MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
March 3, 2026
6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE

CONSIDERATION OF MINUTES FROM PRIOR BOARD MEETING

February 17, 2026

CONSIDERATION OF MINUTES FROM PRIOR WORK SESSION

1. AGENDA ITEMS
    a) Cleaning of Private Property for 207 Woodgreen Court
    b) Public Hearing to Consider Amendments to the Prado Vista Overlay District Guidelines and Regulations
    c) Consider the Ordinance Amending the Prado Vista Overlay District Guidelines and Regulations
    d) Public Hearing to Consider a Petition and Application to Rezone Property by PraCon MS Fund I LLC from R-2 (Single Family Residential) to MU-1 (Mixed Use) — Underlying the Prado Vista Overlay District
    e) Consider the Ordinance Rezoning the Property Underlying Prado Vista Overlay District
    f) Approve Resolution of The Mayor and Board of Aldermen of the City of Ridgeland, Mississippi Taking Official Action Approving a Madison County, Mississippi Urban Renewal Plan (Conference Center Project 2026); Declaring The Need for the Urban Renewal Project Described in Said Urban Renewal Plan; and for Related Purposes.

2. CONSENT ITEMS
    a) Establish a Selection Committee for the Engineering Selection for the Jackson Street Rail Road District SS4A Implementation Grant Project by Appointing Jordan Lohman, Matt Dodd, Paul Forster, Alan Hart, Alderman D.I. Smith, Alderman Chuck Gautier, and Alderman Wesley Hamlin
    b) Site Plan Review for AWS Phase-2 Mass Grading
    c) Site Plan and Architectural Review for The Commons - Lot #3
    d) Accept Maison Bleu Phase II — Waterline Easement to Century Place
    e) Accept Maison Bleu Phase II — Sanitary Sewer Easement in Common Area of Maison Bleu Phase I

f) Approve Maison Bleu Phase II Final Plat and Filed Covenants and Guidelines with the Condition that Covenants Must Not Be Changed without the Approval of the Mayor and Board of Aldermen until Turnover to the HOA

g) Approve Hemphill Construction Co, Inc. Pay App No. 1 for the Wheatley Street Road Reconstruction Project in the Amount of $288,540.50- Madison County ARPA Sub-Award and Madison County Reimbursement Grant

h) Approve the Hemphill Construction Co. Pay Application No. 8 in the Amount of $441,712.21 for the Highland Colony Parkway Tank and Well Project - MCWI 64-1-DW-5.15 / EPA STAG 03D24224

i) Declare Central Pipe as the Sole Source Provider of Telog RTU Equipment for the Meter Reading Technology Device for the West County Line Sewer Meter and Authorize the Public Works Department to Purchase the Materials in the Amount of $6,624.76

j) Special Event - Shucker's Crawfish Boil (Police Department)

k) Sewer Adjustments

l) Approval of the BeyondTrust Corporation Appliance B Maintenance (Bomgar) Renewal in the amount of $5,620.57

3. PAYMENT OF CLAIMS

a) Approve Payment of Claims 204661 - 204953 and the February 20, 2026, Payroll ($2,217,522.63)

4. EXECUTIVE SESSION

ADJOURNMENT

INFORMATION FOR MAYOR AND BOARD

City Attorneys Statement for Services Rendered January 29, 2026, through February 24, 2026

MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
February 17, 2026
6:00 PM

The Mayor called the February 17, 2026, meeting of the Mayor and Board of Aldermen to order. Present were Alderman Chuck Gautier, Alderman Wesley Hamlin, Alderman Ken Heard (via telephone), Alderman Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey (via telephone), Alderman D.I. Smith, Attorney John Scanlon, and City Clerk Angela Richburg. The meeting opened with an invocation by Alderman Kevin Holder followed by the pledge of allegiance.

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Next came the recognition of Firefighter Brian Bullock for being selected "Fireman of the Month for January 2026". Mayor McGee stated Firefighter Bullock's professionalism, initiative, and dedication to the Ridgeland Fire Department was shown by continually taking the initiative to complete assigned responsibilities and identifying additional projects around the station without being directed by Command Staff. Mayor McGee thanked Firefighter Bullock for his dedication to the City of Ridgeland and encouraged him to continue the good work. *The letter attached as Exhibit "A"*

****

Next came the matter of accepting the Minutes of the February 2, 2026, Work Session and the February 3, 2026, Board of Aldermen meeting. The Minutes were accepted with no corrections noted.

****

The Mayor and Board of Aldermen were provided the January 2026 Financial Statement, January 2026 Fund Balance Report and the February 2026 Sales Tax Report.

****

Next came the consideration of the items set out on the Consent Agenda. Alderman D.I. Smith moved to approve the Consent Agenda:

a) Approve Emergency Purchases for Western Well Motor Replacement and Repair - *Order Attached Hereto As Exhibit "B"*

b) Approve Cintas Uniform Agreement - *Order Attached Hereto As Exhibit "C"*

c) Authorize Mayor Gene McGee to sign the Canadian National RR License for Underground Pipelines, Cables and Conduit for the Water Line Crossing along Colony Park Boulevard - *Order Attached Hereto As Exhibit "D"*

d) Authorize the Mayor to Sign the Second Amendment to Site License Agreement with Cellular South Real Estate, Inc. for the Natchez Trace Tank Lease at 102 Old Town Crossing - *Order Attached Hereto As Exhibit "E"*

e) Declare Jones Hardscapes as the Lowest and Best Bidder for the Retain Wall Around the Police Department Workout Facility and Authorize the Police Department to Issue the Purchase Order in the Amount of $11,000.00 - *Order Attached Hereto As Exhibit "F"*

f) Grant the Public Works Department the Authority to Advertise for the Steed Road Multi-use Path Extension Project - *Order Attached Hereto As Exhibit "G"*

g) Approve a Budget Amendment by Transferring $400,000.00 from Highland Commerce Drive Fund to the Highland Commerce Drive Water and Sewer Fund for Utility Relocation Projects - *Resolution Attached Hereto As Exhibit "H"*

h) Approve the Dean Engineering, Inc. Invoice No. 26013 (Final Invoice) in the Amount of $6,000.00 for the TopGolf Way Extension Project –State Appropriate Funds - *Order Attached Hereto As Exhibit "I"*

i) Approve Waggoner Invoice No. 45957 in the Amount of $44,160.00 for the Highland Colony Parkway Tank and Well Project - MCWI 64-1-DW-5.15 / EPA STAG 03D24224 - *Order Attached Hereto As Exhibit "J"*

j) Approve the Waggoner Engineering Invoice No. 45958 in the Amount of $134,486.83 for the Highland Commerce Drive Project - STP-0213-00(039) LPA / 109705-701000 - *Order Attached Hereto As Exhibit "K"*

k) Approve Waggoner Engineering Invoice No. 45959 in the Amount of $5,700.00 for the Purple Creek Basin Drainage Improvements Project - MCWI 600-2-SW-5.6 MOSTF BB.007-004 - *Order Attached Hereto As Exhibit "L"*

l) Approve Waggoner Engineering Invoice No. 45960 in the Amount of $6,000 for the West Jackson Street Corridor Demonstration Project - SS4A 69JJ32540798- *Order Attached Hereto As Exhibit "M"*

m) Approve Waggoner Engineering Invoice No. 45961 in the Amount of $5,850.00 for the Purple Creek Flood Restoration and Mitigation Project - LPDM-PJ-04-MS-2024-004 - *Order Attached Hereto As Exhibit "N"*

n) Approve Waggoner Engineering Invoice No. 45962 in the Amount of $175.00 for the Colony Park Blvd Additional Water Line Improvements - EPA STAG 03D24224 - *Order Attached Hereto As Exhibit "O"*

o) Approve Hemphill Construction Co, Inc. Change Order No. 1 and Final in the Amount of -$16,115.14 for the Topgolf Way Extension Project - State Appropriation Funds - *Order Attached Hereto As Exhibit "P"*

p) Approve the Hemphill Construction Co. Pay Application No. 4 and Final in the Amount of $27,776.74 for the TopGolf Way Extension Project and Approve Release of Bonds – State Appropriation Funds - *Order Attached Hereto As Exhibit "Q"*

q) Approve the Hemphill Construction Co. Pay Application No. 5 in the Amount of $128,554.91 for the Colony Park Boulevard Water and Sewer Project – Madison County ARPA Transfer Funds and State Appropriate Funds - *Order Attached Hereto As Exhibit "R"*

r) Site Plan & Architectural Review for Word of Life Church - Site Improvements - *Order Attached Hereto As Exhibit "S"*

s) Site Plan and Architectural Review for Mid-State Construction Office - *Order Attached Hereto As Exhibit "T"*

t) Budget Amendment for AFG-Fire Department - *Resolution Attached Hereto As Exhibit "U"*

u) Adoption of Revisions to Ridgeland Fire Department Operating Policies (RFDOP) - Fire Department - *Order Attached Hereto As Exhibit "V"*

v) Surplus and dispose of non-working dishwasher at Station 4 — Fire Department - - *Resolution Attached Hereto As Exhibit "W"*

w) Review and Approve Grant and Approve Budget Amendment (Police Department) - *Order and Resolution Attached Hereto As Exhibit "X"*

x) Review and Approve Quotes for New Duty Weapons (Police Department) - *Order Attached Hereto As Exhibit "Y"*

y) Approve contract with Pyro Shows for Fireworks for Balloon Glow 2026 - *Order Attached Hereto As Exhibit "Z"*

z) Acceptance or the Privilege License Report for January 1, 2026 - January 31, 2026 -*Order Attached Hereto As Exhibit "aa"*

aa) Sewer Adjustments - *Order Attached Hereto As Exhibit "bb"*

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 (via telephone), Alderman Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey (via telephone), Alderman D.I. Smith
Nay(s): None
Abstention(s): None

The Mayor then declared the Motion carried.

****

Next came the payment of claims 204363 - 204660, January 2026 Monthly, and February 3, 2026, Payroll in the amount of ($2,770,873.50). Alderman Wesley Hamlin moved to approve. The Motion was seconded by Alderman Bill Lee, and a vote was taken thereon as follows:

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

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 a personnel issue, potential litigation, and sale of property.

CLOSED SESSION

Alderman D.I. Smith moved to enter Closed Session to discuss a personnel issue, potential litigation, and sale of property. The motion was seconded by Alderman Kevin Holder, and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

****

EXECUTIVE SESSION

Alderman Bill Lee moved to enter Executive Session to discuss a Public Works Personnel issue, a potential buyer of the Old City Hall, and potential class action litigation regarding Fire Engines inflated costs. The motion was seconded by Alderman Wesley Hamlin, and a vote was taken thereon as follows:

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

Abstention(s): None

The Mayor then declared the Motion carried.

****

Next came the motion to enter into a letter agreement with Schwartz & Associates, P.A. for legal representation of the City in a class action lawsuit involving Fire Truck Industry Pricing. Alderman Wesley Hamlin moved to approve. 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 (via telephone), Alderman Kevin Holder, Alderman Bill Lee, Alderman Brian Ramsey (via telephone), Alderman D.I. Smith
Nay(s): None
Abstention(s): None

The Mayor then declared the Motion carried. The agreement is attached here to as Exhibit "cc".

****

Next came the discussion to remove Randy Bickley, Equipment Operator II, of the Public Works Department from the Personnel Roster. Alderman Wesley Hamlin moved to approve. The Motion was seconded by Alderman Brian Ramsey, and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

****

Alderman Kevin Holder moved to grant the Mayor authority to enter into negotiations to sell the Old City Hall property at 304 Highway 51, Ridgeland, Mississippi. The motion was seconded by Alderman Wesley Hamlin, and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

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Alderman D.I. Smith moved to adjourn Executive Session. The motion was seconded by Alderman Brian Ramsey, and a vote was taken thereon as follows:

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

The Mayor then declared the Motion carried.

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The Mayor reopened the meeting and announced the action taken by the Board of Aldermen during the Executive Session.

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There being no further business before the Board of Aldermen, the Mayor adjourned the meeting at 6:58 p.m.

WITNESS MY SIGNATURE, this the 24th day of February, 2026.

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: February 9, 2026

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.

207 Woodgreen Ct. – (Kathy Andrews)

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

the city of RIDGELAND

NOTICE OF HEARING

Date: February 9, 2026

To: Kathy Andrews
207 Woodgreen Ct.
Ridgeland, MS. 39157

RE: Hearing for determination of whether the referenced property constitutes a public menace
Property: 207 Woodgreen Ct, Ridgeland, MS. 39157
Madison County Parcel No.: 072D-20C-001/30.00

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:

- ☐ Tall Grass/Unkempt Yard
- ☐ Dilapidated Structure(s)
- ☐ Abandoned Building(s)
- ☐ Dilapidated Fence(s)
- ☐ Accumulation of debris/junk
- ☐ Rubbish
- ☐ Abandoned slab(s)
- ☐ Abandoned personal property
- ☐ Standing Water, Cistern(s), or cesspool(s)
- ☒ Other: Cut down and remove of any and all dead trees.

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 3-3-2026 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 9TH day of FEB ,2026
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 207 Woodgreen Ct. Ridgeland, MS. 39157. Parcel Number: 072D-20C-001/30.00

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 March 3, 2026; 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: 207 Woodgreen Ct., within the municipal limits of Ridgeland, Mississippi.
2. The parcel number(s) of the subject real property is: 072D-20C-001/30.00 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, cut down and remove any and all dead trees on the property, 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 _____, 2026.

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

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

IN THE MATTER OF THE APPLICATION
OF PRACON MS FUND I LLC TO AMEND
THE PRADO VISTA AT RIDGELAND OVERLAY
DISTRICT'S GUIDELINES AND REGULATIONS

PETITION TO AMEND THE PRADO VISTA AT RIDGELAND OVERLAY DISTRICT'S GUIDELINES AND REGULATIONS

COMES NOW PraCon MS Fund I LLC (the "Petitioner"), a Mississippi limited liability company, acting by and through undersigned counsel, and hereby petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to amend both the text and map of the Zoning Ordinance of the City of Ridgeland and the Prado Vista at Ridgeland Overlay District Guidelines and Regulations permitting certain uses not presently authorized in the Overlay District and altering various guidelines and regulations. In support whereof, the Petitioner would show unto the Mayor and Board of Aldermen the following:

1. The subject property is a tract of land located at the intersection of Colony Park Boulevard and Sunnybrook Road less than .25 miles east of Interstate Highway 55 and .60 miles west of Highway 51. The property is located between Ridgeland High School to the south and St. Catherine's Village to the north and consists of 76.93909 acres, more or less. A complete legal description of the subject property is attached hereto as **Exhibit A** and made a part hereof.

2. Most of the subject property is currently owned by the Petitioner. A portion of the subject property is owned by Colby Jackson, LLC. The managing member of that limited liability company has provided consent for the Petitioner to act on its behalf with respect to this Petition, public hearings, and development of

the subject property. An affidavit evidencing that consent is attached hereto as **Exhibit B** and made a part hereof.

3. The subject property is currently zoned Single Family Residential District (R-2) under the Zoning Ordinance of the City of Ridgeland adopted in February of 2014.

4. The area located immediately to the west of and bordering the subject property is zoned Mixed Use District (MU-1) and on which sits the building whose primary tenant is the company formerly known as Home LLP and is now BDO USA, P.C.

5. Areas located to the southwest of but not quite bordering the subject property are zoned Mixed Use District (MU-1) and Highway Commercial District (C-4).

6. The primary zoning category for areas to the west of the subject property and on the other side of Interstate 55 is Mixed Use District (MU-1).

7. On January 3, 2023, following a public hearing, the Mayor and Board of Aldermen of the City of Ridgeland voted to adopt an Amendment to the City's Future Land Use and Transportation Plan, which is part of the City's Comprehensive Plan as adopted in 2009. The Amendment changed the future land use classification for the area in which the subject property is located to Mixed Use. The Amendment likewise changed the future land-use classification for the area to the southeast of the subject property, continuing down Colony Park Boulevard almost to Highway 51, from residential to commercial.

8. According to the City's Comprehensive Plan, the purpose of its Future Land Use Plan is to "inventory the community's existing land use patterns and to

recommend policies for future development that are consistent with community's character." *Id.* at pg. 29. Further, "population, housing, and employment projections" are used to maintain the Future Land Use Plan. The Future Land Use Plan "serves as a guide [to the City] for reviewing private development proposals . . . ." *Id.* Because the Future Land Use Plan "forms the basis for the zoning ordinance, it carries "legal weight." *Id.* at 43.

9. On April 18th, 2023, the Mayor and Board of Alderman unanimously adopted an Ordinance establishing the Prado Vista at Ridgeland Overlay District ("Overlay District" or "District") on the subject property referenced above and as described in **Exhibit A**. With the Ordinance, the Mayor and Board also adopted the Overlay District's Guidelines and Regulations ("G&R"). The Overlay District's G&R contained an Illustrative Master Plan and a Building Regulating Plan.

10. On December 20, 2024, Topgolf, a golf entertainment venue with a full-scale bar and restaurant, opened within the Overlay District becoming its first tenant.

11. Other desirable tenants wish to locate within the Overlay District but are not expressly permitted to do so under the current Overlay District G&R. The Petitioner has determined that it would benefit the subject property for certain other uses, not presently allowed, to be permitted on the subject property, and in a manner consistent with the 2023 Amendment to the City's Future Land Use and Transportation Plan and establishment of the Prado Vista Overlay District, as described above.

12. Therefore, the Petitioner respectfully requests that the Mayor and Board of Aldermen of the City of Ridgeland amend both the text and map of the

Zoning Ordinance of the City of Ridgeland and the Prado Vista Overlay District G&R by approving the following:

a. The revised Illustrative Master Plan attached as **Exhibit C**.

b. The revised Sub-district Map attached as **Exhibit D**.

c. For the Mixed-use Traditional Sub-district, an amendment to the Building Regulating Plan removing Zones A and B and allowing all permitted land uses identified in the Plan throughout the Sub-district. *See* G&R pg. 25

d. An amendment to the Building Regulating Plan's Permitted Uses adding a "Conference Center Facility of not greater than Fifty Thousand (50,000) gross square feet. The Conference Center Facility shall not have the need for any granting of a special exception or conditional use by the City."

e. For the Mixed-use Traditional Sub-district, an amendment to the Building Regulating Plan allowing a Conference Center Facility within the Sub-district. *See* G&R pg. 25.

f. For the Mixed-use Traditional Sub-district, an amendment to the Building Regulating Plan to permit MUD Hotels (plural) as opposed to MUD Hotel (singular). *See* G&R pg. 25.

g. An amendment to ¶ 23 of the Building Regulating Plan's Permitted Uses, *i.e.*, MUD Hotels, permitting one hotel of not greater than Two Hundred and Fifty Thousand (250,000) gross square feet if it contains a Conference Center Facility.

h. An amendment to ¶ 23 of the Building Regulating Plan's Permitted

Uses, *i.e.*, MUD Hotels, excluding the height of the parapet from the maximum height of hotel buildings.

i. An amendment to ¶ 25 of the Building Regulating Plan's Permitted Uses, *i.e.*, MUD Furniture Store, changing the minimum square footage to Twenty Thousand (20,000) gross floor.

j. An amendment to ¶ 21 of the Building Regulating Plan's Permitted Uses, *i.e.*, MUD Entertainment Venue, changing the minimum square footage to Twenty Thousand (20,000).

k. An amendment to ¶ 22 of the Building Regulating Plan's Permitted Uses, *i.e.*, MUD Grocery Store, changing the minimum square footage to Ten Thousand (10,000) gross square feet.

l. An amendment to the Building Regulating Plan's Permitted Uses adding "MUD Fast-Food Restaurants with a drive-thru and MUD Fast Casual Restaurants with a drive-thru, as defined by the Official Zoning Ordinance of the City of Ridgeland."

m. For the Entertainment Sub-district, an amendment adding "MUD Fast Food Restaurant with a drive-thru" and a "MUD Fast Casual Restaurant with a drive-thru" as Permitted Land Uses. *See* G&R pg. 22.

n. For the Entertainment Sub-district, an amendment to the Dimensional Requirements changing the Colony Park Blvd. Frontage Setback to 20 feet minimum. *See* G&R pg. 22.

13. The construction and development of Colony Park Boulevard in 2019, the further development of the highway commercial area and overlay districts along

Colony Park Boulevard, the development of the mixed use areas adjacent to the subject property, and the establishment of the Prado Vista at Ridgeland Overlay District, *inter alia*, establish the character of the neighborhood/area has changed substantially since it was classified Single Family Residential District (R-2) in 2014 and is evidence of a public need for these amendments.

14. Adopting the amendments will enable the City to implement and complement its Future Land Use and Transportation Plan for the area, will promote the economic development of the City of Ridgeland, will enhance tax revenues, and will not adversely affect surrounding areas.

15. Furthermore, adopting these amendments will not overtax the load on public facilities in the subject property, such as utilities and streets, nor will it affect public safety in any harmful way.

16. The Prado Vista at Ridgeland Overlay District G&R already provide the City with more control and certainty over the future development of the subject property than a Mixed Use District designation.

17. It would be in the best interest of the City of Ridgeland and its citizens for these amendments to be adopted.

WHEREFORE, for the reasons set forth above, PraCon MS Fund I LLC respectfully requests the Mayor and Board of Aldermen to process this Petition in accordance with Section 104.03 of the Zoning Ordinance, to set this Petition for a public hearing with at least 15 days' notice therefore being published in accordance with law, and at the conclusion of the public hearing, amend both the text and the map of the Zoning Ordinance and amend the Prado Vista Overlay District G&R. The Petitioner requests such other and general relief as to which it may be entitled.

RESPECTFULLY SUBMITTED this 9th day of February, 2026 and as amended February 11, 2026.

PRACON MS FUND I LLC

BY: *Isl Spencer M Ritchie*
SPENCER M. RITCHIE

BRADLEY ARANT BOULT CUMMINGS LLP
COUNSEL FOR PETITIONER

Spencer M. Ritchie (MSB # 103636)
sritchie@bradley.com
Bradley Arant Boult Cummings LLP
One Jackson Place
188 E. Capitol Street, Suite 1000
Jackson, MS 30291
(601) 592-9975

EXHIBIT A

EXHIBIT "A"

A 76.94 ACRE TRACT OWNED BY MILDRED W, CARR LIMITED PARTNERSHIP

INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.99994147464048 and a convergence angle of 0°06'29" (NW) derived using the Mississippi Department of Transportation's RTK/VRS G.P.S. Network at the **Point of Beginning**, said point having a value of N:1073213.17, E:2358639.08, Z:360 on the above referenced coordinate system;

Beginning at a ½" rebar (capped 25904) at the northeast corner of Lot 1, Block 4, Highland Colony Subdivision, thence run along the eastern lines of Lot 1 and Lot 8 of Block 4, Highland Colony Subdivision, South 00 degrees 07 minutes 43 seconds East a distance of 1306.61 feet to the southeast corner of Lot 8, and a ½" rebar (Capped 25904); thence along the Southerly lines of Lots 8, 7, 6 and 5, South 89 degrees 52 minutes 27 seconds West a distance of 2312.44 feet to an existing Mississippi Department of Transportation (MDOT) brass right of way marker, said monument having a value of N:1071901.69, E:2356329.78 on the above referenced coordinate system; thence run along the MDOT right of way and then along the City of Ridgeland right of way North 62 degrees 15 minutes 01 seconds West a distance of 249.29 feet to a MDOT monument; thence North 02 degrees 43 minutes 12 seconds West a distance of 350.32 feet to a MDOT monument; thence South 89 degrees 44 minutes 03 seconds West a distance of 31.02 feet to a MDOT monument; thence North 01 degrees 27 minutes 59 seconds West a distance of 151.28 feet to a ½" rebar (found); thence South 89 degrees 41 minutes 06 seconds West a distance of 39.12 feet to a old fence post corner on the eastern right of way of Sunnybrook Road; thence Northerly along the right of way North 01 degrees 19 minutes 04 seconds West a distance of 672.67 feet; thence leaving the right of way, run easterly along the north lines of Lot 4, 3, 2 and 1, North 89 degrees 30 minutes 53 seconds East, a distance of 2636.32 feet back to the **Point of Beginning**, containing 76.94 acres, (3,351,467 square feet) more or less, and being the entirety of Lots 1, 2, 3, 6, 7 and 8, and all that portion of Lots 4 and 5, not used or conveyed for road right of way along Sunnybrook Road, all situated in Block 4, Highland Colony Subdivision, in the City of Ridgeland, Section 18, Township 9 North, Range 2 East, Madison County, in the Great State of Mississippi.

Prepared February 8, 2022, by:

Richard T. Tolbert, PLS

MADISON COUNTY SURVEYOR

EXHIBIT B

COLBY CAPITAL
REAL ESTATE DEVELOPMENT

AFFIDAVIT OF TYLER S. OLIVER

I, Tyler S. Oliver, state as follows:

1. I am over twenty-one (21) years of age, of sound mind, and have personal knowledge of the following facts.
2. Colby Jackson, LLC is the current owner of a portion of the property at issue in the Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations ("the Petition"), legally described on **Exhibit A** attached hereto and made a part hereof.
3. I am the Managing Member of Colby Jackson, LLC.
4. Colby Jackson, LLC supports the Petition to rezone the subject property to Mixed Use 1 and hereby gives consent to the Petitioner PraCon MS Fund I LLC ("Petitioner"), and its representatives, assignees, and/or agents, to submit the Petition along with amending the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations affecting the subject property.
5. Colby Jackson, LLC authorizes the City of Ridgeland, its agents or employees, to enter the subject property owned by Colby Jackson, LLC at any reasonable time in order to erect, maintain, and/or remove any public notice signage required for the Petition and for any other reasonable purpose necessary for the approval of the Petition.

Executed on February 9th, 2026.

TYLER S. OLIVER
13501 Aberdeen Parkway
Leawood, KS 66224

THE STATE OF KANSAS

COUNTY OF JOHNSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Tyler S. Oliver, who after having been duly sworn, states upon oath that the matters and facts set forth above are true and correct to be the best of his knowledge and belief.

Notary Public

NOTARY PUBLIC - State of Kansas
JEAN A. WHITENACK
MY APPT. EXPIRES 4/19/29

My Commission Expires:
4/19/29

EXHIBIT B

COLBY CAPITAL
REAL ESTATE DEVELOPMENT

EXHIBIT A

The following description is based on the Mississippi State Plane Coordinate System (West Zone), NAD 83, grid values, using a combined factor of 0.999954050 and a convergence of +00°06'12" at computed coordinates of N:1072518.61, E:2356057.40.

A tract of land containing 11.97 Acres, more or less, being a part of the Southwest Quarter of Section 18, Township 07 North, Range 2 East, Madison County, Ridgeland, Mississippi and also being a portion of Lots 3-6 of Block 6 of Highland Colony subdivision on file in Plat Book 1 at Page 29, said tract being more particularly described as follows:

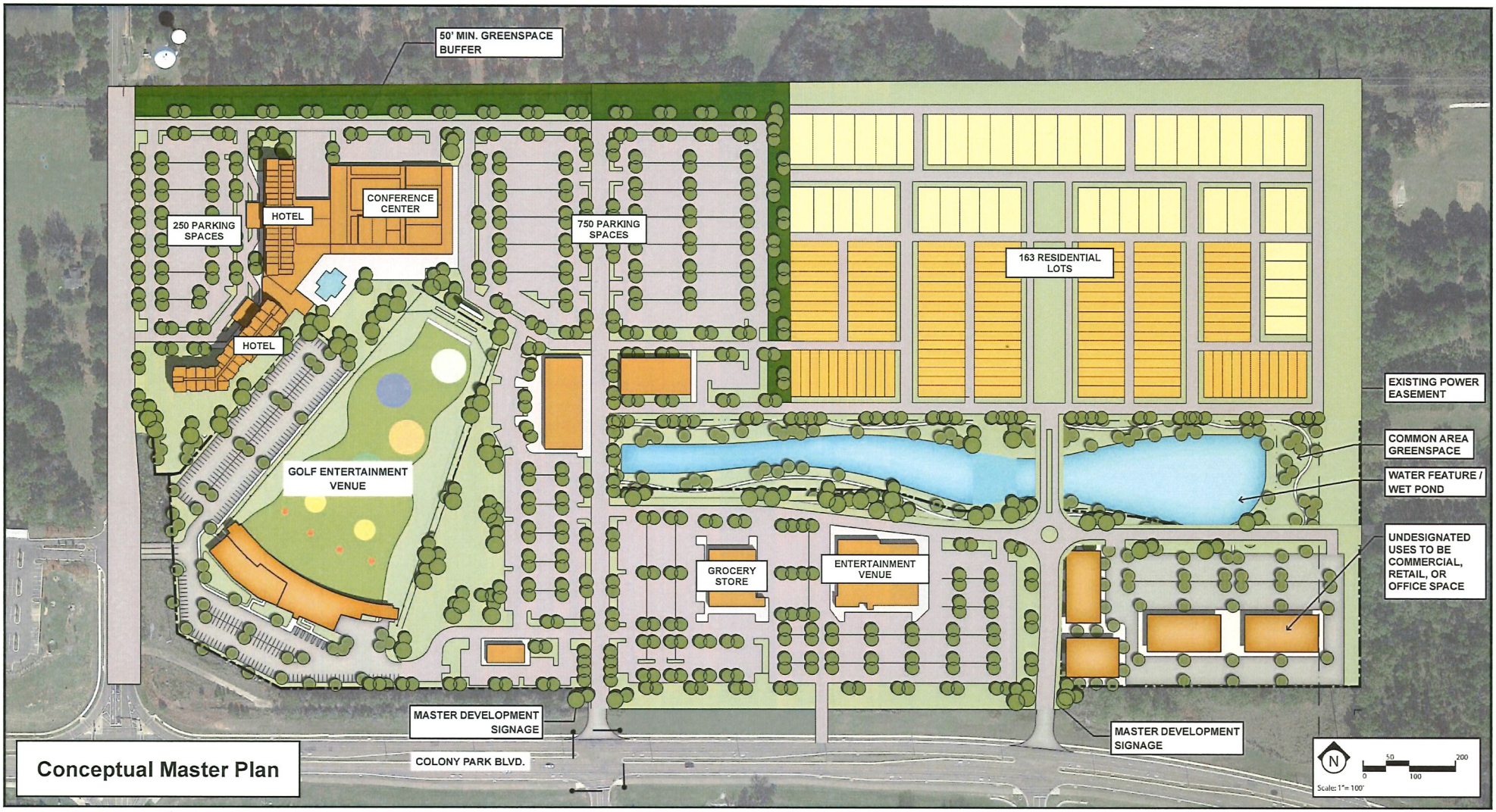
Commence at a nail found at the southwest corner of said Section 18, said nail having a MS State Plane West Zone coordinate of N:1070538.62, E:2356007.64; thence run North for a distance of 1828.85 feet; thence run East for a distance of 84.69 feet to a found rebar with brass cap located at the northeast corner of the right of way parcel conveyed to the MS Transportation Commission in Deed Book 2304 at Page 667 (Project Nos. ACNH-9204-00(001) and ACNH-9204-00(007)), said rebar having a MS State Plane West Zone coordinate of N:1072367.48, E:2356092.33 and being the **POINT OF BEGINNING** of the herein described parcel.

From said **POINT OF BEGINNING**, thence run North 89°44'03" East for a distance of 22.94 feet to a set 1/2" rebar; thence run North 39°24'29" East for a distance of 427.32 feet to a set 1/2" rebar; thence run South 50°35'31" East for a distance of 121.00 feet to a set 1/2" rebar; thence run North 39°24'29" East for a distance of 208.09 feet to a set 1/2" rebar; thence run South 58°52'30" East for a distance of 225.03 feet to a set 1/2" rebar; thence run South 17°56'10" West for a distance of 264.91 feet to a set 1/2" rebar; thence run East for a distance of 81.58 feet to a set 1/2" rebar; thence run South for a distance of 369.85 feet to a set 1/2" rebar; thence run East for a distance of 233.84 feet to a set 1/2" rebar; thence run South for a distance of 140.46 feet to a 1/2" rebar set on the south line of Lot 6 of Block 6 of Highland Colony subdivision, being the same as the north right of way line of Carr Road as well as the north right of way line of Colony Park Boulevard (Project No. ACNH-9204-00(003)); thence run South 89°52'27" West along the south line of Lots 5 and 6 of Block 6 of said subdivision as well as the north right of way line of Colony Park Boulevard for a distance of 709.05 feet to a found rebar with brass cap; thence leaving the south line of Lot 5, run North 62°15'01" West along the north right of way line of Colony Park Boulevard for a distance of 249.29 feet to a found rebar with brass cap on the east right of way line of Sunnybrook Road; thence run North 02°43'12" West along said east right of way line for a distance of 350.32 feet back to the **POINT OF BEGINNING** and containing 11.97 acres, more or less.

This description is based on a survey by Pickering Firm, Inc. dated 11-27-2023, last revised 01-29-2024 (PFI Job No. 26396.00).

Pickering Firm, Inc.
2001 Airport Road, Suite 201
Flowood, MS 39232
(601) 956-3663

EXHIBIT C



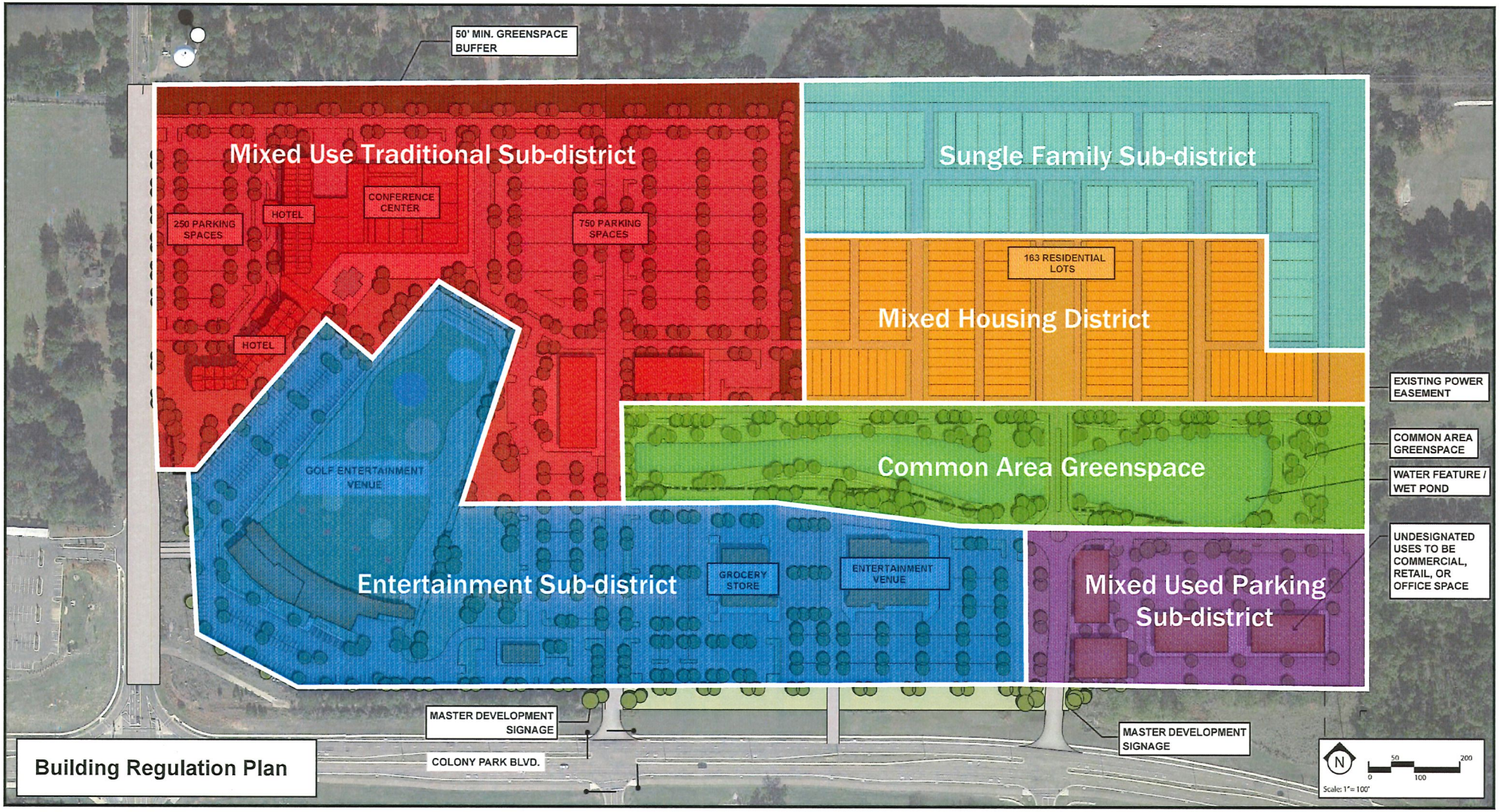
Prado Vista at Ridgeland

Ridgeland, Mississippi
January 06, 2026

PraCon
Global Investment Group

DALE PARTNERS

EXHIBIT D



Prado Vista at Ridgeland

Ridgeland, Mississippi

February 5, 2026

PraCon
Global Investment Group

DALE PARTNERS

MADISON COUNTY JOURNAL

AFFP
PRADO VISTA AMENDMENT

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:
Feb. 12, 2026

NOTICE ID: VxqFiEQMOj1XFHW4f3xf
NOTICE NAME: PRADO VISTA AMENDMENT
Publication Fee: 90.89

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

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: 02/12/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

Notice is hereby given to those parties in interest that there will be a public hearing on Tuesday, March 3, 2026, at 6:00 o'clock P.M., before the Mayor and Board of Aldermen at City Hall, located at 100 W School Street, Ridgeland, Mississippi, for the purpose of determining whether or not amendments, as petitioned by PraCon MS Fund I LLC, shall be made to the Prado Vista at Ridgeland Overlay District Ordinance at the described property in the City of Ridgeland, Madison County, Mississippi:

A 76.94 ACRE TRACT OWNED BY PRACON MS FUND I, LLC AND COLBY JACKSON, LLC
INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.99994147464048 and a convergence angle of 0°06'29" (NW) derived using the Mississippi Department of Transportation's RTK/VRS G.P.S. Network at the **Point of Beginning**, said point having a value of N:1073213.17, E:2358639.08, Z:360 on the above referenced coordinate system;

Beginning at a ½" rebar (capped 25904) at the northeast corner of Lot 1, Block 4, Highland Colony Subdivision, thence run along the eastern lines of Lot 1 and Lot 8 of Block 4, Highland Colony Subdivision, South 00 degrees 07 minutes 43 seconds East a distance of 1306.61 feet to the southeast corner of Lot 8, and a ½" re bar (Capped 25904); thence along the Southerly lines of Lots 8, 7, 6 and 5, South 89 degrees 52 minutes 27 seconds West a distance of 2312.44 feet to an existing Mississippi Department of Transportation (MDOT) brass right of way marker, said monument having a value ofN:1071901.69, E:2356329.78 on the above referenced coordinate system; thence run along the MDOT right of way and then along the City of Ridgeland right of way North 62 degrees 15 minutes 01 seconds West a distance of 249.29 feet to a MDOT monument; thence North 02 degrees 43 minutes 12 seconds West a distance of 350.32 feet to a MDOT monument; thence South 89 degrees 44 minutes 03 seconds West a distance of 31.02 feet to a MDOT monument; thence North 01 degrees 27 minutes 59 seconds West a distance of 151.28 feet to a ½" rebar (found); thence South 89 degrees 41 minutes 06 seconds West a distance of 39.12 feet to an old fence post corner on the eastern right of way of Sunny brook Road; thence Northerly along the right of way North 01 degrees 19 minutes 04 seconds West a distance of 672.67 feet; thence leaving the right of way, run easterly along the north lines of Lot 4, 3, 2 and 1, North 89 degrees 30 minutes 53 seconds East, a distance of 2636.32

feet back to the **Point of Beginning**, containing 76.94 acres, (3,351,467 square feet) more or less, and being the entirety of Lots 1, 2, 3, 6, 7 and 8, and all that portion of Lots 4 and 5, not used or conveyed for road right of way along Sunnybrook Road, all situated in Block 4, Highland Colony Subdivision, in the City of Ridgeland, Section 18, Township 9 North, Range 2 East, Madison County, in the Great State of Mississippi.

Copies of the petition are available for public inspection at Ridgeland City Hall or for further information, please call Community Development at 601-856-3877.

APPROVED:

ATTEST:
/s/Angela Richburg_____
Angela Richburg, City Clerk

February 9, 2026

Publish: February 12, 2026

AMENDED ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, AMENDING THE TEXT AND MAP OF THE ZONING ORDINANCE OF THE CITY OF RIDGELAND, MISSISSIPPI, TO ESTABLISH THE PRADO VISTA AT RIDGELAND OVERLAY DISTRICT

WHEREAS, on the 18th day of April, 2023, the Mayor and Board of Aldermen adopted an Ordinance establishing the Prado Vista at Ridgeland Overlay District; and

WHEREAS, on the 11th day of February, 2026, PraCon MS Fund I LLC, a Mississippi limited liability company, filed a Petition requesting the Mayor and Board of Aldermen to amend bothe the text and map of the Zoning Ordinance of the City of Ridgeland and the Prado Vista at Ridgeland Overlay District Guidelines and Regulations to permit certain uses not currently authorized in the Overlay District and altering the Overlay District's guidelines and regulations; and

WHEREAS, Section 104 of the Zoning Ordinance of the City of Ridgeland provides for the amending of overlay districts, which supersede existing zoning designations and several of which currently exist in the City of Ridgeland; and

WHEREAS, the Mayor and Board of Alderman, pursuant to Section 600.15 of the Official Zoning Ordinance of the City of Ridgeland, elected to conduct the public hearing before the Mayor and Board of Aldermen and scheduled a public hearing on said Petition for the 3rd day of March, 2026, at 6:00 p.m.; and

WHEREAS, the City Clerk caused notice of the March 3, 2026 hearing to be published in the Madison County Journal, a newspaper of general circulation 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, as shown on **Exhibit A**, attached hereto; and

WHEREAS, the Petitioner did provide evidence to the Mayor and Board of Alderman of the City of Ridgeland that the statutory notice requirement had been met and all notice requirements under City ordinances had likewise been met; and

WHEREAS, at the time, date, and place specified in the notice, on March, 2026, at its regularly scheduled meeting established in accordance with the law, the Mayor and Board of Aldermen of the City of Ridgeland did recognize and hear the Petitioner in a public hearing, hear evidence presented by the Petitioner, and receive additional comments from Petitioner and all others who appeared at said meeting and public hearing; and

WHEREAS, the Petitioner requested an amendment to both the text and the map of the Zoning Ordinance of the City of Ridgeland and the Prado Vista at Ridgeland Overla District Guidelines and Regulations be amended, which would permit and authorize all uses set forth in the Prado Vista Overlay District's Amended Guidelines and Regulations ("Guidelines and Regulations"), attached hereto as **Exhibit B**; and

WHEREAS, the area of the Prado Vista Overlay District will contain 76.93909 acres, more or less, as more fully described in the complete legal description, previously attached to the Petition as Exhibit A, on a tract of land at the intersection of Colony Park Boulevard and Sunnybrook Road, as shown in the revised development maps previously attached to the Petition as Exhibits C and D; and

WHEREAS, the majority of the property is currently owned by the Petitioner; however, a portion of the subject property is owned by Colby Jackson, LLC, which supports the Petition and has provided consent for Petitioner to act on the limited liability company's behalf with respect to the development of the property, as shown by affidavit previously attached to the Petition as Exhibit B; 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 enacting this Ordinance, have duly considered the matters and facts presented along with their personal knowledge; and

WHEREAS, the Mayor and Board of Aldermen find that the area immediately to the west and adjacent to the Prado Vista Overlay District is zoned for mixed use development and areas southwest but not adjacent to the Prado Vista Overlay District are zoned for mixed use and highway commercial development and further find that extension of those zoning classifications should be extended to the Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen hereby find the Petition and the amendments to the Prado Vista Overlay District are consistent with the City of Ridgeland's long-stated plan to develop the Sunnybrook Focus Area to include overlay districts, commercial, and mixed use developments in area of Colony Park Boulevard and Sunnybrook Road; and

WHEREAS, the Mayor and Board of Aldermen hereby find the Petition and the amendments to the Prado Vista Overlay District are consistent with the Comprehensive Plan of the City of Ridgeland, which encourages the use of flexible zoning administrative techniques, and particularly the Generalized Future Land Use and Transportation Plan, adopted January 3, 2023, which serves as a guide for considering private development proposals and renders the area of the Prado Vista Overlay District as mixed-use development; and

WHEREAS, the Mayor and Board of Aldermen find and reiterate that, due to the construction and development of Colony Park Boulevard, completed in 2019, as a major access road to Interstate-55, the further development of the highway commercial area and overlay districts along Colony Park Boulevard, and the development of the mixed use area adjacent to the Prado Vista

Overlay District, the character of neighborhood/area has changed to justify reclassification, as demonstrated by the Generalized Future Land Use and Transportation Plan, adopted January 3, 2023, and is evidence of a public need for the adoption of the amendments to the Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen find that the City of Ridgeland has need for additional housing and residential growth, that a survey of City residents revealed a need for more entertainment options within the City, that entertainment and high-end mixed use developments are advantageous for recruiting new commercial partners and development within the City, that there is a need for a new and essential conference center venue for the City and surrounding areas, and that such mixed use developments provide increased tax revenue for the City, and accordingly find that there is evidence of a public need for the adoption of the amendments to the Prado Vista Overlay District; and

WHEREAS, the Mayor and Board of Aldermen find that the granting of the Petition and the amendments to the Prado Vista Overlay District will not adversely affect the public interest, overtax public schools, utilities, streets, or municipal services, create excessive traffic congestion, adversely affect the character of the neighborhood/area, or adversely affect property values in the surrounding neighborhood/area; and

WHEREAS, the Mayor and Board of Aldermen hereby find that they are empowered to grant the request in the Petition and that the granting of the Petition is in the public interest, will enhance tax revenues for the City of Ridgeland, and will positively impact the living conditions and property values in the surrounding area; and

WHEREAS, the matter was presented to the Mayor and Board of Aldermen and, after discussion thereof, Alderman _____ offered the following Ordinance and moved that it be adopted;

NOW, THEREFORE, be it ordained by the Mayor and Board of Aldermen of the City of Ridgeland, 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 amendments to the Prado Vista Overlay District would, as contemplated by Section 104 of the City of Ridgeland's 2014 Official Zoning Ordinance ("Zoning Ordinance"). Additionally, that the amendments to the Prado Vista Overlay District and its amended Guidelines and Regulations provide the City with more control and certainty over the future development of the subject parcel than the Mixed Use District designation under the City's Generalized Future Land Use and Transportation Plan.

SECTION 3

That the request meets the threshold standards of the Zoning Ordinance of the City of Ridgeland and that the request is consistent with all elements of the City's Comprehensive Plan, the Generalized Future Land Use and Transportation Plan, and the Sunnybrook Focus Area development plan, and that the character of the neighborhood has changed to such an extent as to justify granting the Petition. Further, that there is a public need, including but not limited to creating more housing options, creating new and essential entertainment options, creating a new

and essential conference center venue for the City and surrounding areas, assisting in recruiting future development partners, and increasing the City's tax revenue, for the permitted uses in the amended Prado Vista Overlay District.

SECTION 4

That the character of the subject property has changed substantially, and that there is a public need for adopting the amendments to the Prado Vista Overlay District Guidelines and Regulations and permitting the proposed uses in the subject property. Further, that the change in the character of the neighborhood is evidenced by the recent amendment to the City's Future Land Use and Transportation Plan, part of the Comprehensive Plan of the City of Ridgeland, calling for Mixed Use development of the area where the subject property is located. Moreover, the adjacent or nearby properties have already been developed as Mixed Use and Commercial districts.

SECTION 5

That the text and map of the Zoning Ordinance of the City of Ridgeland is hereby amended to amend the Prado Vista Overlay District, with each of the proposed sub-districts, on the said 76.93909-acre tract. The amendments to the Prado Vista Overlay District are set forth below and further defined in the proposed amended Guidelines and Regulations, attached as **Exhibit B**:

a. The Revised Illustrative Master Plan attached to the Petition as Exhibit C.

b. The Revised Sub-district Map attached to the Petition as Exhibit D.

c. The Mixed-use Traditional Sub-district is amended to remove Zones A and B and allowing all permitted land uses identified in the Plan throughout the Sub-district.

d. The Building Regulating Plan's Permitted Uses is amended to add a "Conference Center Facility of not greater than Fifty Thousand (50,000) gross square feet. The Conference Center Facility shall not have the need for any granting of special exception or conditional use by the City."

e. For the Mixed-use Traditional Sub-district, an amendment to the Building Regulating Plan allowing a Conference Center Facility within the Sub-district.

f. For the Mixed-use Traditional Sub-district, an amendment to the Building Regulating Plan to permit MUD Hotels (plural) as opposed to MUD Hotel (singular).

g. An amendment to ¶ 23 of the Building Regulating Plan's Permitted Uses, i.e., MUD Hotels, permitting one hotel of not greater than Two Hundred and Fifty Thousand (250,000) gross square feet if it contains a Conference Center Facility.

h. An amendment to ¶ 23 of the Building Regulating Plan's Permitted Uses, i.e., MUD Hotels, excluding the height of the parapet from the maximum height of hotel buildings.

i. An amendment to ¶ 25 of the Building Regulating Plan's Permitted Uses, i.e., MUD Furniture Store, changing the minimum square footage to Twenty Thousand (20,000) gross floor.

j. An amendment to ¶ 21 of the Building Regulating Plan's Permitted Uses, i.e., MUD Entertainment Venue, changing the minimum square footage to Twenty Thousand (20,000).

k. An amendment to ¶ 22 of the Building Regulating Plan's Permitted Uses, i.e., MUD Grocery Store, changing the minimum square footage to Ten Thousand (10,000) gross square feet.

l. The Building Regulating Plan's Permitted Uses is amended to add "MUD Fast-Food Restaurants with a drive-thru and MUD Fast Casual Restaurants with a drive-thru, as defined by the Official Zoning Ordinance of the City of Ridgeland."

m. The Entertainment Sub-district's Permitted Land Uses is amended to add "MUD Fast Food Restaurant with a drive-thru" and "MUD Fast Casual Restaurant with a drive-thru.

n. The Entertainment Sub-district's Dimensional Requirements is amended by changing the Colony Park Blvd. Frontage Setback to 20 feet minimum.

SECTION 6

Pursuant to Sections 104.03 and consistent with 600.09 of the Zoning Ordinance, as to those elements, that the following findings of fact are hereby made:

a. The uses permitted in the amended Prado Vista Overlay District are in conformity with the City's Comprehensive Plan generally, with the Generalized Future Land Use and Transportation Plan specifically, with the City of Ridgeland's plans to develop this area, and with the purpose, intent, and applicable standards of the Zoning Ordinance.

b. The uses permitted in the amended Prado Vista Overlay District are designated by the Zoning Ordinance as permitted uses in the proposed zoning sub-district within the Prado Vista Overlay District.

c. The permitted uses will comply with all applicable regulations in the zoning sub-district in which the property is located, as modified by the amended Guidelines and Regulations for the Prado Vista Overlay District.

d. The establishment or maintenance of the permitted uses is not detrimental to the public health, safety, or general welfare.

e. The permitted uses are located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning sub-district within the amended Prado Vista Overlay District and with the Prado Vista Overlay District as a whole.

f. The permitted uses will not depreciate property values.

g. The permitted uses will not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, erosion, vibration, electrical interference, or other nuisance.

h. The permitted uses will generate only minimal vehicular traffic on local streets, as defined by the Adopted Thoroughfares Plan, and will not create traffic congestions, unsafe access, or parking needs that will cause inconvenience to the adjoining properties.

i. The permitted uses will be served adequately by essential public services, such as streets, police, fire protection, utilities, schools, and parks.

j. The permitted uses will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the City.

k. The permitted uses will preserve and incorporate the site's important natural and scenic features into the development design, in accordance with the amended Guidelines and Regulations for the Prado Vista Overlay District.

l. The permitted uses will not cause significant adverse environmental effects.

m. No conditions imposed on the uses, as a result of the Zoning Ordinance and the amended Guidelines and Regulations for the Prado Vista Overlay District, are so unreasonably difficult as to preclude development of the use.

SECTION 7

That it is hereby found and determined that Petitioner has complied with specific rules and requirements governing these permitted uses and that there has been satisfactory provision and arrangement through the amended Guidelines and Regulations for applicable design-related standards, consistent with Section 600.09.E of the Zoning Ordinance.

SECTION 8

That it is hereby determined that the Mayor and the Board of Aldermen do not require a site plan, pursuant to Section 600.09.K, because a conditional use is not being sought and it is further found and determined that the amended Guidelines and Regulations for Prado Vista Overlay District include an amended Illustrative Master Plan and comply with Section 104.03 and provide standards consistent with Section 600.09 of the Zoning Ordinance.

SECTION 9

That the amendments Prado Vista Overlay District Ordinance have met all conditions precedent and that the Mayor and Board of Aldermen do hereby grant from and after the effective date of this Ordinance approval to be included as a permitted use to Petitioner for those elements within the Prado Vista Overlay District.

SECTION 10

This Ordinance shall be effective one month after its passage and after publication of same as required in Mississippi Code § 21-13-11.

ORDAINED, ADOPTED, AND APPROVED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, at a regular meeting held on the 3rd day of March, 2026.

The motion for adoption was seconded by Aldermen _____, 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: _____

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 had carried and that the Ordinance was adopted. The foregoing Ordinance is approved, this 3rd day of March, 2026.

CITY OF RIDGELAND, MISSISSIPPI

By: _____
Gene F. McGee, Mayor

ATTEST:

By: _____
Angela Richburg, City Clerk

[S E A L]

RESOLUTION OF THE MAYOR AND BAORD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, DENYING THE PETITION TO AMEND THE CITY OF RIDGELAND, MISSISSIPPI OFFICIAL ZONING ORDINANCE AND MAP AND TO AMEND THE PRADO VISTA AT RIDGELAND OVERLAY DISTRICT

WHEREAS, PraCon MS Fund I LLC (the "Petitioner") did file a Petition to amend the Prado Vista at Ridgeland Overlay District ("Prado Vista Overlay District"); and,

WHEREAS, a public hearing was scheduled on said Petition for the 3rd day of March, 2026, at 6:00 o'clock p.m., before the Mayor and Board of Aldermen at its regularly scheduled public meeting; 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 Public Hearing, the Mayor asked whether the Board of Aldermen desired to take any action regarding the Petition, 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 amendments to the Prado Vista Overlay District do not comply with Section 104 of the Zoning Ordinance and

are not consistent with Sections 600.08 and 600.09 of the Zoning Ordinance, and the imposition of the amendments to the overlay would not be in the best interest of the adjoining neighborhood or the City.

SECTION 3. That the Petition to amend the Prado Vista at Ridgeland Overlay District be and the same is hereby denied. The property referenced in the Petition (the "Property") is described in the complete legal description attached to the Petition as Exhibit A, and shown in the proposed development maps attached to the Petition as Exhibits C and D.

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 _____, 2026.

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 Scott Jones (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 _____, 2026.

_____
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, MISSISSIPPI

IN THE MATTER OF THE APPLICATION OF PRACON MS FUND I LLC TO AMEND RIDGELAND'S ZONING ORDINANCE TO RECLASSIFY ZONING DESIGNATION UNDERLYING PRADO VISTA AT RIDGELAND OVERLAY DISTRICT TO MIXED USE DISTRICT (MU-1)

PETITION TO AMEND OFFICIAL ZONING MAP OF THE CITY OF RIDGELAND, MISSISSIPPI TO REZONE LAND UNDERLYING PRADO VISTA AT RIDGELAND OVERLAY DISTRICT FROM SINGLE FAMILY RESIDENTIAL (R-2) TO MIXED USE DISTRICT (MU-1)

COMES NOW PraCon MS Fund I LLC (the "Petitioner"), a Mississippi limited liability company, acting by and through undersigned counsel, and hereby petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to amend both the text and map of the Zoning Ordinance of the City of Ridgeland, Mississippi, to reclassify the land underlying the Prado Vista at Ridgeland Overlay District to Mixed Use District (MU-1). In support whereof, the Petitioner would show unto the Mayor and Board of Aldermen the following:

1. The subject property is a tract of land located at the intersection of Colony Park Boulevard and Sunnybrook Road less than .25 miles east of Interstate Highway 55 and .60 miles west of Highway 51. The property is located between Ridgeland High School to the south and St. Catherine's Village to the north and consists of 76.93909 acres, more or less. A complete legal description of the subject property is attached hereto as **Exhibit A** and made a part hereof.

2. Most of the subject property is currently owned by the Petitioner. A portion of the subject property is owned by Colby Jackson, LLC. The managing member of that limited liability company has provided consent for the Petitioner to act on its behalf with

respect to this Petition, public hearings, and development of the subject property. An affidavit evidencing that consent is attached hereto as **Exhibit B** and made a part hereof.

3. The subject property is currently zoned Single Family Residential District (R-2) under the Zoning Ordinance of the City of Ridgeland adopted in February of 2014.

4. The construction and development of Colony Park Boulevard was completed in 2019. Colony Park Boulevard, which borders the subject property, is now a major access road to Interstate-55.

5. The area located immediately to the west of and bordering the subject property is zoned Mixed Use District (MU-1) and on which sits the building whose primary tenant is the company formerly known as Home LLP and is now BDO USA, P.C.

6. Areas located to the southwest of but not quite bordering the subject property are zoned Mixed Use District (MU-1) and Highway Commercial District (C-4).

7. The primary zoning category for areas to the west of the subject property and on the other side of Interstate 55 is Mixed Use District (MU-1).

8. On January 3, 2023, following a public hearing, the Mayor and Board of Aldermen of the City of Ridgeland voted to adopt an Amendment to the City's Future Land Use and Transportation Plan, which is part of the City's Comprehensive Plan as adopted in 2009. The Amendment changed the future land use classification for the area in which the subject property is located to Mixed Use. The Amendment likewise changed the future land-use classification for the area to the southeast of the subject property, continuing down Colony Park Boulevard almost to Highway 51, from residential to commercial.

9. According to the City's Comprehensive Plan, the purpose of its Future Land Use Plan is to "inventory the community's existing land use patterns and to recommend policies for future development that are consistent with community's character." *Id.* at

pg. 29. Further, "population, housing, and employment projections" are used to maintain the Future Land Use Plan. The Future Land Use Plan "serves as a guide [to the City] for reviewing private development proposals . . . ." *Id.* Because the Future Land Use Plan "forms the basis for the zoning ordinance," it carries "legal weight." *Id.* at 43.

10. On April 18th, 2023, the Mayor and Board of Alderman unanimously adopted an Ordinance establishing the Prado Vista at Ridgeland Overlay District ("Overlay District" or "District") on the subject property referenced above and as described in **Exhibit A**. With the Ordinance, the Mayor and Board also adopted the Overlay District's Guidelines and Regulations ("G&R"). The Overlay District's G&R contained an Illustrative Master Plan and a Building Regulating Plan.

11. On December 20, 2024, Topgolf, a golf entertainment venue with a full-scale bar and restaurant, opened within the Overlay District becoming its first tenant. Numerous other desirable commercial tenants wish to locate within the Overlay District.

12. The Petitioner has determined that it would benefit the subject property for its underlying zoning designation to reflect the following: (a) how the areas surrounding the subject property are zoned; (b) the 2023 Amendment to the City's Future Land Use and Transportation Plan; and (c) establishment of the Prado Vista Overlay District on the same property.

13. The construction and development of Colony Park Boulevard in 2019, the further development of the highway commercial area and overlay districts along Colony Park Boulevard, the development of the mixed use areas adjacent to the subject property, and the establishment of the Prado Vista at Ridgeland Overlay District, *inter alia*, establish the character of the neighborhood/area has changed substantially since it was classified Single Family Residential District (R-2) in 2014 and is evidence of a public need

for reclassifying the area to Mixed Use (MU-1).

14. Reclassifying the subject area to Mixed Use (MU-1) will align the subject property with the City's Future Land Use and Transportation Plan for the area, will promote the economic development of the City of Ridgeland, will enhance tax revenues, and will not adversely affect surrounding areas.

15. Furthermore, adopting these amendments will not overtax the load on public facilities in the subject property, such as utilities and streets, nor will it affect public safety in any harmful way.

16. The Prado Vista at Ridgeland Overlay District G&R already provide the City with more control and certainty over the future development of the subject property than a Mixed Use District designation.

17. It would be in the best interest of the City of Ridgeland and its citizens for these amendments to be adopted.

WHEREFORE, for the reasons set forth above, PraCon MS Fund I LLC respectfully requests the Mayor and Board of Aldermen to process this Petition in accordance with Section 104.03 of the Zoning Ordinance, to set this Petition for a public hearing with at least 15 days' notice therefore being published in accordance with law, and at the conclusion of the public hearing, amend both the text and the map of the Zoning Ordinance to reclassify the land underlying the Prado Vista at Ridgeland Overlay District to Mixed Use (MU-1). The Petitioner requests such other and general relief as to which it may be entitled.

RESPECTFULLY SUBMITTED this 9th day of February, 2026 and as amended February 11, 2026.

PRACON MS FUND I LLC

BY: *Isl Spencer M Ritchie*
SPENCER M. RITCHIE

BRADLEY ARANT BOULT CUMMINGS LLP
COUNSEL FOR PETITIONER

Spencer M. Ritchie (MSB # 103636)
sritchie@bradley.com
Bradley Arant Boult Cummings LLP
One Jackson Place
188 E. Capitol Street, Suite 1000
Jackson, MS 30291
(601) 592-9975

EXHIBIT A

EXHIBIT "A"

A 76.94 ACRE TRACT OWNED BY MILDRED W, CARR LIMITED PARTNERSHIP

INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

The following courses and distances are based on the Mississippi State Plane Coordinate System (West Zone), having a (Ground to Grid) combined scale factor of 0.99994147464048 and a convergence angle of 0°06'29" (NW) derived using the Mississippi Department of Transportation's RTK/VRS G.P.S. Network at the **Point of Beginning**, said point having a value of N:1073213.17, E:2358639.08, Z:360 on the above referenced coordinate system;

Beginning at a ½" rebar (capped 25904) at the northeast corner of Lot 1, Block 4, Highland Colony Subdivision, thence run along the eastern lines of Lot 1 and Lot 8 of Block 4, Highland Colony Subdivision, South 00 degrees 07 minutes 43 seconds East a distance of 1306.61 feet to the southeast corner of Lot 8, and a ½" rebar (Capped 25904); thence along the Southerly lines of Lots 8, 7, 6 and 5, South 89 degrees 52 minutes 27 seconds West a distance of 2312.44 feet to an existing Mississippi Department of Transportation (MDOT) brass right of way marker, said monument having a value of N:1071901.69, E:2356329.78 on the above referenced coordinate system; thence run along the MDOT right of way and then along the City of Ridgeland right of way North 62 degrees 15 minutes 01 seconds West a distance of 249.29 feet to a MDOT monument; thence North 02 degrees 43 minutes 12 seconds West a distance of 350.32 feet to a MDOT monument; thence South 89 degrees 44 minutes 03 seconds West a distance of 31.02 feet to a MDOT monument; thence North 01 degrees 27 minutes 59 seconds West a distance of 151.28 feet to a ½" rebar (found); thence South 89 degrees 41 minutes 06 seconds West a distance of 39.12 feet to a old fence post corner on the eastern right of way of Sunnybrook Road; thence Northerly along the right of way North 01 degrees 19 minutes 04 seconds West a distance of 672.67 feet; thence leaving the right of way, run easterly along the north lines of Lot 4, 3, 2 and 1, North 89 degrees 30 minutes 53 seconds East, a distance of 2636.32 feet back to the **Point of Beginning**, containing 76.94 acres, (3,351,467 square feet) more or less, and being the entirety of Lots 1, 2, 3, 6, 7 and 8, and all that portion of Lots 4 and 5, not used or conveyed for road right of way along Sunnybrook Road, all situated in Block 4, Highland Colony Subdivision, in the City of Ridgeland, Section 18, Township 9 North, Range 2 East, Madison County, in the Great State of Mississippi.

Prepared February 8, 2022, by:

Richard T. Tolbert, PLS

MADISON COUNTY SURVEYOR

EXHIBIT B

COLBY CAPITAL
REAL ESTATE DEVELOPMENT

AFFIDAVIT OF TYLER S. OLIVER

I, Tyler S. Oliver, state as follows:

1. I am over twenty-one (21) years of age, of sound mind, and have personal knowledge of the following facts.
2. Colby Jackson, LLC is the current owner of a portion of the property at issue in the Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations ("the Petition"), legally described on **Exhibit A** attached hereto and made a part hereof.
3. I am the Managing Member of Colby Jackson, LLC.
4. Colby Jackson, LLC supports the Petition to rezone the subject property to Mixed Use 1 and hereby gives consent to the Petitioner PraCon MS Fund I LLC ("Petitioner"), and its representatives, assignees, and/or agents, to submit the Petition along with amending the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations affecting the subject property.
5. Colby Jackson, LLC authorizes the City of Ridgeland, its agents or employees, to enter the subject property owned by Colby Jackson, LLC at any reasonable time in order to erect, maintain, and/or remove any public notice signage required for the Petition and for any other reasonable purpose necessary for the approval of the Petition.

Executed on February 9th, 2026.

TYLER S. OLIVER
13501 Aberdeen Parkway
Leawood, KS 66224

THE STATE OF KANSAS

COUNTY OF JOHNSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Tyler S. Oliver, who after having been duly sworn, states upon oath that the matters and facts set forth above are true and correct to be the best of his knowledge and belief.

Notary Public

NOTARY PUBLIC - State of Kansas
JEAN A. WHITENACK
MY APPT. EXPIRES 4/19/29

My Commission Expires:
4/19/29

EXHIBIT B

COLBY CAPITAL
REAL ESTATE DEVELOPMENT

EXHIBIT A

The following description is based on the Mississippi State Plane Coordinate System (West Zone), NAD 83, grid values, using a combined factor of 0.999954050 and a convergence of +00°06'12" at computed coordinates of N:1072518.61, E:2356057.40.

A tract of land containing 11.97 Acres, more or less, being a part of the Southwest Quarter of Section 18, Township 07 North, Range 2 East, Madison County, Ridgeland, Mississippi and also being a portion of Lots 3-6 of Block 6 of Highland Colony subdivision on file in Plat Book 1 at Page 29, said tract being more particularly described as follows:

Commence at a nail found at the southwest corner of said Section 18, said nail having a MS State Plane West Zone coordinate of N:1070538.62, E:2356007.64; thence run North for a distance of 1828.85 feet; thence run East for a distance of 84.69 feet to a found rebar with brass cap located at the northeast corner of the right of way parcel conveyed to the MS Transportation Commission in Deed Book 2304 at Page 667 (Project Nos. ACNH-9204-00(001) and ACNH-9204-00(007)), said rebar having a MS State Plane West Zone coordinate of N:1072367.48, E:2356092.33 and being the **POINT OF BEGINNING** of the herein described parcel.

From said **POINT OF BEGINNING**, thence run North 89°44'03" East for a distance of 22.94 feet to a set 1/2" rebar; thence run North 39°24'29" East for a distance of 427.32 feet to a set 1/2" rebar; thence run South 50°35'31" East for a distance of 121.00 feet to a set 1/2" rebar; thence run North 39°24'29" East for a distance of 208.09 feet to a set 1/2" rebar; thence run South 58°52'30" East for a distance of 225.03 feet to a set 1/2" rebar; thence run South 17°56'10" West for a distance of 264.91 feet to a set 1/2" rebar; thence run East for a distance of 81.58 feet to a set 1/2" rebar; thence run South for a distance of 369.85 feet to a set 1/2" rebar; thence run East for a distance of 233.84 feet to a set 1/2" rebar; thence run South for a distance of 140.46 feet to a 1/2" rebar set on the south line of Lot 6 of Block 6 of Highland Colony subdivision, being the same as the north right of way line of Carr Road as well as the north right of way line of Colony Park Boulevard (Project No. ACNH-9204-00(003)); thence run South 89°52'27" West along the south line of Lots 5 and 6 of Block 6 of said subdivision as well as the north right of way line of Colony Park Boulevard for a distance of 709.05 feet to a found rebar with brass cap; thence leaving the south line of Lot 5, run North 62°15'01" West along the north right of way line of Colony Park Boulevard for a distance of 249.29 feet to a found rebar with brass cap on the east right of way line of Sunnybrook Road; thence run North 02°43'12" West along said east right of way line for a distance of 350.32 feet back to the **POINT OF BEGINNING** and containing 11.97 acres, more or less.

This description is based on a survey by Pickering Firm, Inc. dated 11-27-2023, last revised 01-29-2024 (PFI Job No. 26396.00).

Pickering Firm, Inc.
2001 Airport Road, Suite 201
Flowood, MS 39232
(601) 956-3663

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Cotton Ball Express, LLC
745 Cotton Hills Street
Madison, MS 39110

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 29

RE: Mildred W. Carr Partnership Properties

Dear Cotton Ball Express LLC,

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

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- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Pos
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Street and

City, State

Postmark Here

Cotton Ball Express, LLC
145 Cotton Hills Street
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cotton Ball Express, LLC
145 Cotton Hills Street
Madison, MS 39110

9590 9402 9548 5121 5564 56

2. Article Number *(Transfer from service label)*

9589 0710 5270 3409 4251 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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PS Form 3811 ... 000-9053 Domestic Return Receipt

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $ _____
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- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Total Pos
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Street and

City, State

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Cotton Ball Express, LLC
145 Cotton Hills Street
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 4505

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

City of Madison
1004 Madison Avenue
Madison, MS 39110

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 36

RE: Mildred W. Carr Partnership Properties

Dear City of Madison:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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City, St

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City of Madison
1004 Madison Avenue
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

City of Madison
1004 Madison Avenue
Madison, MS 39110

9590 9402 9548 5121 5564 49

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4251 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ Registered Mail Restricted Delivery
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- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Postmark Here

City of Madison
1004 Madison Avenue
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13036

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Community Health Services
969 Lakeland Drive
Jackson, MS 39216

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 43

RE: Mildred W. Carr Partnership Properties

Dear Community Health Services:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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9589 0710 5270 3409 4251 43

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- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
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City, Sta

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Community Health Services
969 Lakeland Drive
Jackson, MS 39216

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Community Health Services
969 Lakeland Drive
Jackson, MS 39216

9590 9402 9548 5121 5564 32

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4251 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

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City, Sta

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Community Health Services
969 Lakeland Drive
Jackson, MS 39216

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13035

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Community Health Services
969 Lakeland Drive
Jackson, MS 39216

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 50

RE: Mildred W. Carr Partnership Properties

Dear Community Health Services:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Community Health Services
969 Lakeland Drive
Jackson, MS 39216

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Community Health Services
969 Lakeland Drive
Jackson, MS 39216

9590 9402 9548 5121 5564 25

2. Article Number *(Transfer from service label)*

9589 0710 5270 3409 4251 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
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Community Health Services
969 Lakeland Drive
Jackson, MS 39216

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PPIN #13037

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

St. Catherine's Village, Inc.
200 Dominican Drive
Madison, MS 39110

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 67

RE: Mildred W. Carr Partnership Properties

Dear St. Catherine's Village, Inc.:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

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Sent To St. Catherine's Village, Inc.

Street an 200 Dominican Drive

City, Stat Madison, MS 39110

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Catherine's Village, Inc.
200 Dominican Drive
Madison, MS 39110

9590 9402 9548 5121 5564 18

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4251 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
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Sent To St. Catherine's Village, Inc.

Street an 200 Dominican Drive

City, Stat Madison, MS 39110

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN# 13028

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Vonis Green, Jr., et al.
128 Muscadine Path
Madison, MS 39110

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 74

RE: Mildred W. Carr Partnership Properties

Dear Vonis Green, Jr., et al.:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Vonis Green, Jr., et al.
128 Muscadine Path
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vonis Green, Jr., et al.
128 Muscadine Path
Madison, MS 39110

9590 9402 9548 5121 5564 01

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4251 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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Vonis Green, Jr., et al.
128 Muscadine Path
Madison, MS 39110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13079

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Vonis Green, Jr. and Fannie Mae Green
P. O. Box 2271
Madison, MS 39130

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 81

RE: Mildred W. Carr Partnership Properties

Dear Vonis Green, Jr. and Fannie Mae Green.:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
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Total Pos
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Sent To

Street and

City, State

Postmark Here

Vonis Green, Jr. and Fannie Mae Green
P. O. Box 2271
Madison, MS 39130

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vonis Green, Jr. and Fannie Mae Green
P. O. Box 2271
Madison, MS 39130

9590 9402 9548 5121 5548 34

2. Article Number *(Transfer from service label)*

9589 0710 5270 3409 4251 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ted Delivery (over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $ FEB 13 2026
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
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Total Pos
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Street and

City, State

Postmark Here

USPS

Vonis Green, Jr. and Fannie Mae Green
P. O. Box 2271
Madison, MS 39130

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13078

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Charlie Smith, Jr. & Sullivan Smith
3526 Ingersol Street
Jackson, MS 39213

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4251 98

RE: Mildred W. Carr Partnership Properties

Dear Charlie Smith, Jr. & Sullivan Smith:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Postage
$

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

Charlie Smith, Jr. & Sullivan Smith
3526 Ingersol Street
Jackson, MS 39213

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charlie Smith, Jr. & Sullivan Smith
3526 Ingersol Street
Jackson, MS 39213

9590 9402 9548 5121 5548 27

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4251 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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9589 0710 5270 3409 4251 98

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JACKSON MS 39201 FEB 13 2026 USPS

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Postage
$

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

Charlie Smith, Jr. & Sullivan Smith
3526 Ingersol Street
Jackson, MS 39213

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13077

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Edward Harris
P. O. Box 695
Madison, MS 39110

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 04

RE: Mildred W. Carr Partnership Properties

Dear Edward Harris:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 3409 4252 04

9589 0710 5270 3409 4252 04

U.S. Postal Service™ Kim Badillo
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Domestic Mail Only

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OFFICIAL USE

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postag
$

Sent To

Street and A

City, State, Z

Edward Harris
P. O. Box 695
Madison, MS 39110

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward Harris
P. O. Box 695
Madison, MS 39110

9590 9402 9548 5121 5548 10

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4252 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

stricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3409 4252 04

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

FEB 13 2026
USPS

Postage
$

Total Postag
$

Sent To

Street and A

City, State, Z

Edward Harris
P. O. Box 695
Madison, MS 39110

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13076

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Eddie Brock Ross Estate
P. O. Box 35
Tougaloo, MS 39174

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 11

RE: Mildred W. Carr Partnership Properties

Dear Eddie Brock Ross Estate:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 3409 4252 11

9589 0710 5270 3409 4252 11

U.S. Postal Service™ Kim Badillo
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Pos
$

Sent To

Street and

City, State

Postmark Here

Eddie Brock Ross Estate
P. O. Box 35
Tougaloo, MS 39174

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eddie Brock Ross Estate
P. O. Box 35
Tougaloo, MS 39174

9590 9402 9548 5121 5548 03

2. Article Number *(Transfer from service label)*

9589 0710 5270 3409 4252 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

000-9053 Domestic Return Receipt

9589 0710 5270 3409 4252 11

U.S. Postal Service™ Kim Badillo
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JACKSON MS 392

FEB 13 2026

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Pos
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Sent To

Street and

City, State

Postmark Here

Eddie Brock Ross Estate
P. O. Box 35
Tougaloo, MS 39174

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 1067

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

John Robert Carr & William C. Carr
330 W. Ridgeland Avenue
Ridgeland, MS 39157

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 28

RE: Mildred W. Carr Partnership Properties

Dear John Robert Carr & William C. Carr:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 3409 4252 28

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Posta
$

Sent To

Street and

City, State,

Postmark Here

John Robert Carr & William C. Carr
330 W. Ridgeland Avenue
Ridgeland, MS 39157

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John Robert Carr & William C. Carr
330 W. Ridgeland Avenue
Ridgeland, MS 39157

9590 9402 9548 5121 5547 97

2. Article Number (Transfer from service label)

9589 0710 5270 3409 4252 28

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

stricted Delivery (over $500)

Domestic Return Receipt

9589 0710 5270 3409 4252 28

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JACKSON MS 392

FEB 13 2026

USPS

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
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Total Posta
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Sent To

Street and

City, State,

Postmark Here

John Robert Carr & William C. Carr
330 W. Ridgeland Avenue
Ridgeland, MS 39157

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13058

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Madison County School District
117 4th Street
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 35

RE: Mildred W. Carr Partnership Properties

Dear Madison County School District:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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9589 0710 5270 3409 4252 35

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
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Total Postag
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Sent To

Street and Ap

City, State, Z

Madison County School District
117 4th Street
Flora, MS 39071

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Madison County School District
117 4th Street
Flora, MS 39071

9590 9402 9548 5121 5547 80

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4252 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

estricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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9589 0710 5270 3409 4252 35

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JACKSON MS 39201 FEB 13 2026 USPS

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
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Total Postag
$

Sent To

Street and Ap

City, State, Z

Madison County School District
117 4th Street
Flora, MS 39071

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13055

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Madison County School District
117 4th Street
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 42

RE: Mildred W. Carr Partnership Properties

Dear Madison County School District:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 3409 4252 42

9589 0710 5270 3409 4252 42

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postag
$

Sent To

Street and Ap

City, State, Z

Madison County School District
117 4th Street
Flora, MS 39071

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Madison County School District
117 4th Street
Flora, MS 39071

9590 9402 9548 5121 5547 73

2. Article Number *(Transfer from service label)*

9589 0710 5270 3409 4252 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

icted Delivery

PS Form 3811 July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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9589 0710 5270 3409 4252 42

U.S. Postal Service™ Kim Budillo
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OFFICIAL USE

JACKSON MS 392 01
FEB 13 2026
USPS

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ ____
- ☐ Return Receipt (electronic) $ ____
- ☐ Certified Mail Restricted Delivery $ ____
- ☐ Adult Signature Required $ ____
- ☐ Adult Signature Restricted Delivery $ ____

Postage
$

Total Postag
$

Sent To

Street and Ap

City, State, Z

Madison County School District
117 4th Street
Flora, MS 39071

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 130552

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Madison County School District
117 4th Street
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 73

RE: Mildred W. Carr Partnership Properties

Dear Madison County School District:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 3409 4252 73

9589 0710 5270 3409 4252 73

U.S. Postal Service™ Kim Badillo
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Post
$

Postmark Here

Sent To
Madison County School District
117 4th Street
Flora, MS 39071

Street and

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Madison County School District
117 4th Street
Flora, MS 39071

9590 9402 9548 5121 5547 42

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4252 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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9589 0710 5270 3409 4252 73

U.S. Postal Service™ Kim Badillo
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Post
$

FEB 13 2026 USPS

Postmark Here

Sent To
Madison County School District
117 4th Street
Flora, MS 39071

Street and

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 13048

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Madison County School District
476 Highland Colony Pkwy.
Ridgeland, MS 39157

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 66

RE: Mildred W. Carr Partnership Properties

Dear Madison County School District:

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(1) Petition to Amend Official Zoning Map of the City of Ridgeland, Mississippi to Rezone Land Underlying Prado Vista at Ridgeland Overlay District from Single Family Residential (R-2) to Mixed Use District (MU-1); and

(2) Petition to Amend the Prado Vista at Ridgeland Overlay District's Guidelines and Regulations.

The Mayor and Board of Aldermen for the City of Ridgeland have set the Petitions for public hearing on March 3, 2026, 6:00 p.m., in the Board Room at Ridgeland City Hall located 100 W. School Street, Ridgeland, Mississippi 39157. You may attend the public hearing if you wish to do so.

Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

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Madison County School District
476 Highland Colony Pkwy.
Ridgeland, MS 39157

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1. Article Addressed to:

Madison County School District
476 Highland Colony Pkwy.
Ridgeland, MS 39157

9590 9402 9548 5121 5547 59

2. Article Number *(Transfer from service label)*
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Ridgeland, MS 39157

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PPIN # 58504

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Madison County School District
117 4th Street
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 59

RE: Mildred W. Carr Partnership Properties

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

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Madison County School District
117 4th Street
Flora, MS 39071

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Madison County School District
117 4th Street
Flora, MS 39071

9590 9402 9548 5121 5547 66

2. Article Number *(Transfer from service label)*

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A. Signature

X ☐ Agent ☐ Addressee

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- ☐ Collect on Delivery
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- ☐ Insured Mail Restricted Delivery (over $500)
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Madison County School District
117 4th Street
Flora, MS 39071

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PPIN # 13044

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Susan K. Ingram & James Robert Kilgore, IV
10702 Mimosa Yellow Drive
Cypress, TX 77433

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 80

RE: Mildred W. Carr Partnership Properties

Dear Susan K. Ingram & James Robert Kilgore, IV:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

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Susan K. Ingram & James Robert
Kilgore, IV
10702 Mimosa Yellow Drive
Cypress, TX 77433

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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1. Article Addressed to:

Susan K. Ingram & James Robert
Kilgore, IV
10702 Mimosa Yellow Drive
Cypress, TX 77433

9590 9402 9548 5121 5547 35

2. Article Number *(Transfer from service label)*
9589 0710 5270 3409 4252 80

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Susan K. Ingram & James Robert
Kilgore, IV
10702 Mimosa Yellow Drive
Cypress, TX 77433

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 4579

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

NLA Ridgeland LLC
200 W. Jackson Street
Suite 200
Ridgeland, MS 39157

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4252 97

RE: Mildred W. Carr Partnership Properties

Dear NLA Ridgeland LLC:

You are receiving this letter because you appear to own land within 160 feet, or close to within 160 feet, of the Prado Vista Overlay District in Ridgeland, Mississippi. You are hereby notified that PraCon MS Fund I LLC has filed the following petitions affecting the Prado Vista Overlay District property:

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Sincerely,

/s/ Spencer M. Ritchie
Spencer M. Ritchie

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NLA Ridgeland LLC
200 W. Jackson Street
Suite 200
Ridgeland, MS 39157

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1. Article Addressed to:

NLA Ridgeland LLC
200 W. Jackson Street
Suite 200
Ridgeland, MS 39157

9590 9402 9548 5121 5547 28

2. Article Number (Transfer from service label)
9589 0710 5270 3409 4252 97

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A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

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D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
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Street and

City, State,

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NLA Ridgeland LLC
200 W. Jackson Street
Suite 200
Ridgeland, MS 39157

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 56038

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Gray Properties LLC (75%) and KMS Investments LLC (25%)
251 Cedar Hill Road
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4253 03

RE: Mildred W. Carr Partnership Properties

Dear Gray Properties LLC (75%) and KMS Investments LLC (25%):

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Spencer M. Ritchie

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Gray Properties LLC (75%) and
KMS Investments LLC (25%)
251 Cedar Hill Road
Flora, MS 39071

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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251 Cedar Hill Road
Flora, MS 39071

9590 9402 9548 5121 5547 11

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251 Cedar Hill Road
Flora, MS 39071

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN# 4590

Spencer M. Ritchie
Counsel
sritchie@bradley.com
601-592-9975

Bradley

February 13, 2026

Gray Properties LLC (75%) and KMS Investments LLC (25%)
251 Cedar Hill Road
Flora, MS 39071

VIA U.S. MAIL AND CERTIFIED MAIL
RETURN RECEIPT REQUESTED 9589 0710 5270 3409 4253 10

RE: Mildred W. Carr Partnership Properties

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Spencer M. Ritchie

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Gray Properties LLC (75%) and
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251 Cedar Hill Road
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KMS Investments LLC (25%)
251 Cedar Hill Road
Flora, MS 39071

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PPIN # 4593

MADISON COUNTY JOURNAL

AFFP
PRADO VISTA - RZ

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, 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:
Feb. 12, 2026

NOTICE ID: bhlPHIISsXglr1JW1izv
NOTICE NAME: PRADO VISTA - RZ
Publication Fee: 90.23

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

Anjana Bhadoriya

(Signed)

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: 02/12/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

Notice is hereby given to those parties in interest that there will be a public hearing on Tuesday, March 3, 2026, at 6:00 o'clock P.M., before the Mayor and Board of Aldermen at City Hall, located at 100 W School Street, Ridgeland, Mississippi, for the purpose of determining whether or not the underlying zoning of the following described property in the City of Ridgeland, Madison County, Mississippi, shall be changed from Single Family Residential (R-2) to Mixed Use (MU-1):

A 76.94 ACRE TRACT OWNED BY PRACON MS FUND I, LLC AND COLBY JACKSON, LLC
INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

THE FOLLOWING COURSES AND DISTANCES ARE BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE), HAVING A (GROUND TO GRID) COMBINED SCALE FACTOR OF 0.99994147464048 AND A CONVERGENCE ANGLE OF 0°06'29" (NW) DERIVED USING THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION'S RTK/VRS G.P.S. NETWORK AT THE **POINT OF BEGINNING**, SAID POINT HAVING A VALUE OF N:1073213.17, E:2358639.08, Z:360 ON THE ABOVE REFERENCED COORDINATE SYSTEM;

BEGINNING AT A ½" REBAR (CAPPED 25904) AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, HIGHLAND COLONY SUBDIVISION, THENCE RUN ALONG THE EASTERN LINES OF LOT 1 AND LOT 8 OF BLOCK 4, HIGHLAND COLONY SUBDIVISION, SOUTH 00 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 1306.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, AND A ½" RE BAR (CAPPED 25904); THENCE ALONG THE SOUTHERLY LINES OF LOTS 8, 7, 6 AND 5, SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST A DISTANCE OF 2312.44 FEET TO AN EXISTING MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) BRASS RIGHT OF WAY MARKER, SAID MONUMENT HAVING A VALUE OFN:1071901.69, E:2356329.78 ON THE ABOVE REFERENCED COORDINATE SYSTEM; THENCE RUN ALONG THE MDOT RIGHT OF WAY AND THEN ALONG THE CITY OF RIDGELAND RIGHT OF WAY NORTH 62 DEGREES 15 MINUTES 01 SECONDS WEST A DISTANCE OF 249.29 FEET TO A MDOT MONUMENT; THENCE NORTH 02 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 350.32 FEET TO A MDOT MONUMENT; THENCE SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST A DISTANCE OF 31.02 FEET TO A MDOT MONUMENT; THENCE NORTH 01 DE-

GREES 27 MINUTES 59 SECONDS WEST A DISTANCE OF 151.28 FEET TO A ½" REBAR (FOUND); THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 39.12 FEET TO AN OLD FENCE POST CORNER ON THE EASTERN RIGHT OF WAY OF SUNNY BROOK ROAD; THENCE NORTHERLY ALONG THE RIGHT OF WAY NORTH 01 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 672.67 FEET; THENCE LEAVING THE RIGHT OF WAY, RUN EASTERLY ALONG THE NORTH LINES OF LOT 4, 3, 2 AND 1, NORTH 89 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 2636.32 FEET BACK TO THE **POINT OF BEGINNING**, CONTAINING 76.94 ACRES, (3,351,467 SQUARE FEET) MORE OR LESS, AND BEING THE ENTIRETY OF LOTS 1, 2, 3, 6, 7 AND 8, AND ALL THAT PORTION OF LOTS 4 AND 5, NOT USED OR CONVEYED FOR ROAD RIGHT OF WAY ALONG SUNNYBROOK ROAD, ALL SITUATED IN BLOCK 4, HIGHLAND COLONY SUBDIVISION, IN THE CITY OF RIDGELAND, SECTION 18, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, IN THE GREAT STATE OF MISSISSIPPI.

Copies of the petition are available for public inspection at Ridgeland City Hall or for further information, please call Community Development at 601-856-3877.

APPROVED:

ATTEST:
/s/Angela Richburg_____
Angela Richburg, City Clerk

February 9, 2026

Publish: February 12, 2026

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE AND MAP OF THE CITY OF RIDGELAND, MISSISSIPPI TO REZONE REAL PROPERTY LOCATED AT THE INTERSECTION OF COLONY PARK BOULEVARD AND SUNNYBROOK ROAD, IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI, BY CHANGING THE USE DISTRICT CLASSIFICATION FROM R-2 TO MU-1

WHEREAS, PraCon MS Fund I LLC (the "Petitioner") did file a Petition to rezone certain property described herein from its present R-2 Classification to MU-1 Classification (the "Petition"); and,

WHEREAS, the Mayor and Board of Aldermen, pursuant to Section 600.15 of the Official Zoning Ordinance of the City of Ridgeland, elected to conduct the public hearing before the Mayor and Board of Aldermen and scheduled a hearing on said Petition for March 3, 2026, at 6:00 o'clock p.m.; and,

WHEREAS, the Mayor and Board of Aldermen did cause notice of the March 3, 2026, 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 majority of the property is currently owned by the Petitioner; however, a portion of the subject property is owned by Colby Jackson, LLC, which supports the Petition and has provided consent for Petitioner to act on the limited liability company's behalf with respect to the development of the property, as shown by affidavit previously attached to the Petition as Exhibit B;

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

WHEREAS, at the time, date and place specified in the notice, the Mayor and Board of Aldermen did conduct a full and complete hearing on the Petition, and at said hearing the said Mayor and Board of Aldermen received comments and heard evidence presented by the Petitioner and all others who appeared at said hearing and thereafter recommended that the Petition be granted; 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 the Ordinance, 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, the matter was presented to the Mayor and Board of Aldermen and after discussion thereof, Alderman _____ 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 it is hereby found and determined that the conditions precedent to the granting of a Petition to amend the City of Ridgeland Official Zoning Map as required by Section 600.10C of the City of Ridgeland Zoning Regulations Ordinance of February 4, 2014, exist and have been satisfied in regard to the granting of the Petition, and specifically, the Mayor and Board of Aldermen do hereby find and determine that the character of the neighborhood where the property is

located has changed to such an extent as to justify the reclassification of the property, and that there is a public need for the rezoning and the land use requested in the Petition. Additionally, the Mayor and Board of Aldermen find that the Petition is in conformity with the Comprehensive Plan.

SECTION 3. That the Use District Classification of the following described property be, and same is hereby changed from its present R-2 Classification to MU-1 Classification as to the following described property (the "property"), to-wit:

A 76.94 ACRE TRACT OWNED BY PRACON MS FUND I, LLC AND COLBY JACKSON, LLC

INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

THE FOLLOWING COURSES AND DISTANCES ARE BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE), HAVING A (GROUND TO GRID) COMBINED SCALE FACTOR OF 0.99994147464048 AND A CONVERGENCE ANGLE OF 0° 06'29" (NW) DERIVED USING THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION'S RTK/VRS G.P.S. NETWORK AT THE POINT OF BEGINNING, SAID POINT HAVING A VALUE OF N:1073213.17, E:2358639.08, Z:360 ON THE ABOVE REFERENCED COORDINATE SYSTEM;

BEGINNING AT A ½" REBAR (CAPPED 25904) AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, HIGHLAND COLONY SUBDIVISION, THENCE RUN ALONG THE EASTERN LINES OF LOT 1 AND LOT 8 OF BLOCK 4, HIGHLAND COLONY SUBDIVISION, SOUTH 00 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 1306.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, AND A ½" REBAR (CAPPED 25904); THENCE ALONG THE SOUTHERLY LINES OF LOTS 8, 7, 6 AND 5, SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST A DISTANCE OF 2312.44 FEET TO AN EXISTING MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) BRASS RIGHT OF WAY MARKER, SAID MONUMENT HAVING A VALUE OF N:1071901.69, E:2356329.78 ON THE ABOVE REFERENCED COORDINATE SYSTEM; THENCE RUN ALONG THE MDOT RIGHT OF WAY AND THEN ALONG THE CITY OF RIDGELAND RIGHT OF WAY NORTH 62 DEGREES 15 MINUTES 01 SECONDS WEST A DISTANCE OF 249.29 FEET TO A MDOT MONUMENT; THENCE NORTH 02 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 350.32 FEET TO A MDOT

MONUMENT; THENCE SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST A DISTANCE OF 31.02 FEET TO A MDOT MONUMENT; THENCE NORTH 01 DEGREES 27 MINUTES 59 SECONDS WEST A DISTANCE OF 151.28 FEET TO A ½" REBAR (FOUND); THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 39.12 FEET TO AN OLD FENCE POST CORNER ON THE EASTERN RIGHT OF WAY OF SUNNY BROOK ROAD; THENCE NORTHERLY ALONG THE RIGHT OF WAY NORTH 01 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 672.67 FEET; THENCE LEAVING THE RIGHT OF WAY, RUN EASTERLY ALONG THE NORTH LINES OF LOT 4, 3, 2 AND 1, NORTH 89 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 2636.32 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 76.94 ACRES, (3,351,467 SQUARE FEET) MORE OR LESS, AND BEING THE ENTIRETY OF LOTS 1, 2, 3, 6, 7 AND 8, AND ALL THAT PORTION OF LOTS 4 AND 5, NOT USED OR CONVEYED FOR ROAD RIGHT OF WAY ALONG SUNNYBROOK ROAD, ALL SITUATED IN BLOCK 4, HIGHLAND COLONY SUBDIVISION, IN THE CITY OF RIDGELAND, SECTION 18, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, IN THE GREAT STATE OF MISSISSIPPI.

SECTION 4. That the City of Ridgeland Zoning Regulations Ordinance of February 4, 2014, and the Official Zoning Map be, and same are hereby amended to effectuate this change in zoning classification.

SECTION 5. This ordinance shall be effective thirty (30) days after its passage and after publication of same as required in §21-13-11 Mississippi Code of 1972.

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 ____ day of _____, 2026.

The motion for adoption was seconded by Alderman _____, 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: _____

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 had carried and that the Ordinance was adopted.

The foregoing Ordinance is approved, this the ____ day of _____, 2026.

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

ATTEST:

_____
Angela Richburg, City Clerk

[S E A L]

RESOLUTION DENYING PETITION TO AMEND THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI OFFICIAL ZONING ORDINANCE AND MAP TO REZONE REAL PROPERTY LOCATED AT THE INTERSECTION OF COLONY PARK BOULEVARD AND SUNNYBROOK ROAD, IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI, BY CHANGING THE USE DISTRICT CLASSIFICATION FROM R-2 TO MU-1

WHEREAS, PraCon MS Fund I LLC (the "Petitioner") did file a Petition to rezone certain property described herein from its present R-2 Classification to MU-1 Classification (the “Petition”); and,

WHEREAS, the Mayor and Board of Aldermen scheduled a hearing on said Petitions for March 3, 2026, at 6:00 o'clock p.m. and did thereafter forward 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, 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 Petition to amend the City of Ridgeland Official Zoning

Map as required by Section 600.10C et seq. of the City of Ridgeland Zoning Regulations Ordinance of February 4, 2014, do not exist, and have not been satisfied in regard to the granting of the Petition, and specifically, the Mayor and Board of Aldermen do hereby find and determine that the character of the neighborhood where the property is located has not changed to such an extent to justify the reclassification of the property, and that there is not a public need for the rezoning and the land use requested in the Petition.

SECTION 3. That the Petition to change the use district classification of the following described property from its present R-2 Classification to MU-1 Classification, be and the same is hereby denied. The property referenced in the Petition (the "Property") is described as follows:

> A 76.94 ACRE TRACT OWNED BY PRACON MS FUND I, LLC AND COLBY JACKSON, LLC
>
> INDEXING INSTRUCTIONS: LOTS 1-8, BLOCK 4, HIGHLAND COLONY SUBDIVISION, CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.
>
> THE FOLLOWING COURSES AND DISTANCES ARE BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE), HAVING A (GROUND TO GRID) COMBINED SCALE FACTOR OF 0.99994147464048 AND A CONVERGENCE ANGLE OF 0 06'29" (NW) DERIVED USING THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION'S RTK/VRS G.P.S. NETWORK AT THE POINT OF BEGINNING, SAID POINT HAVING A VALUE OF N:1073213.17, E:2358639.08, Z:360 ON THE ABOVE REFERENCED COORDINATE SYSTEM;
>
> BEGINNING AT A " REBAR (CAPPED 25904) AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, HIGHLAND COLONY SUBDIVISION, THENCE RUN ALONG THE EASTERN LINES OF LOT 1 AND LOT 8 OF BLOCK 4, HIGHLAND COLONY SUBDIVISION, SOUTH 00 DEGREES 07 MINUTES 43 SECONDS EAST A DISTANCE OF 1306.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, AND A " RE BAR (CAPPED 25904); THENCE ALONG THE SOUTHERLY LINES OF LOTS 8, 7, 6 AND 5, SOUTH

89 DEGREES 52 MINUTES 27 SECONDS WEST A DISTANCE OF 2312.44 FEET TO AN EXISTING MISSISSIPPI DEPARTMENT OF TRANSPORTATION (MDOT) BRASS RIGHT OF WAY MARKER, SAID MONUMENT HAVING A VALUE OFN:1071901.69, E:2356329.78 ON THE ABOVE REFERENCED COORDINATE SYSTEM; THENCE RUN ALONG THE MDOT RIGHT OF WAY AND THEN ALONG THE CITY OF RIDGELAND RIGHT OF WAY NORTH 62 DEGREES 15 MINUTES 01 SECONDS WEST A DISTANCE OF 249.29 FEET TO A MDOT MONUMENT; THENCE NORTH 02 DEGREES 43 MINUTES 12 SECONDS WEST A DISTANCE OF 350.32 FEET TO A MDOT MONUMENT; THENCE SOUTH 89 DEGREES 44 MINUTES 03 SECONDS WEST A DISTANCE OF 31.02 FEET TO A MDOT MONUMENT; THENCE NORTH 01 DEGREES 27 MINUTES 59 SECONDS WEST A DISTANCE OF 151.28 FEET TO A " REBAR (FOUND); THENCE SOUTH 89 DEGREES 41 MINUTES 06 SECONDS WEST A DISTANCE OF 39.12 FEET TO AN OLD FENCE POST CORNER ON THE EASTERN RIGHT OF WAY OF SUNNY BROOK ROAD; THENCE NORTHERLY ALONG THE RIGHT OF WAY NORTH 01 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 672.67 FEET; THENCE LEAVING THE RIGHT OF WAY, RUN EASTERLY ALONG THE NORTH LINES OF LOT 4, 3, 2 AND 1, NORTH 89 DEGREES 30 MINUTES 53 SECONDS EAST, A DISTANCE OF 2636.32 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 76.94 ACRES, (3,351,467 SQUARE FEET) MORE OR LESS, AND BEING THE ENTIRETY OF LOTS 1, 2, 3, 6, 7 AND 8, AND ALL THAT PORTION OF LOTS 4 AND 5, NOT USED OR CONVEYED FOR ROAD RIGHT OF WAY ALONG SUNNYBROOK ROAD, ALL SITUATED IN BLOCK 4, HIGHLAND COLONY SUBDIVISION, IN THE CITY OF RIDGELAND, SECTION 18, TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, IN THE GREAT STATE OF MISSISSIPPI.

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 _____, 2026.

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 had carried and that the Resolution was adopted.

The foregoing Ordinance is approved, this the ____ day of _____, 2026.

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

ATTEST:

_____
Angela Richburg, City Clerk

[S E A L]

The Mayor and Board of Aldermen (the "**Governing Body**") of the City of Ridgeland, Mississippi (the "**City**"), considered the matter of approval of an urban renewal plan concerning certain real property located within the city limits of the City. After a full consideration of the matter, Alderman _____ offered and moved the adoption of the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI TAKING OFFICIAL ACTION APPROVING A MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); DECLARING THE NEED FOR THE URBAN RENEWAL PROJECT DESCRIBED IN SAID URBAN RENEWAL PLAN; AND FOR RELATED PURPOSES.

WHEREAS, under the power and authority granted by the laws of the State of Mississippi (the "**State**") and particularly under Section 43-35-1 *et seq.*, Mississippi Code of 1972, as amended and/or supplemented from time to time (the "**Urban Renewal Act**"), on February 2, 2026, the Board of Supervisors (the "**Board of Supervisors**") of Madison County, Mississippi (the "**County**") adopted a certain resolution entitled "**RESOLUTION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI TAKING OFFICIAL ACTION TOWARDS THE APPROVAL OF A MADISON COUNTY, MISSISSIPPI URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); SETTING A PUBLIC HEARING ON SUCH URBAN RENEWAL PLAN (CONFERENCE CENTER PROJECT 2026); AUTHORIZING AN URBAN RENEWAL PROJECT; AND FOR RELATED PURPOSES**" (the "**County Authorizing Resolution**"); and

WHEREAS, in the County Authorizing Resolution the County Board of Supervisors (a) agreed to undertake urban renewal projects, including, but not limited to, the acquisition of blighted areas within the County, the removal of existing buildings and other improvements upon such blighted areas, the installation, construction or reconstruction of streets, utilities, parks, playgrounds and other necessary improvements of such blighted areas and the acquisition and disposition of real property in such blighted areas in order to encourage private enterprise within the County in order to improve certain blighted areas of the County, and for the promotion of the safety, health, welfare, convenience, and prosperity of the County; (b) found and determined that one or more slum or blighted areas continue to exist in the County (such urban renewal area is referred to herein as the "**2026 Urban Renewal District**") and the rehabilitation, conservation, redevelopment or a combination thereof, of such 2026 Urban Renewal District is necessary and in the interest of the public health, safety, morals and welfare of the residents of the County; (c) approved a 2026 Urban Renewal Plan (Conference Center Project 2026), as more particularly described in Exhibit B hereto (the "**2026 Urban Renewal Plan**"), to rehabilitate, conserve, and/or redevelop the 2026 Urban Renewal District, as more particularly described as the parcels enumerated in Exhibit A hereto (the "**Project Site**"), through potential land acquisition, construction, renovation and equipping of public roads and public infrastructure improvements and/or utility improvements, in its discretion, including, but not limited to the acquisition of land and the improvement, construction and equipping of a conference center, and related

improvements, including certain infrastructure for said improvements and a hotel, at or near the area east and south of the intersection of Carl Avenue and Sunnybrook Road in the City (the "**2026 Urban Renewal Project**"); and (d) found and determined that the acquisition of an area of open land as part of the 2026 Urban Renewal Project is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local objectives, which acquisition and development may require the exercise of County action because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of street and traffic requirements, or any combination of such factors or other conditions which retard development of the 2026 Urban Renewal District; and

WHEREAS, as provided in the attached Exhibit B, the 2026 Urban Renewal Plan includes the construction and financing of a new conference facility in the City within the 2026 Urban Renewal District, the construction of which is to be financed by the County, and the construction and operation of a new, full-service hotel and hospitality establishment within the 2026 Urban Renewal District, which is to be financed by a private developer and which is contemplated to include a resort style pool, restaurant, bar or lounge and a parking lot with sufficient surface parking spaces, all to better enhance economic development growth, encourage new job creation, support local businesses, trade associations and community groups, attract tourism within the City and the County, as well as offer a new education-related venue conference center and related facilities and improvements; and

WHEREAS, on February 12, 2026, the County's Planning and Zoning Department determined that the 2026 Urban Renewal Plan is consistent with the County's 2019 Comprehensive Plan for development as required by the Urban Renewal Act; and

WHEREAS, because the 2026 Urban Renewal Project is located within the city limits of the City, the Urban Renewal Act requires the City's Governing Body to declare the need for the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project prior to the County's final approval of the 2026 Urban Renewal Plan, and

WHEREAS, the 2026 Urban Renewal Project is in accordance with the provisions of the Constitution and the laws of the State and is in the best interests of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. All statements, findings and determinations set forth in the above and foregoing recitations are hereby declared to be true and correct and are incorporated herein as facts.

SECTION 2. The proposed 2026 Urban Renewal Plan, attached hereto as Exhibit B and made a part hereof, which includes a Project Site within the city limits of the City, is hereby acknowledged and incorporated fully herein by reference.

SECTION 3. As provided in the Urban Renewal Act, the Governing Body of the City hereby declares the need for the 2026 Urban Renewal Project as detailed in the attached 2026 Urban Renewal Plan, and that the 2026 Urban Renewal Project will enhance economic, recreational, and tourism opportunities in the City.

SECTION 4. The Governing Body of the City hereby agrees to cooperate and work with the County and the Madison County Economic Development Authority to provide successful implementation of the 2026 Urban Renewal Plan, and to support the acquisition and construction of the 2026 Urban Renewal Project.

SECTION 5. The City Clerk of the City is hereby directed to immediately submit a true and correct copy of this Resolution to the County reflecting the Governing Body's approval of, and declaration of need for, the 2026 Urban Renewal Project.

SECTION 6. If any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

SECTION 7. This Resolution shall be in effect immediately upon its passage and enactment according to law, or at the earliest date of effect under law, and shall be spread upon the minutes of the Governing Body of the City.

[Remainder of Page Intentionally Left Blank]

_____ seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith	voted: _____
Alderman Ken Heard	voted: _____
Alderman Chuck Gautier	voted: _____
Alderman Kevin Holder	voted: _____
Alderman Brian Ramsey	voted: _____
Alderman Bill Lee	voted: _____
Alderman Wesley Hamlin	voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Board of Aldermen present, the Mayor declared the motion carried and the Resolution adopted on this the 3rd day of March 2026.

CITY OF RIDGELAND, MISSISSIPPI

_____
Gene F. McGee, Mayor

ATTEST:

_____
Angela Richburg, City Clerk

(SEAL)

EXHIBIT A

PROJECT SITE DESCRIPTION

PROJECT SITE DESCRIPTION

The Project Site is comprised of the following parcels located in Section 18, Range 2 East, Township 7 North, described and depicted on the City tax map for the 2025 Assessment Year as:

Parcel No. 072D-18C-017/00.00;

Parcel No. 072D-18C-015/00.00; and

Parcel No. 072D-18C-013/00.00.

EXHIBIT B

PROPOSED URBAN RENEWAL PLAN

(CONFERENCE CENTER PROJECT 2026

URBAN RENEWAL PLAN
(CONFERENCE CENTER PROJECT 2026)

MADISON COUNTY, MISSISSIPPI

I. Existence of Urban Renewal Plan (Conference Center Project 2026)

This Urban Renewal Plan (Conference Center Project 2026) (the "**2026 Urban Renewal Plan**") shall constitute an urban renewal plan of Madison County, Mississippi (the "**County**"), pursuant to Sections 43-35-1 *et seq*., Mississippi Code of 1972, as amended and supplemented from time to time (the "**Urban Renewal Act**"), and as particularly defined in Section 43-35-13 of the Urban Renewal Act.

II. Designation of Urban Renewal District

The Board of Supervisors of the County (the "**Governing Body**") did by resolution dated February 2, 2026 declare certain properties located in the County, as more particularly described in Appendix A attached hereto, as open and nonresidential areas of the County having defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of street and traffic requirements, or any combination of such factors or other conditions which retard development of the Urban Renewal District and are 'blighted' open land to be developed for nonresidential uses within the meaning of Sections 43-35-3(i) and 43-35-13(d)(2) of the Urban Renewal Act, and did designate such confined area as appropriate for an urban renewal project. The properties described in Appendix A shall constitute the "Urban Renewal District" for purposes of this Urban Renewal Plan (Conference Center Project 2026).

III. The Urban Renewal Project

A. The Urban Renewal District shall be redeveloped, renovated and rehabilitated for nonresidential uses through potential land acquisition, construction, renovation and equipping of public roads and public infrastructure improvements and/or utility improvements, in its discretion (collectively, the "**2026 Urban Renewal Project**"), which improvements comprising the 2026 Urban Renewal Project may include, but are not limited to, the acquisition of land and the improvement, construction and equipping thereon of a Conference Center (defined below), and related improvements, including certain infrastructure for said improvements and a Hotel (defined below), at or near the area east and south of the intersection of Carl Avenue and Sunnybrook Road in the County and within the city limits of the City of Ridgeland, Mississippi (the "**City**"). As part of the 2026 Urban Renewal Project, the County, in cooperation with the City and the Madison County Economic Development Authority ("**MCEDA**"), as authorized under the provisions of Section 57-64-1 et seq., Mississippi Code of 1972, as amended and supplemented (the "**RED Act**"), shall provide for

the construction and financing of a new conference facility in the County within the Urban Renewal District (the "**Conference Center**") in concert with the Hotel to better enhance economic development growth, encourage new job creation, support local businesses, trade associations and community groups, attract tourism, as well as offer a new education-related venue conference center and related facilities and improvements. Further, as part of the 2026 Urban Renewal Plan, the County, in cooperation with the City and MCEDA, desires to encourage the construction and operation of a new, full-service hotel and hospitality establishment within the Urban Renewal District (the "**Hotel**"), which is contemplated to include a resort style pool, restaurant, bar or lounge and a parking lot with sufficient surface parking spaces to enhance recreational and tourism opportunities in the County. The County and/or MCEDA shall enter into a long-term Conference Center Management Agreement (the "**Conference Center Development and Operation Agreement**") with a private developer for the operation and maintenance of the Conference Center. Said private developer may acquire the Conference Center from the County on terms set forth in the Conference Center Development and Operation Agreement or other agreements as allowed under the Urban Renewal Act and the RED Act, including that certain Regional Economic Development Act Alliance Agreement – Madison County Conference Center Development Project by and among the County, the City and MCEDA, as authorized by the RED Act.

B. Included in the 2026 Urban Renewal Project, if applicable, are the interest payments on the Bonds (defined below) during the construction period in addition to ancillary and adequate parking, adequate private streets for ingress and egress from and onto public streets and roads, adequate connection to public utilities, and other matters related to the acquisition and construction of the 2026 Urban Renewal Project.

C. To the extent allowed by law, if necessary, to implement this 2026 Urban Renewal Project, the Governing Body of the County shall have the right to exercise the rights provided for by Section 43-35-17 of the Urban Renewal Act.

IV. Relationship to Local Objective

The 2026 Urban Renewal Project shall be accomplished in accordance with both the County's (if applicable) and the City's zoning ordinance and building code, unless exceptions are made in accordance with law. The 2026 Urban Renewal Project will constitute an appropriate land use and will alleviate conditions which retard development within the Urban Renewal District.

V. Ownership of the 2026 Urban Renewal Project

The owner of the 2026 Urban Renewal Project constituting the Conference Center and the land therefor will be the County or MCEDA (with such final ownership determination to be made by the County). The owner of the 2026 Urban Renewal Project constituting the Hotel and the land therefor will be a private developer.

VI. Financing

(a) Pursuant to Section 43-35-21 of the Urban Renewal Act and the provisions of the RED Act, the Governing Body, acting for and on behalf of the County, is authorized to issue urban renewal revenue bonds of the County (the "**Bonds**") in an amount not to exceed Forty Eight Million Dollars ($48,000,000) in order to finance the acquisition, construction, and equipping of the Conference Center portion of the 2026 Urban Renewal Project. Said Bonds may be issued in the form of one or more instruments. The proceeds from sale of the Bonds shall be used to finance the Conference Center, fund capitalized interest and a debt service reserve fund for the Bonds, if necessary, and pay costs of issuance for the Bonds (collectively, the "**Project**"). The acquisition, construction, and equipping of the Hotel will not be financed by the County or the City, but will be financed by a private developer without security from or debt service repayment provided by either the County or the City.

(b) Upon approval of the 2026 Urban Renewal Plan, the County may proceed with the sale and issuance of its Bonds to finance the Project in accordance with the Urban Renewal Act and the RED Act. Said Bonds may be issued in one or more federally taxable or tax-exempt series pursuant to the security prescribed in the bond resolution or trust indenture pursuant to which the Bonds will be issued and secured.

VII. Ad Valorem Taxes

The 2026 Urban Renewal Project shall be fully subject to ad valorem taxation, unless exempted by further action of the Governing Body of the County, or unless otherwise exempt under Mississippi law.

VIII. Conformity to Comprehensive Plan

This 2026 Urban Renewal Plan will be subject to approval by the County's Planning and Zoning Department to ensure conformity to the Comprehensive Plan of the County as a whole. Further, prior to the County's final approval of the 2026 Urban Renewal Plan, the governing body of the City must declare the necessity for the 2026 Urban Renewal Plan and the 2026 Urban Renewal Project, as required by the Urban Renewal Act.

APPENDIX A

PROJECT SITE DESCRIPTION

PROJECT SITE DESCRIPTION

The Project Site is comprised of the following parcels located in Section 18, Range 2 East, Township 7 North, described and depicted on the County tax map for the 2025 Assessment Year as:

Parcel No. 072D-18C-017/00.00;

Parcel No. 072D-18C-015/00.00; and

Parcel No. 072D-18C-013/00.00.

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, February 24, 2026 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
Rick Eades
Robert Moore
Connie Suber
Lynette Praytor

Members Absent:
Leigh Sullivan
Jim Woodrick
Jim Powell

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 **CHRIST COVENANT GYM EXPANSION** located at **756 S Pear Orchard Road.** Mr. Trent Rhodes presented the project. The applicant is requesting approval of site and architectural renovations for the expansion of their existing gym.

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. Robert Moore seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The second item on the agenda was **THE COMMONS LOT #3** located at **Highland Colony Parkway.** Mr. Alex Ross presented the project. The applicant is requesting approval of site plan and architecture for a new office building.

The Chairman opened the floor for a motion. Rick Eades 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
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The third item on the agenda was **AWS PHASE II – MASS GRADING** located at **271 Highland Colony Parkway.** Mr. Breeland Ellis presented the project. The applicant is requesting approval of site plan for the overall grading related work to begin Phase II of their existing development. Architecture will be submitted and reviewed separately once plans are fully developed.

The Chairman opened the floor for a motion. Robert Moore 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	Aye
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The minutes from the February 10, 2026 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

ARCHITECTURAL REVIEW BOARD

City of Ridgeland, MS

Site Plan and Architectural Review Checklist

Project Name: Jan200 - Phase 2 Mass Grading

Street Address / Parcel #: 271 Highland Colony Parkway, BLDG 204
Ridgeland, MS 39157

Applicant / Representative: Kimley-Horn (c/o Cameron Cooper, PLA, AICP)
Address: 6750 Poplar Avenue, Suite 600
Memphis, TN 38138
Phone: 901-334-5334
Email: cameron.cooper@kimley-horn.com

A. Site Plan Information:

1. Site Lighting Indicated: ☐ Yes ☐ No
   i. Wall Units: ☐ Yes ☐ No
2. Pole & Light Fixture Cut Sheet: ☐ Yes ☐ No
   i. Model Number and Color: _____
3. Wall Pack Units Cut Sheet: ☐ Yes ☐ No
   i. Model Number and Color: _____
4. Electrical Service: ☐ UG ☐ OH
5. Landscaping Plan Provided: ☐ Yes ☐ No
   i. Legend / Specifications: ☐ Yes ☐ No
6. Parking Area: ☐ Concrete ☐ Asphalt ☐ Wheel Stops ☐ Curbing
   i. Striping Indicated: ☐ Yes ☐ No
   ii. Striping Paint Color: _____
7. Proper Drainage Indicated: ☑ Yes ☐ No
8. Dumpster Enclosure: ☐ Brick/Masonry ☐ Wood/Fence
9. Proper Grading Indicated: ☑ Yes ☐ No
10. Ground Mounted Sign Indicated: ☐ Yes ☐ No
11. Fence Type: _____ Height: _____
12. Ground Mounted HVAC Units: ☐ Yes ☐ No
    i. Screening/enclosure: ☐ Wall/fence ☐ Landscaping
13. Roof Top Mounted HVAC Units: ☐ Yes ☐ No
    i. Screened/enclosed by: ☐ Parapet wall ☐ Screen
    ii. Screen Type and Color: _____
14. Other Exterior Site Items: _____
    . _____
    . _____
    . _____

Building Elevations & Materials: **Material Board** _____
Color Rendering _____

15. Brick Manufacturer: _____ Color: _____
16. Block Manufacturer: _____ Color: _____
17. E.I.F.S. Manufacturer: _____ Color: _____
18. Wood Siding Color: _____
19. Metal Siding Color: _____
20. O.H. Door Manufacturer: _____ Color: _____
21. Gutters, Downspout & Trim Color: _____
22. Storefront/Door Manufacturer: _____ Color: _____
23. Window Manufacturer: _____ Color: _____
24. Awning Color: _____
25. Pipe Bollard Color: _____
26. Building Sign Color: _____
27. Roof Types: ☐ Built-up Asphalt ☐ Modified Bitumen
    ☐ EPDM Color: _____
    ☐ Metal Color: _____
    ☐ Fiberglass Color: _____
28. Other Exterior Items: _____
    _____
    _____
    _____
29. Color Rendering of Prominent Elevation.
    i. *Note: Applicant must have Material Board / Samples and a Colored Rendering with all exterior materials and colors indicated for presentation to the Architectural Review Board at time of meeting.*

B. Architectural Review Board Fee Required:

1. New Construction and Major Renovation/Alteration or Addition:
   i. $300 _____(Paid)
2. Minor Renovations/Alterations to Existing Developments:
   i. $100 _____(Paid)

Administrative Use Only

Architectural Review Board Approval
Chairman: _____
Approved On: _____

ARCHITECTURAL REVIEW BOARD SUBMITTAL

FOR

RIDGELAND DATA CENTER
PHASE 2 MASS GRADING

RIDGELAND, MADISON COUNTY, MISSISSIPPI

PROJECT NARRATIVE:

THE SCOPE OF THIS PROJECT IS TO MASS GRADE MULTIPLE NEW BUILDING PADS . CONSTRUCT TWO ACCESS ROADS, AND DEVELOP DETENTION AREAS AT WEST COUNTY LINE ROAD AND LIVINGSTON ROAD IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI. THE SITE IS APPROXIMATELY 779.05± ACRES. CONSTRUCTION WILL DISTURB APPROXIMATELY 243± ACRES. THE PROJECT INCLUDES SITE CLEARING, GRADING & DRAINAGE IMPROVEMENTS, AND THE CONSTRUCTION OF REQUIRED ACCESS AND DETENTION FACILITIES TO SUPPORT FUTURE DEVELOPMENT WITHIN THE PROPERTY.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION FROM KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITION, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF ALL REQUIRED SITE DEVELOPMENT PERMITS/APPROVALS BY THE AUTHORITIES HAVING JURISDICTION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
4. PERMIT SET, NOT FOR CONSTRUCTION.

N.O.I.:

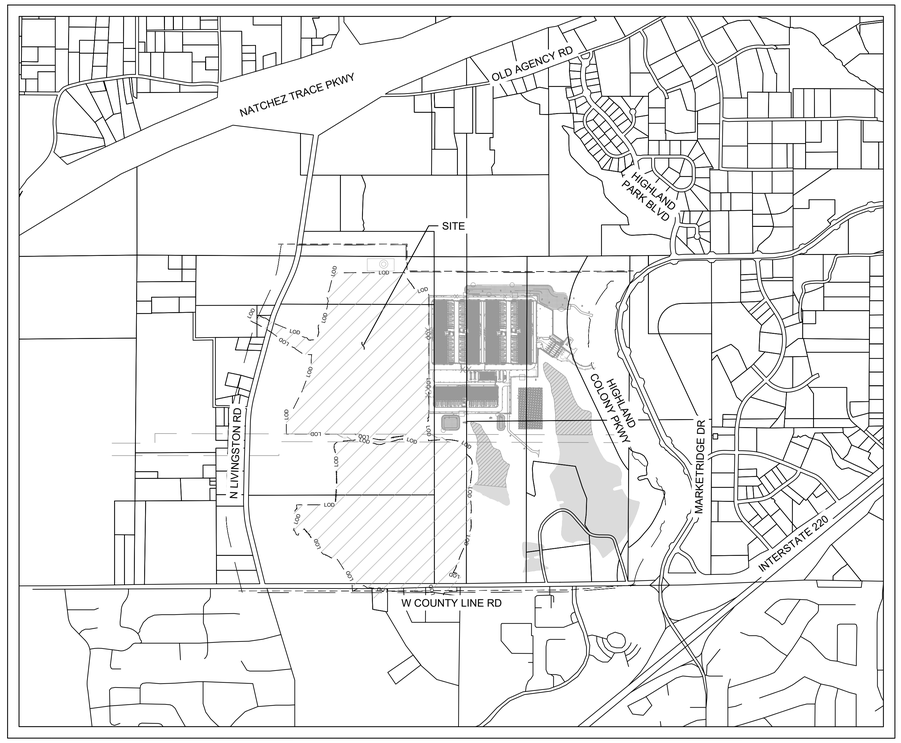
THE SITE IS GREATER THAN ONE ACRE IN SIZE AND WILL REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. A SWPPP AND NOI WILL BE SUBMITTED TO THE MISSISSIPPI DEPARTMENT OF ENVIRONMENT QUALITY (MDEQ).

PROJECT DATA:

FEMA FIRM 280110
- PANEL NUMBER: 28089C0565F, 28089C0566F, 28089C0568F
- PANEL DATE: MARCH 16, 2010
- FLOOD ZONE: A, AE, X

TOPOGRAPHY: THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS NAVD 88. EXISTING TOPOGRAPHY FROM SURVEY BY MAPTECH, INC. DATED NOVEMBER 13, 2023. ADDITIONAL TOPOGRAPHY PROVIDED BY BENCHMARK ENGINEERING AND SURVEYING DATED SEPTEMBER 17,2025.

BOUNDARY: BOUNDARY TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MAPTECH, INC. DATED NOVEMBER 13, 2023 AND FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MAPTECH, INC. DATED FEBRUARY 26, 2024.



LOCATION MAP
N.T.S.

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TENNESSEE 38138
CONTACT: CASEY WILDER, P.E.
EMAIL: CASEY.WILDER@KIMLEY-HORN.COM
PHONE: 901-374-9109

SURVEYOR
MAPTECH, INC.
3181 GREENFIELD ROAD
JACKSON, MISSISSIPPI, 39208
CONTACT: J. BLACK
PHONE: (501) 664-1666

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TENNESSEE 38138
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EMAIL: CAMERON.COOPER@KIMLEY-HORN.COM
PHONE: 901-374-9109

PERMITTING / UTILITY CONTACTS

PLANNING
CITY OF RIDGELAND PLANNING DEPARTMENT
100 W SCHOOL STREET
RIDGELAND, MS 39157
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PHONE: (601) 856-3877
EMAIL: JORDAN.LOHMAN@RIDGELANDMS.ORG

WATER AND SANITARY SEWER
PAUL FORSTER
100 W SCHOOL STREET
RIDGELAND, MS 39157
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EMAIL: PAUL.FORSTER@RIDGELANDMS.ORG

ENGINEERING
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RIDGELAND, MS 39157
CONTACT: PAUL FORESTER
PHONE: (601) 853-2027
EMAIL: PAUL.FORSTER@RIDGELANDMS.ORG

ENVIRONMENTAL
MISSISSIPPI DEPARTMENT OF
ENVIRONMENTAL QUALITY
700 NORTH STATE STREET
JACKSON, MS 39202
PHONE: (601) 961-5171

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	CIVIL GENERAL NOTES, LEGEND AND ABBREVIATIONS
C010	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C020	OVERALL PHASE I EROSION CONTROL PLAN
C021	PHASE I EROSION CONTROL PLAN
C022	PHASE I EROSION CONTROL PLAN
C023	PHASE I EROSION CONTROL PLAN
C024	PHASE I EROSION CONTROL PLAN
C025	PHASE I EROSION CONTROL PLAN
C026	PHASE I EROSION CONTROL PLAN
C027	PHASE I EROSION CONTROL PLAN
C028	PHASE I EROSION CONTROL PLAN
C029	OVERALL PHASE II EROSION CONTROL PLAN
C030	PHASE II EROSION CONTROL PLAN
C031	PHASE II EROSION CONTROL PLAN
C032	PHASE II EROSION CONTROL PLAN
C033	PHASE II EROSION CONTROL PLAN
C034	PHASE II EROSION CONTROL PLAN
C035	PHASE II EROSION CONTROL PLAN
C036	PHASE II EROSION CONTROL PLAN
C037	EROSION CONTROL DETAILS
C038	EROSION CONTROL DETAILS
C050	OVERALL SITE PLAN
C060	SIGHT TRIANGLE AND PROFILE PLAN
C200	OVERALL GRADING AND DRAINAGE PLAN
C201	GRADING AND DRAINAGE PLAN
C202	GRADING AND DRAINAGE PLAN
C203	GRADING AND DRAINAGE PLAN
C204	GRADING AND DRAINAGE PLAN
C205	GRADING AND DRAINAGE PLAN
C206	GRADING AND DRAINAGE PLAN
C207	GRADING AND DRAINAGE PLAN
C208	OVERALL EARTHWORKS EXHIBIT
C209	DRAINAGE PROFILES AND TABLES
C210	PRE DEVELOPMENT
C211	POST DEVELOPMENT
C212	POND 5 PLAN
C213	POND 6 PLAN
C214	POND 7 PLAN
C215	POND 8 PLAN
C216	POND 9 PLAN
C300	SECONDARY ACCESS ROAD PLAN AND PROFILE
C301	SECONDARY ACCESS ROAD PLAN AND PROFILE
C400	DETAILS
L-010.00	EXISTING CANOPY INVENTORY
L-011.00	TREE MITIGATION PLAN

DRAFT
MAY BE INCOMPLETE

811
Know what's below.
Call before you dig.

SUPERSEDED INSPECTION PROJECT

SUPERSEDED INSPECTIONS PROJECT:
RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey W. Wilder
LICENSED PROFESSIONAL ENGINEER
ENGINEER
31777
STATE OF MISSISSIPPI

THE LICENSED PROFESSIONAL SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL AND THIS PROFESSIONAL EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLAN, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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ELECTRICAL ENGINEER:

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138

STRUCTURAL ENGINEER:

ARCHITECT:

ACOUSTIC ENGINEER:

TELECOM ENGINEER:

SECURITY ENGINEER:

GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560

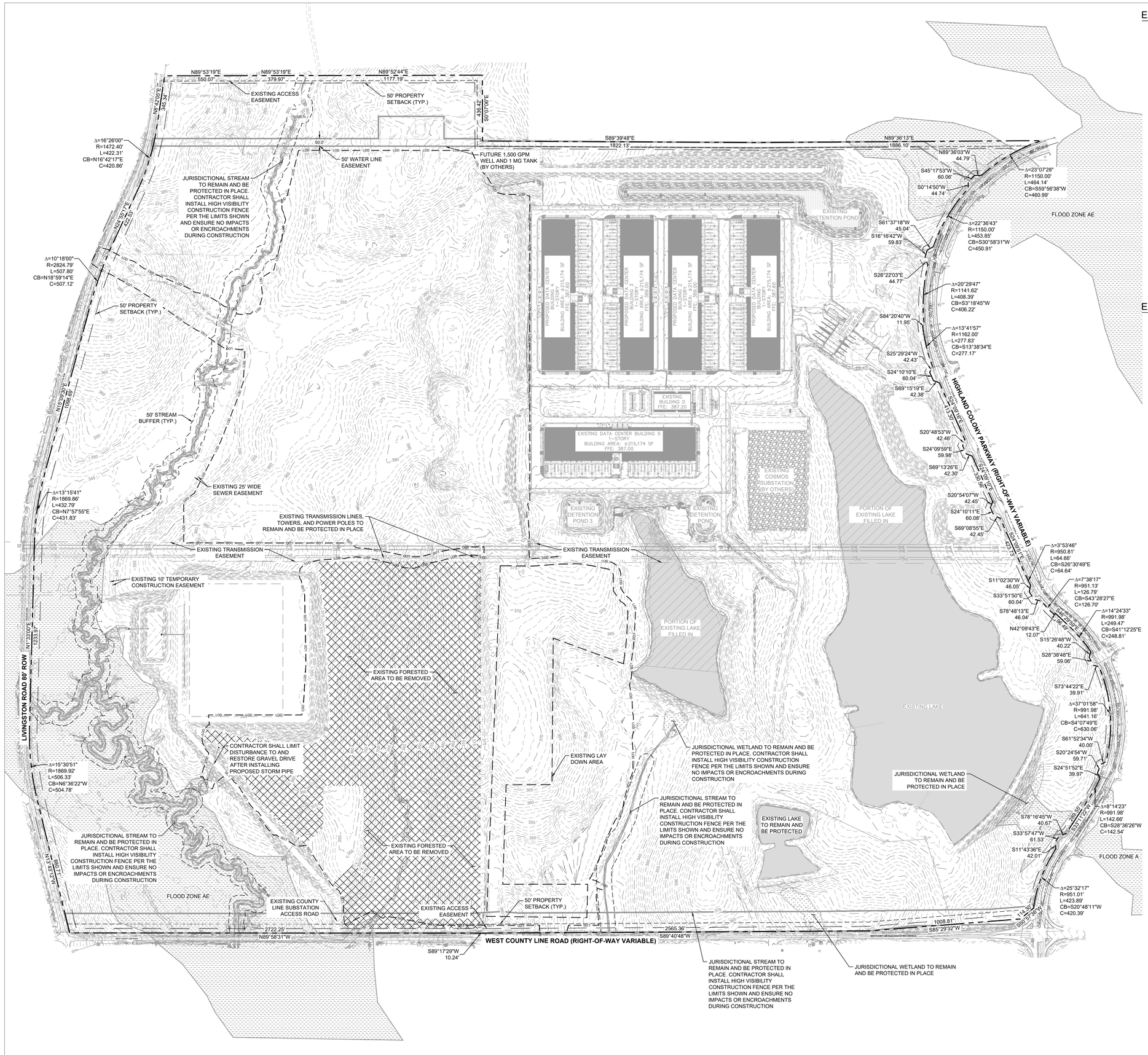
WATER TREATMENT ENGINEER:

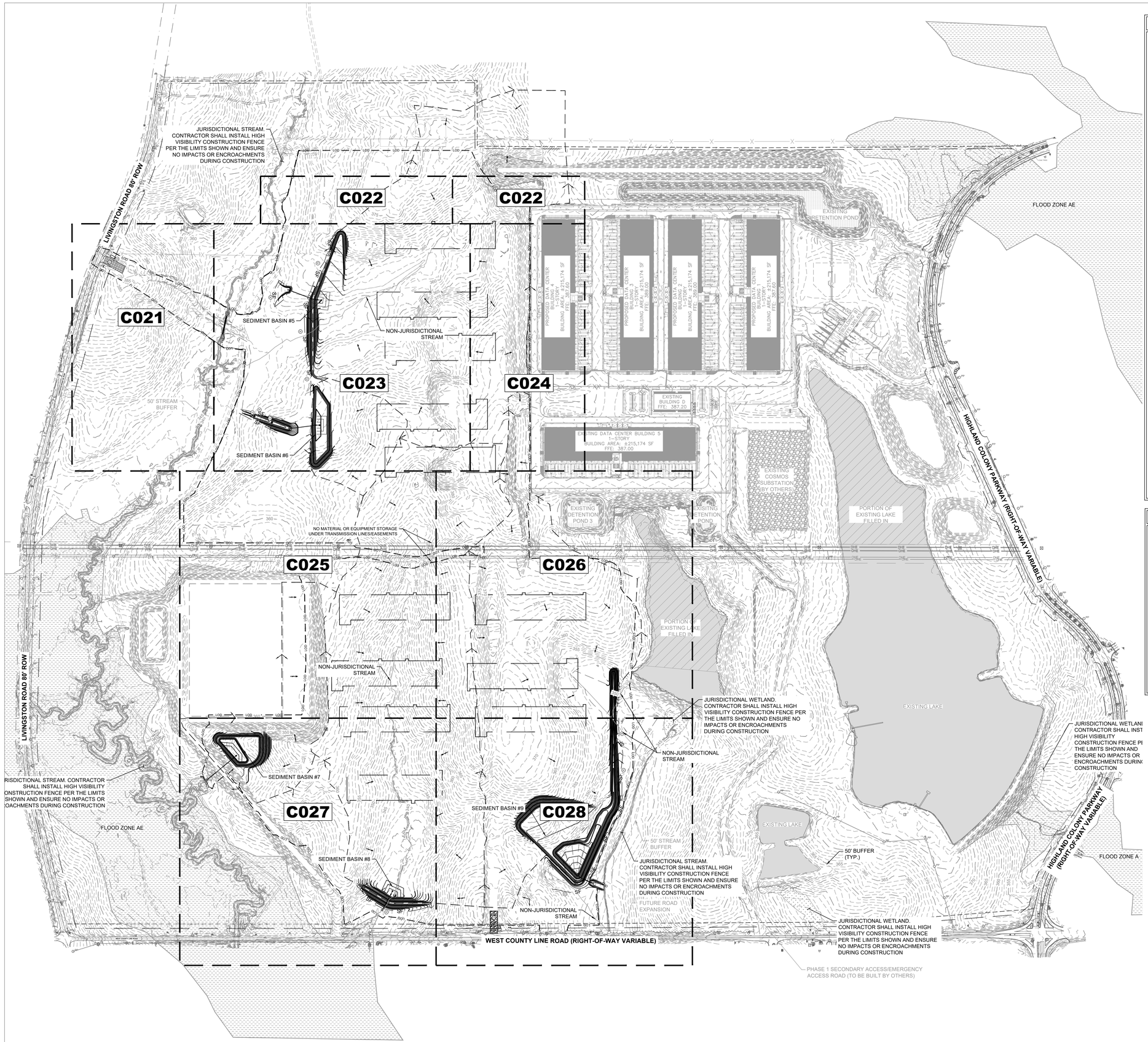
PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
COVER SHEET

DRAWING:
C000

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C


N89°53'19"E 550.07'
N89°53'19"E 379.97'
N89°52'44"E 1177.19'
EXISTING ACCESS EASEMENT
50' PROPERTY SETBACK (TYP.)
N0°22'06"E 345.34'
436.42'
S0°07'05"E
Δ=16°26'00" R=1472.40' L=422.31' CB=N16°42'17"E C=420.86'
S89°39'48"E 1822.13'
50.0'
50' WATER LINE EASEMENT
FUTURE 1,500 GPM WELL AND 1 MG TANK (BY OTHERS)
JURISDICTIONAL STREAM TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL INSTALL HIGH VISIBILITY CONSTRUCTION FENCE PER THE LIMITS SHOWN AND ENSURE NO IMPACTS OR ENCROACHMENTS DURING CONSTRUCTION
N24°45'51"E 424.63'
Δ=10°18'00" R=2824.79' L=507.80' CB=N18°59'14"E C=507.12'
50' PROPERTY SETBACK (TYP.)
N13°07'26"E 1098.69'
50' STREAM BUFFER (TYP.)
Δ=13°15'41" R=1869.86' L=432.79' CB=N7°57'55"E C=431.83'
EXISTING 25' WIDE SEWER EASEMENT
EXISTING TRANSMISSION LINES, TOWERS, AND POWER POLES TO REMAIN AND BE PROTECTED IN PLACE
EXISTING TRANSMISSION EASEMENT
EXISTING TRANSMISSION EASEMENT
EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT
EXISTING FORESTED AREA TO BE REMOVED
CONTRACTOR SHALL LIMIT DISTURBANCE TO AND RESTORE GRAVEL DRIVE AFTER INSTALLING PROPOSED STORM PIPE
EXISTING LAY DOWN AREA
JURISDICTIONAL STREAM TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL INSTALL HIGH VISIBILITY CONSTRUCTION FENCE PER THE LIMITS SHOWN AND ENSURE NO IMPACTS OR ENCROACHMENTS DURING CONSTRUCTION
EXISTING FORESTED AREA TO BE REMOVED
JURISDICTIONAL STREAM TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL INSTALL HIGH VISIBILITY CONSTRUCTION FENCE PER THE LIMITS SHOWN AND ENSURE NO IMPACTS OR ENCROACHMENTS DURING CONSTRUCTION
LIVINGSTON ROAD 80' ROW
N1°32'06"E 723.97'
Δ=15°30'51" R=1869.92' L=506.33' CB=N6°36'22"W C=504.78'
N13°43'34"W 680.17'
FLOOD ZONE AE
EXISTING COUNTY LINE SUBSTATION ACCESS ROAD
EXISTING ACCESS EASEMENT
50' PROPERTY SETBACK (TYP.)
2722.25'
N89°58'31"W
S89°17'29"W 10.24'
WEST COUNTY LINE ROAD (RIGHT-OF-WAY VARIABLE)
2565.36'
S89°40'48"W
JURISDICTIONAL STREAM TO REMAIN AND BE PROTECTED IN PLACE. CONTRACTOR SHALL INSTALL HIGH VISIBILITY CONSTRUCTION FENCE PER THE LIMITS SHOWN AND ENSURE NO IMPACTS OR ENCROACHMENTS DURING CONSTRUCTION
JURISDICTIONAL WETLAND TO REMAIN AND BE PROTECTED IN PLACE
PROPOSED DATA CENTER BUILDING 4 1=STORY BUILDING AREA: ±215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 3 1=STORY BUILDING AREA: ±215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 2 1=STORY BUILDING AREA: ±215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 1 1=STORY BUILDING AREA: ±215,174 SF FFE: 387.00
EXISTING BUILDING D FFE: 387.20
EXISTING DATA CENTER BUILDING 5 1=STORY BUILDING AREA: ±215,174 SF FFE: 387.00
EXISTING DETENTION POND 3
EXISTING DETENTION POND
EXISTING COSMOS SUBSTATION (BY OTHERS)
PORTION OF EXISTING LAKE FILLED IN
EXISTING LAKE
EXISTING LAKE TO REMAIN AND BE PROTECTED
JURISDICTIONAL WETLAND TO REMAIN AND BE PROTECTED IN PLACE
EXISTING DETENTION POND
FLOOD ZONE AE
FLOOD ZONE A
N89°36'13"E 1886.10'
N89°36'03"W 44.79'
S45°17'53"W 60.06'
S0°14'50"W 44.74'
Δ=23°07'28" R=1150.00' L=464.14' CB=S59°56'38"W C=460.99'
Δ=22°36'43" R=1150.00' L=453.85' CB=S30°58'31"W C=450.91'
S61°37'18"W 45.04'
S16°16'42"W 59.83'
S28°22'03"E 44.77'
Δ=20°29'47" R=1141.62' L=408.39' CB=S3°18'45"W C=406.22'
S84°20'40"W 11.95'
Δ=13°41'57" R=1162.00' L=277.83' CB=S13°38'34"E C=277.17'
S25°29'24"W 42.43'
S24°10'10"E 60.04'
S69°15'19"E 42.38'
HIGHLAND COLONY PARKWAY (RIGHT-OF-WAY VARIABLE)
S24°09'05"E 419.30'
S20°48'53"W 42.46'
S24°09'59"E 59.98'
S69°13'26"E 42.30'
S24°09'05"E 430.98'
S20°54'07"W 42.45'
S24°10'11"E 60.08'
S69°08'55"E 42.45'
S24°09'05"E 142.73'
Δ=3°53'46" R=950.81' L=64.66' CB=S26°30'49"E C=64.64'
S11°02'30"W 46.05'
S33°51'50"E 60.04'
S78°48'13"E 46.04'
Δ=7°38'17" R=951.13' L=126.79' CB=S43°28'27"E C=126.70'
S46°28'36"E 380.49'
Δ=14°24'33" R=991.98' L=249.47' CB=S41°12'25"E C=248.81'
N42°09'43"E 12.07'
S15°26'48"W 40.22'
S28°38'48"E 59.06'
S73°44'22"E 39.91'
Δ=37°01'58" R=991.98' L=641.16' CB=S4°07'49"E C=630.06'
S61°52'34"W 40.00'
S20°24'54"W 59.71'
S24°51'52"E 39.97'
Δ=8°14'23" R=991.98' L=142.66' CB=S28°36'26"W C=142.54'
S78°16'45"W 40.67'
S33°57'47"W 61.53'
S11°43'36"E 42.01'
Δ=25°32'17" R=951.01' L=423.89' CB=S20°48'11"W C=420.39'
S91°57'30"W 114.30'
1008.81'
S85°29'32"W
S24°09'05"E 1008.69'
S24°09'05"E 1008.69'
S24°09'05"E 1008.69'



EROSION CONTROL NOTES

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2. ALL NEWLY CUT OR FILLED AREA, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
5. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF RIDGELAND STANDARD CONSTRUCTION SPECIFICATIONS.
6. 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.
7. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF RIDGELAND CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
8. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
9. TEMPORARY AND PERMANENT SEEDING SHALL BE INSTALLED FOR STABILIZATION IN ACCORDANCE WITH THE MDEQ LARGE CONSTRUCTION GENERAL PERMIT REQUIREMENTS. SEEDING AND SOIL PREPARATION FOR SEEDING SHALL BE DONE IN ACCORDANCE WITH THE MISSISSIPPI HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, CURRENT EDITION.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.
11. ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS AND BE MAINTAINED UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN RESTORED.
12. ALL TEMPORARY EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITIONS BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME IT SHALL BE REMOVED. FOR PROPOSED PAVED SURFACE AREAS, THE CONTRACTOR MAY REMOVE NECESSARY SILT FENCE TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
13. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 14 DAYS OF GRADING INACTIVITY.
14. INSPECTIONS MUST BE PERFORMED BY QUALIFIED PERSONNEL. ALL CONTROL MEASURES SHALL BE CHECKED, AND REPAIRED AS NECESSARY, AT LEAST WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH AND WITHIN 24 HOURS AFTER ANY RAINFALL OF 0.5 INCHES WITHIN A 24 HOUR PERIOD. DURING PROLONGED RAINFALL DAILY CHECKING AND REPAIRING IS NECESSARY. THE PERMITTEE SHALL MAINTAIN RECORDS OF CHECKS AND REPAIRS. A RAIN GAUGE MUST BE MAINTAINED AT THE CONSTRUCTION SITE.
15. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
16. FABRIC SHOULD BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE.
17. ANY SEDIMENT REMAINING AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX, AS DIRECTED BY THE ENGINEER.
18. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION OR OTHER ACTIVITY ON THE SITE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SOIL EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS REQUESTED BY THE OWNER DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SATISFYING THE REQUIREMENTS OF THE STATE OF MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) AS SET FORTH IN THE MISSISSIPPI EROSION & SEDIMENT CONTROL HANDBOOK 4TH EDITION. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONTROL SO AS TO PREVENT ANY SEDIMENT FROM WASHING OFF THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL MAINTENANCE ACTIVITIES FOR THE EROSION CONTROL ELEMENTS AS REQUIRED BY MDEQ.
21. A COPY OF THIS PLAN MUST BE AVAILABLE ON SITE.
22. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
23. THE INTENT OF THE EROSION AND SEDIMENT CONTROL PLAN IS TO MINIMIZE THE RELEASE OF STORM WATER POLLUTANTS TO DOWNSTREAM PROPERTIES AND DRAINAGE SYSTEMS.
24. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
25. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
26. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FENCING, FLAGS, SIGNS, ETC.
27. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
28. ALL STORM SEWER INLETS THAT ARE TO BE USED FOR DRAINAGE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
29. PERIODIC INSPECTIONS AND REQUIRED MAINTENANCE MUST BE PROVIDED, ESPECIALLY AFTER EACH SIGNIFICANT STORM. THE PROJECT SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
30. THE CONTRACTOR SHALL PLACE SILT FENCE ALONG THE TOP BANK OF THE EXISTING STREAM PRIOR TO INITIATING ANY CLEARING OR LAND-DISTURBING ACTIVITIES ONSITE. ONCE THE TEMPORARY SEDIMENT BASINS AND ALL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED, THE CONTRACTOR SHALL RELOCATE THE EXISTING STREAM. UPON REACHING FINAL GRADE, THE CONTRACTOR SHALL STABILIZE THE STREAM CHANNEL AND BANKS WITH AN EROSION CONTROL MAT AND SEED, OR RIP-RAP, WHERE INDICATED. INSTALL SILT FENCE ALONG THE TOP BANK OF THE RELOCATED STREAM PRIOR TO PROCEEDING THE SITE CLEARING AND MASS GRADING OPERATIONS.

EROSION CONTROL LEGEND

- SF — SILT FENCE - REFER TO EROSION CONTROL DETAIL SHEET
- CEP — CONSTRUCTION EXIT - REFER TO EROSION CONTROL DETAIL SHEET
- ECB — EROSION CONTROL BLANKET - REFER TO EROSION CONTROL DETAIL SHEET
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- OP — OUTLET PROTECTION - REFER TO EROSION CONTROL DETAIL SHEET
- LOD — LIMITS OF DISTURBANCE - (52.65± ACRES)
- CONSTRUCTION SIGN
- DRAINAGE AREA

EROSION CONTROL NOTES

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, AND STORAGE AREA.
2. PLACE SILT FENCE ALONG THE TOP BANK OF THE EXISTING STREAM. INSTALL PERIMETER SILT FENCE AS SHOWN ON THE PHASE I PLAN.
3. CONSTRUCT SEDIMENT BASINS AND DIVERSION DITCHES.
4. CLEAR AND GRUB THE SITE.
5. BEGIN GRADING THE SITE.
6. INSTALL DRAINAGE INFRASTRUCTURE.

NORTH

GRAPHIC SCALE IN FEET
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AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey Wilder 21777 Licensed Professional Engineer STATE OF MISSISSIPPI

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LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
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CIVIL ENGINEER:
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TELECOM ENGINEER:
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GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
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(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: OVERALL PHASE I EROSION CONTROL PLAN

DRAWING: C020

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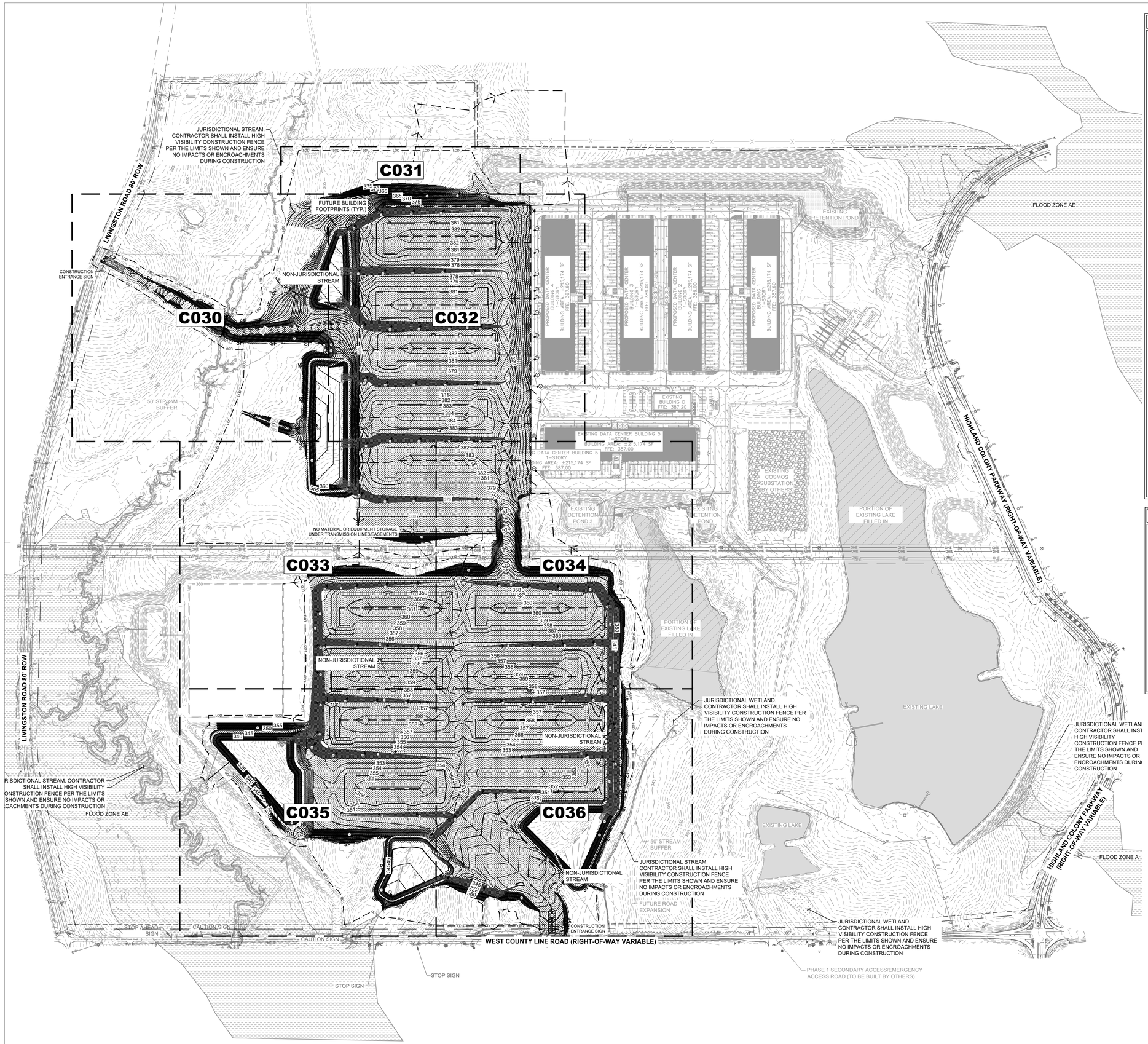

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- LOD — LIMITS OF DISTURBANCE - (52.65± ACRES)
- CONSTRUCTION SIGN
- DRAINAGE AREA

EROSION CONTROL NOTES

PHASE I

1. MOVE SILT FENCE AS INDICATED ON THE PHASE 2 PLAN.
2. BUILD OUT REMAINING POND BANKS.
3. COMPLETE INSTALLATION OF STORM SEWER AND STORM SEWER STRUCTURES.
4. COMPLETE GRADING.
5. COMPLETE INSTALLATION OF STORM SEWER AND STORM STRUCTURES.
6. STABILIZE THE SITE BY INSTALLING PERMANENT SEED MIX AND/OR SOD ALL DISTURBED AREAS.

DRAFT

MAY BE INCOMPLETE

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AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS

COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE

PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey Wilder — Licensed Professional Engineer — Engineer 31777 — State of Mississippi

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DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

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SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
529 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: OVERALL PHASE II EROSION CONTROL PLAN

DRAWING: C029

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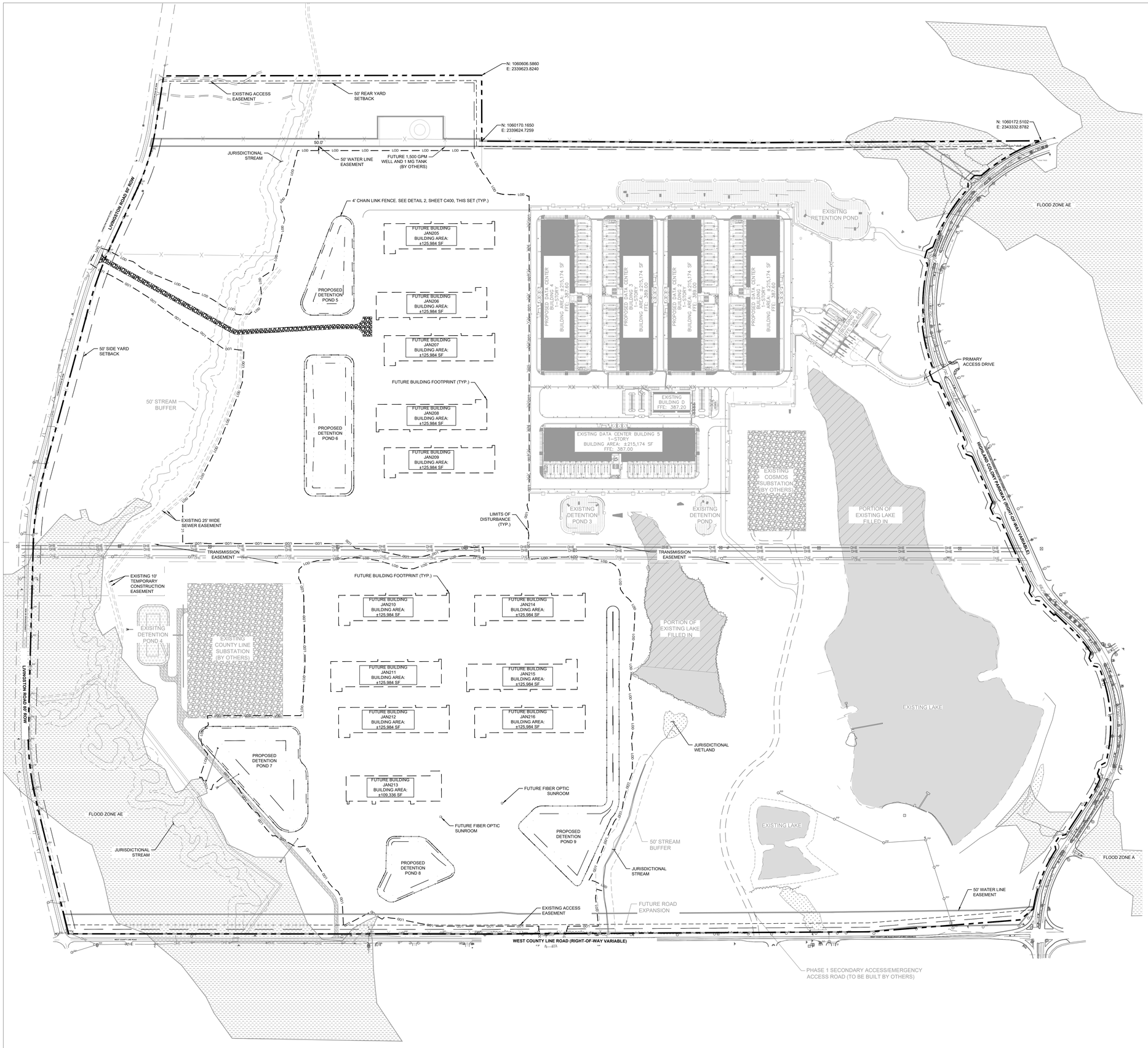

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PROJECT ADDRESS

COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE

PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

CASEY WILDER — LICENSED PROFESSIONAL ENGINEER — ENGINEER — 31777 — STATE OF MISSISSIPPI

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LEGAL NOTICE

REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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MECHANICAL ENGINEER:

ELECTRICAL ENGINEER:

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138

STRUCTURAL ENGINEER:

ARCHITECT:

ACOUSTIC ENGINEER:

TELECOM ENGINEER:

SECURITY ENGINEER:

GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560

WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: OVERALL SITE PLAN

DRAWING: C050

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

DRAFT
MAY BE INCOMPLETE

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

811 Know what's below. Call before you dig.

GRADING NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11-13-2023. DUE TO ONGOING EARTHWORK, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. CONTRACTOR TO MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE.
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4. HS-20 TRAFFIC RATED FRAMES AND GRATES ARE REQUIRED FOR ALL STRUCTURES.
5. FOR STORM DRAIN PIPES, CLASS V RCP TO BE USED FOR PIPE SIZES GREATER THAN 12-IN DIAMETER.
6. TOTAL AREA OF DISTURBANCE = 243 ± ACRES.

C201 C202 C203 C204 C205 C206 C207

PROPOSED DATA CENTER BUILDING 4 1-STORY BUILDING AREA: ± 215,174 SF FFE = 387.00

PROPOSED DATA CENTER BUILDING 3 1-STORY BUILDING AREA: ± 215,174 SF FFE = 387.00

PROPOSED DATA CENTER BUILDING 2 1-STORY BUILDING AREA: ± 215,174 SF FFE = 387.00

PROPOSED DATA CENTER BUILDING 1 1-STORY BUILDING AREA: ± 215,174 SF FFE = 387.00

EXISTING DATA CENTER BUILDING 5 1-STORY BUILDING AREA: ± 215,174 SF FFE: 387.00

EXISTING BUILDING D FFE: 387.20

EXISTING RETENTION POND 1

EXISTING DETENTION POND 3

EXISTING DETENTION POND 4

EXISTING DETENTION POND 2

EXISTING COUNTY LINE SUBSTATION (BY OTHERS)

EXISTING COSMOS SUBSTATION (BY OTHERS)

PORTION OF EXISTING LAKE FILLED IN

EXISTING LAKE

50' STREAM BUFFER

FUTURE BUILDING FOOTPRINT (TYP.)

FUTURE BUILDING JAN205 BUILDING AREA: ±120,964 SF FFE = 381.70

FUTURE BUILDING JAN206 BUILDING AREA: ±120,964 SF FFE = 381.65

FUTURE BUILDING JAN207 BUILDING AREA: ±120,964 SF FFE = 381.50

FUTURE BUILDING JAN208 BUILDING AREA: ±120,964 SF FFE = 382.30

FUTURE BUILDING JAN209 BUILDING AREA: ±120,964 SF FFE = 382.50

FUTURE BUILDING JAN210 BUILDING AREA: ±125,984 SF FFE = 360.00

FUTURE BUILDING JAN214 BUILDING AREA: ±125,984 SF FFE = 359.50

FUTURE BUILDING JAN211 BUILDING AREA: ±125,984 SF FFE = 358.60

FUTURE BUILDING JAN215 BUILDING AREA: ±125,984 SF FFE = 358.10

FUTURE BUILDING JAN212 BUILDING AREA: ±125,984 SF FFE = 357.40

FUTURE BUILDING JAN216 BUILDING AREA: ±125,984 SF FFE = 356.90

FUTURE BUILDING JAN213 BUILDING AREA: ±109,335 SF FFE = 356.00

STORM MANAGEMENT POND 1

STORM MANAGEMENT POND 2

STORM MANAGEMENT POND 3

STORM MANAGEMENT POND 4

STORM MANAGEMENT POND 5

STORM MANAGEMENT POND 6

STORM MANAGEMENT POND 7

LIMITS OF DISTURBANCE (TYP.)

FUTURE ROAD EXPANSION

PHASE 1 SECONDARY ACCESS/EMERGENCY ACCESS ROAD (TO BE BUILT BY OTHERS)

STOP AHEAD SIGN

CAUTION SIGN

STOP SIGN

STOP SIGN

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

DRAFT
MAY BE INCOMPLETE

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SUPERSEDED INSPECTION PROJECT

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RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

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Casey Wilder 31777 ENGINEER STATE OF MISSISSIPPI REGISTERED PROFESSIONAL

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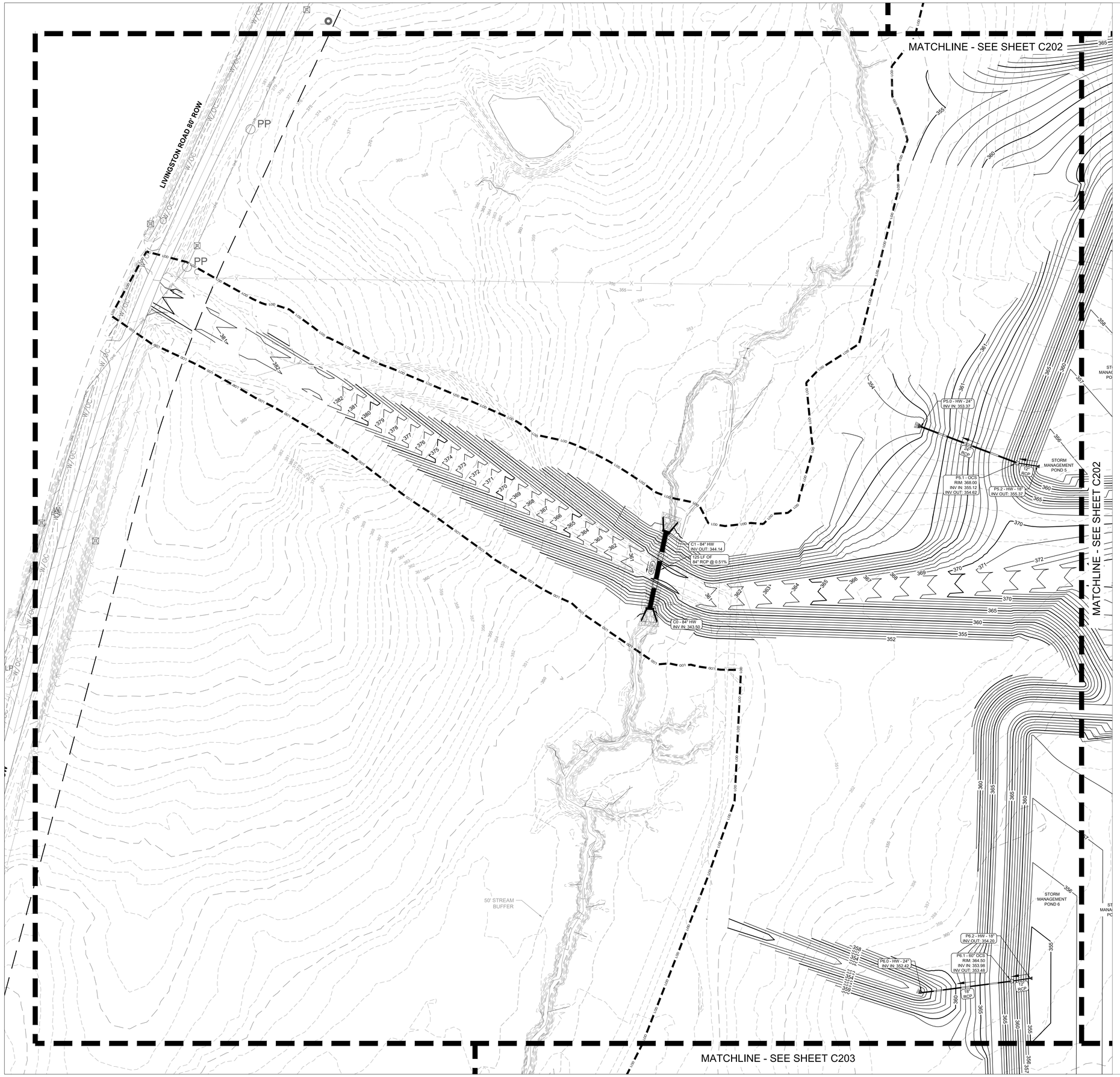
JOE COBENA
(225) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

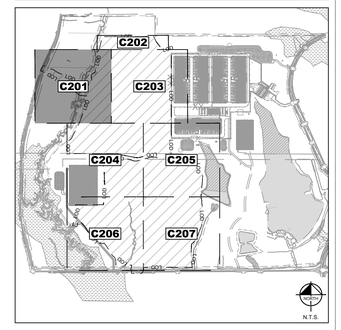
TITLE: OVERALL GRADING AND DRAINAGE PLAN

DRAWING: C200

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



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GRADING AND DRAINAGE LEGEND

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- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED MATCH EXISTING ELEVATION
- PROPOSED AREA INLET THROAT ELEVATION
- PROPOSED STORM WATER PIPE
- PROPOSED SWALE LINE
- PROPOSED RIDGE LINE
- PROPOSED HEADWALL (HW)
- PROPOSED AREA INLET (AI)
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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MAY BE INCOMPLETE

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ENGINEER
21777
STATE OF MISSISSIPPI

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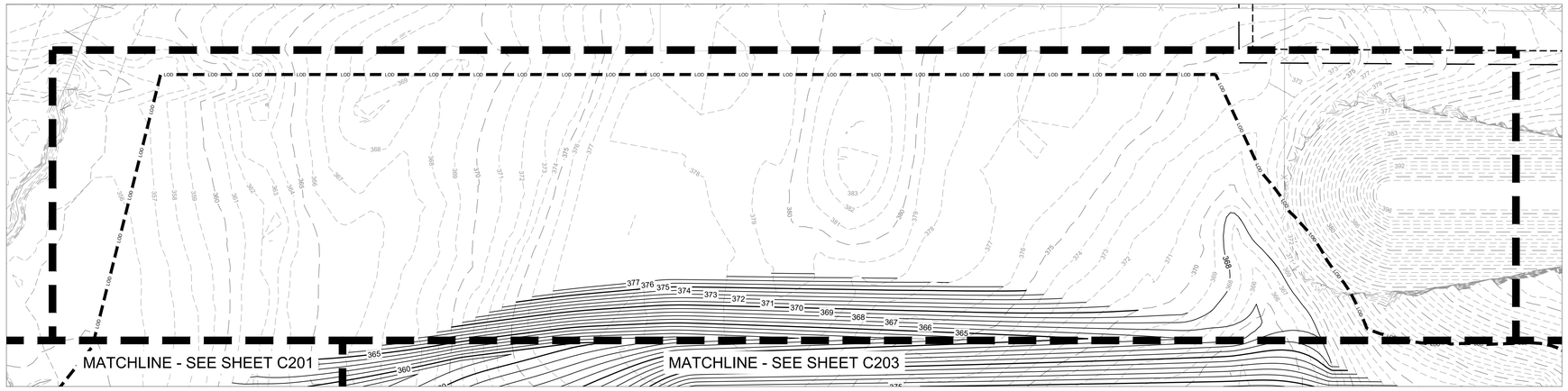
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

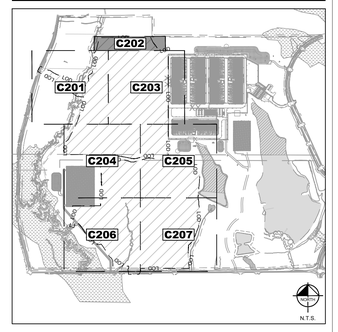
TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C201

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



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GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
LOD	LIMITS OF DISTURBANCE
248	EXISTING CONTOUR
XXX	PROPOSED CONTOUR
X.XX%	PROPOSED SLOPE
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XXME	PROPOSED MATCH EXISTING ELEVATION
XXX.XXAI	PROPOSED AREA INLET THROAT ELEVATION
	PROPOSED STORM WATER PIPE
	PROPOSED SWALE LINE
	PROPOSED RIDGE LINE
	PROPOSED HEADWALL (HW)
	PROPOSED AREA INLET (AI)
	PROPOSED OUTLET CONTROL STRUCTURE (OCS)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

DRAFT
MAY BE INCOMPLETE

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JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560

WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C202

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C202

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C205

FUTURE BUILDING
JAN205
BUILDING AREA: ±125,984 SF
FFE = 381.70

FUTURE BUILDING
JAN206
BUILDING AREA: ±125,984 SF
FFE = 381.65

FUTURE BUILDING
JAN207
BUILDING AREA: ±125,984 SF
FFE = 381.50

FUTURE BUILDING
JAN208
BUILDING AREA: ±125,984 SF
FFE = 382.30

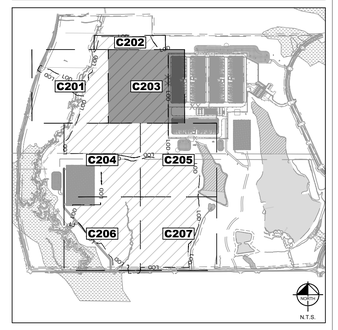
PROPOSED DATA CENTER BUILDING 4
1-STORY
BUILDING AREA: ±215,174 SF
FFE: 387.60

EXISTING DATA CENTER BUILDING 5
1-STORY
BUILDING AREA: ±215,174 SF
FFE: 387.00

STORM MANAGEMENT POND 5

STORM MANAGEMENT POND 6

KEY MAP



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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE (LOD)
- 248 EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- X.XX% PROPOSED SLOPE
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.XXME PROPOSED MATCH EXISTING ELEVATION
- XXX.XXAI PROPOSED AREA INLET THROAT ELEVATION
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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

DRAFT
MAY BE INCOMPLETE

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GEOTECH ENGINEER: ECS SOUTHEAST, LLC JOE COBENA (225) 224-2583 539 KLONDYKE RD LONG BEACH, MS 39560	WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C203

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C203

MATCHLINE - SEE SHEET C205

MATCHLINE - SEE SHEET C206

STORM MANAGEMENT POND 6

FUTURE BUILDING
JAN209
BUILDING AREA: ±125,984 SF
FFE = 382.50

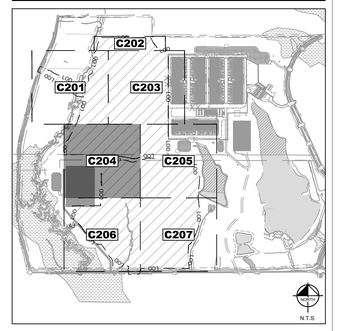
FUTURE BUILDING
JAN210
BUILDING AREA: ±125,984 SF
FFE = 360.00

FUTURE BUILDING
JAN211
BUILDING AREA: ±125,984 SF
FFE = 358.60

APPROXIMATE TRANSMISSION EASEMENT

EXISTING COUNTY LINE SUBSTATION (BY OTHERS)
FFE = 360.00

KEY MAP



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PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

CASEY WILDER
LICENSED PROFESSIONAL ENGINEER
ENGINEER
21777
STATE OF MISSISSIPPI

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LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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ELECTRICAL ENGINEER:
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C204

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C203

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C207

EXISTING DATA CENTER BUILDING 5
1-STORY
BUILDING AREA: ±215,174 SF
FFE: 387.00

FUTURE BUILDING
JAN209
BUILDING AREA: ±125,984 SF
FFE = 382.50

FUTURE BUILDING
JAN214
BUILDING AREA: ±125,984 SF
FFE = 359.50

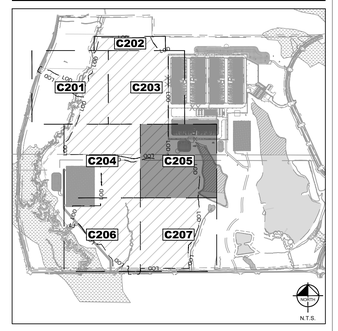
FUTURE BUILDING
JAN215
BUILDING AREA: ±125,984 SF
FFE = 358.10

EXISTING DETENTION POND 3

APPROXIMATE TRANSMISSION EASEMENT

PORTION OF EXISTING LAKE FILLED IN

KEY MAP



GRADING & DRAINAGE NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11-13-2023. DUE TO ONGOING EARTHWORK, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
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6. TOTAL AREA OF DISTURBANCE = 243± ACRES.

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT ELEVATION
- PROPOSED MATCH EXISTING ELEVATION
- PROPOSED AREA INLET THROAT ELEVATION
- PROPOSED STORM WATER PIPE
- PROPOSED SWALE LINE
- PROPOSED RIDGE LINE
- PROPOSED HEADWALL (HW)
- PROPOSED AREA INLET (AI)
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

DRAFT
MAY BE INCOMPLETE

811 Know what's below. Call before you dig.

SUPERSEDED INSPECTION PROJECT

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RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

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GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560

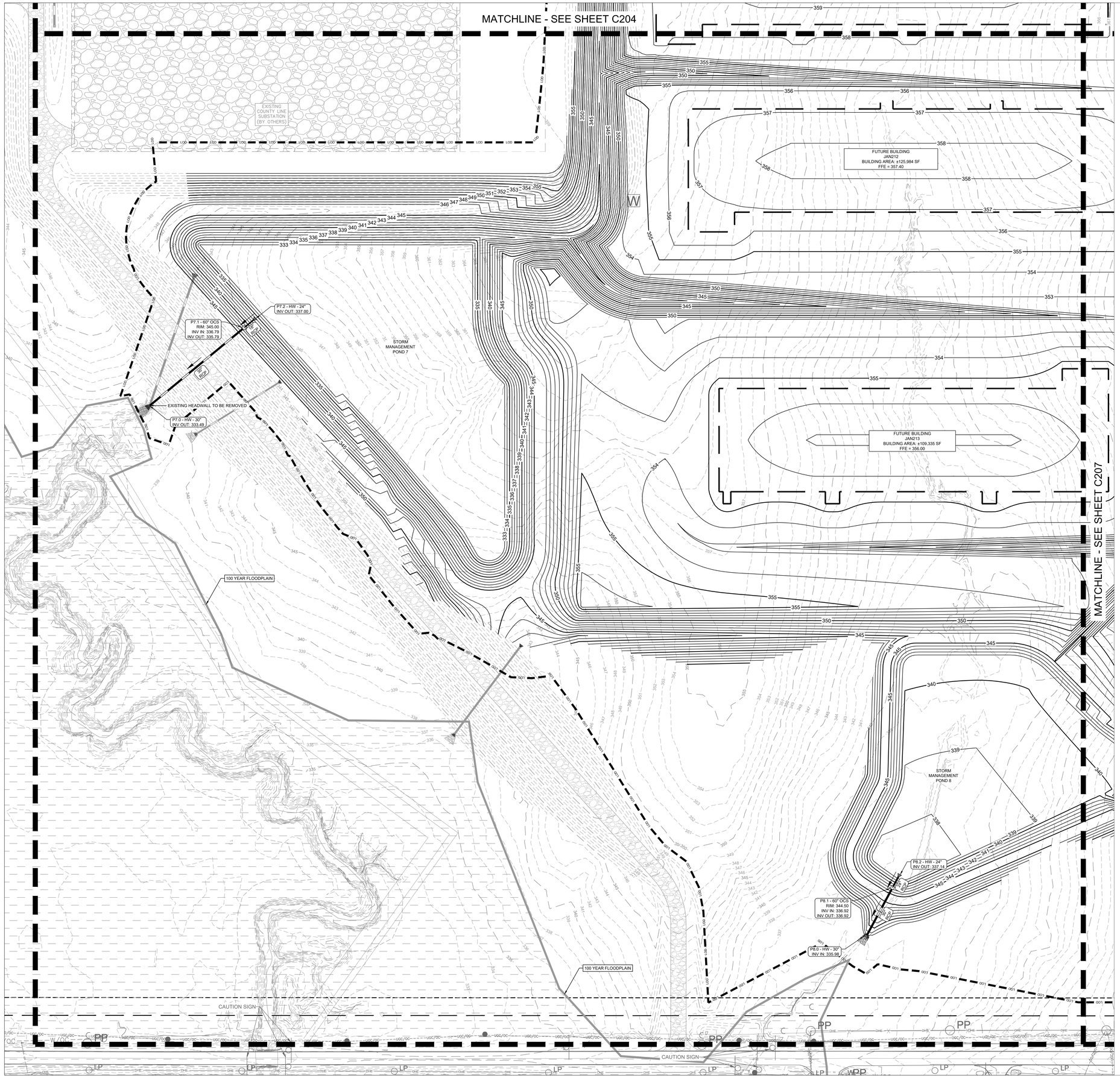
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

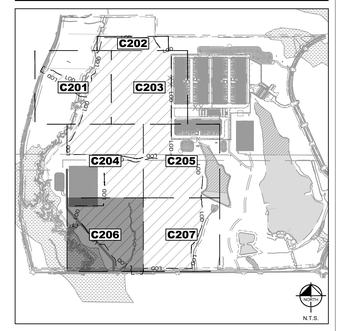
TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C205

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



GRADING & DRAINAGE NOTES

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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
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- PROPOSED SPOT ELEVATION
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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey Wilder LICENSED PROFESSIONAL ENGINEER 31777 STATE OF MISSISSIPPI

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JOE COBENA
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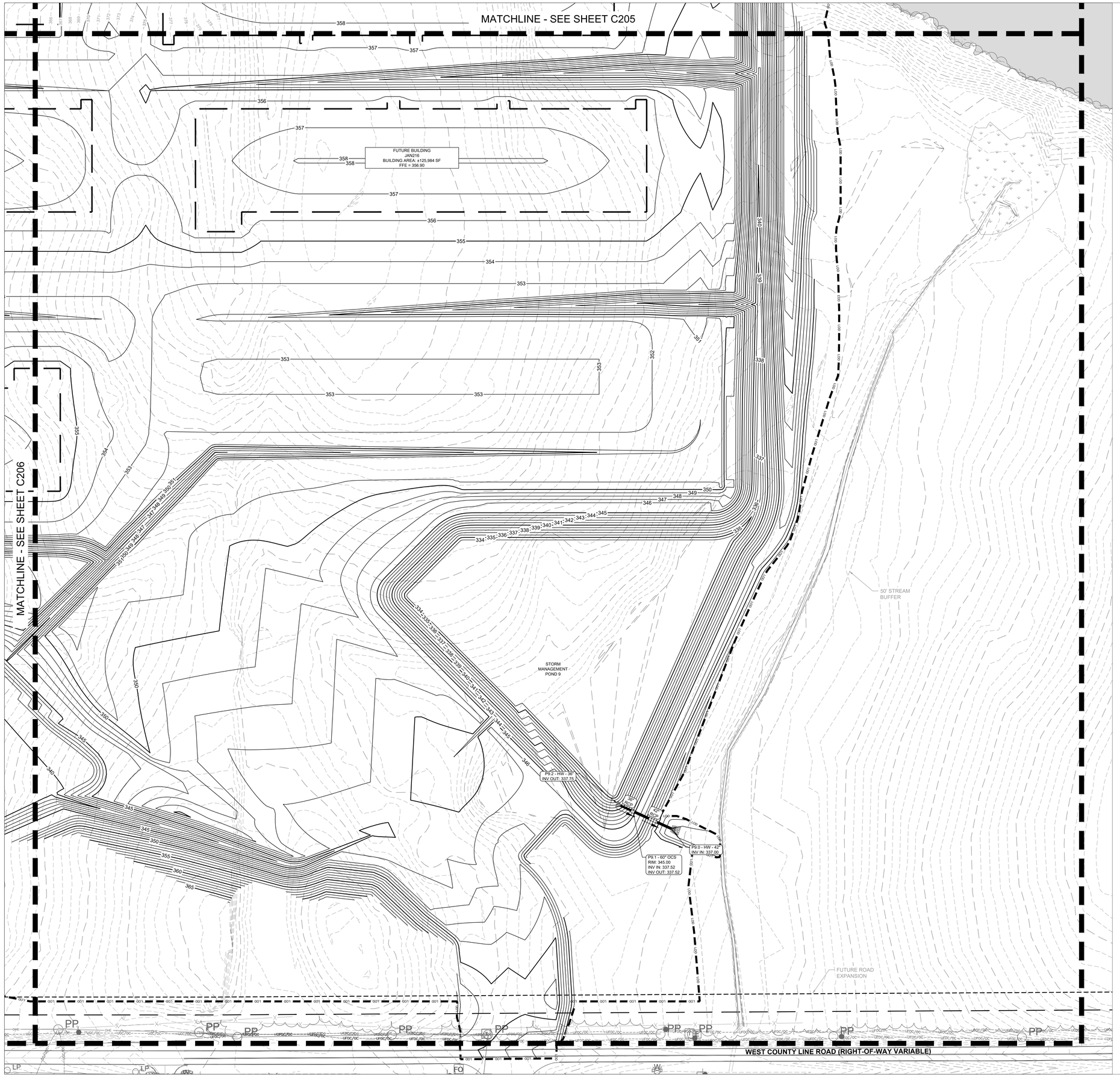
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

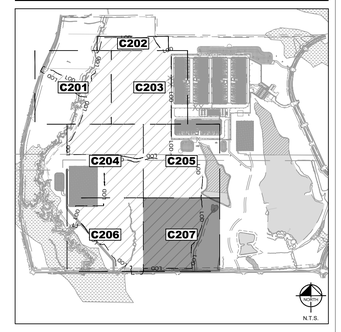
TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C206

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- 248 — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- X.XX% — PROPOSED SLOPE
- XXX.XX — PROPOSED SPOT ELEVATION
- XXX.XXME — PROPOSED MATCH EXISTING ELEVATION
- XXX.XXAI — PROPOSED AREA INLET THROAT ELEVATION
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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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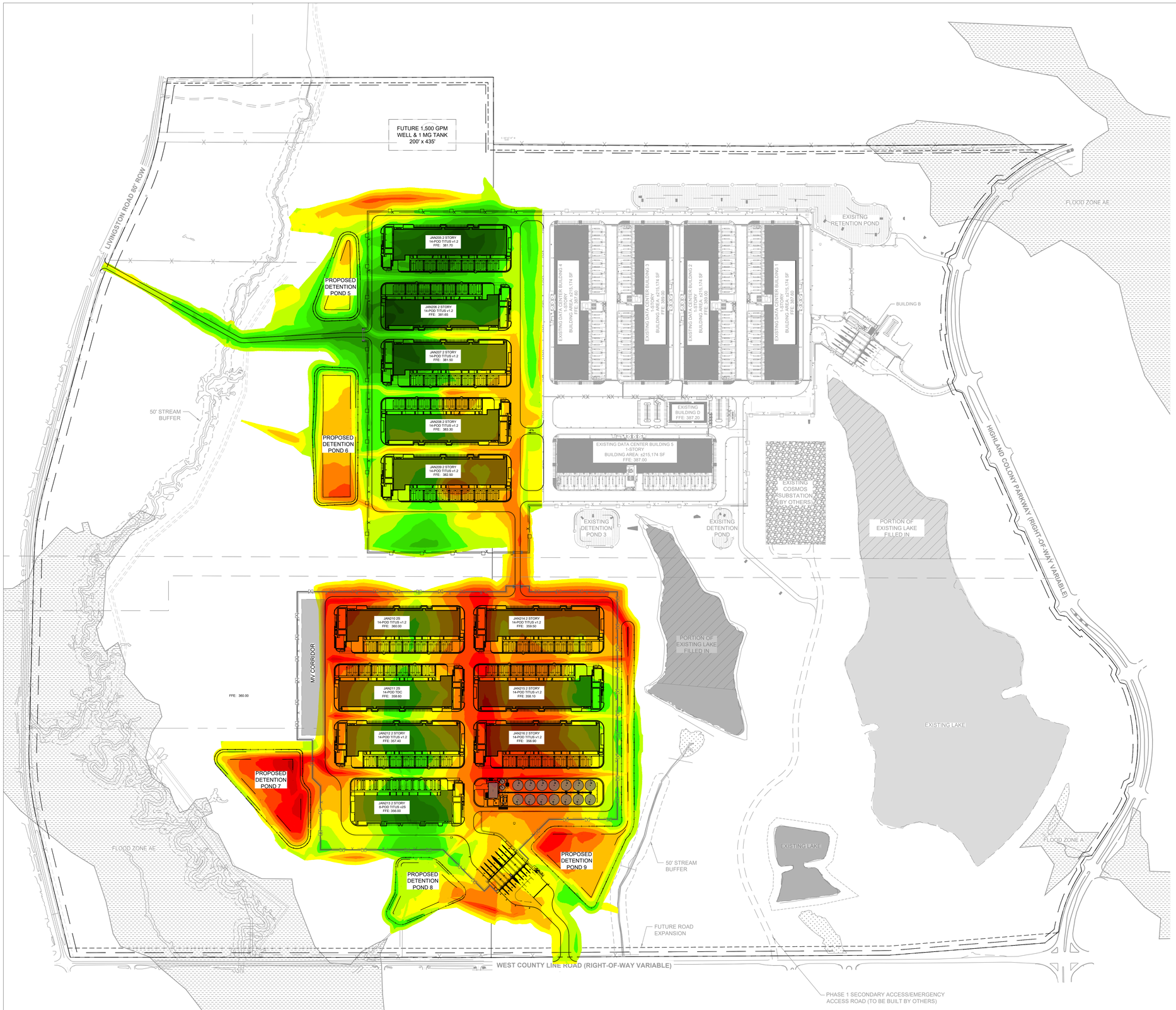
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C207

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



EXISTING TOPOGRAPHY NOTE

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EARTHWORK ANALYSIS: CAMPUS BREAKDOWN (BASED ON GEOTECHNICAL RECOMMENDATIONS)				
	A	TOTAL DISTURBED AREA	8,278,143	SQ FT
	B	PROPOSED TOPSOIL RESPREAD AREAS (SEEDED AREAS WITHIN LIMITS OF DISTURBANCE)	8,278,143	SQ FT
	C	AVERAGE EXISTING TOPSOIL DEPTH	6	INCHES
	D	PROPOSED TOPSOIL RESPREAD DEPTH (4" MIN. OR AHJ REQUIRED MIN. WHICHEVER IS GREATER)	4	INCHES
ALL VOLUMES IN CUBIC YARDS				
	E	FILL, FROM EXISTING GRADE TO FINISH GRADE	1,250,930	CY
	F	CUT, FROM EXISTING GRADE TO FINISH GRADE	1,608,377	CY

OWNER'S EARTHWORK NOTES:
THE EARTHWORKS QUANTITIES HAVE BEEN ESTABLISHED AS A MEANS FOR THE OWNER TO UNDERSTAND THE SITE CONSTRAINTS. THE CONTRACTOR SHALL COMPLETE THEIR OWN QUANTITY TAKEOFF WHEN DETERMINING THE BID PRICE FOR THE PLANNED IMPROVEMENTS

ADDITIONAL EARTHWORK ANALYSIS WILL BE PROVIDED AT A LATER DATE. THIS INFORMATION IS CURRENTLY UNDER REVIEW AND WILL BE FINALIZED ONCE COORDINATION WITH THE GEOTECHNICAL ENGINEER IS COMPLETE

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-35.00	-30.00	2473.80	
2	-30.00	-25.00	36923.72	
3	-25.00	-20.00	201137.56	
4	-20.00	-15.00	673620.68	
5	-15.00	-10.00	1033744.86	
6	-10.00	-5.00	1350097.32	
7	-5.00	0.00	1478164.57	
8	0.00	5.00	1438726.17	
9	5.00	10.00	987639.10	
10	10.00	15.00	496583.13	
11	15.00	20.00	316118.64	
12	20.00	25.00	242771.97	
13	25.00	30.00	19986.78	

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: OVERALL EARTHWORKS EXHIBIT

DRAWING: C208

PAPER SIZE:	SCALE:	AGILE NO:	REV:
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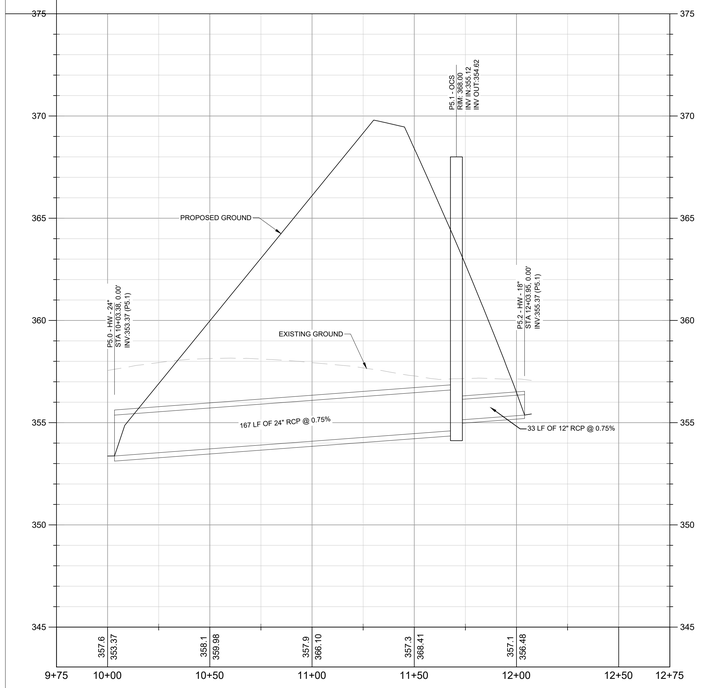
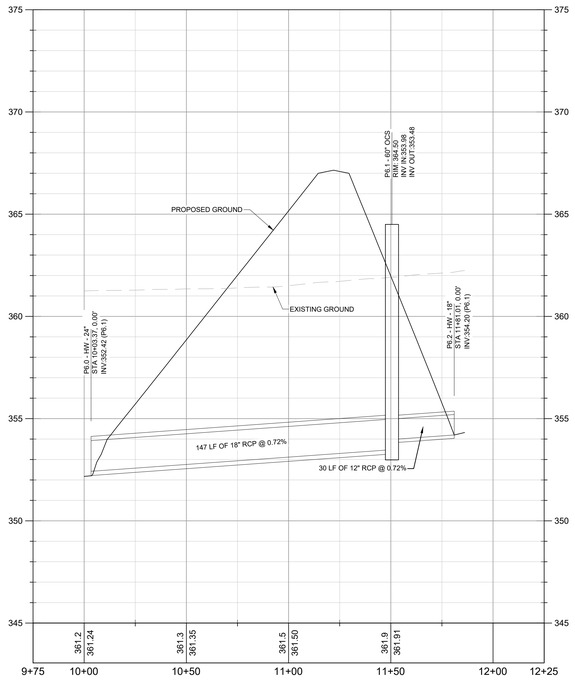
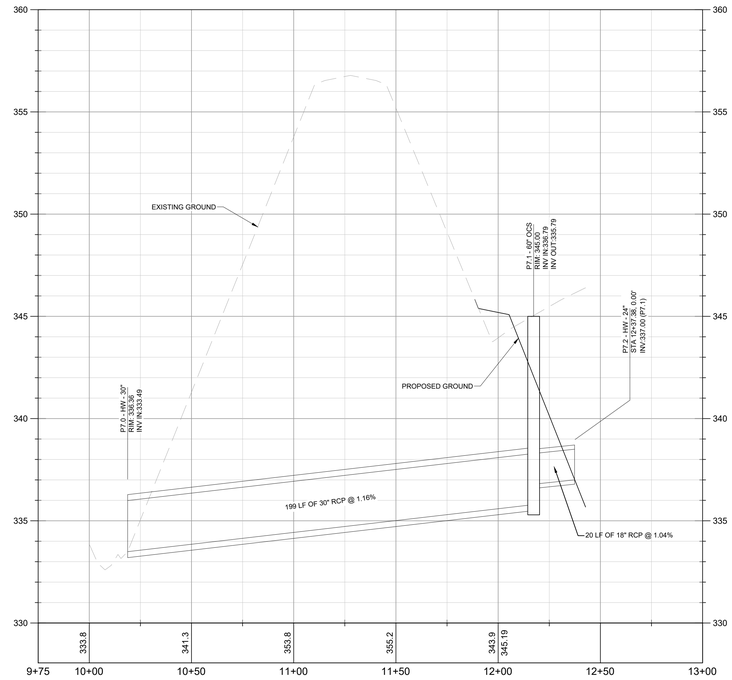


PROFILE VIEW
P5.0 TO P5.2

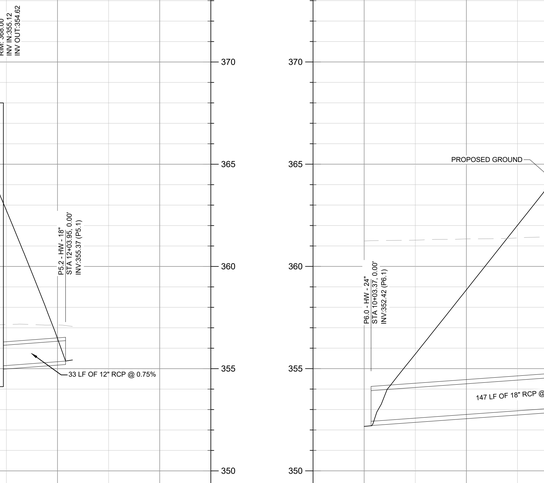


PROFILE VIEW
P6.0 TO P6.2

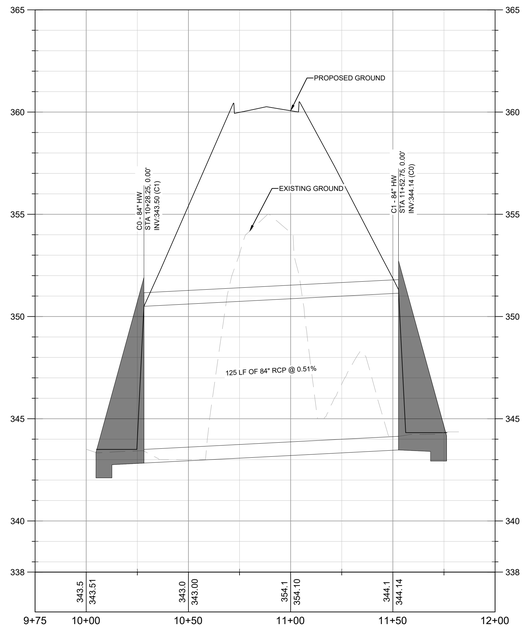


PROFILE VIEW
P7.0 TO P7.2

PROFILE VIEW
P8.0 TO P8.2



PROFILE VIEW
P9.0 TO P9.2



PROFILE VIEW
C1 TO C0

STRUCTURE DATA TABLE

STR. NAME	TYPE	RIM ELEV.	INVERT IN	INVERT OUT
C0	84" HW		343.50 (C1)	
C1	84" HW			344.14 (C0)
P5.0	HW - 24"		353.37 (P5.1)	
P5.1	OCS		355.12 (P5.2)	354.62 (P5.0)
P5.2	HW - 18"			355.37 (P5.1)
P6.0	HW - 24"		352.42 (P6.1)	
P6.1	60" OCS		353.98 (P6.2)	353.48 (P6.0)
P6.2	HW - 18"			354.20 (P6.1)
P7.0	HW - 30"		333.49 (P7.1)	
P7.1	60" OCS		336.79 (P7.2)	335.79 (P7.0)
P7.2	HW - 24"			337.00 (P7.1)
P8.0	HW - 30"		335.98 (P8.1)	
P8.1	60" OCS		336.92 (P8.2)	336.92 (P8.0)
P8.2	HW - 24"			337.14 (P8.1)
P9.0	HW - 42"		337.00 (P9.1)	
P9.1	60" OCS		337.52 (P9.2)	337.52 (P9.0)
P9.2	HW - 36"			337.75 (P9.1)

PIPE DATA TABLE

PIPE NAME	FROM STR.	INVERT	TO STR.	INVERT	LENGTH (ft.)	DIA. (in.)	MAT'L	SLOPE (%)
C1 TO C0	C1	344.14	C0	343.50	124.50'	84"	RCP	0.51%
P5.1 TO P5.0	P5.1	354.62	P5.0	353.37	167.24'	24"	RCP	0.75%
P5.2 TO P5.1	P5.2	355.37	P5.1	355.12	33.34'	12"	RCP	0.75%
P6.0 TO P6.1	P6.1	353.48	P6.0	352.42	147.19'	18"	RCP	0.72%
P6.1 TO P6.2	P6.2	354.20	P6.1	353.98	30.44'	12"	RCP	0.72%
P7.1 TO P7.0	P7.1	335.79	P7.0	333.49	198.57'	30"	RCP	1.16%
P7.1 TO P7.2	P7.2	337.00	P7.1	336.79	20.01'	18"	RCP	1.04%
P8.0 TO P8.1	P8.1	336.92	P8.0	335.98	86.04'	30"	RCP	1.09%
P8.1 TO P8.2	P8.2	337.14	P8.1	336.92	20.14'	24"	RCP	1.10%
P9.0 TO P9.1	P9.1	337.52	P9.0	337.00	68.53'	42"	RCP	0.76%
P9.1 TO P9.2	P9.2	337.75	P9.1	337.52	21.90'	36"	RCP	1.05%

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DRN/ENG: KIMLEY HORN | CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

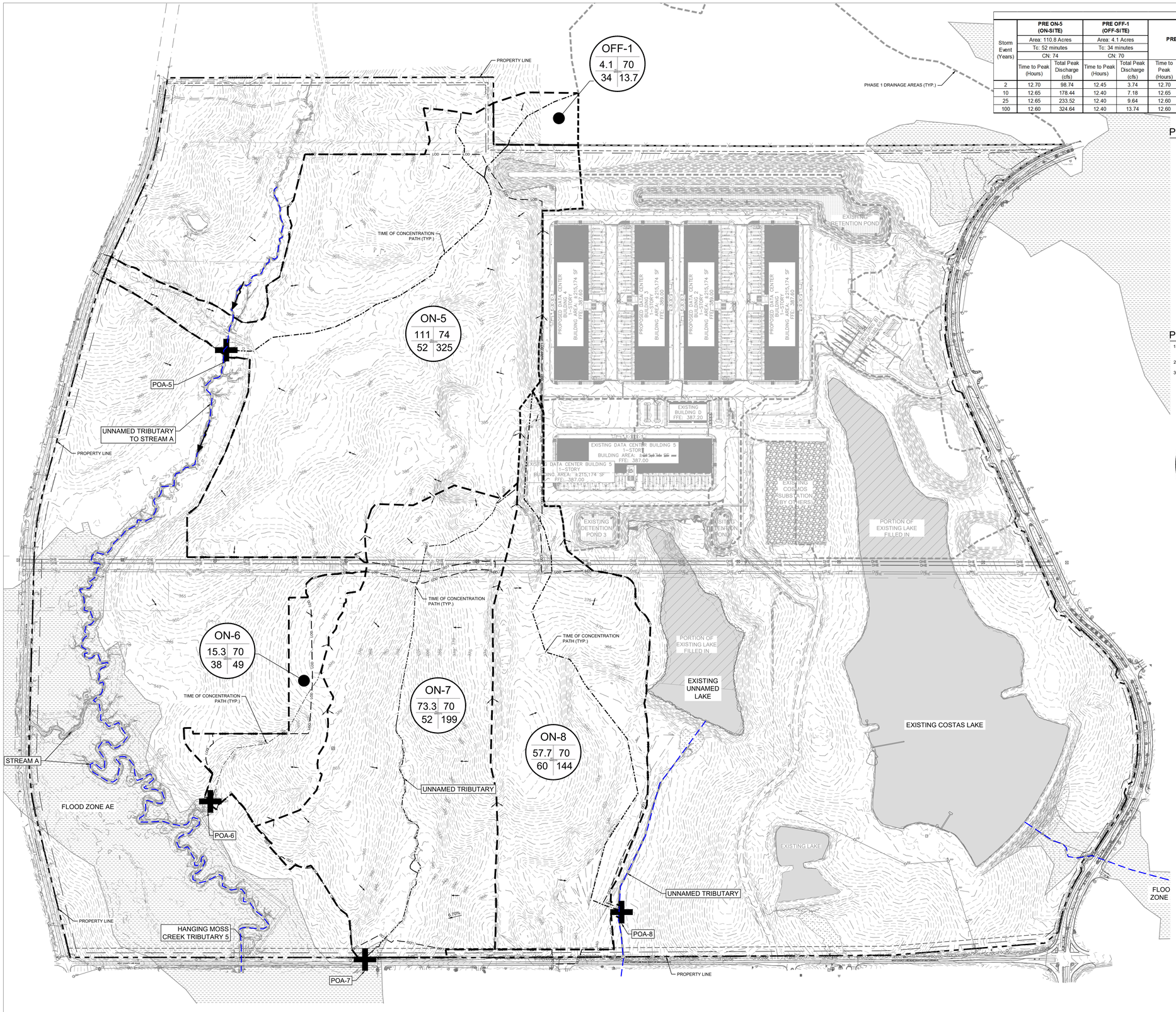
PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: DRAINAGE PROFILES AND TABLES

DRAWING: C209

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

PRE-DEVELOPMENT												
Storm Event (Years)	PRE ON-5 (ON-SITE)		PRE OFF-1 (OFF-SITE)		PRE POA-5		PRE ON-6 (PRE POA-6)		PRE ON-7 (PRE POA-7)		PRE ON-8 (PRE POA-8)	
	Area: 110.8 Acres		Area: 4.1 Acres				Area: 15.3 Acres		Area: 73.3 Acres		Area: 57.7 Acres	
	Tc: 52 minutes		Tc: 34 minutes				Tc: 38 minutes		Tc: 52 minutes		Tc: 60 minutes	
	CN: 74		CN: 70				CN: 70		CN: 70		CN: 70	
	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)
2	12.70	98.74	12.45	3.74	12.70	101.81	12.45	13.27	12.60	53.64	12.70	38.76
10	12.65	178.44	12.40	7.18	12.65	184.26	12.45	25.63	12.60	104.08	12.70	75.16
25	12.65	233.52	12.40	9.64	12.60	241.69	12.45	34.38	12.60	139.75	12.70	100.89
100	12.60	324.64	12.40	13.74	12.60	336.75	12.45	48.94	12.60	199.21	12.65	144.05

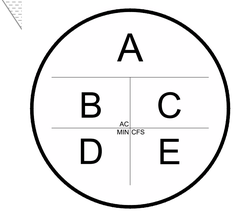


PROPOSED DRAINAGE AREA MAP LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (XXX)
- PROPOSED CONTOUR (XXX)
- DRAINAGE AREA
- TIME OF CONCENTRATION PATH
- POINT OF ANALYSIS
- FLOW PATH
- FLOW ARROW
- EXISTING PHASE 1 DRAINAGE AREA
- RIDGELINE DRAINAGE ARROW

PROPOSED DRAINAGE AREA MAP NOTES

1. TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. POAs CHOSEN TO INCLUDE ALL PHASE 1 DEVELOPED AREA. AREA UTILIZED FOR LEAN CLAY RETRIEVAL AND FAT CLAY WASTE NOT INCLUDED IN HYDROLOGIC ANALYSIS.
3. ROOF DRAINAGE AREAS ARE SPLIT INTO EQUAL PARTS FOR EACH ROOF DRAIN WITHIN THE AREA.



DRAINAGE AREA LABEL:

A - DRAINAGE AREA NAME

B - AREA (AC)

C - CURVE NUMBER

D - TIME OF CONCENTRATION (MIN)

E - 100-YR FLOW (CFS)

DRAFT

MAY BE INCOMPLETE

NORTH

GRAPHIC SCALE IN FEET

0 125 250 500

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TITLE: PRE DEVELOPMENT

DRAWING: C210

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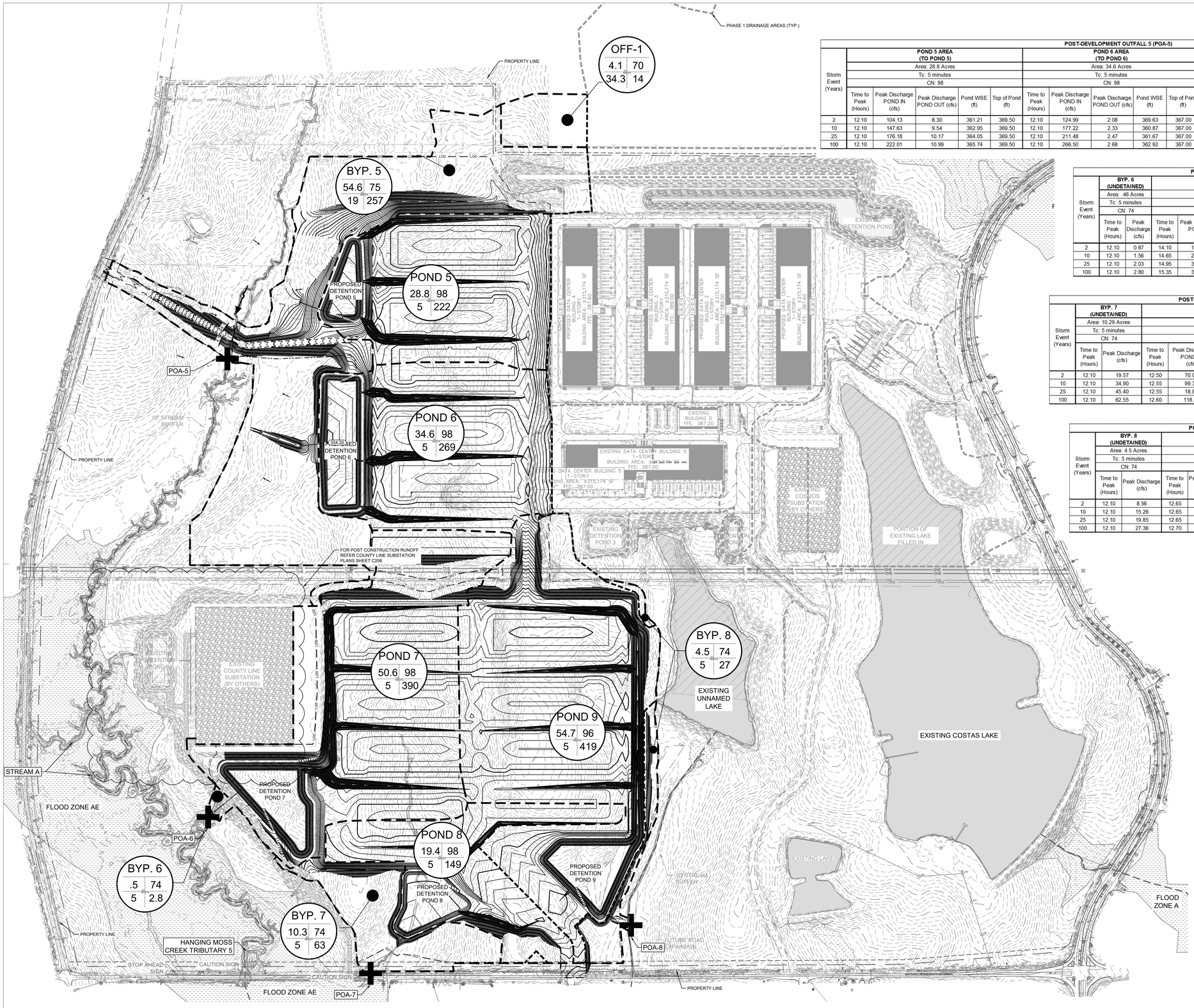

POST-DEVELOPMENT OUTFALL 5 (POA-5)

Storm Event (Years)	POND 5 AREA (TO POND 5) Area: 28.8 Acres Tc: 5 minutes CN: 98					POND 6 AREA (TO POND 6) Area: 34.6 Acres Tc: 5 minutes CN: 98					POST OFF-1 (UNDETAINED) Area: 4.1 Acres Tc: 34 minutes CN: 70		POST BYP.5 (UNDETAINED) Area: 54.6 Acres Tc: 19 minutes CN: 75		POST POA-5		
	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	104.13	8.30	361.21	369.50	12.10	124.99	2.08	369.63	367.00	12.45	3.73	12.25	80.37	12.25	93.10	101.81
10	12.10	147.63	9.54	362.95	369.50	12.10	177.22	2.33	360.87	367.00	12.40	7.19	12.25	143.01	12.25	160.09	184.26
25	12.10	176.18	10.17	364.05	369.50	12.10	211.48	2.47	361.67	367.00	12.40	9.65	12.25	185.93	12.25	205.92	241.69
100	12.10	222.01	10.99	365.74	369.50	12.10	266.50	2.68	362.92	367.00	12.40	13.75	12.20	256.69	12.25	280.62	336.75

POST-DEVELOPMENT OUTFALL 6 (POA-6)

Storm Event (Years)	BYP. 6 (UNDETAINED) Area: .46 Acres Tc: 5 minutes CN: 74		POND 7 AREA (TO POND 7) Area: 50.63 Acres Tc: 5 minutes CN: 98					POST POA-6		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	0.87	14.10	182.90	10.56	339.86	345.00	13.95	10.63	13.27
10	12.10	1.56	14.65	259.32	12.70	341.12	345.00	14.45	12.80	25.63
25	12.10	2.03	14.95	309.46	13.94	341.94	345.00	14.75	14.05	34.38
100	12.10	2.80	15.35	389.97	15.70	343.23	345.00	15.05	15.84	48.94

POST-DEVELOPMENT OUTFALL 7 (POA-7)

Storm Event (Years)	BYP. 7 (UNDETAINED) Area: 10.29 Acres Tc: 5 minutes CN: 74		POND 8 AREA (TO POND 8) Area: 19.4 Acres Tc: 5 minutes CN: 98					POST POA-7		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	19.57	12.50	70.08	16.29	340.11	345.00	12.10	34.14	53.64
10	12.10	34.90	12.55	99.36	18.80	340.67	345.00	12.10	51.52	104.08
25	12.10	45.40	12.55	18.80	20.26	341.02	345.00	12.10	63.23	139.75
100	12.10	62.55	12.60	118.58	22.41	341.57	345.00	12.10	82.08	199.21

POST-DEVELOPMENT OUTFALL 8 (POA-8)

Storm Event (Years)	BYP. 8 (UNDETAINED) Area: 4.5 Acres Tc: 5 minutes CN: 74		POND 9 AREA (TO POND 9) Area: 54.65 Acres Tc: 5 minutes CN: 96					POST POA-8		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	8.56	12.65	193.73	26.33	340.47	345.88	12.45	28.31	38.76
10	12.10	15.26	12.65	277.05	37.67	341.58	345.88	12.15	44.37	75.16
25	12.10	19.85	12.65	331.55	43.88	342.28	345.88	12.10	54.28	100.89
100	12.10	27.36	12.70	418.88	52.67	343.37	345.88	12.10	69.40	144.05

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PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POST DEVELOPMENT

DRAWING: C211

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0 125 250 500

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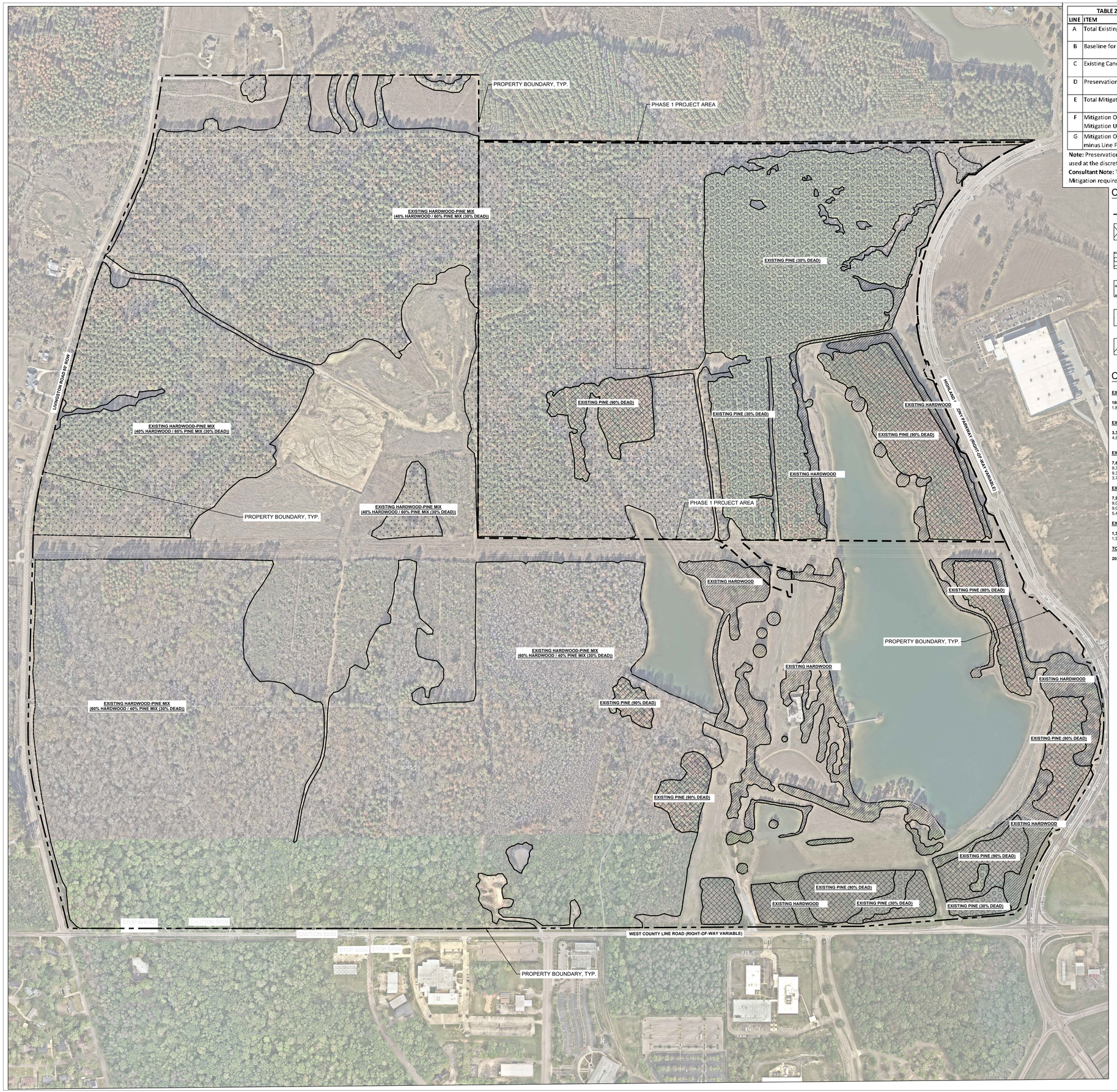

TABLE 2: MITIGATION TABLE FOR USE WITH SITES GREATER THAN OR EQUAL TO 10 ACRES				
LINE	ITEM	PHASE	QUANTITY	UNIT
A	Total Existing Canopy Coverage of Site	OVERALL SITE:	471	(Acres)
		PHASE 1:	121	
B	Baseline for Mitigation (Line A times 20)	OVERALL SITE:	9,427	(Mitigation Trees)
		PHASE 1:	2,418	
C	Existing Canopy Coverage to be Preserved	OVERALL SITE:	5,171,856	(Square Feet)
		PHASE 1:	212,682	
D	Preservation Tree Credit (Line C divided by 1000 SF)	OVERALL SITE:	5,172	(Mitigation Trees)
		PHASE 1:	213	
E	Total Mitigation Requirement (Line B minus Line D)	OVERALL SITE:	4,256	(Mitigation Trees)
		PHASE 1:	2,205	
F	Mitigation Option A - On-site mitigation (Number of Mitigation Units Applicant Prefers to Use for On-site	OVERALL SITE:	4,256	(Mitigation Trees)
		PHASE 1:	2,205	
G	Mitigation Option B - Contribution to the In-Lieu Fund (Line E minus Line F times $300.00)	OVERALL SITE:	N/A	(Dollars)
		PHASE 1:	N/A	

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 Mitigation Requirements

Consultant Note: Tree mitigation requirements shown for Phase 1 are for reference only. Overall Site Mitigation requirements will govern the development.

CANOPY INVENTORY LEGEND

PROPERTY LINE

EXISTING PINE (90% DEAD)
AREA TO BE MITIGATED AT A RATE OF 10% CANOPY COVERAGE
TO OFFSET EXISTING DEAD TREES
(1,806,481 SF OR 41.47 AC)

EXISTING PINE (30% DEAD)
AREA TO BE MITIGATED AT A RATE OF 70% CANOPY COVERAGE
TO OFFSET EXISTING DEAD TREES
(4,836,046 SF OR 111.02 AC)

EXISTING HARDWOOD-PINE MIX (40% HARDWOOD/60% PINE MIX)
HARDWOOD AREA MITIGATED AT 100% CANOPY COVERAGE
PINE AREA MITIGATED AT 70% CANOPY COVERAGE (30% DEAD)
(9,384,809 SF OR 215.45 AC)

EXISTING HARDWOOD-PINE MIX (60% HARDWOOD/40% PINE MIX)
HARDWOOD AREA MITIGATED AT 100% CANOPY COVERAGE
PINE AREA MITIGATED AT 70% CANOPY COVERAGE (30% DEAD)
(9,031,102 SF OR 207.33 AC)

EXISTING HARDWOOD (100% PRESERVED)
(1,324,091 SF OR 30.40 AC)

CANOPY CALCULATIONS - OVERALL

EXISTING PINE (90% DEAD)

180,648 SF (4.15 AC.) EXISTING CANOPY
1,806,481 SF X .10

EXISTING PINE (30% DEAD)

3,385,232.2 SF (77.72 AC.) EXISTING CANOPY
4,836,046 SF X .70

EXISTING HARDWOOD-PINE MIX (40% HARDWOOD / 60% PINE MIX (30% DEAD))

7,695,543.4 SF (176.67 AC.) EXISTING CANOPY
9,384,809 SF X .40 = 3,753,923.6 SF HARDWOOD X 1.00 = 3,753,923.6 SF
9,384,809 SF X .60 = 5,630,885.4 SF PINE X 0.70 = 3,941,619.78 SF
3,753,923.6 SF + 3,941,619.78 SF = 7,695,543.4 TOTAL

EXISTING HARDWOOD-PINE MIX (60% HARDWOOD / 40% PINE MIX (30% DEAD))

7,947,369.8 SF (182.45 AC.) EXISTING CANOPY
9,031,102 SF X .60 = 5,418,661.2 SF HARDWOOD X 1.00 = 5,418,661.2 SF
9,031,102 SF X .40 = 3,612,440.8 SF PINE X 0.70 = 2,528,708.6 SF
5,418,661.2 SF + 2,528,708.6 SF = 7,947,369.8 TOTAL

EXISTING HARDWOOD

1,324,091 SF (30.40 AC.) EXISTING CANOPY
1,324,091 SF X 1.00

TOTAL EXISTING CANOPY TO BE MITIGATED

20,532,884.4 SF (471.37 AC.)

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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PHASE 2 TREE MITIGATION AREA.

PROPERTY BOUNDARY, TYP.

PHASE 1 TREE MITIGATION AREA

EXISTING CANOPY COVERAGE TO BE PRESERVED, TYP.

FUTURE 1,500 GPM WELL & 1 MG TANK 200' x 435'

PROPOSED RETENTION POND

PROPOSED DETENTION POND 5

PROPOSED DETENTION POND 6

PROPOSED DETENTION POND 7

PROPOSED DETENTION POND 8

PROPOSED DETENTION POND 9

PROPOSED DETENTION POND 3

PROPOSED DETENTION POND 4

JAN205 2 STORY 14-POD TITUS v1.2 FFE: 361.70

JAN206 2 STORY 14-POD TITUS v1.2 FFE: 361.65

JAN207 2 STORY 14-POD TITUS v1.2 FFE: 361.50

JAN208 2 STORY 14-POD TITUS v1.2 FFE: 363.30

JAN209 2 STORY 14-POD TITUS v1.2 FFE: 362.00

JAN210 2S 14-POD TITUS v1.2 FFE: 360.00

JAN214 2 STORY 14-POD TITUS v1.2 FFE: 359.00

JAN011 2S 14-POD TDC FFE: 359.60

JAN215 2 STORY 14-POD TITUS v1.2 FFE: 358.10

JAN012 2 STORY 14-POD TITUS v1.2 FFE: 357.40

JAN216 2 STORY 14-POD TITUS v1.2 FFE: 356.90

JAN013 2 STORY 8-POD TITUS v3S FFE: 359.00

BUILDING D FFE: 357.20

BUILDING E FFE: 357.50

BUILDING F FFE: 357.80

PHASE 2 PROJECT AREA LIMITS

EXISTING CANOPY AREA REMOVED DUE TO REVISED ROAD ALIGNMENT

EXISTING CANOPY COVERAGE TO BE PRESERVED, TYP.

PROPERTY BOUNDARY, TYP.

LIVINGSTON ROAD 90' ROW

HIGHLAND COLONY PARKWAY (RIGHT-OF-WAY VARIABLE)

COSMOS SUBSTATION (BY OTHERS)

EXISTING LAKE

TRANSMISSION EASEMENT

SUB STATION GRAVEL ACCESS ROAD

PROPOSED STORM WATER MANAGEMENT (1.56± ACRES)

PROPOSED COUNTY LINE SUBSTATION PAD (12.95± ACRES)

EXISTING CANOPY AREA REMOVED DUE TO TRANSMISSION LINES ENTERING SITE

LIVINGSTON ROAD

FLOOD PLAIN

TREE MITIGATION LIMITS UPDATED DUE TO PROPOSED DETENTION AREA

TREE MITIGATION LIMITS EXPANDED PER REVISED REQUIREMENTS

TREE MITIGATION LIMITS UPDATED FOR PHASE 2 ACCESS ROAD

TREE MITIGATION LIMITS EXPANDED PER REVISED REQUIREMENTS

PHASE 2 TREE MITIGATION AREA, TYP.

PHASE 1 TREE MITIGATION AREA, TYP.

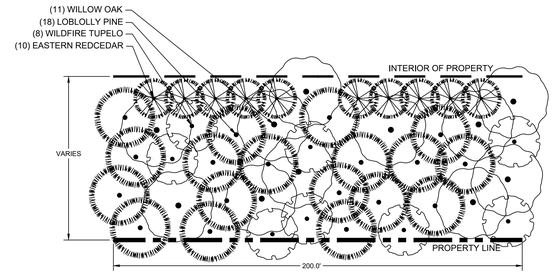
WEST COUNTY LINE ROAD (RIGHT-OF-WAY VARIABLE)

STOP SIGN

STOP SIGN

PLANT SCHEDULE MITIGATION PLANTS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	JE	10	Juniperus virginiana / Eastern Redcedar	1.5" CAL.; 10'-12' HT	B&B	4` Clear Height, Full Canopy
	NW	8	Nyssa sylvatica `Wildfire` / Wildfire Tupelo	1.5" CAL.; 10'-12' HT	B&B	4` Clear Height, Strong Central Leader, Uniform Growth Habit, Matching
	PT	18	Pinus taeda / Loblolly Pine	15 GALLON, 8' HT MIN.	Container	Strong Central Leader, Uniform Growth Habit, Matching
	QP2	11	Quercus phellos / Willow Oak	1.5" CAL.; 10'-12' HT	B&B	4` Clear Height, Strong Central Leader, Uniform Growth Habit, Matching



1 200' TREE MITIGATION LANDSCAPE PLATE, TYP.
1" = 30'

MITIGATION LEGEND

PROPERTY LINE

PHASE 2 PROJECT AREA LIMITS

PROPOSED PRESERVATION AREA *5,171,856 SF (118.7 AC)*

PROPOSED TOTAL AREA TO BE CLEARED

PHASE 1 PERIMETER MITIGATION PLANTING AREA *(1,077 PROPOSED TREES)*

PHASE 2 PERIMETER MITIGATION AREA *(3,179 PROPOSED TREES)*

MITIGATION REQUIREMENTS:
REQUIRED MITIGATION TREES = **4,256**
PROPOSED MITIGATION TREES ALONG PERIMETER OF PROPERTY = **4,256 (100%)**

REVISION NOTES:
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NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

REGISTERED LANDSCAPE ARCHITECT — CAMERON V. COOPER — 0742 — STATE OF MISSISSIPPI

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ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: TREE MITIGATION PLAN

DRAWING: L-011.00

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

ARCHITECTURAL REVIEW BOARD SUBMITTAL

FOR

RIDGELAND DATA CENTER
PHASE 2 MASS GRADING

RIDGELAND, MADISON COUNTY, MISSISSIPPI

PROJECT NARRATIVE:

THE SCOPE OF THIS PROJECT IS TO MASS GRADE MULTIPLE NEW BUILDING PADS . CONSTRUCT TWO ACCESS ROADS, AND DEVELOP DETENTION AREAS AT WEST COUNTY LINE ROAD AND LIVINGSTON ROAD IN THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI. THE SITE IS APPROXIMATELY 779.05± ACRES. CONSTRUCTION WILL DISTURB APPROXIMATELY 243± ACRES. THE PROJECT INCLUDES SITE CLEARING, GRADING & DRAINAGE IMPROVEMENTS, AND THE CONSTRUCTION OF REQUIRED ACCESS AND DETENTION FACILITIES TO SUPPORT FUTURE DEVELOPMENT WITHIN THE PROPERTY.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION FROM KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITION, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF ALL REQUIRED SITE DEVELOPMENT PERMITS/APPROVALS BY THE AUTHORITIES HAVING JURISDICTION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
4. PERMIT SET, NOT FOR CONSTRUCTION.

N.O.I.:

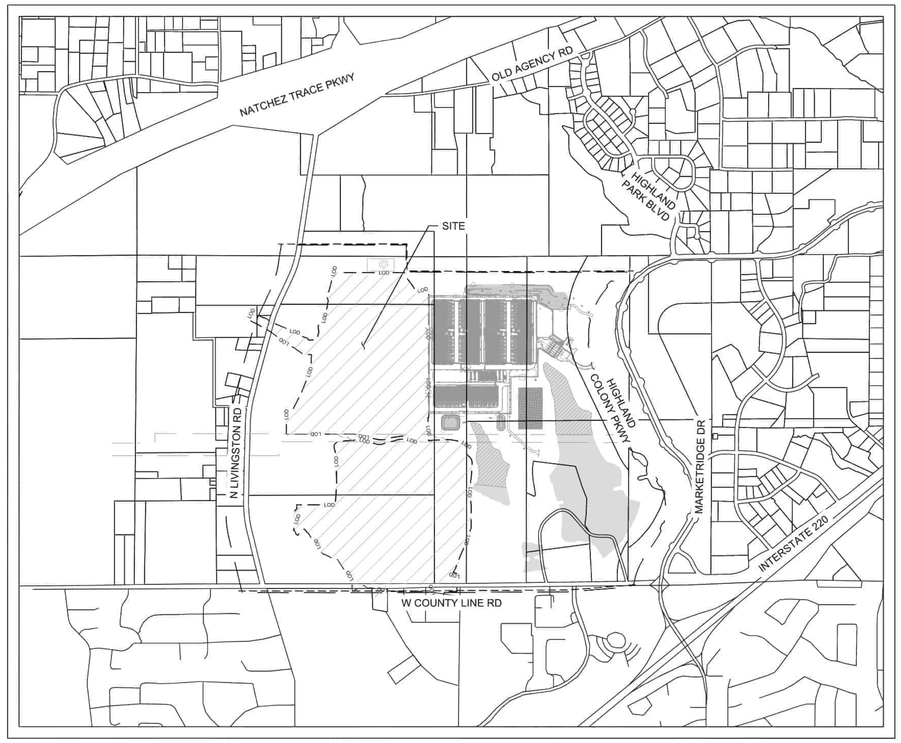
THE SITE IS GREATER THAN ONE ACRE IN SIZE AND WILL REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. A SWPPP AND NOI WILL BE SUBMITTED TO THE MISSISSIPPI DEPARTMENT OF ENVIRONMENT QUALITY (MDEQ).

PROJECT DATA:

FEMA FIRM 280110
- PANEL NUMBER: 28089C0565F, 28089C0566F, 28089C0568F
- PANEL DATE: MARCH 16, 2010
- FLOOD ZONE: A, AE, X

TOPOGRAPHY: THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS NAVD 88. EXISTING TOPOGRAPHY FROM SURVEY BY MAPTECH, INC. DATED NOVEMBER 13, 2023. ADDITIONAL TOPOGRAPHY PROVIDED BY BENCHMARK ENGINEERING AND SURVEYING DATED SEPTEMBER 17,2025.

BOUNDARY: BOUNDARY TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MAPTECH, INC. DATED NOVEMBER 13, 2023 AND FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY MAPTECH, INC. DATED FEBRUARY 26, 2024.



LOCATION MAP
N.T.S.

NORTH

PROJECT TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TENNESSEE 38138
CONTACT: CASEY WILDER, P.E.
EMAIL: CASEY.WILDER@KIMLEY-HORN.COM
PHONE: 901-374-9109

SURVEYOR
MAPTECH, INC.
3181 GREENFIELD ROAD
JACKSON, MISSISSIPPI, 39208
CONTACT: J. BLACK
PHONE: (501) 664-1666

LANDSCAPE ARCHITECT
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CONTACT: CAMERON COOPER, PLA
EMAIL: CAMERON.COOPER@KIMLEY-HORN.COM
PHONE: 901-374-9109

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RIDGELAND, MS 39157
CONTACT: JORDAN LOHMAN
PHONE: (601) 856-3877
EMAIL: JORDAN.LOHMAN@RIDGELANDMS.ORG

WATER AND SANITARY SEWER
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RIDGELAND, MS 39157
CONTACT: PAUL FORESTER
PHONE: (601) 853-2027
EMAIL: PAUL.FORSTER@RIDGELANDMS.ORG

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PHONE: (601) 853-2027
EMAIL: PAUL.FORSTER@RIDGELANDMS.ORG

ENVIRONMENTAL
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
700 NORTH STATE STREET
JACKSON, MS 39202
PHONE: (601) 961-5171

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
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C010	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C020	OVERALL PHASE I EROSION CONTROL PLAN
C021	PHASE I EROSION CONTROL PLAN
C022	PHASE I EROSION CONTROL PLAN
C023	PHASE I EROSION CONTROL PLAN
C024	PHASE I EROSION CONTROL PLAN
C025	PHASE I EROSION CONTROL PLAN
C026	PHASE I EROSION CONTROL PLAN
C027	PHASE I EROSION CONTROL PLAN
C028	PHASE I EROSION CONTROL PLAN
C029	OVERALL PHASE II EROSION CONTROL PLAN
C030	PHASE II EROSION CONTROL PLAN
C031	PHASE II EROSION CONTROL PLAN
C032	PHASE II EROSION CONTROL PLAN
C033	PHASE II EROSION CONTROL PLAN
C034	PHASE II EROSION CONTROL PLAN
C035	PHASE II EROSION CONTROL PLAN
C036	PHASE II EROSION CONTROL PLAN
C037	EROSION CONTROL DETAILS
C038	EROSION CONTROL DETAILS
C050	OVERALL SITE PLAN
C060	SIGHT TRIANGLE AND PROFILE PLAN
C200	OVERALL GRADING AND DRAINAGE PLAN
C201	GRADING AND DRAINAGE PLAN
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C211	POST DEVELOPMENT
C212	POND 5 PLAN
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C300	SECONDARY ACCESS ROAD PLAN AND PROFILE
C301	SECONDARY ACCESS ROAD PLAN AND PROFILE
C400	DETAILS
L-010.00	EXISTING CANOPY INVENTORY
L-011.00	TREE MITIGATION PLAN

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CITY OF RIDGELAND, MADISON COUNTY, MS

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SEAL/SIGNATURE

Casey Wilder
LICENSED PROFESSIONAL ENGINEER
ENGINEER
31777
STATE OF MISSISSIPPI

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DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

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TELECOM ENGINEER:

SECURITY ENGINEER:

GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2053
529 KLONDYKE RD
LONG BEACH, MS 39560

WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
COVER SHEET

DRAWING:
C000

PAPER SIZE:	SCALE:	AGILE NO:	REV:
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BUILDING D FFE: 387.20

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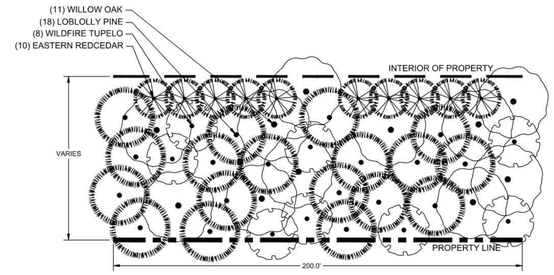

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ECS SOUTHEAST, LLC
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LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: TREE MITIGATION PLAN

DRAWING: L-011.00

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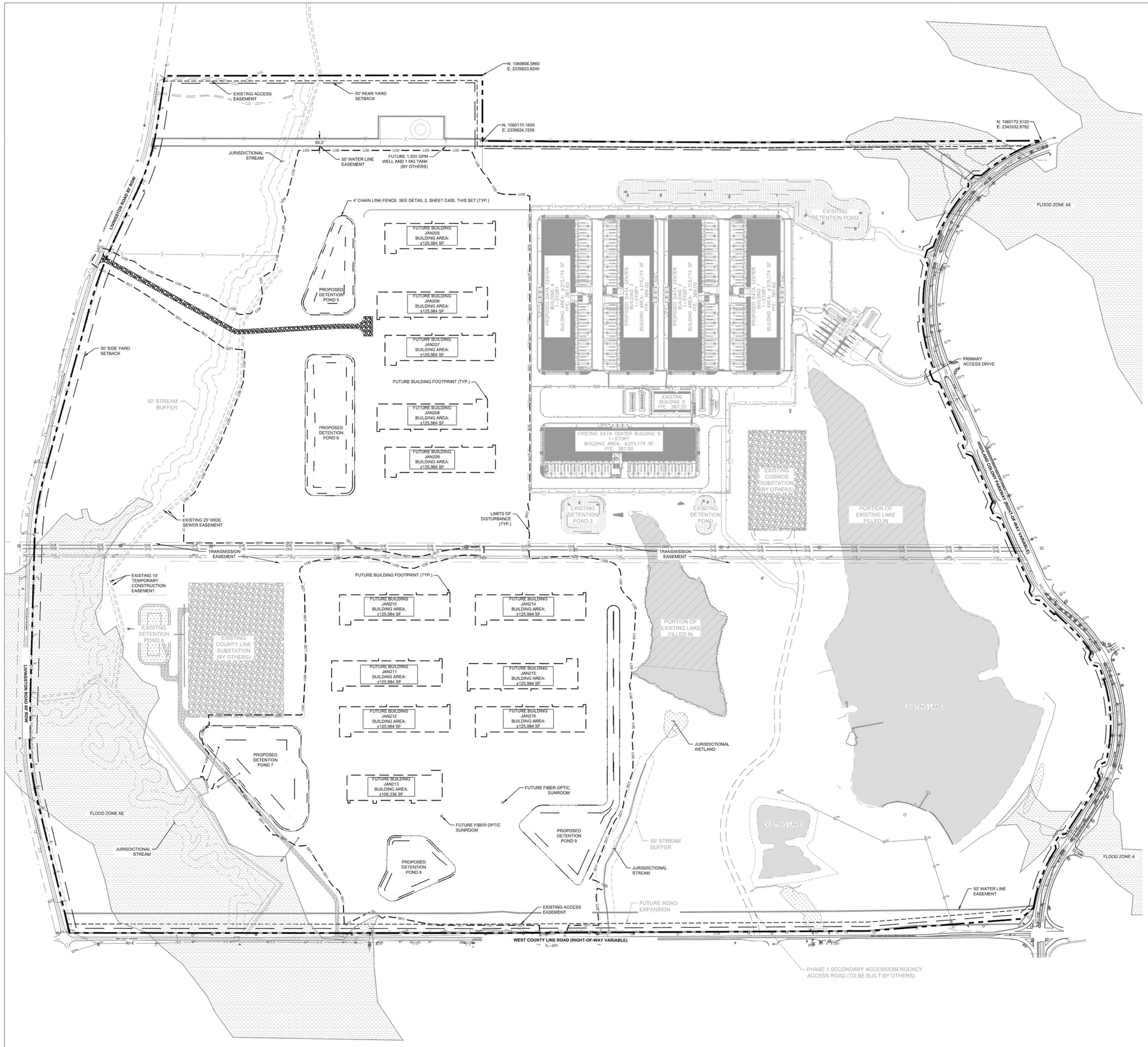

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RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey W. Wilder
LICENSED PROFESSIONAL ENGINEER
ENGINEER
317777
STATE OF MISSISSIPPI

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LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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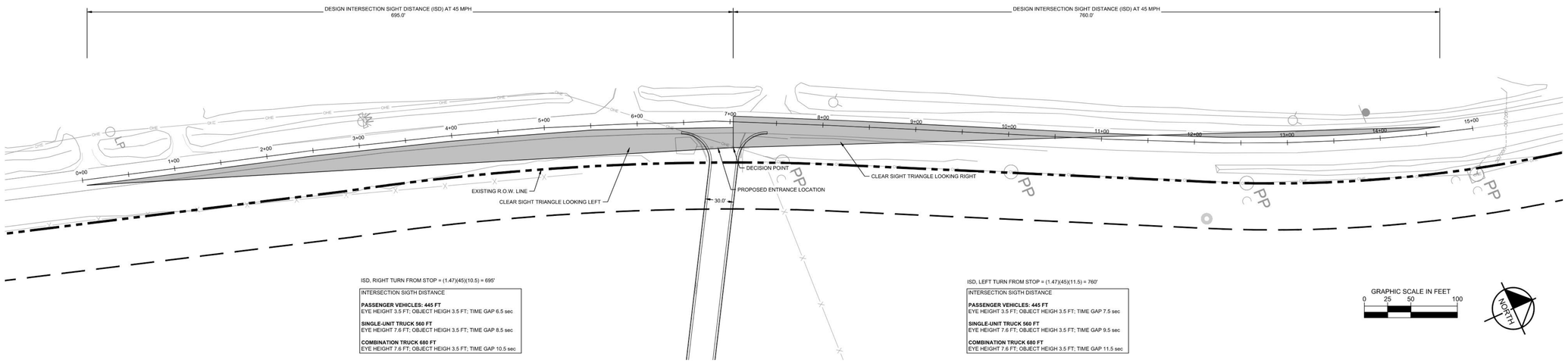
ELECTRICAL ENGINEER:
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: OVERALL SITE PLAN

DRAWING: C050

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



ISD, RIGHT TURN FROM STOP = (1.47)(45)(10.5) = 695'

INTERSECTION SIGTH DISTANCE

PASSENGER VEHICLES: 445 FT
EYE HEIGHT 3.5 FT; OBJECT HEIGH 3.5 FT; TIME GAP 6.5 sec

SINGLE-UNIT TRUCK 560 FT
EYE HEIGHT 7.6 FT; OBJECT HEIGH 3.5 FT; TIME GAP 8.5 sec

COMBINATION TRUCK 680 FT
EYE HEIGHT 7.6 FT; OBJECT HEIGH 3.5 FT; TIME GAP 10.5 sec

ISD, LEFT TURN FROM STOP = (1.47)(45)(11.5) = 760'

INTERSECTION SIGTH DISTANCE

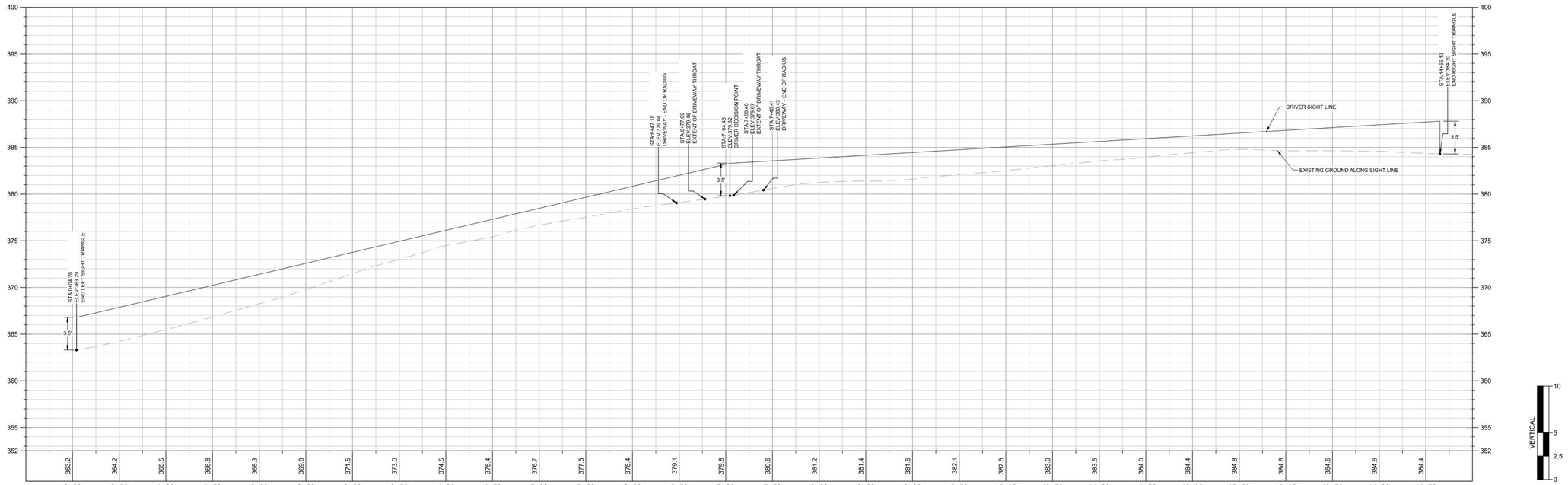
PASSENGER VEHICLES: 445 FT
EYE HEIGHT 3.5 FT; OBJECT HEIGH 3.5 FT; TIME GAP 7.5 sec

SINGLE-UNIT TRUCK 560 FT
EYE HEIGHT 7.6 FT; OBJECT HEIGH 3.5 FT; TIME GAP 9.5 sec

COMBINATION TRUCK 680 FT
EYE HEIGHT 7.6 FT; OBJECT HEIGH 3.5 FT; TIME GAP 11.5 sec

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH



PROFILE VIEW
LIVINGSTON ROAD

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

VERTICAL
10
5
2.5
0

DRAFT
MAY BE INCOMPLETE

811
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GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2563
529 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
SIGHT TRIANGLE AND PROFILE PLAN

DRAWING:
C060

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

GRADING NOTES

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3. LOCKING LIDS ARE REQUIRED FOR ALL STRUCTURES SERVING PIPING 18" OR LARGER AND LOCATED WITHIN THE SECURE PERIMETER.
4. HS-20 TRAFFIC RATED FRAMES AND GRATES ARE REQUIRED FOR ALL STRUCTURES.
5. FOR STORM DRAIN PIPES, CLASS V RCP TO BE USED FOR PIPE SIZES GREATER THAN 12-IN DIAMETER.
6. TOTAL AREA OF DISTURBANCE = 243 ± ACRES.

C201 C202 C203 C204 C205 C206 C207

FUTURE BUILDING JAN205 BUILDING AREA: ±125,984 SF FFE = 381.70
FUTURE BUILDING JAN206 BUILDING AREA: ±125,984 SF FFE = 381.65
FUTURE BUILDING JAN207 BUILDING AREA: ±125,984 SF FFE = 381.50
FUTURE BUILDING JAN208 BUILDING AREA: ±125,984 SF FFE = 383.70
FUTURE BUILDING JAN209 BUILDING AREA: ±125,984 SF FFE = 383.50
FUTURE BUILDING JAN210 BUILDING AREA: ±125,984 SF FFE = 360.00
FUTURE BUILDING JAN211 BUILDING AREA: ±125,984 SF FFE = 358.60
FUTURE BUILDING JAN212 BUILDING AREA: ±125,984 SF FFE = 357.40
FUTURE BUILDING JAN213 BUILDING AREA: ±109,335 SF FFE = 356.00
FUTURE BUILDING JAN214 BUILDING AREA: ±125,984 SF FFE = 359.50
FUTURE BUILDING JAN215 BUILDING AREA: ±125,984 SF FFE = 358.10
FUTURE BUILDING JAN216 BUILDING AREA: ±125,984 SF FFE = 356.90
FUTURE BUILDING FOOTPRINT (TYP.)

PROPOSED DATA CENTER BUILDING 4 1-STORY BUILDING AREA: ±215,174 SF FFE = 387.00
PROPOSED DATA CENTER BUILDING 3 1-STORY BUILDING AREA: ±215,174 SF FFE = 387.00
PROPOSED DATA CENTER BUILDING 2 1-STORY BUILDING AREA: ±215,174 SF FFE = 387.00
PROPOSED DATA CENTER BUILDING 1 1-STORY BUILDING AREA: ±215,174 SF FFE = 387.00
EXISTING DATA CENTER BUILDING 5 1-STORY BUILDING AREA: ±215,174 SF FFE: 387.00
EXISTING BUILDING D FFE: 387.20

EXISTING DETENTION POND 1
EXISTING DETENTION POND 2
EXISTING DETENTION POND 3
EXISTING COUNTY LINE SUBSTATION (BY OTHERS)
EXISTING COSMOS SUBSTATION (BY OTHERS)
PORTION OF EXISTING LAKE FILLED IN
EXISTING LAKE
STORM MANAGEMENT POND 1
STORM MANAGEMENT POND 2
STORM MANAGEMENT POND 3
STORM MANAGEMENT POND 4
STORM MANAGEMENT POND 5
50' STREAM BUFFER
LIMITS OF DISTURBANCE (TYP.)
FUTURE ROAD EXPANSION
CAUTION SIGN
STOP SIGN
PHASE 1 SECONDARY ACCESS/EMERGENCY ACCESS ROAD (TO BE BUILT BY OTHERS)

DRAFT
MAY BE INCOMPLETE

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

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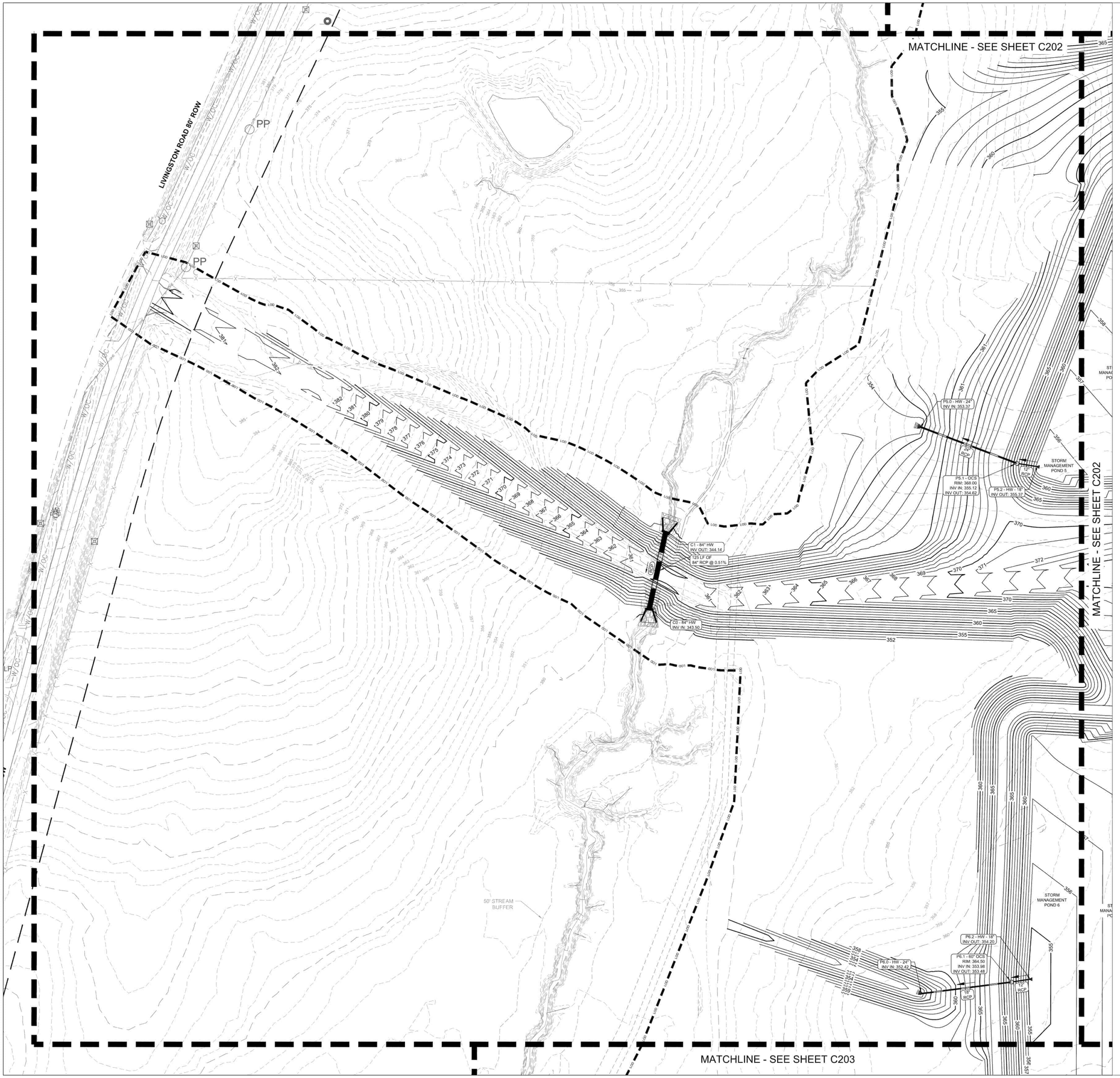
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

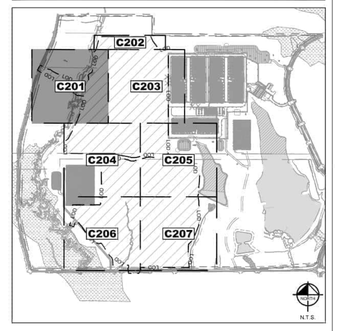
TITLE: OVERALL GRADING AND DRAINAGE PLAN

DRAWING: C200

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



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GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- 248 — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- X.XX% — PROPOSED SLOPE
- XXX.XX — PROPOSED SPOT ELEVATION
- XXX.XXME — PROPOSED MATCH EXISTING ELEVATION
- XXX.XXAI — PROPOSED AREA INLET THROAT ELEVATION
- PROPOSED STORM WATER PIPE
- PROPOSED SWALE LINE
- PROPOSED RIDGE LINE
- PROPOSED HEADWALL (HW)
- PROPOSED AREA INLET (AI)
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)

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AHJ STAMP

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GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE CORENA
(228) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C201

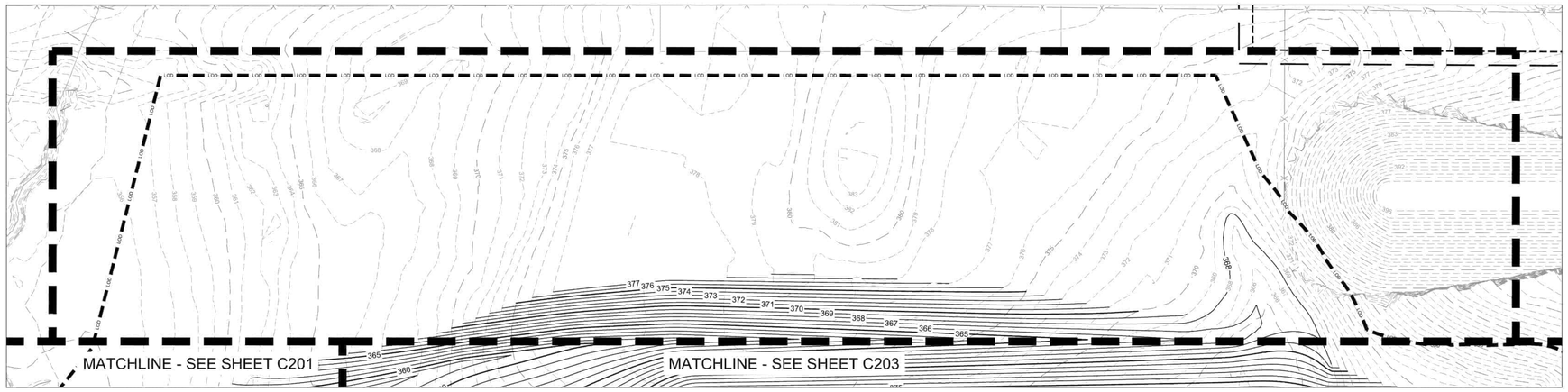
PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

DRAFT
MAY BE INCOMPLETE

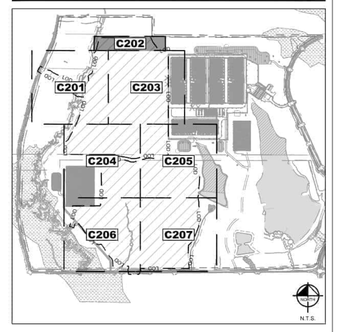
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

811 Know what's below. Call before you dig.



KEY MAP



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LOD	LIMITS OF DISTURBANCE
248	EXISTING CONTOUR
XXX	PROPOSED CONTOUR
X.XX%	PROPOSED SLOPE
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XXME	PROPOSED MATCH EXISTING ELEVATION
XXX.XXAI	PROPOSED AREA INLET THROAT ELEVATION
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	PROPOSED HEADWALL (HW)
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GRAPHIC SCALE IN FEET
0 30 60 120

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AHJ STAMP

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528 KLONDYKE RD
LONG BEACH, MS 39560

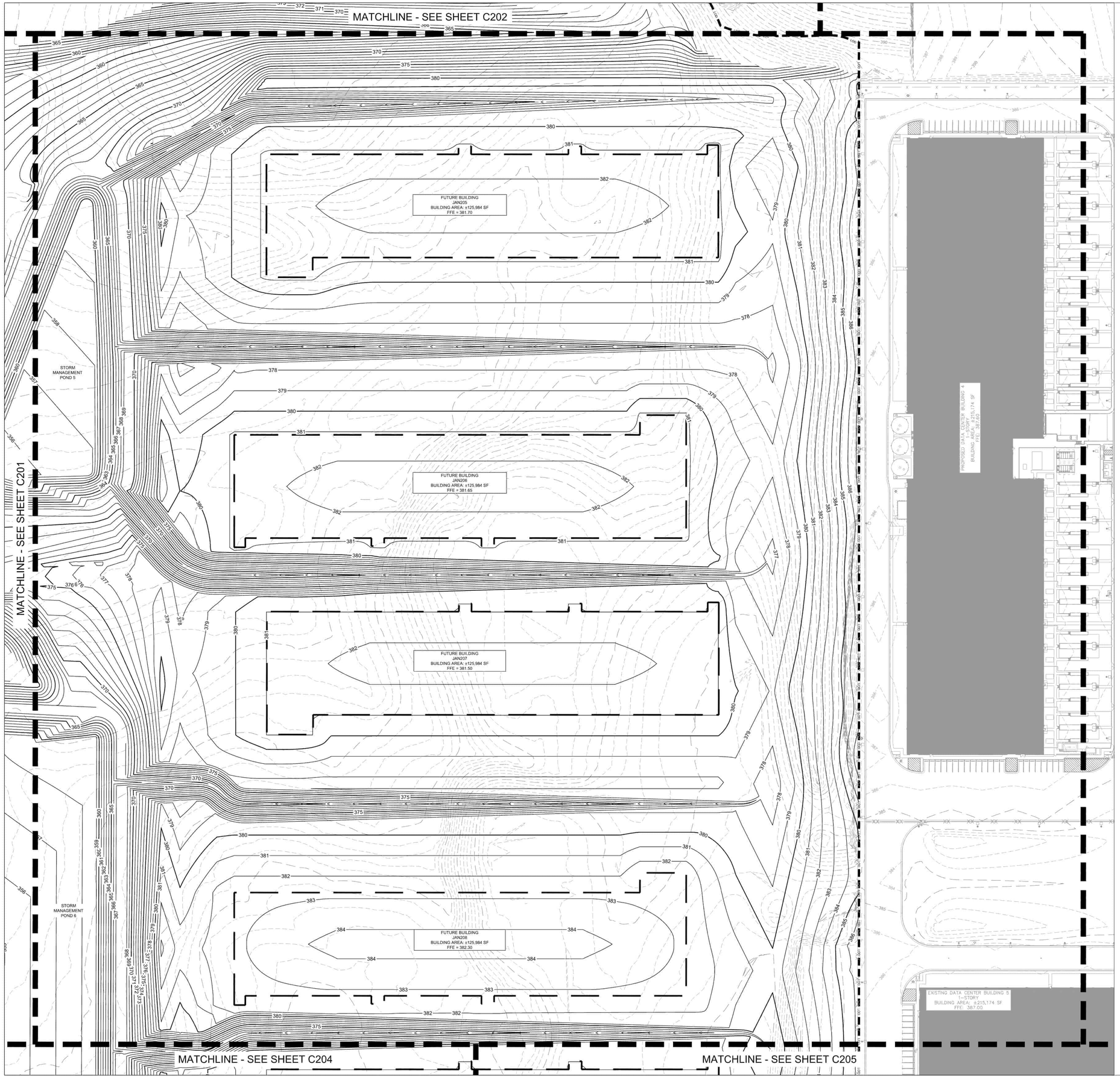
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

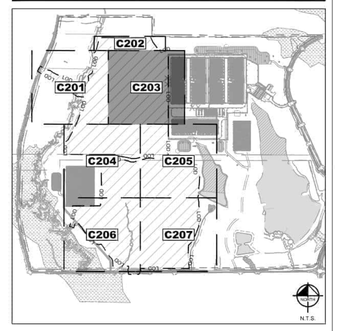
TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C202

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



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REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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ELECTRICAL ENGINEER:
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2553
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

DRAFT
MAY BE INCOMPLETE

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

811
Know what's below.
Call before you dig.

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C203

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C201

MATCHLINE - SEE SHEET C203

MATCHLINE - SEE SHEET C205

MATCHLINE - SEE SHEET C206

STORM MANAGEMENT POND 6

FUTURE BUILDING
JAN209
BUILDING AREA: ±125,984 SF
FFE = 382.50

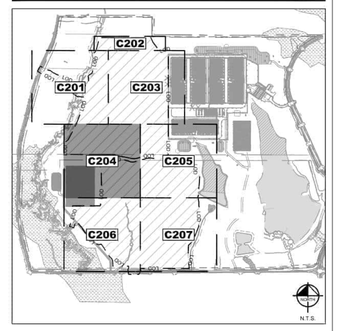
FUTURE BUILDING
JAN210
BUILDING AREA: ±125,984 SF
FFE = 360.00

FUTURE BUILDING
JAN211
BUILDING AREA: ±125,984 SF
FFE = 358.60

EXISTING
COUNTY LINE
SUBSTATION
(BY OTHERS)
FFE = 360.00

APPROXIMATE
TRANSMISSION
EASEMENT

KEY MAP



GRADING & DRAINAGE NOTES

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5. FOR STORM DRAIN PIPES, CLASS V RCP TO BE USED FOR PIPE SIZES GREATER THAN 12-IN DIAMETER.
6. TOTAL AREA OF DISTURBANCE = 243± ACRES.

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LOD — LOD — LIMITS OF DISTURBANCE
- 248 — EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- X.XX% — PROPOSED SLOPE
- XXX.XX — PROPOSED SPOT ELEVATION
- XXX.XXME — PROPOSED MATCH EXISTING ELEVATION
- XXX.XXAI — PROPOSED AREA INLET THROAT ELEVATION
- PROPOSED STORM WATER PIPE
- PROPOSED SWALE LINE
- PROPOSED RIDGE LINE
- PROPOSED HEADWALL (HW)
- PROPOSED AREA INLET (AI)
- PROPOSED OUTLET CONTROL STRUCTURE (OCS)

NORTH

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0 30 60 120

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RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

Casey Wilder
LICENSED PROFESSIONAL ENGINEER
ENGINEER
21777
STATE OF MISSISSIPPI

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ECS SOUTHEAST, LLC
JOE CORENA
(228) 224-3583
528 KLONDYKE RD
LONG BEACH, MS 39560

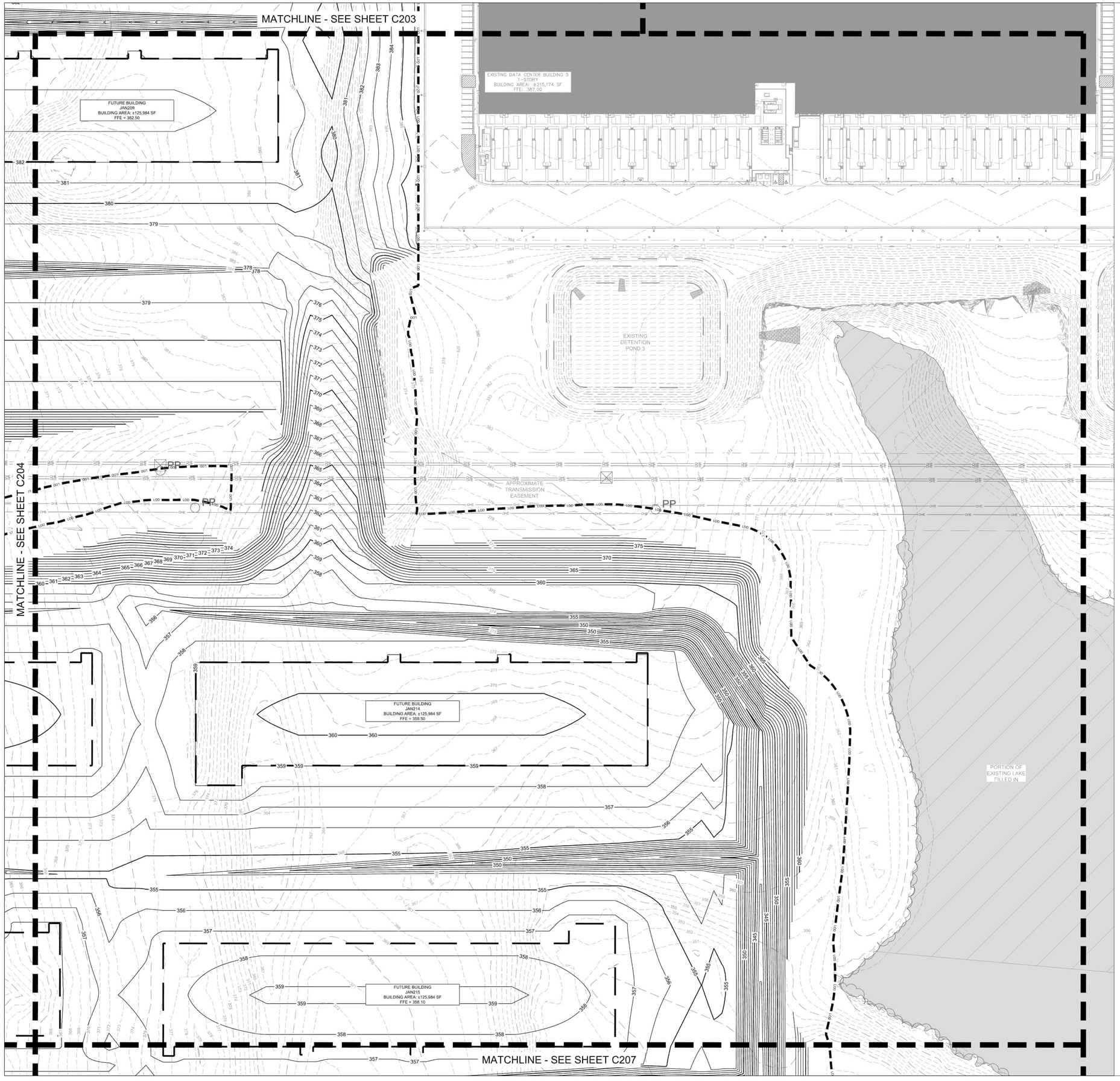
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

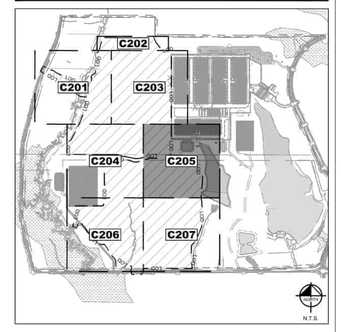
TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C204

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



KEY MAP



GRADING & DRAINAGE NOTES

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- PROPOSED OUTLET CONTROL STRUCTURE (OCS)

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

DRAFT
MAY BE INCOMPLETE

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AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

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JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C205

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C204

MATCHLINE - SEE SHEET C207

EXISTING COUNTY LINE SUBSTATION (BY OTHERS)

FUTURE BUILDING
JAN212
BUILDING AREA: ±125,984 SF
FFE = 357.40

FUTURE BUILDING
JAN213
BUILDING AREA: ±109,335 SF
FFE = 356.00

STORM MANAGEMENT POND 7

STORM MANAGEMENT POND 8

P7.1 - 60" OCS
RIM: 345.00
INV IN: 336.79
INV OUT: 335.79

P7.2 - HW - 24"
INV OUT: 337.00

EXISTING HEADWALL TO BE REMOVED

P7.0 - HW - 30"
INV OUT: 333.49

P8.2 - HW - 24"
INV OUT: 337.14

P8.1 - 60" OCS
RIM: 344.50
INV IN: 336.92
INV OUT: 336.92

P8.0 - HW - 30"
INV IN: 335.96

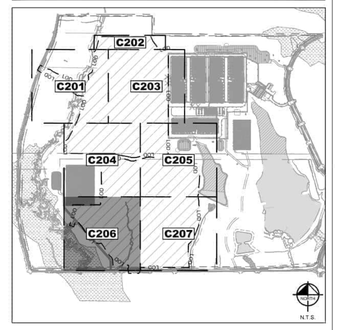
100 YEAR FLOODPLAIN

100 YEAR FLOODPLAIN

CAUTION SIGN

CAUTION SIGN

KEY MAP



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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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SEAL/SIGNATURE

CASEY WILDER — LICENSED PROFESSIONAL ENGINEER — 31777 — STATE OF MISSISSIPPI

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JOE CORENA
(228) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560

WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
GRADING AND DRAINAGE PLAN

DRAWING:
C206

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

MATCHLINE - SEE SHEET C205

MATCHLINE - SEE SHEET C206

FUTURE BUILDING
JAN216
BUILDING AREA: ±125,984 SF
FFE = 356.90

STORM MANAGEMENT POND 9

50' STREAM BUFFER

FUTURE ROAD EXPANSION

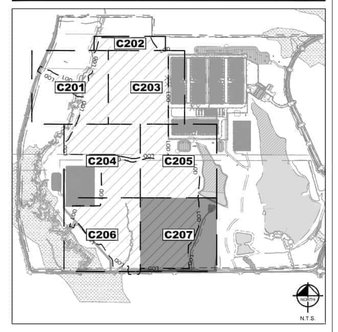
P9.2 - HW - 38"
INV OUT: 337.75

P9.0 - HW - 42"
INV IN: 337.00

P9.1 - 60" OCS
RIM: 345.00
INV IN: 337.52
INV OUT: 337.52

WEST COUNTY LINE ROAD (RIGHT-OF-WAY VARIABLE)

KEY MAP



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WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: GRADING AND DRAINAGE PLAN

DRAWING: C207

PAPER SIZE:	SCALE:	AGILE NO:	REV:
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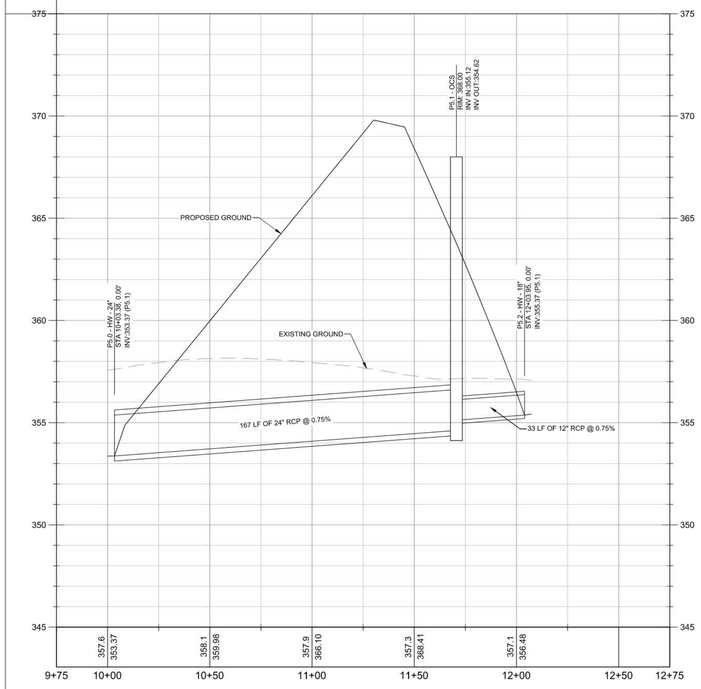
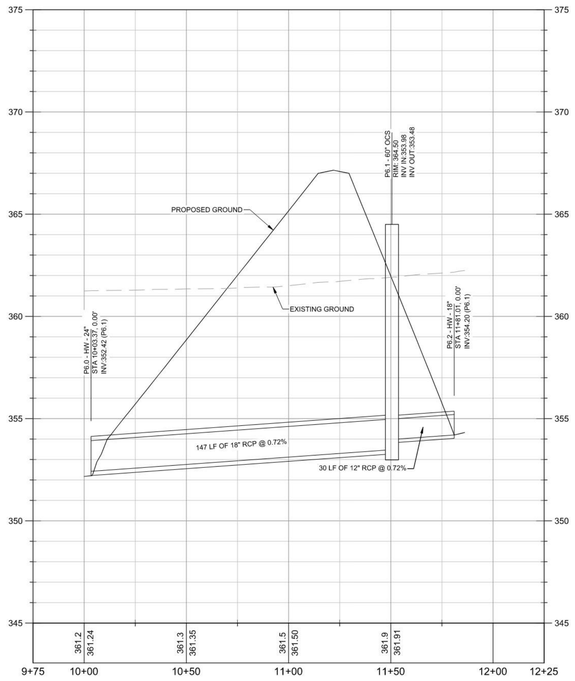
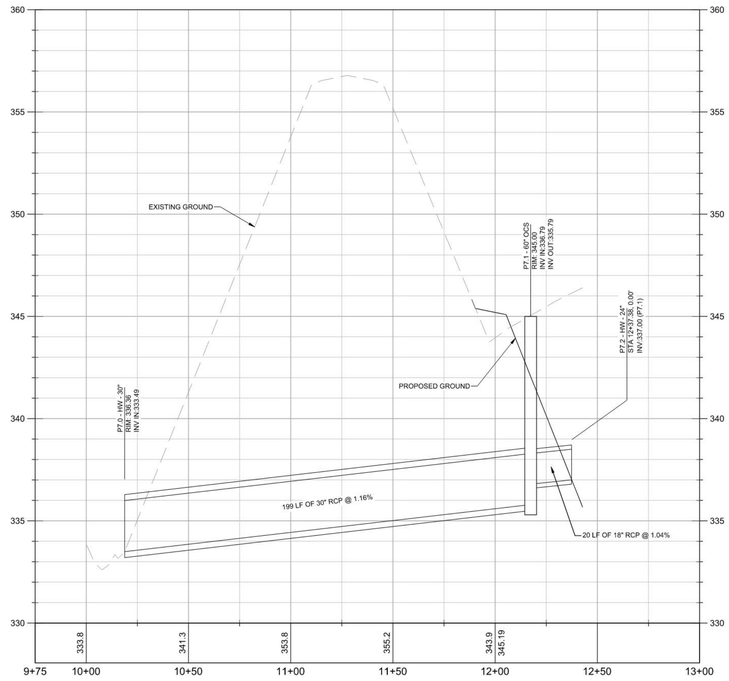


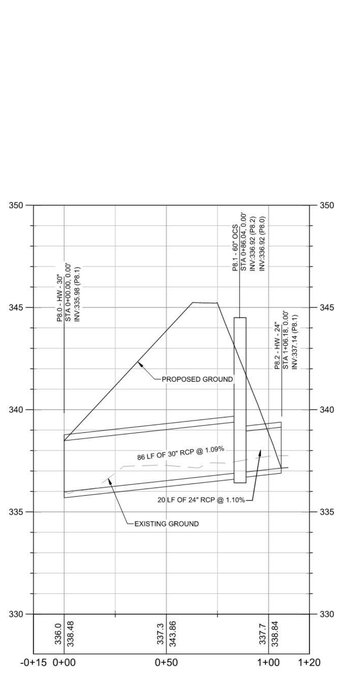
PROFILE VIEW
P5.0 TO P5.2



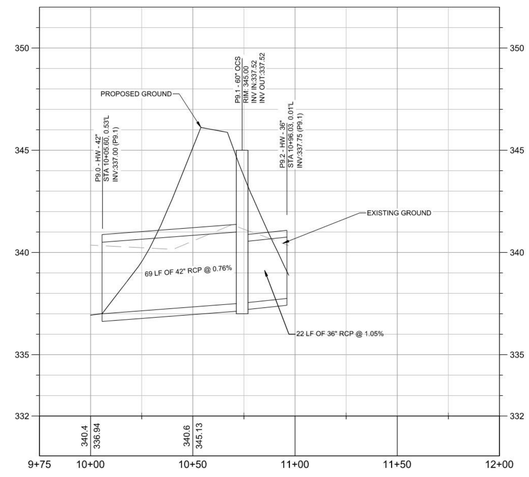
PROFILE VIEW
P6.0 TO P6.2



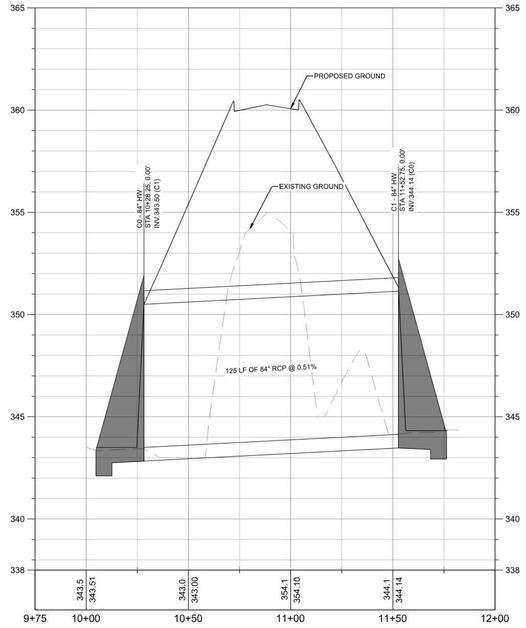
PROFILE VIEW
P7.0 TO P7.2



PROFILE VIEW
P8.0 TO P8.2



PROFILE VIEW
P9.0 TO P9.2



PROFILE VIEW
C1 TO C0

STRUCTURE DATA TABLE

STR. NAME	TYPE	RIM ELEV.	INVERT IN	INVERT OUT
C0	84" HW		343.50 (C1)	
C1	84" HW			344.14 (C0)
P5.0	HW - 24"		353.37 (P5.1)	
P5.1	OCS		355.12 (P5.2)	354.62 (P5.0)
P5.2	HW - 18"			355.37 (P5.1)
P6.0	HW - 24"		352.42 (P6.1)	
P6.1	60" OCS		353.98 (P6.2)	353.48 (P6.0)
P6.2	HW - 18"			354.20 (P6.1)
P7.0	HW - 30"		333.49 (P7.1)	
P7.1	60" OCS		336.79 (P7.2)	335.79 (P7.0)
P7.2	HW - 24"			337.00 (P7.1)
P8.0	HW - 30"		335.98 (P8.1)	
P8.1	60" OCS		336.92 (P8.2)	336.92 (P8.0)
P8.2	HW - 24"			337.14 (P8.1)
P9.0	HW - 42"		337.00 (P9.1)	
P9.1	60" OCS		337.52 (P9.2)	337.52 (P9.0)
P9.2	HW - 36"			337.75 (P9.1)

PIPE DATA TABLE

PIPE NAME	FROM STR.	INVERT	TO STR.	INVERT	LENGTH (ft.)	DIA. (in.)	MAT'L	SLOPE (%)
C1 TO C0	C1	344.14	C0	343.50	124.50'	84"	RCP	0.51%
P5.1 TO P5.0	P5.1	354.62	P5.0	353.37	167.24'	24"	RCP	0.75%
P5.2 TO P5.1	P5.2	355.37	P5.1	355.12	33.34'	12"	RCP	0.75%
P6.0 TO P6.1	P6.1	353.48	P6.0	352.42	147.19'	18"	RCP	0.72%
P6.1 TO P6.2	P6.2	354.20	P6.1	353.98	30.44'	12"	RCP	0.72%
P7.1 TO P7.0	P7.1	335.79	P7.0	333.49	198.57'	30"	RCP	1.16%
P7.1 TO P7.2	P7.2	337.00	P7.1	336.79	20.01'	18"	RCP	1.04%
P8.0 TO P8.1	P8.1	336.92	P8.0	335.98	86.04'	30"	RCP	1.09%
P8.1 TO P8.2	P8.2	337.14	P8.1	336.92	20.14'	24"	RCP	1.10%
P9.0 TO P9.1	P9.1	337.52	P9.0	337.00	68.53'	42"	RCP	0.76%
P9.1 TO P9.2	P9.2	337.75	P9.1	337.52	21.90'	36"	RCP	1.05%

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ENGINEER
31777
STATE OF MISSISSIPPI

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ISSUE DATE: 16FEB2026 | PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN | CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
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B	22DEC2025	90PCT REVIEW
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PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: DRAINAGE PROFILES AND TABLES

DRAWING: C209

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PRE-DEVELOPMENT												
Storm Event (Years)	PRE ON-5 (ON-SITE)		PRE OFF-1 (OFF-SITE)		PRE POA-5		PRE ON-6 (PRE POA-6)		PRE ON-7 (PRE POA-7)		PRE ON-8 (PRE POA-8)	
	Area: 110.8 Acres		Area: 4.1 Acres				Area: 15.3 Acres		Area: 73.3 Acres		Area: 57.7 Acres	
	Tc: 52 minutes		Tc: 34 minutes				Tc: 38 minutes		Tc: 52 minutes		Tc: 60 minutes	
	CN: 74		CN: 70				CN: 70		CN: 70		CN: 70	
	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)
2	12.70	98.74	12.45	3.74	12.70	101.81	12.45	13.27	12.60	53.64	12.70	38.76
10	12.65	178.44	12.40	7.18	12.65	184.26	12.45	25.63	12.60	104.08	12.70	75.16
25	12.65	233.52	12.40	9.64	12.60	241.69	12.45	34.38	12.60	139.75	12.70	100.89
100	12.60	324.64	12.40	13.74	12.60	336.75	12.45	48.94	12.60	199.21	12.65	144.05

PROPOSED DRAINAGE AREA MAP LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE AREA
- TIME OF CONCENTRATION PATH
- POINT OF ANALYSIS
- FLOW PATH
- FLOW ARROW
- EXISTING PHASE 1 DRAINAGE AREA
- RIDGELINE DRAINAGE ARROW

PROPOSED DRAINAGE AREA MAP NOTES

1. TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. POAs CHOSEN TO INCLUDE ALL PHASE 1 DEVELOPED AREA. AREA UTILIZED FOR LEAN CLAY RETRIEVAL AND FAT CLAY WASTE NOT INCLUDED IN HYDROLOGIC ANALYSIS.
3. ROOF DRAINAGE AREAS ARE SPLIT INTO EQUAL PARTS FOR EACH ROOF DRAIN WITHIN THE AREA.

A / B C / D E — AC- MIN/CFS

DRAINAGE AREA LABEL:
- A - DRAINAGE AREA NAME
- B - AREA (AC)
- C - CURVE NUMBER
- D - TIME OF CONCENTRATION (MIN)
- E - 100-YR FLOW (CFS)

OFF-1: 4.1 | 70 / 34 | 13.7

ON-5: 111 | 74 / 52 | 325

ON-6: 15.3 | 70 / 38 | 49

ON-7: 73.3 | 70 / 52 | 199

ON-8: 57.7 | 70 / 60 | 144

PROPERTY LINE
PHASE 1 DRAINAGE AREAS (TYP.)
TIME OF CONCENTRATION PATH (TYP.)
POA-5
UNNAMED TRIBUTARY TO STREAM A
EXISTING DETENTION POND 4
PROPOSED DATA CENTER BUILDING 4 1-STORY BUILDING AREA: 215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 3 1-STORY BUILDING AREA: 215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 2 1-STORY BUILDING AREA: 215,174 SF FFE: 387.00
PROPOSED DATA CENTER BUILDING 1 1-STORY BUILDING AREA: 215,174 SF FFE: 387.00
EXISTING BUILDING D FFE: 387.20
EXISTING DATA CENTER BUILDING 5 1-STORY BUILDING AREA: 215,174 SF FFE: 387.00
EXISTING COSTAS SUBSTATION (BY OTHERS)
EXISTING DETENTION POND 3
EXISTING DETENTION POND 2
PORTION OF EXISTING LAKE FILLED IN
EXISTING UNNAMED LAKE
EXISTING COSTAS LAKE
EXISTING LAKE
FLOO ZONE
STREAM A
FLOOD ZONE AE
POA-6
UNNAMED TRIBUTARY
POA-8
POA-7
HANGING MOSS CREEK TRIBUTARY 5
PROPERTY LINE

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0 125 250 500

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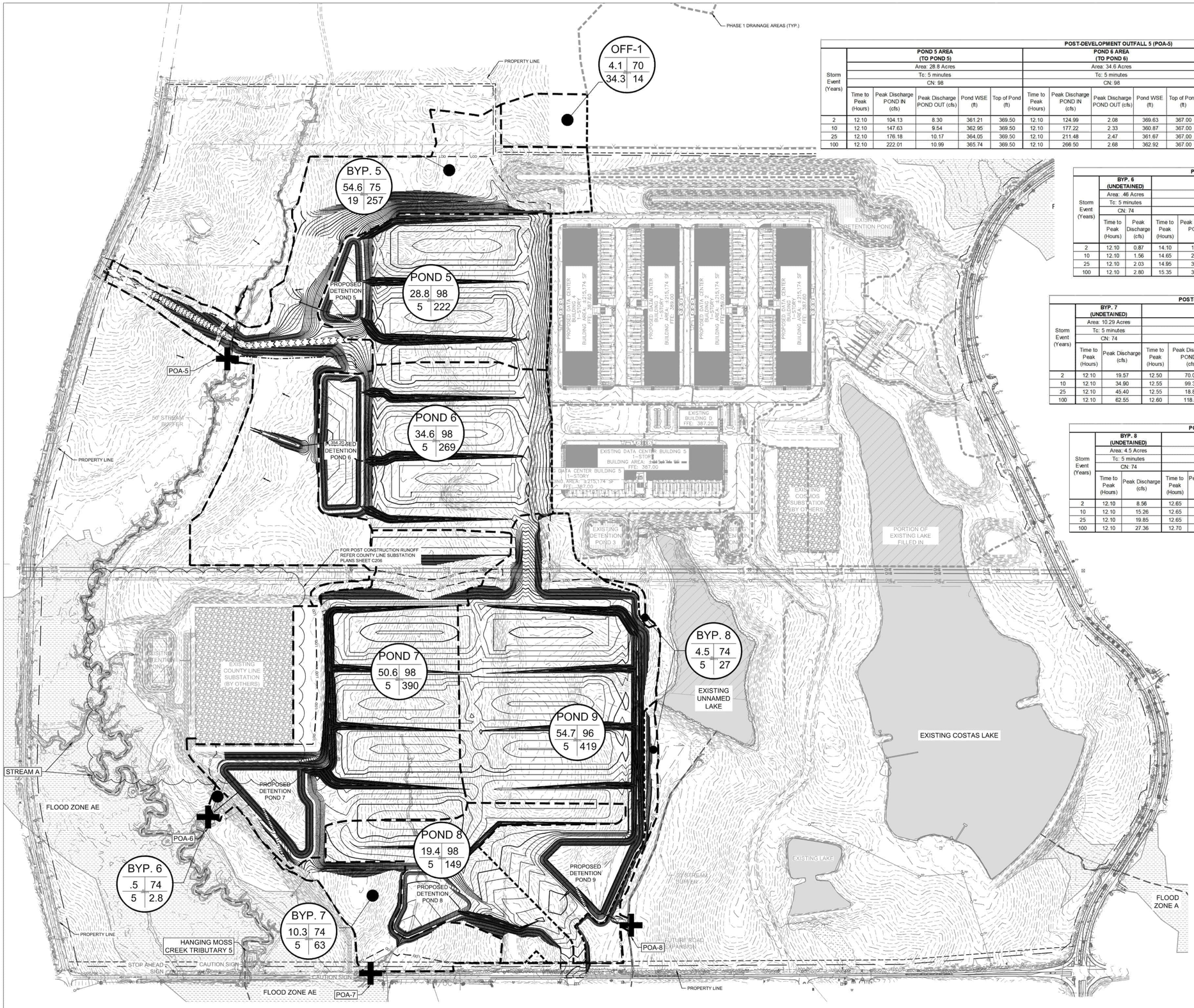

POST-DEVELOPMENT OUTFALL 5 (POA-5)

Storm Event (Years)	POND 5 AREA (TO POND 5) Area: 28.8 Acres Tc: 5 minutes CN: 98					POND 6 AREA (TO POND 6) Area: 34.6 Acres Tc: 5 minutes CN: 98					POST OFF-1 (UNDETAINED) Area: 4.1 Acres Tc: 34 minutes CN: 70		POST BYP.5 (UNDETAINED) Area: 54.6 Acres Tc: 19 minutes CN: 75		POST POA-5		
	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	104.13	8.30	361.21	369.50	12.10	124.99	2.08	369.63	367.00	12.45	3.73	12.25	80.37	12.25	93.10	101.81
10	12.10	147.63	9.54	362.95	369.50	12.10	177.22	2.33	360.87	367.00	12.40	7.19	12.25	143.01	12.25	160.09	184.26
25	12.10	176.18	10.17	364.05	369.50	12.10	211.48	2.47	361.67	367.00	12.40	9.65	12.25	185.93	12.25	205.92	241.69
100	12.10	222.01	10.99	365.74	369.50	12.10	266.50	2.68	362.92	367.00	12.40	13.75	12.20	256.69	12.25	280.62	336.75

POST-DEVELOPMENT OUTFALL 6 (POA-6)

Storm Event (Years)	BYP. 6 (UNDETAINED) Area: .46 Acres Tc: 5 minutes CN: 74		POND 7 AREA (TO POND 7) Area: 50.63 Acres Tc: 5 minutes CN: 98					POST POA-6		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	0.87	14.10	182.90	10.56	339.86	345.00	13.95	10.63	13.27
10	12.10	1.56	14.65	259.32	12.70	341.12	345.00	14.45	12.80	25.63
25	12.10	2.03	14.95	309.46	13.94	341.94	345.00	14.75	14.05	34.38
100	12.10	2.80	15.35	389.97	15.70	343.23	345.00	15.05	15.84	48.94

POST-DEVELOPMENT OUTFALL 7 (POA-7)

Storm Event (Years)	BYP. 7 (UNDETAINED) Area: 10.29 Acres Tc: 5 minutes CN: 74		POND 8 AREA (TO POND 8) Area: 19.4 Acres Tc: 5 minutes CN: 98					POST POA-7		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	19.57	12.50	70.08	16.29	340.11	345.00	12.10	34.14	53.64
10	12.10	34.90	12.55	99.36	18.80	340.67	345.00	12.10	51.52	104.08
25	12.10	45.40	12.55	18.80	20.26	341.02	345.00	12.10	63.23	139.75
100	12.10	62.55	12.60	118.58	22.41	341.57	345.00	12.10	82.08	199.21

POST-DEVELOPMENT OUTFALL 8 (POA-8)

Storm Event (Years)	BYP. 8 (UNDETAINED) Area: 4.5 Acres Tc: 5 minutes CN: 74		POND 9 AREA (TO POND 9) Area: 54.65 Acres Tc: 5 minutes CN: 96					POST POA-8		
	Time to Peak (Hours)	Peak Discharge (cfs)	Time to Peak (Hours)	Peak Discharge POND IN (cfs)	Peak Discharge POND OUT (cfs)	Pond WSE (ft)	Top of Pond (ft)	Time to Peak (Hours)	Total Peak Discharge (cfs)	Allowable Discharge (cfs)
2	12.10	8.56	12.65	193.73	26.33	340.47	345.88	12.45	28.31	38.76
10	12.10	15.26	12.65	277.05	37.67	341.58	345.88	12.15	44.37	75.16
25	12.10	19.85	12.65	331.55	43.88	342.28	345.88	12.10	54.28	100.89
100	12.10	27.36	12.70	418.88	52.67	343.37	345.88	12.10	69.40	144.05

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0 125 250 500

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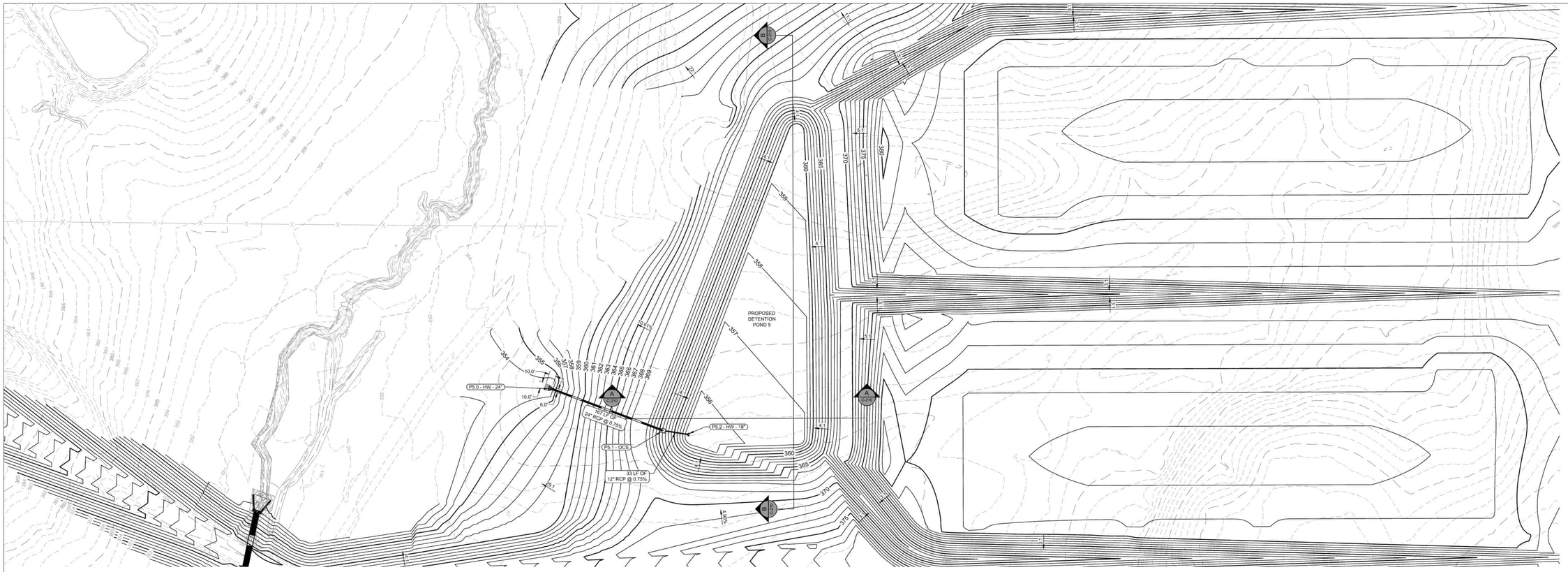

POND PLAN NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. POAs CHOSEN TO INCLUDE ALL PHASE 1 DEVELOPED AREA. AREA UTILIZED FOR LEAN CLAY RETRIEVAL AND FAT CLAY WASTE NOT INCLUDED IN HYDROLOGIC ANALYSIS.

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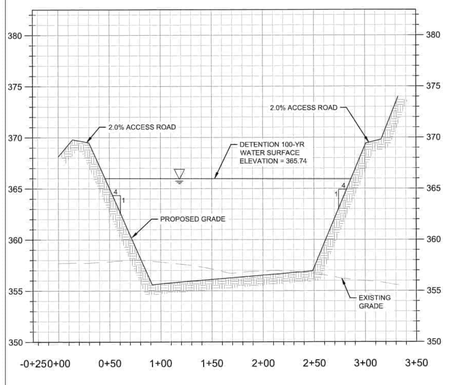
0 30 60 120



POND 5 SECTION A-A

PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

100-Year Peak Flow Comparison Summary			
Element	100-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	336.75	280.62	-56.13
POA-6	48.94	15.84	-33.10
POA-7	199.21	82.08	-117.13
POA-8	144.05	69.40	-74.65

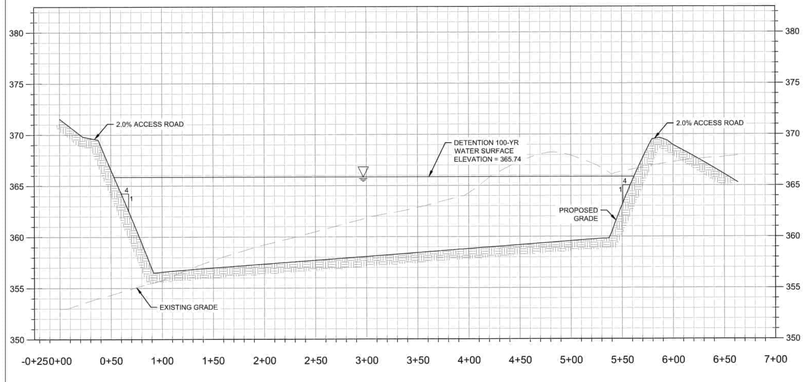
25-Year Peak Flow Comparison Summary			
Element	25-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	241.69	205.92	-35.77
POA-6	34.38	14.05	-20.33
POA-7	139.75	63.23	-76.52
POA-8	100.89	54.28	-46.61

10-Year Peak Flow Comparison Summary			
Element	10-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	184.26	160.09	-24.17
POA-6	25.63	12.80	-12.83
POA-7	104.08	51.52	-52.56
POA-8	75.16	44.37	-30.79

2-Year Peak Flow Comparison Summary			
Element	2-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	101.81	93.10	-8.71
POA-6	13.27	10.63	-2.64
POA-7	53.64	34.14	-19.50
POA-8	38.76	28.31	-10.45

POND 5 Elevation Area Table				
Pond Type	Elevation (ft)	Area (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
Detention Pond	355.12	0.001	0	0
	356	0.08	0.026	0.026
	357	0.42	0.228	0.254
	358	0.78	0.591	0.845
	359	1.05	0.912	1.757
	360	1.24	1.144	2.9
	361	1.35	1.295	4.195
	362	1.46	1.405	5.6
	363	1.58	1.52	7.119
	364	1.7	1.64	8.759
	365	1.82	1.76	10.518
	366	1.95	1.885	12.403
	367	2.07	2.01	14.413
	368	2.22	2.145	16.557
	369	2.39	2.304	18.862
	369.5	2.48	1.217	20.079

Pond 5 Summary Table					
Storm Event	Peak Pond Inflow (cfs)	Peak Pond Discharge (cfs)	Peak Storage (ac-ft)	Peak Water Surface Elev. (ft)
100-YR	222.01	10.99	11.893	365.74
25-YR	176.18	10.17	8.840	364.05
10-YR	147.63	9.54	7.044	362.95
2-YR	104.13	8.30	4.480	361.21



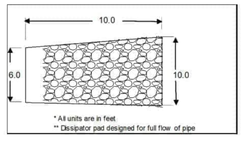
POND 5 SECTION B-B

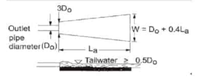
PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

RIP-RAP SUMMARY TABLE (POND 5 OUTLET)										
STRUCTURE	Q_{100} (cfs) Pond Outlet Discharge	Q Full (cfs)	D_o (ft.)	L_a (ft.)	W (ft.)	D (in.)	STONE THICKNESS (in.)	$^{d}D_{50}$ STONE DIA. (in.)	STONE CLASS	VEL.$_{100}$ (fps.)	VEL.$_{FULL}$ (fps.)
RIP RAP SIZING FOR POND HEADWALL	10.99	19.64	6.00	10.0	10.00	24	12	0.1	A	3.50	6.25

NOTE 1: The length of the rip-rap apron was determined by using the MS DOT Outlet Protection requirement listed on the MDEQ Erosion Stormwater Manual, Chapter 4.
NOTE 2: Rip-rap apron designed for full flow pipe capacity.
NOTE 3: Tailwater conditions design basis per MDEQ Manual. Figure OP-3 Outlet Protection Desing for Tailwater Greater Than 0.5 Diameter.
NOTE 4: Minimum Stone Diameter





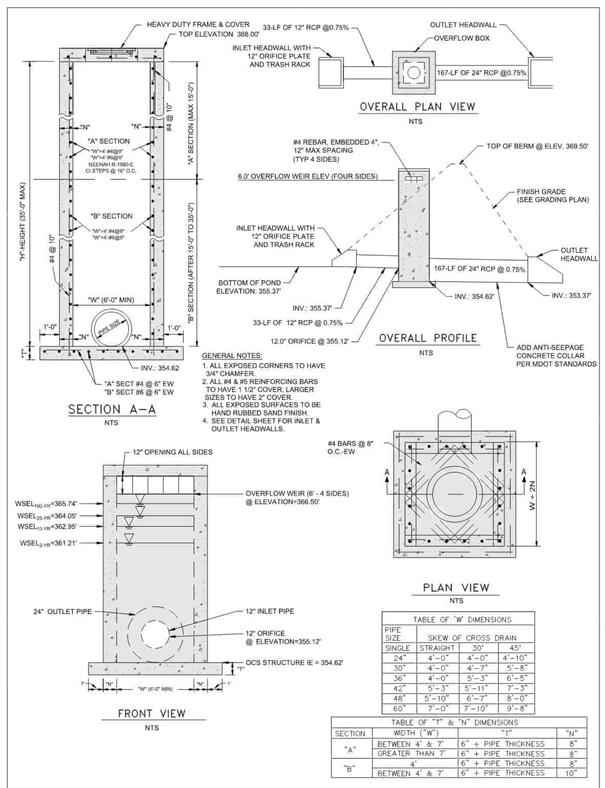


TABLE OF "W" DIMENSIONS		
PIPE SIZE	SKEW OF CROSS DRAIN	
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"

TABLE OF "T" & "N" DIMENSIONS			
SECTION	WIDTH ("W")	"T"	"N"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"
"B"	4'	6" + PIPE THICKNESS	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"

OUTLET CONTROL STRUCTURE DETAIL

SUPERSEDED INSPECTION PROJECT

SUPERSEDED INSPECTIONS PROJECT:
RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

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SEAL/SIGNATURE

CASEY WILDER
LICENSED PROFESSIONAL ENGINEER
ENGINEER
31771
STATE OF MISSISSIPPI

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LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026 | PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN | CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
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SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE CORENA
(228) 224-3583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POND 5 PLAN

DRAWING: C212

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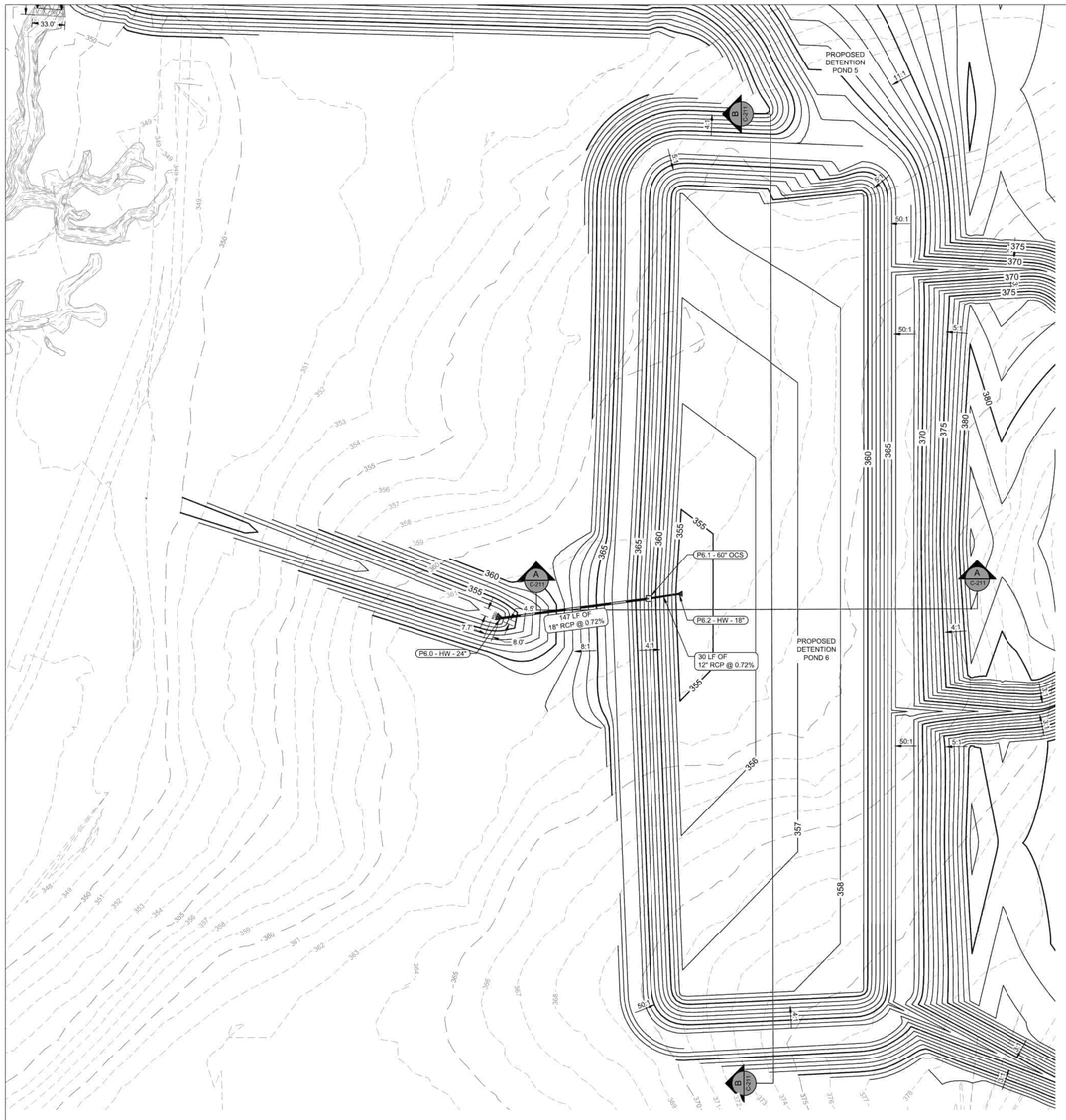
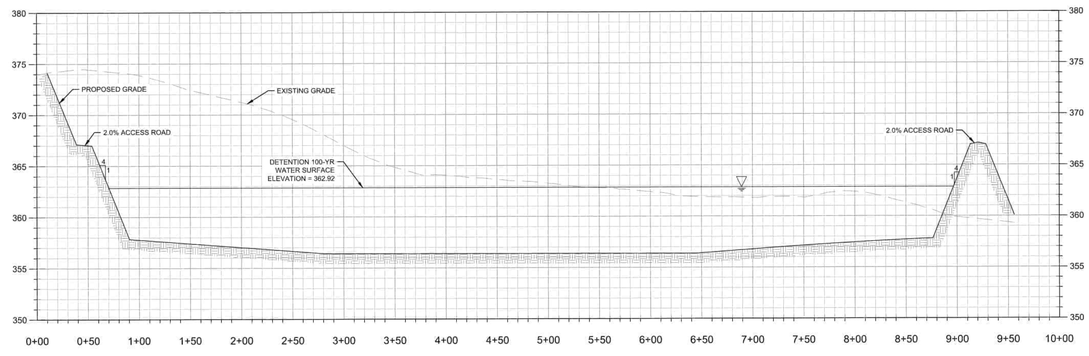
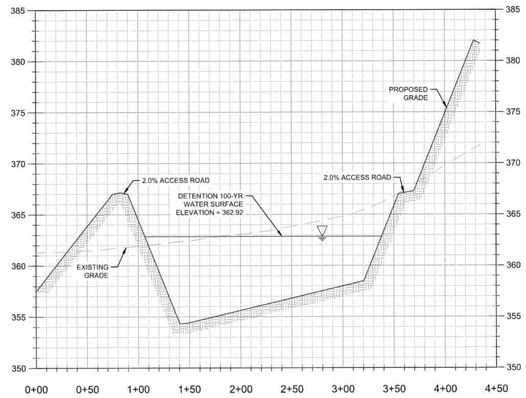




POND 6 SECTION B-B

PROFILE VIEW

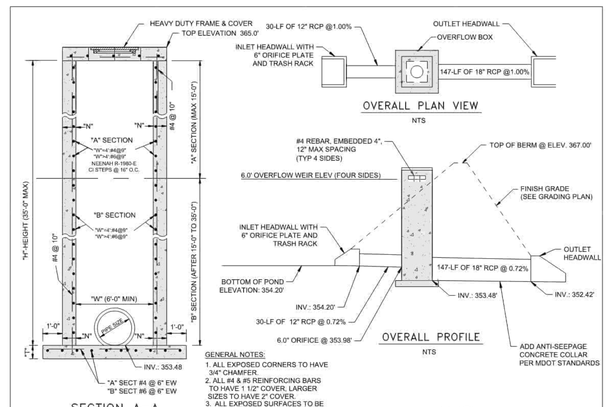
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'



POND 6 SECTION A-A

PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'



OUTLET CONTROL STRUCTURE DETAIL

POND PLAN NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. POAs CHOSEN TO INCLUDE ALL PHASE 1 DEVELOPED AREA. AREA UTILIZED FOR LEAN CLAY RETRIEVAL AND FAT CLAY WASTE NOT INCLUDED IN HYDROLOGIC ANALYSIS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

100-Year Peak Flow Comparison Summary			
Element	100-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	336.75	280.62	-56.13
POA-6	48.94	15.84	-33.10
POA-7	199.21	82.08	-117.13
POA-8	144.05	69.40	-74.65

25-Year Peak Flow Comparison Summary			
Element	25-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	241.69	205.92	-35.77
POA-6	34.38	14.05	-20.33
POA-7	139.75	63.23	-76.52
POA-8	100.89	54.28	-46.61

10-Year Peak Flow Comparison Summary			
Element	10-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	184.26	160.09	-24.17
POA-6	25.63	12.80	-12.83
POA-7	104.08	51.52	-52.56
POA-8	75.16	44.37	-30.79

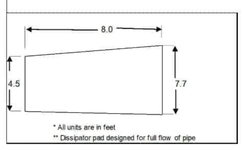
2-Year Peak Flow Comparison Summary			
Element	2-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	101.81	93.10	-8.71
POA-6	13.27	10.63	-2.64
POA-7	53.64	34.14	-19.50
POA-8	38.76	28.31	-10.45

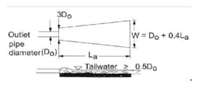
POND 6 Elevation Area Table				
Pond Type	Elevation (ft)	Area (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
Detention Pond	353.9	0.001	0	0
	355	0.13	0.052	0.052
	356	0.65	0.357	0.409
	357	1.58	1.081	1.49
	358	2.75	2.138	3.628
	359	3.49	3.113	6.741
	360	3.67	3.58	10.321
	361	3.85	3.76	14.08
	362	4.04	3.945	18.025
	363	4.23	4.135	22.16
	364	4.43	4.33	26.489
	365	4.62	4.525	31.014
	366	4.82	4.72	35.734
	367	5.03	4.925	40.658

Pond 6 Summary Table				
Storm Event	Peak Pond Inflow (cfs)	Peak Pond Discharge (cfs)	Peak Storage (ac-ft)	Peak Water Surface Elev. (ft)
100-YR	266.50	2.68	21.823	362.92
25-YR	211.48	2.47	16.716	361.67
10-YR	177.22	2.33	13.599	360.87
2-YR	124.99	2.08	8.973	369.63

RIP-RAP SUMMARY TABLE (POND 6 OUTLET)										
STRUCTURE	Q_{100} (cfs) Pond Outlet Discharge	Q Full (cfs)	D_o (ft.)	L_a (ft.)	W (ft.)	D (in.)	STONE THICKNESS (in.)	*d_{50} STONE DIA. (in.)	STONE CLASS	VEL_{-100} (fps.)	VEL_{-FULL} (fps.)
RIP RAP SIZING FOR POND HEADWALL	2.68	8.94	4.50	8.0	7.70	18	12	0.1	A	1.52	5.06

NOTE 1: The length of the rip-rap apron was determined by using the MS DOT Outlet Protection requirement listed on the MDEQ Erosion Stormwater Manual, Chapter 4.
NOTE 2: Rip-rap apron designed for full flow pipe capacity.
NOTE 3: Tailwater conditions design basis per MDEQ Manual: Figure OP-3 Outlet Protection Desing for Tailwater Greater Than 0.5 Diameter.
NOTE 4: Minimum Stone Diameter





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528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POND 6 PLAN

DRAWING: C213

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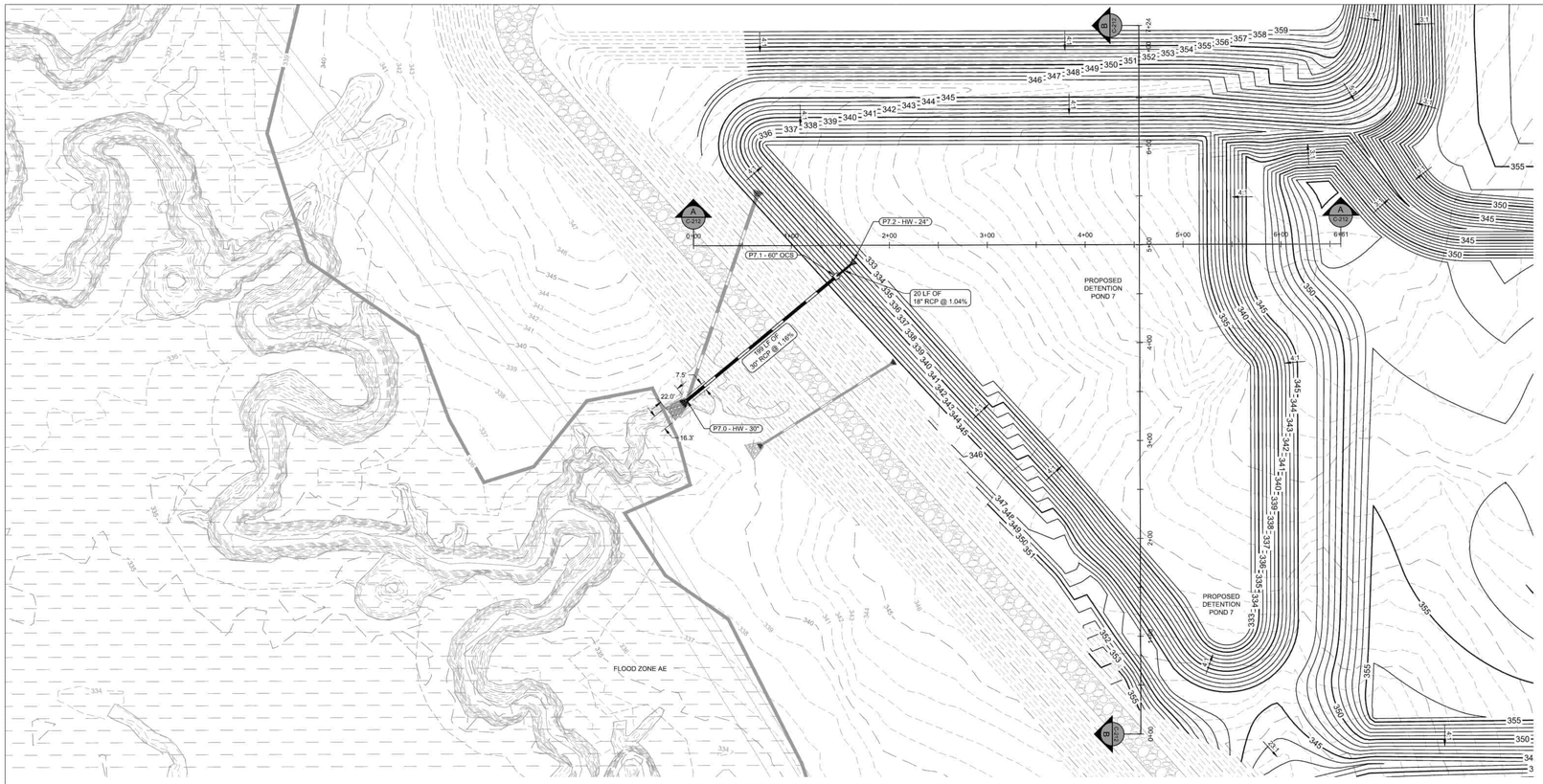

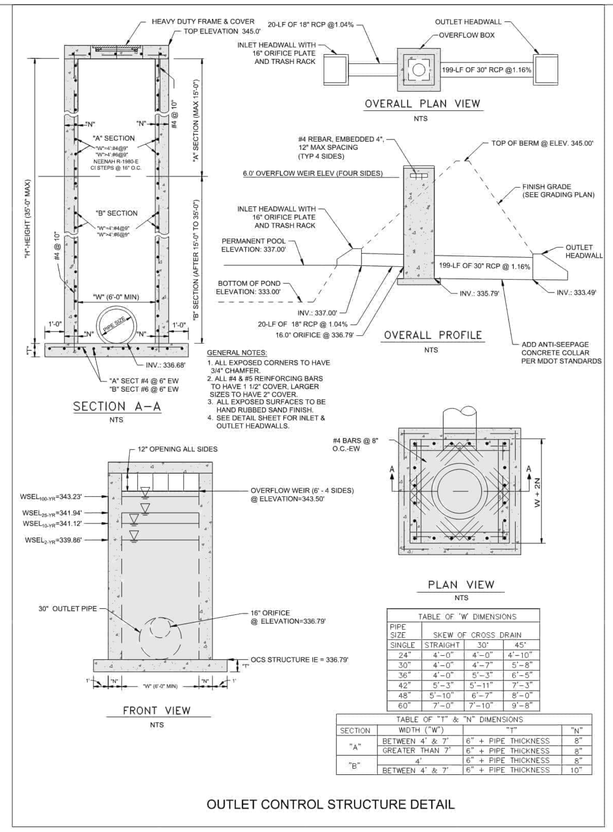

TABLE OF "W" DIMENSIONS		
PIPE SIZE	SKEW OF CROSS DRAIN	
SINGLE	STRAIGHT	30°	45°
24"	4'–0"	4'–0"	4'–10"
30"	4'–0"	4'–7"	5'–8"
36"	4'–0"	5'–3"	6'–5"
42"	5'–3"	5'–11"	7'–3"
48"	5'–10"	6'–7"	8'–0"
60"	7'–0"	7'–10"	9'–8"

TABLE OF "T" & "N" DIMENSIONS			
SECTION	WIDTH ("W")	"T"	"N"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"
"B"	4'	6" + PIPE THICKNESS	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"

OUTLET CONTROL STRUCTURE DETAIL

POND PLAN NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

100-Year Peak Flow Comparison Summary			
Element	100-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	336.75	280.62	-56.13
POA-6	48.94	15.84	-33.10
POA-7	199.21	82.08	-117.13
POA-8	144.05	69.40	-74.65

25-Year Peak Flow Comparison Summary			
Element	25-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	241.69	205.92	-35.77
POA-6	34.38	14.05	-20.33
POA-7	139.75	63.23	-76.52
POA-8	100.89	54.28	-46.61

10-Year Peak Flow Comparison Summary			
Element	10-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	184.26	160.09	-24.17
POA-6	25.63	12.80	-12.83
POA-7	104.08	51.52	-52.56
POA-8	75.16	44.37	-30.79

2-Year Peak Flow Comparison Summary			
Element	2-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	101.81	93.10	-8.71
POA-6	13.27	10.63	-2.64
POA-7	53.64	34.14	-19.50
POA-8	38.76	28.31	-10.45

POND 7 Elevation Area Table				
Pond Type	Elevation (ft)	Area (acres)	Volume (a-c-ft)	Volume (Total) (a-c-ft)
Permanent Pool Water Surface Elevation = 337'	333	2.85	0	0
	334	3.01	2.93	2.93
	335	3.17	3.09	6.019
	336	3.33	3.25	9.269
	337	3.49	3.41	12.679
Detention Pond	338	3.66	3.575	16.253
	339	3.83	3.745	19.998
	340	4	3.915	23.913
	341	4.17	4.085	27.997
	342	4.34	4.255	32.252
	343	4.52	4.43	36.682
	344	4.7	4.61	41.292
	345	4.88	4.79	46.081

Pond 7 Summary Table				
Storm Event	Peak Pond Inflow (cfs)	Peak Pond Discharge (cfs)	Peak Storage (ac-ft)	Peak Water Surface Elev. (ft)
100-YR	389.97	15.70	38.745	343.23
25-YR	309.46	13.94	32.748	341.94
10-YR	259.32	12.70	29.111	341.12
2-YR	182.90	10.56	23.783	339.86

RIP-RAP SUMMARY TABLE (POND 6 OUTLET)											
STRUCTURE	Q_{100} (cfs) Pond Outlet Discharge	Q Full (cfs)	D_o (ft.)	L_a (ft.)	W (ft.)	D (in.)	STONE THICKNESS (in.)	$^4d_{50}$ STONE DIA. (in.)	STONE CLASS	VEL_{-100} (fps.)	VEL_{-FULL} (fps.)
RIP RAP SIZING FOR POND HEADWALL	15.70	44.10	7.50	22.0	16.30	30	22	0.25	B	3.20	8.98

NOTE 1: The length of the rip-rap apron was determined by using the MS DOT Outlet Protection requirement listed on the MDEQ Erosion Stormwater Manual, Chapter 4.
NOTE 2: Rip-rap apron designed for full flow pipe capacity.
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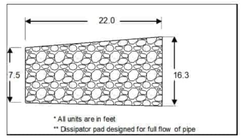
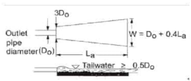
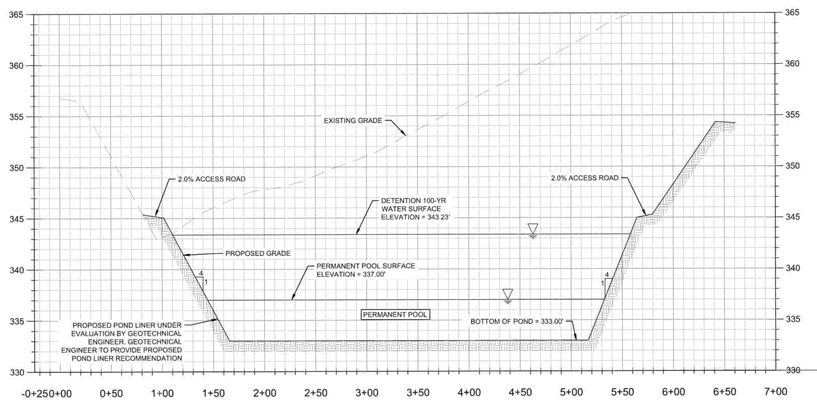
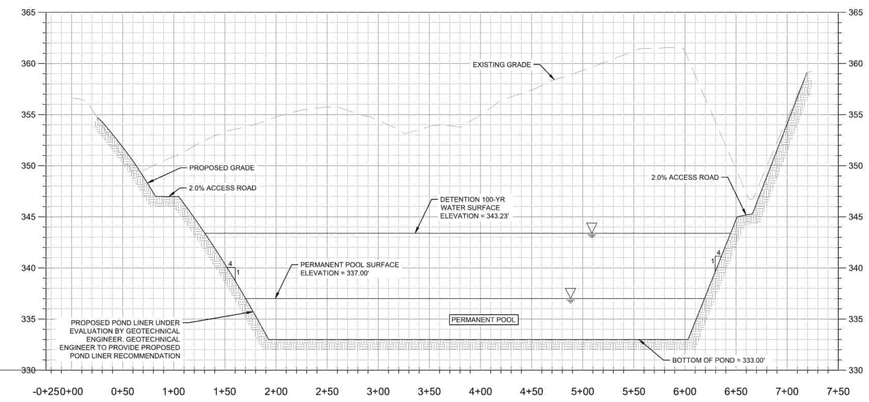






POND 7 SECTION A-A
PROFILE VIEW
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'



POND 7 SECTION B-B
PROFILE VIEW
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

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ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POND 7 PLAN

DRAWING: C214

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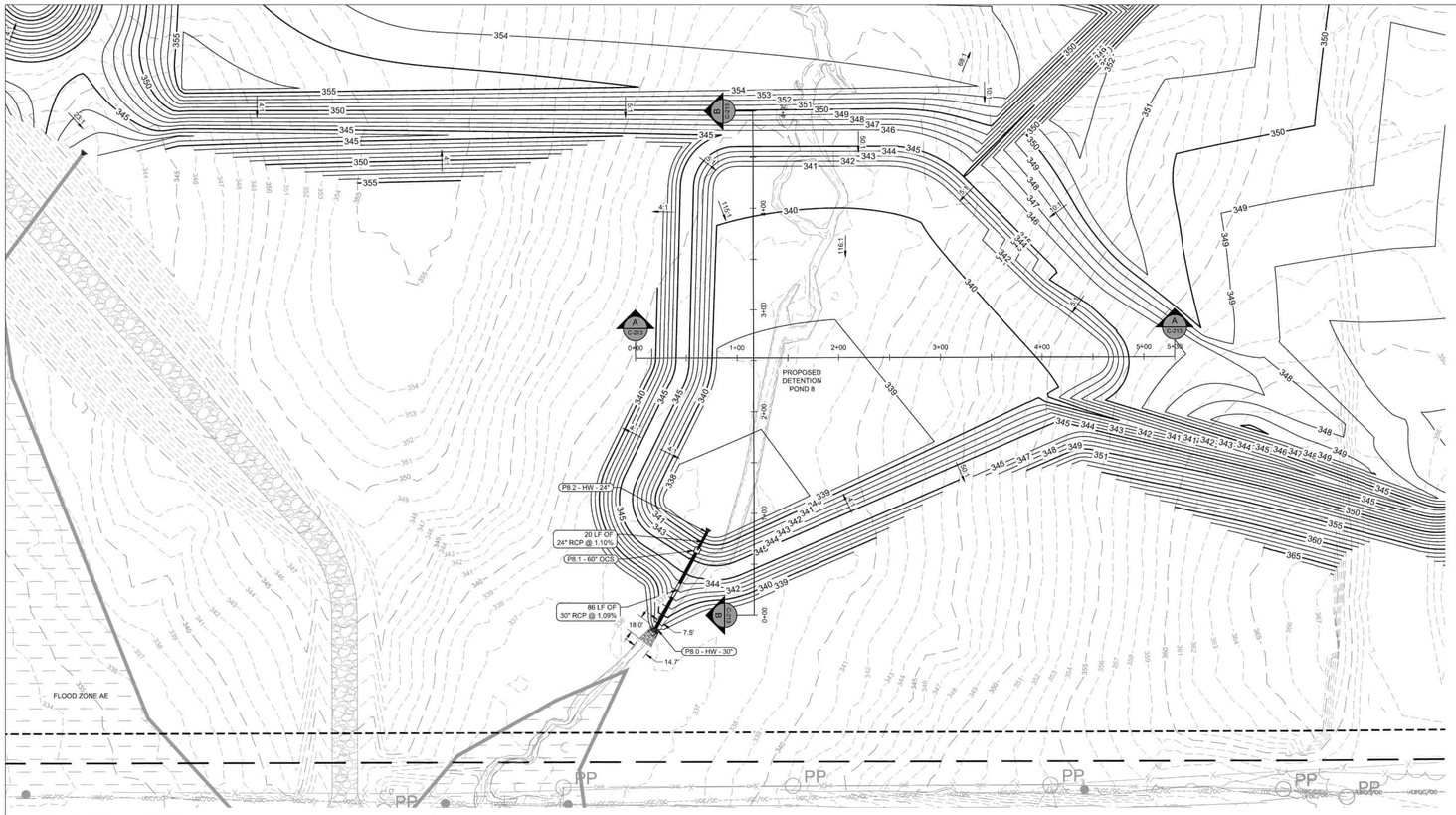
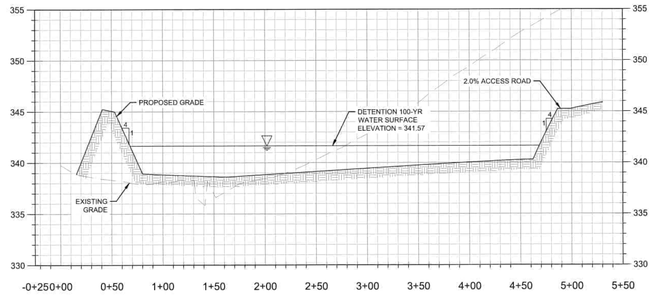
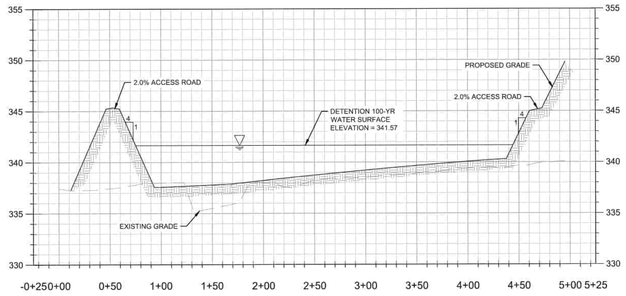




POND 8 SECTION A-A
PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'



POND 8 SECTION B-B
PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

POND PLAN NOTES

1. EXISTING TOPOGRAPHY SHOWN PER SURVEY PROVIDED BY MAPTECH, INC. DATED 11/13/23. DUE TO ONGOING EARTHWORKS, TOPOGRAPHIC CONDITIONS MAY VARY. CONTRACTOR TO VERIFY UPDATED ONSITE CONDITIONS.
2. POAs CHOSEN TO INCLUDE ALL PHASE 1 DEVELOPED AREA. AREA UTILIZED FOR LEAN CLAY RETRIEVAL AND FAT CLAY WASTE NOT INCLUDED IN HYDROLOGIC ANALYSIS.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

100-Year Peak Flow Comparison Summary			
Element	100-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	336.75	280.62	-56.13
POA-6	48.94	15.84	-33.10
POA-7	199.21	82.08	-117.13
POA-8	144.05	69.40	-74.65

25-Year Peak Flow Comparison Summary			
Element	25-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	241.69	205.92	-35.77
POA-6	34.38	14.05	-20.33
POA-7	139.75	63.23	-76.52
POA-8	100.89	54.28	-46.61

10-Year Peak Flow Comparison Summary			
Element	10-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	184.26	160.09	-24.17
POA-6	25.63	12.80	-12.83
POA-7	104.08	51.52	-52.56
POA-8	75.16	44.37	-30.79

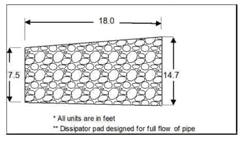
2-Year Peak Flow Comparison Summary			
Element	2-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	101.81	93.10	-8.71
POA-6	13.27	10.63	-2.64
POA-7	53.64	34.14	-19.50
POA-8	38.76	28.31	-10.45

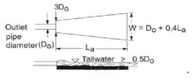
POND 8 Elevation Area Table				
Pond Type	Elevation (ft)	Area (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
Detention Pond	336.9	0.001	0	0
	338	0.21	0.054	0.054
	339	0.78	0.195	0.249
	340	1.79	0.458	0.707
	341	2.35	0.73	1.437
	342	2.5	0.905	2.342
	343	2.65	1.02	3.362

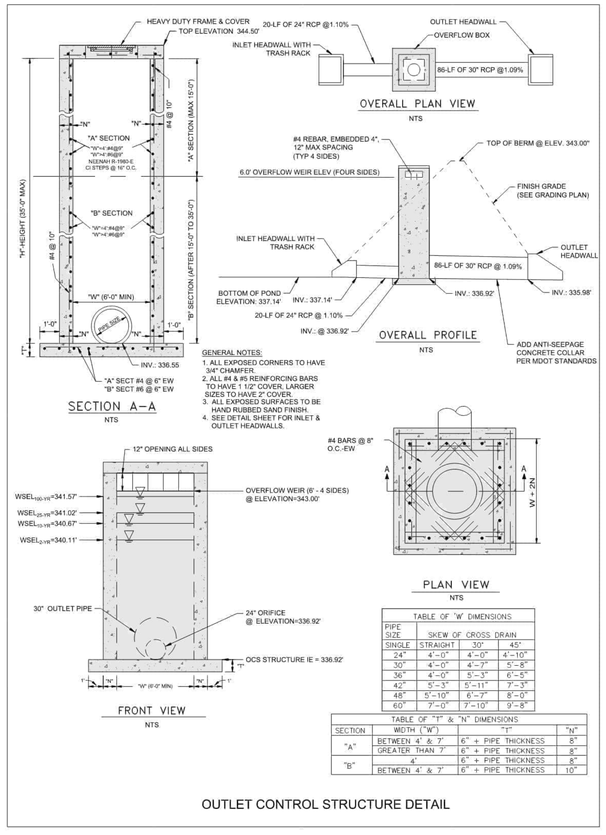
Pond 8 Summary Table				
Storm Event	Peak Pond Inflow (cfs)	Peak Pond Discharge (cfs)	Peak Storage (ac-ft)	Peak Water Surface Elev. (ft)
100-YR	118.58	22.41	5.190	341.57
25-YR	18.80	20.26	3.886	341.02
10-YR	99.36	18.80	3.096	340.67
2-YR	70.08	16.29	1.971	340.11

RIP-RAP SUMMARY TABLE (POND 6 OUTLET)											
STRUCTURE	Q_{100} (cfs) Pond Outlet Discharge	Q Full (cfs)	D_o (ft.)	L_a (ft.)	W (ft.)	D (in.)	STONE THICKNESS (in.)	$^*d_{50}$ STONE DIA. (in.)	STONE CLASS	VEL.$_{100}$ (fps.)	VEL.$_{FULL}$ (fps.)
RIP RAP SIZING FOR POND HEADWALL	22.41	43.13	7.50	18.0	14.70	30	22	0.2	B	4.57	8.79

NOTE 1: The length of the rip-rap apron was determined by using the MS DOT Outlet Protection requirement listed on the MDEQ Erosion Stormwater Manual, Chapter 4.
NOTE 2: Rip-rap apron designed for full flow pipe capacity.
NOTE 3: Tailwater conditions design basis per MDEQ Manual: Figure OP-3 Outlet Protection Desing for Tailwater Greater Than 0.5 Diameter.
NOTE 4: Minimum Stone Diameter







OUTLET CONTROL STRUCTURE DETAIL

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AHJ STAMP

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COSTAS SITE - RIDGELAND DATA CENTER
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DRN/ENG: KIMLEY HORN | CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
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SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE CORENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POND 8 PLAN

DRAWING: C215

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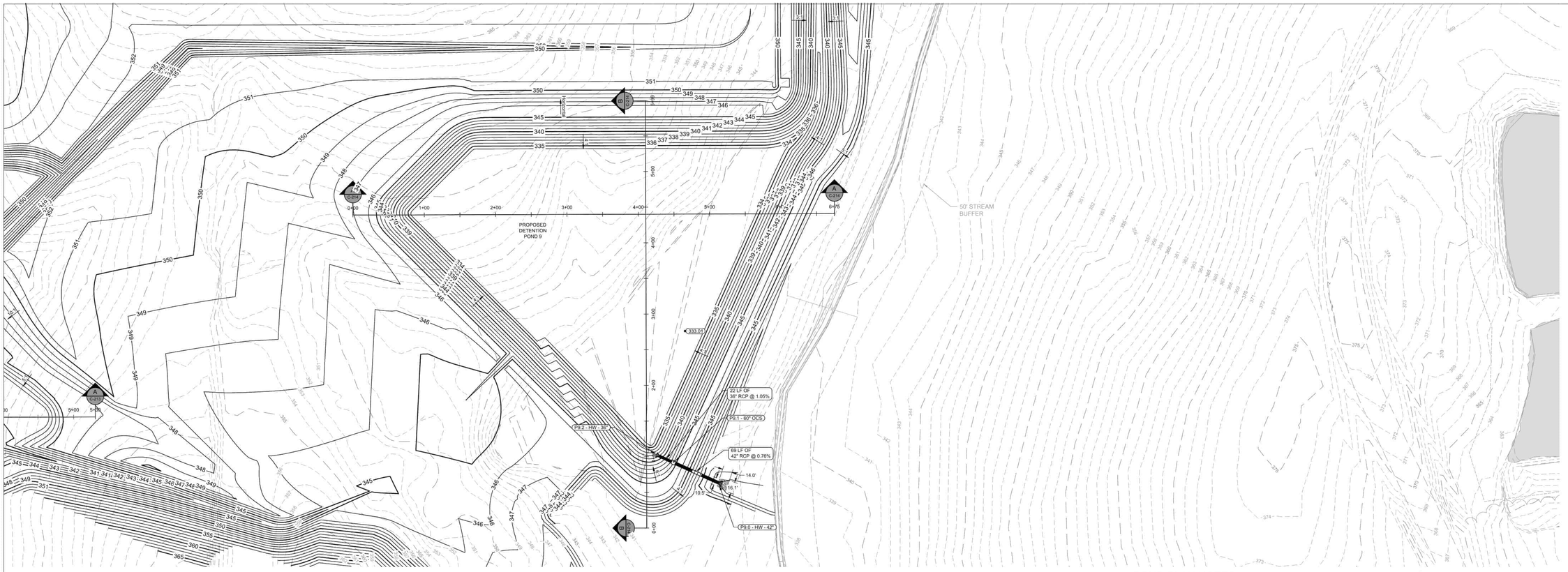
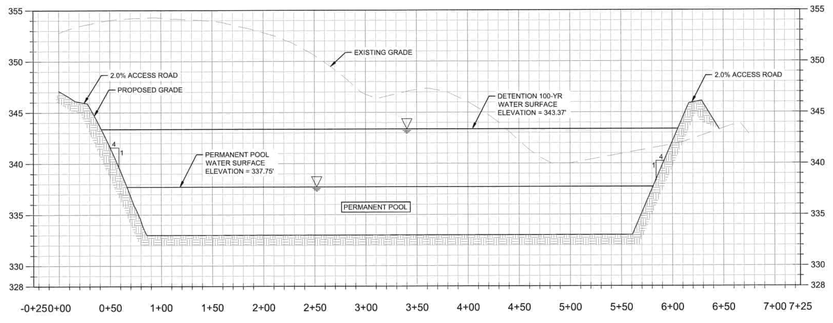
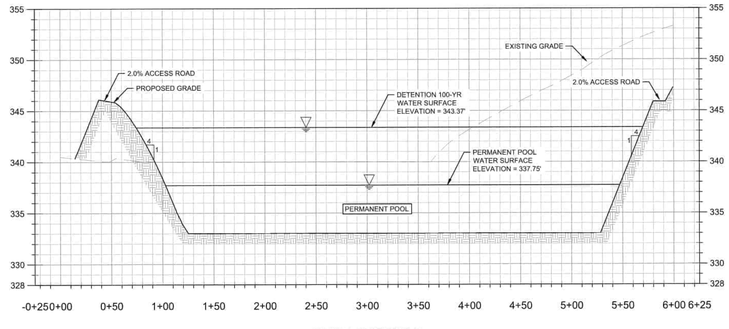




POND 9 SECTION A-A

PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'



POND 9 SECTION B-B

PROFILE VIEW

HORIZONTAL SCALE: 1"=60'
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100-Year Peak Flow Comparison Summary			
Element	100-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	336.75	280.62	-56.13
POA-6	48.94	15.84	-33.10
POA-7	199.21	82.08	-117.13
POA-8	144.05	69.40	-74.65

25-Year Peak Flow Comparison Summary			
Element	25-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	241.69	205.92	-35.77
POA-6	34.38	14.05	-20.33
POA-7	139.75	63.23	-76.52
POA-8	100.89	54.28	-46.61

10-Year Peak Flow Comparison Summary			
Element	10-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	184.26	160.09	-24.17
POA-6	25.63	12.80	-12.83
POA-7	104.08	51.52	-52.56
POA-8	75.16	44.37	-30.79

2-Year Peak Flow Comparison Summary			
Element	2-Year Flows (cfs)		
	Pre-Developed	Post-developed	Difference
POA-5	101.81	93.10	-8.71
POA-6	13.27	10.63	-2.64
POA-7	53.64	34.14	-19.50
POA-8	38.76	28.31	-10.45

POND 9 Elevation Area Table				
Pond Type	Elevation (ft)	Area (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
Permanent Pool Water Surface Elevation = 337.72'	333	2.66	0	0
	334	2.8	2.73	2.73
	335	2.93	2.865	5.594
	336	3.07	3	8.594
	337	3.21	3.14	11.734
Detention Pond	338	3.35	3.28	15.014
	339	3.5	3.425	18.438
	340	3.64	3.57	22.008
	341	3.8	3.72	25.728
	342	3.95	3.875	29.603
	343	4.1	4.025	33.627
	344	4.26	4.18	37.807
	345	4.42	4.34	42.147
	345.88	4.57	3.955	46.102

Pond 9 Summary Table				
Storm Event	Peak Pond Inflow (cfs)	Peak Pond Discharge (cfs)	Peak Storage (ac-ft)	Peak Water Surface Elev. (ft)
100-YR	418.88	52.67	35.173	343.37
25-YR	331.55	43.88	30.724	342.28
10-YR	277.05	37.67	27.946	341.58
2-YR	193.73	26.33	23.721	340.47

RIP-RAP SUMMARY TABLE (POND 9 OUTLET)										
STRUCTURE	Q_{100} (cfs) Pond Outlet Discharge	Q Full (cfs)	D_5 (ft.)	L_a (ft.)	W (ft.)	D (in.)	STONE THICKNESS (in.)	$^4d_{50}$ STONE DIA. (in.)	STONE CLASS	VEL_{-100} (fps.)	VEL_{-FULL} (fps.)
RIP RAP SIZING FOR POND HEADWALL	52.67	88.52	10.50	14.0	16.10	42	24	0.2	1	5.47	9.20

NOTE 1: The length of the rip-rap apron was determined by using the MS DOT Outlet Protection requirement listed on the MDEQ Erosion Stormwater Manual, Chapter 4.
NOTE 2: Rip-rap apron designed for full flow pipe capacity.
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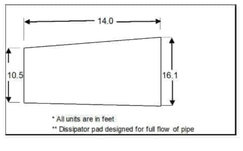

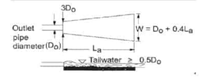

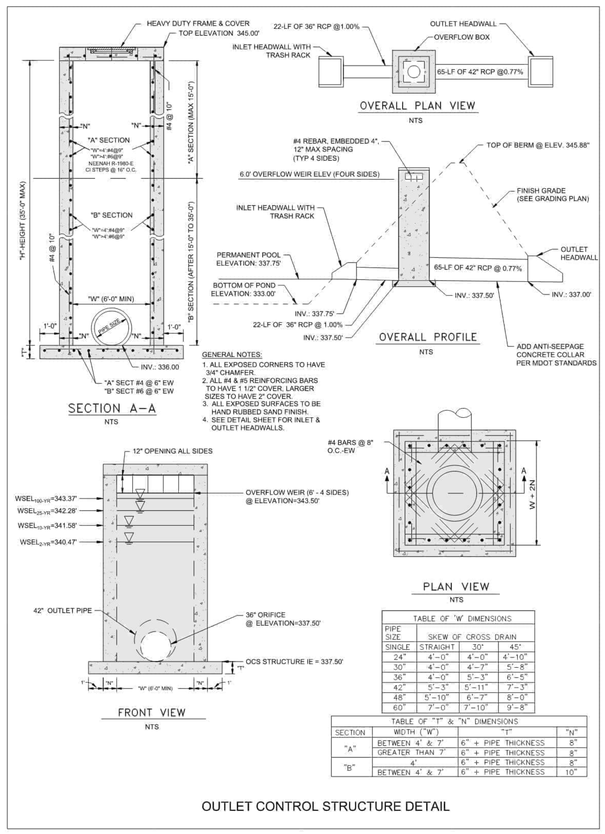

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"

TABLE OF "T" & "N" DIMENSIONS			
SECTION	WIDTH ("W")	"T"	"N"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"
"B"	4'	6" + PIPE THICKNESS	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"

OUTLET CONTROL STRUCTURE DETAIL

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AHJ STAMP

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DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

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6750 POPLAR AVE, SUITE 600
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ARCHITECT:
ACOUSTIC ENGINEER:
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SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT: RIDGELAND DATA CENTER PHASE 2

TITLE: POND 9 PLAN

DRAWING: C216

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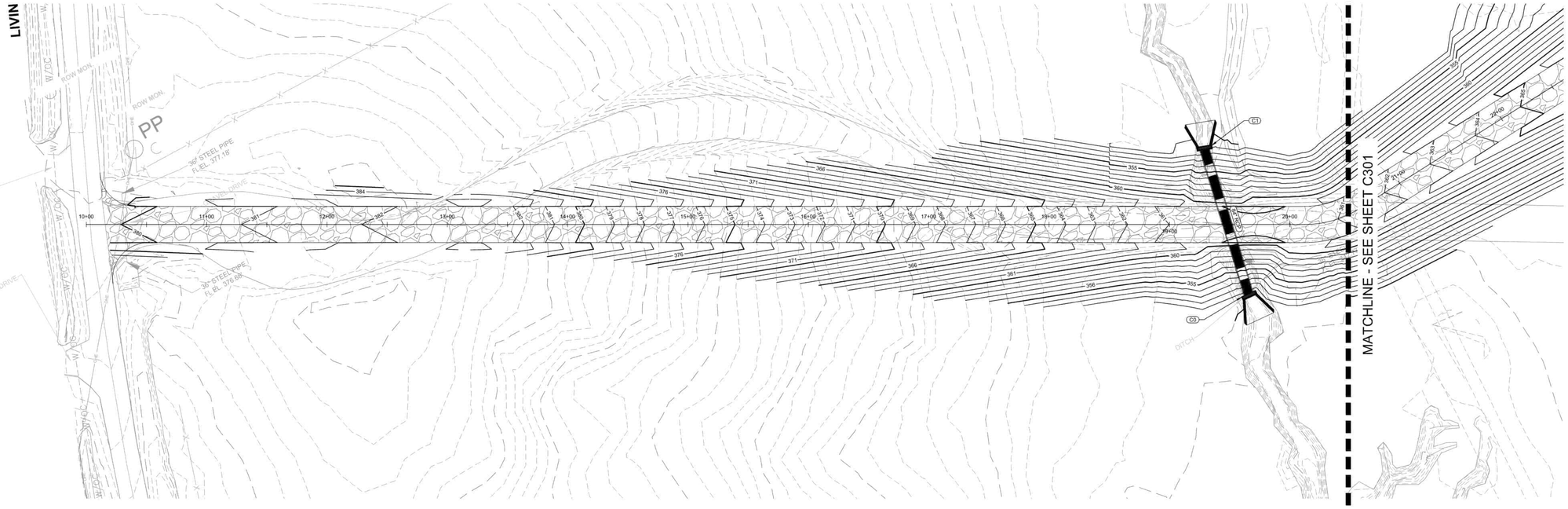

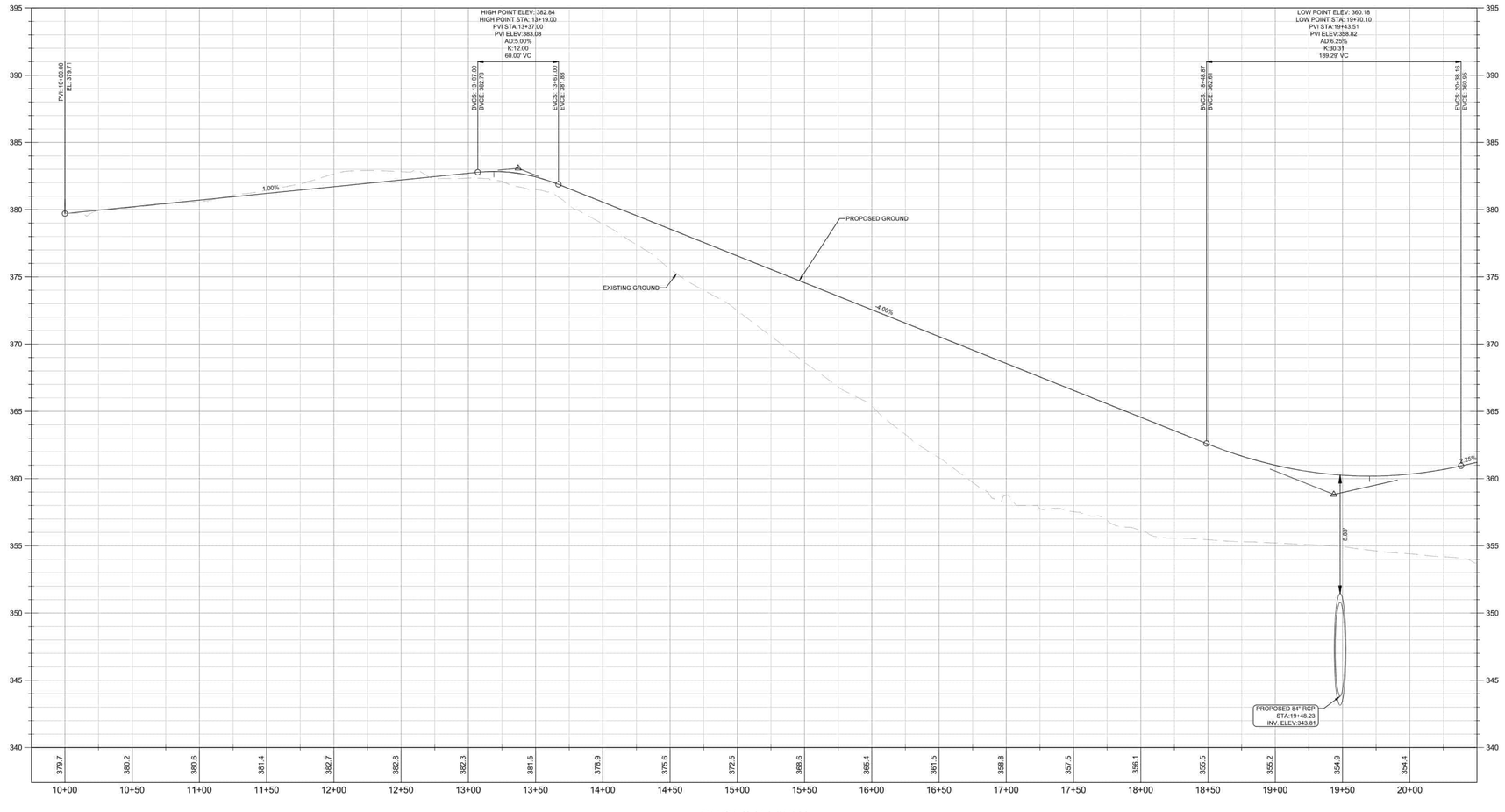

PROFILE VIEW
SECONDARY ACCESS ROAD

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
VERTICAL
8
4
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MAY BE INCOMPLETE

811
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JOE CORENA
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528 KLONDYKE RD
LONG BEACH, MS 39560
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PROJECT:
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TITLE:
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DRAWING:
C300

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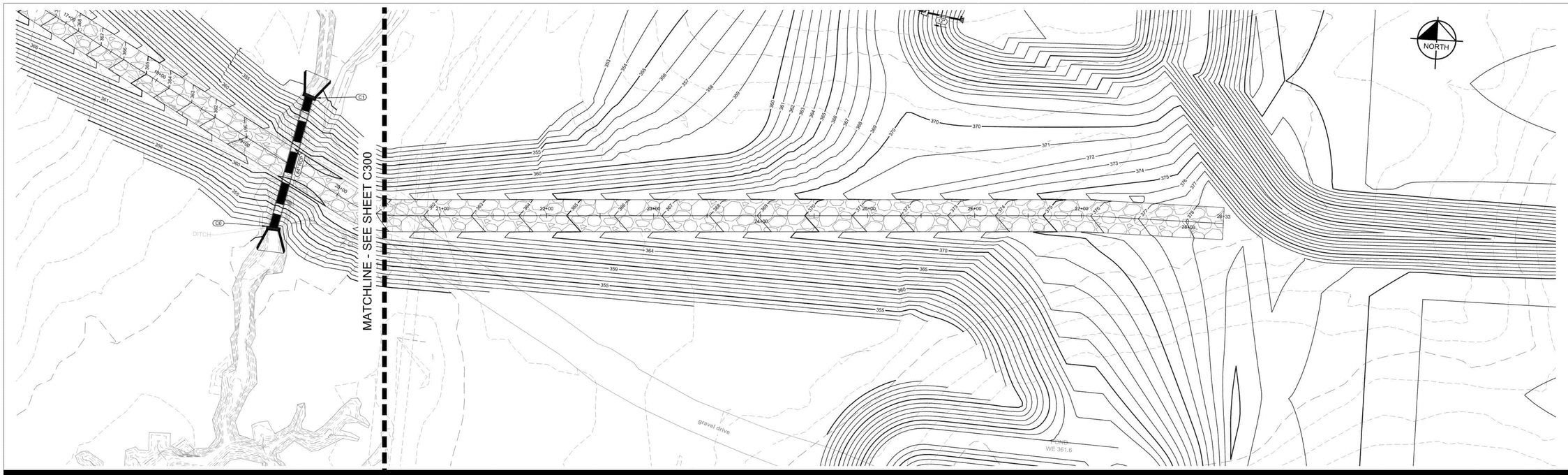

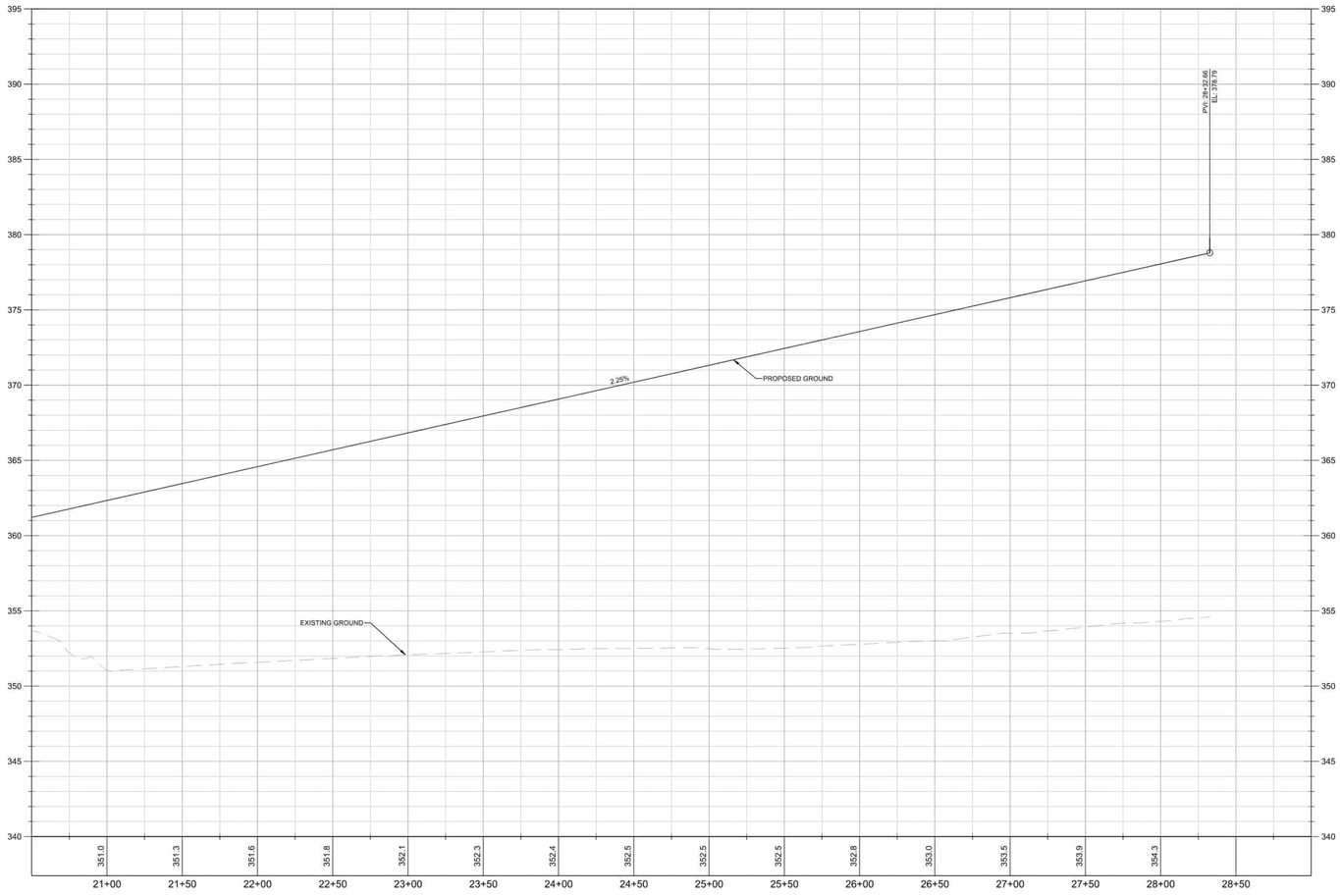

PROFILE VIEW
SECONDARY ACCESS ROAD

GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
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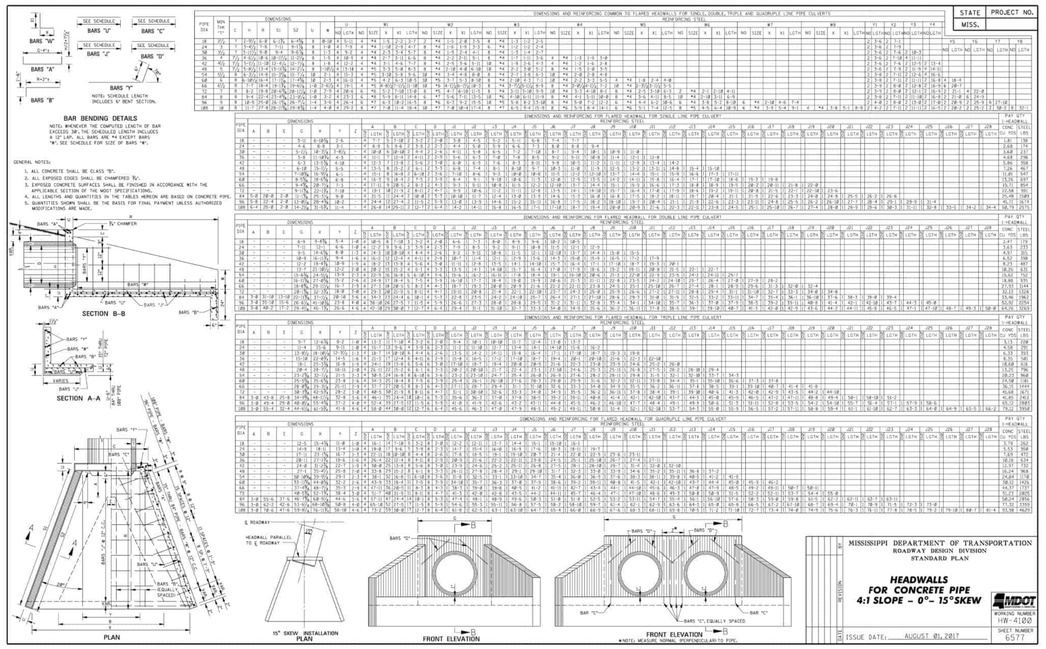
(228) 224-2583
539 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

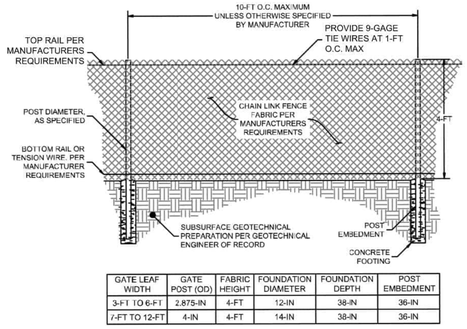
TITLE:
SECONDARY ACCESS ROAD PLAN AND PROFILE

DRAWING:
C301

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C



1 STORMWATER HEADWALL (4:1 SLOPE)
N.T.S

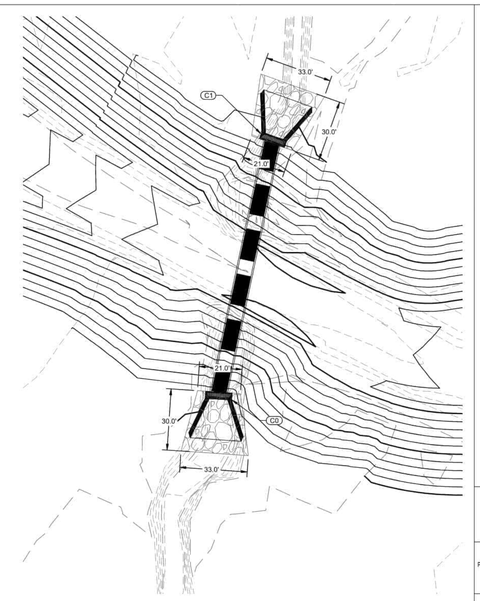


GATE LEAF WIDTH	GATE POST (OD)	FABRIC HEIGHT	FOUNDATION DIAMETER	FOUNDATION DEPTH	POST EMBEDMENT
3-FT TO 6-FT	2.875-IN	4-FT	12-IN	38-IN	36-IN
7-FT TO 12-FT	4-IN	4-FT	14-IN	38-IN	36-IN

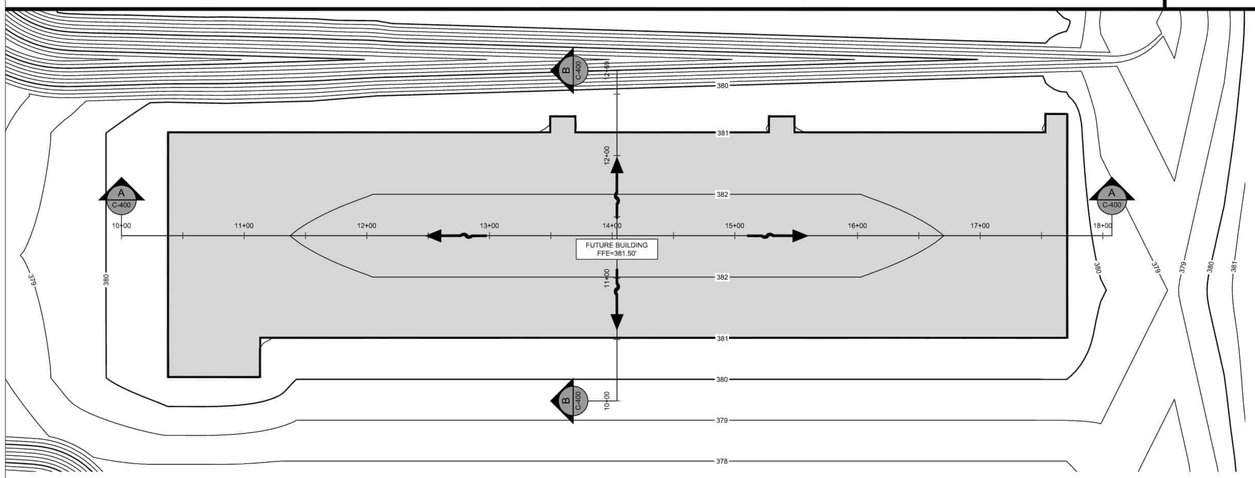
NOTES:

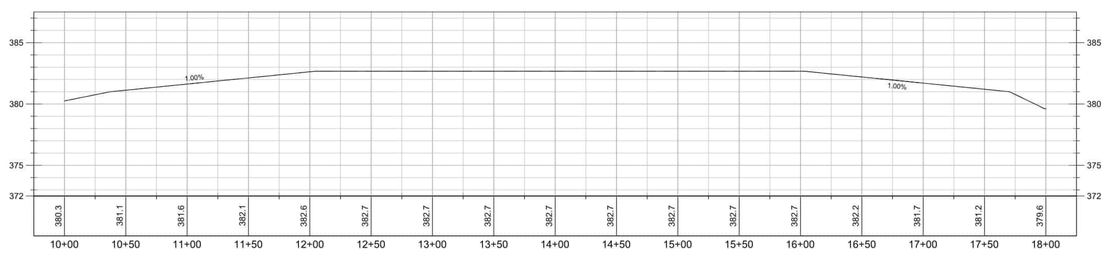
1. 4-FT CHAIN LINK FENCE TO ENCOMPASS PROPOSED DETENTION PONDS AS A PUBLIC SAFETY MEASURE TO PREVENT ACCESS. AS SHOWN ON PLANS
2. PROVIDE GATE OPENINGS AS-REQUIRED BY AHJ TO ALLOW ROUTINE INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT PONDS.
3. FOUNDATION DEPTHS, SIZES, AND POST EMBEDMENT SHALL FOLLOW MINIMUM SIZING REQUIREMENTS IN THE TABLE ABOVE, UNLESS OTHERWISE SPECIFIED BY THE SELECTED FENCE MANUFACTURER AND/OR GEOTECHNICAL ENGINEER OF RECORD.

2 4-FT CHAIN LINK FENCE (STORMWATER POND FENCING)
N.T.S

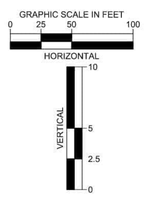


3 CULVERT RIP-RAP SIZING
SCALE AS SHOWN

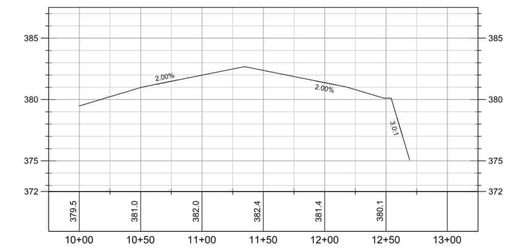




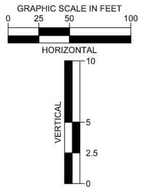
PROFILE VIEW
A-A



4 BUILDING PAD GRADING DETAIL
SCALE AS SHOWN



PROFILE VIEW
B-B



NOTES:

1. MAINTAIN MINIMUM OF 1% SLOPE ON BUILDING PADS TO PREVENT PONDING OF WATER ON BUILDING PAD AREAS.
2. GRADING DEPICTS ANTICIPATED SUBGRADE ELEVATION. FINISH FLOOR ELEVATION IS ANTICIPATED TO BE APPROXIMATELY 6 INCHES ABOVE SUBGRADE ELEVATION.

DRAFT
MAY BE INCOMPLETE

811
Know what's below.
Call before you dig.

SUPERSEDED INSPECTION PROJECT

SUPERSEDED INSPECTIONS PROJECT:
RECORD HAVE READ THE COUNTY COMMERCIAL PARTIAL PERMITTING PROCESS FOR SHELL BUILDINGS POLICY AND AGREE TO THE CONDITIONS AND RESPONSIBILITIES OF POLICY AS IT RELATES TO PLANS AND PERMITS FOR SHELL AND TENANT BUILD-OUTS FOR SUPERSEDED PROJECTS.

AHJ STAMP

CONFIDENTIAL

PROJECT ADDRESS
COSTAS SITE - RIDGELAND DATA CENTER
CITY OF RIDGELAND, MADISON COUNTY, MS

PROJECT DELIVERY PACKAGE
PHASE 2 GRADING PERMIT DOCUMENTS

SEAL/SIGNATURE

CASEY WILDER ENGINEER 31771 STATE OF MISSISSIPPI REGISTERED PROFESSIONAL

THE LICENSED PROFESSIONAL SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THIS PROFESSIONAL, AND THIS PROFESSIONAL EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLAN, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

LEGAL NOTICE
REGIONAL LEGAL NOTICE

ISSUE DATE: 16FEB2026	PROJECT NO: 115319761
DRN/ENG: KIMLEY HORN	CHK/APP: KIMLEY HORN

REV.	DATE	DESCRIPTION
A	01DEC2025	60PCT REVIEW
B	22DEC2025	90PCT REVIEW
C	16FEB2026	ARB REVIEW

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MECHANICAL ENGINEER:
ELECTRICAL ENGINEER:
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
CASEY WILDER, P.E.
(901) 374-9109
6750 POPLAR AVE, SUITE 600
MEMPHIS, TN 38138
STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-3583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
DETAILS

DRAWING:
C400

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

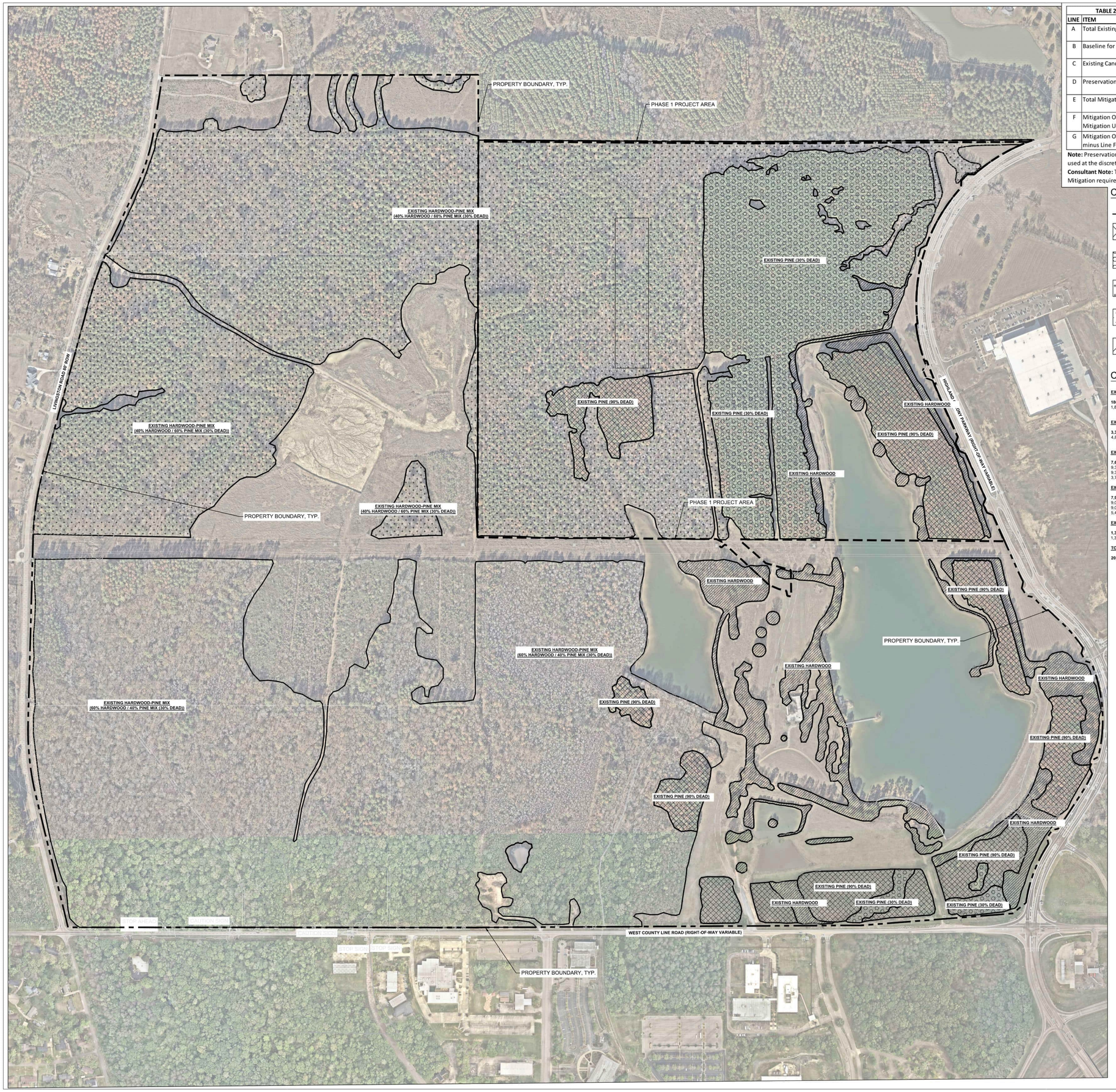

TABLE 2: MITIGATION TABLE FOR USE WITH SITES GREATER THAN OR EQUAL TO 10 ACRES				
LINE	ITEM	PHASE	QUANTITY	UNIT
A	Total Existing Canopy Coverage of Site	OVERALL SITE:	471	(Acres)
		PHASE 1:	121	
B	Baseline for Mitigation (Line A times 20)	OVERALL SITE:	9,427	(Mitigation Trees)
		PHASE 1:	2,418	
C	Existing Canopy Coverage to be Preserved	OVERALL SITE:	5,171,856	(Square Feet)
		PHASE 1:	212,682	
D	Preservation Tree Credit (Line C divided by 1000 SF)	OVERALL SITE:	5,172	(Mitigation Trees)
		PHASE 1:	213	
E	Total Mitigation Requirement (Line B minus Line D)	OVERALL SITE:	4,256	(Mitigation Trees)
		PHASE 1:	2,205	
F	Mitigation Option A - On-site mitigation (Number of Mitigation Units Applicant Prefers to Use for On-site	OVERALL SITE:	4,256	(Mitigation Trees)
		PHASE 1:	2,205	
G	Mitigation Option B - Contribution to the In-Lieu Fund (Line E minus Line F times $300.00)	OVERALL SITE:	N/A	(Dollars)
		PHASE 1:	N/A	

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 Mitigation Requirements

Consultant Note: Tree mitigation requirements shown for Phase 1 are for reference only. Overall Site Mitigation requirements will govern the development.

CANOPY INVENTORY LEGEND

PROPERTY LINE

EXISTING PINE (90% DEAD)
AREA TO BE MITIGATED AT A RATE OF 10% CANOPY COVERAGE
TO OFFSET EXISTING DEAD TREES
(1,806,481 SF OR 41.47 AC)

EXISTING PINE (30% DEAD)
AREA TO BE MITIGATED AT A RATE OF 70% CANOPY COVERAGE
TO OFFSET EXISTING DEAD TREES
(4,836,046 SF OR 111.02 AC)

EXISTING HARDWOOD-PINE MIX (40% HARDWOOD/60% PINE MIX)
HARDWOOD AREA MITIGATED AT 100% CANOPY COVERAGE
PINE AREA MITIGATED AT 70% CANOPY COVERAGE (30% DEAD)
(9,384,809 SF OR 215.45 AC)

EXISTING HARDWOOD-PINE MIX (60% HARDWOOD/40% PINE MIX)
HARDWOOD AREA MITIGATED AT 100% CANOPY COVERAGE
PINE AREA MITIGATED AT 70% CANOPY COVERAGE (30% DEAD)
(9,031,102 SF OR 207.33 AC)

EXISTING HARDWOOD (100% PRESERVED)
(1,324,091 SF OR 30.40 AC)

CANOPY CALCULATIONS - OVERALL

EXISTING PINE (90% DEAD)

180,648 SF (4.15 AC.) EXISTING CANOPY
1,806,481 SF X .10

EXISTING PINE (30% DEAD)

3,385,232.2 SF (77.72 AC.) EXISTING CANOPY
4,836,046 SF X .70

EXISTING HARDWOOD-PINE MIX (40% HARDWOOD / 60% PINE MIX (30% DEAD))

7,695,543.4 SF (176.67 AC.) EXISTING CANOPY
9,384,809 SF X .40 = 3,753,923.6 SF HARDWOOD X 1.00 = 3,753,923.6 SF
9,384,809 SF X .60 = 5,630,885.4 SF PINE X 0.70 = 3,941,619.78 SF
3,753,923.6 SF + 3,941,619.78 SF = 7,695,543.4 TOTAL

EXISTING HARDWOOD-PINE MIX (60% HARDWOOD / 40% PINE MIX (30% DEAD))

7,947,369.8 SF (182.45 AC.) EXISTING CANOPY
9,031,102 SF X .60 = 5,418,661.2 SF HARDWOOD X 1.00 = 5,418,661.2 SF
9,031,102 SF X .40 = 3,612,440.8 SF PINE X 0.70 = 2,528,708.6 SF
5,418,661.2 SF + 2,528,708.6 SF = 7,947,369.8 TOTAL

EXISTING HARDWOOD

1,324,091 SF (30.40 AC.) EXISTING CANOPY
1,324,091 SF X 1.00

TOTAL EXISTING CANOPY TO BE MITIGATED

20,532,884.4 SF (471.37 AC.)

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

DRAFT
MAY BE INCOMPLETE

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CITY OF RIDGELAND, MADISON COUNTY, MS

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SEAL/SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
CAMERON T. COOPER
07-42
STATE OF MISSISSIPPI

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STRUCTURAL ENGINEER:
ARCHITECT:
ACOUSTIC ENGINEER:
TELECOM ENGINEER:
SECURITY ENGINEER:
GEOTECH ENGINEER:
ECS SOUTHEAST, LLC
JOE COBENA
(225) 224-2583
528 KLONDYKE RD
LONG BEACH, MS 39560
WATER TREATMENT ENGINEER:

PROJECT:
RIDGELAND DATA CENTER PHASE 2

TITLE:
EXISTING CANOPY INVENTORY

DRAWING:
L-010.00

PAPER SIZE:	SCALE:	AGILE NO:	REV:
ARCH E1	AS SHOWN		C

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, February 24, 2026 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
Rick Eades
Robert Moore
Connie Suber
Lynette Praytor

Members Absent:
Leigh Sullivan
Jim Woodrick
Jim Powell

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 **CHRIST COVENANT GYM EXPANSION** located at **756 S Pear Orchard Road.** Mr. Trent Rhodes presented the project. The applicant is requesting approval of site and architectural renovations for the expansion of their existing gym.

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. Robert Moore seconded the motion and a vote was taken thereon as follows:

Rick Eades	Aye
Connie Suber	Aye
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The second item on the agenda was **THE COMMONS LOT #3** located at **Highland Colony Parkway.** Mr. Alex Ross presented the project. The applicant is requesting approval of site plan and architecture for a new office building.

The Chairman opened the floor for a motion. Rick Eades 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
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The third item on the agenda was **AWS PHASE II – MASS GRADING** located at **271 Highland Colony Parkway.** Mr. Breeland Ellis presented the project. The applicant is requesting approval of site plan for the overall grading related work to begin Phase II of their existing development. Architecture will be submitted and reviewed separately once plans are fully developed.

The Chairman opened the floor for a motion. Robert Moore 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	Aye
Robert Moore	Aye
Lynette Praytor	Aye
Jim Woodrick	Absent
Leigh Sullivan	Absent
Jim Powell	Absent

The Chairman then declared the motion to approve the architectural review of the project carried.

The minutes from the February 10, 2026 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

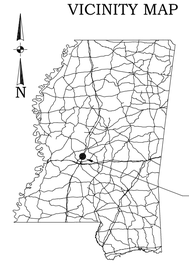
ATTEST:

_____
Connie Suber, Secretary

PLAT OF SURVEY
for
ALEX ROSS

Bearing referenced to Grid North.

VICINITY MAP



NOTES:

1) PROPERTY IS ZONED C–1 (LOW INTENSITY COMMERCIAL DISTRICT), PER THE CITY OF RIDGELAND ZONING ORDINANCE.

2) SETBACKS:
   FRONT – 30 feet from a street right–of–way line.
   SIDE – 10 feet.
   REAR – 10 feet.

3) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF RIDGELAND, MADISON COUNTY, MISSISSIPPI.

4) ADDRESS OF SUBJECT PROPERTY IS: TRACE COLONY PARK DRIVE
   RIDGELAND, MS

5) SUBJECT PROPERTY IS LOCATED IN ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) AS DETERMINED BY FIRM NO. 28089 C 567F, CITY OF RIDGELAND, REVISION DATE – MARCH 17, 2010.

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

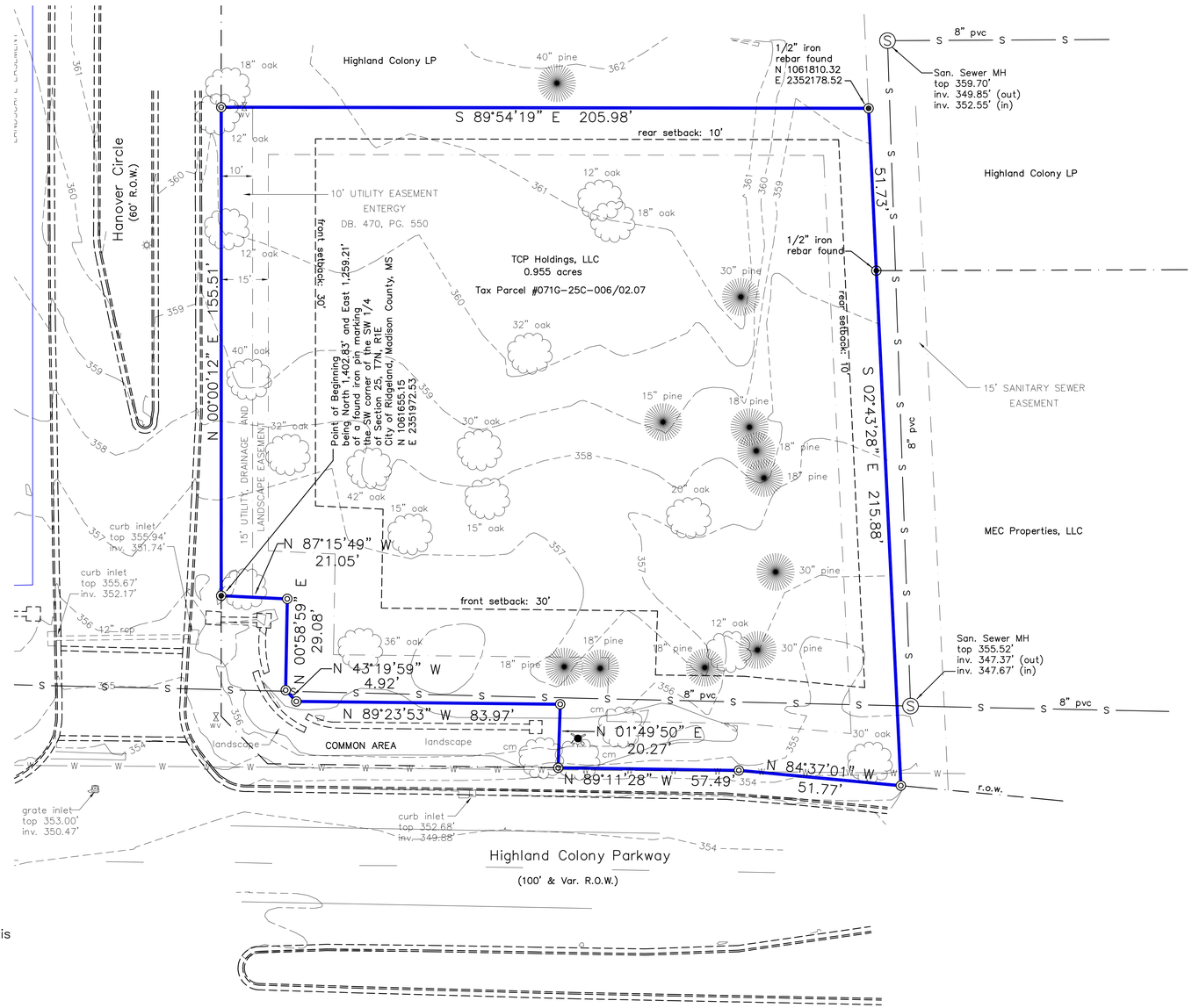
Date of field survey: August 25, 2025
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and utiliquest locate service personel. Some utilities shoen on this plat may be approximate only. Should call MS One–Call before any digging.

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°05'46" W
Combined Factor = 0.99993642482196
(Computed at N=1061655.154, E=2351972.530)



LEGEND

- TELECOMMUNICATIONS M.H.
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET (18" long)
- WATER FAUCET
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- SIGN
- CONC. CURB & GUTTER
- STORM INLET
- SAN. SEWER MANHOLE
- CURB INLET
- CABLE BOX (UNDERGROUND)
- SAN. SEWER SERVICE STUB
- WATER SERVICE STUB
- SAN. SEWER
- GAS LINE
- UNDERGROUND TELEPHONE
- FENCE LINE
- CONTOURS
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- LIGHT POLE
- STORM DRAIN M.H.
- WATER METER
- SEWER CLEANOUT
- POWER METER
- GAS METER
- CONCRETE
- ASPHALT
- FIBER OPTIC BOX
- ELECTRIC BOX (UNDERGROUND)

This BOUNDARY survey was performed and this plat was prepared by Baird Engineering, Inc.,
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

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 August 25, 2025.

GRAPHIC SCALE

20 0 10 20 40 80

1"=20'

N

SITE PLAN NOTES

GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 08-25-2025.
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:
    - 2 ADA COMPLIANT PARKING SPACES
    - 35 STANDARD PARKING SPACES
    - 37 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

NOTES:

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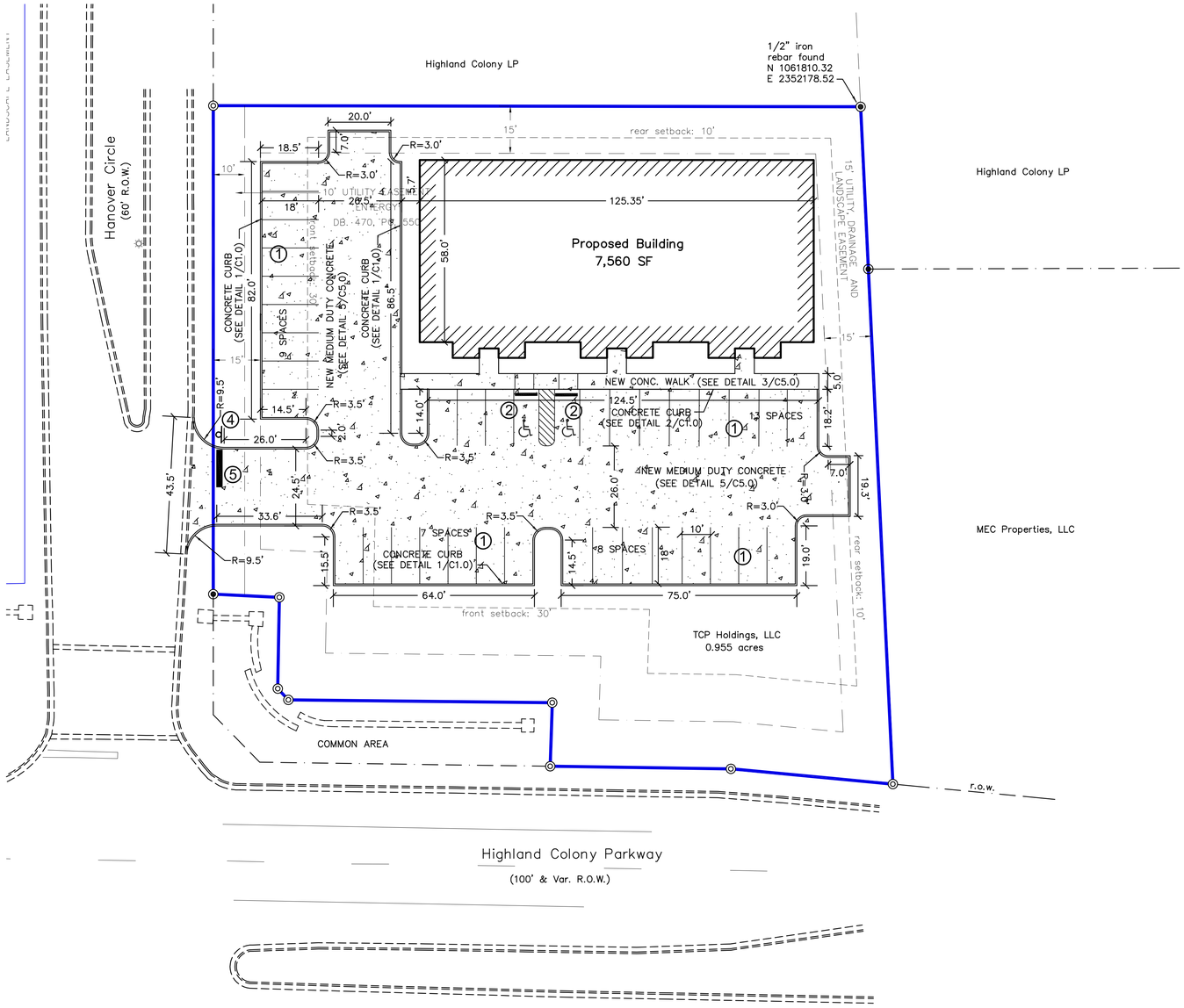
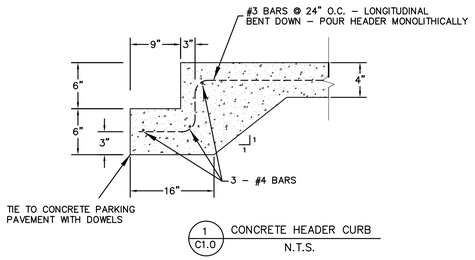
PARKING FEATURES LEGEND

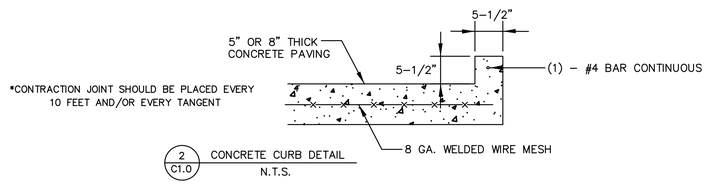
① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C5.1	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 2/C5.1)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⑤ 24" LEGEND	WHITE





1 / C1.0 CONCRETE HEADER CURB
N.T.S.

CONCRETE SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3500 PSI.



2 / C1.0 CONCRETE CURB DETAIL
N.T.S.

LEGEND

- PROPOSED CONCRETE CURB (DETAIL 1 & 2/C1.0)
- HANDICAP PARKING
- PROPERTY LINE

GRAPHIC SCALE
20 0 10 20 40 80
1"=20'

No.	Revisions:	By:	Date:
1	changes per city comments	CLB	2/05/26

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Project No.: # 4037
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Designed By: CLB
Reviewed By: CLB

SITE PLAN
The Commons
RIDGELAND, MSSSSIPPI

C 1.0

SITE PREPARATION NOTES

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

SEE ARCHITECTURAL PLANS FOR THE LOCATION OF DOWN SPOUTS FOR ROOF DRAINAGE, IF ANY.

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF JACKSON STANDARDS.

PROPERTY IS LOCATED IN ZONE AE AS PER FIRM MAP 28121 C 193F, DATED JUNE 9, 2014.

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 95% 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

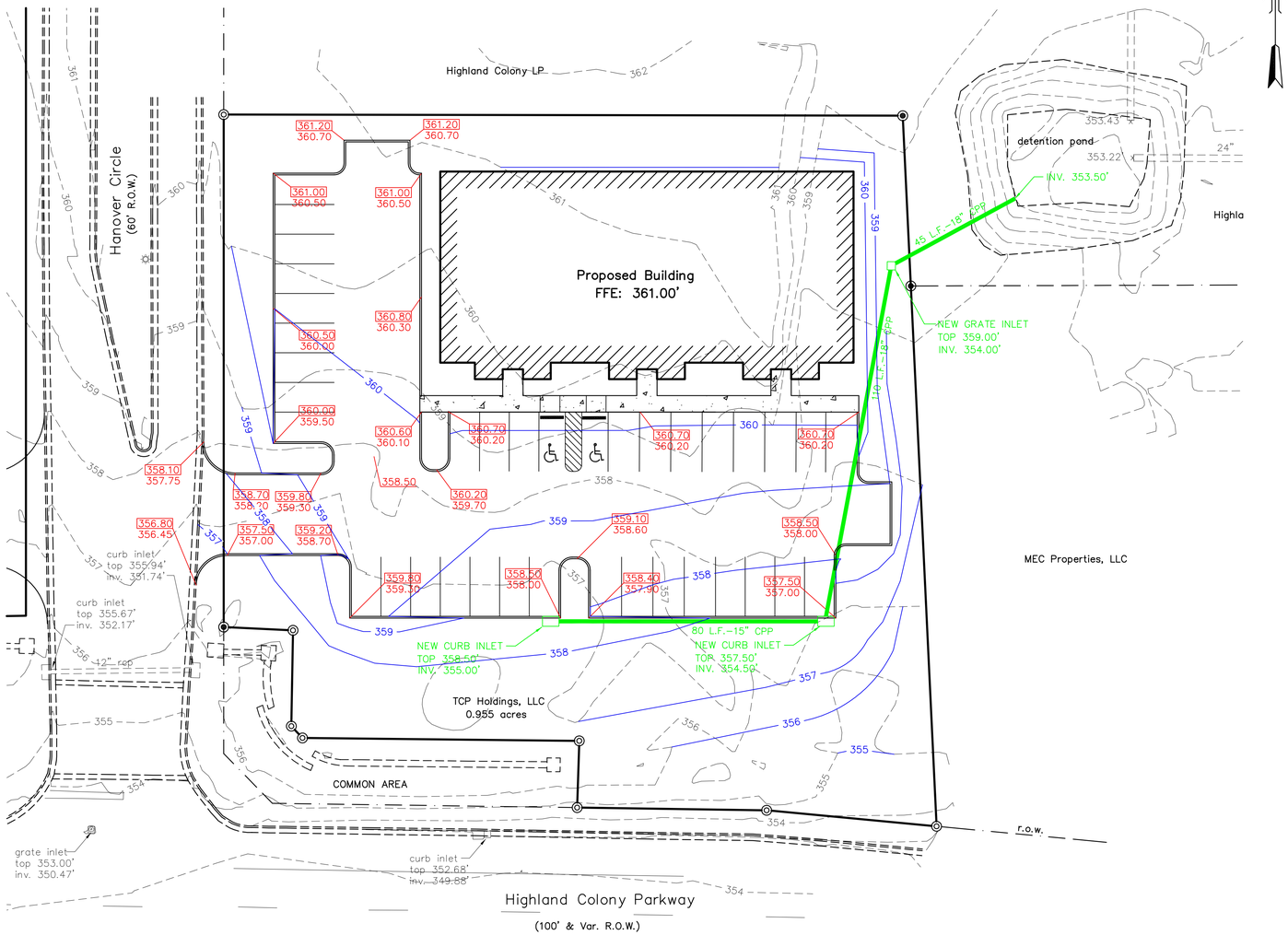
IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL 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 45 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 24.

7. DETENTION POND

NO DETENTION REQUIRED FOR THIS PROJECT. ALL STORMWATER TO BE DISCHARGED IN A DETENTION BASIN PREVIOUSLY APPROVED BY THE CITY. THE PROPERTY INCLUDED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

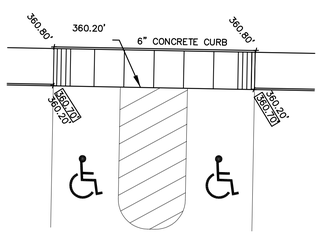
8. STORM DRAIN PIPE

NEW STORM PIPE ON THIS SHEET LABELED "CPP" SHALL BE CITY APPROVED POLYETHELYNE PIPE.



LEGEND

- PROPOSED CONCRETE CURB
- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR SET
- HANDICAP PARKING
- PROPERTY LINE
- DIRECTION OF FLOW
- 365.50 x — TOP OF CURB ELEV.
- x 368.00' — TOP OF PAVEMENT ELEV.
- (D) — DOWNSPOUT (DETAIL 2/C2.0)



PROPOSED PARKING

1 / C2.0 HANDICAP RAMP DETAIL

GRAPHIC SCALE

20 0 10 20 40 80

1"=20'

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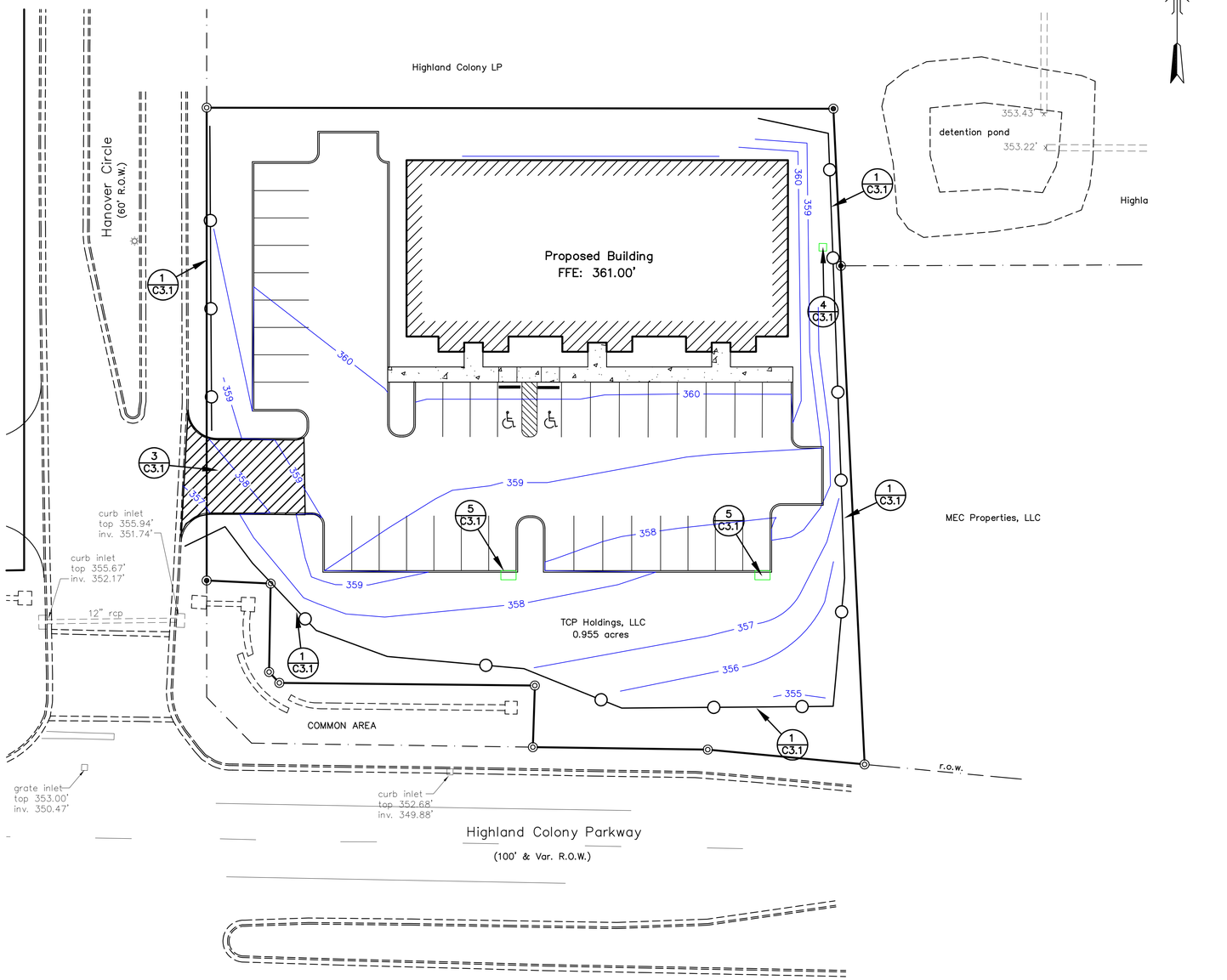
GRADING PLAN
The Commons
RIDGELAND, MISSISSIPPI

C 2.0

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".



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.

GRAPHIC SCALE

20 0 10 20 40 80

1"=20'

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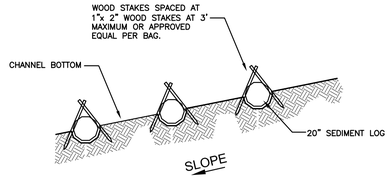
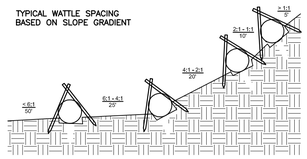
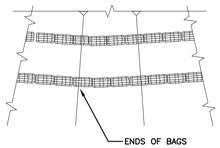
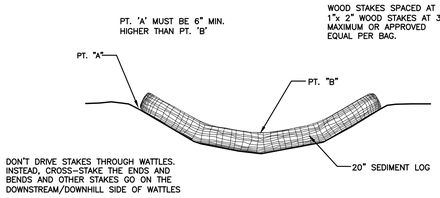




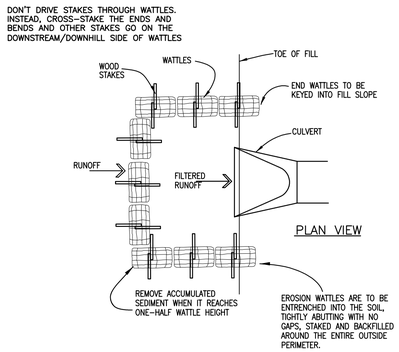


PERSPECTIVE



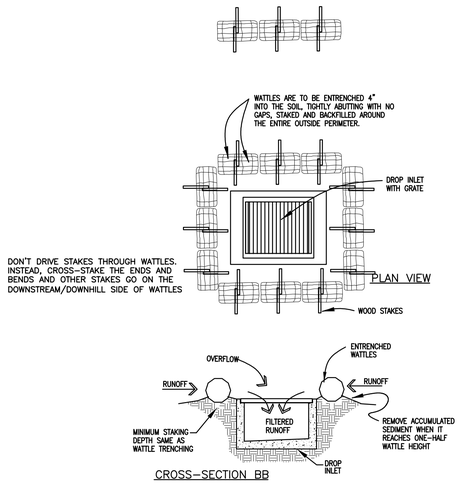
CROSS SECTION

7 C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



PLAN VIEW

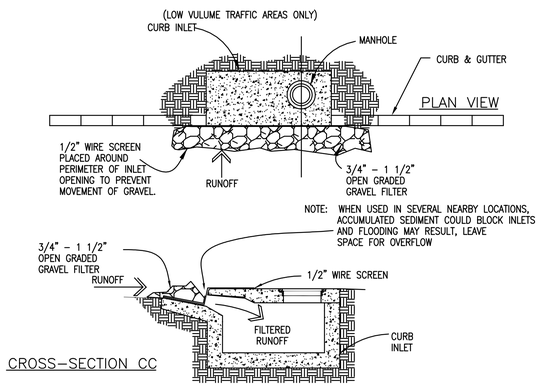
6 C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.



PLAN VIEW

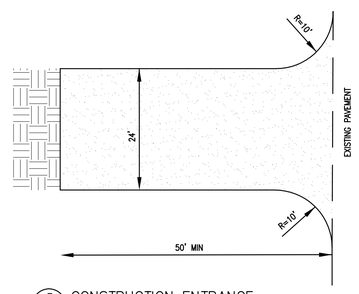
CROSS-SECTION BB

4 C3.1 DROP INLET EROSION FILTER
N.T.S.



CROSS-SECTION CC

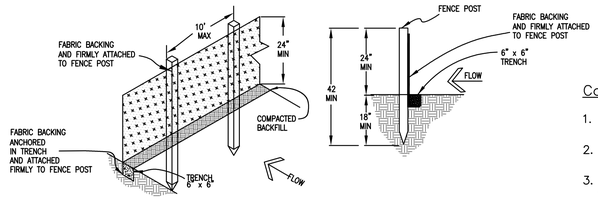
5 C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



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.



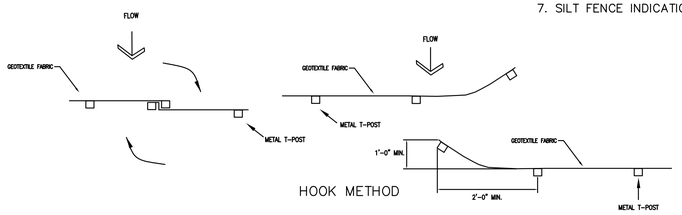
1 C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

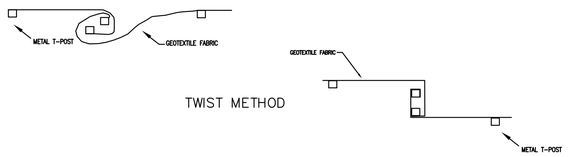
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE 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.

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).

No.	Revisions:	By:	Date:

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EROSION CONTROL DETAILS
The Commons
RIDGELAND, MISSISSIPPI

C 3.1

N

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.

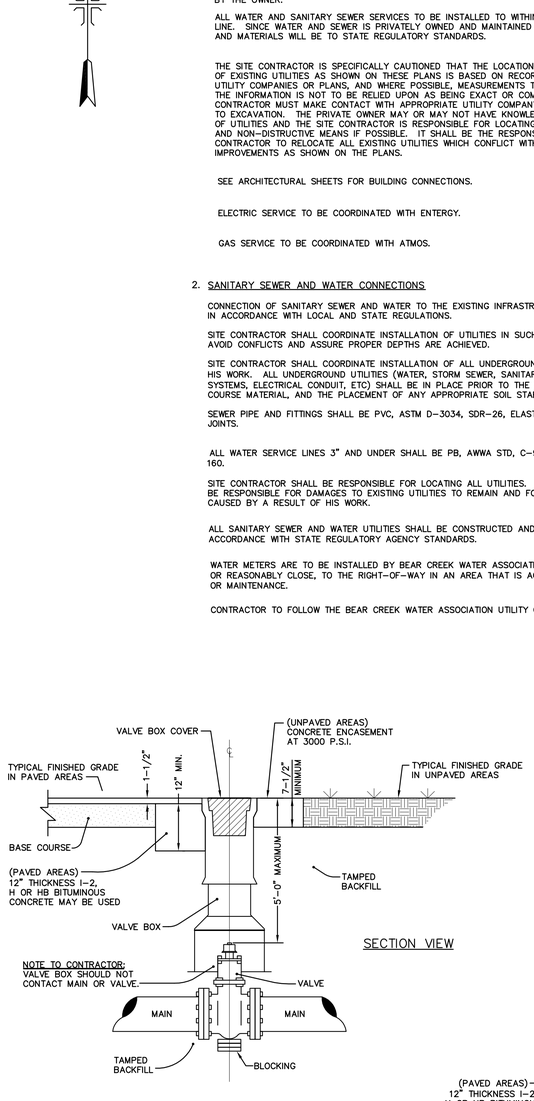
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

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.

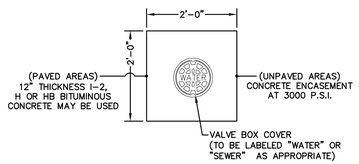
ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY BEAR CREEK WATER ASSOCIATION. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

CONTRACTOR TO FOLLOW THE BEAR CREEK WATER ASSOCIATION UTILITY CONNECTION INSPECTION GUIDE



SECTION VIEW

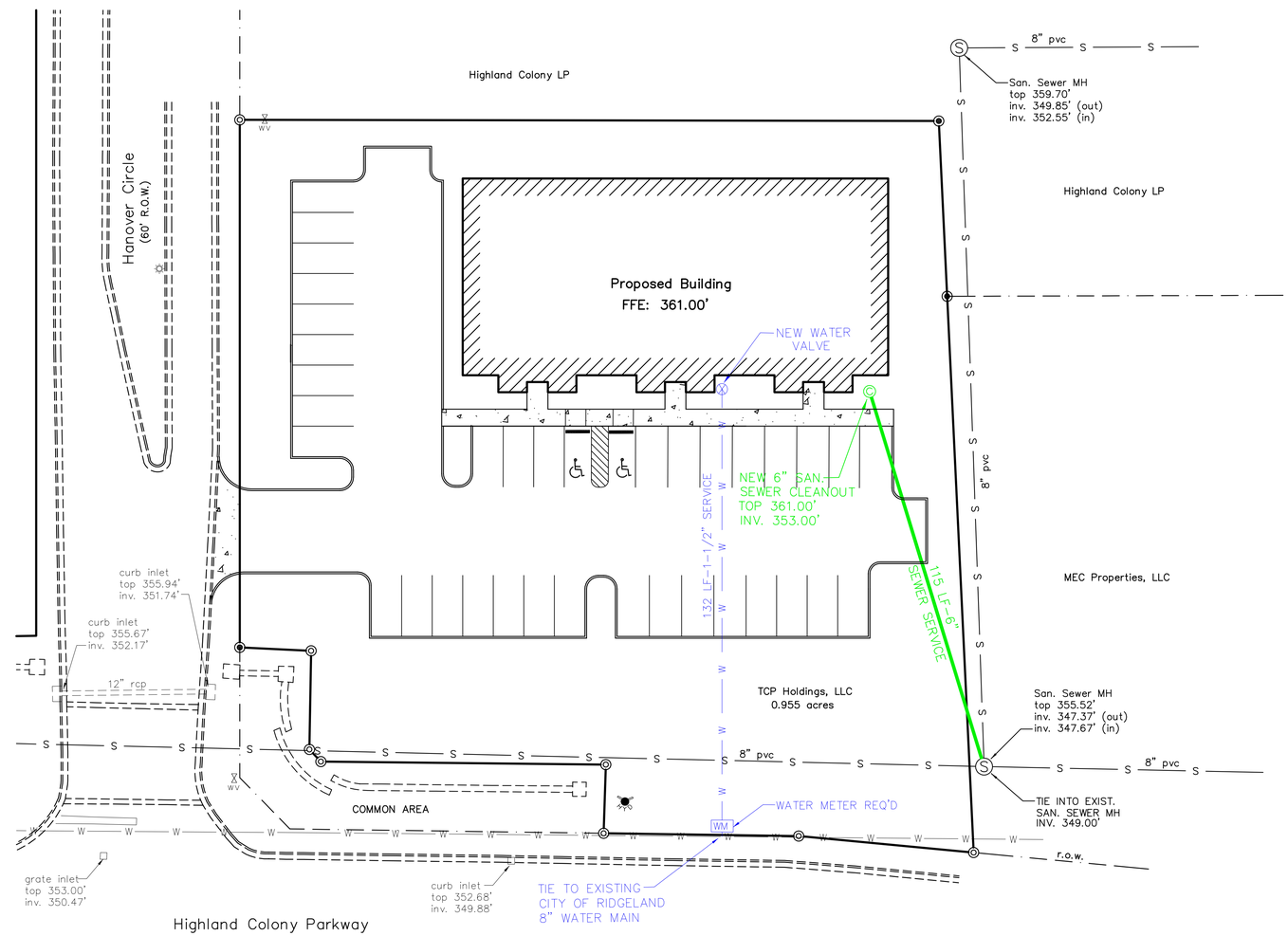


PLAN VIEW

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 NOT ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL



GRAPHIC SCALE

20 0 10 20 40 80

1"=20'

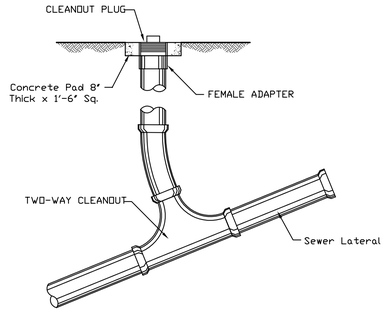
No.	Revisions:	By:	Date:
1	changes per city comments	CLB	2/5/26

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015
www.lloydbaird.com

Project No.: # 4037
Date: 2/5/2026
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

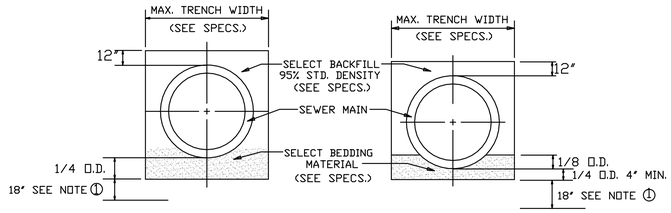
UTILITY PLAN
The Commons
RIDGELAND, MISSISSIPPI

C 4.0



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL

NTS

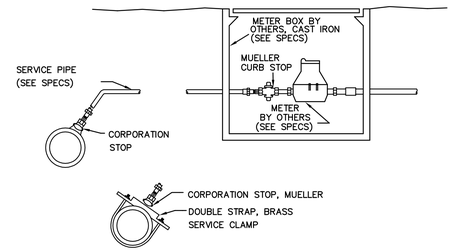


TYPICAL SECTION
CLASS "B" BEDDING

TYPICAL SECTION
CLASS "C" BEDDING

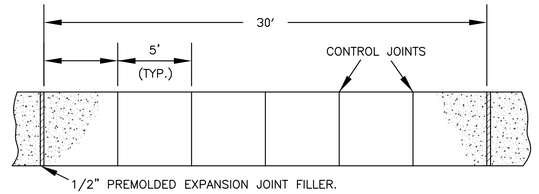
① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.

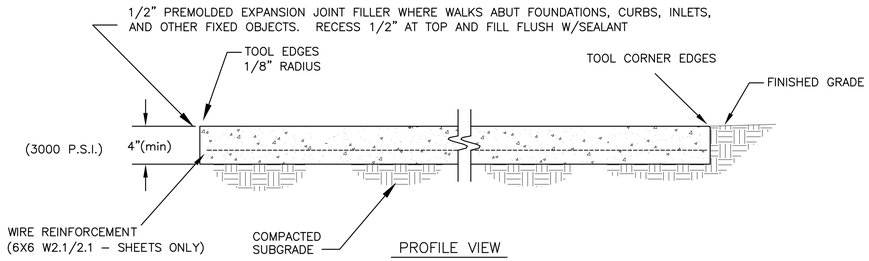


2 / 5.0 TYPICAL SERVICE ASSEMBLY

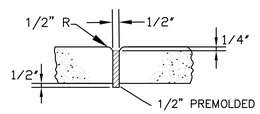
NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



PLAN VIEW
N.T.S.

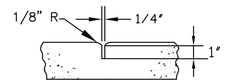


PROFILE VIEW
N.T.S.



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.

SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.

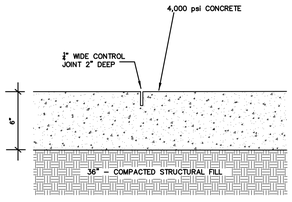
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.

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.

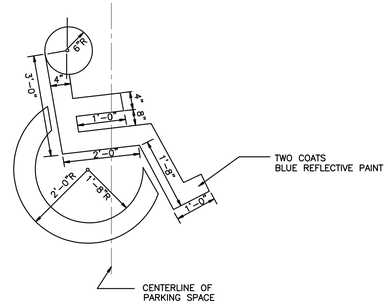
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)

6. SEE GEOTECHNICAL REPORT FOR ALL PAVEMENT RECOMENDATIONS.



5 / 5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL

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.

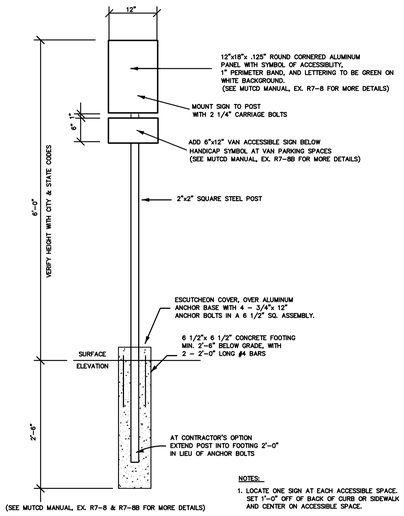
No. | Revisions: | By: | Date:

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 4037
Date: 2/5/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SITE DETAILS
THE COMMONS
RIDGELAND, MISSISSIPPI

SHEET
C 5.0

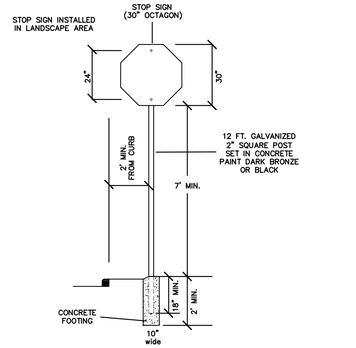


NOTES:

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.

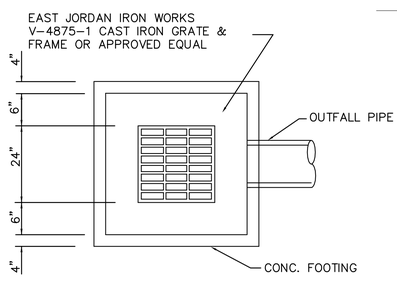
1 / C5.1 ACCESSIBILITY SIGNAGE DETAIL

N.T.S.



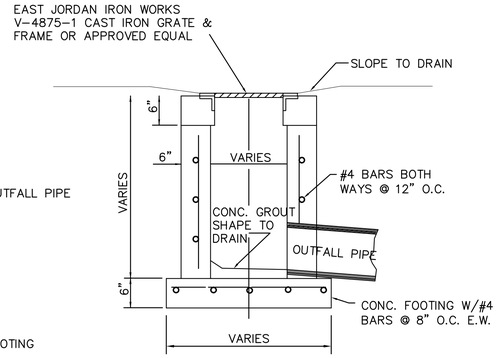
2 / C5.1 TRAFFIC SIGN INSTALLATION

N.T.S.



GRATE INLET - PLAN VIEW

USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

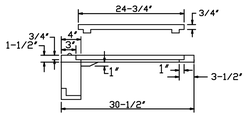


GRATE INLET - SECTION VIEW

USE ALSO FOR JUNCTION BOX

4 / 5.1 GRATE INLET DETAIL

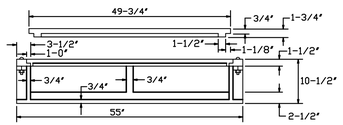
N.T.S.

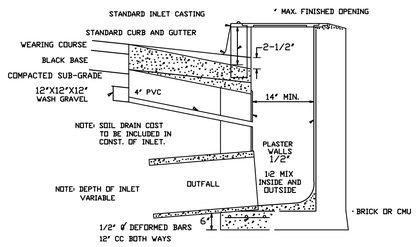


STANDARD CURB INLET CASTING

(VULCAN RCB-7)

NO SCALE





SECTION OF STANDARD CURB INLET

NO SCALE

3 / 5.1 CURB INLET DETAIL

N.T.S.

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

Project No.: # 4037
Date: 2/5/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SITE DETAILS
THE COMMONS
RIDGELAND, MISSISSIPPI

SHEET
C 5.1

No. | Revisions: | By: | Date:

Save Existing Trees Where Possible

Mitigation Table (Sites Less Than 10 Acres)

Line	Item	Quantity	Unit
A	Total Existing Canopy Coverage of Site	Square footage of canopy on site	21859.0
B	Baseline for Mitigation	(line A times 20 divided by 43,560)	10
C	Existing Canopy Coverage to be Preserved	Square footage of canopy to remain	5758
D	Preservation Tree Credit	(Line C divided by 1,000)	6
E	Total Mitigation Requirement	Line B minus Line D	4
F	Mitigation Option A	On-site Mitigation (Number of Mitigation Units Applicant prefers to use for On-site Mitigation)	4
G	Mitigation Option B	Contribution to the In-Lieu Fund (Line E minus Line F times $300)	$0
	Shade Trees for 37 Parking Spaces	1 tree per 10 parking spaces	4
	110 LF Street Frontage on Warick Place Boulevard that does not have existing street trees	1 tree per 50 feet	2
	* 300 LF Street at with Existing Entrance Planting at Intersection and along Highland Colony Parkway to remain		
	* Street Trees behind the Existing Walls to remain and trees at Northwest Property Corner		
	* 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		

CONCEPT GRAPHICS SCHEDULE

EXISTING TREE CANOPY

Takeoff: 21,859 sf

TREE CANOPY TO PRESERVE

Takeoff: 5,758 sf

MEC Properties, LLC

Save Existing Trees Where Possible

Save Existing Trees and Planting around Entrance Feature

Save Existing Trees and Planting around Entrance Feature

Save Existing Trees Where Possible

Save Existing Trees Where Possible

COMMON AREA

NORTH

0 10 20 30 feet

1" = 10'

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

THE COMMONS
LOT 3
RIDGELAND, MISSISSIPPI

These documents may contain color information.
It is recommended that contractor work from a color set of documents

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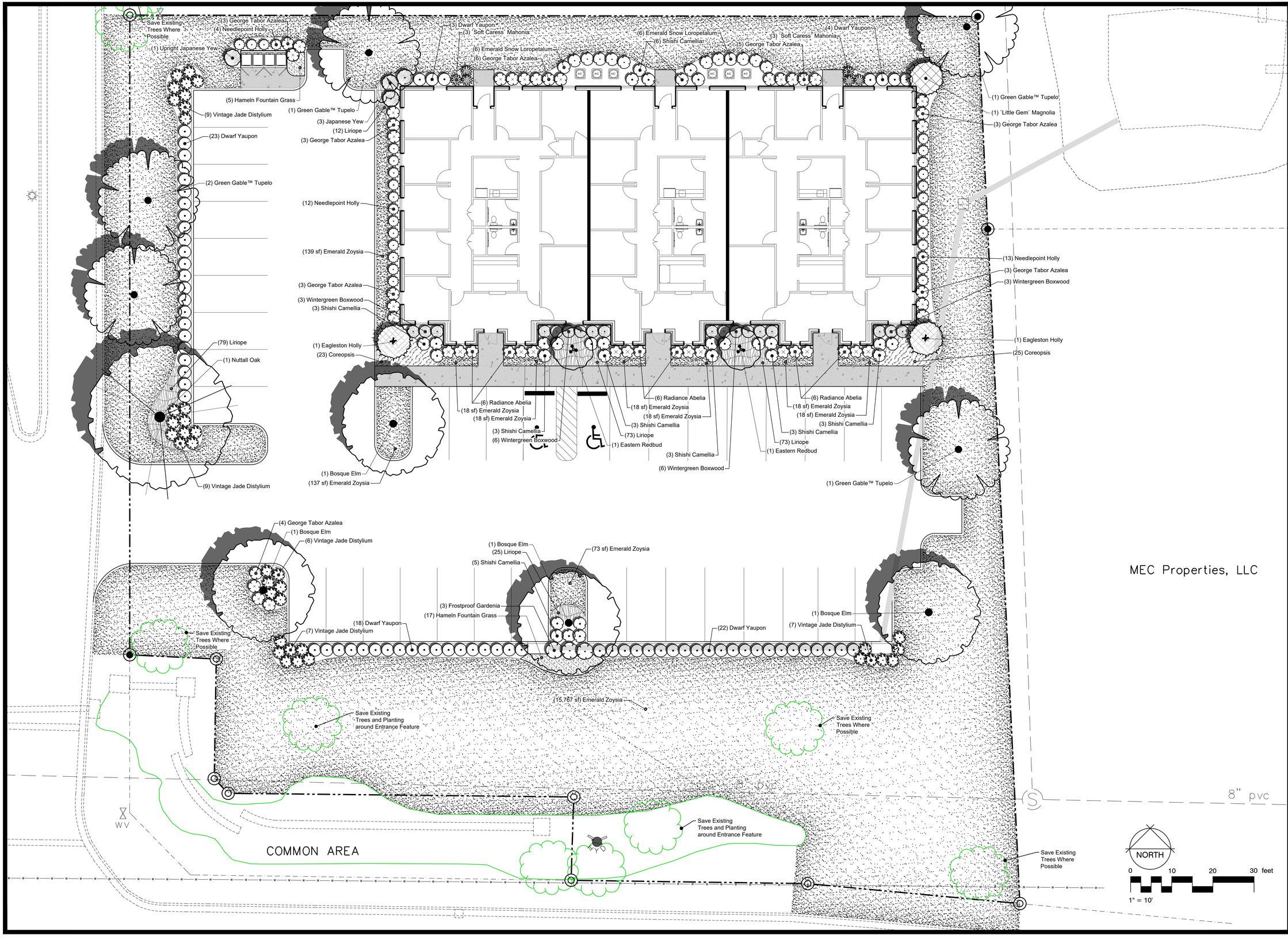
PROJECT # : 25065
DATE ISSUED: **2-10-26**
DRAWN BY: **a.mc.**

L1.0



McCRORY & ASSOCIATES
land planning consultants
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Madison, Mississippi 39110
601-906-3477
www.mccroryandassociates.com

FOR REVIEW

NOT FOR CONSTRUCTION

DATE:	REVISIONS:

Landscape Planting Plan

THE COMMONS
LOT 3
RIDGELAND, MISSISSIPPI

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It is recommended that contractor work from a color set of documents

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PROJECT # : 25065
DATE ISSUED: **2-10-26**
DRAWN BY: **a.mc.**

L2.0

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.

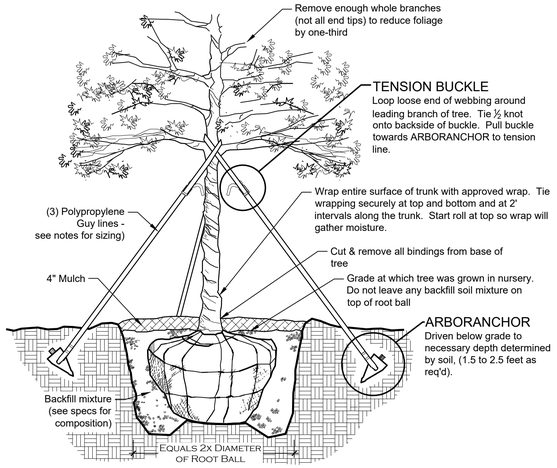
Prior to the installation of sod or the sowing of seed, the existing grade is to be loosened to a depth of 1"-2" (remove all stones, sticks, rubbish, or extraneous matter) and a 1"-2.5" layer of topsoil is to be spread smooth prior to seeding or sodding. After installation, sod shall be rolled to a uniform grade, and seeded areas shall be mulched with a 2" layer of wheat straw. Seed and straw shall be crimped into place.

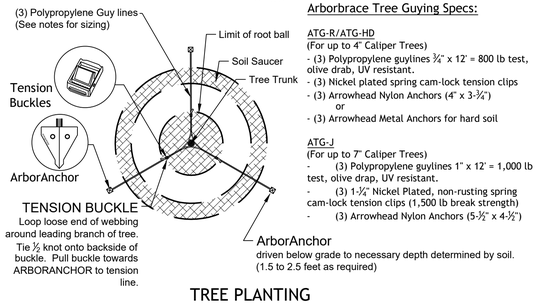
Maintain positive drainage away from structures. Take special care in insure the bed preparation does not inhibit proposed drainage. If drainage problems exist prior to plant bed preparation, notify the Landscape Architect prior to beginning work, otherwise correcting the problem will be the responsibility 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.



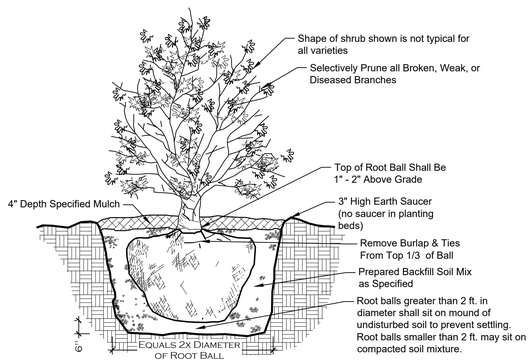


Arborbrace Tree Guying Specs:

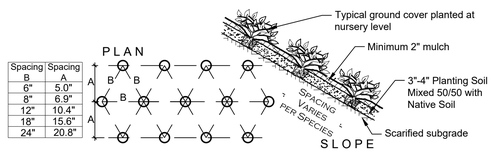
ATG-R/ATG-HD
(For up to 4" Caliper Trees)
- (3) Polypropylene guylines ¾" x 12' = 800 lb test, olive drab, UV resistant.
- (3) Nickel plated spring cam-lock tension clips
- (3) Arrowhead Nylon Anchors (4" x 3-¾")
or
- (3) Arrowhead Metal Anchors for hard soil

ATG-J
(For up to 7" Caliper Trees)
- (3) Polypropylene guylines 1" x 12' = 1,000 lb test, olive drap, UV resistant.
- (3) 1-¼" 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						
	5	Nyssa sylvatica 'NSUHH' / Green Gable™ Tupelo	B&B / Cont.	2.5" Cal	Height: 10`-12`; Width: 5`-6`	Straight Main Leader
	1	Quercus nuttallii / Nuttall Oak	B&B / Cont.	3" Cal	Height: 14`-16`; Width: 5`-7`	Straight, Main Leader
	4	Ulmus parvifolia `Bosque` / Bosque Elm	B&B / Cont.	2.5" Cal	Height: 15`-17`; Width: 7`-8`	Full Head
EVERGREEN TREES						
	2	Ilex x attenuata 'Eagleston' / Eagleston Holly	30 gal	1.5" Cal		Full to the ground
	1	Magnolia grandiflora `Little Gem` / `Little Gem` Magnolia	30 gal	3" Cal	Height: 8`-10` / Width: 4`-5`	Full to the ground
	3	Podocarpus macrophyllus / Japanese Yew	15 gal	1.5" Cal		
	1	Taxus cuspidata / Upright Japanese Yew	15 gal			Full to the ground
FLOWERING TREES						
	2	Cercis canadensis / Eastern Redbud	B&B / Cont.	2" Cal	Height: 8`-10`; Width: 4`-5`	Single Trunk
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	FIELD4
SHRUBS						
	18	Abelia x grandiflora `Radiance` / Radiance Abelia	3 gal	Full Head		
	30	Azalea indica `George Tabor` / George Tabor Azalea	3 gal			Full head; well formed shrub
	18	Buxus sinica insularis 'Wintergreen' / Wintergreen Boxwood	5 gal			
	29	Camellia sasanqua `Shishi Gashira` / Shishi Camellia	3 gal			Full head; well formed shrub
	38	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 gal			
	3	Gardenia jasminoides `Frostproof` / Frostproof Gardenia	5 gal	Full head		
	29	Ilex cornuta `Delcambre` / Needlepoint Holly	3 gal	Full head		
	70	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	Full head		
	12	Loropetalum chinense `Emerald Snow` / Emerald Snow Loropetalum	5 gal	Full Container		Full head; well formed shrub
	6	Mahonia eurybracteata `Soft Caress` / `Soft Caress` Mahonia	3 gal			Full head; well formed shrub
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	FIELD4
SHRUB AREAS						
	22	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	3 gal			
GROUND COVERS						
	48	Coreopsis auriculata `Nana` / Coreopsis	1 quart			Full Pot
	262	Liriope muscari `Big Blue` / Liriope	1 gal	12" o.c.		Full Pot
SOD/SEED						
	16,224 sf	Zoysia x 'Emerald' / Emerald Zoysia	Sod			

IRRIGATION NOTES:

* 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.

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:

Plant List & Specs

THE COMMONS
LOT 3
RIDGELAND, MISSISSIPPI

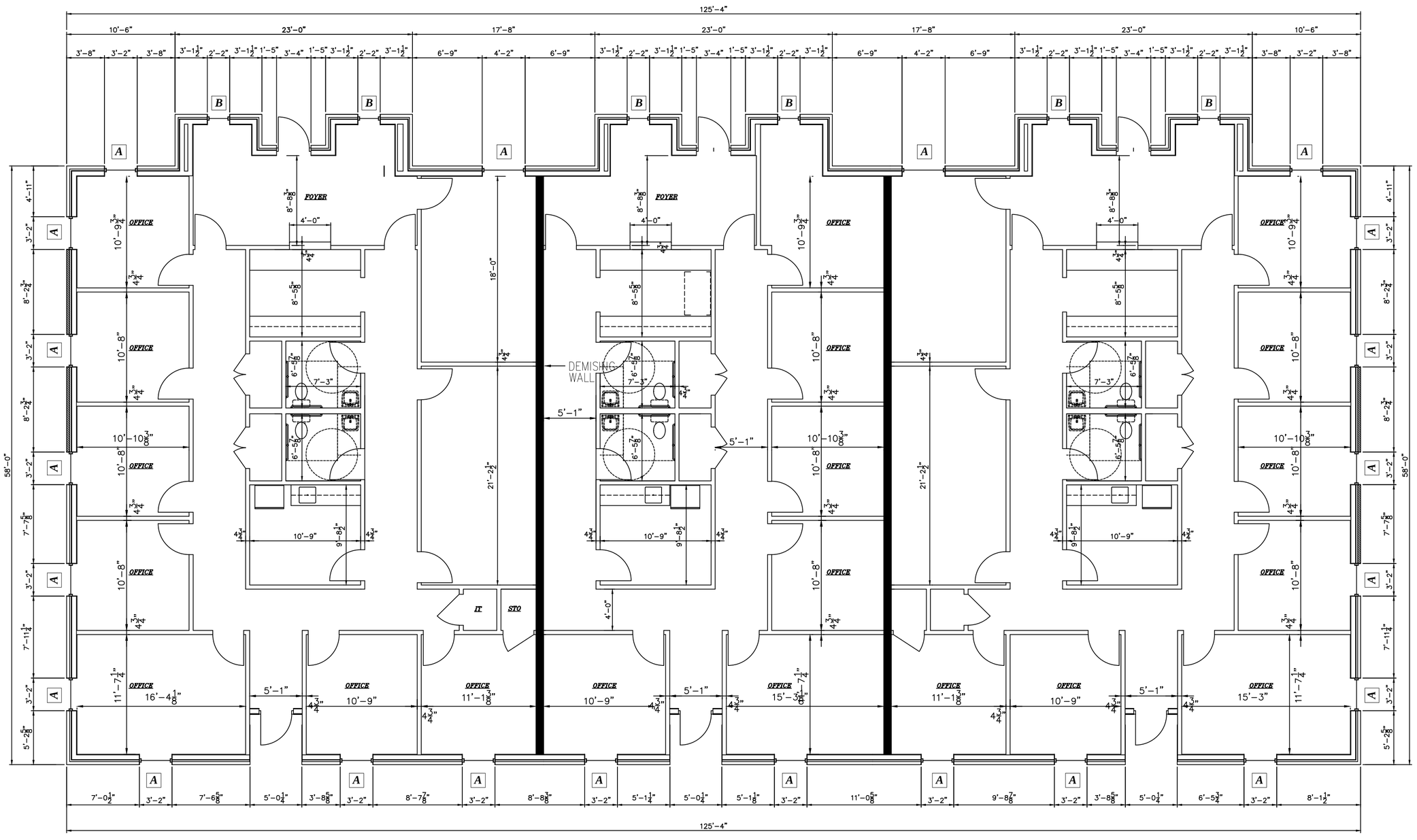
These documents may contain color information.
It is recommended that contractor work from a color set of documents

THIS DOCUMENT IS THE COPYWRITED PROPERTY OF MCCRORY & ASSOCIATES, LLC

ANY USE WITHOUT SPECIFIC AUTHORIZATION FROM MCCRORY & ASSOCIATES, LLC IS PROHIBITED

PROJECT # : 25065
DATE ISSUED: **2-10-26**
DRAWN BY: **a.mc.**

L3.0


125'-4"
FOYER
OFFICE
DEMISING WALL
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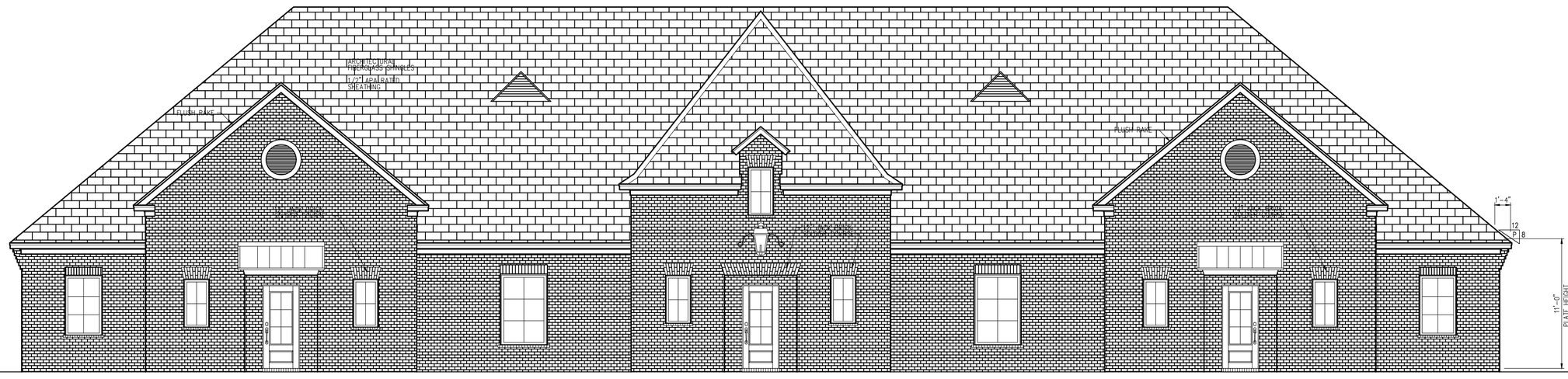
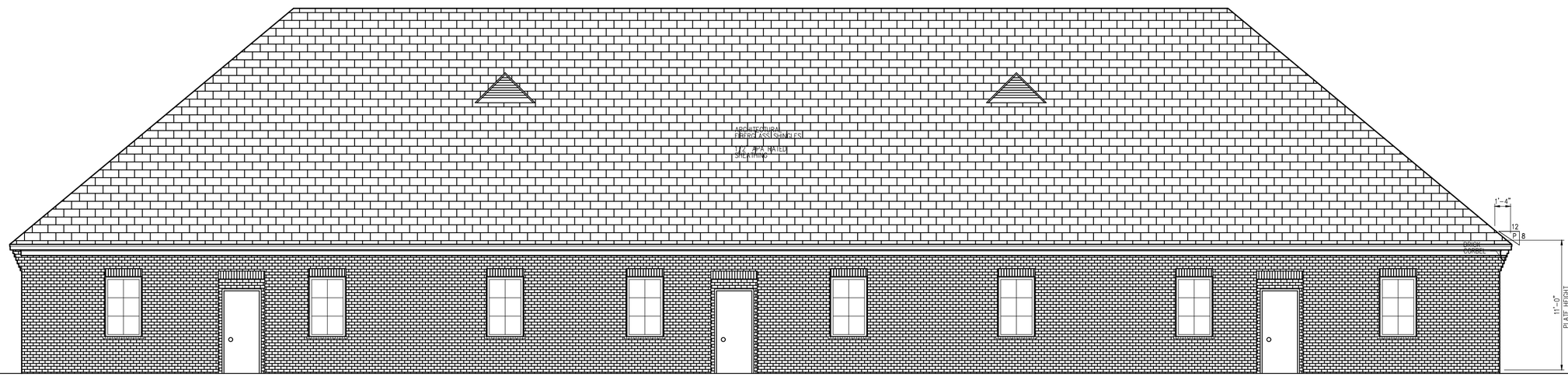
STO
5'-1"
10'-9"
10'-8"
18'-0"
21'-2½"
58'-0"


ARCHITECTURAL FIBERGLASS SHINGLES
1/2" APA RATED SHEATHING
FLUSH RAKE
11'-0" PLATE HEIGHT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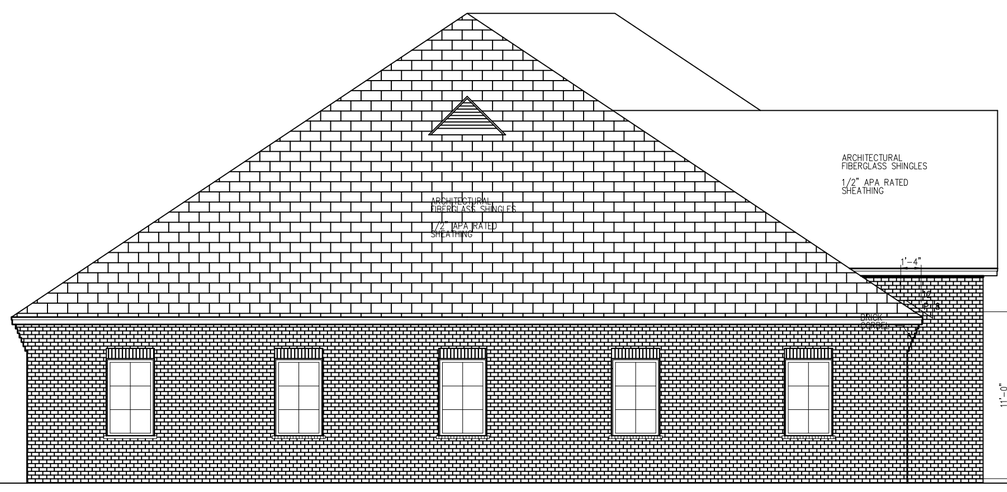
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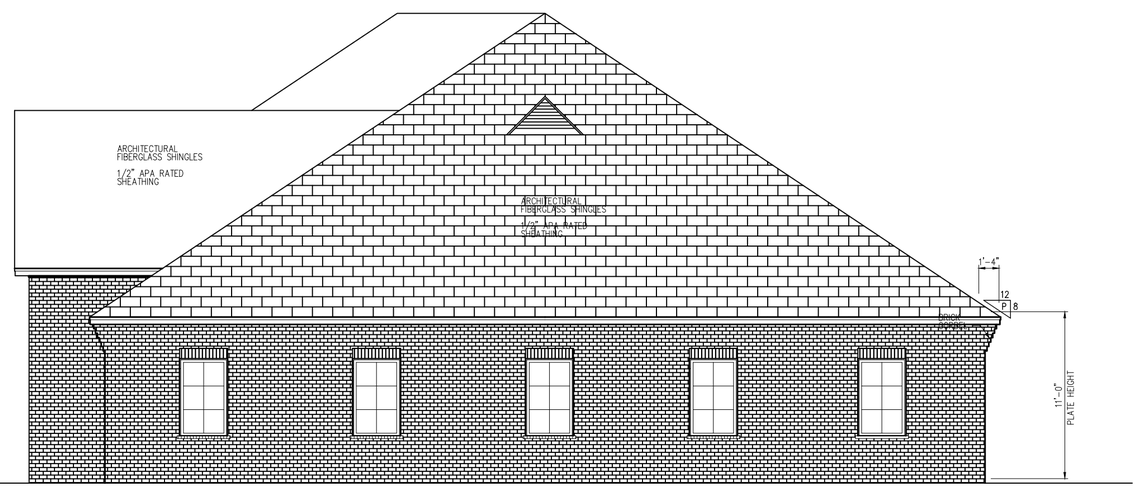
11'-0" PLATE HEIGHT


ARCHITECTURAL FIBERGLASS SHINGLES
1/2" APA RATED SHEATHING
11'-0" PLATE HEIGHT

THE COMMONS OFFICE PARK

RIDGELAND, MISSISSIPPI

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Jordan Lohman, City Planner
DATE: March 3, 2026
RE: **Maison Bleu Phase II – Water Line Easement**
Century Place to North Boundary of Maison Bleu Phase II

MBII Developers, LLC has formally dedicated to the City of Ridgeland a public waterline easement located near the northeast corner of Maison Bleu Phase II and extending north to Century Place.

This instrument dedicates a waterline easement area (approximately 0.10 acres as described in Exhibit A) for use as a public utility easement. The dedication formalizes the City's public utility rights associated with the waterline infrastructure serving the development.

Declared Value (per Developer): $27,000

Staff has reviewed the instrument and finds it to be in proper form and consistent with the City's requirements. Therefore, we recommend that the Mayor and Board of Aldermen approve and accept the Public Utility Easement as submitted.

Prepared By:
Matthew Vitart (MS Bar #: 103552)
Reeves, Gentry & Vitart, PLLC
409 W. Parkway Place, Ste. 200
Ridgeland, MS 39157
Phone: 601-898-4420
mvitart@rgvlawms.com

Marginal Notations:
Book 4601, Page 808
Book 4538, Page 910

Indexing Instructions:
Part of Lots 6, 7, 8, 9 & 10, Block 92; and
Part of Lot 10, Block 91; and,
Part of Evergreen Street (closed) and Griffith Street (closed)
Map of Town of Ridgeland, being in the
NE1/4 of S.19-T.7N-R.2E; and,
SE1/4 of SE1/4 S.19-T.7N-R.2E; **and,**
Maison Bleu Subdivision, Phase II
Plat Cabinet ____, Page _____
Madison County, Mississippi

Grantor:
MBII Developers, LLC
62 Cooper Square #3B
New York, NY 10003
(212) 421-1412

Grantee:
City of Ridgeland, Mississippi
P.O. Box 217
Ridgeland, MS 39157
(601) 856-7113

DEDICATION AND ACCEPTANCE OF PUBLIC UTILITY EASEMENT (City of Ridgeland)

For good and valuable consideration given, the receipt and sufficiency of which is hereby acknowledged, **MBII Developers, LLC, a Mississippi limited liability company** ("Grantor") hereby dedicates, assigns, and donates as a public utility easement unto the **City of Ridgeland, Mississippi, a body politic** ("Grantee") that certain Waterline Easement previously granted to the Grantee pursuant to Section 3 of that Easement Agreement recorded on March 27, 2025 in Book 4538 at Page 910, as amended by that Amendment to Easement Agreement recorded on September 26, 2025 in Book 4601 at Page 808, together with the existing waterline and related utility infrastructure and improvements located in the Waterline Easement (referred to herein as the "Public Utility Easement"). The location of the Public Utility Easement is described on **Exhibit "A"** attached hereto and depicted on the survey attached hereto as **Exhibit "B"**. True

and correct copies of said Easement Agreement and Amendment are attached hereto as **Exhibit "C"**.

Pursuant to Section 3 of said Easement Agreement and Amendment, the fee owner of the subject property, Litchfield 588-B, LLC, 1) has already granted the Public Utility Easement to the Grantee, and 2) vested Grantor with the right to formally dedicate the Public Utility Easement to the Grantee as a public easement.

The Public Utility Easement is hereby dedicated to and accepted by the Grantee as a public easement.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, Grantor has executed this Dedication and Acceptance of Public Easement by and through its duly authorized representative as of the date acknowledged below.

GRANTOR:

MBII Developers, LLC,
a Mississippi limited liability company

By: _____

Name: Nicholas Gullett

Title: Member

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24 day of February, 2026, within my jurisdiction, the within named Nicholas Gullett, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 115941 MATTHEW T. VITART Commission Expires April 16, 2028 MADISON COUNTY

IN WITNESS WHEREOF, Grantee has executed this Dedication and Acceptance of Public Easement by and through its duly authorized representative as of the date acknowledged below.

GRANTEE:

The City of Ridgeland, a body politic

By:_____

Name: _____

Title: _____

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2026, within my jurisdiction, the within named _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

Exhibit A
Grantor Property

Description of New Waterline Easement Area

A tract or parcel of land containing **0.10 acres**, more or less, lying and being situated in the Northeast ¼ of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a ½ inch iron pin marking the West line of Thrace Ridge Subdivision, Part 1 as recorded in Plat Cabinet C, Slide 11 in the Office of the Chancery Clerk of Madison County and the Southeast corner of the Litchfield 588-B, LLC property as recorded in Deed Book 3222, Page 180 in the Office of the Chancery Clerk of Madison County; run thence

North 89 degrees 59 minutes 21 seconds West along the South line of said Litchfield 588-B, LLC property for a distance of 34.73 feet to a set ½ inch iron pin marking the **Point of Beginning** of the herein described Easement; thence

North 89 degrees 59 minutes 21 seconds West along said South line of the Litchfield 588-B, LLC property for a distance of 15.00 feet to a set ½ inch iron pin; thence

North 00 degrees 18 minutes 48 seconds West for a distance of 289.56 feet to a set ½ inch iron pin marking the South right of way of Century Place; thence

South 89 degrees 59 minutes 23 seconds East along said South right of way of Century Place for a distance of 15.00 feet to a set ½ inch iron pin; thence

South 00 degrees 18 minutes 48 seconds East for a distance of 289.56 feet to the **Point of Beginning**.

Being the same property described in Book 3222 at Page 180.

Exhibit B
Survey

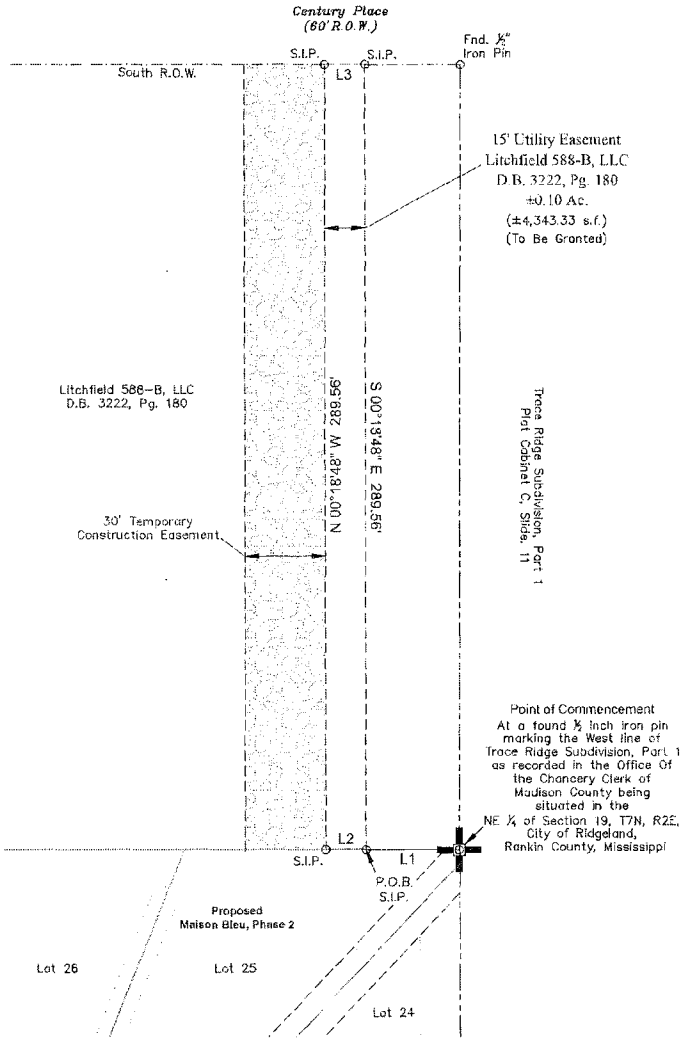
(ATTACHED)

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/26/2025 2:01:23 PM AND RECORDED IN W BOOK:4601 PAGE:808

PLAT OF SURVEY

LITCHFIELD 588-B PROPERTY

SITUATED IN THE NE ¼ OF SECTION 19, T7N, R2E,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI



Boundary Line Table		
Line	Bearing	Distance
L1	N 89°59'21" W	34.73'
L2	N 89°59'21" W	15.00'
L3	S 89°59'23" E	15.00'

NORTH

SCALE: 1"= 50'

DATE OF FIELD SURVEY: 9-17-25

DEED BOOK 3222, PAGE 180

GEODETIC NORTH, BASED ON GPS OBSERVATIONS

CLASSIFICATION:
THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

FLOOD NOTE:
THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0326F, COMMUNITY PANEL NO. 280145 0326 F, EFFECTIVE DATE: JUNE 8, 2014.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

I certify that the information on this plat is thorough and accurate to the best of my knowledge.

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS 2783
STATE OF MISSISSIPPI

DATE:	9-19-25	DWG. NO:	B-11339
DRAWN:	CHF	PROJ. NO:	B-11339
CHECKED:	MRL	CREW:	BRYAN

REVISED:

DWG PATH: F:\PROJECTS\B-11339_Drawings\B-11339.DWG

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING
BRANDON | FLOWOOD | MADISON
EST. 2004 www.benchmarkms.net 601-627-7780

Exhibit C
Prior Recorded Waterline Easement and Amendment

(ATTACHED)

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
9/26/2025 2:01:23 PM
INST. 1035804 PAGE 1 OF 7
BOOK W - 4601/808
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

MARGINAL NOTATION:
BOOK 4538 at PAGE 910

Prepared By:
Matthew Vitart (MS Bar #: 103552)
Reeves, Gentry & Vitart, PLLC
409 W. Parkway Place, Ste. 200
Ridgeland, MS 39157
Phone: 601-898-4420
mvitart@rgvlawms.com

Indexing Instructions:
Part of Lots 6, 7, 8, 9 & 10, Block 92; and
Part of Lot 10, Block 91; and,
Part of Evergreen Street (closed) and Griffith Street (closed)
Map of Town of Ridgeland, being in the NE1/4 of S.19-T.7N-R.2E; and,
SE1/4 of SE1/4 S.19-T.7N-R.2E
Madison County, Mississippi.

Grantor:
Litchfield 588-B, LLC
62 Cooper Square #3B
New York, NY 10003
(212) 421-1412

Grantee:
MBII Developers, LLC
105 Spann Drive
Brandon, MS 39047
(601) 862-0883

AMENDMENT TO EASEMENT AGREEMENT

This Amendment to Easement Agreement ("Amendment") is made and entered into as of **September 19, 2025** ("Effective Date"), by and between **Litchfield 588-B, LLC, a Colorado limited liability company** ("Grantor") and **MBII Developers, LLC, a Mississippi limited liability company** ("Grantee").

1. Background Recitals. Grantor and Grantee are parties to that certain Easement Agreement recorded on March 27, 2025, in Book 4538 at Page 910 of the Madison County land records ("Easement Agreement"). Pursuant to the Easement Agreement, Grantor granted unto Grantee and the City of Ridgeland a Waterline Easement across an area of Grantor's Property identified therein as the Waterline Easement Area (that area being defined and depicted on Exhibit D and Exhibit E attached to the Easement Agreement). Due to certain factors related to the construction of the waterline, the parties have mutually agreed to move the Waterline Easement Area to a different location on Grantor's Property. Therefore, the parties hereby agree

to amend the Easement Agreement in order to relocate the Waterline Easement Area as set forth herein.

2. Relocation of Waterline Easement Area. The Easement Agreement is hereby amended in all respects necessary to relocate the Waterline Easement Area from the original location to the new location as particularly described on **Exhibit A** attached hereto and depicted on the Survey attached hereto as **Exhibit B**. Exhibit A and Exhibit B attached to this Amendment hereby replace Exhibit D and Exhibit E in the original Easement Agreement.

3. Effect of Amendment. Unless specifically modified hereby, all terms of the Easement Agreement shall remain in full force and effect. To the extent of any conflict between the Easement Agreement and this Amendment, this Amendment shall control. All capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Easement Agreement.

4. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be an original, but such counterparts shall together constitute but one and the same instrument. This Amendment may be delivered by facsimile or electronic mail.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Amendment by and through its duly authorized representative to be effective as of the Effective Date although actually executed on the date set forth below.

GRANTOR:

Litchfield 588-B, LLC,
a Colorado limited liability company

By: _____
Name: Jeff Speed
As Its: Manager

STATE OF Mississippi :
COUNTY OF Rankin :

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of September 2025 within my jurisdiction, the within named Jeff Speed, who acknowledged that (he)(she) is Manager of Litchfield 588-B, LLC, a Colorado limited liability company and that for and on behalf of the said entity, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

{SEAL}

_____
NOTARY PUBLIC
My Commission Expires: July 25, 2027

STATE OF MISSISSIPPI
KATIE HARDIN
NOTARY PUBLIC
Rankin County
Commission Expires
July 25, 2027
COMMISSION NUMBER 136242

IN WITNESS WHEREOF, Grantee has executed this Amendment by and through its duly authorized representative to be effective as of the Effective Date although actually executed on the date set forth below.

GRANTEE:

MBII Developers, LLC,
a Mississippi limited liability company

By: _____
Name: Carl Sandberg
As Its: Member

STATE OF Mississippi :
COUNTY OF Madison :

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26 day of September, 2025 within my jurisdiction, the within named Carl Sandberg, who acknowledged that (he)(she) is Member of MBII Developers, LLC, a Mississippi limited liability company, and that for and on behalf of the said entity, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

{SEAL}

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 115941 MATTHEW T. MITART Commission Expires April 16, 2026 MADISON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: _____

Exhibit A
Description of New Waterline Easement Area

A tract or parcel of land containing **0.10 acres**, more or less, lying and being situated in the Northeast ¼ of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a ½ inch iron pin marking the West line of Thrace Ridge Subdivision, Part 1 as recorded in Plat Cabinet C, Slide 11 in the Office of the Chancery Clerk of Madison County and the Southeast corner of the Litchfield 588-B, LLC property as recorded in Deed Book 3222, Page 180 in the Office of the Chancery Clerk of Madison County; run thence

North 89 degrees 59 minutes 21 seconds West along the South line of said Litchfield 588-B, LLC property for a distance of 34.73 feet to a set ½ inch iron pin marking the **Point of Beginning** of the herein described Easement; thence

North 89 degrees 59 minutes 21 seconds West along said South line of the Litchfield 588-B, LLC property for a distance of 15.00 feet to a set ½ inch iron pin; thence

North 00 degrees 18 minutes 48 seconds West for a distance of 289.56 feet to a set ½ inch iron pin marking the South right of way of Century Place; thence

South 89 degrees 59 minutes 23 seconds East along said South right of way of Century Place for a distance of 15.00 feet to a set ½ inch iron pin; thence

South 00 degrees 18 minutes 48 seconds East for a distance of 289.56 feet to the **Point of Beginning**.

Exhibit B
Survey of New Waterline Easement Area

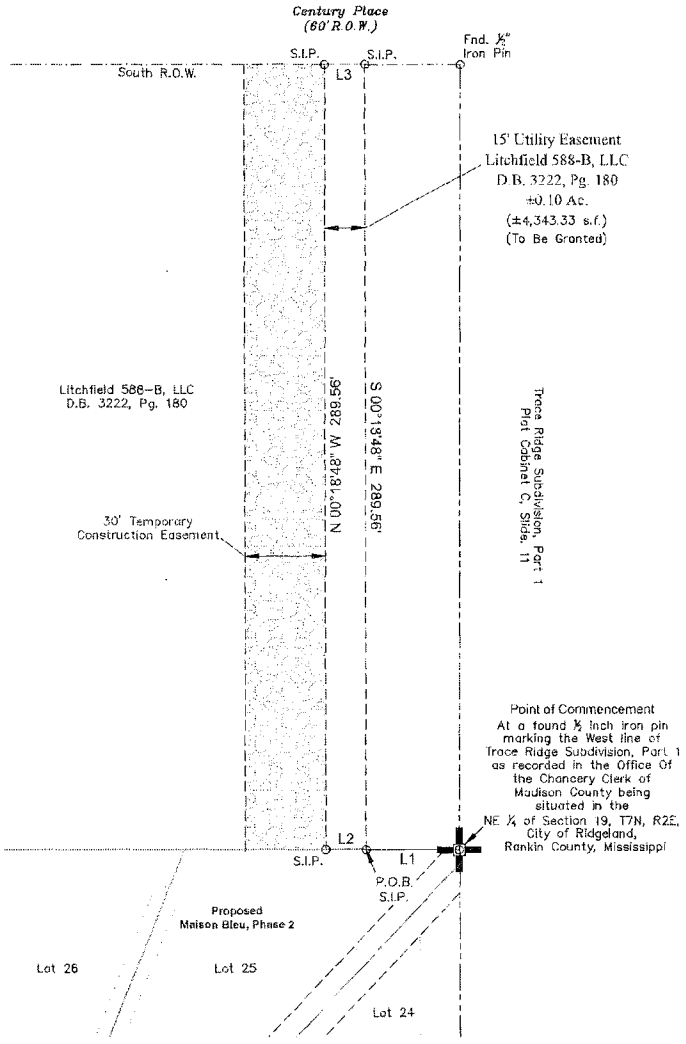
[ATTACHED]

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/26/2025 2:01:23 PM AND RECORDED IN W BOOK:4601 PAGE:808

PLAT OF SURVEY

LITCHFIELD 588-B PROPERTY

SITUATED IN THE NE ¼ OF SECTION 19, T7N, R2E,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI



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L2	N 89°59'21" W	15.00'
L3	S 89°59'23" E	15.00'

NORTH

SCALE: 1"= 50'

DATE OF FIELD SURVEY: 9-17-25

DEED BOOK 3222, PAGE 180

GEODETIC NORTH, BASED ON GPS OBSERVATIONS

CLASSIFICATION:
THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

FLOOD NOTE:
THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28121C0326F, COMMUNITY PANEL NO. 280145 0326 F, EFFECTIVE DATE: JUNE 8, 2014.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

I certify that the information on this plat is thorough and accurate to the best of my knowledge.

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS 2783
STATE OF MISSISSIPPI

DATE:	9-19-25	DWG. NO:	B-11339
DRAWN:	CHF	PROJ. NO:	B-11339
CHECKED:	MRL	CREW:	BRYAN

REVISED:

DWG PATH: F:\PROJECTS\B-11339_Drawings\B-11339.DWG

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING
BRANDON | FLOWOOD | MADISON
EST. 2004 www.benchmarkms.net 601-627-7780

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Jordan Lohman, City Planner
DATE: March 3, 2026
RE: **Maison Bleu Phase II – Sewer Easement**

The Maison Bleu Homeowners Association, Inc. has granted a public, perpetual, non-exclusive Public Utility Easement to the City of Ridgeland over portions of its property within Maison Bleu Subdivision, Phase I (see Exhibit A and attached survey).

The easement consists of (1) a 20-foot-wide Public Utility Easement (approximately 0.04 acres) and (2) a 7.5-foot-wide Public Utility Easement (approximately 0.005 acres) for the purpose of operating, constructing, maintaining, repairing, replacing, and accessing sewer lines, water lines, and related public utility infrastructure.

Declared Value (per Developer): $16,000

Staff has reviewed the instrument and finds it to be in proper form and consistent with the City's requirements. Therefore, we recommend that the Mayor and Board of Aldermen approve and accept the Public Utility Easement as submitted.

Prepared By:
Matthew Vitart (MS Bar #: 103552)
Reeves, Gentry & Vitart, PLLC
409 W. Parkway Place, Ste. 200
Ridgeland, MS 39157
Phone: 601-898-4420
mvitart@rgvlawms.com

Indexing Instructions:
Maison Bleu Subdivision, Phase I
Plat Cabinet 4966, Page F-14A
SE1/4 of SE1/4, S.19-T.7N-R.2E
City of Ridgeland,
Madison County, Mississippi.

Grantor:
Maison Bleu Homeowners Association, Inc.
_____
Ridgeland, MS 39157
(601) 954-4152

Grantee:
City of Ridgeland, Mississippi
P.O. Box 217
Ridgeland, MS 39157
(601) 856-7113

PUBLIC UTILITY EASEMENT
(City of Ridgeland)

For good and valuable consideration given, the receipt and sufficiency of which is hereby acknowledged, the **Maison Bleu Homeowner's Association, Inc. a Mississippi non-profit corporation** ("Grantor") hereby grants, conveys, and donates unto the **City of Ridgeland, Mississippi, a body politic** ("Grantee") a public, perpetual, non-exclusive, and appurtenant easement over, under, in, along, and across that portion of the Grantor's property described on the attached **Exhibit "A**" for the purposes of operating, using, maintaining, repairing, replacing, constructing, installing, and accessing sewer lines, water lines and other public utility infrastructure and improvements of the Grantee (the "Public Utility Easement"). The location of the Public Utility Easement is depicted on the survey attached hereto as **Exhibit "B"**.

This Public Utility Easement is hereby dedicated to and accepted by the Grantee as a public easement.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, Grantor has executed this Public Utility Easement by and through its duly authorized representative as of the date acknowledged below.

Maison Bleu Homeowners Association, Inc.,
A Mississippi non-profit corporation

By: _____

Name: _____

It: _____

STATE OF MISSISSIPPI

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2026, within my jurisdiction, the within named _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

IN WITNESS WHEREOF, Grantee has executed this Public Utility Easement by and through its duly authorized representative as of the date acknowledged below.

The City of Ridgeland, a body politic

By:_____

Name: _____

Title: _____

STATE OF MISSISSIPPI

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2026, within my jurisdiction, the within named _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)

Exhibit A
Legal Description of Sewer Easement

20' Wide Public Utility Easement
(Marked as Easement 1 on Survey)

A tract or parcel of land containing **0.04 acres,** more or less, lying and being situated in the Southeast ¼ of the Southeast ¼ of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the Northeast corner of said Southeast ¼ of Section 19; run thence

South 15 degrees 58 minutes 21 seconds West for a distance of 1,487.35 feet to a set ½ inch iron pin marking the Point of Beginning of the herein described easement; thence

North 14 degrees 01 minutes 21 seconds West for a distance of 84.40 feet to a set ½ inch iron pin; thence

North 75 degrees 58 minutes 39 seconds East for a distance of 20.00 feet to a set ½ inch iron pin; thence

South 14 degrees 01 minutes 21 seconds East for a distance of 72.78 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 23.34 feet, said curve having a radius of 50.00 feet, and a deflection angle of 26 degrees 45 minutes 04 seconds, chord bearing and distance, South 45 degrees 48 minutes 35 seconds West, 23.13 feet to the Point of Beginning.

AND ALSO:

7.5' Wide Public Utility Easement
(Marked as Easement 2 on Survey)

A tract or parcel of land containing **0.005** acres, more or less, lying and being situated in the Southeast ¼ of the Southeast ¼ of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the Northeast corner of said Southeast ¼ of Section 19; run thence

South 15 degrees 56 minutes 04 seconds West for a distance of 1,484.36 feet to a set ½ inch iron pin marking the Point of Beginning of the herein described easement; thence

South 89 degrees 59 minutes 37 seconds West for a distance of 8.98 feet to a set ½ inch iron pin; thence

Northeasterly along the arc of a curve to the right for a distance of 35.13 feet, said curve having a radius of 57.50 feet, and a deflection angle of 35 degrees 00 minutes 30 seconds, chord bearing and distance, North 48 degrees 16 minutes 54 seconds East, 34.59 feet to a set ½ inch iron pin; thence

South 00 degrees 00 minutes 40 seconds West for a distance of 8.35 feet to a set ½ inch iron pin; thence

Southwesterly along the arc of a curve to the left for a distance of 22.52 feet, said curve having a radius of 50.00 feet, and a deflection angle of 25 degrees 48 minutes 21 seconds, chord bearing and distance, South 48 degrees 57 minutes 08 seconds West, 22.33 feet to the Point of Beginning.

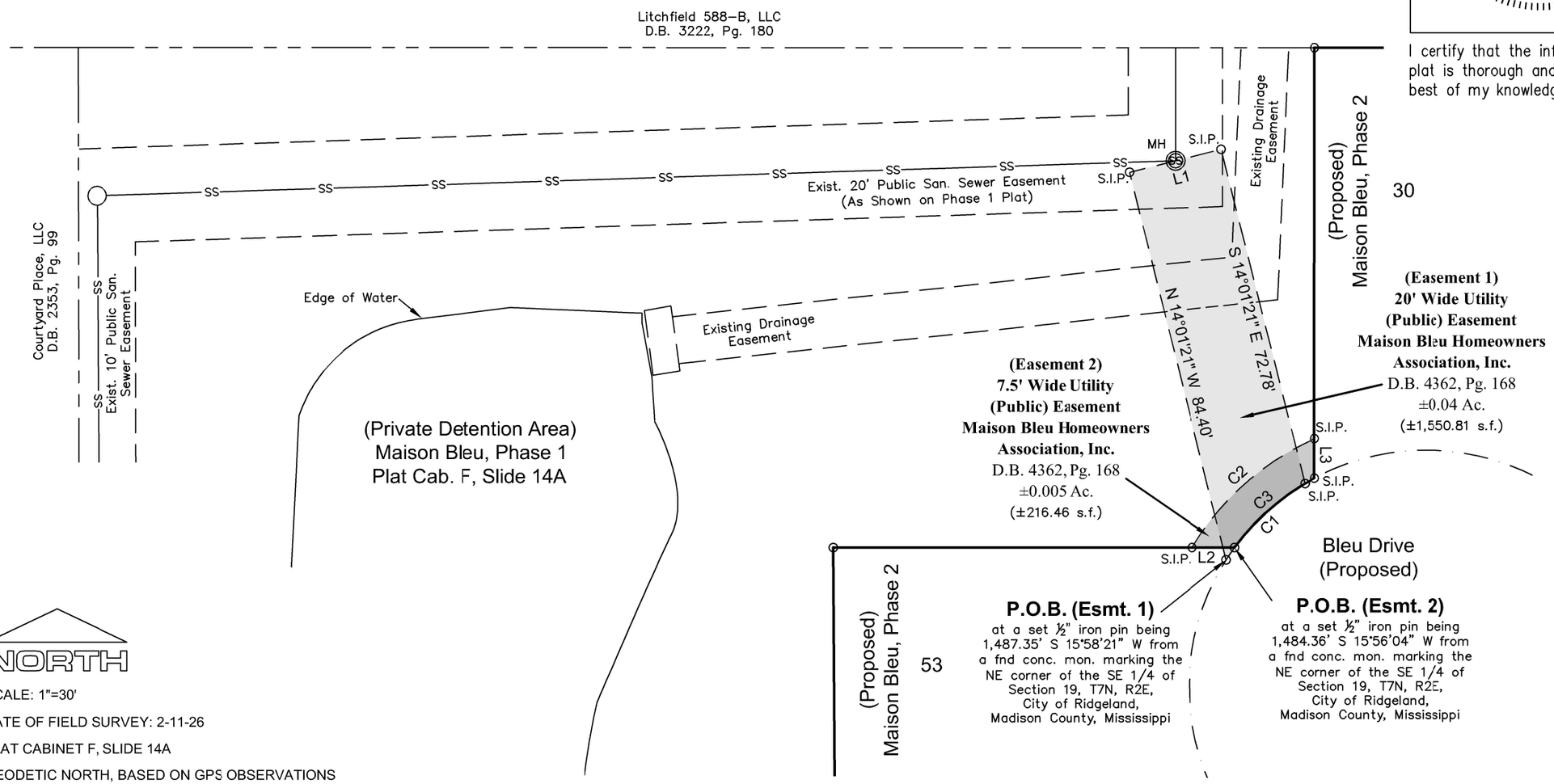
Exhibit B
Survey of Sewer Easement

(ATTACHED)

PLAT OF SURVEY

MAISON BLEU HOMEOWNERS ASSOC. PROPERTY

SITUATED IN THE SE ¼ OF THE SE ¼ OF SECTION 19, T7N, R2E,
CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI



NORTH

SCALE: 1"=30'

DATE OF FIELD SURVEY: 2-11-26

PLAT CABINET F, SLIDE 14A

GEODETIC NORTH, BASED ON GPS OBSERVATIONS

CLASSIFICATION:
THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

Line Table		
LINE	BEARING	DISTANCE
L1	N 75°58'39" E	20.00'
L2	S 89°59'37" W	8.98'
L3	S 00°00'40" W	8.35'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING	DELTA
C1	50.00'	23.34'	23.13'	S 45°48'35" W	26°45'04"
C2	57.50'	35.13'	34.59'	N 48°16'54" E	35°00'30"
C3	50.00'	22.52'	22.33'	S 48°57'08" W	25°48'21"

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS 2783
STATE OF MISSISSIPPI

I certify that the information on this plat is thorough and accurate to the best of my knowledge.

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL ◆ STRUCTURAL ◆ PLANNING ◆ SURVEYING ◆ UAV MAPPING
BRANDON | FLOWOOD | MADISON
www.benchmarkms.net 601-627-7780
EST. 2004

DWG. NO: B-11339 RAT.DWG
PROJ. NO: B-11339
CREW: SURVEYOR
DATE: 2-17-26
DRAWN: MRR
CHECKED: MRL
REVISED:

DWG PATH: F:\PROJECTS\B-11339_Drawings\Final Plat\B-11339_Ratification of Ph 1.Dwg

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Jordan Lohman, City Planner
DATE: March 3, 2026
RE: **Maison Bleu Phase II – Final Plat**
Final Plat, Covenants and Design Guidelines

The developer/owner of the subdivision property (SCM Development, LLC) has submitted the Final Plat and Supplemental Declaration of Covenants, Conditions and Restrictions for Maison Bleu – Phase II for your review and consideration of approval.

I have summarized the history of the development and specific items to take into consideration as part of your review:

1. **Project Summary and History:**
    a. Maison Bleu – Phase II consists of approximately 7.637 acres.
    b. Phase II is being annexed into the existing Maison Bleu subdivision pursuant to Article II of the original Declaration for Maison Bleu – Phase I, as per the Supplemental Declaration.
    c. The Supplemental Declaration provides that Phase II shall be governed by the original Maison Bleu Declaration, subject to the specific modifications and additional standards outlined in the Supplemental Declaration.
    d. Association governance for Phase II will remain under Declarant control until either:
        i. Thirty (30) days after issuance of a Certificate of Occupancy for the last dwelling constructed in Phase II; or
        ii. Three (3) years after the effective date of the Supplemental Declaration; whichever occurs first.
    e. Prior to turnover to the Association, common area maintenance contribution fees will apply to Phase II lots as specified in the Supplemental Declaration.

2. **Final Plat and Covenants Summary:**
    a. <u>Setbacks:</u>
        i. Front: 15’
        ii. Side: 5’
        iii. Rear: 10’
        iv. Exception: Lots 13 through 24 (along the eastern boundary line) are subject to a 15’ rear setback to accommodate the approved drainage plan.
    b. <u>Minimum Home Size:</u> Each dwelling must contain a minimum of 1,900 square feet of heated/cooled living area, exclusive of porches and garages.
    c. <u>Architectural / Design Standards:</u>
        i. Architectural standards are attached as Exhibit “B” to the Supplemental Declaration and include the following minimum requirements:
        ii. Brick exterior walls with Hardie board accents
        iii. Hardie siding, cornice, soffit, and fascia

iv. Minimum 8:12 roof pitch
v. Architectural shingles (gray, brown, black or blends only)
vi. 9’ minimum ceiling plate height
vii. Granite or quartz countertops
viii. Professionally landscaped yards
ix. These standards exceed typical minimum subdivision requirements and are consistent with the established architectural character of Maison Bleu Phase I.

d. Leasing Restrictions:
   i. Minimum 12-month written lease
   ii. Owner may own only one leased dwelling within the subdivision
   iii. At least one (1) year must have elapsed from issuance of the building permit, or at least six (6) months after issuance of Certificate of Occupancy (whichever period is longer)
   iv. Owner must have owned the property for at least one (1) year prior to commencement of lease
   v. These provisions are consistent with long-term residential stability objectives and mirror the restrictions imposed in other comparable developments.

e. Drainage and Easements:
   i. 5’ private drainage easements centered along shared lot lines for certain lots.
   ii. 15’ private drainage easement along the eastern boundary lots.
   iii. A retaining wall with integrated drainage system along the eastern boundary, with maintenance responsibility assigned to individual lot owners.
   iv. These provisions are reflected on the Final Plat and incorporated into the Supplemental Declaration.

3. **Declared Values:** The following values were provided by the developer.
   - Road (pavement, curb & gutter, etc.): $1,000,000.00
   - Utilities within ROW/Easement: $250,000.00
   - Road/ROW land value (based on $/sf) $209,925.00
     - Total dedicated value $1,459,925.00

Summary

The proposed Final Plat for Maison Bleu – Phase II is consistent with the Preliminary Plat and recorded Supplemental Declaration and maintains architectural and development standards that are compatible with Maison Bleu Phase I.

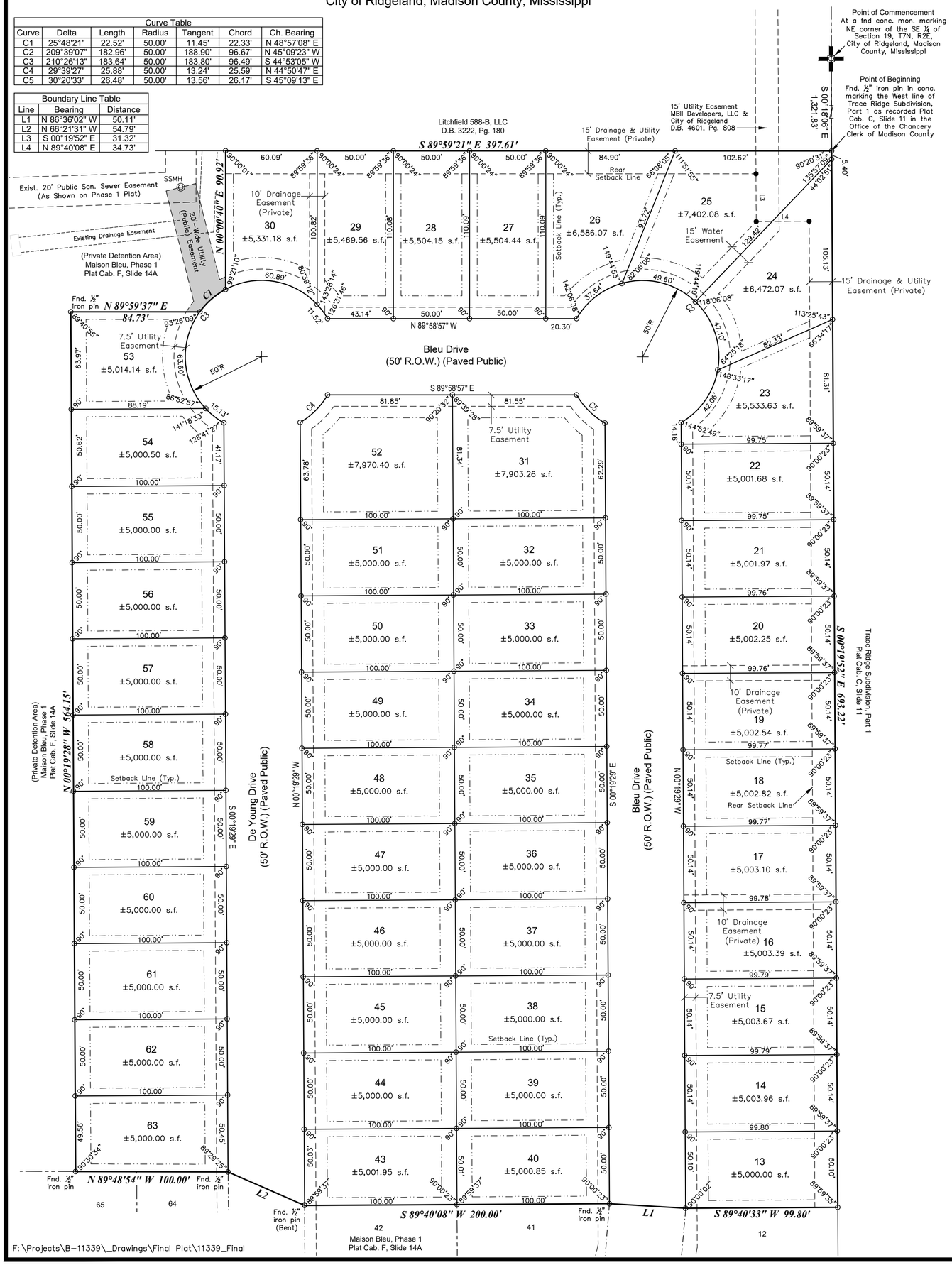
Based on staff review, the Final Plat and Supplemental Covenants conform to the City’s Subdivision Regulations and applicable zoning requirements. Therefore, we recommend that the Mayor and Board of Aldermen approved the Final Plat, Covenants and Design Guidelines as submitted.

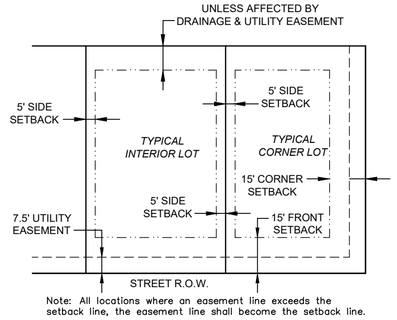
MAISON BLEU, PHASE 2

Situated in the SE ¼ of the SE ¼ of Section 19, T7N, R2E,
City of Ridgeland, Madison County, Mississippi

Curve Table						
Curve	Delta	Length	Radius	Tangent	Chord	Ch. Bearing
C1	25°48'21"	22.52'	50.00'	11.45'	22.33'	N 48°57'08" E
C2	209°39'07"	182.96'	50.00'	188.90'	96.67'	N 45°09'23" W
C3	210°26'13"	183.64'	50.00'	183.80'	96.49'	S 44°53'05" W
C4	29°39'27"	25.88'	50.00'	13.24'	25.59'	N 44°50'47" E
C5	30°20'33"	26.48'	50.00'	13.56'	26.17'	S 45°09'13" E

Boundary Line Table		
Line	Bearing	Distance
L1	N 86°36'02" W	50.11'
L2	N 66°21'31" W	54.79'
L3	S 00°19'52" E	31.32'
L4	N 89°40'08" E	34.73'





Note: All locations where an easement line exceeds the setback line, the easement line shall become the setback line.

TYPICAL LOT SETBACK DETAIL

N.T.S.

CERTIFICATE OF OWNERSHIP - COUNTY OF MADISON - STATE OF MISSISSIPPI

MBII Developers, LLC, the undersigned owner, does hereby certify that MBII Developers, LLC is the owner of the land described in the foregoing certificate of Michael R. Love, Professional Surveyor, that MBII Developers, LLC has caused the same to be subdivided and platted as shown hereon and MBII Developers, LLC has designated the same as MAISON BLEU, PHASE 2. MBII Developers, LLC does hereby dedicate the right of ways, streets, alleys, easements, sanitary sewer and water systems to public use or to private use as noted.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2026.

_____
MBII Developers, LLC
Nick Gullette, Member

CITY PLANNING AND ENGINEER'S APPROVAL - CITY OF RIDGELAND - COUNTY OF MADISON - STATE OF MISSISSIPPI

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

_____ _____
Public Works Director Chairman, City Planning and Zoning Board

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the within named MICHAEL R. LOVE, Professional Surveyor, who acknowledged to me that he signed and delivered this Plat and Certificate thereon on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2026.

Notary Public _____

My Commission Expires: _____

ACKNOWLEDGEMENT - COUNTY OF MADISON - STATE OF MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Nick Gullette, Member of MBII Developers, LLC, the Owner, who acknowledged to me that, after first having been authorized so to do, he signed and delivered this Plat and Certificate thereon on behalf of MBII Developers, LLC on the day and year herein mentioned.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2026.

Notary Public _____

My Commission Expires: _____

CITY APPROVAL CERTIFICATE - CITY OF RIDGELAND - COUNTY OF MADISON - STATE OF MISSISSIPPI

I hereby certify that this is a true copy and that this plat was approved by the Mayor and Board of Aldermen in session on the _____ day of _____, 2026.

Attest:

_____ _____
City Clerk Mayor
City of Ridgeland City of Ridgeland

FILING AND RECORDATION - COUNTY OF MADISON - STATE OF MISSISSIPPI

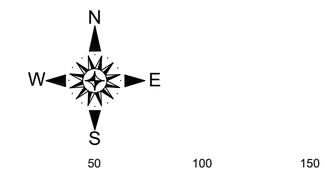
I, RONNY LOTT, Clerk of the Chancery Court in and for the said County and State, do hereby certify that the plat of MAISON BLEU, PHASE 2, was filed for record in my office on this the _____ day of _____, 2026, and was duly recorded in Plat Cabinet _____ at Slide _____ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND SEAL of office on this the _____ day of _____, 2026.

_____
Chancery Clerk

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL ♦ STRUCTURAL ♦ PLANNING ♦ SURVEYING ♦ UAV MAPPING
BRANDON | FLOWOOD | MADISON
EST. 2004 www.benchmarkms.net

PLAT CABINET _____ , SLIDE _____



GENERAL NOTES:

1. ALL LOTS IN THIS SUBDIVISION ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP NOS. 28089C0567G & 28089C0586F, COMMUNITY PANEL NOS. 280110 0567 G & 280110 0586 F, EFFECTIVE DATES: JANUARY 17, 2025 & MARCH 17, 2010.
2. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYORS IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
3. GEODETIC NORTH, BASED ON GPS OBSERVATIONS.
4. ALL MEASUREMENTS OF CURVES ARE CHORD LENGTH DISTANCES.
5. ½" x 18" IRON PINS SET AT ALL CORNERS.
6. FIELD SURVEY COMPLETED JANUARY 21, 2026.

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat shown and described hereon are a true and correct representation of a survey to the accuracy designated in the Subdivision Regulations for the City of Ridgeland, Madison County, Mississippi.

WITNESS MY SIGNATURE on this the _____ day of _____, 2026.

_____
Michael R. Love, P.S.

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL
SURVEYOR
PS 2783
STATE OF MISSISSIPPI

SURVEYOR'S CERTIFICATE - COUNTY OF MADISON - STATE OF MISSISSIPPI

I, Michael R. Love, Professional Surveyor, do hereby certify that at the request of MBII Developers, LLC, I have subdivided and platted the following described land situated in the Southeast ¼ of the Southeast ¼ of Section 19, T7N, R2E, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found concrete monument marking the Northeast corner of said Southeast ¼ of Section 19; run thence

South 00 degrees 18 minutes 06 seconds East for a distance of 1,321.83 feet to a found ½ inch iron pin in concrete marking the West line of Trace Ridge Subdivision, Part 1 as recorded in Plat Cabinet C, Slide 11 in the Office of the Chancery Clerk of Madison County and the Southeast corner of the Litchfield 588-B, LLC property as recorded in Deed Book 3222, Page 180 in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

South 00 degrees 19 minutes 52 seconds East along said West line of Trace Ridge Subdivision, Part 1 for a distance of 693.22 feet to a set ½ inch iron pin marking the Northeast corner of Maison Bleu, Phase 1 as recorded in Plat Cabinet F, Slide 14A in the Office of the Chancery Clerk of Madison County; thence

Continue along the North line of said Maison Bleu, Phase 1 as follows:

South 89 degrees 40 minutes 33 seconds West for a distance of 99.80 feet to a set ½ inch iron pin; thence

North 86 degrees 36 minutes 02 seconds West for a distance of 50.11 feet to a found ½ inch iron pin; thence

South 89 degrees 40 minutes 08 seconds West for a distance of 200.00 feet to a set ½ inch iron pin; thence

North 66 degrees 21 minutes 31 seconds West for a distance of 54.79 feet to a found ½ inch iron pin; thence

North 89 degrees 48 minutes 54 seconds West for a distance of 100.00 feet to a found ½ inch iron pin marking the Southeast corner of the Private Detention Area of said Maison Bleu, Phase 1; thence

Leaving said North line of Maison Bleu, Phase 1 and continue along the East line of said Maison Bleu, Phase 1 as follows:

North 00 degrees 19 minutes 28 seconds West for a distance of 564.15 feet to a found ½ inch iron pin; thence

North 89 degrees 59 minutes 37 seconds East for a distance of 84.73 feet to a set ½ inch iron pin; thence

Northeasterly along the arc of a curve to the right for a distance of 22.52 feet, said curve having a radius of 50.00 feet, and a deflection angle of 25 degrees 48 minutes 21 seconds, chord bearing and distance, North 48 degrees 57 minutes 08 seconds East, 22.33 feet to a set ½ inch iron pin; thence

North 00 degrees 00 minutes 40 seconds East for a distance of 90.92 feet to a set ½ inch iron pin marking the South line of said Litchfield 588-B, LLC property; thence

South 89 degrees 59 minutes 21 seconds East along said South line of Litchfield 588-B, LLC property for a distance of 397.61 feet to the **Point of Beginning**., containing **7.63 acres,** more or less.

WITNESS MY SIGNATURE on this the _____ day of _____, 2026.

_____
Michael R. Love, P.S.

MICHAEL RAY LOVE
REGISTERED PROFESSIONAL
SURVEYOR
PS 2783
STATE OF MISSISSIPPI

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
3/27/2025 8:04:26 AM
INST. 1024452 PAGE 1 OF 9
BOOK W - 4538/709
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: CH D.C.

Prepared by and return to:
Matthew T. Vitart, Esq. (MSB# 103552)
Reeves, Gentry & Vitart, PLLC
409 W. Parkway Place, Ste. 200
Ridgeland, MS 39157
(601) 898-4420

Declarant:
SCM Development, LLC
109 Rosedowne Drive
Madison, MS 39110
(573) 836-1620

Indexing Instructions:
Lots 1 and 4, Block 18
Highland Colony Subdivision, and
Maison Bleu Phase II, and
SE1/4 of SE1/4 of S.19, T.7N, R.2E
City of Ridgeland
Madison County, Mississippi

Marginal Notation:
Book 3170, Page 1

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

MAISON BLEU, PHASE II

Supplemental Declaration of Covenants, Conditions and Restrictions For Maison Bleu, Phase II

This Supplemental Declaration of Covenants, Conditions and Restrictions for Maison Bleu, Phase II ("Supplemental Declaration") is made effective as of March 26, 2024, by SCM Development, LLC, a Mississippi limited liability company ("Declarant").

WHEREAS, the Declarant is the developer of the Maison Bleu Subdivision;

WHEREAS, the Declarant previously developed Maison Bleu, Phase I (referred to herein as "Phase I"), as shown on that plat of subdivision recorded in Plat Cabinet F at Slide 14A in the Office of the Chancery Clerk of Madison County, Mississippi. In connection with Phase I, the Declarant adopted that certain Declaration of Covenants, Conditions and Restrictions for Maison Bleu, Phase I recorded in Book 3170 at Page 1 in the Office of the Chancery Clerk of Madison County, Mississippi ("Original Declaration");

WHEREAS, the Declarant owns certain land adjacent to Phase I, which is particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference ("Phase II Property");

WHEREAS, in order for the Phase II Property to be developed into Maison Bleu, Phase II (referred to herein as "Phase II"), Declarant, pursuant to Article II of the Original Declaration, hereby intends to annex and subject the Phase II Property to the provisions of the Original Declaration, subject however, to certain modifications, amendments, additions, and supplementations as specified herein.

NOW, THEREFORE, the Declarant declares as follows:

Section 1. Annexation. Pursuant to Article II of the Original Declaration, Declarant hereby annexes and subjects the Phase II Property (being Maison Bleu, Phase II) to the provisions of the Original Declaration, subject however, to certain modifications, amendments, additions, and supplementations as specified herein. Except as modified herein, the Original Declaration shall remain in full force and effect. The Phase II Property is and shall be owned, leased, held, transferred, assigned, sold, conveyed, used, occupied, hypothecated, encumbered, and improved subject to the provisions of both the Original Declaration and this Supplemental Declaration which: (i) are agreed and declared to be beneficial for and in aid of the development of the residential community and the improvement of the Phase II Property; (ii) shall be deemed appurtenant to the Phase II Property and shall run with and bind the Phase II Property; and, (iii) shall inure to the benefit of and be enforceable by the Declarant, its successors and assigns, and each Person who has or acquires any interest in any portion of the Property or the improvements on the Property, including the Association, any Owner and any Person who holds such interest solely as security for the performance of an obligation or the payment of a debt. To the extent of any conflict between the terms of the Original Declaration and

the terms of this Supplemental Declaration, the terms of this Supplemental Declaration shall control. Any capitalized terms used but not defined in this Supplemental Declaration shall have the meaning ascribed to them in the Original Declaration.

Section 2. Association's Powers and Duties for Phase II. Notwithstanding anything to the contrary herein, in the Declaration, the Bylaws, or otherwise, the powers, authorities, and duties of the Association, Board of Directors, and Architectural Review Committee with respect to Phase II shall be subject to the terms and conditions stated in this Section. The Declarant has reserved and retains all declarant's rights, powers, and privileges with respect to Phase II. The Association, Board of Directors, and Architectural Review Committee shall have powers, authorities, and duties for Phase I, and only for Phase I, (and not for Phase II) until such time as the Declarant (or its successor pursuant to Section 14.07 of the Declaration) executes an assignment of declarant's rights assigning unto the Association the Declarant's rights, powers, and privileges with respect to Phase II. The Declarant shall execute such assignment upon the earlier of the following: a) within thirty (30) days after a certificate of occupancy is issued for the last Dwelling built in Phase II, or b) three (3) years after the effective date of this Supplemental Declaration. Upon such assignment of declarant's rights with respect to Phase II, the Association, Board of Directors, and Architectural Review Committee shall have the powers, authorities, and duties for the governance, management, and maintenance of Phase II in accordance with the Covenants and Bylaws in the same manner and to the same extent as they do with respect to Phase I. For the avoidance of doubt, with respect to Phase II, the Association, Board of Directors, and Architectural Review Committee shall not have any powers, authorities, or duties whatsoever over or for Phase II (including the authority to levy assessments against any Lots in Phase II) until the Association receives from Declarant said assignment of declarant's rights and obligations for Phase II. However, prior to the turnover of Phase II to the Association: a) Declarant or any developer or builder shall pay the Association a common area maintenance contribution fee of $100.00 per calendar year for each Phase II Lot owned by the Declarant or any such developer or builder, and b) any subsequent owner of a Phase II Lot (i.e., an owner that is not a developer or builder) shall pay the Association an annual common area maintenance contribution fee equal to the same amount as the annual maintenance assessment applicable to a Phase I Lot. Such common area maintenance contribution fees shall be due and payable on January 1 of each year beginning January 1, 2025. The Association shall use such common area maintenance contribution fees for the maintenance, repair and upkeep of the common areas. After the turnover of Phase II to the Association, the Phase II Lots shall be subject to the same assessments as Phase I Lots.

Section 3. Architectural Standards. Attached as **Exhibit "B"** are required minimum standards for architectural features and finishes for Dwellings in Phase II. If a proposed construction plan for a Dwelling in Phase II meets or exceeds the quality of these minimum features and finishes, then it shall be deemed consistent with the intended architectural plan for Phase II.

Section 4. Lease of Dwellings. Notwithstanding anything to the contrary, any leasing of Lots or Dwellings in Phase II shall be subject to the terms and conditions stated in this Section. Dwellings and Lots in Phase II may be leased by an Owner for residential purposes only; provided, however, that any such leasing activities shall be subject to the following terms and conditions: (a) any such lease and the rights of any tenants thereunder are hereby made expressly subject to the power of the Association to prescribe reasonable rules and regulations relating to the lease and rental of Lots and Dwellings and to enforce the same directly against such tenant or other occupant by the exercise of such remedies as the Board of Directors deems appropriate, including eviction; (b) no such lease shall be for less than twelve (12) months; (c) all leases must be in writing, with a copy provided to the Association upon request by the Association; (d) an Owner (or in the case of any Owner which is an entity, any affiliate of an Owner or other entity that has common ownership) may own only one leased Dwelling within the Subdivision at any given time; (e) a period of at least one (1) year has elapsed from and after the building permit for that particular Dwelling has been issued, or a period of at least six (6) months has elapsed from and after the final inspection by the appropriate public building inspector has occurred and the certificate of occupancy has been issued, whichever period of time is longer; and, (f) any Owner desiring to lease a Dwelling to a tenant shall have owned the Lot for a period of at least one (1) year prior to the commencement of such lease. Any Owner who leases his Dwelling or any portion thereof shall be responsible for the acts of his tenants, including, without limitation, the violation of this Declaration and/or any rules and regulations promulgated by the Association hereunder. Notwithstanding the foregoing, this Section shall not apply with respect to any Lot subject to a mortgage which is insured or guaranteed by the Federal Housing Administration or the Veterans Administration, or where the provisions of this Section are otherwise prohibited by law. In the event title to a Lot is transferred by foreclosure or deed-in-lieu of foreclosure, or if the mortgage for such Lot is assigned to the Secretary of the U.S. Department of Housing and Urban Development, then any requirements for or restrictions on conveyance included in this Declaration (including without limitation the leasing restrictions imposed by this Section 4) shall be deemed automatically terminated as to such Lot.

Section 5. Setbacks. Setbacks for all Phase II Lots will be as follows: front - fifteen (15) feet; side – five (5) feet; and, rear – ten (10) feet, except that Lots 13 through 24 (all Lots along the eastern boundary line of Phase II) will be subject to a fifteen (15) foot rear setback to facilitate the drainage plan.

Section 6. Trees. All Lots in Phase II shall contain a minimum of two (2) trees, each having a minimum caliper of two (2) inches in diameter, either through the preservation of existing trees or the planting of new trees prior to the issuance of a Certificate of Occupancy. The Builder shall be responsible for compliance with this provision.

Section 7. Private Drainage Easements.

(a) All Lots in Phase II located east of DeYoung Drive or north of Bleu Drive are hereby subject to five (5) foot wide private drainage easements centered on the boundary lines between each Lot (with two and a half (2 ½) feet of such easement located on each Lot) as shown on the Plat of Phase II. The Owners of such Lots shall maintain the private drainage easements as needed to maintain proper drainage of stormwater and groundwater. The responsibility and cost of maintenance of the private drainage easements shall be borne in equal one-half shares by each subject Lot owner.

(b) All Lots along the eastern boundary line of Phase II are hereby subject to fifteen (15) foot wide private drainage easement running along the rear boundary lines of such Lots as shown on the Plat of Phase II. The Owner of each subject Lot shall be solely responsible for maintaining and repairing the portion of the private drainage easement located on their respective Lot as needed to maintain proper drainage of stormwater and groundwater.

(c) A retaining wall, which includes a drainage system incorporated into its design, runs north-south along the rear boundary lines of all Lots along the eastern boundary line of Phase II for the purpose of facilitating proper drainage and preventing erosion and collapse. The wall is located within the fifteen (15) food wide private drainage easement described in the prior subsection. The Owner of each subject Lot shall be solely responsible for maintaining and repairing the portion of the retaining wall located on their respective Lot as needed to maintain proper functioning of the wall and the drainage systems incorporated into the wall.

Section 8. Square Footage. Notwithstanding anything to the contrary, each Dwelling constructed on the Property (being the Lots of Maison Bleu, Phase II) shall have the following square footage: exclusive of porches and garages, the heated and/or cooled living area of each Dwelling, main house or residential structure constructed shall contain at least one thousand nine hundred (1,900) square feet.

(Remainder of page left blank. Signature page follows.)

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration of Covenants, Conditions and Restrictions for Maison Bleu, Phase II effective as of March 26, 2025.

DECLARANT

SCM Development, LLC,
a Mississippi limited liability company

By: _____
Matt Herfurth, Member and Manager

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of January, 2024, within my jurisdiction, the within named Matt Herfurth, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____ (SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 115941
MATTHEW T. VITART
Commission Expires
April 15, 2028
MADISON COUNTY

JOINDER OF ASSOCIATION

Maison Bleu Homeowners Association, Inc., a Mississippi non-profit corporation, whose mailing address is 108 Aerosmith Drive, Richland, MS hereby approves and joins in this Supplemental Declaration of Covenants, Conditions and Restrictions for Maison Bleu, Phase II and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions thereof.

In Witness Whereof, Maison Bleu Homeowners Association, Inc. has executed this Joinder on this 9th day of January, 2024.

Maison Bleu Homeowners Association, Inc.,
A Mississippi non-profit corporation

By: _____
Matt Herfurth, President and Director

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of January, 2024, within my jurisdiction, the within named Matt Herfurth, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 115941 MATTHEW T. VITART Commission Expires April 16, 2025 MADISON COUNTY

My commission expires: _____ (SEAL)

EXHIBIT A
LEGAL DESCRIPTION OF PHASE II PROPERTY

following described parcel of land containing 7.637 acres or 332687.07 sqft., more or less and being part of Lots 1 and 4 of Block 18, Highland Colony Subdivision, a subdivision according to the map or plat of which is on file in the Office of the Chancery Clerk, Madison County, Mississippi, said parcel is located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows, to wit;

Commencing at a found concrete monument marking the Northeast corner of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi; thence proceed South 00°18'48" East for a distance of 1,321.95 feet to a found concrete monument and The Point of Beginning of the following described parcel of land; thence S 00°19'29" E a distance of 693.15 feet to a found 1/2" rebar; thence S 89°40'33" W a distance of 100.00 feet to a found 1/2" rebar on the East Right-of-Way line of Bleu Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Bleu Drive, run N 86°35'39" W a distance of 50.11 feet to a found 1/2" rebar on the West Right-of-Way line of said Bleu Drive; thence leaving said West Right-of-Way line of Bleu Drive, run S 89°40'31" W a distance of 200.00 feet to a found 1/2" rebar on the East Right-of-Way line of Deyoung Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Deyoung Drive, run N 66°21'08" W a distance of 54.79 feet to a found 1/2" rebar on the West Right-of-Way line of said Deyoung Drive; thence leaving said West Right-of-Way line of Deyoung Drive, run N 89°48'31" W a distance of 100.00 feet to a found 1/2" rebar; thence N 00°19'28" W a distance of 564.10 feet to a found 1/2" rebar; thence N 90°00'00" E a distance of 84.81 feet to a found 1/2" rebar on said West Right-of-Way line of Deyoung Drive; thence continue along said West Right-of-Way line with a curve turning to the right with an arc length of 22.52 feet, a radius of 50.00 feet, a chord bearing of N 48°57'31" E, and a chord length of 22.33 feet to a found 1/2" rebar; thence leaving said West Right-of-Way line of Deyoung Drive, run N 00°01'03" E a distance of 90.92 feet to a found 1/2" rebar; thence S 89°58'57" E a distance of 397.79 feet back to The Point of Beginning of the above described parcel of land containing 7.637 acres or 332687.07 sqft., more or less.

EXHIBIT B
REQUIRED MINIMUM FEATURES AND FINISHES

EXTERIOR MATERIALS
Brick- exterior walls with Hardie board accents
Siding- Hardie Board – design per plans
Cornice/Soffit/Fascia - Hardie
Front Exterior Accents-as per plans
Front exterior door- Wood with glass or Fiberglass with glass
Windows- Vinyl, Vinyl clad, metal clad, wood clad
Shutters- 1x6 Cedar – design per plans
Screen Porch - Treated pine or Cedar, Charcoal vinyl screen, NO ALUMINUM SCREEN.
ROOFING
Roof Pitch- 8/12 minimum
Shingles- architectural or equal. Gray, brown, black or blends. NO GREEN, BLUE, RED, TAN OR WHITE SHINGLES.
Gutters – bronze or painted to match trim, and coordinated with drainage plan.
Garage Doors – single doors painted to match trim
Plumbing stacks and mechanical roof penetrations – located only on side and rear elevations (not on front elevation)
HVAC Units – shall be placed on the rear one-third of the home structure.

INTERIOR FINISHES
Ceiling plate height- 9' minimum
Vaults and Trays- As per plan
Interior trim mouldings
- Baseboard throughout home
- Crown moulding per plans
- Door trim - 356 minimum

Interior doors- Raised panel masonite
Countertops - Granite, quartz
Backsplashes- ceramic tile
Flooring- wood, engineered wood, luxury vinyl planks consistent with new construction standards, ceramic tile, carpet,
Water Heaters-tankless or tank
Appliances – Gas, Electric or duel fuel

LANDSCAPING
Each home will be professionally landscaped
Each home will have a minimum of 4 shrubs for every 10' of foundation frontage.
Corner lots will have a minimum of 1 shrub for every 6' of foundation frontage facing the side street.
Two (2) oak trees to be planted on each lot in front yard set back
All lots to be completely sodded

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 3/27/2025 8:04:26 AM AND RECORDED IN W BOOK:4538 PAGE:709

Irrevocable Standby letter of Credit No. 20260223

MERCHANTS & PLANTERS BANK
Raymond, Mississippi 39154

Issue Date:
2-23-2026

Expiration Date:
2-23-2027

Beneficiary:
City of Ridgeland
304 Highway 51
Ridgeland, MS 39157

Applicant:
MBII Developers, LLC
P.O. Box 5081
Brandon, MS 39047

Amount: $93,000 (Ninety-Three Thousand Dollars)

Place of Expiry: At the Counter of Merchants and Planters Bank, 308 Raymond SQ, Raymond, MS 39154.

It is a condition of this letter of credit that it shall automatically renew, without amendment, for successive one-year periods on the current expiry date, and each successive expiry date, unless at least ninety (90) days prior to such date we notify you in writing, at the address above, by registered mail, or overnight courier, that we elect not to renew this letter of credit for an additional year.

We hereby issue of Irrevocable Standby letter of Credit No, 20260223 in your favor which is available by your **DRAFTS AT SIGHT** drawn on Merchants and Planters Bank, Raymond, MS Letter of Credit # 20260223 and accompanied by the following documents:

The original of this letter of Credit, a signed and dated statement from City of Ridgeland certifying that copies of past due invoices to MBII Developers, LLC are past due, demand has been made, and that payment has not been received at the time of the drawing for:

1. Final Wearing Surface for Maison Bleu phase II.
2. Small section of sidewalk through common area.
3. Street sign at intersection of Deyoung drive and Bleu Drive.
4. 2 speed limit signs.

This letter of credit shall be valid for 1 year.

We hereby engage with drawers and or bona fide holder that drafts drawn under and in compliance with the terms of this credit will be duly honored on presentation and delivery of documents and specified.

Except as otherwise expressly stated herein, this credit is subject to the International Standby Practices "ISP98"of the International Chamber of Commerce Publication No. 590.

Sincerely,

MERCHANTS AND PLANTERS Bank
Sean E. Meadows, CLO Clinton City President

STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, EXECUTIVE DIRECTOR

February 17, 2026

Nick Gullette, Manager
MBII Developers, LLC
105 Spam Drive
Brandon, MS 39047

Dear Mr. Gullette:

Re: Maison Bleu Phase II
Lot Nos. 13-40, 43-63
Ridgeland, Madison County
Project. No. 63358-PLA20250001

We have received your consulting engineer's certification that the referenced project has been completed in accordance with the plans and specifications approved by our office. We have no further comments on this project.

Should you have any questions, please contact me at (601) 961-5171.

Sincerely,

Bradley R. Crain, P.E., BCEE
Chief, Municipal & Commercial Wastewater Division

cc: William F. Moody, P.E., BCEE, MDOH
Mac Alford, P.E., Alford & Associates

Docusign Envelope ID: BFD5170E-D755-4CCB-8AF5-56D40691E870

MISSISSIPPI STATE DEPARTMENT OF HEALTH

18 February 2026

Malcom Alford, P.E.
Alford & Associates
7112 Siwell Rd, Suite B
Byram, MS 39272

Re: As-built: Maison Bleu Subdivision – Phase II
City of Ridgeland, Madison County
PWS ID MS0450013 MSDH Project #122105 Reference Plan #121634

Dear Mr. Alford:

We have completed review of the as-built drawings and certification from you that the above referenced project was completed in accordance with the approved plans and specifications. We are now able to issue Mississippi State Department of Health final approval for this project. We are retaining the information submitted for our files.

Sincerely,

Greg Caraway 2/23/2026 | 9:03 AM CST

Greg Caraway, P.E.
Bureau of Public Water Supply
Mississippi State Department of Health

Cc: Responsible Official
Designated Operator

COVENANT TITLE
REAL ESTATE CLOSINGS

TITLE CERTIFICATE
(Maison Bleu Phase II Subdivision)

February 18, 2026

To Whom it May Concern:

This is to certify that we have examined the land records on file with the Madison County Chancery Clerk pertaining to the land described on **Exhibit "A"** attached hereto and incorporated herein, which land the owner is seeking to plat as Phase II of the Maison Bleu Subdivision in the City of Ridgeland, Mississippi (the "Property"). As a result of our examination, we find and certify that Fee Simple title to the Property is vested in **MBII Developers, LLC, a Mississippi Limited Liability Company**, pursuant to that Special Warranty Deed recorded on March 27, 2025 in Book 4538 at Page 906, a copy of which is attached hereto as **Exhibit "B"**.

Respectfully,

Covenant Title, LLC

Matthew Vitart, Esq.

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Madison, State of Mississippi, and is described as follows:

Part of Lots 1 and 4 of Block 18, Highland Colony Subdivision, a subdivision according to the map or plat of which is on file in the Office of the Chancery Clerk, Madison County, Mississippi, said parcel is located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows, to wit:

Commencing at a found concrete monument marking the Northeast corner of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi; thence proceed South 00°18'48" East for a distance of 1,321.95 feet to a found concrete monument and The Point of Beginning of the following described parcel of land; thence S 00°19'29" E a distance of 693.15 feet to a found 1/2" rebar; thence S 89°40'33" W a distance of 100.00 feet to a found 1/2" rebar on the East Right-of-Way line of Bleu Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Bleu Drive, run N 86°35'39" W a distance of 50.11 feet to a found 1/2" rebar on the West Right-of-Way line of said Bleu Drive; thence leaving said West Right-of-Way line of Bleu Drive, run S 89°40'31" W a distance of 200.00 feet to a found 1/2" rebar on the East Right-of-Way line of Deyoung Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Deyoung Drive, run N 66°21'08" W a distance of 54.79 feet to a found 1/2" rebar on the West Right-of-Way line of said Deyoung Drive; thence leaving said West Right-of-Way line of Deyoung Drive, run N 89°48'31" W a distance of 100.00 feet to a found 1/2" rebar; thence N 00°19'28" W a distance of 564.10 feet to a found 1/2" rebar; thence N 90°00'00" E a distance of 84.81 feet to a found 1/2" rebar on said West Right-of-Way line of Deyoung Drive; thence continue along said West Right-of-Way line with a curve turning to the right with an arc length of 22.52 feet, a radius of 50.00 feet, a chord bearing of N 48°57'31" E, and a chord length of 22.33 feet to a found 1/2" rebar; thence leaving said West Right-of-Way line of Deyoung Drive, run N 00°01'03" E a distance of 90.92 feet to a found 1/2" rebar; thence S 89°58'57" E a distance of 397.79 feet back to The Point of Beginning of the above described parcel of land containing 7.637 acres or 332687.07 sqft., more or less.

Being a part of the property described in Book 2929 at Page 991.

EXHIBIT B
VESTING DEED

(ATTACHED)

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
3/27/2025 11:22:24 AM
INST. 1024497 PAGE 1 OF 4
BOOK W - 4538/906
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

Instrument Prepared by and Return to:
Matthew Vitart
MS Bar No.: 103552
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
601-898-4420
Covtitle.com
File No.: CT25-03-1590

Indexing Instructions:
Part of Lots 1 and 4 of Block 18, Highland Colony Subdivision; *and also*, Southeast Quarter of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi

Property Derivation:
Book 2929 at Page 991

Grantor:
SCM Development, LLC
108 Aerosmith Drive
Richland, MS 39218
573-836-1620

Grantee:
MBII Developers, LLC
105 Spann Drive
Brandon, MS 39042
601-862-0883

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **SCM Development, LLC, a Mississippi limited liability company** ("Grantor"), does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **MBII Developers, LLC, a Mississippi limited liability company** ("Grantee"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations, or other mineral conveyances or severances of any kind, and all recorded restrictive covenants, rights-of-way, or easements affecting the Property, and all zoning and building ordinances.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, Grantor and Grantee agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

(*Signature Page to Special Warranty Deed follows*)

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

SCM Development, LLC,
a Mississippi limited liability company

Matt Herfurth, Member and Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26 day of March, 2025, within my jurisdiction, the within named Matt Herfurth, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

(SEAL)

STATE OF MISSISSIPPI
ID# 115941
MATTHEW T. VITART
Commission Expires
April 16, 2028
MADISON COUNTY

(Signature Page to Special Warranty Deed)

MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 3/27/2025 11:22:24 AM AND RECORDED IN W BOOK:4538 PAGE:906

EXHIBIT A
PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Madison, State of Mississippi, and is described as follows:

Part of Lots 1 and 4 of Block 18, Highland Colony Subdivision, a subdivision according to the map or plat of which is on file in the Office of the Chancery Clerk, Madison County, Mississippi, said parcel is located in the Southeast Quarter of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described as follows, to wit:

Commencing at a found concrete monument marking the Northeast corner of the Southeast Quarter of Section 19, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi; thence proceed South 00°18'48" East for a distance of 1,321.95 feet to a found concrete monument and The Point of Beginning of the following described parcel of land; thence S 00°19'29" E a distance of 693.15 feet to a found 1/2" rebar; thence S 89°40'33" W a distance of 100.00 feet to a found 1/2" rebar on the East Right-of-Way line of Bleu Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Bleu Drive, run N 86°35'39" W a distance of 50.11 feet to a found 1/2" rebar on the West Right-of-Way line of said Bleu Drive; thence leaving said West Right-of-Way line of Bleu Drive, run S 89°40'31" W a distance of 200.00 feet to a found 1/2" rebar on the East Right-of-Way line of Deyoung Drive, a paved public road as now laid out and in use this date (September 2023); thence leaving said East Right-of-Way line of Deyoung Drive, run N 66°21'08" W a distance of 54.79 feet to a found 1/2" rebar on the West Right-of-Way line of said Deyoung Drive; thence leaving said West Right-of-Way line of Deyoung Drive, run N 89°48'31" W a distance of 100.00 feet to a found 1/2" rebar; thence N 00°19'28" W a distance of 564.10 feet to a found 1/2" rebar; thence N 90°00'00" E a distance of 84.81 feet to a found 1/2" rebar on said West Right-of-Way line of Deyoung Drive; thence continue along said West Right-of-Way line with a curve turning to the right with an arc length of 22.52 feet, a radius of 50.00 feet, a chord bearing of N 48°57'31" E, and a chord length of 22.33 feet to a found 1/2" rebar; thence leaving said West Right-of-Way line of Deyoung Drive, run N 00°01'03" E a distance of 90.92 feet to a found 1/2" rebar; thence S 89°58'57" E a distance of 397.79 feet back to The Point of Beginning of the above described parcel of land containing 7.637 acres or 332687.07 sqft., more or less.

Being a part of the property described in Book 2929 at Page 991.

February 20, 2026

Paul Forster
City Engineer
City of Ridgeland
304 Highway 51
Ridgeland, MS 39157

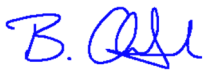
RE: Engineer's Certification
Maison Bleu, Phase 2
City of Ridgeland, Madison County, Mississippi
Benchmark Project No.: B-11339

Mr. Forster,

Benchmark Engineering & Surveying, LLC was not the Engineer of Record for the approved plans and specifications for the above-referenced project. Benchmark was retained prior to construction to provide construction observation services for the roadway, utilities, and storm drainage improvements, and to prepare the As-Built Drawings and Final Plat. Based upon our observations of completed construction, the as-built survey, and testing documentation provided by others, it is our professional opinion that the work appears to have been constructed in substantial conformance with the approved plans and specifications.

This certification is based solely on the scope of services provided by Benchmark Engineering & Surveying, LLC and is not intended to relieve the contractor of responsibility for the quality of construction.

Sincerely,



Blake Alford, P.E.
Benchmark Engineering & Surveying, LLC
balford@benchmarkms.net

February 25, 2026

Mr. Alan Hart, PLA
Public Works Director
City of Ridgeland
100 W. School Street
Ridgeland, MS 39157

RE: S. Wheatley St. Reconstruction & Sidewalk Improvements
Pay Request #1

Mr. Hart,

Please find included in this packet all documentation and paperwork necessary for approval of Pay Request No. 1 for construction services for the City of Ridgeland S. Wheatley St. Reconstruction & Sidewalk Improvements Project for Hemphill Construction Co., Inc. in the amount of $288,540.50. We have reviewed this pay request and recommend this be submitted to the Board for their approval.

Also attached is a Certificate of Deposit in the amount of $20,000.00 to be placed with the owner. This CD is submitted in lieu of retainage.

Should you have any questions or need additional information, please do not hesitate to contact our office at 601-591-1077

Sincerely,

Lon Burt, P.E.
Project Manager
Benchmark Engineering & Surveying, LLC

Cc: Paul Forster, P.E. (City Engineer)
Matthew Miller, P.E., P.L.S. (Benchmark)
Greg Bonds, P.E. (Benchmark)
Nicholas Alexander, P.E. (Benchmark)

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: H25129-01

To Customer: City of Ridgeland
304 Highway 51
Ridgeland, MS 39157

Project H25129- Wheatley St. Reconstruction & Sidewalk Improvements

Via Engineer Benchmark Engineering
660 Katherine Drive Suite 302
Flowood, MS 39232

Application No. JB App #1
Period From: 1/20/2026
Period To: 1/31/2026

Distribution to :
☐ Owner
☐ Engineer
☐ Contractor
☐
☐

From Contracto Hemphill Construction Company, Inc.
PO Drawer 879
1858 Hwy 49 South
Florence, MS 39073

Owner: City of Ridgeland
100 W. School Street
Ridgeland, MS 39158

External Contract No. N/A

Application Date: 2/10/2026

Contract Date: 10/17/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	$2,831,086.00
2. Net Change By Change Order	$0.00
3. Contract Sum To Date	$2,831,086.00
4. Work Completed To Date	$288,540.50
5. Stored Materials Inventory	$0.00
6. Total Completed and Stored To Date	$288,540.50
7. Retainage	
a. Maximum Retainage is in effect.	
b. Securities are furnished in lieu of Retainage.	$20,000.00
c. Retainage on Work Completed to Date 5.00 %	$14,427.03
d. Retainage on Stored Materials Inventory 0.00 %	$0.00
e. Total Calculated Retainage	$14,427.03
f. Total Retainage To Be Withheld	$0.00
8. Total Earned Less Retainage	$288,540.50
9. Less Previous Certificates For Payments	$0.00
10. Current Payment Due	$288,540.50
11. Balance to Finish, Plus Retainage	$2,542,545.50

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hemphill Construction Company, Inc.

By: _____ Date: 2/10/2026

State of: Mississippi County of: Rankin

Subscribed and sworn to before me this 10th day of February 2026

Notary Public: Wanda L Howell

My Commission expires: June 3, 2029

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 495716 WANDA L. HOWELL Commission Expires June 3, 2029 RANKIN COUNTY

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED **$288,540.50**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: Jon Burt Date: 02/25/26

OWNER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H25129-01

Application No. : JB App #1
Application Date : 02/10/26
Period From: 01/20/26
Period To: 01/31/26
External Contract No.:

Contract : H25129- Wheatley St. Reconstruction & Sidewalk Improvements

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Non-ARPA													
1	MOBILIZATION	LS	1.00	$275,000.00	$275,000.00	0.00	0.50	0.50	$0.00	$137,500.00	0.00	$137,500.00	$137,500.00	50.00%
2	MAINTENANCE OF TRAFFIC	LS	1.00	$274,000.00	$274,000.00	0.00	0.50	0.50	$0.00	$137,000.00	0.00	$137,000.00	$137,000.00	50.00%
3	CLEARING & GRUBBING	AC	1.00	$6,500.00	$6,500.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$6,500.00	0.00%
4	SILT FENCE	LF	6,479.00	$2.35	$15,225.65	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$15,225.65	0.00%
5	SOLID SOD, MATCH EXISTING TYPE	SY	4,499.00	$7.50	$33,742.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$33,742.50	0.00%
6	SAW CUT, ALL TYPES, ALL DEPTHS	LF	2,682.00	$5.00	$13,410.00	0.00	868.00	868.00	$0.00	$4,340.00	0.00	$4,340.00	$9,070.00	32.36%
7	REMOVAL OF ASPHALT PAVEMENT, ALL DEPTHS	SY	1,037.00	$12.00	$12,444.00	0.00	56.00	56.00	$0.00	$672.00	0.00	$672.00	$11,772.00	5.40%
8	REMOVAL OF CONCRETE, ALL DEPTHS	SY	1,700.00	$15.00	$25,500.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$25,500.00	0.00%
9	REMOVAL OF BRICK & PAVERS, ALL DEPTHS	SY	42.00	$12.00	$504.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$504.00	0.00%
10	REMOVAL OF CURB & GUTTER, ALL TYPES	LF	6,374.00	$7.50	$47,805.00	0.00	868.00	868.00	$0.00	$6,510.00	0.00	$6,510.00	$41,295.00	13.62%
14	TREE REMOVAL	EA	4.00	$300.00	$1,200.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,200.00	0.00%
15	SIGN REMOVAL & RELOCATION	EA	2.00	$175.00	$350.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$350.00	0.00%
16	MAILBOX REMOVAL & RELOCATION	EA	16.00	$300.00	$4,800.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$4,800.00	0.00%
17	FENCE REMOVAL & REPLACEMENT (TO MATCH EXISTING)	LF	121.00	$30.00	$3,630.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$3,630.00	0.00%
18	UNCLASSIFIED EXCAVATION, FM, AH	CY	485.00	$20.00	$9,700.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$9,700.00	0.00%
19	BORROW EXCAVATION, FM, AH	CY	1,185.00	$30.00	$35,550.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$35,550.00	0.00%
20	EXCESS EXCAVATION, FM, AH	CY	485.00	$22.00	$10,670.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$10,670.00	0.00%
41	4" REINFORCED CONCRETE SIDEWALK	SY	1,689.00	$100.00	$168,900.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$168,900.00	0.00%
42	STAMPED AND STAINED CONCRETE SIDEWALK	SY	111.00	$240.00	$26,640.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$26,640.00	0.00%
43	DETECTABLE WARNING PANELS	SF	292.00	$3.00	$876.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$876.00	0.00%
44	CONCRETE DRIVEWAY APRON (INCLUDES CURB, GUTTER & REINFORCEME	SY	860.00	$110.00	$94,600.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$94,600.00	0.00%
45	24" STANDARD CURB AND GUTTER	LF	6,634.00	$29.85	$198,024.90	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$198,024.90	0.00%
46	6" HEADER CURB	LF	24.00	$53.00	$1,272.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,272.00	0.00%
47	26" TYPE "3B" CURB & GUTTER	LF	339.00	$53.00	$17,967.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$17,967.00	0.00%
48	GEOTEXTILE GABRIC, TYPE V, NON-WOVEN	SY	1,613.00	$2.50	$4,032.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$4,032.50	0.00%
49	SIZE NO. 610 CRUSHED STONE BASE	TON	1,305.00	$0.00	$0.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$0.00	0.00%
50	SIZE NO. 825B CRUSHED CONCRETE BASE	TON	1,305.00	$75.00	$97,875.00	0.00	33.58	33.58	$0.00	$2,518.50	0.00	$2,518.50	$95,356.50	2.57%
51	ASPHALT BASE REPAIR	SY	705.00	$135.00	$95,175.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$95,175.00	0.00%

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H25129-01

Application No. : JB App #1
Application Date : 02/10/26
Period From: 01/20/26
Period To: 01/31/26
External Contract No.:

Contract : H25129- Wheatley St. Reconstruction & Sidewalk Improvements

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Non-ARPA													
52	COLD MILLING OF BITUMINOUS PAVEMENT	SY	10,256.00	$5.00	$51,280.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$51,280.00	0.00%
53	1-1/2" & VAR. ASPHALT LEVELING COURSE (SC-1A, TYPE 8)	TON	511.00	$162.00	$82,782.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$82,782.00	0.00%
54	4" & VAR. ASPHALT LEVELING COURSE (BB-1A, TYPE 6)	TON	1,372.00	$115.00	$157,780.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$157,780.00	0.00%
55	2" HOT BITUMINOUS ASPHALT SURFACE COURSE (SC-1A, TYPE 8)	TON	1,936.00	$147.00	$284,592.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$284,592.00	0.00%
56	4" HOT BITUMINOUS ASPHALT BASE COURSE (BB-1A, TYPE 6)	TON	311.00	$115.00	$35,765.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$35,765.00	0.00%
57	6" HOT BITUMINOUS ASPHALT BASE COURSE (BB-1A, TYPE 6) (WIDEN	TON	60.00	$245.00	$14,700.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$14,700.00	0.00%
58	6" THERMOPLASTIC EDGE STRIPE, CONTINUOUS WHITE	LF	8,791.00	$1.70	$14,944.70	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$14,944.70	0.00%
59	6" THERMOPLASTIC TRAFFIC STRIPE, CONTINUOUS YELLOW	LF	5,959.00	$1.70	$10,130.30	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$10,130.30	0.00%
60	6" THERMOPLASTIC TRAFFIC STRIPE, SKIP YELLOW	LF	1,429.00	$1.20	$1,714.80	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,714.80	0.00%
61	6" THERMOPLASTIC DETAIL STRIPE, WHITE	LF	2,700.00	$5.75	$15,525.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$15,525.00	0.00%
62	6" THERMOPLASTIC DETAIL STRIPE, YELLOW	LF	360.00	$5.75	$2,070.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,070.00	0.00%
63	6" THERMOPLASTIC LEGEND, WHITE	SF	403.00	$13.50	$5,440.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$5,440.50	0.00%
64	6" THERMOPLASTIC LEGEND, WHITE	LF	1,219.00	$7.00	$8,533.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$8,533.00	0.00%
65	TWO-WAY RELFECTIVE YELLOW HIGH PERFORMANCE RAISED PAVEMENT M	EA	223.00	$17.25	$3,846.75	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$3,846.75	0.00%
66	REFLECTIVE RED-CLEAR HIGH PERFORMANCE RAISED MARKER	EA	37.00	$17.25	$638.25	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$638.25	0.00%
67	STANDARD ROADSIDE SIGN ASSY.	EA	2.00	$525.00	$1,050.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,050.00	0.00%
68	TEMPORARY TRAFFIC STRIPING (REMOVAL OF EXISTING & TEMPORARY	LS	1.00	$43,500.00	$43,500.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$43,500.00	0.00%
69	TRAFFIC SIGNAL HEAD, TYPE 6	EA	3.00	$2,965.00	$8,895.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$8,895.00	0.00%
70	VIDEO VEHICLE DETECTION SENSOR (MCCORMACK DR. INTERSECTION)	EA	1.00	$70,100.00	$70,100.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$70,100.00	0.00%
71	VIDEO VEHICLE DETECTION SENSOR (RING RD. INTERSECTION)	EA	1.00	$67,000.00	$67,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$67,000.00	0.00%
72	ELECTRIC CABLE, UNDERGROUND IN CONDUIT, IMSA 20-1, AWG 14, 5	LF	179.00	$3.50	$626.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$626.50	0.00%
73	ELECTRIC CABLE, AERIAL SUPPORTED IN CONDUIT, IMSA 20-1, AWG	LF	24.00	$7.00	$168.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$168.00	0.00%
74	PULLBOX ENCLOSURE, TYPE 2	EA	1.00	$1,450.00	$1,450.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,450.00	0.00%

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H25129-01

Application No. : JB App #1
Application Date : 02/10/26
Period From: 01/20/26
Period To: 01/31/26
External Contract No.:

Contract : H25129- Wheatley St. Reconstruction & Sidewalk Improvements

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Non-ARPA													
75	TRAFFIC SIGNAL CONDUIT, UNDERGROUND, TYPE 4, 2"	LF	29.00	$16.25	$471.25	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$471.25	0.00%
76	TRAFFIC SIGNAL CONDUIT, UNDERGROUND DRILLED OR JACKED, ROLLE	LF	149.00	$38.50	$5,736.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$5,736.50	0.00%
	Non-ARPA Totals				**$2,364,133.10**				**$0.00**	**$288,540.50**	**$0.00**	**$288,540.50**	**$2,075,592.60**	**12.20%**
	ARPA - STORM DRAIN													
11	REMOVAL OF STORM DRAIN STRUCTURES, ALL TYPES	EA	22.00	$850.00	$18,700.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$18,700.00	0.00%
12	REMOVAL OF STORM DRAIN PIPE, ALL TYPES & SIZE	LF	162.00	$15.00	$2,430.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,430.00	0.00%
21	15" HP STORM DRAIN PIPE	LF	161.00	$120.00	$19,320.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$19,320.00	0.00%
22	18" REINFORCED CONCRETE PIPE, CLASS III	LF	24.00	$120.00	$2,880.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,880.00	0.00%
23	CURB INLET	EA	26.00	$6,350.00	$165,100.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$165,100.00	0.00%
24	JUNCTION BOX (CONVERT EXISTING CURB INLET)	EA	4.00	$5,000.00	$20,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$20,000.00	0.00%
25	JUNCTION BOX (ADJUST TO FINISHED GRADE)	EA	4.00	$3,500.00	$14,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$14,000.00	0.00%
	ARPA - STORM DRAIN Totals				**$242,430.00**				**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$242,430.00**	**0.00%**
	ARPA-WATER DISTRIBUTION SYSTEM													
26	WATER VALVE (ADJUST TO FINISHED GRADE)	EA	8.00	$425.00	$3,400.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$3,400.00	0.00%
27	WATER METER BOX (ADJUST TO PLANNED GRADE)	EA	1.00	$425.00	$425.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$425.00	0.00%
28	IRRIGATION MAINTENANCE (INCLUDING PATCHING, FITTINGS, WIRING	LS	1.00	$5,000.00	$5,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$5,000.00	0.00%
	ARPA-WATER DISTRIBUTION SYSTEM To				**$8,825.00**				**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$8,825.00**	**0.00%**
	ARPA-SANITARY SEWER SYSTEM													
13	REMOVAL OF SANITARY SEWER LINE, ALL TYPES & SIZES	LF	158.00	$15.00	$2,370.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,370.00	0.00%
29	CONNECTION TO EXISTING MANHOLE	EA	2.00	$1,000.00	$2,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,000.00	0.00%

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

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Application No. : JB App #1
Application Date : 02/10/26
Period From: 01/20/26
Period To: 01/31/26
External Contract No.:

Contract : H25129- Wheatley St. Reconstruction & Sidewalk Improvements

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	ARPA-SANITARY SEWER SYSTEM													
30	8" SDR-26 SANITARY SEWER LINE (ALL DEPTHS)	LF	158.00	$68.00	$10,744.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$10,744.00	0.00%
31	MANHOLE RISER TO MATCH PLANNED GRADE	EA	12.00	$1,000.00	$12,000.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$12,000.00	0.00%
32	NORMAL CLEANING (1 TO 3 PASSES) (8" LINE)	LF	1,786.00	$3.65	$6,518.90	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$6,518.90	0.00%
33	HEAVY MECHANICAL CLEANING (MORE THAN 3 PASSES) (8" LINE)	LF	446.00	$2.10	$936.60	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$936.60	0.00%
34	CCTV INVESTIGATION	LF	2,232.00	$4.20	$9,374.40	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$9,374.40	0.00%
35	CIPP 8" (ALL TYPES OF EXISTING PIPE)	LF	2,232.00	$62.75	$140,058.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$140,058.00	0.00%
36	MANHOLE INSPECTION	EA	11.00	$31.40	$345.40	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$345.40	0.00%
37	REHAB SEWER MANHOLE (CONDITION B / PRECAST)	SF	440.00	$31.40	$13,816.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$13,816.00	0.00%
38	REHAB SEWER MANHOLE (CONDITION B / BRICK)	SF	265.00	$31.40	$8,321.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$8,321.00	0.00%
39	REHAB SEWER MANHOLE (CONDITION C / PRECAST)	SF	88.00	$31.40	$2,763.20	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,763.20	0.00%
40	REHAB SEWER MANHOLE (CONDITION C / BRICK)	SF	176.00	$36.65	$6,450.40	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$6,450.40	0.00%
	ARPA-SANITARY SEWER SYSTEM Totals				**$215,697.90**				**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$215,697.90**	**0.00%**
	Grand Totals				**$2,831,086.00**				**$0.00**	**$288,540.50**	**$0.00**	**$288,540.50**	**$2,542,545.50**	**10.19%**

RECEIPT OF TIME DEPOSIT
FIXED RATE

PriorityOne MEMBER FDIC

H25129

ACCOUNT TITLE AND ADDRESS

HEMPHILL CONSTRUCTION CO INC
H25129 - 01
1858 HIGHWAY 49 S
FLORENCE, MS 39073

ALTERNATE ACCOUNT ADDRESS
PO BOX 879
FLORENCE, MS 39073
Effective Date or Time Period: 06/23/2016

ACCOUNT OPEN DATE	ACCOUNT NUMBER	OWNERSHIP TYPE	PRODUCT NAME	INITIAL DEPOSIT
February 12, 2026	130310187	Corporation	COMMERC 6-11 MONTH	$20,000.00

TERM	MATURITY DATE	RENEWAL OPTION	CURRENT RATE	INTEREST PAYMENT	
246 Days	October 16, 2026	Automatic at Maturity	3.000%	Capitalize	

RATE INFORMATION. The interest rate on your account is 3.0000% with an annual percentage yield of 3.01%.

You will be paid this interest rate until maturity.

COMPOUNDING AND CREDITING. Interest will be compounded every 246 days and will be credited to the account every 246 days.

The annual percentage yield assumes interest will remain on deposit until maturity. A withdrawal will reduce earnings. If interest is credited to another account or paid to you by check, this may reduce earnings and may negate the effect of interest compounding. If you close your account before interest is credited, you will not receive the accrued interest.

EARLY WITHDRAWAL PROVISIONS. We may impose a penalty if you withdraw any or all of the deposited funds before the maturity date. The fee imposed will equal 90 days of interest.

RENEWAL POLICIES. Your account will automatically renew at maturity. You will have a grace period of 10 calendar days after the maturity date to withdraw the funds in the account without being charged an early withdrawal penalty.

INTEREST PAYMENT. Interest will be added every 246 days to the principal of this Certificate.

One Signer Required for Withdrawals.

This is a receipt of transaction only and is non-negotiable, non-transferable, non-assignable, except upon the books of the Bank. See the account documents provided to you prior to, or at the time of, opening the account for additional Terms and Conditions concerning your Certificate.

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Hemphill Construction Company, Inc., does hereby irrevocably appoint and authorize, Gene F. McGee, MAYOR, City of Ridgeland, as the Attorney-in-fact for the undersigned, to endorse for and in the name and stead of the undersigned securities described as Certificate of Deposit # 1303101187 issued by Priority One Bank, for $20,000.00 and cash and collect said securities in the event of default by the undersigned in the performance of public contract: Wheatley Street Reconstruction & Sidewalk Improvements.

It being expressly understood that the above appointment and authorization is for the sole purpose of effecting compliance with the requirements of Section 31-5-15, Mississippi Code of 1972, re-complied and amended, as related to deposit of securities by public contracts in lieu of public contract retainage.

Signed, sealed and given at Florence, Mississippi this 12th day of February, 2026.

HEMPHILL CONSTRUCTION CO., INC.

Attest: Mary Beth Harrison
Secretary

By: Richard A. Rula
President

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me the within named Richard A. Rula, who stated that he is President of Hemphill Construction Co., Inc. and that for and in behalf of said company that he executed, signed and delivered the foregoing instrument as the act and deed of said company and that he was at the time of the execution thereof authorized so to do.

12th day of February, A.D. 2026.

Wanda L. Howell
Notary Public

My Commission expires: June 3, 2029

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 495716 WANDA L. HOWELL Commission Expires June 3, 2029 RANKIN COUNTY

Receipt and Acceptance of the Power of Attorney

STATE OF MISSISSIPPI
COUNTY OF Rankin

I, Brian Perkins, Personal Banker, do hereby certify that I am for the within named institution which issued the securities described herein, and further certify that receipt of the forgoing instrument is hereby acknowledged and has been duly noted in the records of this institution, further, that no payment of said securities will be made by this institution except upon receipt of said securities endorsed by the within named and designated Attorney, or until said Attorney does by written notice revoke this instrument.

Witness my hand and seal this 12th day of February, 2026 in the City of Richland, State of Mississippi.

Priority One Bank
Name of Insuring Institution

WITNESS: _____

By: Brian Perkins

WAGGONER

143-A LeFleurs Square
Jackson, MS 39211

601-355-9526
601-352-3945

February 17, 2026

Alan Hart, P.L.A.
City of Ridgeland
100 West School Street
Ridgeland, MS 39157

Re: **CONSTRUCTION PAYMENT REQUEST- No. EIGHT**
Highland Colony Tank and Well
WEI #21259.002

Dear Mr. Hart:

Transmitted, for your review and approval, is Hemphill Construction Co., Inc. Pay Request No. 8 for the referenced project. The estimate for the work period January 1, 2026, to January 31, 2026, in the amount of $441,712.21 has been verified and is ready for further processing.

Project Time elapsed is currently 87%, while Project Complete is 50.54% as of end of this work period.

Should you have any questions or require additional information, please contact us. Thank you for this opportunity to be of service.

Sincerely,

John Stowers

John Stowers, P.E.
Project Manager

JS/sa

Attachment

cc: Paul Forster, P.E., City Engineer, City of Ridgeland
Ryan Herndon, Director of Construction, Waggoner Engineering Inc.
Hayden Overby, P.E., Water Market Lead, Waggoner Engineering Inc.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: H24064-08

To Customer: City of Ridgeland
304 Highway 51
Ridgeland, MS 39157

Project H24064- Highland Colony Tank & Well, Ridgeland

Via Engineer Waggoner Engineering, Inc.
143-A LeFleurs Square
Jackson, MS 39211

Application No. JB App #8
Period From: 1/1/2026
Period To: 1/31/2026

Distribution to :
☐ Owner
☐ Engineer
☐ Contractor
☐
☐

From Contracto Hemphill Construction Company, Inc.
PO Drawer 879
1858 Hwy 49 South
Florence, MS 39073

Owner: City of Ridgeland, MS
100 West School Street
Ridgeland, MS 39157

External Contract No. WEI#0021259.002

Contract Date: 4/16/2024

Application Date: 2/11/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	$9,612,018.00
2. Net Change By Change Order	$0.00
3. Contract Sum To Date	$9,612,018.00
4. Work Completed To Date	$4,836,003.88
5. Stored Materials Inventory	$21,429.77
6. Total Completed and Stored To Date	$4,857,433.65
7. Retainage	
a. Maximum Retainage is in effect.	
b. Securities are furnished in lieu of Retainage.	$240,500.00
c. Retainage on Work Completed to Date 2.50 %	$120,900.10
d. Retainage on Stored Materials Inventory 2.50 %	$535.74
e. Total Calculated Retainage	$121,435.84
f. Total Retainage To Be Withheld	$0.00
8. Total Earned Less Retainage	$4,857,433.65
9. Less Previous Certificates For Payments	$4,415,721.44
10. Current Payment Due	$441,712.21
11. Balance to Finish, Plus Retainage	$4,754,584.35

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hemphill Construction Company, Inc.

By: _____ Date: 2/11/2026

State of: Mississippi County of: Simpson

Subscribed and sworn to before me this 11th day of February 2026

Notary Public: _____

My Commission expires: 6-15-2029

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 122576 SAMANTHA BROWN Commission Expires June 15, 2029 SIMPSON COUNTY

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED **$441,712.21**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: _____ Date: 2/17/26

OWNER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H24064-08

Application No. : JB App #8
Application Date : 02/11/26
Period From: 01/01/26
Period To: 01/31/26
External Contract No.: WEI#0021259.002

Contract : H24064- Highland Colony Tank & Well, Ridgeland

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Common Item													
C1	Mobilization/Demobilization	LS	1.00	$27,158.37	$27,158.37	1.00	0.00	1.00	$27,158.37	$0.00	0.00	$27,158.37	$0.00	100.00%
C1	Mobilization/Demobilization H24064- B	LS	1.00	$19,463.63	$19,463.63	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$19,463.63	0.00%
C2	Clearing and Grubbing	LS	1.00	$93,897.00	$93,897.00	1.00	0.00	1.00	$93,897.00	$0.00	0.00	$93,897.00	$0.00	100.00%
C3	Erosion Control	LS	1.00	$50,000.00	$50,000.00	0.29	0.00	0.29	$14,377.50	$0.00	0.00	$14,377.50	$35,622.50	28.76%
C4	Borrow Excavation (Off site-Contractor furnished)(FM)	CY	3,000.00	$27.50	$82,500.00	2,700.00	0.00	2,700.00	$74,250.00	$0.00	0.00	$74,250.00	$8,250.00	90.00%
C5	Crushed Limestone (Site Improvements)(PM)	CY	1,050.00	$164.00	$172,200.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$172,200.00	0.00%
C6	Crushed Limestone (Access Road)(PM)	CY	450.00	$164.00	$73,800.00	250.78	0.00	250.78	$41,127.92	$0.00	0.00	$41,127.92	$32,672.08	55.73%
C7	6' Ornamental Iron Fence	LF	670.00	$76.00	$50,920.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$50,920.00	0.00%
C8	6'x20' Ornamental Slide Gate With Appurtenances	LS	1.00	$20,930.00	$20,930.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$20,930.00	0.00%
C9	Removal of Brush	LS	1.00	$6,170.00	$6,170.00	1.00	0.00	1.00	$6,170.00	$0.00	0.00	$6,170.00	$0.00	100.00%
C10	Removal and Repair of Existing Fence	LS	1.00	$9,087.00	$9,087.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$9,087.00	0.00%
C11	2" C900 PVC Water Line Schedule 80	LF	150.00	$18.00	$2,700.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,700.00	0.00%
C12	6" C900 PVC Water Main	LF	50.00	$60.50	$3,025.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$3,025.00	0.00%
C13	12" C900 PVC Water Main	LF	175.00	$98.00	$17,150.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$17,150.00	0.00%
C14	2" Double Brass Strap Service Saddle W/ Corporation Stop	EA	1.00	$2,418.00	$2,418.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,418.00	0.00%
C15	2" Gate Valve & Box Req'd.	EA	1.00	$1,056.00	$1,056.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,056.00	0.00%
C16	6" Gate Valve and Box	EA	1.00	$2,017.00	$2,017.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,017.00	0.00%
C17	12" Gate Valve and Box	EA	2.00	$4,821.00	$9,642.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$9,642.00	0.00%
C18	12" Tapping Sleeve and Valve w/ Box	EA	1.00	$9,542.00	$9,542.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$9,542.00	0.00%
C19	Fire Hydrant Assembly	EA	1.00	$6,062.00	$6,062.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$6,062.00	0.00%
C20	36" Reinforce Concrete Pipe CL III	LF	50.00	$163.00	$8,150.00	56.00	0.00	56.00	$9,128.00	$0.00	0.00	$9,128.00	$-978.00	112.00%
C21	36" Flared End Section	EA	2.00	$2,314.00	$4,628.00	2.00	0.00	2.00	$4,628.00	$0.00	0.00	$4,628.00	$0.00	100.00%
C22	Ductile Iron Fittings	LBS	2,500.00	$16.50	$41,250.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$41,250.00	0.00%
C23	Connection to Existing 12" Water Main	EA	2.00	$2,752.00	$5,504.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$5,504.00	0.00%
C24	Site Improvements	LS	1.00	$47,094.00	$47,094.00	0.39	0.00	0.39	$18,382.52	$0.00	0.00	$18,382.52	$28,711.48	39.03%
C25	Bollards	EA	12.00	$3,137.00	$37,644.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$37,644.00	0.00%
C26	Rip Rap (100# with geotech fabric)	TON	15.00	$107.00	$1,605.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,605.00	0.00%
C27	CP2 Analyzer	LS	1.00	$15,233.00	$15,233.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$15,233.00	0.00%
C28	Generator	LS	1.00	$253,610.00	$253,610.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$253,610.00	0.00%

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H24064-08

Application No. : JB App #8
Application Date : 02/11/26
Period From: 01/01/26
Period To: 01/31/26
External Contract No.: WEI#0021259.002

Contract : H24064- Highland Colony Tank & Well, Ridgeland

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Common Item													
C29	Motor Control Center	LS	1.00	$348,457.00	$348,457.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$348,457.00	0.00%
C30	Primary Service	LS	1.00	$419,607.00	$419,607.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$419,607.00	0.00%
C31	Fiber Optic Service	LS	1.00	$45,349.00	$45,349.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$45,349.00	0.00%
C32	Miscellaneous Lighting	LS	1.00	$41,512.00	$41,512.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$41,512.00	0.00%
C33	Miscellaneous Power	LS	1.00	$100,843.00	$100,843.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$100,843.00	0.00%
C34	Miscellaneous Telecom	LS	1.00	$2,907.00	$2,907.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$2,907.00	0.00%
C35	Concrete Sidewalk, Including Reinforcement	SY	600.00	$87.00	$52,200.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$52,200.00	0.00%
	Common Item Totals				**$2,085,331.00**				**$289,119.31**	**$0.00**	**$0.00**	**$289,119.31**	**$1,796,211.69**	**13.86%**
	Well Item													
W1	Test Hole, 1400' deep, complete with electric log	LS	1.00	$319,768.00	$319,768.00	1.00	0.00	1.00	$319,768.00	$0.00	0.00	$319,768.00	$0.00	100.00%
W2	For depth greater than 1,400', add per LF	LF	1.00	$233.00	$233.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$233.00	0.00%
W3	For depth less than 1,400', deduct per LF	LF	1.00	$87.00	$87.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$87.00	0.00%
W4	Test Well|1,300' deep|Water sampling & testing	LS	1.00	$203,489.00	$203,489.00	1.00	0.00	1.00	$203,489.00	$0.00	0.00	$203,489.00	$0.00	100.00%
W5	For depth greater than 1,300', add per LF	LF	1.00	$116.50	$116.50	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$116.50	0.00%
W6	For depth less than 1,300', deduct per LF	LF	1.00	$58.00	$58.00	-135.00	0.00	-135.00	$-7,830.00	$0.00	0.00	$-7,830.00	$7,888.00	,500.00%
W7	Potable Water Supply - Installation	LS	1.00	$2,017,442.00	$2,017,442.00	1.00	0.00	1.00	$2,017,442.00	$0.00	0.00	$2,017,442.00	$0.00	100.00%
W8	For depth greater than 1,300', add per LF	LF	1.00	$233.00	$233.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$233.00	0.00%
W9	For depth less than 1,300', deduct per LF	LF	1.00	$87.00	$87.00	-135.00	0.00	-135.00	$-11,745.00	$0.00	0.00	$-11,745.00	$11,832.00	,500.00%
W10	For Screen Length Greater than 130'	LF	1.00	$349.00	$349.00	10.00	0.00	10.00	$3,490.00	$0.00	0.00	$3,490.00	$-3,141.00	,000.00%
W11	For Screen Length Less than 130'	LF	1.00	$117.00	$117.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$117.00	0.00%
W12	Well Building and Chemical Feed Equipment	LS	1.00	$424,361.00	$424,361.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$424,361.00	0.00%
W13	Electrical and Controls	LS	1.00	$107,093.00	$107,093.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$107,093.00	0.00%
W14	Frost Proof Hydrant	EA	1.00	$1,655.00	$1,655.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$1,655.00	0.00%
	Well Item Totals				**$3,075,088.50**				**$2,524,614.00**	**$0.00**	**$0.00**	**$2,524,614.00**	**$550,474.50**	**82.10%**
	1M Gallon Composite Tank													
T1	Tank Bonds & Insurance	LS	1.00	$162,792.00	$162,792.00	1.00	0.00	1.00	$162,792.00	$0.00	0.00	$162,792.00	$0.00	100.00%
T1	Tank Engineering	LS	1.00	$260,467.20	$260,467.20	1.00	0.00	1.00	$260,467.20	$0.00	0.00	$260,467.20	$0.00	100.00%

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Invoice # : H24064-08

Application No. : JB App #8
Application Date : 02/11/26
Period From: 01/01/26
Period To: 01/31/26
External Contract No.: WEI#0021259.002

Contract : H24064- Highland Colony Tank & Well, Ridgeland

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	1M Gallon Composite Tank													
T1	Mobilization	LS	1.00	$293,112.90	$293,112.90	0.25	0.00	0.25	$73,278.23	$0.00	0.00	$73,278.23	$219,834.67	25.00%
T1	Foundation	LS	1.00	$906,984.00	$906,984.00	1.00	0.00	1.00	$906,984.00	$0.00	0.00	$906,984.00	$0.00	100.00%
T1	Tank Shaft	LS	1.00	$1,167,451.20	$1,167,451.20	0.17	0.36	0.53	$198,466.70	$420,282.44	0.00	$618,749.14	$548,702.06	53.00%
T1	Tank Material / Shop Fabrication	LS	1.00	$923,576.00	$923,576.00	0.00	0.00	0.00	$0.00	$0.00	21,429.77	$21,429.77	$902,146.23	0.00%
T1	Tank Delivery	LS	1.00	$52,326.00	$52,326.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$52,326.00	0.00%
T1	Tank Erection	LS	1.00	$377,910.00	$377,910.00	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$377,910.00	0.00%
T1	Tank Painting	LS	1.00	$306,979.20	$306,979.20	0.00	0.00	0.00	$0.00	$0.00	0.00	$0.00	$306,979.20	0.00%
	1M Gallon Composite Tank Totals				**$4,451,598.50**				**$1,601,988.13**	**$420,282.44**	**$21,429.77**	**$2,043,700.34**	**$2,407,898.16**	**45.91%**
	Grand Totals				**$9,612,018.00**				**$4,415,721.44**	**$420,282.44**	**$21,429.77**	**$4,857,433.65**	**$4,754,584.35**	**50.54%**

Owner: City of Ridgeland
Project: WEI #0021259.000
Project Highland Colony Tank and Well

Contractor: Hemphill Construction Company Inc
Work Period: 01/01/26-01/31/26
Estimate No.: #8

STORED MATERIAL INVENTORY

ITEM NO.	ITEM DESCRIPTION	CONTRACT QUANTITY	ITEM UNIT	RECEIVED PREVIOUS	RECEIVED CURRENT	TOTAL RECEIVED	PREVIOUS USED PREVIOUSLY	USED CURRENT	TOTAL USED IN CONSTRUCTION	CURRENT IN STOCK	MATERIAL UNIT PRICE	COST OF STORED MATERIALS
T1	Tank Material/ Shop Fabrication-Nucor Plate Steel (INV 4103104225)	1	LS	0	$3,751.69	$3,751.69	0	0	0	$ 3,751.69		$ 3,751.69
T1	Tank Material/ Shop Fabrication-Nucor Plate Steel (INV 41031042219)	1	LS	0	$3,751.69	$3,751.69	0	0	0	$ 3,751.69		$3751.69
T1	Tank Material/ Shop Fabrication-Kloeckner Metals Corp (INV 80383932)	1	LS	0	$13,926.39	$13,926.39	0	0	0	$ 13,926.39		$13926.39
						0	0		0	0		$0.00

Badger Meter

4545 W Brown Deer Road
PO Box 245036
Milwaukee, Wisconsin 53224-9536
414-355-0400 | 800-876-3837
www.badgermeter.com

February 16, 2026

Mr. Alan Hart
City of Ridgeland
240 W School St
Ridgeland, MS 39157

RE: Sole Source Letter

Dear Mr. Hart:

This correspondence confirms that Central Pipe Supply, Inc. is the sole authorized distributor of Telog® RTUs for the Eastern region.

In the event you have any questions regarding this correspondence, we can be reached by telephone at 800-876-3837 or by email at proposals@badgermeter.com.

Sincerely,

BADGER METER, INC.

Matthew B. Gieseke
Assistant Secretary and Proposal Lead

CENTRAL PIPE SUPPLY, INC.
PIPE / VALVES / FITTINGS

Quotation

EXPIRATION DATE	QUOTE NUMBER
01/23/2026	S100440009

CENTRAL PIPE SUPPLY - JACKSON
101 WARE ROAD
PEARL, MS 39208
601-939-3322
Fax 601-932-8944

PAGE NO.
1 of 1

QUOTE TO:

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

SHIP TO:

CITY OF RIDGELAND
240 WEST SCHOOL STREET
RIDGELAND, MS 39157-2707

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON
6186	TELOG RTU SEWER METER		

WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
JONATHAN GRAVES	WILL CALL	NET 30 DAYS	01/21/2026	Yes

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
1ea	BMI #RU-35-M1V-BMI RU-35 W/ VERIZON LTE CAT/M1 MODEM **SPECIAL ORDER - NON RETURNABLE** Pn: 78215	4686.000/ea	4686.00
1ea	BMI #A-CBA-LTE BURIAL ANTENNA FOR LTE MODEMS **SPECIAL ORDER - NON RETURNABLE** Pn: 78217	438.760/ea	438.76
12ea	BMI #68886-1001 RM MONTHLY SUBSCRIPTION CELLULAR **SPECIAL ORDER - NON RETURNABLE** Pn: 78218	37.500/ea	450.00
1ea	BMI #RMBMIACTIVATION REMOTE MONITORING: RTU PROVISIONING ONE-TIME SETUP FEE **SPECIAL ORDER - NON RETURNABLE** Pn: 78219	112.500/ea	112.50
1ea	BMI #66220-267 INTERFACE DESIGN WORKSHOPS FOR BEACON-ADAPTER **SPECIAL ORDER - NON RETURNABLE** Pn: 78220	937.500/ea	937.50
12ea	BMI #68886-923 BEACON ETL METER DATA FROM PARALLEL HES **SPECIAL ORDER - NON RETURNABLE** Pn: 78221	0.000/ea	0.00

Tax not included.
Pricing subject to change due to volatility in the marketplace.

Subtotal	6624.76
S&H Charges	0.00
Amount Due	6624.76

the city of RIDGELAND

police department

February 24, 2026

TO: Mayor & Board of Aldermen

FROM: Brian Myers, Chief of Police

SUBJECT: Special Event Permit – Shucker's Crawfish Boil

I have attached a request for a Special Event Permit from Adrienne Davis with Shucker's Piano and Oyster Bar. This event is their Annual Crawfish Boil scheduled for Saturday, March 14, 2026, from 12:00 p.m. to 10:00 p.m. and Sunday, March 15, 2026, from 12:00 p.m. to 10:00 p.m. to be held at Shucker's Piano and Oyster Bar located at 116 Conestoga Road.

Ms. Davis is expecting 700 participants per day. Arrangements have been made for restroom facilities to accommodate participants, and Shucker's staff will be responsible for set-up and clean-up upon conclusion of the event each day.

This event will not generate overtime for the Ridgeland Police Department. The on-duty shift personnel will conduct periodic patrols of the area.

Checks in the amounts of $100.00 and $1,000.00, representing the filing fee and bond fee, were received along with the Special Event Permit application and Permit to Play on the Premises Music.

Your consideration and approval will be greatly appreciated.

the city of RIDGELAND

CITY OF RIDGELAND
SPECIAL EVENT PERMIT APPLICATION
(Please allow minimum 30 days for approval)

EVENT NAME: Shucker's Annual Crawfish Boil

EVENT LOCATION: 116 Conestoga Rd. Ridgeland, MS 39157

EVENT DATE: Beginning March 14th 2020 to Ending March 15th 2020 Multiple Days: ☒ YES ☐ NO

EVENT HOURS: Beginning 12 pm Noon to Ending 10:00 pm

TYPE OF EVENT: Annual Crawfish Boil

EVENT POINT OF CONTACT: Adrienne Davis CELL NUMBER: 601-812-8804
(This person must remain on scene during the entire event)

NAME OF ORGANIZATION: Shucker's Primo and Oyster Bar

ADDRESS: 116 Conestoga Road CITY/STATE/ZIP: Ridgeland, MS 39157

ESTIMATED CROWD SIZE: 500-700 NUMBER OF EVENT PERSONNEL: 50

ARRANGEMENTS FOR RESTROOM FACILITIES: ☑ YES ☐ NO LOCATION:

ARRANGEMENTS FOR SITE CLEAN-UP: ☑ YES ☐ NO DETAILS:

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):_____

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: Adrienne Davis Contact Number: 601-812-8806

Applicant Signature: _____ Date: 2/12/26

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 2/12/26 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 3-3-26.

Chief of Police or Designee: _____ DATE: 2-24-26

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: 2/12/24

EVENT NAME: Sinclair's annual Crawfish Boil

EVENT LOCATION: 116 Conestoga Rd. Ridgeland MS 39157

DESCRIPTION OF ON-PREMISES ACTIVITY: Inside and outside event with live music and crawfish

DATE OF ACTIVITY: Beginning March 14th 2024 to Ending March 15th 2024

HOURS OF ACTIVITY: Beginning 12pm - 10pm to Ending 12pm - 9pm

ACTIVITY POINT OF CONTACT: Adrienne Davis CELL NUMBER: 601-812-8806

(This person must remain on scene during the entire event)

NAME OF ORGANIZATION: Sinclair's Piano and Oyster Bar

ADDRESS: 116 Conestoga 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: The area is surrounded by woods.

THE CHIEF OF POLICE SHALL HAVE THE AUTHORITY TO REVOKE ANY PERMIT ISSUED.

Applicants Signature: [signature] Date: 2/12/24

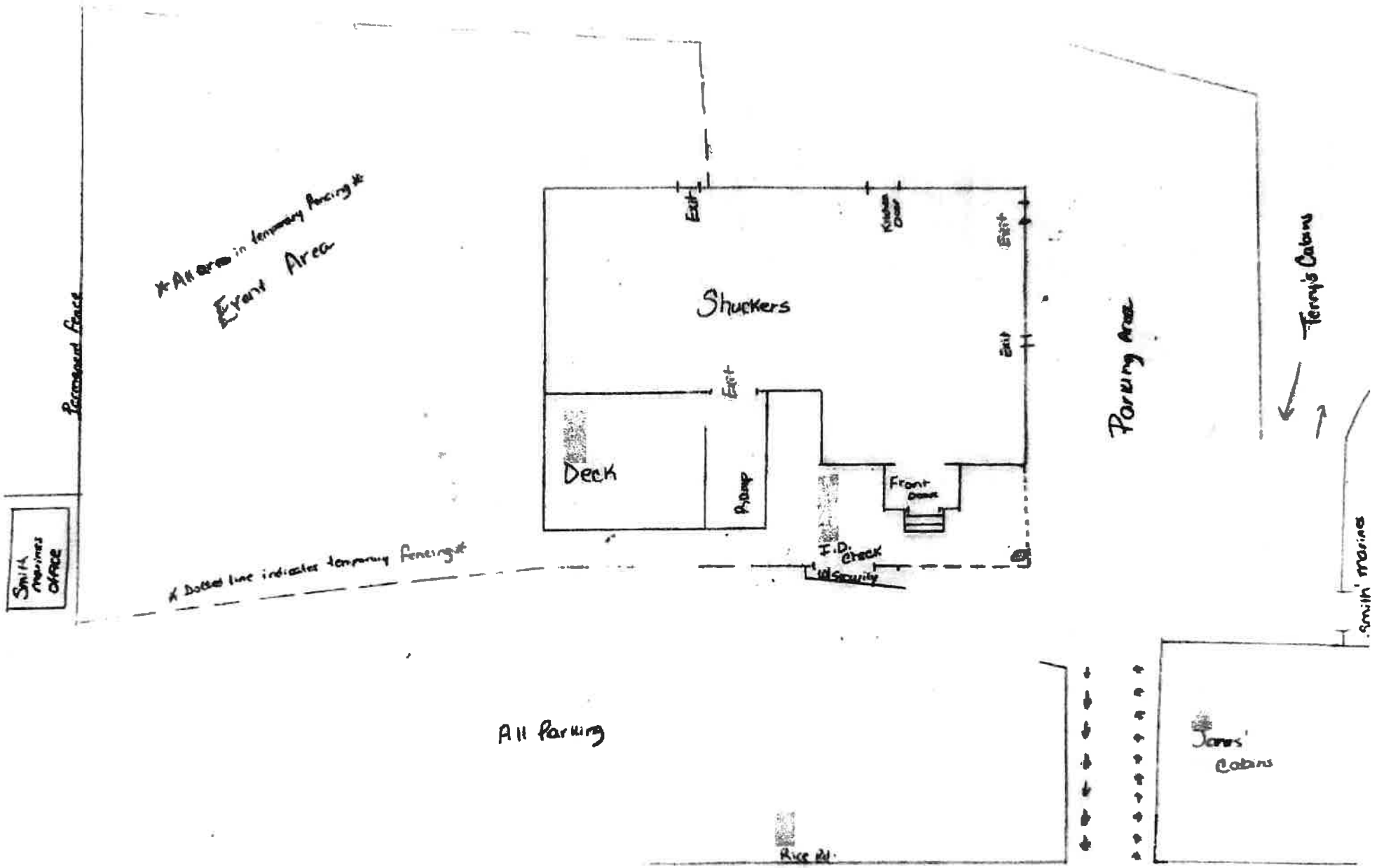
☒ APPROVED

☐ DENIED

Chief of Police or Designee:: [signature]

Date: 2-24-24

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.



Map of event Location

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

DATE: **February 25, 2026**

TO: **MAYOR & BOARD OF ALDERMEN**

FROM: **ANGELA RICHBURG, CITY CLERK**

RE: **SEWER ADJUSTMENT**

The following accounts are eligible for the following sewer adjustments and I recommend approval:

02-4405-03	208 Pine Hill Drive	$ 2.10
04-1265-02	149 Central Avenue	$ 20.95
09-4193-01	170 Green Glades	$ 87.99
08-0215-02	240 Bridgeford	$113.13

Should you have any questions please feel free to contact this office,

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 • Paula W. Tierce, phr - city clerk / human resources director

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

BeyondTrust Corporation
11695 Johns Creek Parkway, Suite 200
Johns Creek, GA 30097
TAX ID:
Phone: (770) 407-1800
Fax: (770) 407-1949

Sales Rep.
Ian Fuster
ifuster@beyondtrust.com

Date
December 31, 2025

Quote #
Q-1221558-1

Quote Expiration Date
March 31, 2026

Quote | Order Form

Bill To:

City of Ridgeland
City of Ridgeland Accounts Payable
100 W School St
Ridgeland, Mississippi
United States
39157-2706

Ship To:

City of Ridgeland
Joe Kirchner
100 W School St
Ridgeland, Mississippi
United States
39157-2706

*Must match shipping address on purchase order (if applicable)
Renewal Term: April 1, 2026 - March 31, 2027

Recurring

Perpetual

SKU	Product Name	Quantity	Net Total Price
BT-APP-B-VM-ESS	BeyondTrust Appliance B Series-VM - Renewal Maintenance	1	USD 785.53
RSU-ESS	Remote Support Concurrent User Renewal Maintenance	6	USD 4,835.04
		Total:	USD 5,620.57

SUBTOTAL:	USD 5,620.57
TAXES:	USD 0.00
QUOTE TOTAL:	USD 5,620.57

If Tax Exempt, please e-mail tax exemption certificate to sales representative

Comments

Quoted prices do not include any applicable sales, use, withholding, and VAT taxes, and any related import fees, shipping and handling costs, customs, and duties. Taxes on an Order Form are estimates and subject to change. Customers not subject to sales tax should provide evidence prior to binding; exempt documentation must be signed and dated prior to invoicing or customer will be responsible for billed taxes. All sales are final, and prices are in U.S. dollars unless otherwise indicated. Subscription and/or Support Services fees are prorated based on the Effective Date and are therefore subject to change. A binding sale is established upon signature by Customer on this Order Form as of the date signed ("Effective Date"). Order will be invoiced on or around the Effective Date unless otherwise agreed upon. If Customer requires a purchase order, which will be considered only for the purposes of invoicing, and one is not provided as of the Effective Date, Customer can email purchase orders to billing@beyondtrust.com. Purchase orders do not impact the Effective Date, terms and conditions, pricing, or payment terms. Unless otherwise invoiced, payment terms are Net 30 for all products and professional services included on the Order Form. BeyondTrust may waive the requirement for a signed Order Form for an existing customer when a purchase order is provided and agrees to the Order Form, which shall be subject to the terms of the existing agreement between the parties that covers the applicable products. If a purchase order is provided in lieu of signing the Order Form, the Effective Date will be the later of, receipt of the purchase order or the purchase order issue date. By signing this Order Form, Customer is agreeing to the terms and conditions specified in the standard BeyondTrust Software License and Subscription Agreement (the "EULA") located at https://www.beyondtrust.com/eula which is incorporated herein by reference. Any varying or additional terms contained in any purchase order or other written notification, or document issued by Customer will be of no force or effect. Professional services must be consumed by Customer within one hundred and eighty (180) days of the Effective Date. Fees paid for unused professional services are not refundable. eLearning Services must be consumed within one year of the date of this Order Form.

Purchase Order Number- For the Purpose of Invoicing

If required for invoicing, indicate purchase order number or if remitting a purchase order, please email purchase order addressed to BeyondTrust Corporation to billing@beyondtrust.com

PO Number: _____

All purchase orders must be made out to:

Beyondtrust Corporation
11695 Johns Creek Parkway, Suite 200
Johns Creek, GA 30097

Signature/Authorization

Agreed and Accepted:

Name _____ Title _____

Signature _____ Date _____

Payment Information

You may make payment via ACH, EFT, Wire Transfer, or Check. Please note:
Payments must be made in the same currency in which the Notice or Invoice has been issued.
All bank fees from your bank, associated with issuing payments, are the responsibility of the customer.
Please reference the appropriate Notice or Invoice Number(s) on all payments.

For your convenience, you may make a payment by credit card, debit card or bank draft by clicking on the link below.
Note, a 3% non-refundable convenience fee will be added to all credit and debit card payments.
Click here to make payment arrangements online: Click Here

USD Payments: (for **USD** Notice/Invoice)	Bank:	JP Morgan Bank,1 New York Plaza, New York, NY 10017
	Recipient/Beneficiary/Payee:	BeyondTrust Corporation
	Account No:	351720971
	ACH Routing number:	061092387
	Wire Routing number:	021000021
	SWIFT/BIC:	CHASUS33
	Mail Checks to :	BeyondTrust Corporation PO Box 734433 Dallas, TX 75373-4433

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-61100	RIDGELAND TOURISM COMMISS	204661	TOURISM TAX	I 202602182467	2/13/2026	221,006.85
			TOURISM TAX	001-000-101	221,006.85	
				TOTAL =		221,006.85

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	221,006.85
	TOTALS FOR ALL FUNDS =	221,006.85

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-03495	MISS DEPARTMENT OF REVENU	204662	JANUARY 2025 SALES TAX	I 202602182468	2/17/2026	6,395.90
			JANUARY 2025 SALES TAX	001-000-104	6.30	
			JANUARY 2025 SALES TAX	400-000-111	6,389.60	
					TOTAL =	6,395.90

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	6.30
400	PUBLIC UTILITIES FUND	6,389.60
	TOTALS FOR ALL FUNDS =	6,395.90

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT
01-05313	ENGLAND ENTERPRISES TRAIN	204663	REGISTRATION	I 202602252517	2/23/2026	79.00
			REGISTRATION	001-180-681	79.00	
01-00949	INTERNATIONAL CODE COUNCI	204664	REGISTRATION	I 102178755	2/23/2026	255.00
			REGISTRATION	001-180-681	255.00	
					TOTAL =	334.00

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	334.00
	TOTALS FOR ALL FUNDS =	334.00

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-00553	A COMPLETE FLAG SOURCE	204665	SPRING BANNER SWAP	I 60906	2/13/2026	810.00
			SPRING BANNER SWAP	001-340-604	810.00	
01-00553	A COMPLETE FLAG SOURCE	204666	CITY HALL BANNER SWAP	I 60920	2/16/2026	620.13
			SERVICE CALL	001-340-604	312.50	
			SCISSOR LIFT RENTAL	001-340-604	307.63	
01-00333	A G A	204667	MEMBERSHIP DUES - AD	I CASH-105262C	1/29/2026	105.00
			GOV DUES	001-040-686	100.00	
			JACKSON DUES	001-040-686	5.00	
01-02402	ACCESS CONTROL GROUP	204668	PD ACCESS CONTROL KEYS	I 12893	2/09/2026	535.00
			PD KEY FOB	001-100-540	210.00	
			PD WINDSHIELD TAG	001-100-540	300.00	
			SHIPPING	001-100-540	25.00	
01-01350	ADCAMP INC	204669	TONS OF ASPHALT-JAN	I 45111	1/31/2026	6,797.16
			TONS OF ASPHALT	001-201-575	419.18	
			TONS OF ASPHALT SC-1	001-201-575	695.60	
			TONS OF ASPHALT	001-201-575	731.29	
			TONS OF ASPHALT	001-201-575	1,380.00	
			TONS OF ASPHALT	001-201-575	700.50	
			TONS OF ASPHALT	001-201-575	707.50	
			TONS OF ASPHALT	001-201-575	253.33	
			TONS OF ASPHALT	001-201-575	566.84	
			TONS OF ASPHALT	001-201-575	456.27	
			TONS OF ASPHALT	001-201-575	155.36	
			TONS OF ASPHALT	001-201-575	731.29	
01-01350	ADCAMP INC	204670	TONS OF ASPHALT SC1-A	I 45135	1/31/2026	1,477.98
			TONS OF ASPHALT SC1-A	001-201-575	697.70	
			TONS OF ASPHALT SC1-A	001-201-575	75.58	
			TONS OF ASPHALT SC1-A	001-201-575	704.70	
01-06829	ALLPRO CLEAN LLC	204671	CH - JANITORIAL SVC MARCH 2026	I 19652	2/23/2026	2,250.00
			CH - JANITORIAL SVC MARCH 2026	001-092-636	2,250.00	
01-06829	ALLPRO CLEAN LLC	204672	PD - JANITORIAL SVC MARCH 2026	I 19653	2/23/2026	2,250.00
			PD - JANITORIAL SVC MARCH 2026	001-100-637	2,250.00	
01-05511	AMAZON CAPITAL SERVICES	204673	PW SUPPLIES	I 11JP-PV9D-GXPJ	2/13/2026	38.90
			COUNTER MAT	400-650-500	22.76	
			CALCULATOR PAPER	400-650-500	16.14	
01-05511	AMAZON CAPITAL SERVICES	204674	BLUE FOLDERS ORDER	I 1FRG-RL76-NCQ9	2/19/2026	364.67
			BLUE FOLDERS ORDER	001-100-500	359.94	
			SHIPPIING	001-100-500	4.73	
01-05511	AMAZON CAPITAL SERVICES	204675	FD- SUPPLIES	I 1GGC-P6NJ-LMF1	2/12/2026	33.97
			21 IN DEEP SHEET	001-160-540	17.99	
			16 IN DEEP SHEET	001-160-540	15.99	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-05511	AMAZON CAPITAL SERVICES	204675	FD- SUPPLIES	I 1GGC-P6NJ-LMF1	2/12/2026	33.97	CONT
			SHIPPING	001-160-540	6.99		
			DISCOUNT	001-160-540	7.00CR		
01-05511	AMAZON CAPITAL SERVICES	204676	PW SUPPLIES	I 1J4K-1RKQ-GJWG	2/13/2026	11.79	
			36 PK AAA BATTERIES	400-650-500	11.79		
01-05511	AMAZON CAPITAL SERVICES	204677	BLUE FOLDERS ORDER	I 1JKG-CQ3H-F9FW	1/07/2026	176.75	
			BLUE FOLDERS ORDER	001-100-500	154.26		
			BINDER DIVIDERS	001-100-500	20.23		
			SHIPPING	001-100-500	2.26		
01-05511	AMAZON CAPITAL SERVICES	204678	PW SUPPLIES	I 1NXX-341K-JMQY	2/17/2026	47.12	
			BOSTICH ELEC STAPLER	400-650-500	47.12		
01-05511	AMAZON CAPITAL SERVICES	204679	FD - SUPPLIES	I 1QXQ-R61M-LRLJ	2/13/2026	155.00	
			BABELL TRAP BAR	001-160-540	155.00		
01-05511	AMAZON CAPITAL SERVICES	204680	FD - SUPPLIES	I 1RWX-MQQD-CQGX	2/14/2026	128.60	
			SEAT RAIL MOUNT	001-160-540	128.60		
01-05511	AMAZON CAPITAL SERVICES	204681	FD - SHEILDS	I 1VGG-C4D6-KGHK	2/12/2026	49.99	
			MASK SHIELD	001-160-536	49.99		
01-05511	AMAZON CAPITAL SERVICES	204682	TRAINING EQUIPMENT	I 1YDV-9MH6-DC1V	2/19/2026	39.96	
			DC ADATER	001-100-500	20.99		
			SCANNER CABLE	001-100-500	5.99		
			SHIPPING	001-100-500	12.98		
01-01944	ATMOS ENERGY	204683	3013046088: 1-23-26 -02-19-26	I 202602262522	2/19/2026	1,156.04	
			3013046088: 1-23-26 -02-19-26	001-160-630	1,156.04		
01-05038	B & E COMMUNICATIONS INC	204684	SERVICE CALL - ALARM	I 58339	2/16/2026	162.40	
			LABOR	001-092-637	130.00		
			MILEAGE	001-092-637	32.40		
01-05649	BANKSTON FENCE INC	204685	TAKEDOWNFENCEFOR DITCH	I 11382	1/21/2026	3,050.00	
			REPLACE 64' GALV WIRE	001-340-637	1,950.00		
			BLACK VINYL FENCE	001-340-637	850.00		
			ADD BOTTOM RAIL TO WALK G	001-340-637	250.00		
01-06165	BARNETT'S BODY SHOP	204686	P391 REPAIR	I 42821-1	1/23/2026	1,565.20	
			P391 REPAIR	001-100-632	1,565.20		
01-06165	BARNETT'S BODY SHOP	204687	P409 REPAIR WORK	I 42982	2/03/2026	5,182.60	
			BODY LABOR	001-100-632	1,241.50		
			REF LABOR	001-100-632	396.50		
			MECH LABOR	001-100-632	95.00		
			PARTS	001-100-632	3,136.80		
			PAINT/MISC	001-100-632	312.80		
01-06165	BARNETT'S BODY SHOP	204688	P397 REPAIR WORK	I 42983	1/29/2026	4,927.25	

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01-06165	BARNETT'S BODY SHOP	204688	P397 REPAIR WORK	I 42983	1/29/2026	4,927.25	CONT
			BODY LABOR	001-100-632	1,618.50		
			REF LABOR	001-100-632	585.00		
			MECH LABOR	001-100-632	95.00		
			PARTS	001-100-632	1,028.00		
			SUBLET	001-100-632	843.75		
			PAINT/MISC	001-100-632	457.00		
			TOWING	001-100-632	300.00		
01-06165	BARNETT'S BODY SHOP	204689	MOUNT AND BALANCE	I 43098	2/05/2026	625.50	
			LABOR	001-100-632	617.50		
			MISC	001-100-632	8.00		
01-07400	BLURTON BANKS & ASSOC. IN	204690	WATER DEPT-GREEN CROSSIN	I 02.05.2026A	2/05/2026	1,440.00	
			1" BORE HOLE	400-650-603	1,440.00		
01-07400	BLURTON BANKS & ASSOC. IN	204691	WATER DEPT-STEED RD	I 02.05.2026B	2/05/2026	1,750.00	
			2" BORE	400-650-603	1,750.00		
01-07400	BLURTON BANKS & ASSOC. IN	204692	BRIGHTVIEW TAP	I 02192026A	2/19/2026	10,104.00	
			INSTALL 6" TAP SLEEVE W/V	400-650-603	2,600.00		
			INSTALL 6" WATER MAIN	400-650-603	4,080.00		
			INSTALL 6" 3 WAY FH	400-650-603	700.00		
			DUCTILE IRON FITTINGS	400-650-603	1,464.00		
			INSTALL 6" C900 5-10'	400-650-603	760.00		
			2" SERVICE ASSEMBLY	400-650-603	500.00		
01-06658	BMSS LLC	204693	AUDIT YEAR END 09-30-25	I 348265	1/31/2026	19,888.30	
			AUDIT YEAR END 09-30-25	001-040-602	19,888.30		
01-07114	BOND PHARMACY INC	204694	OVERPAYMENT PRIVILEGE LICENSE	I 202602252518	2/25/2026	150.00	
			OVERPAYMENT PRIVILEGE LICENSE	001-000-220	150.00		
01-04629	HUNTER BRIDGES	204695	ADV TRAV: 03-08-26 - 03-12-26	I 202602232484	2/06/2026	395.60	
			ADV TRAV: 03-08-26 - 03-12-26	001-100-610	395.60		
01-07014	DEBORAH BROCKMAN-SIMS	204696	FEBRUARY 2026 SERVICES	I 202602192473	2/19/2026	90.00	
			FEBRUARY 2026 SERVICES	001-340-690	90.00		
01-02311	BUFKIN MECHANICAL INC	204697	FD - PLUMBING ST. 3	I 82332	2/10/2026	225.00	
			WATER LEAK ST. 3	001-160-637	225.00		
01-00440	BUMPER TO BUMPER	204698	FD - SUPPLIES	I 02320045130	2/13/2026	107.22	
			50/50 FLEET CHARGE	001-160-632	68.28		
			DEF FLUID	001-160-632	38.94		
01-00809	DEE BUNCH	204699	WESTERN WATER WELL	I 849275	9/02/2025	49,897.00	
			WESTERN WATER WELL	400-650-760	49,897.00		
01-01096	BUSINESS COMMUNICATIONS I	204700	M365 MIGRATION	I 222562	2/18/2026	22,575.00	
			M365 MIGRATION	001-010-635	906.60		
			M365 MIGRATION	001-020-635	815.94		

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01-01096	BUSINESS COMMUNICATIONS I	204700	M365 MIGRATION	I 222562	2/18/2026	22,575.00	CONT
			M365 MIGRATION	001-042-635	815.94		
			M365 MIGRATION	001-080-635	90.67		
			M365 MIGRATION	001-100-635	9,066.00		
			M365 MIGRATION	001-160-635	5,893.55		
			M365 MIGRATION	001-180-635	1,269.24		
			M365 MIGRATION	001-201-635	1,087.92		
			M365 MIGRATION	001-340-635	1,178.58		
			M365 MIGRATION	400-650-635	1,450.56		
01-05106	C SPIRE BUSINESS SOLUTION	204701	APPLECARE IPHONE -M. RAFIDI	I C033127332	2/03/2026	149.00	
			APPLECARE IPHONE -M. RAFIDI	001-100-605	149.00		
01-03826	C SPIRE WIRELESS	204702	0002596490: 01-08-26 -02-07-26	I 202602192470	2/07/2026	519.78	
			0002596490: 01-08-26 -02-07-26	001-340-605	519.78		
01-06896	CADENCE BANK	204703	CID RECORDS REQUEST	I 2025-34266	1/07/2026	25.00	
			CLERICAL/TECHNICAL	001-100-604	25.00		
01-05777	CANTON SANITARY LANDFILL	204704	LANDFILL CHARGES	I 00233494	1/27/2026	188.86	
			LAND FILL CHARGES-NEW	001-201-683	178.40		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	4.46		
01-05777	CANTON SANITARY LANDFILL	204705	LANDFILL CHARGES	I 00233546	1/28/2026	158.52	
			LANDFILL CHARGES	001-201-683	148.80		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	3.72		
01-05777	CANTON SANITARY LANDFILL	204706	LANDFILL CHARGES	I 00233579	1/28/2026	125.72	
			LANDFILL CHARGES	001-201-683	116.80		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	2.92		
01-05777	CANTON SANITARY LANDFILL	204707	LANDFILL CHARGES	I 00233597	1/29/2026	179.43	
			LANDFILL CHARGES	001-201-683	169.20		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	4.23		
01-05777	CANTON SANITARY LANDFILL	204708	LANDFILL CHARGES	I 00233636	1/29/2026	189.68	
			LANDFILL CHARGES	001-201-683	179.20		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	4.48		
01-05777	CANTON SANITARY LANDFILL	204709	LANDFILL CHARGE	I 00233660	1/30/2026	217.56	
			LANDFILL CHARG	001-201-683	206.40		
			ENV FEE	001-201-683	5.00		

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01-05777	CANTON SANITARY LANDFILL	204709	LANDFILL CHARGE	I 00233660	1/30/2026	217.56	CONT
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	5.16		
01-05777	CANTON SANITARY LANDFILL	204710	LANDFILL CHARGE	I 00233692	1/30/2026	46.31	
			LANDFILL CHARG	001-201-683	40.00		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	0.31		
01-05777	CANTON SANITARY LANDFILL	204711	LANDFILL CHARGE	I 00233745	2/02/2026	189.27	
			LANDFILL CHARGE	001-201-683	178.80		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	4.47		
01-05777	CANTON SANITARY LANDFILL	204712	LANDFILL CHARGE	I 00233786	2/02/2026	112.19	
			LANDFILL CHARGE	001-201-683	103.60		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	2.59		
01-05777	CANTON SANITARY LANDFILL	204713	LANDFILL CHARGE	I 00233803	2/03/2026	187.63	
			LANDFILL CHARGE	001-201-683	177.20		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	4.43		
01-05777	CANTON SANITARY LANDFILL	204714	LANDFILL CHARGE	I 00233823	2/03/2026	120.80	
			LAND FILL CHARGE	001-201-683	112.00		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	2.80		
01-05777	CANTON SANITARY LANDFILL	204715	LANDFILL CHARGE	I 00233863	2/04/2026	90.46	
			LANDFILL CHARGE	001-201-683	82.40		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	2.06		
01-05777	CANTON SANITARY LANDFILL	204716	LANDFILL CHARGE	I 00233900	2/04/2026	149.09	
			LANDFILL CHARGE	001-201-683	139.60		
			ENV FEE	001-201-683	5.00		
			FUEL CHARGE	001-201-683	1.00		
			STATE FEE	001-201-683	3.49		
01-05777	CANTON SANITARY LANDFILL	204717	LANDFILL CHARGE	I 00233948	2/05/2026	111.78	
			LANDFILL CHARGE	001-201-683	103.20		
			ENV FEE	001-201-683	5.00		
			FUEL CHARG	001-201-683	1.00		
			STATE FEE	001-201-683	2.58		

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01-05777	CANTON SANITARY LANDFILL	204718	LANDFILL CHARGE	I 00233984	2/06/2026	99.48
			LANDFILL CHARGE	001-201-683	91.20	
			ENV FEE	001-201-683	5.00	
			FUEL CHARG	001-201-683	1.00	
			STATE FEE	001-201-683	2.28	
01-05777	CANTON SANITARY LANDFILL	204719	LANDFILL CHARGE	I 00234010	2/06/2026	87.18
			LANDFILL CHARG	001-201-683	79.20	
			ENV FEE	001-201-683	5.00	
			FUEL CHARGE	001-201-683	1.00	
			STATE FEE	001-201-683	1.98	
01-05777	CANTON SANITARY LANDFILL	204720	LANDFILL CHARGE	I 00234064	2/09/2026	99.89
			LANDFILL CHARGE	001-201-683	91.60	
			ENV FEE	001-201-683	5.00	
			FUEL CHARG	001-201-683	1.00	
			STATE FEE	001-201-683	2.29	
01-05777	CANTON SANITARY LANDFILL	204721	LANDFILL CHARGE	I 00234147	2/10/2026	108.91
			LANDFILL CHARGE	001-201-683	100.40	
			ENV FEE	001-201-683	5.00	
			FUEL CHARG	001-201-683	1.00	
			STATE FEE	001-201-683	2.51	
01-05777	CANTON SANITARY LANDFILL	204722	LANDFILL CHARGE	I 00234173	2/11/2026	160.57
			LANDFILL CHARGE	001-201-683	150.80	
			ENV FEE	001-201-683	5.00	
			FUEL CHARG	001-201-683	1.00	
			STATE FEE	001-201-683	3.77	
01-05777	CANTON SANITARY LANDFILL	204723	LANDFILL CHARGE	I 00234252	2/12/2026	192.14
			LANDFILL CHARGE	001-201-683	181.60	
			ENV FEE	001-201-683	5.00	
			FUEL CHAR	001-201-683	1.00	
			STATE FEE	001-201-683	4.54	
01-05777	CANTON SANITARY LANDFILL	204724	LANDFILL CHARGE	I 00234305	2/12/2026	277.01
			LANDFILL CHARGE	001-201-683	264.40	
			ENV FEE	001-201-683	5.00	
			FUEL CHARG	001-201-683	1.00	
			STATE FEE	001-201-683	6.61	
01-12050	CENTRAL PIPE SUPPLY INC	204725	WATER DEPT 23 1/2"RISER	I S100436792.001	12/19/2025	4,482.28
			23 1/2" COVER ONLY 77851	400-650-540	606.40	
			23 1/2" MH RISER 77852	400-650-540	3,875.88	
01-12050	CENTRAL PIPE SUPPLY INC	204726	SUPPLIES FOR STOCK	I S100438643.001	2/02/2026	822.24
			8X20 FULL CIRCLE CLAMP	400-650-575	822.24	
01-12050	CENTRAL PIPE SUPPLY INC	204727	PARTS FOR STOCK	I S100439742.001	1/20/2026	2,605.87
			3/4 METER CONNECTOR	400-650-575	141.00	

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01-12050	CENTRAL PIPE SUPPLY INC	204727	PARTS FOR STOCK	I S100439742.001	1/20/2026	2,605.87	CONT
			1" METER CONNECTOR	400-650-575	99.50		
			3/4 CORPORATION STOP	400-650-575	380.00		
			2X6 BRASS NIPPLE	400-650-575	136.50		
			2" BRASS 90	400-650-575	320.64		
			1"COMP TO 1" COMP	400-650-575	291.00		
			1" BRASS TEE	400-650-575	219.60		
			PVC PRIMER	400-650-575	83.28		
			PIPE SEALANT	400-650-575	184.44		
			8X3/4 BRASS TAP SADDLE	400-650-575	297.50		
			3/4 POLY TUBING	400-650-575	81.00		
			1" POLY TUBING	400-650-575	135.00		
			3/4 RUBBER WASHER	400-650-575	25.00		
			HAND PUMP	400-650-575	211.41		
01-12050	CENTRAL PIPE SUPPLY INC	204728	PARTS FOR STOCK	I S100439881.001	1/21/2026	1,292.68	
			8" MJ BOLT PACK	400-650-575	416.00		
			8" FLANGE LUG	400-650-575	328.96		
			8" MJ SLEEVE	400-650-575	356.00		
			METER WRENCH	400-650-575	191.72		
01-12050	CENTRAL PIPE SUPPLY INC	204729	PARTS FOR STOCK	I S100439881.002	1/22/2026	249.18	
			RED RUBBER FLANGE KIT	400-650-575	249.18		
01-12050	CENTRAL PIPE SUPPLY INC	204730	WATER DEPT -BRIGHTVIEW	I S100440486.001	1/28/2026	2,542.80	
			12"X6" HOT TAP SLEVE	400-650-575	1,378.00		
			TYLER UNION LOCKING GLAND	400-650-575	360.00		
			MJ ACC PACK 6" LESS GLAND	400-650-575	331.20		
			6" MJ BOLT PAK	400-650-575	473.60		
01-12050	CENTRAL PIPE SUPPLY INC	204731	WATER DEPT -BRIGHTVIEW	I S100440486.002	1/30/2026	2,457.00	
			6" C900	400-650-575	2,457.00		
01-12050	CENTRAL PIPE SUPPLY INC	204732	WATER DEPT-BRITTONS ABBY	I S100440560.001	1/29/2026	3,923.40	
			8" TAPPING SLEEVE KIT	400-650-575	3,722.00		
			8" LOCKING GLAND	400-650-575	118.20		
			MJ ACC PACK 8"	400-650-575	83.20		
01-12050	CENTRAL PIPE SUPPLY INC	204733	WATER DEPT-BRITTONS ABBY	I S100440560.002	2/02/2026	2,103.90	
			DI MJ 90 ELL 8" PN2305	400-650-575	632.70		
			MJ SWI/SOL HYD 8X13 PN199	400-650-575	1,221.60		
			DI MJ ACC PACK 8" PN2011	400-650-575	249.60		
01-12050	CENTRAL PIPE SUPPLY INC	204734	WATER PARTS FOR STOCK	I S100440664.001	1/29/2026	1,292.85	
			6 INCH SLEEVE	400-650-575	399.60		
			6 INCH ANCHOR COUPLING	400-650-575	893.25		
01-12050	CENTRAL PIPE SUPPLY INC	204735	SUPPLIES FOR STOCK	I S100441096.001	2/03/2026	164.88	
			6' BOOT PVC TO PVC	400-650-575	125.76		
			2" PVC MALE ADAPTER	400-650-575	39.12		
01-12050	CENTRAL PIPE SUPPLY INC	204736	SUPPLIES FOR STOCK	I S100441150.001	2/03/2026	229.40	

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01-12050	CENTRAL PIPE SUPPLY INC	204736	SUPPLIES FOR STOCK	I S100441150.001	2/03/2026	229.40	CONT
			6" 22 DI	400-650-575	229.40		
01-12050	CENTRAL PIPE SUPPLY INC	204737	SUPPLIES FOR STOCK	I S100441349.001	2/05/2026	254.64	
			2" GALV DRESSER COUPLING	400-650-575	210.00		
			PVC CEMENT	400-650-575	44.64		
01-12050	CENTRAL PIPE SUPPLY INC	204738	WATER - BRIGHTVIEW	I S100441460.001	2/05/2026	1,436.57	
			DI MJ SWIVEL TEE 6"	400-650-575	282.10		
			DI MJ TAPPED PLUG 6"X2"	400-650-575	132.30		
			DI MJ ACC PK 6" LESS GLAD	400-650-575	73.60		
			TYLER LOCKING GLAND 6" PV	400-650-575	40.00		
			FORD BRASS MALE ADAT 2"	400-650-575	82.25		
			FORD BRASS CURB STOP 2"	400-650-575	358.35		
			FORD SS SOLID CTS INSERT	400-650-575	7.46		
			XL METER BOX FLUSH LID/IR	400-650-575	389.13		
			2"X1/8"OVAL METER GASKET	400-650-575	2.26		
			BRONZE OVAL METER FLANGE	400-650-575	56.00		
			METERFLG BOLT/NUTS	400-650-575	13.12		
01-12050	CENTRAL PIPE SUPPLY INC	204739	SUPPLIES FOR STOCK	I S100441543.001	2/06/2026	2,013.66	
			6" HYMAX GRIP COUPLNG	400-650-575	1,747.92		
			6" REPAIR CLAMP	400-650-575	124.80		
			HANDPUMP	400-650-575	140.94		
01-12050	CENTRAL PIPE SUPPLY INC	204740	WATER METERS	I S100441916.001	2/10/2026	4,940.82	
			3/4 E SERIES WATER METER	400-650-575	1,600.32		
			2' E SERIES WATER METER	400-650-575	3,340.50		
01-12050	CENTRAL PIPE SUPPLY INC	204741	WATER DEPT - PARTS	I S100442167.001	2/11/2026	4,601.52	
			BRASS CHK VALVE 3/4"	400-650-575	2,535.12		
			BRASS CHK VALVE 1"	400-650-575	2,066.40		
01-13025	CINTAS CORPORATION LOC #2	204742	PAYER #14849134	I 06004155	11/25/2025	148.00	
			PAYER #14849134	400-650-540	148.00		
01-13025	CINTAS CORPORATION LOC #2	204743	PAYER #14850389	I 59349860	2/11/2026	36.70	
			PAYER #14850389	400-650-540	36.70		
01-13025	CINTAS CORPORATION LOC #2	204744	PAYER #14849134	I 59350168	2/11/2026	201.66	
			PAYER #14849134	001-201-535	201.66		
01-13025	CINTAS CORPORATION LOC #2	204745	PAYER #14849134	I 59350202	2/11/2026	379.92	
			PAYER #14849134	400-650-535	369.96		
			PAYER #14849134	404-650-535	9.96		
01-13025	CINTAS CORPORATION LOC #2	204746	PAYER #14850389	I 60102098	2/18/2026	36.70	
			PAYER #14850389	400-650-540	36.70		
01-13025	CINTAS CORPORATION LOC #2	204747	PAYER #14849134	I 60102341	2/18/2026	205.80	
			PAYER #14849134	400-650-535	195.84		
			PAYER #14849134	404-650-535	9.96		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT
01-13025	CINTAS CORPORATION LOC #2	204748	PAYER #14849134	I 60102544	2/18/2026	181.91
			PAYER #14849134	001-201-535	181.91	
01-13601	CLARION LEDGER - SUBSCRIP	204749	CL6284182: 02-01-26 - 02-28-26	I 202602232480	2/28/2026	57.31
			CL6284182: 02-01-26 - 02-28-26	001-040-686	57.31	
01-06651	CLARION/FDIC INTERNATIONA	204750	FD - CONFERENCE	I 2026-CO-4925	2/20/2026	4,632.00
			OFC DEVELOPMENT	001-160-681	165.00	
			TOP 5 COMMAND SAFE/EFFECT	001-160-681	165.00	
			SEARCHABLE VS SURVIVABLE	001-160-681	165.00	
			30 FIRES YOU MUST KNOW	001-160-681	165.00	
			COMMAND UNDER FIRE	001-160-681	165.00	
			NFPA 1400 ROADMAP	001-160-681	165.00	
			COMPANY LEVEL DRILLS	001-160-681	165.00	
			LEFT SEAT TIP TACTICS	001-160-681	165.00	
			PROBATIONARY FF TRAINING	001-160-681	165.00	
			CONFERENCE BOOKING	001-160-681	663.00	
			CONFERENCE BOOKING	001-160-681	663.00	
			CONFERENCE BOOKING	001-160-681	663.00	
			CONFERENCE BOOKING	001-160-681	663.00	
			AGRESSIVE COMMAND SUPPORT	001-160-681	165.00	
			LITHIUM ION BATTERY FIRES	001-160-681	165.00	
			AGGRESSIVE COMMAND SUPPOR	001-160-681	165.00	
01-06923	MICHELLE CLARK	204751	FEBRUARY 2026 SERVICES	I 202602192475	2/19/2026	90.00
			FEBRUARY 2026 SERVICES	001-340-690	90.00	
01-07013	COMBAT READY FIRE TRAININ	204752	FD - TRAINING	I 1681	2/20/2026	362.00
			WRITEABLE BOARD	001-160-681	362.00	
01-02440	COMCAST CABLE	204753	8396410530435482: 02-18 -03-17	I 202602232482	2/14/2026	126.72
			8396410530435482: 02-18 -03-17	001-160-604	126.72	
01-15000	CONSOLIDATED PIPE & SUPPL	204754	AQUAPHALT 6.0	I MS00415789	1/22/2026	540.00
			AQUAPHALT 6.0	001-201-575	540.00	
01-15000	CONSOLIDATED PIPE & SUPPL	204755	AQUAPHALT 6.0	I MS00415888	1/29/2026	540.00
			AQUAPHALT 6.0	001-201-575	540.00	
01-15000	CONSOLIDATED PIPE & SUPPL	204756	AQUAPHALT 6.0	I MS00415928	1/30/2026	288.00
			6 MJ BOLT PACK	400-650-575	288.00	
01-06057	DARYL'S CONSTRUCTION LLC	204757	LOAD OF DIRT	I INV0328	2/11/2026	145.00
			LOAD OF DIRT	001-550-599	145.00	
01-03638	DELTA DENTAL INSURANCE CO	204758	25-1536700000: MARCH 2026	I BE006946824	3/01/2026	12,966.10
			25-1536700000: MARCH 2026	001-010-480	273.51	
			25-1536700000: MARCH 2026	001-020-480	273.51	
			25-1536700000: MARCH 2026	001-040-480	303.90	
			25-1536700000: MARCH 2026	001-040-480	30.39	
			25-1536700000: MARCH 2026	001-092-480	30.39	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-03638	DELTA DENTAL INSURANCE CO	204758	25-1536700000: MARCH 2026	I BE006946824	3/01/2026	12,966.10	CONT
			25-1536700000: MARCH 2026	001-100-480	2,340.03		
			25-1536700000: MARCH 2026	001-160-480	1,914.57		
			25-1536700000: MARCH 2026	001-160-480	91.17		
			25-1536700000: MARCH 2026	001-180-480	334.29		
			25-1536700000: MARCH 2026	001-201-480	942.09		
			25-1536700000: MARCH 2026	001-340-480	425.46		
			25-1536700000: MARCH 2026	005-101-480	60.78		
			25-1536700000: MARCH 2026	400-650-480	698.97		
			25-1536700000: MARCH 2026	404-650-480	30.39		
			25-1536700000: MARCH 2026	001-000-170	4,750.02		
			25-1536700000: MARCH 2026	005-000-170	0.00		
			25-1536700000: MARCH 2026	400-000-170	432.84		
			25-1536700000: MARCH 2026	404-000-170	33.79		
01-19150	DIVE RESCUE INTERNATIONAL	204759	FD-TRAINING	I INV201748	2/17/2026	280.00	
			DIVE RESCUE RECERT	001-160-680	80.00		
			PUBLIC SFTY DRI RECERT	001-160-680	60.00		
			MISCELLANEIOUS TRAIN	001-160-680	140.00		
01-06504	C ERIC EADES	204760	FEBRUARY 10, 2026 MEETING	I 021026	2/10/2026	50.00	
			FEBRUARY 10, 2026 MEETING	001-180-611	50.00		
01-04465	EAGLE PIPE AND SUPPLY LLC	204761	WATER DEPT-PUSH CAM	I 77183	2/12/2026	11,443.13	
			PUSH CAMERA	400-650-575	11,443.13		
01-06428	ELAN FINANCIAL SERVICES	204762	01-17-26 - 02-17-26 BILLING	I 202602242490	2/17/2026	1,463.80	
			01-17-26 - 02-17-26 BILLING	001-100-610	996.24		
			01-17-26 - 02-17-26 BILLING	400-650-610	467.56		
01-03711	EMERGENCY EQUIPMENT PROFE	204763	FD - EQUIPMENT MAINT	I 525147	1/30/2026	1,242.42	
			SCOTT SWIVEL 5KPSI REPAIR	001-160-635	209.00		
			PREFORM PACKING CLEAR	001-160-635	87.02		
			EZ FLOW PURGE BODY C5	001-160-635	60.97		
			SERVICE KIT	001-160-635	73.06		
			CYLINDER BUMPER & GUARD	001-160-635	36.53		
			X3, GUAGE LINE ASSY	001-160-635	297.77		
			ASSY HANDLE CYLINDER	001-160-635	55.16		
			SCOTT PURGE STEM ASSY	001-160-635	12.26		
			SCOTT GAUGE COVER	001-160-635	6.15		
			ENGERGIZER BATT AA	001-160-635	4.50		
			SERVICE LABOR	001-160-635	332.50		
			MILEAGE	001-160-635	67.50		
01-03711	EMERGENCY EQUIPMENT PROFE	204764	FD - ENGINE 2	I 525620	2/11/2026	1,189.30	
			SHOP SUPPLIES	001-160-632	20.00		
			CUSTOMER LABOR	001-160-632	462.50		
			TRAVEL TIME	001-160-632	290.00		
			AUTO EJECT	001-160-632	416.80		
01-03711	EMERGENCY EQUIPMENT PROFE	204765	FD-LADDER 4	I 526011	2/20/2026	430.03	
			SHOP SUPPLIES	001-160-632	20.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-03711	EMERGENCY EQUIPMENT PROFE	204765	FD-LADDER 4	I 526011	2/20/2026	430.03	CONT
			TRAVEL TIME	001-160-632	145.00		
			CUSTOMER LABOR	001-160-632	138.75		
			VALVE, PURGE, DRYER	001-160-632	63.40		
			VALVE, AIR PROTECT	001-160-632	28.90		
			GOVERNOR, NEW 100-120 PSI	001-160-632	33.98		
01-21506	ENTERGY	204766	165860172: 01-02-26 - 02-02-26	I 202602242486	2/04/2026	63.20	
			165860172: 01-02-26 - 02-02-26	001-100-630	63.20		
01-21506	ENTERGY	204767	172163651: 01-04-26 - 02-03-26	I 202602242487	2/05/2026	243.73	
			172163651: 01-04-26 - 02-03-26	001-340-630	243.73		
01-21506	ENTERGY	204768	18014480: 01-04-26 - 02-03-26	I 202602242488	2/05/2026	14.05	
			18014480: 01-04-26 - 02-03-26	001-340-630	14.05		
01-21506	ENTERGY	204769	19579978: 01-04-26 - 02-03-26	I 202602242489	2/05/2026	58.16	
			19579978: 01-04-26 - 02-03-26	001-340-630	58.16		
01-21506	ENTERGY	204770	95283941: 01-04-26 - 02-03-26	I 202602252496	2/05/2026	141.23	
			95283941: 01-04-26 - 02-03-26	001-201-684	141.23		
01-21506	ENTERGY	204771	77233922: 01-04-26 - 02-03-26	I 202602252497	2/05/2026	58.16	
			77233922: 01-04-26 - 02-03-26	001-201-630	58.16		
01-21506	ENTERGY	204772	157107822: 01-04-26 - 02-03-26	I 202602252498	2/05/2026	170.25	
			157107822: 01-04-26 - 02-03-26	001-201-684	170.25		
01-21506	ENTERGY	204773	112618988: 01-04-26 - 02-03-26	I 202602252499	2/05/2026	152.86	
			112618988: 01-04-26 - 02-03-26	001-201-684	152.86		
01-21506	ENTERGY	204774	67890202: 01-04-26 - 02-03-26	I 202602252500	2/05/2026	182.07	
			67890202: 01-04-26 - 02-03-26	001-201-684	182.07		
01-21506	ENTERGY	204775	68325224: 12-31-25 - 01-30-26	I 202602252501	2/05/2026	58.16	
			68325224: 12-31-25 - 01-30-26	001-201-684	58.16		
01-21506	ENTERGY	204776	168311660: 01-02-26 - 02-02-26	I 202602252502	2/04/2026	82.31	
			168311660: 01-02-26 - 02-02-26	400-650-630	82.31		
01-21506	ENTERGY	204777	114576788: 01-02-26 - 02-02-26	I 202602252503	2/04/2026	127.15	
			114576788: 01-02-26 - 02-02-26	001-201-684	127.15		
01-21506	ENTERGY	204778	114576812: 01-02-26 - 02-02-26	I 202602252504	2/04/2026	135.66	
			114576812: 01-02-26 - 02-02-26	001-201-684	135.66		
01-21506	ENTERGY	204779	125337451: 01-02-26 - 02-02-26	I 202602252505	2/04/2026	118.98	
			125337451: 01-02-26 - 02-02-26	001-201-684	118.98		
01-21506	ENTERGY	204780	125337220: 01-02-26 - 02-02-26	I 202602252506	2/04/2026	163.14	
			125337220: 01-02-26 - 02-02-26	001-201-684	163.14		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT		INVOICE NUMBER	DATE	AMOUNT
01-21506	ENTERGY	204781	125333385: 01-02-26 - 02-02-26	I	202602252507	2/04/2026	72.75
			125333385: 01-02-26 - 02-02-26		001-201-684	72.75	
01-21506	ENTERGY	204782	125333369: 01-02-26 - 02-02-26	I	202602252508	2/04/2026	75.38
			125333369: 01-02-26 - 02-02-26		001-201-684	75.38	
01-21506	ENTERGY	204783	125333245: 01-02-26 - 02-02-26	I	202602252509	2/04/2026	118.98
			125333245: 01-02-26 - 02-02-26		001-201-684	118.98	
01-21506	ENTERGY	204784	97880801: 01-02-26 - 02-02-26	I	202602252510	2/04/2026	143.31
			97880801: 01-02-26 - 02-02-26		001-201-684	143.31	
01-21506	ENTERGY	204785	64563828: 01-02-26 - 02-02-26	I	202602252511	2/04/2026	120.21
			64563828: 01-02-26 - 02-02-26		001-201-684	120.21	
01-21506	ENTERGY	204786	183883693: 01-02-26 - 02-02-26	I	202602252512	2/04/2026	41.01
			183883693: 01-02-26 - 02-02-26		400-650-630	41.01	
01-21506	ENTERGY	204787	112619010: 01-02-26 - 02-02-26	I	202602252513	2/04/2026	155.49
			112619010: 01-02-26 - 02-02-26		001-201-684	155.49	
01-21506	ENTERGY	204788	112618996: 01-02-26 - 02-02-26	I	202602252514	2/04/2026	149.04
			112618996: 01-02-26 - 02-02-26		001-201-684	149.04	
01-21506	ENTERGY	204789	170074496: 01-04-26 - 02-03-26	I	202602252515	2/05/2026	202.07
			170074496: 01-04-26 - 02-03-26		001-201-684	202.07	
01-21506	ENTERGY	204790	111753950: 01-08-26 - 02-05-26	I	202602252516	2/11/2026	336.18
			111753950: 01-08-26 - 02-05-26		001-201-684	336.18	
01-06495	ESSENTIAL TOUCHSTONES LLC	204791	NEW HIRE PSYCH	I	0038	2/04/2026	1,470.00
			M GARRETT PSYCH		001-100-604	735.00	
			J KNIGHTON PSYCH		001-100-604	735.00	
01-22500	FEDERAL EXPRESS	204792	1393-1125-6	I	9-184-41309	2/19/2026	492.76
			1393-1125-6		001-201-540	492.76	
01-24500	FUELMAN OF MS-#127779	204793	127779: 02-09-26 - 02-15-26	I	NP70011697	2/16/2026	41.68
			127779: 02-09-26 - 02-15-26		001-020-525	21.20	
			127779: 02-09-26 - 02-15-26		001-092-525	20.48	
01-01867	FUELMAN OF MS-#127780	204794	127780: 02-02-26 - 02-08-26	I	NP69988665	2/09/2026	1,852.58
			127780: 02-02-26 - 02-08-26		001-201-525	1,192.59	
			127780: 02-02-26 - 02-08-26		400-650-525	659.99	
01-01867	FUELMAN OF MS-#127780	204795	127780: 02-09-26 - 02-15-26	I	NP70011698	2/16/2026	2,334.36
			127780: 02-09-26 - 02-15-26		001-201-525	1,378.80	
			127780: 02-09-26 - 02-15-26		400-650-525	854.49	
			127780: 02-09-26 - 02-15-26		404-650-525	101.07	
01-01867	FUELMAN OF MS-#127780	204796	127780: 02-16-26 - 02-22-26	I	NP70044975	2/23/2026	1,586.12

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-01867	FUELMAN OF MS-#127780	204796	127780: 02-16-26 - 02-22-26	I NP70044975	2/23/2026	1,586.12	CONT
			127780: 02-16-26 - 02-22-26	001-201-525	808.04		
			127780: 02-16-26 - 02-22-26	400-650-525	778.08		
01-01868	FUELMAN OF MS-#127781	204797	127781: 02-09-26 - 02-15-26	I NP70011699	2/16/2026	495.64	
			127781: 02-09-26 - 02-15-26	001-160-525	495.64		
01-01868	FUELMAN OF MS-#127781	204798	127781: 02-16-26 - 02-22-26	I NP70044976	2/23/2026	537.72	
			127781: 02-16-26 - 02-22-26	001-160-525	537.72		
01-01869	FUELMAN OF MS-#127782	204799	127782: 02-09-26 - 02-15-26	I NP70011700	2/16/2026	138.01	
			127782: 02-09-26 - 02-15-26	001-180-525	138.01		
01-01869	FUELMAN OF MS-#127782	204800	127782: 02-16-26 - 02-22-26	I NP70044977	2/23/2026	64.08	
			127782: 02-16-26 - 02-22-26	001-180-525	64.08		
01-01870	FUELMAN OF MS-#127783	204801	127783: 02-09-26 - 02-15-26	I NP70011701	2/16/2026	3,173.08	
			127783: 02-09-26 - 02-15-26	001-100-525	3,173.08		
01-01870	FUELMAN OF MS-#127783	204802	127783: 02-16-26 - 02-22-26	I NP70044978	2/23/2026	3,105.53	
			127783: 02-16-26 - 02-22-26	001-100-525	3,105.53		
01-01871	FUELMAN OF MS-#127785	204803	127785: 02-16-26 - 02-22-26	I NP70044979	2/23/2026	142.20	
			127785: 02-16-26 - 02-22-26	001-340-525	142.20		
01-00565	GEORGE'S DOOR SERVICE INC	204804	FD - REPAIR BAY DOOR 4	I 053566	1/08/2026	286.00	
			REPLACE OPERATING BEARING	001-160-637	286.00		
01-06577	GLOCK PROFESSIONAL INC	204805	MOS INSTRUCTOR TRAINING	I TRP/100224549	2/12/2026	500.00	
			INSTRUCTOR TRAINING	001-100-681	500.00		
01-06577	GLOCK PROFESSIONAL INC	204806	MOS INSTRUCTOR TRAINING	I TRP/100224646	2/13/2026	500.00	
			INSTRUCTOR TRAINING	001-100-681	500.00		
01-06291	GMT AUTOMOTIVE LLC	204807	P396 REPAIR WORK	I 000420	2/13/2026	1,828.00	
			AXLE HALF SHAFT	001-100-632	373.00		
			AXLE SHAFT SEAL	001-100-632	32.00		
			OUTPUT SEAL	001-100-632	234.00		
			AXLE HALF SHAFT	001-100-632	373.00		
			AXLE SHAFT SEAL	001-100-632	36.00		
			OUTPUT SEAL	001-100-632	780.00		
01-04070	GOVERNMENTJOBS.COM	204808	10-01-25 - 09-30-26 FEES	I INV-142417	10/07/2025	9,688.38	
			10-01-25 - 09-30-26 FEES	001-080-604	9,688.38		
01-00644	GREEN EARTH PRODUCTS	204809	TUFF TOWELS	I 53389	2/05/2026	362.40	
			TUFF TOWELS	001-201-540	362.40		
01-05380	GREEN OAK GARDEN CENTER L	204810	CH PLANT MAINT - MARCH	I 31932	2/23/2026	150.00	
			PLANT MAINT - CH	001-092-637	150.00		
01-02977	GRINER DRILLING SERVICE I	204811	WATER DEPT - LAKE HARBOR	I 5183256	1/26/2026	4,149.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-02977	GRINER DRILLING SERVICE I	204811	WATER DEPT - LAKE HARBOR	I 5183256	1/26/2026	4,149.00	CONT
			TROUBLE SHOOT	400-650-603	960.00		
			PARTS	400-650-603	3,189.00		
01-02977	GRINER DRILLING SERVICE I	204812	WESTERN WELL PUMP	I 5183259	1/26/2026	64,685.00	
			PULL MOTOR	400-650-760	1,200.00		
			SET NEW MOTOR	400-650-760	1,200.00		
			NEW 450 HP MOTOR	400-650-760	62,285.00		
01-27765	HARCROS CHEMICALS INC	204813	WATER DEPT	I 771015122	2/10/2026	2,080.00	
			1 TON CYLINDER-OLD CANTON	400-650-575	2,080.00		
01-27765	HARCROS CHEMICALS INC	204814	1 TON CHLORINE -HARDY RD	I 771015160	2/13/2026	2,080.00	
			1 TON CHLORINE CYLINDER	400-650-575	2,080.00		
01-27765	HARCROS CHEMICALS INC	204815	WATER DEPT	I 771015161	2/13/2026	2,130.00	
			1 TONE CYLINDER - WESTERN	400-650-575	2,080.00		
			DEL CHARGE	400-650-575	50.00		
01-29350	HEMPHILL CONSTRUCTION INC	204816	H24064 HIGHLAND COL TANK &WELL	I JB APP #8	2/17/2026	441,712.21	
			H24064 HIGHLAND COL TANK &WELL	475-650-750	441,712.21		
01-29650	HESSELBEIN TIRE CO	204817	GROUND BLOWER-TIRES	I 65-1151835	2/09/2026	136.74	
			BLOWER-TIRES	001-201-540	136.74		
01-04622	SALLY M HOLLY	204818	FEBRUARY 2026 SERVICES	I 202602192477	2/19/2026	990.00	
			FEBRUARY 2026 SERVICES	001-340-690	990.00		
01-30599	HOLMES COMM COLLEGE	204819	FD - TRAINING	I 002W	2/09/2026	10,452.66	
			TUITION, FEE, EMS FEE	001-160-681	10,452.66		
01-01132	HOME DEPOT CREDIT SERVICE	204820	FD - SUPPLIES	I 3040489	2/12/2026	75.94	
			COMMODE SEAT	001-160-510	59.96		
			FOLDING HEX KEYS	001-160-540	15.98		
01-01132	HOME DEPOT CREDIT SERVICE	204821	PD ORDER	I 8016391	2/17/2026	124.91	
			CARBON MONOXIDE	001-100-637	119.94		
			MASONRY DRILL BIT	001-100-637	4.97		
01-06525	HOME INSPECTION PLUS LLC	204822	OCCUPIED REINSPECTION	I 202602232485	2/18/2026	400.00	
			OCCUPIED REINSPECTION	001-000-110	400.00		
01-06406	IMAGINARY COMPANY	204823	FEBRUARY 2026 MCJ GRAPHIC	I 26-010	2/10/2026	200.00	
			FEB 2026 MCJ GRAPHIC	001-093-615	200.00		
01-06406	IMAGINARY COMPANY	204824	2026 RLM SPRING ISSUE	I 26-012	2/17/2026	1,775.00	
			2026 RLM SPRING ISSUE	001-093-615	1,650.00		
			STOCK CHARGES	001-093-615	50.00		
			STOCK PHOTOS	001-093-615	75.00		
01-06178	INDEPENDENT ELEVATOR INSP	204825	ANNUAL INSPECTION	I 6957	2/11/2026	204.75	
			ANNUAL INSPECTION	001-092-637	95.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT	
01-06178	INDEPENDENT ELEVATOR INSP	204825	ANNUAL INSPECTION	I 6957	2/11/2026	204.75	CONT
			2 FLOORS	001-092-637	10.00		
			CERTIFICATE FEE	001-092-637	75.00		
			FILING FEE	001-092-637	10.00		
			MILEAGE	001-092-637	14.75		
01-00905	INTERSTATE ALL BATTERY CE	204826	FD - BATTERIES	I 02057323	2/09/2026	166.66	
			AA BATTERIES	001-160-540	25.98		
			CR2032 BATTERY	001-160-540	59.80		
			CR123A BATTERY	001-160-540	71.88		
			CHARGING CORD	001-160-540	9.00		
01-33800	JACKSON PAPER COMPANY	204827	FD - SUPPLIES	I 1441117	1/27/2026	218.74	
			CENTER PULL	001-160-510	60.52		
			PAPER TOWELS	001-160-510	76.62		
			GARBAGE LINER	001-160-510	81.60		
01-33800	JACKSON PAPER COMPANY	204828	FD - SUPPLIES	I 1441814	2/03/2026	81.60	
			GARBAGE LINERS	001-160-510	81.60		
01-33800	JACKSON PAPER COMPANY	204829	FD-SUPPLIES ST. 2	I 1442145	2/05/2026	158.22	
			PAPER TOWELS	001-160-510	76.62		
			GARBAGE LINERS	001-160-510	81.60		
01-33800	JACKSON PAPER COMPANY	204830	PAPER SUPPLIES	I 1442480	2/10/2026	587.68	
			CENTER PULL TOWELS	400-650-510	255.78		
			TOILET TISSUE	400-650-510	63.58		
			1.5 MIL 38X58 TRASH BAGS.	400-650-510	268.32		
01-33800	JACKSON PAPER COMPANY	204831	FD - SUPPLIES	I 1443493	2/20/2026	58.80	
			AUTO WASH	001-160-632	58.80		
01-04490	JONES & BARTLETT LEARNING	204832	FD - TRAINING	I 1231597	12/24/2025	59.21	
			FD - TRAINING	001-160-681	59.21		
01-04490	JONES & BARTLETT LEARNING	204833	FD - BOOKS	I 1233768	12/31/2025	1,227.15	
			FD INCIDENT SAFETY OFC	001-160-681	393.55		
			FIRE & EMERGENCY SERVICES	001-160-681	401.05		
			FIRE OFFICER PRINCIPLES	001-160-681	389.80		
			SHIPPING	001-160-681	42.75		
01-04561	LAMPTON LOVE GAS COMPANY	204834	SITE 57 FUEL MONITOR	I 4960597	2/10/2026	36.00	
			SITE 57 FUEL MONITOR	001-100-525	36.00		
01-02334	RITA LATHAM	204835	FEBRUARY 2026 SERVICES	I 202602192476	2/19/2026	360.00	
			FEBRUARY 2026 SERVICES	001-340-690	360.00		
01-02576	LINCOLN NATIONAL LIFE INS	204836	ACCT 502251: MARCH 2026	I 202602242491	2/10/2026	5,616.43	
			ACCT 502251: MARCH 2026	001-010-480	193.35		
			ACCT 502251: MARCH 2026	001-020-480	51.00		
			ACCT 502251: MARCH 2026	001-040-480	190.69		
			ACCT 502251: MARCH 2026	001-040-480	25.50		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER		DATE	AMOUNT	
01-02576	LINCOLN NATIONAL LIFE INS	204836	ACCT 502251: MARCH 2026	I	202602242491	2/10/2026	5,616.43	CONT
			ACCT 502251: MARCH 2026		001-092-480		19.43	
			ACCT 502251: MARCH 2026		001-040-480		25.50	
			ACCT 502251: MARCH 2026		001-100-480		1,817.02	
			ACCT 502251: MARCH 2026		001-160-480		1,474.69	
			ACCT 502251: MARCH 2026		001-180-480		265.43	
			ACCT 502251: MARCH 2026		001-201-480		683.08	
			ACCT 502251: MARCH 2026		001-340-480		298.18	
			ACCT 502251: MARCH 2026		005-101-480		51.00	
			ACCT 502251: MARCH 2026		400-650-480		506.67	
			ACCT 502251: MARCH 2026		404-650-480		14.89	
01-02031	LOWE'S BUSINESS ACCOUNT	204837	FD - SUPPLIES ST 4	C	970403	2/05/2026	3.43CR	
			TAX CREDIT		001-160-540		3.43CR	
01-02031	LOWE'S BUSINESS ACCOUNT	204838	FD - SUPPLIES ST 4	C	970404	2/05/2026	23.21CR	
			TAX CREDIT		001-160-540		23.21CR	
01-02031	LOWE'S BUSINESS ACCOUNT	204839	FD - SUPPLIES ST 4	I	70130	2/05/2026	407.16	
			PIPE		001-160-540		25.63	
			FLOOR FLANGE		001-160-540		23.34	
			DISHWASHER		001-160-540		331.55	
			TAX		001-160-540		26.64	
01-02031	LOWE'S BUSINESS ACCOUNT	204840	FLOOR WAX	I	94150	11/22/2025	385.02	
			5 GALLON BUCKET		001-100-540		4.26	
			MOP		001-100-540		33.44	
			5 GALLON TRAFFIC		001-100-540		184.10	
			BLEND MOP REFILL		001-100-540		65.04	
			FLOOR CLEANER		001-100-540		13.93	
			5 GAL FLOOR ST		001-100-540		55.78	
			MOSS FOAM		001-100-540		28.47	
01-02031	LOWE'S BUSINESS ACCOUNT	204841	FD - SUPPLIES	I	96464	2/03/2026	55.79	
			WATER FILTER		001-160-637		55.79	
01-02031	LOWE'S BUSINESS ACCOUNT	204842	FD - SUPPLIES	I	96467	2/03/2026	935.46	
			PINE LUMBER		001-160-637		30.60	
			4X6X12 PINE LUMBER		001-160-637		55.20	
			2X4X8 PINE LUMBER		001-160-637		129.96	
			4X4X8 PINE LUMBER		001-160-637		115.80	
			5/8X5 1/2 PINE LUMBER		001-160-637		392.20	
			CONCRETE MIX		001-160-637		92.70	
			DECK SCREWS		001-160-637		30.67	
			SHANK WIRE SIDING NAILS		001-160-637		88.33	
01-05221	RANDALL LYNN	204843	FEBRUARY 10, 2026 MEETING	I	021026	2/10/2026	50.00	
			FEBRUARY 10, 2026 MEETING		001-180-611		50.00	
01-40745	MADISON COUNTY CIRCUIT CL	204844	FINAL RESOLUTION PAYMENT	I	202602232481	2/20/2026	75,350.00	
			FINAL RESOLUTION PAYMENT		350-602-700		75,350.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT
01-41100	MADISON COUNTY SHERIFF'S	204845	DECEMBER 2025 HOUSING	I R-1225	1/21/2026	4,347.00
			DECEMBER 2025 HOUSING	001-100-687	4,347.00	
01-41100	MADISON COUNTY SHERIFF'S	204846	DECEMBER 2025 MEDICAL	I R-M1225	1/08/2026	56.36
			DECEMBER 2025 MEDICAL	001-100-687	56.36	
01-41200	MADISON COUNTY TAX COLLEC	204847	REFUND TAXES/ CHARLES PATTERSO	I 202602252494	2/24/2026	667.88
			REFUND TAXES/ CHARLES PATTERSO	001-000-350	667.88	
01-41200	MADISON COUNTY TAX COLLEC	204848	REFUND TAXES/PARCEL072D19A081	I 202602252495	2/24/2026	617.97
			REFUND TAXES/PARCEL072D19A081	001-000-350	617.97	
01-01078	MADISON COUNTY WASTEWATER	204849	PARKWAY EAST FM: MARCH 2026	I 5883	1/31/2026	2,021.54
			PARKWAY EAST FM: MARCH 2026	400-650-845	2,021.54	
01-01078	MADISON COUNTY WASTEWATER	204850	BOZEMAN RD: MARCH 2026	I 5887	1/31/2026	1,832.14
			BOZEMAN RD: MARCH 2026	400-650-848	1,832.14	
01-06166	MAGCOR INDUSTRIES	204851	TRASH CAN/PICNIC TABLE	I 136825	12/11/2025	2,200.00
			RECEPTACLEW/HOOD NO LINER	001-550-599	975.00	
			STEEL PICNIC TABLE	001-550-599	1,150.00	
			FREIGHT	001-550-599	75.00	
01-06166	MAGCOR INDUSTRIES	204852	BUSINESS CARDS	I 136856	12/12/2025	55.00
			BUSINESS CARDS	001-040-540	55.00	
01-42310	MARS MARKETING PROMOTIONA	204853	FD-TSHIRTS	I 48778	11/21/2025	442.97
			T-SHIRT GREY XL	001-160-535	152.91	
			T-SHIRT S/S 2XL	001-160-535	56.97	
			T-SHIRT L/S XL	001-160-535	152.91	
			T-SHIRT L/S 2X	001-160-535	56.97	
			SHIPPING	001-160-535	23.21	
01-03146	MARTIN BLOUGH CO	204854	PD FIRE INSPECTION	I I7118	2/09/2026	85.00
			ANNUAL INSPECTION	001-100-637	85.00	
01-03146	MARTIN BLOUGH CO	204855	LIBRARY	I I7128	2/06/2026	85.00
			FIRE EXTINGUISHER	001-350-637	85.00	
01-04707	ALEXANDRIA MCDANIELS	204856	REFUND DIRECT DEPOST RETURNED	I 202602242492	2/24/2026	100.00
			REFUND DIRECT DEPOST RETURNED	001-000-351	100.00	
01-05786	METROPOLITAN LIFE INSURAN	204857	TM05969153: FEB 2026	I 202602262520	2/26/2026	2,104.67
			TM05969153: FEB 2026	001-010-480	74.25	
			TM05969153: FEB 2026	001-020-480	74.25	
			TM05969153: FEB 2026	001-040-480	74.25	
			TM05969153: FEB 2026	001-040-480	8.25	
			TM05969153: FEB 2026	001-092-480	8.25	
			TM05969153: FEB 2026	001-100-480	635.25	
			TM05969153: FEB 2026	001-160-480	519.75	
			TM05969153: FEB 2026	001-180-480	90.75	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-05786	METROPOLITAN LIFE INSURAN	204857	TM05969153: FEB 2026	I 202602262520	2/26/2026	2,104.67	CONT
			TM05969153: FEB 2026	001-201-480	264.00		
			TM05969153: FEB 2026	001-340-480	107.25		
			TM05969153: FEB 2026	005-101-480	16.50		
			TM05969153: FEB 2026	400-650-480	198.00		
			TM05969153: FEB 2026	404-650-480	8.25		
			TM05969153: FEB 2026	001-000-170	23.19		
			TM05969153: FEB 2026	005-000-170	0.00		
			TM05969153: FEB 2026	400-000-170	2.48		
			TM05969153: FEB 2026	404-000-170	0.00		
01-05786	METROPOLITAN LIFE INSURAN	204858	TM05969153: MARCH 2026	I 202602262521	2/15/2026	2,088.17	
			TM05969153: MARCH 2026	001-010-480	74.25		
			TM05969153: MARCH 2026	001-020-480	74.25		
			TM05969153: MARCH 2026	001-040-480	74.25		
			TM05969153: MARCH 2026	001-040-480	8.25		
			TM05969153: MARCH 2026	001-092-480	8.25		
			TM05969153: MARCH 2026	001-100-480	635.25		
			TM05969153: MARCH 2026	001-160-480	519.75		
			TM05969153: MARCH 2026	001-180-480	90.75		
			TM05969153: MARCH 2026	001-201-480	255.75		
			TM05969153: MARCH 2026	001-340-480	107.25		
			TM05969153: MARCH 2026	005-101-480	16.50		
			TM05969153: MARCH 2026	400-650-480	189.75		
			TM05969153: MARCH 2026	404-650-480	8.25		
			TM05969153: MARCH 2026	001-000-170	23.19		
			TM05969153: MARCH 2026	005-000-170	0.00		
			TM05969153: MARCH 2026	400-000-170	2.48		
			TM05969153: MARCH 2026	404-000-170	0.00		
01-44250	MID-SOUTH UNIFORM & SUPPL	204859	PD ORDER	I 665203	2/12/2026	41.13	
			1/2 COCO RPD	001-100-535	13.87		
			1/2 COCA MISS	001-100-535	16.71		
			LT INSIGNIA	001-100-535	10.55		
01-05319	MIDSOUTH ELEVATOR LLC	204860	PD-MONTHLY ELEVATOR MAINTENANC	I INV-09123	2/15/2026	319.07	
			PD-MONTHLY ELEVATOR MAINTENANC	001-100-637	319.07		
01-05399	MILLS SCANLON DYE & PITTM	204861	SERVICES THROUGH 02-24-26	I 202602262524	2/25/2026	43,664.75	
			SERVICES THROUGH 02-24-26	001-060-601	3,702.25		
			SERVICES THROUGH 02-24-26	001-060-601	2,360.50		
			SERVICES THROUGH 02-24-26	001-060-601	1,320.00		
			SERVICES THROUGH 02-24-26	001-060-601	2,587.50		
			SERVICES THROUGH 02-24-26	001-100-601	132.50		
			SERVICES THROUGH 02-24-26	001-160-604	863.00		
			SERVICES THROUGH 02-24-26	001-060-601	9,946.50		
			SERVICES THROUGH 02-24-26	385-601-601	280.00		
			SERVICES THROUGH 02-24-26	328-601-601	491.50		
			SERVICES THROUGH 02-24-26	370-601-601	11,021.00		
			SERVICES THROUGH 02-24-26	400-650-601	10,045.00		
			SERVICES THROUGH 02-24-26	400-650-601	915.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-06515	MARTHA E MILLSAPS	204862	FEBRUARY 2026 SERVICES	I 202602192474	2/19/2026	270.00
			FEBRUARY 2026 SERVICES	001-340-690	270.00	
01-03495	MISS DEPARTMENT OF REVENU	204863	TAG RENEWALS POLICE DEPT	I 202602192469	2/18/2026	118.00
			TAG RENEWALS POLICE DEPT	001-100-632	118.00	
01-03495	MISS DEPARTMENT OF REVENU	204864	REPLACEMENT TAG FIRE DEPT	I 202602232479	2/20/2026	12.00
			REPLACEMENT TAG FIRE DEPT	001-160-632	12.00	
01-07022	MODLITE SYSTEMS	204865	SRT LIGHTS	I 170636	1/21/2026	2,498.00
			TACTICAL LINK	001-100-540	675.75	
			SCOUNT MOUNT	001-100-540	170.00	
			RIFLE LIGHT PACKAGE	001-100-540	1,487.50	
			PROTECTED CELL PACK	001-100-540	148.75	
			SHIPPING	001-100-540	16.00	
01-05432	ROBERT MOORE	204866	FEBRUARY 10, 2026 MEETING	I 021026	2/10/2026	50.00
			FEBRUARY 10, 2026 MEETING	001-180-611	50.00	
01-49450	MOTION INDUSTRIES INC	204867	RAIN SUITS.	I MS40-01050914	2/04/2026	881.60
			2083SRX2 RAINSUIT	400-650-540	314.84	
			208S3RL RAINSUIT	400-650-540	236.13	
			2083SRX3 RAINSUIT	400-650-540	278.20	
			FREIGHT	400-650-540	52.43	
01-03639	MOTOROLA SOLUTIONS INC	204868	FD - RADIOS STATION 5	I 8230550037	12/11/2025	409.29
			DEVICE PROGRAMMING	491-650-730	195.00	
			DEVICE INSTALLATION	491-650-730	214.29	
01-03639	MOTOROLA SOLUTIONS INC	204869	03-01-26 - 02-28-27 SVC AGRMNT	I 8230556017	1/30/2026	46,037.25
			03-01-26 - 02-28-27 SVC AGRMNT	001-100-635	46,037.25	
01-03639	MOTOROLA SOLUTIONS INC	204870	03-01-26 - 02-28-27 SERVICES	I 8230556058	1/30/2026	48,315.78
			03-01-26 - 02-28-27 SERVICES	001-100-635	48,315.78	
01-03639	MOTOROLA SOLUTIONS INC	204871	FD - RADIOS STATION 5	I 8282248811	12/08/2025	759.06
			PORTABLE RADIO BATTERY	491-650-730	759.06	
01-03639	MOTOROLA SOLUTIONS INC	204872	FD - RADIOS STATION 5	I 8282249000	12/08/2025	856.04
			CHARGER VEHICULAR TRAVEL	491-650-730	373.24	
			MICROPHONE	491-650-730	482.80	
01-03639	MOTOROLA SOLUTIONS INC	204873	FD - RADIOS STATION 5	I 8282249506	12/09/2025	9,427.00
			PORTABLE RADIO APX 900	491-650-730	2,138.16	
			HW KEY SUPPLEMENTAL DATA	491-650-730	21.84	
			SOFTWARE LICENSE	491-650-730	2,038.00	
			TDMA OPERATION	491-650-730	1,802.00	
			ESSENTIAL SERVICE	491-650-730	380.00	
			MOBILE RADIO APX	491-650-730	682.59	
			3 YEAR ESSENTIAL SVC	491-650-730	216.00	
			KEY SUPPLEMENTAL	491-650-730	5.46	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-03639	MOTOROLA SOLUTIONS INC	204873	FD - RADIOS STATION 5	I 8282249506	12/09/2025	9,427.00	CONT
			SOFTWARE LICENSE	491-650-730	100.30		
			TDMA OPERATION	491-650-730	450.50		
			REMOTE MOUNT	491-650-730	297.50		
			TRUNKING BAUD SYSTEM	491-650-730	612.10		
			APX 02 CHN	491-650-730	492.15		
			PALM MICROPHONE APX	491-650-730	72.25		
			TRUNK RADIO TRACE	491-650-730	75.65		
			ANT 3DB LOW PROFILE	491-650-730	42.50		
01-02851	MS BEAVER MGMT	204874	BEAVER CONTROL	I 11122521226	2/12/2026	2,625.00	
			BEAVER CONTROL	001-201-604	2,625.00		
01-07018	MS MADISON SOUTH RUBBISH	204875	LANDFILL CHARGE	I 04280	1/09/2026	108.00	
			12 CY DUMP	001-201-683	105.00		
			STATE ENV FEE	001-201-683	3.00		
01-07018	MS MADISON SOUTH RUBBISH	204876	LANDFILL CHARGE	I 04452	1/13/2026	54.00	
			6 CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204877	LANDFILL CHARGE	I 04484	1/14/2026	54.00	
			6 CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204878	LANDFILL CHARGE	I 04959	1/28/2026	36.00	
			4 CY DUMP	001-201-683	35.00		
			STATE ENV FEE	001-201-683	1.00		
01-07018	MS MADISON SOUTH RUBBISH	204879	LANDFILL CHARGE	I 05370	2/04/2026	36.00	
			4 CY DUMP	001-201-683	35.00		
			STATE ENV	001-201-683	1.00		
01-07018	MS MADISON SOUTH RUBBISH	204880	LANDFILL CHARGE	I 05829	2/11/2026	54.00	
			6 CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204881	LANDFILL CHARGE	I 05831	2/11/2026	54.00	
			6 CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204882	LANDFILL CHARGE	I 05838	2/11/2026	54.00	
			STATE ENV FEE	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204883	LANDFILL CHARGE	I 05840	2/11/2026	54.00	
			6CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		
01-07018	MS MADISON SOUTH RUBBISH	204884	LANDFILL CHARGE	I 05906	2/12/2026	54.00	
			6 CY DUMP	001-201-683	52.50		
			STATE ENV FEE	001-201-683	1.50		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-07018	MS MADISON SOUTH RUBBISH	204885	LANDFILL CHARGE	I 05993	2/13/2026	54.00
			6 CY DUMP	001-201-683	52.50	
			STATE ENV FEE	001-201-683	1.50	
01-07018	MS MADISON SOUTH RUBBISH	204886	LANDFILL CHARGE	I 10516	2/13/2026	54.00
			6CY DUMP	001-201-683	52.50	
			STATE ENV FEE	001-201-683	1.50	
01-04679	NEXAIR LLC	204887	TORCH BOTTLE RENTAL-NEW	I 0014231100	1/31/2026	119.77
			HIGH PSI BOTTLE	400-650-540	49.29	
			LOW PSI BOTTLE	400-650-540	49.29	
			CYLINDER CONTROL TEC	400-650-540	1.24	
			CYLINDER MAINT	400-650-540	11.00	
			SUPPLY CHAIN IMPACT	400-650-540	8.95	
01-01133	O'REILLY AUTO PARTS	204888	SHOP SUPPLIES	I 184780	2/12/2026	15.78
			HEADLIGHT CLEANER	400-650-540	9.99	
			SMALL BUCKET	400-650-540	5.79	
01-53715	OFFICE PRODUCTS PLUS INC	204889	LEGAL FILE FOLDERS	I 1116283-1	2/11/2026	224.80
			LEGAL FILE FOLDERS	001-180-540	224.80	
01-53715	OFFICE PRODUCTS PLUS INC	204890	FD - SUPPLIES	I 1116368-0	2/11/2026	34.37
			1 INCH BINDERS 12/CT	001-160-500	34.37	
01-53715	OFFICE PRODUCTS PLUS INC	204891	LEGAL FILE FOLDERS	I 1116458-0	2/11/2026	7.16
			REFILL GEL INK	001-180-540	7.16	
01-04017	OZBORN COMMUNICATIONS LLC	204892	LUBERTHA SIREN REPAIR	I 22701	2/19/2026	518.00
			LUBERTHA SIREN REPAIR	001-100-635	518.00	
01-55550	PETTY CASH - ADM	204893	PETTY CASH 12-18-25 - 02-18-26	I 202602192471	2/18/2026	83.58
			PETTY CASH 12-18-25 - 02-18-26	001-040-606	9.40	
			PETTY CASH 12-18-25 - 02-18-26	001-040-540	64.18	
			PETTY CASH 12-18-25 - 02-18-26	001-201-632	10.00	
01-01932	PINNACLE TOWERS LLC	204894	TOWER RENTAL MARCH 2026	I 50916395	3/01/2026	2,410.24
			TOWER RENTAL MARCH 2026	001-100-604	2,410.24	
01-04399	PITNEY BOWES GLOBAL FINAN	204895	12-30-25 - 03-29-26 LEASE	I 3322090212	2/13/2026	653.34
			12-30-25 - 03-29-26 LEASE	001-010-604	653.34	
01-06725	JAMES POWELL	204896	FEBRUARY 10, 2026 MEETING	I 021026	2/10/2026	50.00
			FEBRUARY 10, 2026 MEETING	001-180-611	50.00	
01-00381	PUCKETT RENTS	204897	QUICKRETE	I 1167467-0001	2/05/2026	237.35
			QUICKRETE	001-201-575	237.35	
01-05980	RACE RESULT AMERICAS INC	204898	BIB NUMBERS	I 49255	2/17/2026	247.86
			TYVEK BIB NUMBERS	001-340-650	207.00	
			SETUP FEE	001-340-650	25.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-05980	RACE RESULT AMERICAS INC	204898	BIB NUMBERS	I 49255	2/17/2026	247.86	CONT
			SHIPPING/HANDLING	001-340-650	15.86		
01-60575	REVELL HARDWARE & SUPPLY	204899	SHOP SUPPLIES	C 13350/D	2/19/2026	8.00CR	
			PLUG IN CO W/BATT BACKUP	001-340-540	34.99CR		
			BATTERY OPERATED CO ALRM	001-340-540	26.99		
01-60575	REVELL HARDWARE & SUPPLY	204900	SHOP SUPPLIES	I 13347/D	2/19/2026	218.03	
			CARBN MNXD DETCTR 9V 2PK	001-340-540	59.99		
			PLUG IN CO W/ BATT BACKUP	001-340-540	34.99		
			BATTERY OPERATED CO ALRM	001-340-540	26.99		
			HAMMER DRILLING3#COLLINS	001-340-540	17.09		
			BATTERY ALK AA 20WIDE	001-340-540	43.98		
			OIL SYNTH 6.4OZ	001-340-540	34.99		
01-03894	RICHARDSON ATHLETICS LLC	204901	SPIKED SOFTBALL MAT	I 45802	2/13/2026	1,846.32	
			SPIKED SOFTBALL MAT	001-340-540	1,750.00		
			SHIPPING	001-340-540	96.32		
01-02496	RJ YOUNG COMPANY	204902	C-JC1548: 01-23-26 - 02-22-26	I INV7917246	2/16/2026	4,913.05	
			C-JC1548: 01-23-26 - 02-22-26	001-010-635	286.53		
			C-JC1548: 01-23-26 - 02-22-26	001-020-635	136.19		
			C-JC1548: 01-23-26 - 02-22-26	001-040-635	572.26		
			C-JC1548: 01-23-26 - 02-22-26	001-080-635	26.85		
			C-JC1548: 01-23-26 - 02-22-26	001-100-635	1,981.31		
			C-JC1548: 01-23-26 - 02-22-26	001-160-635	443.11		
			C-JC1548: 01-23-26 - 02-22-26	001-180-635	471.40		
			C-JC1548: 01-23-26 - 02-22-26	001-340-635	366.54		
			C-JC1548: 01-23-26 - 02-22-26	400-650-635	504.70		
			C-JC1548: 01-23-26 - 02-22-26	001-201-635	124.16		
01-06407	ROLANDO ROMAN	204903	MEDALS	I 1197	2/12/2026	5,118.00	
			CUSTOM MEDAL WITH RIBBON	001-340-650	4,200.00		
			SHIPPING	001-340-650	918.00		
01-02384	SCOTT PETROLEUM CORPORATI	204904	OFF ROAD DIESEL AND GAS	I 145065	2/10/2026	2,589.48	
			OFF ROAD DIESEL	400-650-525	2,568.50		
			EPA TAX	400-650-525	14.00		
			HAZMAT FEE	400-650-525	6.98		
01-02384	SCOTT PETROLEUM CORPORATI	204905	OFF ROAD DIESEL AND GAS	I 146931	2/10/2026	1,333.73	
			NONETHANOL GAS	400-650-525	1,246.75		
			EPA TAX	400-650-525	2.00		
			STATE EXCISE TAX	400-650-525	78.00		
			HAZMAT FEE	400-650-525	6.98		
01-65950	SOUTHERN ADMINISTRATORS	204906	COMPANY #106: MARCH 2026	I 26022310600000	2/23/2026	594.49	
			COMPANY #106: MARCH 2026	001-010-481	14.00		
			COMPANY #106: MARCH 2026	001-020-481	12.25		
			COMPANY #106: MARCH 2026	001-040-481	12.25		
			COMPANY #106: MARCH 2026	001-092-481	0.00		
			COMPANY #106: MARCH 2026	001-040-481	1.75		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	
01-65950	SOUTHERN ADMINISTRATORS	204906	COMPANY #106: MARCH 2026	I 26022310600000	2/23/2026	594.49	CONT
			COMPANY #106: MARCH 2026	001-100-481	91.00		
			COMPANY #106: MARCH 2026	001-160-481	78.75		
			COMPANY #106: MARCH 2026	001-180-481	14.00		
			COMPANY #106: MARCH 2026	001-201-481	31.50		
			COMPANY #106: MARCH 2026	001-340-481	15.75		
			COMPANY #106: MARCH 2026	005-101-481	3.50		
			COMPANY #106: MARCH 2026	400-650-481	26.25		
			COMPANY #106: MARCH 2026	404-650-481	1.75		
			COMPANY #106: MARCH 2026	001-000-170	259.78		
			COMPANY #106: MARCH 2026	005-000-170	4.24		
			COMPANY #106: MARCH 2026	400-000-170	26.22		
			COMPANY #106: MARCH 2026	404-000-170	1.50		
01-03210	SOUTHERN CONNECTION POLIC	204907	HALL CID EQUIPMENT	I 37796	2/02/2026	433.76	
			HANDCUFF POUCH	001-100-535	34.99		
			MAVERICK KWIK CLIP	001-100-632	356.82		
			DOUBLE MAG CASE	001-100-632	41.95		
01-03210	SOUTHERN CONNECTION POLIC	204908	KENDRICK BALLISTIC VEST	I 37845	2/06/2026	1,387.82	
			MAVERICK KWIQ RELEASE	001-100-730	356.82		
			HI-LITE CARRIER	001-100-730	1,031.00		
01-03210	SOUTHERN CONNECTION POLIC	204909	BROTHERN PANTS	I 37872	2/09/2026	158.00	
			BROTHERN PANTS	001-100-535	158.00		
01-03210	SOUTHERN CONNECTION POLIC	204910	FD - HATS	I 37873	2/09/2026	1,424.25	
			HATS	001-160-535	1,424.25		
01-03210	SOUTHERN CONNECTION POLIC	204911	NAEF PANTS	I 37876	2/09/2026	158.00	
			NAEF PANTS	001-100-535	158.00		
01-03210	SOUTHERN CONNECTION POLIC	204912	PD ORDER	I 37895	2/10/2026	234.75	
			PD ORDER	001-100-535	234.75		
01-03210	SOUTHERN CONNECTION POLIC	204913	TRAFFIC HILITE VEST	I 37920	2/12/2026	220.90	
			EMBROIDERY NAME	001-100-535	6.00		
			EMBROIDERY BADGE	001-100-535	15.00		
			ARMORSKIN POLO	001-100-535	199.90		
01-03210	SOUTHERN CONNECTION POLIC	204914	MOSS LONG SLEEVE	I 37921	2/12/2026	64.00	
			MOSS LONG SLEEVE	001-100-535	64.00		
01-03210	SOUTHERN CONNECTION POLIC	204915	HAAR PATROL UNIFORM	I 37922	2/12/2026	138.00	
			SHIRT	001-100-535	59.00		
			PANTS	001-100-535	79.00		
01-03210	SOUTHERN CONNECTION POLIC	204916	FD - BELT	I 37940	2/16/2026	87.99	
			BLACK BELT LARGE	001-160-535	42.00		
			WATERPROOF JACKET BLK 4XL	001-160-535	45.99		
01-03210	SOUTHERN CONNECTION POLIC	204917	P409 PUSH BUMPER	I 37954	2/17/2026	720.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	DATE	AMOUNT	
01-03210	SOUTHERN CONNECTION POLIC	204917	P409 PUSH BUMPER	I 37954	2/17/2026	720.00	CONT
			LABOR	001-100-632	150.00		
			PUSHBUMPER CENTER	001-100-632	415.00		
			PB BRACKETS	001-100-632	155.00		
01-00247	SOUTHERN REGIONAL PUBLIC	204918	NEW HIRE ACADEMY	I 2887	2/05/2026	16,145.00	
			NEW HIRE UNIFORMS	001-100-535	1,400.00		
			BASIC POLICE ACADEMEY	001-100-681	12,000.00		
			M. MOORE BP ACADEMY	001-100-681	2,100.00		
			AMMUNITION	001-100-681	645.00		
01-07106	SPECIALTY HEATING COOLING	204919	FD- HVAC	I 251334	9/04/2025	397.50	
			HVAC QUOTE	001-160-637	397.50		
01-68250	STATE TREASURER FUND: 337	204920	ANALYTICAL FEES: FEBRUARY 2026	I 90171206	2/06/2026	600.00	
			ANALYTICAL FEES: FEBRUARY 2026	001-100-604	600.00		
01-68950	CONNIE SUBER	204921	FEBRUARY 10, 2026 MEETING	I 021026	2/10/2026	50.00	
			FEBRUARY 10, 2026 MEETING	001-180-611	50.00		
01-69095	SULLIVAN ELECTRIC	204922	SERVICE CALLS	I 265510	2/23/2026	3,675.00	
			SC WOLCOTT PARK	001-340-637	1,470.00		
			SC FREEDOM RIDGE PARK	001-340-637	2,205.00		
01-69135	SUN BADGE CO	204923	PD BADGES	I 426265	12/22/2025	323.00	
			PD BADGES	001-100-540	90.00		
			PD BADGES	001-100-540	222.00		
			SHIPPING	001-100-540	11.00		
01-69135	SUN BADGE CO	204924	PD BADGES	I 426273	12/22/2025	2,096.60	
			PD BADGES	001-100-540	2,188.00		
			CREDIT	001-100-540	109.40CR		
			SHIPPING	001-100-540	18.00		
01-69155	SUNBELT FIRE APPARATUS IN	204925	FD - SUPPLIES	I 00035657	1/26/2026	2,743.03	
			AUTO X TOOL CRIB KIT	491-650-730	1,337.32		
			SURVIVOR X RECHARGEABLE	491-650-730	469.05		
			BATTERY	491-650-730	103.98		
			HOSE ROLLER	491-650-730	256.00		
			BACK PACK	491-650-730	349.68		
			FREIGHT	491-650-730	227.00		
01-69155	SUNBELT FIRE APPARATUS IN	204926	FD - HELMET	I 00036195	2/11/2026	1,031.00	
			HELMET, 880 WHT	001-160-536	436.00		
			LEATHER FRONT, HELMET	001-160-536	130.00		
			BLACK, NFPA BOURKES	001-160-536	431.00		
			SH - EQUIP FREIGHT	001-160-536	34.00		
01-69155	SUNBELT FIRE APPARATUS IN	204927	FIRE PROTECTION GEAR	I 00036532	2/19/2026	1,588.00	
			GLOBE PARTICULATE HOOD	001-160-536	1,560.00		
			FREIGHT	001-160-536	28.00		

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-06312	SUPER SMART SHOPPERS	204928	CAT TRAPS	I PS-INV104248	2/09/2026	179.96
			CAT TRAPS	001-100-540	179.96	
01-06312	SUPER SMART SHOPPERS	204929	CID SUPPLIES	I PS-INV104258	2/16/2026	654.97
			CID GLOVES-JUSTIN	001-100-540	495.00	
			WHEEL MEASURING	001-100-540	74.97	
			SHIPPING	001-100-540	85.00	
01-05923	TAYLOR SUDDEN SERVICE	204930	FULL PM SERVICE	I 03427121	10/16/2025	1,134.00
			GEN INSPECTION	001-100-635	239.00	
			4HR LOAD TEST	001-100-635	895.00	
01-05923	TAYLOR SUDDEN SERVICE	204931	FULL PM SERVICE	I 03430077	10/22/2025	975.00
			GEN INSPECTION	001-100-635	225.00	
			4HR LOAD TEST	001-100-635	750.00	
01-05031	TERRY SERVICE INC	204932	FEBRUARY 2026 MONTHLY BILLING	I 23470	2/18/2026	4,750.00
			FEBRUARY 2026 MONTHLY BILLING	001-092-637	720.83	
			FEBRUARY 2026 MONTHLY BILLING	001-100-637	766.67	
			FEBRUARY 2026 MONTHLY BILLING	001-010-637	520.83	
			FEBRUARY 2026 MONTHLY BILLING	001-350-637	319.92	
			FEBRUARY 2026 MONTHLY BILLING	400-650-637	182.75	
			FEBRUARY 2026 MONTHLY BILLING	001-201-637	91.42	
			FEBRUARY 2026 MONTHLY BILLING	001-160-637	1,188.00	
			FEBRUARY 2026 MONTHLY BILLING	001-340-637	959.58	
01-03419	THINKWEBSTORE.COM	204933	JANUARY 2026 ADA	I 9345	2/05/2026	99.00
			JANUARY 2026 ADA	001-093-604	99.00	
01-71780	TRACE CLEANERS	204934	TABLECLOTH CLEANING	I INV-1473	2/04/2026	258.00
			TABLE RUNNER	001-340-604	24.00	
			TABLE RUNNER	001-340-604	24.00	
			TABLECLOTH LARGE	001-340-604	70.00	
			TABLECLOTH LARGE	001-340-604	70.00	
			TABLECLOTH LARGE	001-340-604	70.00	
01-06387	TRI-COUNTY TRANSPORT LLC	204935	PD TOW	I 202602232478	2/05/2026	475.00
			PD TOW	001-100-632	475.00	
01-06304	TURF TANK	204936	REPAIR TURF TANK	I INV00018751	2/16/2026	1,186.00
			5.5 GALLON PAINT DRUMS	001-340-540	104.00	
			MAINTENANCE VISIT	001-340-604	750.00	
			COMPLETE SUCTION ROD	001-340-635	120.80	
			PUMP INC FITTINGS	001-340-635	211.20	
01-02393	TYLER TECHNOLOGIES	204937	PRINTERS FOR PATROL	I 130-161626	12/18/2025	770.00
			ZEBRA CHARGER	005-101-540	490.00	
			ZEBRA USB CABLE	005-101-540	280.00	
01-02393	TYLER TECHNOLOGIES	204938	PRINTERS FOR PATROL	I 130-162296	1/29/2026	6,750.00
			ZEBRA PRINTER	005-101-540	6,750.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT		INVOICE NUMBER	DATE	AMOUNT
01-02393	TYLER TECHNOLOGIES	204939	CONF - CLAYTON	I	4086	2/18/2026	1,249.00
			CONF PACKAGE		001-042-681	1,249.00	
01-02393	TYLER TECHNOLOGIES	204940	UTILITY ACCESS 03-01 -03-31-26	I	CI100-00257745	2/28/2026	370.00
			UTILITY ACCESS 03-01 -03-31-26		400-650-604	370.00	
01-02393	TYLER TECHNOLOGIES	204941	04-01-26 -03-31-27 ANNUAL FEES	I	CI100-00259502	2/18/2026	4,828.11
			04-01-26 -03-31-27 ANNUAL FEES		001-180-635	2,414.06	
			04-01-26 -03-31-27 ANNUAL FEES		400-650-635	2,414.05	
01-03710	UNION AUTO PARTS	204942	WATER DEPT-CREW TRUCK	I	3140406-00	2/05/2026	611.97
			EVAPORATOR CORE		400-650-635	428.27	
			HEATER CORE		400-650-635	150.76	
			COOLANT		400-650-635	32.94	
01-03710	UNION AUTO PARTS	204943	BATTERIES 340-1-94	I	3141404-00	2/09/2026	391.98
			MOTBXT65850		001-340-632	391.98	
			IMPLIED CORE		001-340-632	36.00	
			DIRTY CORE		001-340-632	36.00CR	
01-03710	UNION AUTO PARTS	204944	DOOR LATCHES	I	3141548-00	2/09/2026	423.57
			REMOTE CONTROL SYS RH		001-340-632	211.56	
			REMOTE CONTROL SYS LH		001-340-632	212.01	
01-03710	UNION AUTO PARTS	204945	WATER DEPT-650-1-171	I	3143035-00	2/12/2026	1,312.74
			WATER DEPT-650-1-171		400-650-632	1,312.74	
01-07065	WALMART BUSINESS	204946	FD - SUPPLIES	I	4FF51109	2/11/2026	212.65
			WATER		001-160-540	35.22	
			XL DRYING TOWELS		001-160-540	44.64	
			TRASH CAN		001-160-540	5.66	
			FOLGERS COFFEE		001-160-540	60.72	
			TOILET BOWL CLEANER		001-160-540	10.44	
			FOLGERS COFFEE		001-160-540	41.58	
			GLASS CLEANER		001-160-540	9.92	
			FOAM CLEANER CAR		001-160-540	4.47	
01-05043	KEVIN WARD	204947	REFUND GARNISHMENT DEDUCTION	I	202602242493	2/24/2026	88.89
			REFUND GARNISHMENT DEDUCTION		400-000-169	88.89	
01-06882	VICKIE WHITE	204948	FEBRUARY 2026 SERVICES	I	202602192472	2/19/2026	135.00
			FEBRUARY 2026 SERVICES		001-340-690	135.00	
01-01453	WILLIAMS EQUIPMENT & SUPP	204949	WATER DEPT-VAC TRL	I	40027456-0001	2/02/2026	135.00
			WATER DEPT-VAC TRL		400-650-575	105.00	
			SHIPPING		400-650-575	30.00	
01-04391	WILLOUGHBY PAINTING LLC	204950	REPAIRS AT LODGE	I	260219	2/19/2026	562.00
			RESECURE GUTTERS		001-340-637	250.00	
			NEW RUBBER GASKETS		001-340-637	312.00	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	INVOICE NUMBER	INVOICE DATE	AMOUNT
01-06447	BRYCE WINSTEAD	204951	ADV TRAV: 03-08-26 - 03-12-26	I 202602232483	2/06/2026	395.60
			ADV TRAV: 03-08-26 - 03-12-26	001-100-610	395.60	
01-77885	WORLD CLASS ATHLETIC SURF	204952	PAINT FOR FIELDS	I 73111	2/03/2026	4,380.00
			GPS PAINTER NAVY BLUE RTU	001-340-575	1,920.00	
			AEROSOL, WHITE	001-340-575	2,208.00	
			FREIGHT	001-340-575	252.00	
01-02983	YELVERTON CONSULTING LLC	204953	MARCH 20026 CONSULTING FEE	I INV-000220	3/01/2026	4,000.00
			MARCH 20026 CONSULTING FEE	001-020-604	4,000.00	
					TOTAL =	1,129,141.20

FUND TOTALS

FUND	NAME	TOTAL
001	GENERAL FUND	359,475.43
005	COURT SERVICES FEE FUND	7,672.52
328	PURPLE CREEK PHASE 3	491.50
350	RIDGEWOOD RD DRAINAGE	75,350.00
370	FREEDOM RIDGE PRK IMP 2	11,021.00
385	STEED RD MULTI USE TRAIL	280.00
400	PUBLIC UTILITIES FUND	218,724.31
404	EMCRS OPERATION & MAINT	219.81
475	HIGHLAND COLONY WELL TANK	441,712.21
491	FIRE PROTECTION SURCHARGE	14,194.42
	TOTALS FOR ALL FUNDS =	1,129,141.20

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 1/30/2026
PAY PERIOD ENDING: 2/12/2026

February 20, 2026 PAYROLL

*** GRAND TOTALS ***

EARNINGS			BENF/REIMB		DEDUCTIONS			TAXES			
DESC	HRS	AMOUNT	DESC	AMOUNT	CD ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	800.00	42,247.60	VEH	22.40	AFA AFACC	1227.01		FED W/H	534,131.49	41,699.65	
SMON	0.00	36,827.08			AFC AFCAN	891.55		ST WH MS	534,131.49	13,486.00	
REG	19,327.75	487,230.45			AFD AFSHO	1805.67		FICA	593,307.49	36,785.17	36785.17
RETRO	0.00	1,159.14			AFH AFHOS	479.61		MEDI	593,307.49	8,602.92	8602.92
R/O	26.75	630.86			AFI AFCRI	138.07					
O/T	161.25	5,154.45			AFS AFSPE	143.55					
CE	69.01	0.00			ANN ANUTY	4016.50					
CMPRG	25.00	0.00			C32 CHSUP	225.00					
COMP	64.00	1,728.12			C70 CHSUP	89.00					
SICK	622.25	16,683.87			C73 CHSUP	86.50					
VAC	443.75	11,808.96			C74 CHSUP	165.00					
HOL	150.00	5,278.96			C82 CHSUP	127.50					
FNRL	8.00	222.24			C86 CHSUP	87.50					
MLT	128.00	2,850.76			C87 CHSUP	72.50					
PARAM	0.00	4,230.82			C92 CHSUP	76.00					
SHIFT	0.00	375.00			C94 CHSUP	382.50					
FEQMT	0.00	35.48			C95 CHSUP	90.00					
YMCA	0.00	16.50			C96 CHSUP	73.50					
AEMT	0.00	288.45			CAF ADMFE	123.00	143.44				
TRAFF	0.00	2,002.00			CFM CFM	10.50	12.25				
MBNHI	25.00	1,211.75			CHC CHCAR	1025.00					
TASKF	21.00	906.57			CRU CRUN	1058.00					
					D99 GARN	476.63					
					DCF DENCF	2389.49	1351.91				
					DCM DCM	346.50	182.28				
					DEN DENTL		2308.88				
					DMO DMO		60.76				
					FCE FLEX	16.12					
					HCF HTHCF	15200.13	23252.58				
					HCM HCM	2297.64	3577.32				
					HLT HELTH		48591.93				
					HRF HRF	219.03	282.48				
					JL1 CHSUP	242.50					
					LIF LIFE	14.24	1057.21				
					PBA POBEN	220.50					
					RET RET	55159.50	113546.49				
					UNR UNREM	3442.85					
					W05 GARN	100.69					
TOTALS:	21,871.76	620,889.06		22.40		92519.28	194367.53			100,573.74	45388.09

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET

DEPT: ALL
PAYROLL NO#: 01
PAY PERIOD BEGINNING: 1/30/2026
PAY PERIOD ENDING: 2/12/2026

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
001-010	25,808.90	23,975.92	0.00	1,832.98	0.00	0.00	4,138.86	3,566.70	18,103.34
001-020	24,787.80	24,787.80	0.00	0.00	0.00	0.00	4,998.05	3,260.56	16,529.19
001-040	31,111.30	30,371.41	0.00	739.89	0.00	0.00	4,742.32	4,959.30	21,409.68
001-092	1,758.40	1,758.40	0.00	0.00	0.00	0.00	158.26	278.69	1,321.45
001-100	186,158.11	165,553.29	3,021.85	13,112.65	4,470.32	0.00	26,573.27	30,026.33	129,558.51
001-160	156,701.15	144,250.77	0.00	6,736.49	5,713.89	0.00	26,192.57	25,706.74	104,801.84
001-180	29,208.50	26,066.23	0.00	3,125.77	16.50	0.00	3,939.86	5,439.05	19,829.59
001-201	69,297.46	63,532.79	0.00	5,742.27	0.00	22.40	7,976.38	11,205.21	50,093.47
001-340	33,380.95	30,530.56	145.65	2,704.74	0.00	0.00	3,920.54	5,632.82	23,827.59
005-101	5,960.64	5,935.64	0.00	0.00	25.00	0.00	875.53	1,148.74	3,936.37
400-650	55,072.93	48,214.28	1,986.95	4,240.84	630.86	0.00	8,452.57	9,205.45	37,414.91
404-650	1,665.32	1,328.04	0.00	337.28	0.00	0.00	551.07	144.15	970.10
TOTALS	620,911.46	566,305.13	5,154.45	38,572.91	10,856.57	22.40	92,519.28	100,573.74	427,796.04

REGULAR INPUT: 268 MANUAL INPUT: 0 CHECK STUB COUNT: 1 DIRECT DEPOSIT STUB COUNT: 267