON FR	001-201-585	35.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-06941	RENEW BIOMEDICAL SERVICES	201252	FD - SUPPLIES	I 34322	8/06/2025	187.00
			EMBRA LIFEPAK 12T5	001-160-540	155.00	
			LIFEPAK ADULT COMPATIBLE	001-160-540	32.00	
01-60575	REVELL HARDWARE & SUPPLY	201253	SUPPLIES	C 11407/D	8/29/2025	5.34CR
			NUTS BOLTS FASTNERS	001-340-540	1.75CR	
			NUTS BOLTS FASTNERS	001-340-540	3.59CR	
01-60575	REVELL HARDWARE & SUPPLY	201254	SUPPLIES	I 11388/D	8/27/2025	37.25
			NUTS BOLTS FASTNERS	001-340-540	5.18	
			NUTS BOLTS FASTNERS	001-340-540	2.70	
			HITCH PIN&CLP ZNC	001-340-540	8.16	
			NYLON BRUSH	001-340-540	4.13	
			EDGER BLADE 3.8MM	001-340-540	17.08	
01-60575	REVELL HARDWARE & SUPPLY	201255	SUPPLIES	I 11406/D	8/29/2025	5.34
			NUTS BLOTS FASTNERS	001-340-540	1.75	
			NUTS BOLTS FASTNERS	001-340-540	3.59	
01-60575	REVELL HARDWARE & SUPPLY	201256	SUPPLIES	I 11408/D	8/29/2025	5.34
			NUTS BOLTS FASTNERS	001-340-540	1.75	
			NUTS BOLTS FASTNERS	001-340-540	3.59	
01-05276	JUDY RICE	201257	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00	
01-03894	RICHARDSON ATHLETICS LLC	201258	BASES	I 44853	8/26/2025	759.96
			PRO HOLLYWOOD BASES	001-340-540	759.96	
01-04325	JAN M RICHARDSON	201259	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00	
01-06122	ALEX DON ROBERTS	201260	SEPTEMBER 4, 2025 MEETING	I 090425	9/04/2025	50.00
			SEPTEMBER 4, 2025 MEETING	001-180-611	50.00	
01-02384	SCOTT PETROLEUM CORPORATI	201261	OFF ROAD DIESEL AND GAS	I 357240	8/26/2025	3,061.39
			OFF ROAD DIESEL	400-650-525	3,037.61	
			EPA TAX	400-650-525	4.80	
			STATE EXCISE TAX	400-650-525	12.00	
			HAZMAT FEE	400-650-525	6.98	
01-02384	SCOTT PETROLEUM CORPORATI	201262	OFF ROAD DIESEL AND GAS	I 358893	8/26/2025	822.93
			CONVENTIONAL GAS	400-650-525	767.90	
			EPA TAX	400-650-525	1.20	
			STATE EXCISE TAX	400-650-525	46.85	
			HAZMAT FEE	400-650-525	6.98	
01-07028	SMD EXCLUSIVE LLC	201263	OVERPAYMENT PRIVILEGE LICENSE	I 202509091304	9/09/2025	20.00
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	20.00	
01-65950	SOUTHERN ADMINISTRATORS	201264	COMPANY #106: SEPTEMBER 2025	I 25082110600000	8/21/2025	579.48

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-65950	SOUTHERN ADMINISTRATORS	201264	COMPANY #106: SEPTEMBER 2025	I 25082110600000	8/21/2025	579.48	CONT
			COMPANY #106: SEPTEMBER 2025	001-010-481	14.00		
			COMPANY #106: SEPTEMBER 2025	001-020-481	12.25		
			COMPANY #106: SEPTEMBER 2025	001-040-481	8.75		
			COMPANY #106: SEPTEMBER 2025	001-092-481	0.00		
			COMPANY #106: SEPTEMBER 2025	001-040-481	1.75		
			COMPANY #106: SEPTEMBER 2025	001-100-481	85.75		
			COMPANY #106: SEPTEMBER 2025	001-160-481	75.25		
			COMPANY #106: SEPTEMBER 2025	001-180-481	10.50		
			COMPANY #106: SEPTEMBER 2025	001-201-481	38.50		
			COMPANY #106: SEPTEMBER 2025	001-340-481	15.75		
			COMPANY #106: SEPTEMBER 2025	005-101-481	3.50		
			COMPANY #106: SEPTEMBER 2025	400-650-481	26.25		
			COMPANY #106: SEPTEMBER 2025	404-650-481	1.75		
			COMPANY #106: SEPTEMBER 2025	001-000-170	254.76		
			COMPANY #106: SEPTEMBER 2025	005-000-170	3.00		
			COMPANY #106: SEPTEMBER 2025	400-000-170	26.22		
			COMPANY #106: SEPTEMBER 2025	404-000-170	1.50		
01-03210	SOUTHERN CONNECTION POLIC	201265	FD - UNIFORMS	I 35952	8/27/2025	3,714.98	
			BLAUER POLO RED - L	001-160-535	299.94		
			BLAUER PRO WHITE - L	001-160-535	199.96		
			BLAUER POLO NAVY - L	001-160-535	399.92		
			FLEXRS COVERT PANT - 36W	001-160-535	474.00		
			FLEXR COVERT PANT 38W	001-160-535	395.00		
			BLAUER POLO RED 2XL	001-160-535	49.99		
			EMBROIDERY NAME/TEX	001-160-535	85.00		
			FLEXRS COVERT PANT 34	001-160-535	142.20		
			BLAUER PERFORM POLO 2XL	001-160-535	97.20		
			TACTICAL BELT - M	001-160-535	37.80		
			AIR-TEK GARRISON BELT	001-160-535	26.99		
			BADGE HOLDERS	001-160-535	400.00		
			FF SILVER BADGE	001-160-535	750.00		
			MEN DEFENDER PANT	001-160-535	61.20		
			BLAUER POLO NAVY - S	001-160-535	99.98		
			FLEXRS COVERT PANT - 30W	001-160-535	158.00		
			TACTICAL BELT - SM	001-160-535	37.80		
01-03210	SOUTHERN CONNECTION POLIC	201266	FD - UNIFORM	I 36005	9/02/2025	286.99	
			STOKES PANTS - 38X32	001-160-535	79.00		
			ELMORE PANTS - 32X34	001-160-535	158.00		
			ELMORE POLO - M	001-160-535	49.99		
01-04347	LEA ANNE STACY	201267	SEPTEMBER 8, 2025 MEETING	I 090825	9/08/2025	50.00	
			SEPTEMBER 8, 2025 MEETING	001-550-599	50.00		
01-06835	STAND OUT FOR GOOD INC	201268	OVERPAYMENT PRIVILEGE LICENSE	I 202509091301	8/25/2025	30.00	
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	30.00		
01-03641	STAPLES BUSINESS CREDIT	201269	SUPPLIES - CH	C 6040541395	8/25/2025	52.85CR	
			NOTARY SEAL CREDIT	001-040-540	9.80CR		
			STICKY NOTES CREDIT	001-040-540	13.29CR		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT
01-03641	STAPLES BUSINESS CREDIT	201269	SUPPLIES - CH	C 6040541395	8/25/2025	52.85CR CONT
			BANDAGES CREDIT	001-040-540	11.86CR	
			OINTMENT CREDIT	001-040-540	17.90CR	
01-03641	STAPLES BUSINESS CREDIT	201270	SUPPLIES - CH	I 6037706229	7/25/2025	52.85
			NOTARY SEAL	001-020-500	9.80	
			BANDAGES	001-040-540	11.86	
			OINTMENT	001-040-540	17.90	
			STICKY NOTES	001-080-500	13.29	
01-03641	STAPLES BUSINESS CREDIT	201271	SUPPLIES - CH	I 6037706234	7/25/2025	52.85
			NOTARY SEAL	001-020-500	9.80	
			BANDAGES	001-040-540	11.86	
			OINTMENT	001-040-540	17.90	
			STICKY NOTES	001-080-500	13.29	
01-03641	STAPLES BUSINESS CREDIT	201272	SUPPLIES - CH	I 6040541396	8/25/2025	47.80
			PENS	001-040-500	20.67	
			STING RELIEF	001-040-540	2.43	
			KLEENEX	001-092-510	24.70	
01-03641	STAPLES BUSINESS CREDIT	201273	JAN SUPPLIES - CH	I 6040541397	8/25/2025	184.47
			PENS	001-040-500	6.24	
			CUPS	001-040-540	9.70	
			HAND SOAP	001-092-510	14.28	
			LARGE TRASH BAGS	001-092-510	38.36	
			SMALL TRASH BAGS	001-092-510	37.21	
			PAPER TOWEL	001-092-510	78.68	
01-67940	STAR SERVICE INC OF JACKS	201274	SVC - LIBRARY	I SJ0002810	8/28/2025	255.00
			TRAVEL	001-350-637	30.00	
			LABOR	001-350-637	225.00	
01-67940	STAR SERVICE INC OF JACKS	201275	TENNIS CENTER: SEPT 2025	I SJMC0002508	9/05/2025	190.72
			TENNIS CENTER: SEPT 2025	001-340-637	190.72	
01-67940	STAR SERVICE INC OF JACKS	201276	STREET DEPT: SEPT 2025	I SJMC0002509	9/05/2025	188.97
			STREET DEPT: SEPT 2025	001-201-637	188.97	
01-67940	STAR SERVICE INC OF JACKS	201277	CENTRAL FIRE STATION:SEPT 2025	I SJMC0002510	9/05/2025	237.67
			CENTRAL FIRE STATION:SEPT 2025	001-160-637	237.67	
01-67940	STAR SERVICE INC OF JACKS	201278	FIRE STATION II: SEPT 2025	I SJMC0002511	9/05/2025	208.39
			FIRE STATION II: SEPT 2025	001-160-637	208.39	
01-67940	STAR SERVICE INC OF JACKS	201279	PUBLIC WORKS: SEPT 2025	I SJMC0002512	9/05/2025	158.52
			PUBLIC WORKS: SEPT 2025	400-650-637	158.52	
01-67940	STAR SERVICE INC OF JACKS	201280	MUNICIPAL COURT: SEPT 2025	I SJMC0002513	9/05/2025	359.66
			MUNICIPAL COURT: SEPT 2025	001-010-637	359.66	
01-67940	STAR SERVICE INC OF JACKS	201281	LIBRARY: SEPTEMBER 2025	I SJMC0002514	9/05/2025	307.44

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-67940	STAR SERVICE INC OF JACKS	201281	LIBRARY: SEPTEMBER 2025	I SJMC0002514	9/05/2025	307.44	CONT
			LIBRARY: SEPTEMBER 2025	001-350-637	307.44		
01-67940	STAR SERVICE INC OF JACKS	201282	RESERVOIR LODGE: SEPT 2025	I SJMC0002515	9/05/2025	214.24	
			RESERVOIR LODGE: SEPT 2025	001-340-637	214.24		
01-67940	STAR SERVICE INC OF JACKS	201283	FREEDOM RIDGE PARK: SEPT 2025	I SJMC0002516	9/05/2025	216.27	
			FREEDOM RIDGE PARK: SEPT 2025	001-340-637	216.27		
01-67940	STAR SERVICE INC OF JACKS	201284	FIRE STATION III: SEPT 2025	I SJMC0002517	9/05/2025	212.77	
			FIRE STATION III: SEPT 2025	001-160-637	212.77		
01-67940	STAR SERVICE INC OF JACKS	201285	POLICE STATION: SEPT 2025	I SJMC0002518	9/05/2025	692.76	
			POLICE STATION: SEPT 2025	001-100-637	692.76		
01-67940	STAR SERVICE INC OF JACKS	201286	FIRE STATION 4: SEPT 2025	I SJMC0002519	9/05/2025	365.19	
			FIRE STATION 4: SEPT 2025	001-160-637	365.19		
01-67940	STAR SERVICE INC OF JACKS	201287	CITY HALL: SEPT 2025	I SJMC0002520	9/05/2025	917.39	
			CITY HALL: SEPT 2025	001-092-637	917.39		
01-68200	STATE TREASURER	201288	AUGUST 2025	I 202509091308	9/09/2025	41,786.50	
			AUGUST 2025	001-000-332	28,733.27		
			AUGUST 2025	001-000-107	751.77		
			AUGUST 2025	001-000-114	98.70		
			AUGUST 2025	001-000-116	364.46		
			AUGUST 2025	001-000-113	11,837.25		
			AUGUST 2025	001-000-117	1.05		
01-68735	STRIBLING EQUIPMENT INC	201289	PARTS REPAIR BACKHOE	I CS001149383	8/19/2025	3,290.40	
			CONTROL VALVE	001-201-635	3,224.08		
			ORING	001-201-635	66.32		
01-68950	CONNIE SUBER	201290	SEPTEMBER 9, 2025 MEETING	I 090925	9/09/2025	50.00	
			SEPTEMBER 9, 2025 MEETING	001-180-611	50.00		
01-00845	SUNCOAST INFRASTRUCTURE I	201291	CAMPBELLS COVE	I S25094-01F	7/09/2025	11,900.00	
			MOBILIZATION	400-650-603	9,500.00		
			HEAVY CLEAN 8" & 10"	400-650-603	1,000.00		
			TV INSPECT 6"-12"	400-650-603	1,400.00		
01-05031	TERRY SERVICE INC	201292	A/C REPAIR	I 20225	8/27/2025	2,161.25	
			LABOR	001-010-637	945.00		
			TRAVEL	001-010-637	50.00		
			R-22 REFRIGERANT	001-010-637	990.00		
			CAPACITOR	001-010-637	48.37		
			FUSE	001-010-637	102.88		
			MATERIAL	001-010-637	25.00		
01-05031	TERRY SERVICE INC	201293	A/C REPAIR WORK	I 20226	8/27/2025	345.00	
			LABOR	001-010-637	270.00		
			MATERIALS	001-010-637	25.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-05031	TERRY SERVICE INC	201293	A/C REPAIR WORK	I 20226	8/27/2025	345.00	CONT
			TRAVEL	001-010-637	50.00		
01-05031	TERRY SERVICE INC	201294	FD - AC REPAIR DAY ROOM	I 20236	8/27/2025	1,188.11	
			TECHNICIAN OVERTIME	001-160-637	405.00		
			TECHNICIAN HOURS	001-160-637	540.00		
			R-410A REFRIGERANT	001-160-637	120.00		
			TRAVEL CHARGE	001-160-637	50.00		
			DRIER	001-160-637	67.57		
			MISC MATERIALS	001-160-637	5.54		
01-05031	TERRY SERVICE INC	201295	PD CHILLER REPAIR	I 20240	8/27/2025	961.96	
			LABOR	001-100-637	540.00		
			TRAVEL	001-100-637	50.00		
			SENSOR	001-100-637	371.96		
01-05031	TERRY SERVICE INC	201296	PD CHILLER REPAIR	I 20276	8/28/2025	352.91	
			LABOR	001-100-637	270.00		
			TRAVEL	001-100-637	50.00		
			SENSOR	001-100-637	32.91		
01-03419	THINKWEBSTORE.COM	201297	CENTRAL BIDDING PAGE	I 9227	9/08/2025	750.00	
			CENTRAL BIDDING PAGE	001-093-604	750.00		
01-05489	TIREHUB LLC	201298	P377,393 AND 401 TIRES	I 52149668	8/19/2025	1,419.00	
			393 TIRES	001-100-632	480.00		
			P377 TIRES	001-100-632	921.56		
			FET	001-100-632	9.44		
			TIRE FEE	001-100-632	8.00		
01-05489	TIREHUB LLC	201299	P377,393 AND 401 TIRES	I 52317397	8/26/2025	587.76	
			P401 TIRES	001-100-632	583.76		
			TIRE FEE	001-100-632	4.00		
01-01571	TRI-STATE TRUCK CENTER	201300	THERMISTOR	I 06P275686	8/26/2025	265.05	
			THERMISTOR	001-201-632	265.05		
01-02393	TYLER TECHNOLOGIES	201301	PD - 08-18-25 - 08-22-25 SVCS	I 130-159392	8/26/2025	2,166.51	
			PD - 08-18-25 - 08-22-25 SVCS	005-101-730	2,166.51		
01-00544	U.S. LAWNS OF JACKSON	201302	PARKS & LIBRARY LANDSCAPE MAIN	I 53323	9/01/2025	8,442.00	
			PARKS & LIBRARY LANDSCAPE MAIN	001-340-604	8,442.00		
01-00544	U.S. LAWNS OF JACKSON	201303	MONTHLY LAWN MAINTENANCE	I 53325	9/01/2025	3,599.00	
			JESSAMINE CEMETERY	001-201-604	1,100.00		
			SPILLWAY ROAD	001-201-604	2,499.00		
01-00544	U.S. LAWNS OF JACKSON	201304	COUNTY LINE ROAD MAINTENANCE	I 53326	9/01/2025	3,967.42	
			COUNTY LINE ROAD MAINTENANCE	001-201-604	3,967.42		
01-00544	U.S. LAWNS OF JACKSON	201305	JACKSON STREET PARKING LOT	I 53327	9/01/2025	816.67	
			JACKSON STREET PARKING LOT	001-201-604	816.67		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-00544	U.S. LAWNS OF JACKSON	201306	LAKE HARBOUR @NORTHPARK DR	I 53328	9/01/2025	997.50
			LAKE HARBOUR @NORTHPARK DR	001-201-604	997.50	
01-00544	U.S. LAWNS OF JACKSON	201307	I-55 INTERCHANGE MAINTENANCE	I 53329	9/01/2025	7,799.50
			I-55 INTERCHANGE MAINTENANCE	001-201-604	7,799.50	
01-00544	U.S. LAWNS OF JACKSON	201308	ROADSIDE MAINTENANCE AUG 2025	I 53379	8/31/2025	47,393.35
			ROADSIDE MAINTENANCE AUG 2025	001-201-604	47,393.35	
01-00544	U.S. LAWNS OF JACKSON	201309	I-55 FRONTAGE ROADS AUG 2025	I 53380	8/31/2025	3,697.70
			I-55 FRONTAGE ROADS AUG 2025	001-201-604	3,697.70	
01-03710	UNION AUTO PARTS	201310	AUTO PARTS	I 3069737-00	8/12/2025	328.48
			P367 ROTORS	001-100-632	236.88	
			P367 BRAKELINING	001-100-632	91.60	
01-03710	UNION AUTO PARTS	201311	AUTO PARTS	I 3071908-00	8/15/2025	126.88
			P397 BRAKES	001-100-632	72.52	
			P397 BRAKES	001-100-632	54.36	
01-03710	UNION AUTO PARTS	201312	AUTO PARTS	I 3072594-00	8/18/2025	76.34
			P377 BALL JIONT	001-100-632	76.34	
01-03710	UNION AUTO PARTS	201313	AUTO PARTS	I 3077112-00	8/25/2025	3.58
			P345 MINI BULB	001-100-632	3.58	
01-03710	UNION AUTO PARTS	201314	AUTO PARTS	I 3077147-00	8/25/2025	205.16
			P338 BATTERY	001-100-632	205.16	
			P338 CORE	001-100-632	11.00	
			P338 DIRTY CORE	001-100-632	11.00CR	
01-03710	UNION AUTO PARTS	201315	AUTO PARTS	I 3077667-00	8/26/2025	58.86
			PPFPH59	001-100-632	7.98	
			PPFAF519	001-100-632	50.88	
01-03710	UNION AUTO PARTS	201316	OIL FOR TRACTOR	I 3077804-00	8/26/2025	97.71
			OIL 3383	001-340-635	97.71	
01-03710	UNION AUTO PARTS	201317	AUTO PARTS	I 3078138-00	8/27/2025	539.80
			P370 CONTROL ARM	001-100-632	62.35	
			P370 CONTROL ARM	001-100-632	62.35	
			P370 BALL JOINT	001-100-632	207.55	
			P370 BALL JOINT	001-100-632	207.55	
01-03710	UNION AUTO PARTS	201318	AUTO PARTS	I 3078406-00	8/27/2025	143.22
			PPFPH500 OIL FILTER	001-100-632	15.30	
			PPFP2062	001-100-632	127.92	
01-03710	UNION AUTO PARTS	201319	AUTO PARTS	I 3079405-00	8/28/2025	207.55
			P373 BALL JOINT	001-100-632	207.55	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT
01-03710	UNION AUTO PARTS	201320	AUTO PARTS	I 3079421-00	8/28/2025	110.09
			P352 BATTERY	001-100-632	110.09	
			P352 CORE	001-100-632	11.00	
			P352 DIRTY CORE	001-100-632	11.00CR	
01-03710	UNION AUTO PARTS	201321	BATTERY	I 3079683-00	8/29/2025	195.99
			MOTBXT65850 BATTERY	001-201-632	195.99	
			CORE CHARGE	001-201-632	18.00	
			CORE RETURN	001-201-632	18.00CR	
01-03710	UNION AUTO PARTS	201322	AUTO PARTS	I 3080203-00	8/29/2025	243.27
			P345 FAN & MOTOR	001-100-632	140.30	
			P345 CONTROL	001-100-632	100.13	
			P345 FUSE	001-100-632	2.84	
01-03710	UNION AUTO PARTS	201323	AUTO PARTS	I 3080428-00	9/02/2025	555.96
			P373 ROTORS	001-100-632	290.26	
			P373 BRAKE PAD	001-100-632	72.52	
			P373 BRAKE PAD	001-100-632	54.36	
			CONTROL ARM	001-100-632	138.82	
01-03710	UNION AUTO PARTS	201324	AUTO PARTS	I 3081413-00	9/03/2025	84.69
			AUTO PARTS	001-100-632	14.13	
			1009EX OIL FILTER	001-100-632	70.56	
01-06545	USIC LOCATING SERVICES LL	201325	08-01-25 - 08-31-25 SERVICES	I 756689	8/31/2025	5,061.00
			08-01-25 - 08-31-25 SERVICES	400-650-603	5,061.00	
01-01546	VENABLE GLASS SERVICES	201326	INSTALL GLASS ON TRACTOR	I 1-410491	8/20/2025	321.00
			INSTALL DOOR GLASS	400-650-603	321.00	
01-01546	VENABLE GLASS SERVICES	201327	P378 WINDSHIELD	I 1-411083	8/27/2025	310.00
			P378 WINDSHIELD	001-100-632	310.00	
01-02597	VERIZON WIRELESS	201328	742166727: 07-26-25 -08-25-25	I 6121981318	8/25/2025	280.09
			742166727: 07-26-25 -08-25-25	001-100-605	280.09	
01-06544	VICTIMS OF HUMAN TRAFFICK	201329	AUGUST 2025	I 202509091306	9/09/2025	50.00
			AUGUST 2025	001-000-330	50.00	
01-26200	W.W. GRAINGER INC	201330	TOOL BOX AND TOOLS	I 9606732189	8/13/2025	68.48
			36N220 TOOL BOX	400-650-540	25.94	
			806FA5 HEX KEY SET	400-650-540	25.57	
			401K88 SCREWDRIVER SET	400-650-540	16.97	
01-26200	W.W. GRAINGER INC	201331	TOOL BOX AND TOOLS	I 9607720118	8/14/2025	545.48
			4MY88 RATCHETING WRENCH	400-650-540	545.48	
01-26200	W.W. GRAINGER INC	201332	TOOL BOX AND TOOLS	I 9608014610	8/14/2025	28.42
			20TL74 3/8" X 50' ROPE	400-650-540	28.42	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-26200	W.W. GRAINGER INC	201333	TOOL BOX AND TOOLS	I 9613532606	8/19/2025	238.14
			53YN52 4X/5X VEST	001-201-540	32.70	
			801GG4 GLOSS BLACK PAINT	001-201-540	180.48	
			54PP37 1/2" RATCHET WRENC	400-650-540	24.96	
01-26200	W.W. GRAINGER INC	201334	TOOL BOX AND TOOLS	I 9615786945	8/21/2025	386.00
			43Y579 ASPHALT LUTE	001-201-540	386.00	
01-26200	W.W. GRAINGER INC	201335	15J139 COFFEE CUP	I 9617234878	8/22/2025	100.27
			15J139 COFFEE CUP	400-650-540	100.27	
01-75100	WAGGONER ENGINEERING INC	201336	PROJECT NO. 101.2400186.000	I 44778	8/08/2025	16,772.50
			PROJECT NO. 101.2400186.000	328-601-600	16,772.50	
01-75100	WAGGONER ENGINEERING INC	201337	PROJECT NO. 101.2400186.000	I 44964	9/09/2025	12,320.00
			PROJECT NO. 101.2400186.000	328-601-600	12,320.00	
01-75450	WALMART	201338	TENTS	I 00437	9/08/2025	178.00
			10 X 10 TENTS	001-340-650	178.00	
01-75450	WALMART	201339	FD - SUPPLIES	I 00763	9/02/2025	91.54
			CASCADE PACS	001-160-510	19.94	
			MR CLEAN LQ GAIN	001-160-510	8.94	
			LAUNDRY GAIN	001-160-510	15.94	
			FANTASTIK SPRAY	001-160-510	6.44	
			LYSOL BOWL CLEANER	001-160-510	4.97	
			COFFEE FILTER	001-160-540	5.84	
			COUGH DROPS	001-160-540	4.58	
			ANTACID	001-160-540	4.94	
			EQ MAX COLD AND FLU	001-160-540	7.98	
			DYQUIL LQ CAPSULE	001-160-540	11.97	
01-75450	WALMART	201340	FD- SUPPLIES DIVE TEAM	I 01143	9/03/2025	72.97
			SUGAR	001-160-540	8.46	
			BREAKFAST PASTRY	001-160-540	9.94	
			FDSANDWICH CRACKERS	001-160-540	17.28	
			GATORADE	001-160-540	15.96	
			CREAMER	001-160-540	3.92	
			GRANOLA BARS	001-160-540	6.47	
			WATER	001-160-540	10.94	
01-75450	WALMART	201341	FD - SUPPLIES	I 01789	8/26/2025	283.41
			CLOROX TOILET CLEANER	001-160-510	14.94	
			AH LAUNDRY DETERGENT	001-160-510	79.90	
			GLASS CLEANER	001-160-510	9.92	
			AJAX DISHORG	001-160-510	11.94	
			SHOWER CLEANER	001-160-510	9.76	
			LYSOL BND	001-160-510	3.97	
			LYSOL MGO	001-160-510	8.54	
			SPONGES	001-160-510	6.54	
			LIGHT BULBS	001-160-510	23.48	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-75450	WALMART	201341	FD - SUPPLIES	I 01789	8/26/2025	283.41	CONT
			10FT WATER HOSE	001-160-510	64.00		
			MANUAL TOOTHBRUSH	001-160-540	7.76		
			CREAMER	001-160-540	6.24		
			WATER	001-160-540	23.48		
			CASCADE PODS	001-160-540	12.94		
01-75450	WALMART	201342	SUPPLIES	I 02051	9/04/2025	203.04	
			G2 INK PEN .07 5/1	001-201-500	1.00		
			LEGAL PAD 5X8 3/1	001-201-500	3.00		
			POST-IT-NOTE 4/1	001-201-500	11.76		
			BLEACH	001-201-510	12.32		
			DAWN	001-201-510	19.88		
			PINE-SOL	001-201-510	34.92		
			LYSOL SPRAY 2/1	001-201-510	26.94		
			AIR FRESHENER 2/1	001-201-540	7.96		
			COFFEE	001-201-540	42.88		
			CREAMER	001-201-540	26.82		
			SUGAR	001-201-540	12.28		
			EQUAL 100/1	001-201-540	3.28		
01-75450	WALMART	201343	BINGO SUPPLIES	I 02957	8/27/2025	125.57	
			MS W TBLCLTH	001-340-540	12.96		
			MS W TBLCLTH	001-340-540	12.96		
			GLD 13G TRASH	001-340-540	20.58		
			KITCHEN TOWE	001-340-650	6.67		
			GV US FT 4PK	001-340-650	5.97		
			GV YOGURT	001-340-650	5.97		
			GV YOGURT	001-340-650	5.97		
			GV YOGURT	001-340-650	5.97		
			LE POP PINK	001-340-650	2.98		
			BG PAC SEAS	001-340-650	2.44		
			WHT CUTLERY	001-340-650	3.94		
			TRUFFLES BOX	001-340-650	3.00		
			POPCORN	001-340-650	2.54		
			CNM BTR TOF	001-340-650	2.54		
			VARSLC	001-340-650	6.94		
			SNACK NUTS	001-340-650	2.98		
			VARSLC	001-340-650	6.94		
			BLUEMUFF	001-340-650	4.74		
			BLUEMUFF	001-340-650	4.74		
			BLUEMUFF	001-340-650	4.74		
01-75450	WALMART	201344	MYC	I 03925	9/05/2025	60.77	
			COKE	015-021-540	15.84		
			WATER	015-021-540	6.98		
			CHOC 30	015-021-540	14.84		
			MNSTR BAND	015-021-540	19.97		
			PLATES	015-021-540	3.14		
01-75750	WARING OIL CO	201345	GAS AND DIESEL FOR PARKS	I 453370	8/19/2025	1,847.91	
			DYED ULSD	001-340-525	1,210.30		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-75750	WARING OIL CO	201345	GAS AND DIESEL FOR PARKS	I 453370	8/19/2025	1,847.91	CONT
			ENV FEE	001-340-525	1.82		
			MS LOC GOV	001-340-525	4.55		
			OILSPILL/SPRFND	001-340-525	2.82		
			LUST	001-340-525	0.46		
			NO LEAD CONV GAS	001-340-525	584.80		
			ENV FEE	001-340-525	0.86		
			MS LOC GOV	001-340-525	27.09		
			OILSPILL/SPRFND	001-340-525	1.33		
			COMPLIANCE FEE	001-340-525	13.88		
01-75900	WASTE MANAGEMENT OF MS	201346	08-01-25 - 08-31-25 SERVICES	I 3265605-0078-6	8/26/2025	965.00	
			08-01-25 - 08-31-25 SERVICES	001-340-682	720.00		
			08-01-25 - 08-31-25 SERVICES	001-201-682	90.00		
			08-01-25 - 08-31-25 SERVICES	400-650-682	90.00		
			08-01-25 - 08-31-25 SERVICES	001-350-682	65.00		
01-04506	WELLS MARBLE & HURST PLLC	201347	AUGUST 2025 SERVICES	I 160545	9/04/2025	12,513.00	
			AUGUST 2025 SERVICES	001-060-601	12,513.00		
01-04391	WILLOUGHBY PAINTING LLC	201348	REPAIR RESTROOM HITE	I 2608025	8/26/2025	7,870.00	
			MATERIALS/LABOR	001-340-637	5,200.00		
			HAUL OFF OLD BLOCK	001-340-637	250.00		
			REMOVE/REINSTAL PARTITION	001-340-637	400.00		
			PAINTING	001-340-637	1,400.00		
			EPOXY FLOOR	001-340-637	620.00		
01-06370	JAMES WOODRICK JR	201349	SEPTEMBER 9, 2025 MEETING	I 090925	9/09/2025	50.00	
			SEPTEMBER 9, 2025 MEETING	001-180-611	50.00		
					TOTAL =	4,427,679.16	

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	1,014,677.41
005	COURT SERVICES FEE FUND	2,545.98
015	MAYOR'S YOUTH COUNCIL	60.77
328	PURPLE CREEK PHASE 3	29,092.50
329	TOP GOLF DRIVE	2,000.00
350	RIDGEWOOD RD DRAINAGE	1,094,108.84
385	STEED RD MULTI USE TRAIL	10,080.61
400	PUBLIC UTILITIES FUND	387,522.46
404	EMCRS OPERATION & MAINT	1,887,590.59
	TOTALS FOR ALL FUNDS =	4,427,679.16

PACKET: 20773 Regular Payments
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBK PAYROLL RELATED DISB

August 2025 Month End

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00010	STATE TAX COMMISSION							
	I-T2 202508051091	STATE TAX WITHHOLDING	D	8/30/2025		14,319.00CR	001157	
	I-T2 202508191228	STATE TAX WITHHOLDING	D	8/30/2025		14,885.00CR	001157	
	I-T2 202508201229	STATE TAX WITHHOLDING	D	8/30/2025		53.00CR	001157	29,257.00
00011	GOVT EMPL DEFERRED COMP P							
	I-ANN202508051091	ANNUITY	D	8/30/2025		4,173.00CR	001158	
	I-ANN202508191228	ANNUITY	D	8/30/2025		4,148.00CR	001158	
	I-ANN202508201229	ANNUITY	D	8/30/2025		25.00CR	001158	8,346.00
00029	CITY OF RIDGELAND PAYROLL							
	I-RET202508051091	RETIREMENT	D	8/30/2025		158,698.62CR	001159	
	I-RET202508191228	RETIREMENT	D	8/30/2025		168,118.88CR	001159	
	I-RET202508201229	RETIREMENT	D	8/30/2025		692.01CR	001159	327,509.51

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	365,112.51	365,112.51
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	365,112.51	365,112.51

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 20773 Regular Payments
VENDOR SET: 01
BANK : PYBK PAYROLL RELATED DISB

*** DRAFT/OTHER LISTING ***

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
001	8/2025	326,602.31CR
005	8/2025	3,796.45CR
400	8/2025	33,765.82CR
404	8/2025	947.93CR
ALL		365,112.51CR

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 8/15/2025
PAY PERIOD ENDING: 8/28/2025

September 5, 2025 payroll

*** GRAND TOTALS ***

EARNINGS			BENF/REIMB		DEDUCTIONS				TAXES			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	408.00	22,690.24	VEH	22.40	AFA	AFACC	1131.56		FED W/H	508,813.30	42,496.31	
SMON	0.00	11,173.82			AFC	AFCAN	882.04		ST WH MS	508,813.30	14,331.00	
REG	19,033.75	488,828.01			AFD	AFSHO	1700.55		FICA	564,630.64	35,007.15	35007.15
R/O	21.75	532.91			AFH	AFHOS	475.13		MEDI	564,630.64	8,187.18	8187.18
O/T	276.00	8,548.59			AFS	AFSPE	168.38					
CE	55.89	0.00			ANN	ANUTY	3548.00					
CMPRG	35.50	0.00			C32	CHSUP	225.00					
COMP	74.00	2,062.23			C42	CHSUP	147.50					
SICK	722.75	18,203.70			C59	CHSUP	285.25					
VAC	746.50	20,787.90			C70	CHSUP	107.00					
HOL	220.00	6,719.00			C73	CHSUP	86.50					
FNRL	24.00	505.92			C74	CHSUP	165.00					
PARAM	0.00	4,230.82			C82	CHSUP	127.50					
SHIFT	0.00	375.00			C86	CHSUP	87.50					
FEQMT	0.00	35.48			C87	CHSUP	72.50					
AEMT	0.00	192.30			C88	CHSUP	327.50					
TRAFF	0.00	2,002.00			C92	CHSUP	76.00					
MBNHI	14.00	678.58			C94	CHSUP	382.50					
TASKF	19.00	820.23			C95	CHSUP	90.00					
					C96	CHSUP	73.50					
					C99	CHSUP	93.00					
					CAF	ADMFE	119.25	138.16				
					CHC	CHCAR	1033.32					
					CRU	CRUN	2928.00					
					D92	GARNI	175.62					
					D98	GARN	197.94					
					D99	GARN	477.08					
					DCF	DENCF	2238.09	1245.58				
					DEN	DENTL	38.38	2308.88				
					FCE	FLEX	16.12					
					HCF	HTHCF	14936.35	22358.25				
					HLT	HELTH		47101.38				
					HRF	HRF	195.40	261.06				
					LIF	LIFE	11.76	966.42				
					PBA	POBEN	220.50					
					RET	RET	52269.34	107261.31				
					UNR	UNREM	2946.63					
TOTALS:	21,651.14	588,386.73		22.40			88055.69	181641.04			100,021.64	43194.33

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 8/15/2025
PAY PERIOD ENDING: 8/28/2025

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
001-010	17,725.02	16,582.80	0.00	1,142.22	0.00	0.00	2,442.67	2,622.63	12,659.72
001-020	7,218.40	7,218.40	0.00	0.00	0.00	0.00	1,293.75	1,268.55	4,656.10
001-040	29,458.94	26,873.92	0.00	2,585.02	0.00	0.00	4,356.28	5,269.20	19,833.46
001-092	1,758.40	1,055.04	0.00	703.36	0.00	0.00	158.26	287.13	1,313.01
001-100	181,076.10	154,907.05	6,115.44	16,177.80	3,875.81	0.00	25,807.87	30,075.61	125,192.62
001-160	152,230.70	135,343.65	0.00	12,428.45	4,458.60	0.00	27,228.10	25,596.54	99,406.06
001-180	29,272.80	27,248.49	0.00	2,024.31	0.00	0.00	3,759.04	5,654.99	19,858.77
001-201	70,576.44	63,387.58	592.24	6,460.13	114.09	22.40	8,226.91	11,949.64	50,377.49
001-340	36,983.74	35,152.57	946.95	884.22	0.00	0.00	3,984.94	6,524.65	26,474.15
005-101	5,667.08	4,958.24	0.00	708.84	0.00	0.00	1,019.98	1,051.17	3,595.93
400-650	54,786.73	48,309.55	893.96	5,164.40	418.82	0.00	9,227.77	9,569.69	35,989.27
404-650	1,654.78	1,654.78	0.00	0.00	0.00	0.00	550.12	151.84	952.82
TOTALS	588,409.13	522,692.07	8,548.59	48,278.75	8,867.32	22.40	88,055.69	100,021.64	400,309.40

REGULAR INPUT: 257 MANUAL INPUT: 0 CHECK STUB COUNT: 1 DIRECT DEPOSIT STUB COUNT: 256

KEEP RIDGELAND BEAUTIFUL COMMITTEE - October 2023 - September 2025 - ATTENDANCE REPORT

Board Member	Appointed By:	23-24 KRB Meetings	23-24 Meetings Attended	23-24 % Attended	2025 KRB Meetings	2025 Meetings Attended	2025 % Attended	2024-2025 Meetings	2024-2025 Attended	2024-2025 % Attended
Phyllis Parker	Wes Hamlin	17	17	100%	10	10	100%	27	27	100%
Jan Richardson	D.I. Smith	17	17	100%	10	10	100%	27	27	100%
Lea Anne Stacy	Ken Heard	17	12	71%	10	10	100%	27	22	81%
Ginger Cocke	Bill Lee	17	13	76%	10	10	100%	27	23	85%
Polly Hammett	Brian Ramsey	17	16	94%	10	9	90%	27	25	93%
Kenya Rachal	Mayor McGee	17	17	100%	10	10	100%	27	27	100%
Rachel Bradley	Kevin Holder	17	3	18%	10	0	0%	27	3	11%
Claire Jackson	Chuck Gautier	17	16	94%	10	10	100%	27	26	96%

ARCHITECTURAL REVIEW BOARD - January 2022 - October 2023 - ATTENDANCE REPORT

Board Member	Appointed By:	2022 ARB Meetings	2022 Meetings Attended	2022 % Attended	2023 ARB Meetings	2023 Meetings Attended	2023 % Attended	2022-2023 Meetings	2022-2023 Attended	2022-2023 % Attended
Bill Dicken**	Bill Lee	19	18	95%	14	13	93%	33	31	94%
Connie Suber	Kevin Holder	19	17	89%	14	12	86%	33	29	88%
Rick Eades*	Gene McGee				5	4	80%	5	4	80%
Leigh Ann Sullivan	Wes Hamlin	19	6	32%	14	4	29%	33	10	30%
Jim Woodrick*	Ken Heard				14	9	64%	14	9	64%
Walter Cox**	Brian Ramsey	19	16	84%	14	12	86%	33	28	85%
Randy Lynn	D.I. Smith	19	15	79%	14	11	79%	33	26	79%
Robert Moore	Chuck Gautier	19	18	95%	14	12	86%	33	30	91%

New Member in 2023. No longer on the board.*

ARCHITECTURAL REVIEW BOARD - January 2024 - September 2025 ATTENDANCE REPORT

Board Member	Appointed By:	2024 ARB Meetings	2024 Meetings Attended	2024 % Attended	2025 ARB Meetings	2025 Meetings Attended	2025 % Attended	2023-2024 Meetings	2023-2024 Attended	2023-2024 % Attended
Jim Powell*	Bill Lee	7	3	43%	14	9	64%	21	12	57%
Connie Suber	Kevin Holder	11	10	91%	14	14	100%	25	24	96%
Rick Eades	Gene McGee	11	11	100%	14	13	93%	25	24	96%
Leigh Ann Sullivan	Wes Hamlin	11	6	55%	14	7	50%	25	13	52%
Jim Woodrick	Ken Heard	11	4	36%	14	8	57%	25	12	48%
Lynette Praytor**	Brian Ramsey				5	5	100%	5	5	100%
Randy Lynn	D.I. Smith	11	10	91%	14	12	86%	25	22	88%
Robert Moore	Chuck Gautier	11	9	82%	14	8	57%	25	17	68%

**New Member in 2024 // **New Member in 2025.*

ZONING BOARD - January 2022- August 2023 ATTENDANCE REPORT

Board Member	Appointed By:	2022 Zoning Meetings	2022 Meeting Attended	2022 % Attended	2023 Zoning Meetings	2023 Meeting Attended	2023 % Attended	2022-2023 Total Meetings	2022-2023 Meetings Attended	2022-2023 % Attended
Bernie Giessner	Ken Heard	12	12	100%	3	3	100%	15	15	100%
David Dunbar*	Gene McGee				1	0	0%	1	0	0%
Michelle Caballero	Kevin Holder	12	11	92%	3	3	100%	15	14	93%
Don Roberts	D.I. Smith	12	10	83%	3	2	67%	15	12	80%
Theresa Kennedy	Brian Ramsey	12	9	75%	3	1	33%	15	10	67%
Tabatha Baum **	Wes Hamlin	11	8	73%	3	2	67%	14	10	71%
Judy Rice	Bill Lee	12	9	75%	3	2	67%	15	11	73%
Drew Malone	Chuck Gautier	12	7	58%	3	2	67%	15	9	60%

**New member in 2023. **No longer on the board.*

ZONING BOARD - January 2024 - September 2025 ATTENDANCE REPORT

Board Member	Appointed By:	2024 Zoning Meetings	2024 Meeting Attended	2024 % Attended	2025 Zoning Meetings	2025 Meeting Attended	2025 % Attended	2024-2025 Total Meetings	2024-2025 Meetings Attended	2024-2025 % Attended
Bernie Giessner	Ken Heard	8	8	100%	7	7	100%	15	15	100%
David Dunbar	Gene McGee	8	8	100%	7	4	57%	15	12	80%
Michelle Caballero	Kevin Holder	8	7	88%	7	5	71%	15	12	80%
Don Roberts	D.I. Smith	8	7	88%	7	6	86%	15	13	87%
Theresa Kennedy	Brian Ramsey	8	4	50%	7	6	86%	15	10	67%
Kim Lovato*	Wes Hamlin	5	3	60%	7	5	71%	12	8	67%
Judy Rice	Bill Lee	8	5	63%	7	5	71%	15	10	67%
Drew Malone	Chuck Gautier	8	6	75%	7	5	71%	15	11	73%

**New member in 2024.*