AGENDA
BRANDON BOARD OF ALDERMEN & MAYOR
REGULAR BOARD MEETING
BUTCH LEE, MAYOR PRESIDING
MARCH 16, 2026

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS AND RECOGNITIONS

1. Proclamation World Down Syndrome Day

D. OLD BUSINESS

1. Approve the Work Session and Regular Board Meeting Minutes of March 2, 2026 and the Work Session on March 3, 2026.

E. BUTCH LEE, MAYOR

F. MARY ANN HESS, CITY CLERK

1. Consideration to approve professional services agreements for the purposes of promoting tourism in accordance with HB1521 (2023 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show related expenditures.
   Warren Zeiders - Brandon Amphitheater - April 3, 2026

2. Consideration to rescind the item adopted at the meeting on 3/3/2026 regarding the security service agreement with Justice, LLC. due to the incorrect amount and then to adopt a new security service agreement with Justice, LLC. with the correct amount.

3. Request permission for Rebecca Pevey to attend the Community Development Block Grant (CDBG) Implementation Workshop hosted by the Mississippi Development Authority on March 25, 2026, at the Pearl Community Center.

4. Consideration to approve the travel for Niki Jobe and Dee Dee Walker to attend the HUB Jackson 2026 Compliance and Benefits Summit in Madison, MS on April 15, 2026.

5. Consideration to approve Candance Hunley, Niki Jobe, and Dee Dee Walker to attend a workers comp/liability training session held at the Brandon Amphitheater and sponsored by the MS Service Company on April 23, 2026.

6. Consideration to approve:

   a. Docket of Claims for March 2, 2026.
   b. Fox Everett claims released on March 6, 2026.
   c. Electronic fund transfers for February, 2026.

7. Monthly Report of Privilege Licenses

G. CHARLES PITCOX, EVENTS DIRECTOR

1. Request permission to advertise for Jubilee Days Events with local providers not to exceed $25,000.00, which will be paid out of the 2% fund.

2. Consideration to approve an agreement with Mississippi Race Timing for the Jubilee Juke 5K Trail Run on May 2, 2026.

3. Consideration to adopt a professional services agreement with Cole Entertainment Services, LLC to extend term and conditions of the stagehand agreement.

4. Consideration to approve adding a security deposit to the rental fee agreement with government agencies to cover any damages that may occur during an event.

H. ALEX WADE, PUBLIC WORKS DEPARTMENT

1. Consideration to approve the attached Order allowing changes to Appendix C, Section 82-55 (Utility Rates Generally) of the City of Brandon Code of Ordinances and allow the Mayor and City Clerk to execute the same.

2. Consideration to amend Chapter 82, Article II, Section 82-55 of the City of Brandon Code of Ordinances.

3. Consideration to declare an emergency the repair to the 2021 VacPak Leaf and Litter Truck (VIN 1711) pursuant to Miss. Code Ann. §31-7-13(k).

4. Consideration to approve the Professional Services Agreement with Deep South Land Improvements, LLC for ROW mowing & string cutting and authorize the Mayor to execute the same.

5. Consideration to approve the Professional Services Agreement with Deep South Land Improvements, LLC for ROW bush hogging for the 2026 season and authorize the Mayor to execute the same.

6. Consideration to approve the Professional Services Agreement with Ambiance Landscape for mowing & string cutting at the Brandon Amphitheater & along a portion of Marquette Road and authorize the Mayor to execute the same.

7. Consideration to approve Pay Request 6 in the amount of $59,099.48 from Griner Drilling Service, Inc. for the Cornerstone Water Well Project and authorize payment of same.

8. Consideration to approve the attached Commercial Surety Bond as required by MDOT for the HIghway 18 Waterline Extension Project - Star Road to West Sunset Drive and authorize the Mayor and City Clerk to execute the same.

9. Consideration to approve Pay Request 1 in the amount of $34,698.15 from Valde Pavement Solutions, LLC for the Felicity Street Sidewalk Improvements Project and authorize payment of the same.

10. Consideration to approve Change Order 1 from Thornton Construction Company, Inc. at an increase of $11,100.00 in the project amount and authorize payment of the same.

11. Consideration to rescind the previously approved purchase of one (1) 2025 Ford F-250 XL 4x4 Crew Cab truck in the amount of $47,448.10 from Gray-Daniels Auto Group for

the Parks & Recreation Department, and to approve the purchase of one (1) 2026 Ford F-250 XL 4x4 Crew Cab truck from Gray-Daniels Auto Group in the amount of $51,695.00. A second quote was received from Mac Haik Jackson Ford in the amount of $51,957.00. The previously approved vehicle was sold prior to the City completing the purchase.

I. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Consideration to receive and file the Planning Commission minutes dated Feb. 23, 2026.

2. Consideration to receive and file the minutes of the Historic Preservation Commission meetings held on March 5, 2026 and March 10, 2026

3. Consideration to approve the regular meeting schedule of the Brandon Historic Preservation Commission on the second (2nd) Tuesday of each month at 6:00 p.m. in the Board Room at Brandon City Hall.

4. Consideration to acknowledge the resignations of Mike Powell and Mark Hardy from the Brandon Historic Preservation Commission and authorize publication of notice and initiation of the recruitment and appointment process to fill Commission vacancies in accordance with the City ordinance and applicable Certified Local Government procedures.

5. Consideration to approve attendance at the Mississippi Department of Archives and History Preservation Boot Camp, to be held April 22–23, 2026, in Jackson, Mississippi, for Joey Barnette, Jennifer Lay of Brandon Main Street, and Lindsay Freeman of the Brandon Historic Preservation Commission.

6. Consideration to approve a Comprehensive Sign Plan (Case # 26-013) for Huntington Bank located at 120 Service Drive, in accordance with the staff report.

7. Consideration to approve a Comprehensive Sign Plan (Case # 26-015) for Texaco located at 3271 Highway 18, in accordance with the staff report.

8. Consideration to set a public hearing for April 6, 2026, on the proposed adoption of a comprehensive zoning ordinance text and official zoning map for the City of Brandon, Mississippi.

9. Public Hearing and consideration of a Conditional Use Permit application (Case No. 26-002) submitted by Black Mountain Energy Storage II, LLC, for a Battery Energy Storage System (BESS) facility to be located on Parcels J9-3-20 and J9-3-0, in accordance with the staff report.

10. Public Hearing and consideration of a recommendation to the Mayor and Board of Aldermen regarding a dimensional variance request and development review for Case #25-030 / 26-008, The Summit Project

11. Public Hearing and consideration regarding a Conditional Use Permit application (Case #26-001) submitted by John Christian to allow a retail package store, first floor only, at 346 Crossgates Boulevard.

12. Public Hearing and consideration of Conditional Use Permit and Development Review applications (Case #26-006) submitted by Airspace for a monopole telecommunications

tower to be located on Parcel No. H8-10-140 at the corner of Highway 18 and Greenfield Road.

13. Public Hearing and consideration regarding proposed zoning text amendments relating to Planning Commission structure, appointments, and procedures, and Build-to-Rent (BTR) provisions.

J. JOSEPH FRENCH, POLICE CHIEF

1. Consideration to transfer Hayden Gibbons from Civilian Animal Control Officer to Patrol Officer Trainee effective March 16, 2026 and set his rate of pay in accordance with the memo.

2. Consideration to approve travel for the following:

    - Katelynne Ferguson, Hayden Gibbons, John O'Cain and Trevor Phillips to travel to the Southern Regional Public Safety Institute to participate in their eleven (11) week basic training academy from April 5, 2026 – June 18, 2026. The tuition for the class, lodging, and meals will be funded by the departments training budget.
    - Dispatcher's Jessica Andrews and Kayla Tadlock to travel to Meridian, Mississippi on March 23-26, 2026, to attend the Peer Support class. This class will certify both to be a part of LEAPS. Any food or fuel expenses will be covered by the departments training budget.

3. Requesting permission to accept an asset transfer of a Sager Laptop serial # 8Q02SC252438 from the Rankin County District Attorney John Bramlett Jr. and add the laptop to the Police Departments property inventory list.

4. Request that one (1) 2023 Lexus RX bearing VIN number 2T2BAMBA7PC016808, from the Brandon Police Department's forfeited property inventory be transferred over to General Government.

K. BRIAN ROBERTS, FIRE CHIEF

1. Request permission for Battalion Chief Bryhn Beck to travel to Biloxi, MS to attend the annual Fire Chief/Firefighter Conference from May 26, 2026, to June 1, 2026, and approve all travel expenses.

2. Consideration to promote the following Sergeants/Firefighters to Lieutenants and set the rate of pay in accordance to the memo.

3. Request consideration to apply for the Lowe's 2026 Community Impact Grant.

4. Request consideration to apply for the 2026 Homeland Security Grant and authorize Mayor Butch Lee, Chief Brian Roberts and Carolyn Palmer to execute all documents.

L. EXECUTIVE SESSION

M. ADJOURN

[MEET_FOOT]

MINUTES OF THE WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF BRANDON, MISSISSIPPI HELD ON MARCH 2, 2026
MAYOR BUTCH LEE PRESIDING

A. CALL TO ORDER - Mayor Lee and Aldermen Craine, Farris, King, Womack, Coker, Williams, and Vinson were present.

B. INVOCATION AND PLEDGE OF ALLEGIANCE – Mayor Lee gave the invocation.

C. BUTCH LEE, MAYOR

1. Receive and review storm water analysis program developed by Waggoner Engineering for the City of Brandon.

D. ADJOURN

Minutes approved, this the 16th day of March 2026.

_____
Hon. Butch Lee, Mayor

Attest:

_____
Hon. Mary Ann Hess, City Clerk

MINUTES OF THE REGULAR BOARD MEETING OF THE CITY OF BRANDON, MISSISSIPPI BOARD OF ALDERMEN AND MAYOR BUTCH LEE, MAYOR PRESIDING
MARCH 2, 2026

A. CALL TO ORDER - Mayor Lee and Aldermen Vinson, Farris, King, Womack, Coker, Williams and Craine were present.

B. INVOCATION AND PLEDGE OF ALLEGIANCE – Rev. Scott Larson gave the invocation and Mayor Lee led the Pledge of Allegiance.

C. PUBLIC COMMENTS AND RECOGNITIONS

- Robert Graham – Hele Marketing – Presented a general proposal for his company to provide social media management.
- Mayor Lee described various upcoming projects for which they are preparing packets for submission.

D. OLD BUSINESS

1. Approve the Regular Board Meeting Minutes of February 17, 2026.

Alderman Womack made the motion to approve agenda item D.1 which is appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

E. BUTCH LEE, MAYOR

1. Approve Pay Request 1 from Gilreath Construction Company, LLC in the amount of $114,262.50 for the Civic Center (Big Room) Renovation Phase 2, authorize payment of the same, and a Change Order by adding nine (9) additional days to the contract due to delays caused by scheduled events.
2. Authorize WBA Architecture to develop plans and advertise the bid for the Civic Center (Big Room) Renovation Phase 3 project.
3. Approve a settlement from Magic of Lights for November 21, 2025, through January 3, 2026, in the amount of $54,504.28 and authorize the Mayor and Finance Director to execute the same.
4. Authorize advertising in Mississippi Magazine in the amount of $1,495.00 for purposes of advertising and bringing into favorable notice the opportunities and possibilities of the City, first finding that this mode of advertising is in the best interests of the citizenry.

Alderman Craine made the motion to approve agenda items E.1-E.4 in accordance with the memos with attachments from the Mayor's Office which are appended hereto, seconded by Alderman Farris and upon affirmative vote of the members present, the motion carried.

F. MARY ANN HESS, CITY CLERK

1. Approve a payment in the amount of $5,000.00 to Sample, Hicks & Associates for

Labor Standards Consulting Services Contract. This contract is for the City's DWSIRLF project for the Cornerstone/Grants Ferry Parkway Waterline Extension Project.

2. Remove part-time runner Tammy Roden from the City's payroll roster effective March 3, 2026.

3. Approve addenda to professional services agreements for the following vendors at the Brandon Amphitheater, City Hall Live and Rentals for the 2026 season as presented, and authorize the Mayor to execute the same, and confirm that a condition of the approval of such addendum is that except as amended by such addenda all existing terms and conditions are incorporated in the agreement and shall continue in all respects, and upon the condition that all vendors provide a certificate of insurance as required by the original agreement and including commercial liability insurance with the required limits in place at all times relevant to the period of performance by the vendor, not to be cancelled without notice to the City, and including the City as an additional insured thereon to-wit:

    - Justice Security
    - Academic Technologies
    - ELCON
    - JL Roberts Mechanical
    - RF Outdoors
    - Roderick Kwan
    - Jani King
    - Event Concessions
    - A Catered Occasion
    - MVS Services

4. Approve:

    a. Docket of Claims for March 2, 2026.
    b. Fox Everett claims released on February 24, 2026.

Alderman Coker made the motion to approve agenda items F.1-F.4(a)&(b) in accordance with the memos with attachments from the City Clerk's Office which are appended hereto, seconded by Alderman Williams and upon affirmative vote of the members present, the motion carried.

G. ALEX WADE, PUBLIC WORKS DEPARTMENT

1. Approve the following items from Suncoast Infrastructure, Inc. for the Lance Martin Easthaven Sewer Rehabilitation Project. These items will finalize the project.
    i. Approve the Final Summary Change Order (Change Order 1) at a decrease of $87,394.00 in the project cost and authorize the Mayor to execute the same.
    ii. Approve Pay Request 4 FINAL, including the Final Summary Change Order, in the amount of $64,354.90 and authorize payment of the same.

2. Approve the Memorandum of Agreement with the Mississippi Transportation Commission (MDOT) for the Shiloh Park Shared-Use Path Project and authorize

the Mayor and City Clerk to execute the same.

3. Approve the Memorandum of Agreement with the Mississippi Transportation Commission (MDOT) for the Grants Ferry Parkway Multi-Use Path (Phase 2) Project and authorize the Mayor and City Clerk to execute the same.

4. Approve the Memorandum of Agreement with the Mississippi Transportation Commission (MDOT) for the City Park to City Hall Shared-Use Path Project and authorize the Mayor and City Clerk to execute the same.

5. Approve the following Public Works Department employees to house a city vehicle.

    - Alex Wade, Public Works Director
    - Emanuel Taylor, Wastewater Crew Leader
    - Sarni Elbatnigi, Water Crew Leader

Alderman Coker made the motion to approve agenda items G.1-G.5 in accordance with the memos with attachments from the Public Works Department which are appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

6. Adopt an Order allowing changes to Appendix C, Section 82-55 (Utility Rates Generally) of the City of Brandon Code of Ordinances and allow the Mayor and City Clerk to execute the same.

Alderman Womack made the motion to table agenda item G.6, seconded by Alderman King and upon affirmative vote of the members present, the motion carried.

7. Adopt an Ordinance Amending Chapter 82, Article II, Section 82-55 of the City of Brandon Code of Ordinances.

Alderman King made the motion to table agenda item G.7, seconded by Alderman Womack and upon affirmative vote of the members present, the motion carried.

8. Approve the utility adjustment approvals and denials pursuant to the memo, first finding that with respect to any approvals, that the reason for the adjustment was unknown by the applicant and that the applicant did not receive the benefit of the service.

9. Approve the Professional Services Agreement with Black Forrest, LLC for mowing & string trimming services at the cemeteries at the rates pursuant to the memo and authorize the Mayor to execute the same.

10. Accept the bid in the amount $334,000.00 to Ingram Equipment for a new truck mounted vacuum street sweeper as the lowest and best bid received and to appending bid documents to the Minutes, and authorize the Finance Director to proceed with the purchasing process for the equipment. (Only one bid was received).

11. Accept the bid in the amount of $626,605.00 to Red Oak Construction, LLC for the Highway 18 Waterline Extension Project- Star Road to West Sunset Drive - as the lowest and best bid received and to append bid documents to the Minutes and authorize the Mayor to execute contract documents.

12. Authorize Benchmark Engineering to develop plans and advertise for bid the Cornerstone Water Tank Project.

13. Accept the quote for the purchase of one 2025 Ford F-250 XL 4x4 Crew Cab Truck in the amount of $47,448.10 from Gray-Daniels Auto Group for the Parks & Recreation Department as the lowest and best quote received and authorize the purchase of the same. (A second quote was received from Mac Haik Jackson Ford in the amount of $47,827.00.)

14. Accept the quote from Empire Truck Sales, LLC in the amount of $10,360.95 for repairs to the 2016 FRIEGHTLINER – VIN 5746 and authorize repairs as the lowest and best quote received and authorize a purchase order for the same. (A second quote was received from Clarke Power Service in the amount of $12,667.93.)

Alderman Womack made the motion to approve agenda items G.8-G.14 in accordance with the memos with attachments from the Public Works Department which are appended hereto, seconded by Alderman King and upon affirmative vote of the members present, the motion carried.

H. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Approve the request from Rankin County School District to waive permit fees associated with electrical repairs at the Learning Center Campus, 200 School Road in accordance with the City's policy regarding government building construction and repairs.

2. Approve the Development Review Application for the Brandon Heights multi-use building (Case #26-009), in accordance with the Staff Report Recommendation.

3. Approve the Comprehensive Sign review application (Alternative Sign Criteria) for Texaco located at 2145 Highway 18.

Alderman Craine made the motion to approve agenda item H.1-H.3 in accordance with the memos with attachments from the Community Development Department which are appended hereto, seconded by Alderman Coker and upon affirmative vote of the members present, the motion carried.

I. JOSEPH FRENCH, POLICE CHIEF

1. Add one (1) forfeited 2023 Lexus RX bearing VIN number 2T2BAMBA7PC016808, to the City's Forfeited Property Inventory for the Brandon Police Department.

2. Accept the resignation of Terrence Craft as he will be retiring from his current position as a Sergeant for the City of Brandon Police Department effective March 1, 2026.

3. Promote Brandon Allison from Patrolman to Sergeant, effective March 3, 2026, and set his rate of pay in accordance with the memo.

4. Promote Charlie Scoggins from Patrolman to Sergeant, effective March 3, 2026, and set his rate of pay in accordance with the memo.

5. Hire Katelynne Ferguson as a Police Officer Trainee for the City of Brandon Police Department and set her rate of pay in accordance with the memo, effective March 3, 2026.

6. Approve salary adjustment for Officer Jeremiah Johnson effective March 3, 2026, in accordance with the memo.

Alderman Womack made the motion to approve agenda items I.1-I.6 in accordance with the memos with attachments from the Police Department which are appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

7. Rehire D'Marques Adams as a Patrolman for the City of Brandon Police Department, effective March 2, 2026, and set his rate of pay in accordance with the memo.

Alderman Womack made the motion to approve agenda item I.7 in accordance with the memo with attachment from the Police Department which is appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

J. EXECUTIVE SESSION

Alderman Womack made the motion to consider the need to enter into Executive Session, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

Alderman Coker then made the motion to enter into Executive Session to discuss pending litigation, acquisition of real property, location of a business or industry in Brandon, and personnel matters, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

Alderman Womack made the motion to approve the Resolution of Support For Project Peach, which is appended hereto, as presented by Rankin First Economic Development District, seconded by Alderman King and upon affirmative vote of the members present, the motion carried.

Alderman Vinson made the motion to declare no objection or opposition regarding the *Matter of Enlarging, Extending, and Defining the Corporate Limits and Boundaries of the City of Jackson vs. City of Flowood, Mississippi, City of Pearl, Mississippi, and City of Brandon, Mississippi*, Cause No. 26-24(R), and to authorize the City Attorney to file a notice of no objection regarding the same, seconded by Alderman Williams, and upon affirmative vote of the members present, the motion carried.

Alderman Craine made the motion to resume the Regular Board Meeting out of Executive Session seconded by Alderman Womack and upon unanimous vote, the motion carried.

(That there were votes taken in Executive Session was announced upon resuming the Regular Board Meeting out of Executive Session).

K. ADJOURN

Alderman Womack made the motion to adjourn the Regular Board Meeting, seconded by Alderman

Williams and upon affirmative vote of the members present, the motion carried.

Next Regular Board Meeting: March 16th, 2026.

Minutes approved this the 16th day of March 2026.

_____

Hon. Butch Lee, Mayor

Attest:

_____

Hon. Mary Ann Hess, City Clerk

MINUTES OF THE WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF BRANDON, MISSISSIPPI HELD
ON MARCH 3, 2026
MAYOR BUTCH LEE PRESIDING

I. CALL TO ORDER - Mayor Lee and Aldermen Farris, King, Womack, Coker, Williams, and Vinson and Craine were present.

II. INVOCATION AND PLEDGE OF ALLEGIANCE – Mayor Lee gave the invocation.

III. BUTCH LEE, MAYOR

A. Zoning Ordinance and Zoning Map Refinements.

IV. ADJOURN

Minutes approved, this the 16th day of March 2026.

_____
Hon. Butch Lee, Mayor

Attest:

_____
Hon. Mary Ann Hess, City Clerk

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 01/13/2026

SUBJECT: PROFESSIONAL SERVICES AGREEMENT

Consideration to approve professional services agreements for the purposes of promoting tourism in accordance with HB1521 (2023 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show related expenditures. Warren Zeiders - Brandon Amphitheater - April 3, 2026

ATTACHMENTS:

1. Warren Zeiders - Brandon Amphitheater - April 3 2026

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 03/11/2026

SUBJECT: AGREEMENT - JUSTICE

Consideration to rescind the item adopted at the meeting on 3/3/2026 regarding the security service agreement with Justice, LLC. due to the incorrect amount and then to adopt a new security service agreement with Justice, LLC. with the correct amount.

ATTACHMENTS:

1. JUSTICE CONTRACT

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: REBECCA PEVEY

DATE: 03/05/2026

SUBJECT: CDBG IMPLEMENTATION WORKSHOP

Request permission for Rebecca Pevey to attend the Community Development Block Grant (CDBG) Implementation Workshop hosted by the Mississippi Development Authority on March 25, 2026, at the Pearl Community Center.

ATTACHMENTS:

1. CDBG Implementation Workshop

RECEIVED
MAR 02 2026
BY:

State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEVELOPMENT AUTHORITY
William V. Cork
Executive Director

CID INSTRUCTION #26-003

TO: All Local Units of Government and Interested Parties

FROM: Charles L. Bearman, Director
Community Incentives Division

DATE: February 25, 2026

SUBJECT: 2025 Community Development Block Grant (CDBG) Implementation Workshop

Purpose: To announce the date and provide information for the 2025 Community Development Block Grant (CDBG) Awards Implementation Workshop.

Discussion: The Community Incentives Division (CID) will hold a workshop to provide information regarding awarded 2025 CDBG grants. The workshop will be held on **Wednesday, March 25, 2026, from 8:45 a.m. until 4:00 p.m.** at the Pearl Community Center, 2420 Old Brandon Road, Pearl, MS.

The purpose of this workshop is to discuss the implementation of awarded 2025 CDBG grants. In addition regulatory and programmatic updates will be given.

To register for the workshop please email the Community Incentives Division at CIDProcessing@mississippi.org with the following information:

> **Name, title and email address of each individual who will be attending the workshop as well as the name of the entity/organization they are representing.**

Action: All awarded grantees must have a representative of the unit of local government attending. Any local elected officials, representatives of local units of government, project administrators and other interested parties are urged to attend the workshop as well.

Contact: Inquires or comments concerning this Instruction should be directed to Brandon Rankin at (601) 359-2873 or Brankin@mississippi.org. The hearing impaired may contact us at (601) 359-3199 (TTY). If an interpreter is needed, please contact Brandon Rankin at (601) 359-2873 as soon as possible.

Equal Housing Opportunity Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. The Mississippi Development Authority does not discriminate on the basis of disability in the admissions or access to or treatment or employment in its programs or activities.

POST OFFICE BOX 849 • JACKSON, MISSISSIPPI 39205-0849
TELEPHONE (601) 359-3449 • FAX (601) 359-2832 • www.mississippi.org

CLB:br

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM:

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO APPROVE THE TRAVEL FOR NIKI JOBE

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM:

DATE: 03/13/2026

SUBJECT: CONSIDERATION TO APPROVE CANDANCE HUNLEY, NIKI JOB

ATTACHMENTS:

1. Workshop Brochure - 2026 Manual Registration form all sessions

MISSISSIPPI MUNICIPAL SERVICE COMPANY

2026 Educational Program

MUNICIPAL LIABILITY & WORKERS' COMPENSATION EDUCATIONAL WORKSHOPS

Workshop Agenda

- **Workers' Compensation: Back to Work, Back to Normal! A Guideline to Successful Return-to-Work in Workers' Compensation**
- **Liability: How is My Municipality Protected from Liability, and When it's Not!" The Mississippi Tort Claims Act - Explained**
- **Law Enforcement-Risk Management: Steps to Strengthen and Protect Your Department**
- **Risk Control: Coaching the Experienced Driver - All City Departments**

Wednesday	April 15, 2026	10AM - 2PM	Starkville, MS
Tuesday	April 21, 2026	10AM - 2PM	Hattiesburg, MS
Thursday	April 23, 2026	10AM - 2PM	Brandon, MS

- **Mayor & Board Members Earn (2) Certified Municipal Officer Credits**
- **City Clerks Earn (2) Certified or Master Municipal Clerk Points**

WHO SHOULD ATTEND? Staff and Board new to your Municipality, City Clerks, Deputy Clerks, Department Heads, Elected Officials, Claim Handlers, Safety Coordinators and HR Personnel

Scan Here to Register or Use the Attached Form and Submit

Register Early! (Seating Capacity Limited)
***Use the QR Code to register or Registration Forms Online at www.msmsc.com/workshops or use the attached Form**

Classes are FREE to Members and Lunch

Credits Approved By:

MISSISSIPPI MUNICIPAL LEAGUE

MISSISSIPPI STATE UNIVERSITY EXTENSION

MISSISSIPPI MUNICIPAL SERVICE COMPANY

☐ **April 15, 2026 10AM - 2PM MSU Bost Conference Center. 190 Bost Dr., MS State, MS (Starkville)**
☐ **April 21, 2026 10AM - 2PM Jackie Dole Sherrill Comm Center, 220 W. Front St., Hattiesburg, MS**
☐ **April 23, 2026 10AM - 2PM Brandon Amphitheater, Community Bank Room, 8190 Rock Way (off Boyce Thompson Dr.), Brandon, MS**

Please Print

CITY/ORGANIZATION NAME:	
ATTENDEE NAME:	
TITLE:	
DEPARTMENT:	
MAILING ADDRESS:	
WORK PHONE:	
CELL PHONE:	
FAX:	
EMAIL:	
CERTIFIED MUNICIPAL OFFICER CREDITS (CMO)	☐ YES – Requesting 2 CMO's (MAYORS & BOARD MEMBERS ONLY)
CERTIFIED OR MASTER MUNICIPAL POINTS (CMC OR MMC)	☐ YES – Requesting 2 CMC or MMC (CLERKS CERTIFICATION PROGRAM ONLY)

Additional Registration Forms at www.msmsc.com/workshops

Forms Available Online, Email, Fax, or Mail Registration Form To:

Lenita Knight — Member Services Coordinator *(lknight@msmsc.com)* ; fax 601-355-8584

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 02/04/2026

SUBJECT: CLAIMS DOCKET

Consideration to approve:

a. Docket of Claims for March 2, 2026.
b. Fox Everett claims released on March 6, 2026.
c. Electronic fund transfers for February, 2026.

ATTACHMENTS:

1. Check Docket for 3-17-2026
2. CheckRegisterDetail_3-13-26_Mini AP
3. 3_6_2026
4. February 2026 Memo to the Board

City of Brandon

Check Register by Department for Checks Dated 3/17/2026

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**001-000**							
103474	2394	AFLAC		203078	ACC/HOSP/STD INSURANCE | MARCH 2026	001-000-156	6	$48.48
						001-000-157	6	$102.12
						001-000-120	6	$30.24
103478	4011	AMERICAN UNITED LIFE INS. CO.		G00611669-0000-000-MAR 2025	MARCH 2026 BASIC LIFE INSURANCE	001-000-125	6	$582.13
				G00611669-0000-000-MARCH 2026	MARCH 2026 VOL LIFE INSURANCE	001-000-155	6	$1,982.98
103483	2386	BAY BRIDGE ADMINISTRATORS LLC		BBA INS-736230	MARCH 2026 CANCER INSURANCE	001-000-159	6	$92.57
103514	2002	FOX-EVERETT/COB		MARCH 2026	MARCH 2026 MEDICAL AND DENTAL INSURANCE	001-000-116	6	$109,250.00
103553	14812	PAMELA KEYS		03/02/2026	ROOM RENTAL REFUND | 02/06/2026	001-000-315	6	$350.00
		Total For Department		001-000				$112,438.52
Dept#	**001-010**							
103544	6168	MIPCO IMPRESSION PRODUCTS, INC.	20901	282212	COURT SERVICES COPIER | MARCH 2026	001-010-640	6	$78.90
						001-010-640	6	$73.97
103570	3699	STAPLES CONTRACT & COMMERCIAL, INC	21552	6057860706	Pena, rotary cards, folders, business card holder,	001-010-500	6	$27.22

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					highlighters, cabinet dividers, totes, post flags, chair mat, markers, cork board, push pins, ink, printer, 9x12 envelopes, surge protectors, stackable storage bins, paper towels, computer screen cleaner, computer screen stand, wrist rests			
						001-010-500	6	$35.54
						001-010-500	6	$22.99
						001-010-500	6	$12.79
						001-010-500	6	$43.86
						001-010-500	6	$41.86
						001-010-500	6	$21.10
						001-010-500	6	$15.98
						001-010-500	6	$403.70
103597	1708	WOLVERTON ENTERPRISE INC.	21424	20260997	new court seal stamps	001-010-500	6	$84.48
		Total For Department		001-010				$862.39
Dept#		**001-040**						
103549	816	MS MUNICIPAL LEAGUE		65891491	CONFERENCE REGISTRATION | G. KEENUM	001-040-696	6	$350.00
103585	14816	W. MARK WATSON PE LLC		5363	PROJECT NO 2025-224 | HISTORIC MONUMENT RELOCATION PROJECT	001-040-607	6	$10,800.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
		Total For Department		001-040				$11,150.00
Dept#	**001-092**							
103476	10473	AMAZON	21547	1V4G-CCLF-HVLN	Office Supplies	001-092-500	6	$7.99
						001-092-500	6	$64.59
						001-092-500	6	$19.99
103487	4919	BROADBAND VOICE, LLC		146857	CITY HALL & LIBRARY PHONE-MAR 2026	001-092-605	6	$1,092.91
103490	2254	C SPIRE		3000744308-44	MONTHLY FIBER AND INTERNET | 03/03/2026-04/03/2026	001-092-605	6	$4,956.00
103491	1879	CAPITOL HARDWARE COMPANY	21307	0153779-IN	replace two store front door locks. One on Comm Delv. side the other Senior Center side. Additional replace the lock cylinder to the EOC door.	001-092-636	6	$910.00
103493	1999	CINTAS CORPORATION NO 210		4260389039	UNIFORMS	001-092-535	6	$4.64
				4261176629	UNIFORMS	001-092-535	6	$4.64
				4261889732	UNIFORMS	001-092-535	6	$4.64
103495	12880	COMSOUTH INC		211983	FLEET TRACKING | MARCH 2026	001-092-600	6	$2,520.00
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	001-092-525	6	$69.53
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	001-092-525	6	$50.82

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103521	575	HOME DEPOT CREDIT SERVICES		530330	FEIT 13W 21IN T5 LFL TUBE BW	001-092-636	6	$155.76
				1531370	FEIT 26W PL QUADTUBE BW	001-092-636	6	$15.96
						001-092-636	6	($0.32)
103532	12673	JUBILEE DECOR, LLC	21440	2985	America 250 Banners	001-092-550	6	$4,842.60
						001-092-550	6	$175.04
103537	4866	LOGICS		26-IN4350	IVR USAGE OVERAGES | FEB 2026	001-092-605	6	$303.36
103541	2687	MARTIN BLOUGH CO	21537	I7215	Annual Fire Extinguisher Inspection	001-092-600	6	$110.00
103550	2377	MURPHY'S LAWN & LANDSCAPE	21500	19187	Labor to de-weed and install pine straw in all city hall planting beds	001-092-600	6	$4,901.27
103554	968	PHELPS		1474762	HINCKLEY FAIR HOUSING ACT COMPLAINT	001-092-608	6	$1,031.25
				1474763	PERSONNEL ADVICE	001-092-608	6	$750.00
103555	9654	PROTEL, INC	20662	260200611	Call Center October 2025 - September 2026	001-092-600	6	$15.65
103561	12708	RECURO HEALTH, INC		71309	FEBRUARY 2026 MD LIVE	001-092-480	6	$387.50
103562	3948	RJ YOUNG		INV7931499	CITY CLERK COPIER | FEB 2026	001-092-640	6	$401.53
				INV7931500	ACCOUNTING COPIER | FEB 2026	001-092-640	6	$451.15
103565	5241	SHRED-IT		8013593605	CITY HALL SHRED SERVICES | 02/12/2026	001-092-600	6	$155.34
				8013593606	CITY HALL SHRED SERVICES |	001-092-600	6	$820.49

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					02/18/2026			
103574	4578	TECHSOURCE SOLUTIONS INC	21497	74566	Wildcard SSL certificate 1 yr	001-092-602	6	$375.00
			21318	74512	HR Printer	001-092-729	6	$420.00
			21328	74564	Meraki Mobile Device Management license renewal 2026-2027	001-092-602	6	$2,750.00
				74617	MONTHLY BILLING | MARCH 2026	001-092-602	6	$12,925.00
				74938	BILLED SERVICES | SYSTEMS ENGINEER | 01/14/2026-02/06/2026	001-092-602	6	$171.50
				74514	BILLED SERVICES | SYSTEMS ENGINEER | 01/23/2026-02/23/2026	001-092-602	6	$4,053.00
103575	5602	THE CIRLOT AGENCY, INC		009264	PUBLIC RELATIONS	001-092-600	6	$250.00
				009265	FILE RETRIEVAL	001-092-600	6	$7,500.00
103584	11103	VESTIS GROUP INC F/K/A ARAMARK		5816389648	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	6	$96.74
				5816379548	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	6	$96.74
				5816342062	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	6	$96.49
				5816386264	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	6	$96.74
				5816369444	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	6	$96.74
103593	3958	WIER BOERNER ARCHITECTURE, PLL		24-040-003	BRANDON BIG	001-092-705	6	$21,977.50

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					ROOM RENOVATIONS | PROJECT # 24-040			
		Total For Department		001-092				$75,127.78
Dept#		**001-112**						
103479	6291	APPLICATION DATA SYSTEMS INC		12984	CAD SYSTEM SOFTWARE-PD | APRIL 2026	001-112-600	6	$4,995.00
103480	2275	AT&T		601 M31-3547 001 0590--FEB2026	PD PHONE SERVICES-02/23/2026-03/22/2026	001-112-605	6	$243.96
103487	4919	BROADBAND VOICE, LLC		146859	PD PHONE AND FAX LINE-MAR 2026	001-112-605	6	$824.97
103494	4293	COMCAST CABLE		8396410610065 142-FEB 28, 26	PD TV SERVICES | 03/02/2026-04/01/2026	001-112-605	6	$232.01
103495	12880	COMSOUTH INC	21430	212235	Installation of laptop stands and wireless modems with sharkfin antennas	001-112-635	6	$4,990.00
103498	4870	CROW BURLINGAME CO.		6006-10361	BATTERY, DOOR ACTUATOR | REFERENCE PO# 19424	001-112-635	6	$140.00
				6006-9220	ANTIFREEZE | REFERENCE PO# 19072	001-112-635	6	$119.88
				6006-14800	STARTER | REFERENCE PO# 20756	001-112-635	6	($50.00)
			21551	6006-16936	Blubs - explorer oil filters- Tahoes and Dodge chargers Windshield wiper	001-112-635	6	$105.84

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					fluid			
						001-112-635	6	$118.20
						001-112-635	6	$18.00
			21551	6006-16897	Blubs - explorer oil filters- Tahoes and Dodge chargers Windshield wiper fluid	001-112-635	6	$19.48
			21427	6006-16641	Brakes and rotors - 20-008	001-112-635	6	$189.00
					Battery - 18-001			
			21427	6006-16509	Brakes and rotors - 20-008	001-112-635	6	$65.00
					Battery - 18-001			
						001-112-635	6	$168.00
			21462	6006-16776	23-003 - battery Antifreeze for pd cars 22-002 - air filter	001-112-635	6	$65.42
			21462	6006-16554	23-003 - battery Antifreeze for pd cars 22-002 - air filter	001-112-635	6	$180.00
			21313	6006-16457	23-003 - Battery	001-112-635	6	$249.60
			21571	6006-16605	headlights for dodge charges	001-112-635	6	$19.48
103506	370	ELCON ELECTRICAL CO. INC.		53927	REPAIR EXHAUST FAN AT POLICE DEPARTMENT	001-112-636	6	$175.93
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876- FUEL FOR WEEK 02/23/2026- 03/01/2026	001-112-525	6	$1,918.74
				NP70154013	ACCT #126876- FUEL FOR WEEK 03/02/2026- 03/08/2026	001-112-525	6	$2,132.91

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103519	10370	GULF STATES DISTRIBUTORS, INC.	21463	1503426-IN	Ammo purchase - board approved 2/17/26	001-112-550	6	$8,880.00
						001-112-550	6	$8,100.00
103522	2567	INSURANCE MART		444980	SURETY BOND | JOSHUA LAFLEUR | 2026-2027	001-112-601	6	$175.00
103533	10529	K&S TRUCKING LLC	21549	35905	17-004 - ac kit with condenser, repair vacuum & charge ac, freon, and labor	001-112-635	6	$600.00
						001-112-635	6	$100.00
						001-112-635	6	$120.00
						001-112-635	6	$500.00
103543	4566	METRO BUILDING SERVICES, INC	21400	65016	remove and install 7 new toilets throughout the building	001-112-637	6	$4,504.52
103544	6168	MIPCO IMPRESSION PRODUCTS, INC.	20899	282211	PD ADMIN COPIER | MARCH 2006	001-112-640	6	$331.00
						001-112-640	6	$69.96
			20902	282213	PD BOOKING COPIER | MARCH 2026	001-112-640	6	$273.00
						001-112-640	6	$37.56
			20900	282214	CID COPIER | MARCH 2026	001-112-640	6	$273.00
						001-112-640	6	$39.06
103545	4528	MISSISSIPPI TROPHY		18464	BADGE FOR CHIEF | LEFT OFF PO# 20561	001-112-535	6	$450.00
103557	2477	RANKIN CO SHERIFF DEPT		SO-55979	FEB 2026 | INMATE FEEDING | HOUSING | MEDICAL	001-112-523	6	$2,125.00
						001-112-522	6	$26.87

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103565	5241	SHRED-IT		8013552665	PD SHRED SERVICES | 01/21/2026 | 02/18/2026	001-112-600	6	$356.28
103570	3699	STAPLES CONTRACT & COMMERCIAL, INC	21552	6057860703	Pena, rotary cards, folders, business card holder, highlighters, cabinet dividers, totes, post flags, chair mat, markers, cork board, push pins, ink, printer, 9x12 envelopes, surge protectors, stackable storage bins, paper towels, computer screen cleaner, computer screen stand, wrist rests	001-112-500	6	$19.83
			21552	6057860706	Pena, rotary cards, folders, business card holder, highlighters, cabinet dividers, totes, post flags, chair mat, markers, cork board, push pins, ink, printer, 9x12 envelopes, surge protectors, stackable storage bins, paper towels, computer screen cleaner, computer screen stand, wrist rests	001-112-510	6	$373.80
						001-112-500	6	$213.54
						001-112-500	6	$30.84
						001-112-500	6	$291.78
						001-112-500	6	$99.78

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-112-500	6	$8.36
						001-112-500	6	$29.59
						001-112-500	6	$7.72
						001-112-500	6	$23.99
						001-112-500	6	$299.99
103576	3994	THE SOUTHERN CONNECTION POLICE SUPPLIES LLC	21208	38151	gun belt, polo, pants - Det Dragoo - Order 12925A	001-112-535	6	$128.97
					polo, pants, badge holder - Lt. Ramage order 13056A			
					Jacket, pants, belt, rain jacket, boots - Gibbons order 13020A			
					Boots - Elwell 11491A			
						001-112-535	6	$148.00
						001-112-535	6	$40.00
			20897	38190	UTM Helmet	001-112-535	6	$2,990.00
103577	7227	TRANSUNION RISK & ALTERNATIVE DATA SOLUTIONS, INC.		44081-202602-1	ACCT ID 44081 | DATABASE SEARCH | 02/01/2026-02/28/2026	001-112-600	6	$100.00
103580	4669	TRUSTCARE HEALTH, LLC		12438K19538	DRUG SCREENING | PHYSICAL	001-112-600	6	$1,050.00
103586	14806	W2POD BRANDS LLC	21550	SO-10049241-PC	BPD Poker Chips	001-112-650	6	$704.07
103595	9618	WILLIAM CRISS LOTT, PH.D.		1240	LEO EVALUATION AND REPORT | KATELYNNE FERGUSON	001-112-600	6	$450.00
		Total For Department		001-112				$50,892.93

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**001-161**							
103477	10473	AMAZON	21580	166Q-MJT4-CDKQ	SPINDLES FOR LAWN MOWERS	001-161-636		$195.95
103487	4919	BROADBAND VOICE, LLC		146853	FD-1 PHONE-MAR 2026	001-161-605	6	$72.41
103488	564	BUDDY MARVIN HILLARD	21186	MH011226XC	PUMP SCEPTIC SYSTEM AT 2	001-161-636	6	$400.00
103492	12555	CAVENDER STORES L.P.	21293	0337323-in	WORK BOOTS FOR 4 NEW HIRES	001-161-535	6	$152.99
103500	1913	DAVID JEFCOAT PEST CONTROL		50066	QTRLY PEST CONTROL | FS #3	001-161-600	6	$75.00
103502	13531	DELTA FIRE & SAFETY INC	21388	INVTX26-1281	RATCHET HEADBAND SUSPENSION KIT FOR FIRE HELMETS	001-161-535	6	$439.52
			21545	INVTX26-1546	TURN OUT GEAR LAUNDRY SOAP	001-161-510	6	$155.00
103503	14231	DELTA UTILITIES AGGREGATOR, LLC		6400692628-7 | 03/05/2026	6577 GRANTS FERRY RD	001-161-630	6	$359.16
103507	14814	EMANUEL CINTRON		03/11/2026	STATE EMS RECERTIFICATION	001-161-685	6	$54.17
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	001-161-525	6	$682.83
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	001-161-525	6	$861.23
103513	452	FORESTRY SUPPLIERS, INC.	21573	794407-00	INDIAN PACKS AND FIRE FLAPS	001-161-550	6	$1,632.00
103515	463	FREDERICK'S SALES & SERV.	21252	01-133522	CHAINS, BARS, OIL, TO PREPARE FOR WINTER STORM	001-161-636	6	$127.31

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103521	575	HOME DEPOT CREDIT SERVICES		1513194	HANGER STRAP, FLAT WASHER, SMS ZINC PHL PAN	001-161-637	6	$12.56
			21283	8900371	BLANKET PO FOR TOOLS, REPAIR ITEMS, BUILDING SUPPLIES	001-161-550	6	$273.77
						001-161-550	6	($5.48)
			21087	3514162	BLANKET PO	001-161-550	6	$22.74
						001-161-550	6	($0.45)
			21087	3905045	BLANKET PO	001-161-637	6	$95.94
						001-161-637	6	($1.92)
103528	2340	JERRY KING		03/05/2026	REIMBURSE | PARAMEDIC RECERT NAT'L REGISTRY	001-161-685	6	$32.00
103530	3704	JONES & BARTLETT LEARNING LLC	21581	1281583	EDUCATION BOOKS	001-161-685	6	$89.96
						001-161-685	6	$77.96
						001-161-685	6	$80.96
						001-161-685	6	$80.96
						001-161-685	6	$80.96
						001-161-685	6	$80.96
						001-161-685	6	$77.96
						001-161-685	6	$84.71
						001-161-685	6	$112.46
						001-161-685	6	$26.05
103533	10529	K&S TRUCKING LLC	21504	35813	TIRES FOR FD-2'S UNIT	001-161-540	6	$880.00
						001-161-540	6	$20.00
103538	7934	M & S ROOFING CO., INC	21555	SJ202633	search and repair roof leak fire station 5	001-161-637	6	$325.00
103542	1853	MEA	21457	AR022231	PHYSICALS FOR TOWNSEND	001-161-600	6	$100.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103548	807	MS FIREFIGHTERS ASSN		03/06/2026	MEMBERSHIP DUES | 4 NEW HIRES	001-161-695	6	$80.00
				02/27/2026	CONFERENCE | BRYHN BECK	001-161-696	6	$35.00
103551	3792	NORTH AMERICA FIRE EQUIPMENT	20850	1400908	HOMELAND SECURITY GRANT # 23HS128R APPROVED BY BOARD 11/03/2025-SAR TECHNICAL HELMETS AND PARATECH MULTIFORCE BASIC KIT	001-161-738	6	$11,220.15
103552	931	O'REILLY AUTO PARTS	20641	1129-138148	BLANKET PO	001-161-635	6	$46.98
			21452	1129-138834	BLANKET PO FOR MISC AUTO PARTS	001-161-635	6	$57.99
103562	3948	RJ YOUNG		INV7931498	FIRE STATION COPIER | FEB 2026	001-161-640	6	$171.51
103568	1141	SOUTHERN PINE ELECTRIC		15852367	3090 HWY 80 BYPASS ER WARNING SIREN	001-161-630	6	$50.51
				15852379	13 WOODGATE DR FIRE STATION	001-161-630	6	$247.94
				15852384	1058 STAR RD FIRE STATION #4	001-161-630	6	$497.35
103570	3699	STAPLES CONTRACT & COMMERCIAL, INC	21505	6057860705	OFC SUPPLIES	001-161-500	6	$10.46
						001-161-500	6	$22.88
						001-161-510	6	$36.30
103571	1158	STATE FIRE ACADEMY	21387	33186	CPR CARDS-	001-161-685	6	$50.00
						001-161-685	6	$10.00
			21377	13656	MARCH 2026 CLASSES	001-161-685	6	$250.00
103572	1184	SUNBELT FIRE APPARATUS	21425	00036931	PUMP HANDLE REPLACEMENT	001-161-635	6	$284.99

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103574	4578	TECHSOURCE SOLUTIONS INC	21321	74494	LAPTOP FOR DEPUTY CHIEF WOFFORD	001-161-729	6	$1,375.00
103578	13433	TRI-COUNTY DIESEL LLC	21375	6542	BLANKET PO FOR TRUCK MAINTENANCE -ON SITE VISITS	001-161-635	6	$345.50
			21375	6569	BLANKET PO FOR TRUCK MAINTENANCE -ON SITE VISITS	001-161-635	6	$958.79
103582	14813	TYLER HERRING		03/05/2026	REIMBURSE | EMT ONLINE REFRESHER | EMT RECERT NAT'L REGISTRY	001-161-685	6	$177.30
						001-161-685	6	$25.00
				03/12/2026	STATE EMS EMT RECERTIFICATION	001-161-685	6	$54.17
		Total For Department		001-161				$23,762.49

Dept# 001-180

103501	3489	DAVID STEVENS		03/02/2026	FEBRUARY 2026 PLANNING COMMISSION MEETING	001-180-600	6	$100.00
103509	14125	ERIC SKIPPER		03/02/2026	FEBRUARY 2026 PLANNING COMMISSION MEETING	001-180-600	6	$100.00
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	001-180-525	6	$39.70
				NP70154013	ACCT #126876-FUEL FOR WEEK	001-180-525	6	$44.93

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					03/02/2026-03/08/2026			
103523	14093	J THOMAS EVANS JR		03/02/2026	FEBRUARY 2026 PLANNING COMMISSION MEETING	001-180-600	6	$100.00
103525	623	JACKSON PAPER COMPANY	21431	1443782	copy paper for city hall	001-180-500	6	$39.80
103526	10560	JAMES W. BROOCKS		03/02/2026	FEBRUARY 2026 PLANNING COMMISSION MEETING	001-180-600	6	$100.00
103529	14815	JESSICA CARR		03/12/2026	ICC ORDER #102191310 | 2024 PERMIT TECH STUDY COMPANION | REIMBURSEMENT	001-180-685	6	$64.20
103560	1028	RANKIN COUNTY NEWS		254025	ZONE HEARING | CONDITIONAL USE-LIQUOR STORE-PARCEL #H9A-5-0	001-180-615	6	$46.44
				254024	ZONE HEARING | CONDITIONAL USE-BATTERY ENERGY STORAGE SYSTEM	001-180-615	6	$66.00
				254023	ZONE HEARING | CONDITIONAL USE-MONOPOLE TELECOMMUNICATIONS CELL TOWER	001-180-615	6	$39.84
				254022	ZONE HEARING | VARIANCE-PARCEL #G8L-1-20	001-180-615	6	$81.00
				254021	ZONE HEARING | AMENDMENTS TO ZONING ORDINANCE	001-180-615	6	$27.24
103562	3948	RJ YOUNG		INV7931496	COMM DEV	001-180-640	6	$389.17

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					COPIER | FEB 2026			
103566	12927	SIMS, SPENGLER & TRUSSELL LLC		03-09-26	ADVERTISING EXPENSES | PLACEMENT OF BUILDING INSPECTOR	001-180-615	6	$959.74
103580	4669	TRUSTCARE HEALTH, LLC		12438K19538	DRUG SCREENING | PHYSICAL	001-180-600	6	$100.00
103594	9523	WIERHOUSE LIVING LLC		ARB 02-26	ARB PROJECT REVIEW | FEB 2026	001-180-600	6	$1,400.00
		Total For Department		001-180				$3,698.06
Dept#		**001-201**						
103473	19	ADCAMP, INC.		45165	ASPHALT REPAIRS | FEBRUARY 2026	001-201-637	6	$2,341.50
103493	1999	CINTAS CORPORATION NO 210		4260389039	UNIFORMS	001-201-535	6	$5.89
						001-201-535	6	$5.49
						001-201-535	6	$6.49
				4261176629	UNIFORMS	001-201-535	6	$5.89
						001-201-535	6	$5.49
						001-201-535	6	$6.49
				4261889732	UNIFORMS	001-201-535	6	$5.89
						001-201-535	6	$5.49
						001-201-535	6	$6.49
103497	2442	CORE & MAIN, LP	21484	Y593979	Stock at Shop	001-201-550	6	$1,500.00
103499	2183	D&S SALES	21483	39924	Estimate #1815: Astro-Grip Gloves, Pintle Hooks & Adapters	001-201-550	6	$129.00
					Estimate #1820: 6" Vice 360 Swivel -to be mounted on			

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					Tank's vehicle VIN #4078 (wtr) Estimate #1822: Ventilator Mask (Qty: 5) & Filter Cartridges (Qty: 10) for crew that works with chlorine Estimate #1821: Clamps - 2 sizes	001-201-550	6	$129.00
103505	10421	DUNN UTILITY	21442	42729	903 West Government Street - replace storm drain box due to sinkhole | WO #59965	001-201-637	6	$1,541.00
103508	2190	ENTERGY		35009254289	LOUIS WILSON DR & HWY 80	001-201-630	6	$151.67
				225007765179	605 W GOVERNMENT ST	001-201-630	6	$165.56
				115008558938	1346 W GOVERNMENT ST	001-201-630	6	$160.93
				115008558939	1379 W GOVERNMENT ST	001-201-630	6	$165.38
				280006819072	HWY 80 AT TRICKHAMBRIDGE RD SIGNAL	001-201-630	6	$149.76
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	001-201-525	6	$263.84
103521	575	HOME DEPOT CREDIT SERVICES	21491	904376	Items needed to lift storm drain box for repairs at 903 West Government Street | WO #59965	001-201-637	6	$32.70
						001-201-637	6	$39.52

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103535	693	LEWIS ELECTRIC		M2026.15	SIGNAL REPAIR | 02/05/2026 | HWY 80 @ OVERBY-POLICE CORD	001-201-604	6	$315.00
				M2026.19	SIGNAL REPAIRS | 02/18/2026 | HWY 80 @ CROSSGATES BLVD-DECO BASE	001-201-604	6	$2,525.00
103539	12879	MAGCOR INDUSTRIES		137363	P/R REIMBURSEMENT FOR WORK RELEASE 02/15/2026 TO 02/28/2026	001-201-604	6	$6,791.93
103568	1141	SOUTHERN PINE ELECTRIC		15854226	CLERK LIGHTS	001-201-630	6	$5,859.16
				15854227	GREENFIELD/ORLEANS	001-201-630	6	$1,146.43
				15854230	WINDSOR RIDGE	001-201-630	6	$657.16
				15854231	STREET LIGHTS	001-201-630	6	$6,840.35
				15852360	3267 LOUIS WILSON DR TRAFFIC LIGHT	001-201-630	6	$84.93
				15852362	ORLEANS WAY SIGNAL LIGHT	001-201-630	6	$63.21
				15852363	GREENFIELD RD RED LIGHTS/HWY 80	001-201-630	6	$158.38
				15852364	HWY 18 & STAR BRANDON RD RED LIGHT	001-201-630	6	$54.26
				15852365	HWY 18 & GREENFIELD RD RED LIGHT	001-201-630	6	$74.82
				15852371	STONEGATE DR RED LIGHT	001-201-630	6	$86.09
				15852372	HWY 80 EAST/RED LIGHT	001-201-630	6	$59.85

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				15852373	HWY 18 RED LIGHT AT BHS	001-201-630	6	$63.96
				15852375	HWY 18 RED LIGHT AT HWY 18	001-201-630	6	$52.63
				15852380	N OF I-20 SIGNAL LIGHT/GREENFIEL D INT	001-201-630	6	$65.54
				15852381	S OF I-20 SIGNAL LIGHT/GREENFIEL D INT	001-201-630	6	$72.04
				15852383	SERVICE DR CROSSGATES CIRCLE LIGHT	001-201-630	6	$98.17
103580	4669	TRUSTCARE HEALTH, LLC		12438K19538	DRUG SCREENING | PHYSICAL	001-201-600	6	$100.00
103589	2500	WASTE MANAGEMENT OF JACKSON		3306085-0078-2	CITY SHOP TRASH REMOVAL	001-201-600	6	$430.59
103594	9523	WIERHOUSE LIVING LLC		ARB 02-26	ARB PROJECT REVIEW | FEB 2026	001-201-600	6	$1,600.00
		Total For Department		001-201				$34,022.97
Dept#		**001-220**						
103484	13903	BRADY INDUSTRIES OF MS LLC	21575	11402017	Janitorial Supplies	001-220-510	6	$274.56
						001-220-510	6	$128.22
						001-220-510	6	$48.60
						001-220-510	6	$107.04
						001-220-510	6	$215.25
						001-220-510	6	$74.08
						001-220-510	6	$61.66
						001-220-510	6	$63.80
						001-220-510	6	$63.80
						001-220-510	6	$155.28

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-220-510	6	$9.58
103527	13635	JAM-PAK LLC	21420	541246-1	(2) Large 450lbs Trash Bins	001-220-550	6	$999.98
103560	1028	RANKIN COUNTY NEWS		252901	AD | VETERANS DAY BREAKFAST	001-220-648	6	$1,184.00
103581	14358	TRUSTMARK VISA/MC- CHARLES PITCOX		02/14/2026	SONNY'S BBQ | MAGCOR MEALS | KREWE DE ROUX	001-220-648	6	$174.84
		Total For Department		001-220				$3,560.69
Dept#	**001-340**							
103485	12141	BRAN SFM, LLC		FUND0326	OPERATING FUNDING REQUEST | MARCH 2026	001-340-600	6	$176,057.78
103487	4919	BROADBAND VOICE, LLC		146855	AMP AND P&R PHONE-MAR 2026	001-340-605	6	$196.58
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	001-340-525	6	$347.38
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	001-340-525	6	$410.93
103592	2429	WEST RANKIN UTILITY AUTHORITY	20887	SW-0326	SOLID WASTE SANITATION BILLING	001-340-600	6	$2,409.80
		Total For Department		001-340				$179,422.47
Dept#	**001-350**							
103487	4919	BROADBAND VOICE, LLC		146857	CITY HALL &	001-350-605	6	$337.10

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					LIBRARY PHONE-MAR 2026			
103511	13383	EXELL/MS BOTTLE WATER-ACCT #023270		596205	LIBRARY | 5 GAL DRINKING WATER	001-350-640	6	$17.16
103543	4566	METRO BUILDING SERVICES, INC	21447	65089	service call to diagnose and camera the existing drain line for blockage.	001-350-637	6	$700.00
103563	1097	SERVICE MASTER	21097	111480	Board approved on 12/15/25 for the monthly cleaning needs at the Brandon Public Library.	001-350-600	6	$1,803.00
		Total For Department		001-350				$2,857.26
		Fund Total		001				$497,795.56

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**004-500**							
103481	12710	AUBREY L. HURSH	21248	20260228	purchase, print and install 6 new 4' x 8' AMP sponsor graphic signs.	004-500-637	6	$4,500.00
						004-500-637	6	$85.00
103482	12710	AUBREY L. HURSH	21433	20260302	remove print and install 3 new sponsor signs	004-500-637		$2,250.00
						004-500-637		$750.00
103484	13903	BRADY INDUSTRIES OF MS LLC	21494	11402118	8 hand dryers for the Amphitheater.	004-500-636	6	$4,644.48
103487	4919	BROADBAND VOICE, LLC		146855	AMP AND P&R PHONE-MAR 2026	004-500-605	6	$156.74
103493	1999	CINTAS CORPORATION NO 210		4261752035	AMPHITEATRE MATS	004-500-535	6	$309.78
				4262531129	AMPHITEATRE MATS	004-500-535	6	$309.78
103504	11650	DOWNHOME PUBLICATIONS, INC		COB/2026	3 YEAR SUBSCRIPTION	004-500-695	6	$48.00
103506	370	ELCON ELECTRICAL CO. INC.	20909	53923	replace 77 GFCI outlets with protective covers	004-500-636	6	$4,007.33
			20744	53924	replace 75 new GFCI outlets throughout exterior of AMP.	004-500-636	6	$3,897.00
				53929	WARRANTY WORK | REPLACED DEFECTIVE LIGHTS AT GATES 5 & 6 AND MERCH	004-500-636	6	$460.00
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-	004-500-525	6	$44.38

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					03/01/2026			
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	004-500-525	6	$41.49
103521	575	HOME DEPOT CREDIT SERVICES	21509	5521302	purchase (1) 2' x 4' plywood sheet for flashlight charger base, and (1) metal shelving unit for radio charging units	004-500-720	6	$93.64
						004-500-720	6	($1.87)
				8530540	MINI FRAME, 5 GALLON BUCKET, BRUSH SET, PACK OF MICROFIBER	004-500-636	6	$42.06
						004-500-636	6	($0.84)
			21535	3905056	purchase one 22" x 46" window blind for ticket office	004-500-637	6	$54.55
						004-500-637	6	($1.09)
103544	6168	MIPCO IMPRESSION PRODUCTS, INC.		282226	AMP COPIER | MARCH 2026	004-500-640	6	$242.38
103564	1109	SHERWIN WILLIAMS PAINT	21506	3812514950032 6	5 gal paint for metal "I" Beams color: SW 7019-Gauntlet Gray	004-500-637	6	$238.30
			21506	3900814950032 6	5 gal paint for metal "I" Beams color: SW 7019-Gauntlet Gray	004-500-637	6	$272.53
103574	4578	TECHSOURCE SOLUTIONS INC	21286	74538	New monitor for Box office Mgr	004-500-636	6	$160.00
				74618	POS SYSTEM AGREEMENT | MARCH 2026	004-500-600	6	$6,856.96
103589	2500	WASTE MANAGEMENT OF JACKSON		3306141-0078-3	AMP TRASH REMOVAL	004-500-600	6	$409.45

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
		Total For Department		004-500				$29,870.05
		Fund Total		004				$29,870.05

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**100-220**							
103486	14772	BRANDED PI, LLC		2026004	INMATE MEALS | 03/05/2026	100-220-520	6	$250.00
				2026001	INMATE MEALS | 02/17/2026	100-220-520	6	$260.00
103489	14775	BUMPERS GREENFIELD ROAD LLC		T5YNRSNBN8F9	INMATE MEALS | 02/27/2026	100-220-520	6	$230.04
				ZAT3RNW11DD5	INMATE MEALS | 03/06/2026	100-220-520	6	$260.00
103493	1999	CINTAS CORPORATION NO 210		4260389039	UNIFORMS	100-220-535	6	$10.12
				4261176629	UNIFORMS	100-220-535	6	$10.12
				4261889732	UNIFORMS	100-220-535	6	$10.12
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	100-220-525	6	$137.15
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	100-220-525	6	$244.55
103517	12957	GLEASON TIRES LLC		02/25/2026	VIN# 4366 | REFERENCE PO# 21471 | OIL CHANGE	100-220-635	6	$51.44
103556	2583	RAMEY'S		000810173077	INMATE MEALS | 02/27/2026	100-220-520	6	$37.30
				000810173375	INMATE MEALS | 03/03/2026	100-220-520	6	$54.85
				000810173296	INMATE MEALS | 03/02/2026	100-220-520	6	$285.51
				000810173482	INMATE MEALS | 03/04/2026	100-220-520	6	$42.82
				000810173874	INMATE MEALS | 03/09/2026	100-220-520	6	$46.96

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				000810173654	INMATE MEALS | 03/06/2026	100-220-520	6	$46.80
				000810173567	INMATE MEALS | 03/05/2026	100-220-520	6	$34.96
				000810173574	INMATE MEALS | 03/05/2026	100-220-520	6	$17.57
				000810173944	INMATE MEALS | 03/10/2026	100-220-520	6	$61.06
				000810174011	INMATE MEALS | 03/11/2026	100-220-520	6	$45.66
				000810174065	INMATE MEALS | 03/12/2026	100-220-520	6	$44.48
103567	1851	SONIC		170/03/03/2026	INMATE MEALS | 03/03/2026	100-220-520	6	$224.61
				121/03-11-2026	INMATE MEALS | 03/11/2026	100-220-520	6	$236.14
103573	13733	TASTE OF DETROIT RESTAURANT LLC		521455	INMATE MEALS | 03/09/2026	100-220-520	6	$260.00
103587	8048	WALTER L. HARVEY		03/10/2026	INMATE MEALS | 03/10/2026	100-220-520	6	$260.00
103592	2429	WEST RANKIN UTILITY AUTHORITY	20887	SW-0326	SOLID WASTE SANITATION BILLING	100-220-603	6	$161,186.40
						100-220-603	6	$977.59
		Total For Department		100-220				$165,326.25
		Fund Total		100				$165,326.25

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**314-600**							
103518	4297	GRINER DRILLING SERVICE, INC		PAY REQUEST #6	592 GRANT PROGRAM & MSDH SRLF LOAN | PAY REQUEST #6 | CORNERSTONE WATER WELL PROJECT	314-600-701	6	$59,099.48
103583	14817	VALDE PAVEMENT SOLUTIONS LLC		PAY REQUEST #1 - 03/16/2026	SB 2948 | PAY REQUEST #1 | FELICITY STREET SIDEWALK IMPROVEMENTS PROJECT	314-600-717	6	$34,698.15
		Total For Department		314-600				$93,797.63
		Fund Total		314				$93,797.63

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#		**400-000**						
103591	1983	WEST RANKIN UTILITY AUTHORITY		03/02/2026	WEST RANKIN TAP FEES | FEBRUARY 2026	400-000-371		$4,800.00
		Total For Department		400-000				$4,800.00
Dept#		**400-450**						
103546	792	MS DEVELOPMENT AUTHORITY		50717-MARCH 2026	GMS 50717--MARCH 2026	400-450-892		$4,047.07
103547	792	MS DEVELOPMENT AUTHORITY		50794-MARCH 2026	GMS 20794 CAP LOAN #16-CP-01 LUCKNEY	400-450-892		$2,772.99
103590	1315	WEST RANKIN UTILITY AUTHORITY	20888	WW-0326	Wastewater Sewer Billing FY26	400-450-890	6	$301,470.00
		Total For Department		400-450				$308,290.06
Dept#		**400-670**						
103525	623	JACKSON PAPER COMPANY	21431	1443782	copy paper for city hall	400-670-500	6	$119.40
103544	6168	MIPCO IMPRESSION PRODUCTS, INC.		282216	PUBLIC WORKS COPIER | MARCH 2026	400-670-640	6	$476.32
103555	9654	PROTEL, INC	20662	260200611	Call Center October 2025 - September 2026	400-670-600	6	$3,595.45
103568	1141	SOUTHERN PINE ELECTRIC		15852359	128 HEBRON HILL DR METER READING ANTENNA	400-670-630	6	$44.43
103574	4578	TECHSOURCE SOLUTIONS INC	21345	74502	Scanner for Randy	400-670-729	6	$1,200.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
103597	1708	WOLVERTON ENTERPRISE INC.	21534	20260881	Barnes White Window Envelopes with Indicia	400-670-620	6	$1,200.00
		Total For Department		400-670				$6,635.60
Dept#		**400-673**						
103472	14599	4-B Construction LLC	21490	4001	211 Pine Circle Driveway repair due to water repair | WO #61670	400-673-637	6	$2,700.00
103475	12016	ALLIED UNIVERSAL CORPORATION	21254	I3075895	Stock at Shop - Chlorine FY26 Commodity Bid Price Board Approved 1/20/2026	400-673-515	6	$5,970.00
103487	4919	BROADBAND VOICE, LLC		146854	CITY SHOP PHONE-MAR 2026	400-673-605	6	$110.35
103493	1999	CINTAS CORPORATION NO 210		4260389039	UNIFORMS	400-673-535	6	$4.63
						400-673-535	6	$12.58
				4261176629	UNIFORMS	400-673-535	6	$4.63
						400-673-535	6	$12.58
				4261889732	UNIFORMS	400-673-535	6	$4.63
						400-673-535	6	$12.58
103496	274	CONSOLIDATED PIPE & SUPPLY CO., INC.	21355	MS00416366	Stock at Shop	400-673-550	6	$200.00
						400-673-550	6	$100.00
						400-673-550	6	$1,200.00
						400-673-550	6	$90.00
						400-673-550	6	$1,450.00
						400-673-550	6	$430.00
			21478	MS00416541	Stock at Shop	400-673-550	6	$262.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-673-550	6	$225.00
						400-673-550	6	$150.00
						400-673-550	6	$70.00
						400-673-550	6	$300.00
						400-673-550	6	$754.00
						400-673-550	6	$110.00
						400-673-550	6	$388.00
						400-673-550	6	$480.00
			21474	MS00416640	415 Griffin Street Parts to repair water leak in casing | WO #61647	400-673-637	6	$1,120.00
						400-673-637	6	$480.00
						400-673-637	6	$160.00
			21515	MS00416641	Replace fire hydrant at 329 Provision Parkway | WO #61751	400-673-637	6	$3,270.00
						400-673-637	6	$580.00
						400-673-637	6	$100.00
						400-673-637	6	$180.00
			21492	MS00416506	Replace fire hydrant across from 686 Shiloh Road that was damaged in car accident | WO #61690	400-673-637	6	$3,125.00
						400-673-637	6	$1,005.00
						400-673-637	6	$580.00
						400-673-637	6	$100.00
						400-673-637	6	$180.00
				MS00416480	WO# 61736 | WATER LEAK& CAPPED ABANDONED	400-673-637	6	$117.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					SEWER LINE | 107 FELICITY ST			
				MS00416562	WO# 61769 | REPLACING OLD COPPER SERVICE LINE | 16 EASTGATE COURT	400-673-637	6	$88.00
				MS00416563	WO# 61768 | REPLACING OLD COPPER SERVICE LINE | 14 EASTGATE COURT	400-673-637	6	$88.00
			21560	MS00416754	1) Replace fire hydrant at 117 Windsor Blvd | WO #61354 2) Bolt & Gasket Kit for hydrants	400-673-637	6	$3,125.00
						400-673-637	6	$975.00
						400-673-637	6	$580.00
						400-673-550	6	$250.00
103497	2442	CORE & MAIN, LP	21212	Y503901	Stock at Shop	400-673-550	6	$519.30
						400-673-550	6	$161.56
						400-673-550	6	$0.00
						400-673-550	6	$312.00
						400-673-550	6	$980.90
			19108	Y480250	3/4" IPerl Water Meters Sole Source Provider - Sensus Water Meters	400-673-731	6	$7,944.00
			21477	Y594013	Stock at Shop Gasket Ram Neck - 3/4" & 1" 8 rolls per case	400-673-550	6	$902.00
						400-673-550	6	$613.20
			21531	Y627347	Stock at Shop	400-673-550	6	$297.00

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					Probing Rods			
103499	2183	D&S SALES	21483	39922	Estimate #1815: Astro-Grip Gloves, Pintle Hooks & Adapters	400-673-550	6	$1,819.00
					Estimate #1820: 6" Vice 360 Swivel -to be mounted on Tank's vehicle VIN #4078 (wtr)			
					Estimate #1822: Ventilator Mask (Qty: 5) & Filter Cartridges (Qty: 10) for crew that works with chlorine			
					Estimate #1821: Clamps - 2 sizes			
						400-673-550	6	$139.90
						400-673-550	6	$113.60
			21483	39923	Estimate #1815: Astro-Grip Gloves, Pintle Hooks & Adapters	400-673-550	6	$75.99
					Estimate #1820: 6" Vice 360 Swivel -to be mounted on Tank's vehicle VIN #4078 (wtr)			
					Estimate #1822: Ventilator Mask (Qty: 5) & Filter Cartridges (Qty: 10) for crew that works with chlorine			

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					Estimate #1821: Clamps - 2 sizes			
			21483	39925	Estimate #1815: Astro-Grip Gloves, Pintle Hooks & Adapters	400-673-550	6	$599.30
					Estimate #1820: 6" Vice 360 Swivel -to be mounted on Tank's vehicle VIN #4078 (wtr)			
					Estimate #1822: Ventilator Mask (Qty: 5) & Filter Cartridges (Qty: 10) for crew that works with chlorine			
					Estimate #1821: Clamps - 2 sizes			
						400-673-550	6	$397.70
			21406	39875	Estimate #1814 1) Strobe Lights and wiring for replacing brokes ones one equipment 2) Refill safety cabinet	400-673-550	6	$102.96
						400-673-550	6	$99.20
						400-673-550	6	$14.97
						400-673-550	6	$26.97
						400-673-550	6	$23.97
						400-673-550	6	$19.62
						400-673-550	6	$10.65
						400-673-550	6	$24.60
						400-673-550	6	$14.12

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-673-550	6	$10.89
						400-673-550	6	$8.91
			21361	39852	1) Estimate #1811 - tools for Oley (wtr) Drill Kit & Reciprocating Saw Kit 2) Estimate #1813 - tool for Tank (swr) Extension Set	400-673-550	6	$139.99
						400-673-550	6	$275.00
103508	2190	ENTERGY		290006801954	311 OLD LAKELAND DR WATER TANK	400-673-630	6	$48.58
103510	13384	EXELL/MS BOTTLE WATER-ACCT #018566		596223	SHOP | 5 GAL DRINKING WATER	400-673-640	6	$58.96
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876- FUEL FOR WEEK 02/23/2026- 03/01/2026	400-673-525	6	$1,114.44
				NP70154013	ACCT #126876- FUEL FOR WEEK 03/02/2026- 03/08/2026	400-673-525	6	$1,583.94
103516	144	GILMORE BROS BUILDING SUPPLY	21523	160874	Chain Hooks & Post Hole Diggers	400-673-550	6	$188.79
						400-673-550	6	$223.47
103521	575	HOME DEPOT CREDIT SERVICES	21482	1904313	Tools for Hollan	400-673-550	6	$59.97
						400-673-550	6	$229.00
						400-673-550	6	$458.00
						400-673-550	6	($4.20)
103531	12917	JOSEPH MOAK TRUCKING	21514	cob-3926	Stock at Shop - Sand	400-673-550	6	$4,825.26
103533	10529	K&S TRUCKING LLC	21520	35838	VIN #2427 2004 GMC Sierra (wtr-V) | Mosquito Truck	400-673-540	6	$300.00
			21404	35622	VIN #2427 2004 GMC Sierra (wtr-V) |	400-673-635	6	$60.00

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					Mosquito Truck			
						400-673-635	6	$35.00
			21403	35651	VIN #2320 2009 Ford F150	400-673-635	6	$60.00
						400-673-635	6	$35.00
103534	14120	LEADING EDGE CONCEPTS, LLC		20160410-61	WELL SITE WIRELESS MAINTENANCE | 01/01/2026-01/31/2026	400-673-605	6	$704.96
103536	12777	LGT GLASS SHOP LLC	21398	21203	VIN #4078 2012 Ford F350 Replace windshield	400-673-635	6	$300.00
103538	7934	M & S ROOFING CO., INC	21564	SJ202632	search and repair roof leak back side of city shop	400-673-637	6	$270.00
103539	12879	MAGCOR INDUSTRIES		137363	P/R REIMBURSEMENT FOR WORK RELEASE 02/15/2026 TO 02/28/2026	400-673-604	6	$11,660.10
103544	6168	MIPCO IMPRESSION PRODUCTS, INC.		282217	CITY SHOP COPIER | MARCH 2026	400-673-640	6	$209.90
103558	1015	RANKIN COUNTY COOPERATIVE	21109	314305	Sami Elbatnigi - rubber boots	400-673-535	6	$174.99
			21132	314833	Rubber Boots for Darrell Nelson w/ MAGCOR	400-673-535	6	$129.99
			21480	316593	Michael Perry - replace 2 work pants	400-673-535	6	$49.99
						400-673-535	6	$49.99
			21408	316226	New Hire: Dalton Runnels Work Boots, Rubber Boots & Work Pants	400-673-535	6	$138.74
						400-673-535	6	$134.99

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-673-535	6	$349.93
103559	12749	RANKIN COUNTY LIMESTONE LLC	21558	10432	Stock at Shop - Open PO for 610 Slag Board Approved 01.20.2026 to purchase crushed aggregates under Rankin County Semi-Annual Term Bid #26-300-6, effective through 06.30.2026	400-673-550	6	$7,399.86
103568	1141	SOUTHERN PINE ELECTRIC		15854232	11 CROSSWOODS RD-NEW LAKEBEND WATER WELL	400-673-630	6	$4,955.79
103579	6845	TRI-STATE CHLORINATION	21320	13856	Chlorine sensor and battery back up	400-673-730	6	$2,050.00
						400-673-550	6	$90.00
103580	4669	TRUSTCARE HEALTH, LLC		12438K19538	DRUG SCREENING | PHYSICAL	400-673-600	6	$100.00
103588	1292	WARING OIL CO.	20663	510121	Stock at Shop Diesel for tank at City Shop October 2025 - September 2026	400-673-525	6	$1,255.11
103596	4949	WILLIAMS EQUIPMENT & SUPPLY CO	21479	50035626535	Replacement nozzles for 2025 Ringomatic Vacuum Excavators: VIN #3262 (wtr) and VIN #3264 (swr)	400-673-636	6	$399.42
		Total For Department		400-673				$86,491.25
Dept#		**400-680**						
103472	14599	4-B Construction LLC	21349	4926	117 Fern Valley Road Walk-way repair due	400-680-637	6	$800.00

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					to sewer repair | WO #61319			
			21351	3928	315 Jasmine Cove Lane Driveway, Sidewalk & Curb/Gutter repairs due to sewer repair | WO #61321	400-680-637	6	$2,550.00
			21352	3926	313 Jasmine Cove Lane Driveway, Sidewalk & Curb/Gutter repairs due to sewer repair | WO #61322	400-680-637	6	$750.00
103493	1999	CINTAS CORPORATION NO 210		4260389039	UNIFORMS	400-680-535	6	$5.89
						400-680-535	6	$7.80
				4261176629	UNIFORMS	400-680-535	6	$5.89
						400-680-535	6	$7.80
				4261889732	UNIFORMS	400-680-535	6	$5.89
						400-680-535	6	$7.80
103496	274	CONSOLIDATED PIPE & SUPPLY CO., INC.		MS00416426	WO# 61677 | ER SEWER REPAIR | 409 E GOVERNMENT ST	400-680-637	6	$1,202.08
				MS00416453	WO# 61677 | ER SEWER REPAIR | 409 E GOVERNMENT ST	400-680-637	6	$17.00
103499	2183	D&S SALES	21361	39852	1) Estimate #1811 - tools for Oley (wtr) Drill Kit & Reciprocating Saw Kit 2) Estimate #1813 - tool for Tank (swr) Extension Set	400-680-550	6	$70.74
103508	2190	ENTERGY		520001731800	476 EDGEWOOD XING PLE A LIFT	400-680-630	6	$98.24

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				45009169760	106 MORRIS DRIVE | MORRIS DRIVE LIFT STATION	400-680-630	6	$79.05
				2026417357	170 STRATFORD DR | CORNERSTONE WATER WELL	400-680-630	6	$6,861.64
				340004756118	CORNERSTONE DR & GRANTS FERRY	400-680-630	6	$20.96
103512	860	FLEETCOR TECHNOLOGIES		NP70104848	ACCT #126876-FUEL FOR WEEK 02/23/2026-03/01/2026	400-680-525	6	$276.34
				NP70154013	ACCT #126876-FUEL FOR WEEK 03/02/2026-03/08/2026	400-680-525	6	$303.02
103520	5991	HARVEY SERVICES INC		8120	WO# 61826 | PUMP #1 NOT WORKING | APPLERIDGE LIFT STATION	400-680-636	6	$2,550.00
103524	3448	JACKSON AIR AND HYDRAULIC INC		84555	VIN# 6321 | KOMATSU PC170 | ER-MACHINE DOWN | REPLACE HYDRAULIC HOSE	400-680-636	6	$271.34
103540	2999	MAGNOLIA PUMP & EQUIP INC	21358	5132	Repair on two E-One Grinder Pumps	400-680-636	6	$204.04
						400-680-636	6	$207.12
103568	1141	SOUTHERN PINE ELECTRIC		15854228	HWY 18 BYPASS EAST BRANDON LIFT STATION	400-680-630	6	$173.40
				15854229	HWY 468 LIFT STATION	400-680-630	6	$553.14
				15852361	5010 GLEN RIDGE DR LIFT STATION	400-680-630	6	$84.71
				15852366	ROUSE DR LIFT STATION	400-680-630	6	$64.82

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				15852368	136 PROVONCE PARK LIFT STATION	400-680-630	6	$79.45
				15852369	208 DUCLAIR CT LIFT STATION	400-680-630	6	$55.87
				15852370	140 GRANDEUR DR LIFT STATION IN BACK YARD	400-680-630	6	$42.00
				15852374	109 MORGAN LN LIFT STATION	400-680-630	6	$71.99
				15852376	252 GREENFIELD RIDGE DR LIFT STATION	400-680-630	6	$102.38
				15852377	HWY 18 SEWER LIFT STATION	400-680-630	6	$74.51
				15852378	WILLOW CREEK DR/G'FLD RNCH/CNTRY MDWS LIFT STATION	400-680-630	6	$203.54
				15852382	W GOVERNMENT ST LIFT STATION	400-680-630	6	$276.25
				15852385	965 FILMORE DR LIFT STATION	400-680-630	6	$91.62
				15852386	658 CONTI DR LIFT STATION	400-680-630	6	$87.25
103569	6085	SOUTHERN TIRE MART, LLC	21524	2600231840	VIN #7089 Kubota RTV-X900WL new tires on front	400-680-540	6	$471.50
103596	4949	WILLIAMS EQUIPMENT & SUPPLY CO	21479	50035626535	Replacement nozzles for 2025 Ringomatic Vacuum Excavators: VIN #3262 (wtr) and VIN #3264 (swr)	400-680-636	6	$271.28
		Total For Department		400-680				$19,006.35

Check Run #: 13033

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
		Fund Total		400				$425,223.26
		Grand Total						$1,212,012.75

City of Brandon

Check Register by Department for Checks Dated 3/6/2026

Check Run #: 13031

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#		**001-000**						
103471	2791	JANI KING OF JACKSON		JAC02260481*	CLEAN UP | CITY HALL | PRINCESS BALL	001-000-511	6	$1,695.00
		Total For Department		001-000				$1,695.00
Dept#		**001-350**						
103470	207	CMRLS		MAR 2026 CMRLS*	T-1 LINE LIBRARY | MARCH 2026	001-350-605	6	$403.37
		Total For Department		001-350				$403.37
		Fund Total		001				$2,098.37

City of Brandon

Check Register by Department for Checks Dated 3/6/2026

Check Run #: 13031

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#		**004-500**						
103471	2791	JANI KING OF JACKSON		JAC02260483*	AMP | GUMBO EVENT | 02/20/2026	004-500-510	6	$125.00
				JAC02260482*	AMP | GUMBO EVENT | PRE CLEAN | 02/13/2026	004-500-510	6	$325.00
				JAC02260484*	AMP | DAY PORTERS 02/14/2026	004-500-510	6	$2,221.00
		Total For Department		004-500				$2,671.00
		Fund Total		004				$2,671.00
		Grand Total						$4,769.37

City of Brandon

Manual Check Batch #: 5636

Fiscal Year 2025 - 2026 6 - Mar

Vendor #	Name	PO #	Invoice #	Inv Date	Due Date	Invoice Amount	Sequence #
GL Account #	Account Description	Tax	1099	Sales Tax Amount	Liq. Amount	Detail Amount	Detail Description
Check # 2862	Check Date: 3/3/2026						
9846	LIVE NATION WORLDWIDE INC		11012025	3/3/2026	3/3/2026	$2,500.00	100
004-500-600	PROF SERVICES - OTHER	N			$0.00	$2,500.00	CHL Booking Fee - Maddox Batson
				Invoice Total	$0.00	$2,500.00	
				Total for Check # 2862	$0.00	$2,500.00	

Total for fund	004	$0.00	$2,500.00
Total for batch	5636	$0.00	$2,500.00

City of Brandon

Detail Check Register for Checks Dated 3/13/2026

Check Run #: 13034 **Check Date: 3/13/2026** **Bank: Community Bank - Payables Clearing Account** **spickle**

Check#	Vendor#	Vendor Name	Inv Date	Invoice#	PO#	GLAccount#	Description	Detail Amount
103598	14000	TRUSTMARK VISA/MC - GEORGANNA KEENUM	2/5/2026	02/05/2026		001-092-600	PROF. SERVICES-OTHER	$196.95
			1/19/2026	01/19/2026		001-092-600	PROF. SERVICES-OTHER	($6.18)
			1/30/2026	01/30/2026		001-040-500	OFFICE SUPPLIES	$21.50
			1/26/2026	04773-45212253		001-092-695	DUES & SUBSCRIPTIONS	$30.00
						Total Check # 103598		$242.27

Total Checks **1** **$242.27**

PROVIDER PAYMENTS
3/16/2026
FOX EVERETT/COB - REGIONS TRUST ACCOUNT HEALTH INSURANCE ACCOUNT

Invoice Date	Date Released	Check Seq. #	Invoice Amount	Disbursed Amount	Expenditure Description
2/23/2026	3/5/2026	26285	$24,836.76	$24,836.76	Magellan
2/25/2026	3/5/2026	26286	$74.90	$74.90	HUB International Midwest Limited
	3/5/2026	26287	($2,250.97)	($2,250.97)	Less Voids/Stop Pmts
		26287-26335	$26,265.12	$26,265.12	Medical Claims
			$48,925.81	**$48,925.81**	

CURRENT BALANCE OF HEALTH INSURANCE ACCOUNT **$ 48,816.19**

Board Approval Procedure - Statement should be submitted to Board for Approval at the next scheduled meeting

Memo

To: Mayor and Board of Aldermen

From: Niki Jobe

Date: 2/28/2026

Re: **Request for Approval of February 2026 Electronic Fund Transfers**

	Date	Amount
February 2026 Deferred Compensation Transfer	2/6/2026	$3,682.50
	2/20/2026	$3,682.50
February 2026 Retirement Transfer	2/20/2026	$263,263.84
February 2026 Federal Tax Transfers	2/6/2026	$108,787.72
	2/20/2026	$108,263.59
February 2026 MS State Tax Commission	2/6/2026	$12,225.00
	2/20/2026	$11,879.00

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM:

DATE: 02/27/2026

SUBJECT: MONTHLY REPORT OF PRIVILEGE LICENSES

ATTACHMENTS:

1. new
2. closed

Entity Date	Entity #	Business Name	Business Street Number
2/27/2026	2077	CITIZENS NATIONAL BANK - BRANDON	241
2/27/2026	2076	AVIS GREEN CONSULTING - EMBER NOTES CANDLES	2006
2/20/2026	2075	NORIA PRODUCTIONS	119
2/19/2026	2074	BETH'S BRANDON SHELL LLC	415
2/5/2026	2073	FOUNDATIONS STRENGTH & TUMBLE	1659
2/4/2026	2072	MAX TOOL INC	1089

Business Street	Business Suite	Mailing Address	Mailing Address 2	
W GOVERNMENT ST		0 PO BOX 105		0
BROOKSTONE PL		0 ATTN: AVIS GREEN	2006 BROOKSTONE PL	
LONGWOOD DR		0 ATTN: CLYDE OKOJIE	119 LONGWOOD DR	
GRIFFIN ST		0 415 GRIFFIN ST		0
W GOVERNMENT COVE		0 1659 W GOVERNMENT COVE		0
HWY 471, STE A	SUITE A	119-B CITATION COURT		0

Mailing City	Mailing State	Mailing Zip Code	Business Phone Number
BRANDON	0	39043	6016931331
BRANDON	0	39042	7694289555
BRANDON	0	39042	6017504447
BRANDON	0	39042	6015732568
BRANDON	0	39042	7692840609
BIRMINGHAM	0	35209	2059422466

Product Service
FINANCIAL INSTITUTION
ONLINE CANDLE SALES
FILM PRODUCTION & CONSULTING
CONVENIENCE STORE
CHEERLEADING GYM / TUMBLING CLASSES
DISTRIBUTOR OF TOOLING, COOLANT, SAFETY EQUIPMENT new ownership

Entity #	Business Name	Business Street Number
1997	ELITE CONSTRUCTION ENTERPRISE	1700
769	JAC INDUSTRIAL TOOL & SUPPLY, LLC	1089
345	SUN PINE CORP	6

Business Street	Product Service
W GOVERNMENT ST, BLD A, STE N	CONSTRUCTION
HWY 471, SUITE A	PROVIDER OF TOOLING, COOLANT, SAFETY ITEMS
OVERBY ST	HOUSEHOLD CLEANERS - BUSINESS OFFICE

Status	Out Of Business Date	
Out of Business	2/9/2026	
Out of Business	2/2/2026	new ownership
Out of Business	2/26/2026	

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: CHARLES PITCOX

DATE: 03/10/2026

SUBJECT: JUBILEE DAYS ADVERTISING

Request permission to advertise for Jubilee Days Events with local providers not to exceed $25,000.00, which will be paid out of the 2% fund.

ATTACHMENTS:

1. Jubilee Days Advertising
2. Jubilee Advertising Breakdown

BRANDON
MISSISSIPPI

MEMORANDUM

TO: BOARD OF ALDERMEN

FROM: CHARLES PITCOX

BOARD AGENDA: MONDAY, MARCH 16, 2026

SUBJECT: JUBILEE DAYS ADVERTISING

REQUEST PERMISSION TO ADVERTISE FOR JUBILEE DAYS EVENTS WITH LOCAL PROVIDERS NOT TO EXCEED 25,000.00. FUNDS WILL COME OUT OF THE 2% FUND.

ATTACHMENTS:

JUBILEE DAYS ADVERTISING BREAKDOWN

• **Social Media**	**$1,500.00**
• **Outdoor**	**$6,000.00**
• **Television**	**$6,255.00**
• **Radio**	**$7,025.00**
• **Digital**	**$4,000.00**
TOTAL	**$24,750.00**

Outdoor Advertising – (8) rotating billboards for eight weeks
(1) Interstate billboard

Television – Advertising on WLBT for the month of April (thirty second commercials)

Radio – Super Talk Radio for the month of April
$3,400 – Rebecca Turner Show – (30) thirty second commercials
$3,625 – The Radio People – (165) total spots – thirty seconds
WHJT FM (Country)
WUSJ FM (Urban)

Digital Media – lHeart Radio Digital Advertising
- **Spots on mobile & tablet devices for the month of April**

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: CHARLES PITCOX

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO APPROVE ADDING A SECURITY DEPOSIT

Consideration to approve adding a security deposit to the rental fee agreement with government agencies to cover any damages that may occur during an event.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: APPROVAL OF RATE ORDER

WATER, SEWER, & BASE CHARGE RATES

Asking for your consideration to approve the attached order allowing changes to Appendix C, Section 82-55 of the City of Brandon Code of Ordinances and allow the Mayor and City Clerk to execute the same.

Upon approval, the new rates will become effective with the June 2026 utility bills – usage dates of 4/16/2026 thru 05/15/2026.

Thank you for your consideration in this matter. Please let us know if you have any questions.

ATTACHMENTS:

- Rate Order

ORDER OF THE CITY OF BRANDON, MISSISSIPPI, AMENDING APPENDIX C OF THE CODE OF ORDINANCES OF THE CITY OF BRANDON, MISSISSIPPI

BE IT ORDERED THAT IN ACCORDANCE WITH THE AUTHORITY AS PROVIDED IN SECTION 82-64 OF THE CODE OF ORDINANCES, AS DETERMINED BY THE MAYOR AND BOARD OF ALDERMEN FOR THE CITY OF BRANDON, BILLING UNITS & RATES AS REFLECTED IN APPENDIX C SECTION 82-55 ARE HEREBY AMENDED, AS FOLLOWS, TO WIT:

Utility rates generally			
(1)	*Water. Residential, inside city limits.* Each residential City of Brandon metered user, per 1 gallon of water used of metered flow	0.00246	~~0.00234~~
(2)	*Water. Residential, outside city limits.* Each residential City of Brandon metered user, per 1 gallon of water used of metered flow	0.00490	~~0.00467~~
(3)	*Sewer. Residential, inside city limits.* Each residential City of Brandon metered user of the city sewer system, per 1 gallon of water used of metered flow ($3.90 per 1,000 gallons for each residential user where users are metered by collecting entity as such or $2.80 per 100 cubic feet for each residential user where users are metered by collecting entity as such)	0.00390	~~0.00371~~
(4)	*Sewer. Residential, outside city limits.* Each residential City of Brandon metered user of the city sewer system, per 1 gallon of water used of metered flow ($7.80 per 1,000 gallons for each residential user where users are metered by collecting entity as such)	0.00780	~~0.00743~~
(7)	*Base Service Charge (Base Rate).* In addition to rates and charges for water and sewer usage, all users of the municipal water and/or sewer system shall pay a basic service charge per connection.		
	Residential water customers who are connected to city sewer shall pay	22.90	~~21.81~~

	Residential water customers who are not connected to city sewer shall pay	9.49	~~9.04~~
	Residential customers using sewer services only shall pay	13.41	~~12.77~~
	Commercial water customers who are connected to city sewer shall pay	34.04	~~32.42~~
	All multi-family or commercial units on a master meter shall pay per serviced unit. This includes, but is not limited to, apartments condominiums, mobile home parks, etc.	34.04	~~32.42~~
	Commercial water customers who are not connected to city sewer shall pay	15.05	~~14.33~~
	Commercial customers using sewer services only shall pay	18.98	~~18.08~~
(8)	*Water. Commercial, inside and outside city limits.* Each commercial City of Brandon metered user of the city water system, per 1 gallon of water used of metered flow	0.00295	~~0.000281~~
(9)	*Sewer. Commercial, inside and outside city limits.* Each commercial City of Brandon metered user of the city sewer system, per 1 gallon of water used of metered flow ($4.68 per 1,000 gallons for each commercial user where users are metered by collecting entity as such, inside or outside the city limits)	0.00468	~~0.00446~~

*For reference, utility rates amended by this Order are stricken through and the new rates effective upon approval and adoption of this Order are underlined.

****

This Order shall be effective with the June 2026 billing cycle, beginning with meter usage dates of 04/16/2026 thru 05/15/2026, and continuing thereafter until otherwise superseded, amended and/or modified by subsequent Order of the governing authorities of the City.

All Orders in conflict herewith are repealed.

This Order having been reduced to writing and no request for the same to be read by the Clerk having been made, the same was introduced by Alderman _____, seconded by Alderman _____, and was adopted by the following vote, to wit:

Sharon Womack, Alderman at Large	_____
Jarrad Craine, Alderman Ward 1	_____
Cris Vinson, Alderman Ward 2	_____
Harry Williams, Alderman Ward 3	_____
Lu Coker, Alderman Ward 4	_____
Jereme King, Alderman Ward 5	_____
David Farris, Alderman Ward 6	_____

The Mayor thereby declared the Motion carried and the Order adopted and approved on this the _____ day of _____, A.D., 2026.

_____
BUTCH LEE, MAYOR

ATTEST:

_____
MARY ANN HESS, CITY CLERK

****

ORDINANCE AMENDING CHAPTER 82, ARTICLE II, SECTION 82-55
OF THE CODE OF ORDINANCES OF THE CITY OF BRANDON, MISSISISPPI,
REGULATING RATES AND CHARGES

BE IT ORDAINED that Chapter 82, Article II, Section 82-55 of the Code of Ordinances of the City of Brandon, Mississippi, regulating rates and charges, should be and the same is hereby amended as follows, to-wit:

Section 1: Section 82-55 shall read in full as follows, to-wit:

Sec. 82-55. – Rates Generally.

The monthly rate schedule for all users of water and local sewer furnished by the city shall increase no less than three percent annually October 1 of each year. The Mayor and Board of Aldermen will review the need annually for rate increases greater than the said three percent. Other utility rates imposed by the city shall be reviewed annually to determine whether an increase or decrease is deemed necessary.

****

Section 2: This Ordinance shall supersede any and all ordinances which are in conflict herewith.

Section 3: This Ordinance shall go into effect 30 days after passage.

The foregoing Ordinance having been first reduced to writing was read and considered and by motion of Alderman _____ and seconded by Alderman _____ was adopted by the following vote, to wit:

Sharon Womack, Alderman at Large _____
Jarrad Craine, Alderman Ward 1 _____
Cris Vinson, Alderman Ward 2 _____
Harry Williams, Alderman Ward 3 _____
Lu Coker, Alderman Ward 4 _____
Jereme King, Alderman Ward 5 _____
David Farris, Alderman Ward 6 _____

The Mayor thereby declared the Motion carried and the Ordinance adopted and approved on this the _____ day of _____ A.D., 2026.

_____
BUTCH LEE, MAYOR

ATTEST:

_____
MARY ANN HESS, CITY CLERK

EMERGENCY CERTIFICATION RE: MCA SECTION 31-7-13(k) (1972, as amended)

I, Alex Wade, the Public Works Director for the City of Brandon, Mississippi, have determined that an emergency exists as described in the memo attached hereto, with regard to the purchase of the commodities or repair contracts, identified as follows:

2021 VacPak Leaf and Litter Truck – VIN 1711 Repairs

at the location/address identified in the memo attached hereto, so that the delay incident to giving opportunity for competitive bidding would be detrimental to the interest of the governing authority, and I hereby approve the bill presented therefore for such emergency commodities and/or contract services provided, and I do hereby certify that the purchase of such commodities was made from Vacuum Truck Sales & Service, from whom such an emergency repair contract was made, as reflected in the bill(s)/invoice(s) attached hereto and request payment of the same accordingly.

So certified, this the 2nd day of March, 2026.

_____

Alex Wade

Public Works Director

(Note: At the board meeting next following the emergency purchase or repair contract, documentation of the purchase or repair contract, including a description of the commodity purchased, the price thereof and the nature of the emergency shall be presented to the board and shall be placed on the minutes of the board of such governing authority.)

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: ROW MOWING & STRING CUTTING
DEEP SOUTH LAND IMPROVEMENTS, LLC
PROFESSIONAL SERVICES AGREEMENT

Asking for your consideration to approve the Professional Services Agreement with Deep South Land Improvements, LLC for ROW mowing & string cutting and authorize the Mayor to execute the same.

The Professional Services Agreement is as follows:

ROW MOWING & STRING CUTTING:

- East ROW – mow & string trim $3,700.00 per cutting
- West ROW - mow & string trim $3,952.00 per cutting
- City Hall property – mow & string trim $ 330.00 per cutting
- Windsong & Sunchase lots – mow & string trim $ 150.00 per cutting

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Deep South Land Improvements, LLC – ROW Mowing & String Cutting pricing

DEEP SOUTH LAND IMPROVEMENT, LLC
121 E Business Park, Suite A
Brandon, MS 39042 USA
+16019859160
davidquirin@gmail.com
www.deepsouthland.com

Estimate

ADDRESS
City of Brandon, MS
1000 Municipal Drive
Brandon, MS 39042

ESTIMATE # 1189
DATE 02/26/2026
EXPIRATION DATE 04/30/2026

ACTIVITY	QTY	RATE	AMOUNT
Service Mow City Hall	1	330.00	330.00
Service Mow Hwy 80 East (As previously required)	1	3,700.00	3,700.00
Service Mow Hwy 80 West (As previously required)	1	3,952.00	3,952.00
Service Mow City lots in Windchase and Windsong	1	150.00	150.00

TOTAL **$8,132.00**

Accepted By

Accepted Date

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: ROW BUSH HOGGING– 2026 SEASON
DEEP SOUTH LAND IMPROVEMENTS, LLC
PROFESSIONAL SERVICES AGREEMENT

Asking for your consideration to approve the Professional Services Agreement with Deep South Land Improvements, LLC for ROW bush hogging for the 2026 season and authorize the Mayor to execute the same.

The Professional Services Agreement is as follows:

ROW BUSH HOGGING:

- Highway 18 ROW – bush hog & string trim $16,900.00 per cutting
- Highway 471 ROW - bush hog & string trim $ 7,900.00 per cutting
- Grants Ferry Parkway ROW - bush hog & string trim $ 5,500.00 per cutting
- Highway 80 ROW (between Penn's & Brandon Barber) - excavator mow $ 2,150.00 per cutting

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Deep South Land Improvements, LLC – ROW Bush hogging pricing

DEEP SOUTH LAND IMPROVEMENT, LLC
121 E Business Park, Suite A
Brandon, MS 39042 USA
+16019859160
davidquirin@gmail.com
www.deepsouthland.com

Estimate

ADDRESS
City of Brandon, MS
1000 Municipal Drive
Brandon, MS 39042

ESTIMATE # 1188
DATE 02/26/2026
EXPIRATION DATE 04/30/2026

ACTIVITY	QTY	RATE	AMOUNT
Service Bushhog Hwy 18	1	16,900.00	16,900.00
Service Bushhog Hwy 471	1	7,900.00	7,900.00
Service Bushhog Grants Ferry Parkway	1	5,500.00	5,500.00
Service Excavator Mow the area between Penns and Brandon Limited Apartments - $2000 Bushhog the area between BLA and Brandon Barber - $150	1	2,150.00	2,150.00

TOTAL **$32,450.00**

Accepted By

Accepted Date

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: AMPHITHEATER MOWING & STRING TRIMMING
AMBIANCE LANDSCAPE
PROFESSIONAL SERVICES AGREEMENT

Asking for your consideration to approve the Professional Services Agreement with Ambiance Landscape for mowing & string cutting at the Brandon Amphitheater & along a portion of Marquette Road and authorize the Mayor to execute the same.

The Professional Services Agreement is as follows:

AMPHITHEATER MOWING & STRING CUTTING:

- Summer/Spring $4,319.70 per cutting
  - Includes mowing, string cutting, pruning, & hedging
- Winter $3,402.55 per cutting
  - Includes mowing, string cutting, pruning, & hedging

MARQUETTE ROAD MOWING & STRING CUTTING

- ROW Mowing & String Cutting
  - Along West side of Marquette Road (Boyce Thompson to EOC) $ 406.94 per cutting

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Ambiance Landscape – Mowing & String Cutting pricing

CITY OF BRANDON
1000 MUNICIPAL DRIVE
BRANDON, MISSISSIPPI 39042

Sales: Joshua McCrory

City of Brandon - Amphitheater

1000 Municipal Drive Brandon, Mississippi 39042

Est ID: EST3575501 2026

Date: Feb-20-2026

Mississippi Certificate of Responsibility: 17154-SC

Bureau of Plant Industry Registered Technician: License No. 34777

Mississippi Horticulture Weed Control ID No. 42456

Louisiana Board of Contractors: Landscaping, Grading and Beautification 68635

Louisiana Horticulture License 18-3845

Arkansas Commercial Contractor 0347020517 ID#36252

ICPI certified LVL1-0313142012

CONTRACT SERVICES	Visits	Visit Price
Spring/Summer Service	**33 +/-**	**$4,319.70**

Scope of Work (Doesn't include areas across the street of Marquette Rd. and Boyce Thompson Dr.)

- Weekly Visits (Mowing Season Mid-March thru First week of November)
- Mow & trim all lawn areas as required throughout season. Remove grass cutting from hard surface areas.
- Grass clippings shall be raked, swept or blown clean from patios, sidewalks, roads and walkways, and disposed of after each mowing.
- Trim grass edges neatly around planting beds, trees, fences, utility poles, fire hydrants, etc.
- Edging of all trees, hedges, shrubs, and flower beds as required so that these areas present a neat and clean cut appearance at all times.

CONTRACT SERVICES	Visits	Visit Price

- Prune all shrubs and trees up to 15' in height
- Prune flowering shrubs previous year's growth immediately after flowering.
- Hedges shall be trimmed and shaped using mechanical shears.
- Designated planting areas will be cultivated per visit to keep soil loose and free of weeds.

Turf Maintenance Along Marquette Road **19 +/-** **$406.94**

- Scope of Work - Mowing along sidewalk down Marquette Road (Back of Curb to Sidewalk only)
  - Bi-Weekly Visits (Mowing Season Mid-March thru First week of November)
  - Mow & trim all lawn areas as required throughout season. Remove grass cutting from hard surface areas.

Winter Services **8 +/-** **$3,402.55**

Scope of Work (Doesn't include areas across the street of Marquette Rd. and Boyce Thompson Dr.)

- Bi-Weekly Visits (Winter Visits Mid-November thru Mid-March)
- Mulch/remove leaves/debris in turf and shrub beds, hardscape edge, bed edge, and line trim as needed
- Winter pruning all shrubs and trees up to 15' in height
- Grass clippings shall be raked, swept or blown clean from patios, sidewalks, roads and walkways, and disposed of after each mowing.
- Designated planting areas will be cultivated per visit to keep soil loose and free of winter weeds.

GROUNDS MAINTENANCE TERMS + CONDITIONS

- Contract is based on the estimated number of visits listed above. Any additional cuts will billed at rate listed above if needed by client.
- Ambiance Landscape is insured for public liability and property damage in the amount of one million dollars.
- Any property including fences, light posts, patios etc., damaged by the Ambiance will be restored to its original condition at our expense.
- All aspects of these specifications may be amended upon mutual agreement. Any such changes shall be in writing only and thereafter form a part of this contract.
- The Client may cancel this agreement with a 30 days written notice. Upon termination of this contract, all prorated monies for services and hours that have already been rendered shall become immediately due and payable. This contract shall automatically renew for 12 month period with an agreed upon price increase unless notice is given by either party prior to the renewal date.
- Service rates may be subject to a fuel surcharge, if the cost of fuel exceeds $3.50 gallon.
- Ambiance Landscape agrees to furnish equipment and labor to complete in accordance with the plans and above listed specifications.
- PLEASE NOTE: We offer online bill pay and also accept major Credit Cards. Credit Card payment over $1,000.00 will incur a 4% service charge.

Procedure for Extra Work and Changes

Change Notice: Any Contract change in scope in excess of one thousand dollars ($1,000.00) requires a Contract Change Notice under which Work is to proceed. Work will not commence under a Contract Change Notice (CNN) unless with written

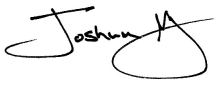
Owner approval.

For Changes in scope of less than one thousand dollars ($1,000.00),Ambiance Landscape will provide the Customer notification by way of its Progress Report. In either instance, such notification shall be plain and clear in terms of scope and reason. Any record, telephone conversation or meeting in which such change in scope was introduced, shall be attached as supporting documentation.

Payment Terms and Conditions

Upon the acceptance of the work, payment of the unpaid balance Contract Price when due together with such Value Added Taxes as may be applicable to such payment.

Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at twelve percent (12%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.

Estimate authorized by:		**Estimate approved by:**	
	Joshua McCrory		
Signature Date:	03/02/2026	**Signature Date:**	
Email:	Josh@ambiancelandscape.net		

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: CORNERSTONE WATER WELL PROJECT

PAY REQUEST 6

Asking for your consideration to approve Pay Request 6 in the amount of $59,099.48 from Griner Drilling Service, Inc. for the Cornerstone Water Well Project and authorize payment of same.

On July 27, 2023, the Board awarded the bid for the Cornerstone Water Well Project to Griner Drilling Service, Inc. as the best and lowest bid received.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Benchmark Engineering Recommendation Letter
- Pay Request 6

GL Code: 314-600-701

Funding: 592 Grant Program & MSDH SRLF Loan

March 3, 2026

Mr. Alex Wade
Public Works Director
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

RE: City of Brandon
Cornerstone Water Well Project
B-8031
Pay Request #6

Dear Mr. Wade:

Please find included in this packet all documentation and paperwork necessary for approval of Pay Request No. 6 for construction services for the City of Brandon Cornerstone Water Well Project for Griner Drilling Services, Inc. in the total amount of **$59,099.48.**

We have reviewed this pay request and recommend this be submitted to the Board for their approval.

Should you have any questions or need additional information, please do not hesitate to contact our office at 601-591-1077.

Sincerely,

Matthew Miller, P.E., P.L.S.
Vice President
Benchmark Engineering & Surveying, LLC

cc: File: B-8031
Carly Dearman (City of Brandon)

PAYMENT APPLICATION AND CERTIFICATE

Application No: 6 — 03/02/2026

Period: 12/9/25 to 2/28/26 — Sheet 1 of 2

Project: City of Brandon - Cornerstone Water Well

Contractor: Griner Drilling Service Inc.
126 Interstate Drive
Richland, MS 39218

1	Original Bid Amount		$ 2,848,000.00
2	Modifications approved in previous applications: Additions: $_____ Deductions: $ 175,572.88		$ (175,572.88)
3	Modifications approved this period (List Contract Modification Nos. _____) Additions: $_____ Deductions: $_____		
4	Net change by contract modifications	(Sum of lines 2 & 3)	$ (175,572.88)
5	Revised contract amount:	(Sum of lines 1 & 4)	$ 2,672,427.12
6	Total value of work to date	(Attached payment breakdown)	$ 2,590,847.12
7	Percent Project Complete	(Line 6 divided by 5 x 100)	96.95%
8	Materials on hand	(Listing Attached)	$ -
9	Partial payment undelivered equipment	(Listing Attached)	$ -
10	Subtotal	(Sum of lines 6, 8, 9)	$ 2,590,847.12
11	Less amount retained	(5%)	$ (129,542.36)
12	Total amount retained to date		$ (129,542.36)
13	Approved retainage reduction		$ -
14	Subtotal	(Line 10 - Line 11)	$ 2,461,304.76
15	Less previous certificates for payment	(Item 14 from Previous Application)	$ 2,402,205.26
16	Current payment due	(Difference between lines 14 & 15)	$ 59,099.50
			-$ .02
			$ 59,099.48

The undersigned Contractor certifies that the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payments were issued andpayments received from the Owner, and that the current payments shown herein is now due.

Griner Drilling Service Inc. — 3/2/26

Contractor — By — Date

I HEREBY ACKNOWLEDGE THAT THE MATERIAL AND LABOR INVOLVED ON THE ABOVE ESTIMATE ARE CORRECT AND PAYMENT IS DUE THE CONTRACTOR.

3/3/2026

Engineer — By — Date

***$ .02 deduction is for a payment correction to Pay Request 4 .

Bid Schedule No. 1

				Bid Amount		Previous Application		Current Application		Total-To-Date		% Complete	% Complete
Item No.	Description	Units	Qty	Unit Price	Ext. Total	Units	Amount	Units	Amount	Units	Amount	Current Appl	Total-To-Date
New Cornerstone Water Well													
1	Mobilization/Demobilization	1	LS	$95,000.00	$95,000.00	0.95	$ 90,250.00	0.05	$ 4,750.00	1.00	$ 95,000.00	5.0%	100.0%
2	Silt Fence	240	LF	$5.00	$1,200.00		$ -		$ -	0.00	$ -	0.0%	0.0%
3	12" Erosion Control Wattles	10	LF	$50.00	$500.00		$ -	10.00	$ 500.00	10.00	$ 500.00	100.0%	100.0%
4	Test Hole, Test Well & Logs, Bid Depth 1500 Feet	1	LS	$350,000.00	$350,000.00	1	$ 350,000.00		$ -	1.00	$ 350,000.00	0.0%	100.0%
	Add/Deduct if Test Hole is other than 1500 Feet	1	LF	$100.00			$ -						
5	Gravel Wall Well 20" x 12", Bid Depth 1500 Feet	1	LS	$1,281,220.00	$1,281,220.00	1	$ 1,281,220.00		$ -	1.00	$ 1,281,220.00	0.0%	100.0%
	Add/Deduct if Gravel Wall Well is other than 1500 feet	1	LF	$125.00		-200	$ (25,000.00)			-200.00	$ (25,000.00)		
6	Vertical Turbine Pump,1500 GPM @ 140 Feet of Head	1	LS	$325,000.00	$325,000.00	0.95	$ 308,750.00	0.05	$ 16,250.00	1.00	$ 325,000.00	5.0%	100.0%
7	Well Header Piping	1	LS	$30,800.00	$30,800.00	1	$ 30,800.00		$ -	1.00	$ 30,800.00	0.0%	100.0%
8	Well Head/piping Header Slab	1	LS	$7,500.00	$7,500.00	1	$ 7,500.00		$ -	1.00	$ 7,500.00	0.0%	100.0%
9	12" Ductile Iron Yard Piping (Underground)	24	LF	$450.00	$10,800.00	8	$ 3,600.00		$ -	8.00	$ 3,600.00	0.0%	33.3%
10	12" C-900 Yard Piping	284	LF	$200.00	$56,800.00	284	$ 56,800.00		$ -	284.00	$ 56,800.00	0.0%	100.0%
11	12" Gate Valve	3	EA	$6,800.00	$20,400.00	3	$ 20,400.00		$ -	3.00	$ 20,400.00	0.0%	100.0%
12	Fire Hydrant Assembly	1	EA	$9,500.00	$9,500.00	1	$ 9,500.00		$ -	1.00	$ 9,500.00	0.0%	100.0%
13	Equipment Building	1	LS	$141,200.00	$141,200.00	0.95	$ 134,140.00	0.05	$ 7,060.00	1.00	$ 141,200.00	5.0%	100.0%
14	Chlorination Equipment	1	LS	$34,600.00	$34,600.00	0.5	$ 17,300.00		$ -	0.50	$ 17,300.00	0.0%	50.0%
15	Fluoride Equipment	1	LS	$16,380.00	$16,380.00		$ -		$ -	0.00	$ -	0.0%	0.0%
16	Electrical and Controls	1	LS	$215,000.00	$215,000.00	0.95	$ 204,250.00	0.05	$ 10,750.00	1.00	$ 215,000.00	5.0%	100.0%
17	Generator & Auto Transfer Switch	1	LS	$181,000.00	$181,000.00	0.95	$ 171,950.00	0.05	$ 9,050.00	1.00	$ 181,000.00	5.0%	100.0%
18	SCADA Equipment	1	LS	$11,000.00	$11,000.00		$ -	1.00	$ 11,000.00	1.00	$ 11,000.00	100.0%	100.0%
19	Electrical Primary Service	1	ALLOW	$10,000.00	$10,000.00		$ -		$ -	0.00	$ -	0.0%	0.0%
20	Select Fill	60	CY	$75.00	$4,500.00		$ -		$ -	0.00	$ -	0.0%	0.0%
21	Fencing & Automated Gate	1	EA	$45,000.00	$45,000.00	0.95	$ 42,750.00	0.05	$ 2,250.00	1.00	$ 45,000.00	5.0%	100.0%
22	Project Sign	1	EA	$600.00	$600.00		$ -	1.00	$ 600.00	1.00	$ 600.00	100.0%	100.0%
CO-1	Deduction for reducing size of the well to a 16" x 10"due to insufficient sands to complete a 1500 GPM well.	1	LS	($126,370.90)	($126,370.90)	1	$ (126,370.90)		$ -	1.00	$ (126,370.90)		100.0%
CO-2	Deduction for equipment size reductions due to lower capacity	1	LS	($49,201.98)	($49,201.98)	1	$ (49,201.98)			1.00	$ (49,201.98)	100.0%	100.0%
	TOTAL CONTRACT AMOUNTS				**$2,672,427.12**		**$ 2,528,637.12**		**$ 62,210.00**		**$ 2,590,847.12**	**2.33%**	**96.95%**

VALUE OF COMPLETED WORK			$ 2,590,847.12
MATERIAL INVENTORY			
SUBTOTAL			$ 2,590,847.12
LESS 5% RETAINAGE			$ 129,542.36
NET DUE			$ 2,461,304.76
LESS PREVIOUS PAYMENTS			$ 2,402,205.26
TOTAL THIS ESTIMATE			$ 59,099.50

GRINER DRILLING SERVICE INC.

- Industrial, Municipal, and Irrigation Water Wells
- Pumps, Gears, Motors
- Maintenance and Machine Shops

126 Interstate Drive • Richland, MS 39218 • Phone (601) 932-4511 • Fax (601) 932-4751

Drinking Water Systems Improvements Revolving Loan Fund (DWSIRLF)

Contractor/Subcontractor American Iron and Steel (AIS) Certification

Contractor/Sub Name: **GRINER DRILLING SERVICE, INC**

Contractor Estimate: **$59,099.50 (Payment Application #6)**

I hereby certify that to the best of my knowledge and belief that all iron, steel and construction materials identified in the referenced estimate comply with the American Iron and Steel provisions as defined in 42 U.S.C. 300j-12(a)(4) of the Safe Drinking Water Act or the items are subject of a waiver of the requirements as approved by the Administrator of the Environmental Protection Agency (EPA). Additionally, manufacturer AIS certifications have been provided to the owner for all applicable material included in the referenced estimate.

I understand that a false statement on this certification will be grounds for rejection of payment and contract termination.

Signature of Prime or Subcontractor Representative — Date: 3/2/26

Robert Morris, Branch Manager

Type (Print) Name of Prime or Subcontractor Representative

Home Office:
Griner Drilling Service
1014 Highway 98 Bypass
Columbia, MS 39429

Branch Office:
Griner Drilling Service
11100 Highway 31 North
Spanish Fort, AL 36527

Branch Office:
Griner Drilling Service
3833 Crowley-Rayne Hwy
Rayne, LA 70578

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: HIGHWAY 18 WATERLINE EXTENSION PROJECT – STAR ROAD TO WEST SUNSET DRIVE BOND APPROVAL

Asking for your consideration to approve the attached Commercial Surety Bond as required by MDOT for the Highway 18 Waterline Extension Project – Star Road to West Sunset Drive and authorize the Mayor and City Clerk to execute the same.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Commercial Surety Bond

Commercial Surety Bond Application (Form A)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Agency name and code: **SCOTT INSURANCE SERVICES LLC**	Agent's name: **KEITH L. MCDANIEL**	Bond #: **108309661**
Applicant's name in full (if a partnership give the name of each partner); including Tax ID # (**X**) or SS#( ) **CITY OF BRANDON** **64-6001505**		
Business or residence address: **PO BOX 1539, BRANDON MS 39043**		
Type of Bond: **PERFORMANCE BOND - WATER LINE HWY 468**	Amount of Bond: **$750,000.00**	Effective date:
Complete name and address of Obligee: **MISSISSIPPI DEPT OF TRANSPORTATION, PERMIT DIVISION, P O BOX 90, NEWTON MS 39345**		

Indemnity Agreement

The undersigned Applicant and Indemnitor(s), all hereinafter referred to as "Indemnitors," hereby certify that the declarations made and answers given are the truth without reservation, and are made for the purpose of inducing TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, ST. PAUL FIRE AND MARINE INSURANCE COMPANY, any of their present or future direct or indirect parent companies, any of the respective present or future direct or indirect affiliates or subsidiaries of such companies and parent companies, and/or any of the aforementioned entities' successors or assigns, hereinafter referred to, individually and/or collectively, as "Company," to furnish a certain bond or undertaking applied for and any renewal and increase of the same or of any bond or undertaking of similar nature given in substitution or renewal thereof (all comprehended in the word "Bond" as herein used). Indemnitors agree that Company may decline the Bond applied for or may cancel or terminate same without incurring liability whatsoever to Indemnitors. In consideration of Company executing said Bond or the forbearance of cancellation of said Bond, Indemnitors do undertake and agree as follows:

Indemnitors will pay all premiums, as they fall due, until Company has been provided with competent legal evidence that the Bond has been duly discharged. Indemnitors will at all times indemnify and exonerate Company from and against any and all loss, cost and expense of whatever kind which it may incur or sustain as a result of or in connection with the furnishing of the Bond and/or the enforcement of this Agreement, including unpaid premiums, interest, court costs and counsel fees, and any expense incurred or sustained by reason of making any investigation. To this end Indemnitors promise: a) to promptly reimburse Company for all sums paid and b) to deposit with Company on demand an amount sufficient to discharge any claim made against Company on the Bond. This sum may be used by Company to pay such claim or be held by Company as collateral security against loss or cost on the Bond.

Indemnitors hereby expressly authorize Company to access credit records and to make such pertinent inquiries as may be necessary from third party sources for underwriting purposes, claim purposes and/or debt collection. To the extent required by law, Company will, upon request, provide notice whether or not a consumer report has been requested by Company, and if so, the name and address of the consumer reporting agency furnishing the report. Company may furnish copies of any and all statements, agreements, financial statements and any information which it now has or may hereafter obtain concerning Indemnitors, to other persons or companies for the purpose of procuring co-suretyship or reinsurance.

Indemnitors have the full power and authority to execute, deliver and perform this Agreement and to carry out the obligations stated herein. Indemnitors further acknowledge and agree that (a) the execution, delivery and performance of this Agreement by such Indemnitors, (b) the compliance with the terms and provisions hereof, and (c) the carrying out of the obligations contemplated herein, do not, and will not, conflict with and will not result in a breach or violation of any terms, conditions or provisions of the charter documents or bylaws of such Indemnitors, or any law, governmental rule or regulation, or any applicable order, writ, injunction, judgment or decree of any court or governmental authority against Indemnitors, or any other agreement binding upon Indemnitors, or constitute a default thereunder.

Company shall have the right, in its sole discretion, (a) to deem this Agreement breached should any Indemnitor become involved in any agreement or proceeding of liquidation, receivership, bankruptcy, insolvency or creditor assignment, whether voluntarily or involuntarily, or should any Indemnitor, if an individual, die, or be convicted of a felony, become a fugitive from justice, or for any reason disappear and cannot immediately be found by Company by use of usual methods, and (b) to adjust, settle, compromise or defend any claim, demand, suit or judgment upon the Bond.

A duplicate or facsimile copy or electronic reproduction of the original document shall have the same force and effect as the original. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one instrument. Each counterpart may consist of a number of copies hereof, each signed by less than all, but together signed by all, of the parties hereto. If any provision or portion of this Agreement shall be unenforceable, this Agreement shall not be void, but shall be construed and enforced with the same effect as though such provision or portion were omitted.

Regardless of the date of signature(s), this Agreement is effective as of the date of execution of the Bond and is continuous until Company is satisfactorily discharged from liability pursuant to the terms and conditions contained herein.

This Agreement is in addition to and not in lieu of any other agreements and obligations undertaken in favor of Company, whether now existing or entered into hereafter.

WE HAVE READ THIS CONTRACT OF INDEMNITY CAREFULLY. THERE ARE NO SEPARATE AGREEMENTS OR UNDERSTANDINGS WHICH IN ANY WAY LESSEN OUR OBLIGATIONS AS ABOVE SET FORTH. IN TESTIMONY HEREOF, WE THE INDEMNITORS HAVE SET OUR HANDS AND FIXED OUR SEALS AS SET FORTH BELOW.

Attention: **Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and may also be subject to a civil penalty.** ***(In New York, the civil penalty is not to exceed five thousand dollars and the stated value of the claim for each such violation. In Colorado, any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.)***

If Indemnitor an Individual, sign below:

Instructions: Signatures of individual Indemnitors must be witnessed. Indemnitors must include their Social Security Number. All signatures must be dated with names printed or typed on the line provided.

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

If Indemnitor a Corporation, Limited Liability Company or Partnership, sign below:

Instructions: If the entity is: 1) a corporation the secretary and an authorized officer should sign on behalf of the corporation, 2) a limited liability company the manager(s) or member(s) should sign on behalf of the LLC, or 3) a partnership the partner(s) should sign on behalf of the partnership. Two signatures are required for all entities and all signatures must be notarized and dated. Please provide the entity's federal tax identification number on the line provided.

Each of the undersigned hereby affirms to Company as follows: I am a duly authorized official of the business entity Indemnitor on whose behalf I am executing this Agreement. In such capacity I am familiar with all of the documents which set forth and establish the rights which govern the affairs, power and authority of such business entity including, to the extent applicable, the certificate or articles of incorporation, bylaws, corporate resolutions and/or partnership, operating or limited liability agreements of such business entity. Having reviewed all such applicable documents and instruments and such other facts as deemed appropriate, I hereby affirm that such entity has the power and authority to enter into this Agreement and that the individuals executing this Agreement on behalf of such entity are duly authorized to do so.

CITY OF BRANDON
(Indemnitor Name)

64-6001505
(Federal Tax ID)

(First Signature)

BUTCH LEE MAYOR
(Print or Type Name and Title) (Date)

(Seal)

(Second Signature)

MARY ANN HESS CITY CLERK
(Print or Type Name and Title) (Date)

ACKNOWLEDGEMENT
STATE OF ___MISSISSIPPI_____ County of RANKIN

On this _____ day of _____, _____, before me personally appeared BUTCH LEE, known or proven to me to be the ___MAYOR____ of the entity executing the foregoing instrument ("Entity") and MARY ANN HESS, known or proven to me to be the ____CITY CLERK_____ of the Entity, and they acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the uses and purposes therein mentioned and on oath stated that the seal affixed is the seal of said Entity and that it was affixed and that they executed said instrument by authority of the Entity. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL the day and year first above written.

_____

Notary Public residing at _____
(Commission expires _____)

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: FELICITY STREET SIDEWALK IMPROVEMENTS PROJECT
2025 DOWNTOWN SIDEWALK IMPROVEMENTS
PAY REQUEST 1

Asking for your consideration to approve Pay Request 1 in the amount of $34,698.15 from Valde Pavement Solutions, LLC for the Felicity Street Sidewalk Improvements Project and authorize payment of the same.

On January 20, 2026, the Board awarded the bid for the Felicity Street Sidewalk Improvements Project to Valde Pavement Solutions, LLC as the lowest and best bid received.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Benchmark Engineering Recommendation Letter
- Pay Request 1

GL Code: 314-600-717

Funding: SB 2948

March 9, 2026

Mr. Alex Wade
Public Works Director
City of Brandon
1000 Municipal Dr.
Brandon, MS 39042

RE: City of Brandon
2025 Downtown Sidewalk Improvements
Benchmark Project No.: B-11388
Pay Request #1

Dear Mr. Wade,

Please find included in this packet all documentation and paperwork necessary for approval of Pay Request #1 for construction services for the 2025 Downtown Sidewalk Improvements for Valde Pavement Solutions, LLC in the amount of $34,698.15.

We have reviewed this pay request and recommend this be submitted to the Board for their approval.

Should you have any questions or need additional information, please do not hesitate to contact our office at 601-769-1702.

Sincerely,

Brady T. Knight

Brady Knight
Benchmark Engineering & Surveying, LLC

cc: Matthew Miller, P.E., P.L.S. (Benchmark)
Carly Dearman (City of Brandon)
File: B-11388

VALDE
PAVEMENT SOLUTIONS
Mississippi

PROJECT : *2025 Downtown Sidewalk Improvements*

PROJ. NO.: **B-11388**

				Original Contract Amt.		PAY REQUEST #1 - PAY PERIOD 2/16/2026 - 2/27/2026						
ITEM #	DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL	QUANTITY THIS PAY PERIOD	CURRENT COST	QUANTITY TO DATE	QUANTITY REMAINING	TOTAL COST TO DATE	TOTAL COST TO COMPLETE	% COMPLETE
1	MOBILIZATION	1.00	LS	$ 6,000.00	$ 6,000.00	0.207	$ 1,242.00	0.21	0.79	$ 1,242.00	$ 4,758.00	20.7%
2	MAINTENANCE OF TRAFFIC	1.00	LS	$ 15,000.00	$ 15,000.00	0.207	$ 3,105.00	0.21	0.79	$ 3,105.00	$ 11,895.00	20.7%
	EROSION CONTROL							-				
3	TEMP. EROSION CONTROL INSTALLATION AND MAINTENANCE	1.00	LS	$ 6,000.00	$ 6,000.00	0.21	$ 1,242.00	0.21	0.79	$ 1,242.00	$ 4,758.00	20.7%
	EARTHWORK							-				
4	SELECT BORROW MATERIAL, FM, AH	35.00	CY	$ 60.00	$ 2,100.00	8.00	$ 480.00	8.00	27.00	$ 480.00	$ 1,620.00	22.9%
5	UNCLASSIFIED EXCAVATION, FM, AH	50.00	CY	$ 55.00	$ 2,750.00	-	$ -	-	50.00	$ -	$ 2,750.00	0.0%
6	EXCESS EXCAVATION, FM, AH	50.00	CY	$ 55.00	$ 2,750.00	-	$ -	-	50.00	$ -	$ 2,750.00	0.0%
	DEMOLITION											
7	REMOVAL OF ASPHALT PAVEMENT	95.00	SY	$ 21.05	$ 1,999.75	79.70	$ 1,677.69	79.70	15.30	$ 1,677.69	$ 322.07	83.9%
8	REMOVAL OF CONCRETE DRIVEWAY APRON	55.00	SY	$ 36.36	$ 1,999.80	27.00	$ 981.72	27.00	28.00	$ 981.72	$ 1,018.08	49.1%
9	REMOVAL OF CURB (ALL TYPES)	360.00	LF	$ 5.56	$ 2,001.60	262.00	$ 1,456.72	262.00	98.00	$ 1,456.72	$ 544.88	72.8%
10	REMOVAL OF CONCRETE SIDEWALK	150.00	SY	$ 36.00	$ 5,400.00	94.60	$ 3,405.60	94.60	55.40	$ 3,405.60	$ 1,994.40	63.1%
11	REMOVAL OF STRIPING	35.00	LF	$ 28.57	$ 999.95	-	$ -	-	35.00	$ -	$ 999.95	0.0%
12	REMOVAL OF INLET GRATE	1.00	EA	$ 300.00	$ 300.00	-	$ -	-	1.00	$ -	$ 300.00	0.0%
13	SAW CUT	400.00	LF	$ 4.00	$ 1,600.00	417.00	$ 1,668.00	417.00	(17.00)	$ 1,668.00	$ (68.00)	104.3%
	PAVEMENT & CONCRETE											
14	HEADER CURB, TYPE A	110.00	LF	$ 66.00	$ 7,260.00	32.00	$ 2,112.00	32.00	78.00	$ 2,112.00	$ 5,148.00	29.1%
15	HEADER CURB, TYPE B	35.00	LF	$ 66.00	$ 2,310.00	-	$ -	-	35.00	$ -	$ 2,310.00	0.0%
16	HEADER CURB, TYPE C	27.00	LF	$ 66.00	$ 1,782.00	-	$ -	-	27.00	$ -	$ 1,782.00	0.0%
17	CURB & GUTTER	255.00	LF	$ 66.00	$ 16,830.00	149.00	$ 9,834.00	149.00	106.00	$ 9,834.00	$ 6,996.00	58.4%
18	CONCRETE DRIVEWAY APRON (INCLUDING REINFORCEMENT)	60.00	SY	$ 145.26	$ 8,715.60	-	$ -	-	60.00	$ -	$ 8,715.60	0.0%
19	4" CONCRETE SIDEWALK (INCLUDING REINFORCEMENT)	230.00	SY	$ 129.80	$ 29,854.00	71.80	$ 9,319.64	71.80	158.20	$ 9,319.64	$ 20,534.36	31.2%
	STORM DRAIN											
20	TRENCH DRAIN	1.00	LS	$ 1,100.00	$ 1,100.00	-	$ -	-	1.00	$ -	$ 1,100.00	0.0%
	MISCELLANEOUS											
21	SOLID SOD	55.00	SY	$ 12.38	$ 680.90	-	$ -	-	55.00	$ -	$ 680.90	0.0%
22	SMALL BLOCK RETAINING WALL (KEYSTONE COMPAC-STRAIGHT SPLIT)	315.00	SF	$ 62.40	$ 19,656.00	-	$ -	-	315.00	$ -	$ 19,656.00	0.0%
23	4" THERMOPLASTIC DETAIL STRIPE, WHITE	40.00	LF	$ 33.75	$ 1,350.00	-	$ -	-	40.00	$ -	$ 1,350.00	0.0%
24	42" PEDESTRIAN HANDRAIL	55.00	LF	$ 190.91	$ 10,500.05	-	$ -	-	55.00	$ -	$ 10,500.05	0.0%
25	DETECTABLE WARNING TRUNCATED DOME PANELS	24.00	SF	$ 15.00	$ 360.00	-	$ -	-	24.00	$ -	$ 360.00	0.0%
				CONTRACT TOTAL	*$ 149,299.65*		*$ 36,524.37*			*$ 36,524.37*	*$ 112,775.29*	*24.46%*

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 PLANS AND CONTRACT DOCUMENTS.

CONTRACTOR: Valde Pavement Solutions

SIGNED: _____ Date: 3/9/2026

PRINT: Ryan Winters

ENGINEER CERTIFIES THAT PAY ITEMS REQUESTED FOR PAYMENT HAVE BEEN REVIEWED IN THE FIELD AND THE REQUEST APPEARS TO BE ACCURATE TO THE WORK THAT HAS BEEN PERFORMED UP UNTIL THE PAY PERIOD END DATE.

SIGNED: Brady T. Knight Date: 3/9/2026

PRINT: Brady Knight (Benchmark Engineering & Surveying, LLC)

Owner APPROVAL OF THIS PAY REQUEST

SIGNED: _____ Date: _____

PRINT: Butch Lee, Mayor

ORIGINAL CONTRACT PRICE	$	149,299.65
NET CHANGE BY CHANGE ORDERS	$	-
CURRENT CONTRACT PRICE	$	149,299.65
COST OF ORIGINAL CONTRACT WORK PERFORMED TO DATE:	$	36,524.37
EXTRA WORK PERFORMED TO DATE:	$	-
COST OF TOTAL WORK PERFORMED TO DATE:	$	36,524.37
STORED MATERIALS:	$	-
SUBTOTAL:	$	36,524.37
LESS RETAINAGE	$	1,826.22 5% contract
SUBTOTAL LESS RETAINAGE:	$	34,698.15
LESS PREVIOUS PAYMENTS AND AMOUNTS DUE FROM PREVIOUS:	$	-
FUEL ADJUSTMENT	$	-
BALANCE DUE THIS PAYMENT:	**$**	**34,698.15**
BALANCE TO FINISH:	**$**	**114,601.51**

TOTAL CONTRACT TIME (DAYS) =	45
TOTAL DAYS IN THIS PAY PERIOD =	13
TOTAL DAYS =	13
TOTAL CONTRACT TIME USED =	29%
% BILLED =	*24.46%*

STATE OF MISSISSIPPI
KATHERINE O MORRIS
NOTARY PUBLIC
Rankin County
Commission Expires
April 10, 2029
COMMISSION NUMBER 269871

Katherine O Morris
03/09/26

My Commission expires: 04/10/29

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: HEIGHTS DRIVE ROADWAY & DRAINAGE IMPROVEMENTS PROJECT
CHANGE ORDER 1

Asking for your consideration to approve Change Order 1 from Thornton Construction Company, Inc. at an increase of $11,100.00 in the project amount and authorize the Mayor execute the same.

Change Order 1 provides for a revision in pay items for storm drain materials as furnished by the City of Brandon and those provided by Thornton Construction Company, Inc. based on the City of Brandon's project materials inventory on hand.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Benchmark Engineering Recommendation Letter
- Change Order 1

March 10, 2026

Mr. Alex Wade
Director of Public Works
City of Brandon
1000 Municipal Dr.
Brandon, MS 39042

RE: City of Brandon
Heights Drive
Benchmark Project No.: B-11915
Change Order #1

Dear Mr. Wade,

Please find included in this packet all documentation and paperwork necessary for approval of Change Order #1 for construction services for Heights Drive for Thornton Construction Co., Inc. in the amount of $11,100.00.

This change order revises pay items to account for storm drainage materials furnished by the City of Brandon and those provided by Thornton Construction Co., Inc., based on the available inventory of City-supplied materials.

Please let me know should you have any questions or need additional information.

Sincerely,

Brady T. Knight

Brady Knight
Benchmark Engineering & Surveying, LLC

cc: Matthew Miller, PE, PLS (Benchmark)
Carly Dearman (City of Brandon)
File B-11915

BENCHMARK
ENGINEERING & SURVEYING, LLC

CIVIL • STRUCTURAL • PLANNING • SURVEYING • UAV MAPPING
www.benchmarkms.net

CONSTRUCTION CONTRACT CHANGE ORDER

CHANGE ORDER NO.: 1
PROJECT NUMBER: B-11915
NAME OF PROJECT: Heights Drive
OWNER: City of Brandon
CONTRACTOR: Thornton Construction Co., Inc.

DESCRIPTION OF CHANGE

Adjustments due to inventory of city furnished material that is already onsite.

PAY ITEM NO.	DESCRIPTION	CURRENT CONTRACT QUANTITY	UNIT	Unit Price	QUANTITY CHANGE	REVISED CONTRACT QUANTITY	CHANGE ORDER AMOUNT
18	JUNCTION BOX	3	EA	$5,300.00	-1	2	$ (5,300.00)
29	24" CONCRETE PIPE FLARED END SECTION	1	EA	$980.00	-1	0	$ (980.00)
CO1.1	INSTALLATION ONLY OF JB#3 (OWNER FURNISHED)	0	EA	$2,600.00	1	1	$ 2,600.00
CO1.2	INSTALLATION ONLY OF OUTLET STRUCTURE (OWNER FURNISHED)	0	EA	$3,060.00	1	1	$ 3,060.00
CO1.3	MATERIAL ONLY FOR CURB INLET, SINGLE	0	EA	$3,550.00	2	2	$ 7,100.00
CO1.4	MATERIAL ONLY FOR CURB INLET, DOUBLE	0	EA	$3,300.00	1	1	$ 3,300.00
CO1.5	INSTALLATION ONLY FOR 24" RCP FES (OWNER FURNISHED)	0	EA	$440.00	1	1	$ 440.00
CO1.6	29" X 18" RCAP	0	LF	$110.00	8	8	$ 880.00
					Change Order 1 Totals		**$ 11,100.00**

CHANGE ORDER BREAKDOWN

ORIGINAL CONTRACT AMOUNT:	$ 734,812.00	
PREVIOUS CHANGE ORDERS:	$ -	
AMOUNT THIS CHANGE ORDER:	$ 11,100.00	(INCREASE)
TOTAL CHANGE ORDER:	$ 11,100.00	
ADJUSTED CONTRACT AMOUNT:	**$ 745,912.00**	

ORIGINAL CONTRACT TIME:	130 DAYS
PREVIOUS TIME ADJUSTMENT:	0 DAYS
AMOUNT THIS CHANGE ORDER	0 DAYS
TOTAL CHANGE ORDER TIME	0
ADJUSTED CONTRACT TIME:	**130 DAYS**

REQUESTED BY: City of Brandon

BY: _____ TITLE: _____ DATE: _____

RECOMMENDED: Benchmark Engineering & Surveying, LLC

BY: _____ TITLE: Project Engineer DATE: 3/2/2026

ACCEPTED BY: Thornton Construction Co., Inc.

BY: Matt Thornton TITLE: Vice President DATE: 03/09/2026

You are hereby authorized to make the following changes/modifications for the above referenced project once this document has been signed by all parties. It is understood and agreed that this change is subject to the terms and conditions of the original contract agreement.

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: 2026 FORD F-250 XL 4X4 CREW CAB TRUCK
PARKS & RECREATION DEPARTMENT
RESCIND AND REVISE PURCHASE APPROVAL

Request consideration to rescind the previously requested approval from March 2, 2026, for the purchase of one (1) 2025 Ford F-250 XL 4x4 Crew Cab truck in the amount of $47,448.10 from Gray-Daniels Auto Group for the Parks & Recreation Department.

The previously approved vehicle was sold prior to the purchase being finalized.

Staff now requests approval to purchase one (1) 2026 Ford F-250 XL 4x4 Crew Cab truck from Gray-Daniels Auto Group in the amount of $51,695.00. A second quote was received from Mac Haik Jackson Ford in the amount of $51,957.00.

The purchase of this vehicle was budgeted in the FY26 Parks & Recreation budget.

Thank you for your consideration in this matter. Please let us know if you have any questions.

ATTACHMENTS:

- Gray-Daniels Auto Group Quote
- Mak Haik Jackson Ford Quote

GL Code: 001-340-740

Funding: Parks & Recreation

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MARCH 16, 2026

SUBJECT: 2026 FORD F-250 XL 4X4 CREW CAB TRUCK
PARKS & RECREATION DEPARTMENT
RESCIND AND REVISE PURCHASE APPROVAL

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ATTACHMENTS:

- Gray-Daniels Auto Group Quote
- Mak Haik Jackson Ford Quote

GL Code: 001-340-740

Funding: Parks & Recreation

GRAY-DANIELS Auto Family Mississippi

Date: *3/7/2026 10:37 AM*
Salesperson: *Steven Madrid*
Manager: *Steven Madrid*
Customer ID #: *56630*

FOR INTERNAL USE ONLY

BUSINESS NAME *City Of Brandon* Home Phone : *(601) 825-5021*

CONTACT

Address : *1000 MUNICIPAL DRIVE*
BRANDON, MS 39042
Rankin

Work Phone :

E-Mail : *abean@brandonms.org* Cell Phone : *(601) 825-5021*

VEHICLE

Stock # : *TED36497* New / Used : **New** VIN : *1FT7W2BA6TED36497* Mileage: *0*

Vehicle : *2026 Ford F-250* Color : *OXFORD WHITE*

Type : *W2B*

MSRP/Sale Price	58,760.00
Discount	6,000.00
Sales Price Sub-Total	52,760.00
Tag and Title Fees	10.00
Dealer Document / Service Fee	425.00
Rebate	1,500.00
Cash Deposit	.00
Balance Forward	51,695.00

Customer Approval: _____ Management Approval: _____

"Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale."

MARCH 6, 2026 2:33 PM

Mac Haik Ford

Proposal Prepared For

Quick Quote City of Brandon

Your Deal Breakdown

MSRP / Market Value	$58760.00
Savings	-$5,738.00
Selling Price	$53,002.00
Rebates	-$1,500.00
Sales Sub Total	$51,522.00
State Taxes And Fees	$0.00
Doc Fee	$425.00
Title Fee	$10.00
Final Price	**$51957.00**

Guest Signature

Manager Signature

2026 FORD SUPER DUTY F-250 SRW

- 1FT7W2BA6TED45940

Trim	CREW CAB XL 4WD
Exterior	
Interior	
Miles	0

Your Sales Consultant

ROBERT JOBE
rjobe@drivejacksonford.com

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/11/2026

SUBJECT: RECEIVE AND FILE PLANNING COMMISSION MINUTES

The attached minutes of the Planning Commission meeting held on February 23, 2026, are submitted to the Mayor and Board of Aldermen for informational and record purposes only. No action is requested on the substance of the minutes or on any commission discussion unless separately listed elsewhere on the agenda.

ATTACHMENTS:

1. Minutes_2.23.2026

AGENDA
BRANDON PLANNING COMMISSION
REGULAR BOARD MEETING
FEBRUARY 23, 2026

A. CALL TO ORDER

David Stevens called the meeting to order (approximately 6:00 p.m.).

Members Present: Jim Brooks, David Stevens, Tom Evans, Erick Skipper
Members Absent: Suzanne Ross, Lynn Bullock

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation: David Stevens

Pledge of Allegiance: Tom Evans

C. OLD BUSINESS

1. **Consideration to approve minutes of the Special Planning Commission Meeting of November 13th, 2025.**

   Jim Brooks moved to approve. Second by Tom Evans.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

   Motion passed.

2. **Consideration to approve minutes of the rescheduled Regular Planning Commission Meeting of January 27, 2026.**

   Jim Brooks moved to approve. Second by Tom Evans.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE

Tom Evans	AYE
David Stevens	AYE

Motion passed.

D. NEW BUSINESS

1. **Consideration of a recommendation to the Mayor and Board of Aldermen regarding a conceptual subdivision plan to divide Parcel # I08F000018 0000 into three (3) parcels.**

   Tom Evans moved to recommend CONCEPTUAL approval in accordance with the staff report recommendation and to meet all requirements of the R-12 zoning district. Second by Jim Brooks.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

   Motion passed.

2. **Consideration of a recommendation to the Mayor and Board of Aldermen regarding a dimensional variance request and development review for Case #25-030, The Summit Project.**

   Tom Evans moved to recommend approval in accordance with the staff report recommendation. Second by Jim Brooks.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

   Motion passed.

3. **Consideration of a recommendation to the Mayor and Board of Aldermen regarding a Conditional Use Permit Application (Case #26-002) submitted by Black Mountain Energy Storage for a quasi-public utility service to be located on Parcels J9-3-20 and J9-3-0.**

   Jim Brooks moved to recommend approval in accordance with the staff report recommendation. Second by Eric Skipper.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

   Motion passed.

4. **Consideration of a recommendation to the Mayor and Board of Aldermen regarding a Conditional Use Permit application (Case #26-002) submitted by John Christian to allow a retail package store (liquor store) at 346 Crossgates Blvd.**

   Jim Brooks moved to approve in accordance with the staff report recommendation, not contrary to applicable law, with the contingency that there will be no outside consumption. Second by Tom Evans.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

   Motion passed.

5. **Consideration of a recommendation to the Mayor and Board of Aldermen regarding a Conditional Use Permit and Development Review applications (Case #23-015) submitted by Airspaces for a monopole telecommunications cell tower to be located on Parcel # H8-10-140, at the corner of Highway 18 and Greenfield Road.**

Tom Evans moved to recommend approval in accordance with the staff report recommendation. Second by Jim Brooks.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

Motion passed.

6. **Consideration of a recommendation to the Mayor and Board regarding proposed zoning text amendments relating to the Planning Commission structure, appointments, and procedures; Build-to-Rent (BTR) Provisions)**

   David Stevens moved to recommend approval as presented, with additional recommendation to be more specific as it relates to conflict of interest provisions, including gifts, meals, and donations; prohibiting acceptance of either except for unsolicited items of nominal value (pens, coffee, light refreshments at public events, etc.) that may be accepted if customary and not intended to influence decision-making; and further adding a reporting requirement that any personal financial interest, gift, meal, or donation exceeding a nominal value must be disclosed to the Commission Chair, Community Development Director, and recorded in the minutes of the Planning Commission. Second by Jim Brooks.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

Motion passed.

7. **Consideration of a recommendation to the Mayor and Board of Aldermen for Development Review for Brandon Heights Multi-Use Building (Case #26-009)**

   Jim Brooks moved to recommend approval in accordance with the staff report recommendation. Second by David Stevens.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

Motion passed.

E. DISCUSSION

F. ADJOURN

Jim Brooks moved to adjourn (meeting approximately 6:00 p.m. to 9:00 p.m.). Second by David Stevens.

Jim Brooks	AYE
Lynn Bullock	ABSENT
Suzanne Ross	ABSENT
Eric Skipper	AYE
Tom Evans	AYE
David Stevens	AYE

Motion passed.

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO RECEIVE AND FILE THE MINUTES OF T

The attached minutes of the Historic Preservation Commission meetings held on March 5, 2026 and March 10, 2026, are submitted to the Mayor and Board of Aldermen for informational and record purposes only.

ATTACHMENTS:

1. Historic Preservation Commission Meeting Minutes-3-5-26
2. Historic Preservation Commission Meeting Minutes 3-10-26

MINUTES
SPECIAL SESSION OF THE BRANDON HISTORIC PRESERVATION COMMISSION
CITY OF BRANDON, MISSISSIPPI

Thursday, March 5. 2026

A special session of the Historic Preservation Commission of the city of Brandon was held at 6:30 pm on the evening of March 5. 2026 in the Brandon Municipal Complex Conference Room located at 1000 Municipal Drive in Brandon, Mississippi.
Members present were Joan Alliston, Lindsey Freeman, Jeff Carothers, Trent Rhodes, Jamie Wier.
Joey Barnette from the City of Brandon and Jennifer Lay with the Mainstreet Association were present.

The meeting was called to order at 6:30 pm.

1) The minutes from the November 20, 2025 meeting were reviewed and approved. Jamie Wier made a motion to approve and Trent Rhodes seconded the motion.

Joan Alliston	AYE
Lindsey Freeman	AYE
Jeff Carothers	AYE
Trent Rhodes	AYE
Jamie Wier	AYE

Motion carried.

2) Citizens National Bank representatives presented their signage proposal for ground mounted signs at their new location at 241 West Government St. Discussions were had regarding materials, dimensions and signage ordinance regulations.
Jeff Carothers made a motion to approve and Lindsey Freeman seconded the motion.

Joan Alliston	AYE
Lindsey Freeman	AYE
Jeff Carothers	AYE
Trent Rhodes	AYE
Jamie Wier	AYE

Motion carried.

3) The regularly scheduled meeting for Tuesday March 10, 2026 will be held to discuss possible member elections, MDAH requirements and the Mainstreet Association partnership.

4) The meeting was adjourned.

MINUTES
REGULAR SESSION OF THE BRANDON HISTORIC PRESERVATION COMMISSION
CITY OF BRANDON, MISSISSIPPI

Tuesday, March 10, 2026

A regular meeting session of the Historic Preservation Commission of the city of Brandon was held at 6:00 pm on the evening of March 10, 2026 in the Brandon Municipal Complex Conference Room located at 1000 Municipal Drive in Brandon, Mississippi.
Members present were Lindsey Freeman, Jeff Carothers, Trent Rhodes, Jamie Wier.
Joey Barnette from the City of Brandon and Jennifer Lay with the Mainstreet Association were also present.

The meeting was called to order at 6:00 pm.

1) The minutes from the March 5, 2025 special meeting were reviewed and approved. Jamie Wier made a motion to approve and Jeff Carothers seconded the motion.
   Lindsey Freeman AYE
   Jeff Carothers AYE
   Trent Rhodes AYE
   Jamie Wier AYE

   Motion carried.

2) Consideration of proposed rules of procedure for the Brandon Historic Preservation Commission, including establishment of the commission's monthly regular meeting schedule on the second Tuesday of each month at 6:00 PM in the boardroom at Brandon City Hall and recommendation to the mayor and board for approval.
   Discussion was held.
   Lindsey Freeman made a motion and Trent Rhodes seconded the motion.
   Lindsey Freeman AYE
   Jeff Carothers AYE
   Trent Rhodes AYE
   Jamie Wier AYE

   Motion carried.

3) Acknowledgement of member resignations and consideration of recommendations to the mayor and board of Alderman regarding vacancies on the historic preservation Commission, for transmittal to the board's regularly scheduled meeting of March 16th, 2026
   a. Acknowledgement of resignations of Mike Powell and Mark Hardy and notification to the mayor and board of resulting vacancies on the Historic Preservation Commission.

b. Recommendation to the Mayor and board of Alderman that the city initiate the notice, recruitment, and appointment process to fill Commission vacancies in accordance with Section III of the ordinance and applicable CLG procedures.

Discussion was held.
Jamie Wier made a motion and Lindsey Freeman seconded that motion.

Lindsey Freeman	AYE
Jeff Carothers	AYE
Trent Rhodes	AYE
Jamie Wier	AYE

Motion carried.

4) Discussion and possible recommendation regarding Historic Preservation Commission member attendance at Mississippi department of archives and history preservation boot camp, to be held in Jackson, Mississippi, on April 22nd & 23rd, 2026, in satisfaction of annual CLG training requirements.
Discussion was held. One commission member will attend the training class.
Trent Rhodes made a motion to approve and Jeff Carothers seconded the motion.

Lindsey Freeman	AYE
Jeff Carothers	AYE
Trent Rhodes	AYE
Jamie Wier	AYE

Motion carried.

5) The next regularly scheduled meeting will be held on Tuesday April 14, 2026 at 6:00 pm.

6) The meeting was adjourned.

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: APPROVE HISTORIC PRESERVATION COMMISSION REGULAR MEETING SCHEDULE

At its March 10, 2026 meeting, the Brandon Historic Preservation Commission voted to recommend approval of a regular monthly meeting schedule on the second Tuesday of each month at 6:00 p.m. in the Board Room at Brandon City Hall. Establishing a regular monthly meeting schedule will assist the Commission in complying with the ordinance requirement that regular meetings be scheduled at least once every three months, while also providing a predictable meeting calendar that better accommodates the schedules of commissioners and staff and helps support quorum attendance. A regular meeting schedule also assists the Commission in timely addressing applications when no meeting is already scheduled within the timeframe required by ordinance. Because the Commission's regular meeting time is subject to approval by the City under the enabling ordinance, this item is presented to ensure that requirement is expressly satisfied.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: ACKNOWLEDGE HISTORIC PRESERVATION COMMISSION VACANCIES AND AUTHORIZE RECRUITMENT

At its March 10, 2026 meeting, the Brandon Historic Preservation Commission acknowledged the resignations of Mike Powell and Mark Hardy and recommended that the City proceed with the vacancy-filling process. Approval of this item will acknowledge the resignations, recognize the resulting vacancies, and authorize publication of notice and initiation of the recruitment and appointment process in accordance with the City ordinance and applicable Certified Local Government procedures.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO APPROVE ATTENDANCE AT THE MISSISS

The Brandon Historic Preservation Commission recommended that the City approve attendance at the Mississippi Department of Archives and History Preservation Boot Camp to be held April 22–23, 2026, in Jackson, Mississippi. The attached registration materials reflect that the program is especially helpful for local preservation commissioners and is also open to city staff and Main Street participants, with a registration cost of $40 per attendee. Approval of this item will authorize attendance for Joey Barnette, Jennifer Lay, and Lindsay Freeman of the Brandon Historic Preservation Commission, with registration and related expenses paid in accordance with City policy and budget.

ATTACHMENTS:

1. PRESERVATION BOOT CAMP.2026 Registration

PRESERVATION BOOT CAMP

APRIL 22-23

'26

JACKSON, MISSISSIPPI

PRESERVATION BOOT CAMP

April 22-23, 2026
Jackson, Mississippi

The Historic Preservation Division of the Mississippi Department of Archives and History, partnering with the American Institute of Architects | Mississippi, Mississippi Heritage Trust, and Mississippi Main Street, will host its annual Historic Preservation Boot Camp on April 22-23, 2026. The two-day workshop serves as an introduction to those interested in, but new to, historic preservation as well as a refresher course for long time preservationists.

Who: While especially helpful for local preservation commissioners, Boot Camp is open to anyone interested in historic preservation. Elected officials, city staff, architects, local Main Street organizers, and interested citizens are welcome to attend.

Where: The auditorium in the Charlotte Capers Building
100 South State Street, Jackson, Mississippi 39201
Take the Pearl Street exit (96A) off I-55. Turn right onto State St. Turn right onto Amite St. Turn right into the parking lot behind the Old Capitol Museum.

When: Register by April 10, 2026. Registration is $40 and includes a catered networking lunch on Wednesday, April 22, and a box lunch on Thursday, April 23.
Space is limited to 35 attendees.

To register, mail the form below to MDAH-HPC Training, PO Box 571, Jackson, MS 39205-0571. Make checks payable to MDAH.

For more information, email clg@mdah.ms.gov or call 601.576.6578.

SCHEDULE OF EVENTS:

WEDNESDAY

9:00-9:50 a.m.
Architectural History of Mississippi (1750 to 1860)

10:00-10:50 a.m.
Architectural History of Mississippi (1860 to 1940)

11:00-12:00 p.m.
Architectural History of Mississippi (1940 to 1980)

12:00-1:30 p.m.
Preservation Advocacy Networking Lunch at the Old Capitol

1:30-2:50 p.m.
History of Historic Preservation

3:00-3:50 p.m.
Fundamentals of Historic Inventory Survey

4:00-4:50 p.m.
Downtown Walking Tour

THURSDAY

9:00-9:50 a.m.
The National Register of Historic Places

10:00-11:15 a.m.
Local Historic Preservation Commission Procedure Secretary of the Interior's Standards and Design Guidelines

11:30-12:15 p.m.
Certificate of Appropriateness Case Studies

12:30-1:30p.m. (Lunch)
Panel Discussion

Times may change.

Boot Camp Registration
Register by April 10, 2026
Total Cost: $40

Name: _____

Phone: _____ Community: _____

Email Address: _____

- ☐ HPC Member
- ☐ Elected Official
- ☐ City / County Staff
- ☐ Architect
- ☐ Main Street Manager
- ☐ Other: _____

Thursday Box Lunch (please select one)

- ☐ Club Sandwich
- ☐ Vegetarian Selection

AIA Number: _____

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO APPROVE A COMPREHENSIVE SIGN PLAN - HUNTINGTON BANK / 120 SERVICE DRIVE

The applicant has submitted a request for approval of a Comprehensive Sign Plan for Huntington Bank located at 120 Service Drive. The submitted application materials reflect a coordinated sign package for the site that includes multiple wall signs, a freestanding ground sign, and a directional ground sign. Under Section 8.10 of the City's sign ordinance, the Mayor and Board may approve a comprehensive sign plan for a proposed or existing development as an alternative to otherwise prescribed sign standards when the sign package is tailored to the site and when the number, arrangement, or other characteristics of the proposed signage require review beyond ordinary administrative permitting. Staff recommends approval subject to the condition that approval be limited to the signage shown on the final submitted Comprehensive Sign Plan for this case and that all required permits be obtained prior to installation.

ATTACHMENTS:

1. Staff Report - Comp Sign Plan_120 Service Drive
2. huntington bank sign application comprehensive
3. huntington bank sign plan

Application # 26-013
Subject Property: 120 Service Drive
Applicant: Philadelphia Sign and SouthWood

BRANDON MISSISSIPPI

STAFF REPORT

CASE # 26-013

Project:	Huntington Bank – 120 Service Drive
Project Type:	Comprehensive Sign Plan
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	CC – Community Commercial
Ward:	4 - Coker

EXECUTIVE SUMMARY:

The applicant requests approval of a Comprehensive Sign Plan for Huntington Bank located at 120 Service Drive. The submitted application and sign plan show a coordinated signage package for the site that includes three wall signs, one freestanding ground sign, and one directional ground sign. The application materials identify three wall signs containing approximately 48.61 square feet of signage each, one principal ground sign containing approximately 51 square feet, and one directional ground sign containing approximately 2.5 square feet. The principal freestanding ground sign appears generally consistent with the ordinance's ground-mounted sign design approach; however, the request is being presented as a Comprehensive Sign Plan because the proposal involves multiple permanent sign elements to be considered together as a site-wide sign package rather than as a single routine administrative sign permit.

APPLICABLE ORDINANCE:

Article 8 of the Zoning Ordinance governs signs. Article 8 establishes separate sign types that include ground signs, wall signs, and canopy/awning signs. Signs that are not exempt require a permit, and signs requiring permits are subject to site plan review. Permanent ground-mounted signs must comply with the ordinance's design standards. Section 8.10 authorizes the Mayor and Board to approve a Comprehensive Sign Plan for a proposed or existing development as an alternative to the otherwise prescribed sign conditions. A comprehensive sign plan must include the location, size, height, construction material, color, illumination, and orientation of all proposed signs, and if the plan contains elements that exceed the permitted height, area, or number of signs otherwise specified by the ordinance, approval by the Mayor and Board is required upon the findings set out in Section 8.10.

.

Application # 26-013
Subject Property: 120 Service Drive
Applicant: Philadelphia Sign and SouthWood

STAFF RECOMMENDATION

Staff recommends approval of Case # 26-013, the Comprehensive Sign Plan for Huntington Bank located at 120 Service Drive, subject to the condition that approval shall be limited to the signage shown on the final submitted Comprehensive Sign Plan for this case and further subject to the applicant obtaining all required permits prior to installation.

EXHIBITS:

1. Application and supplementary documents.

Report Prepared By: Joey Barnette, Community Development Director

BRANDON

COMMUNITY DEVELOPMENT

Sign Permit Application

2/11/26
DATE RECEIVED
260184
PERMIT NUMBER

Huntington Bank Name of Business	120 Service Drive Property Address
Huntington Bank Business Owner's Name	Jennifer S Bratton Business Contact (If Different)
3100 West End Avenue, Suite 300 Street Address	205-488-3392 Primary Telephone
Nashville (City) TN (State) 2054883392 (Zip Code)	Email
Rainbow Signs Primary Contractor	John Conn Primary Contractor Contact Name
337 Hwy 80W Street Address	601-966-2052 Primary Telephone
Jackson (City) MS (State) 39201 (Zip Code)	john.conn@rainbow-signs.com Email

Wall Sign Dimensions	Sq. Footage	Valuation
11'-9" X 4' 1-11/16"	48.61	$5,000
11'-9" X 4' 1-11/16"	48.61	$5,000
11'-9" X 4' 1-11/16"	48.61	$5,000
Wall Sign Totals:	145.83	$15,000

Ground Sign Dimensions	Sq. Footage	Height	Valuation
3'-6" X 18'	51.00	18'	$7,500
1'3" X 2'6"	3.00	2'-6"	$ 7,500
Ground Sign Totals:	54.00		$15,000

The following items are required and must be submitted with this application:

- Scaled Drawings of all proposed signage including sign dimensions (height & width of sign, sign background area, materials, and colors).
- Site Plan showing the location of the proposed signage and any existing signs. Site plans for proposed freestanding signs must be to scale and include setback measurements from property line to sign and other relevant dimensions to locate sign-on-site.
- Building Elevations showing proposed location of signage and any existing signage for that business. Building elevations must also identify tenant's leased frontage area (if applicable).
- The following may be required: Illumination details, landscape details for freestanding signs, footing details and pipe size for new freestanding signs.

I hereby agree that if this application is approved and a sign permit issued, I will comply with all the requirements of the City of Brandon ordinances, building codes and zoning regulations pertaining to signs.

Permit Holder's Signature: JP Langhenry **Date:** 02/10/2026

permitting@brandonms.org

Revised: 07/18/2017

CADENCE Bank

January 6, 2026

Re: Letter of Authorization for Signage Permits

To Whom It May Concern:

Huntington National Bank and Cadence Bank entered into an Agreement and Plan of Merger dated October 26, 2025. As part of the transaction, Cadence Bank will merge with Huntington National Bank, and Huntington will be the surviving entity. The transaction is expected to close on or around February 1, 2026.

Philadelphia Sign and SouthWood have been engaged to perform all work necessary for exterior re-branding associated with the above referenced merger. This letter is to notify you that both of these companies are authorized to apply for any required permits, to produce and submit supporting documentation, to complete and sign all necessary submissions, to respond to inquiries, and to collect approved permits on our behalf.

We respectfully ask that you interact directly with representatives from Philadelphia Sign and Southwood regarding any questions, notes, concerns, or information you might have concerning this project as well as provide your feedback and approvals directly to them.

Thank you in advance for your assistance.

Regards,

Jennifer S. Bratton

SVP/Sr. Director, Corporate Real Estate & Facilities

SCOUT SERVICES

Transmittal Letter

Date: 2/10/26

To: City of Brandon Community Development

Project Address: 120 Service Drive

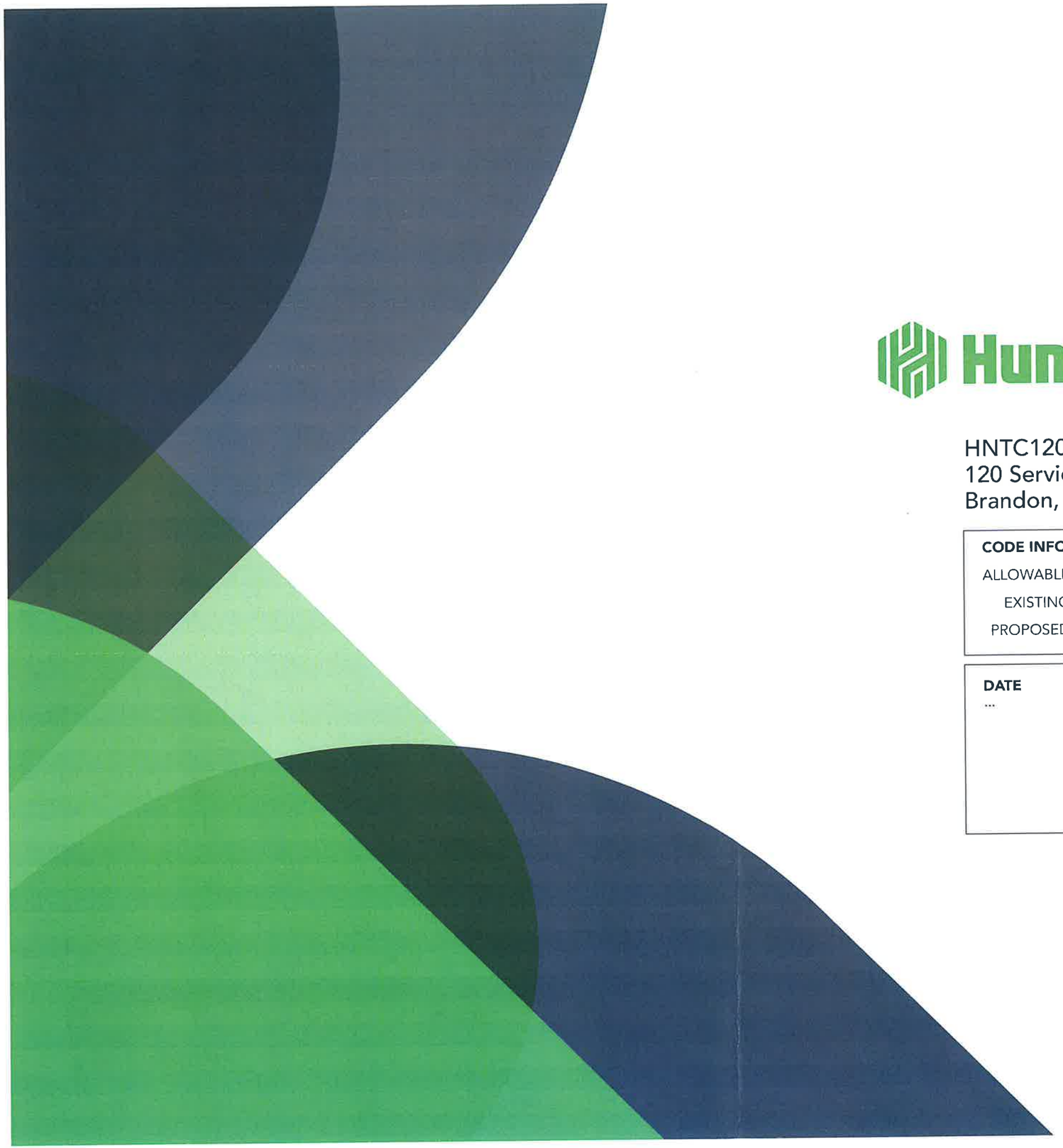
Hello,

Please find a sign permit app, letter of authorization, plans, and engineered drawings for the address above.

If there are any questions or issues, please feel free to contact me at (630) 243-5055 or jlanghenry@scoutservices.com.

Thank you.

JP Langhenry
Scout Services
Project Manager
(630) 243-5055
jlanghenry@scoutservices.com



Huntington Bank

HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

CODE INFORMATION

ALLOWABLE SF: 340 SF

EXISTING SF: 203.62 SF

PROPOSED SF: 196.83 SF

DATE	REVISION	BY
...		

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

www.philadelphiasign.com

SIGN INVENTORY

SITE:	HNTC120 - Brandon Crossgates
SIGN	**PROPOSED SIGN**
E01	HNT_MON_DS_51_HB
E02	HNT_ILRW_2LG_15_HB
E03	HNT_ILRW_2LG_15_HB
E04	HNT_ILRW_2LG_15_HB
E05	HNT_DIR_DS3_HB
E06	NO ACTION
E07	NO ACTION
E08	NO ACTION
E09	NO ACTION
E10	HNT_VIN_CUST
E11	HNT_VIN_CUST
E12	REMOVAL ONLY
E13	HNT_BK_WELG_8_HB
E14	REMOVAL ONLY
N01	HNT_CLR_HB

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
1

DATE	REVISION	BY

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E01 HNT_PYL_DS_51_HB Illum Pylon w/ Routed Push Thru Letters - 18' 0"oah x 3' 6"w (51 SF)

proposed

existing: 6' 4"h x 6' 8"h 18'oah (42.22 SF)

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
2

DATE	REVISION	BY
...		

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E02 HNT_ILRW_2LG_15_HB 15" Green Trimless Front-Lit R/W Chnl Ltrs "Logo Huntington Bank" 2-Line - 4' 1-11/16"oah x 11' 9"oal (48.61 SF)

*Note: Wall Remediation Required, Paint Fascia Dark Sage

proposed

existing:
4' 4"oah x 12' 5"oal / 15"h ltrs (53.8 SF)

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
3

DATE	REVISION	BY

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E03 HNT_ILRW_2LG_15_HB 15" Green Trimless Front-Lit R/W Chnl Ltrs "Logo Huntington Bank" 2-Line - 4' 1-11/16"oah x 11' 9"oal (48.61 SF)

*Note: Wall Remediation Required, Paint Fascia Dark Sage

proposed

existing:
4' 4"oah x 12' 5"oal / 15"h ltrs (53.8 SF)

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
4

DATE	REVISION	BY
...		

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E04 HNT_ILRW_2LG_15_HB 15" Green Trimless Front-Lit R/W Chnl Ltrs "Logo Huntington Bank" 2-Line - 4' 1-11/16"oah x 11' 9"oal (48.61 SF)

*Note: Wall Remediation Required, Paint Fascia Dark Sage

proposed

existing:
4' 4"oah x 12' 5"oal / 15"h ltrs (53.8 SF)

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
5

DATE	REVISION	BY
...		

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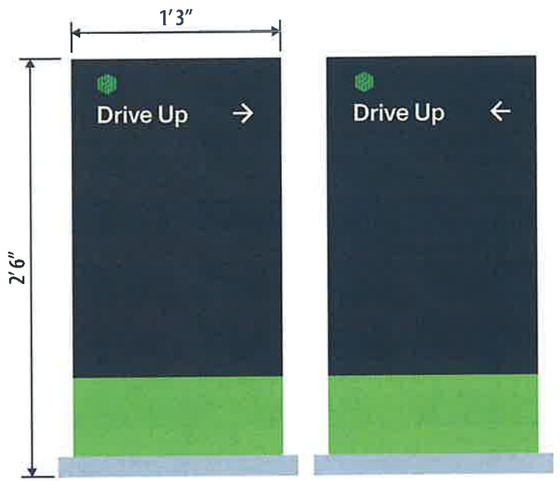

E05
HNT_DIR_DS3_HB
Double Faced Non-Illuminated Directional Sign -
2' 6"H x 1' 3"W (3 SF)

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE	DATE REVISION BY
Huntington Bank	PEM	01.03.26	
ADDRESS		DWG NUM	
HNTC120 - Brandon Crossgates 120 Service Drive Brandon, MS 39042		A41126	
		SHEET 6	

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E06 E07 No Action - Lane Designator
E10 E11 HNT_VIN_CUST Custom Dark Sage Vinyl Wrap on Vac Tube
E12 Remove Marketing Banner and Frame
N01 HNT_CLR_HB Non-Illuminated Clearance Sign - 1' 0"H x 3' 0"W

proposed

existing

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
7

DATE	REVISION	BY

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existing

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26
ADDRESS		DWG NUM
HNTC120 - Brandon Crossgates 120 Service Drive Brandon, MS 39042		A41126
		SHEET 8

DATE	REVISION	BY
...		

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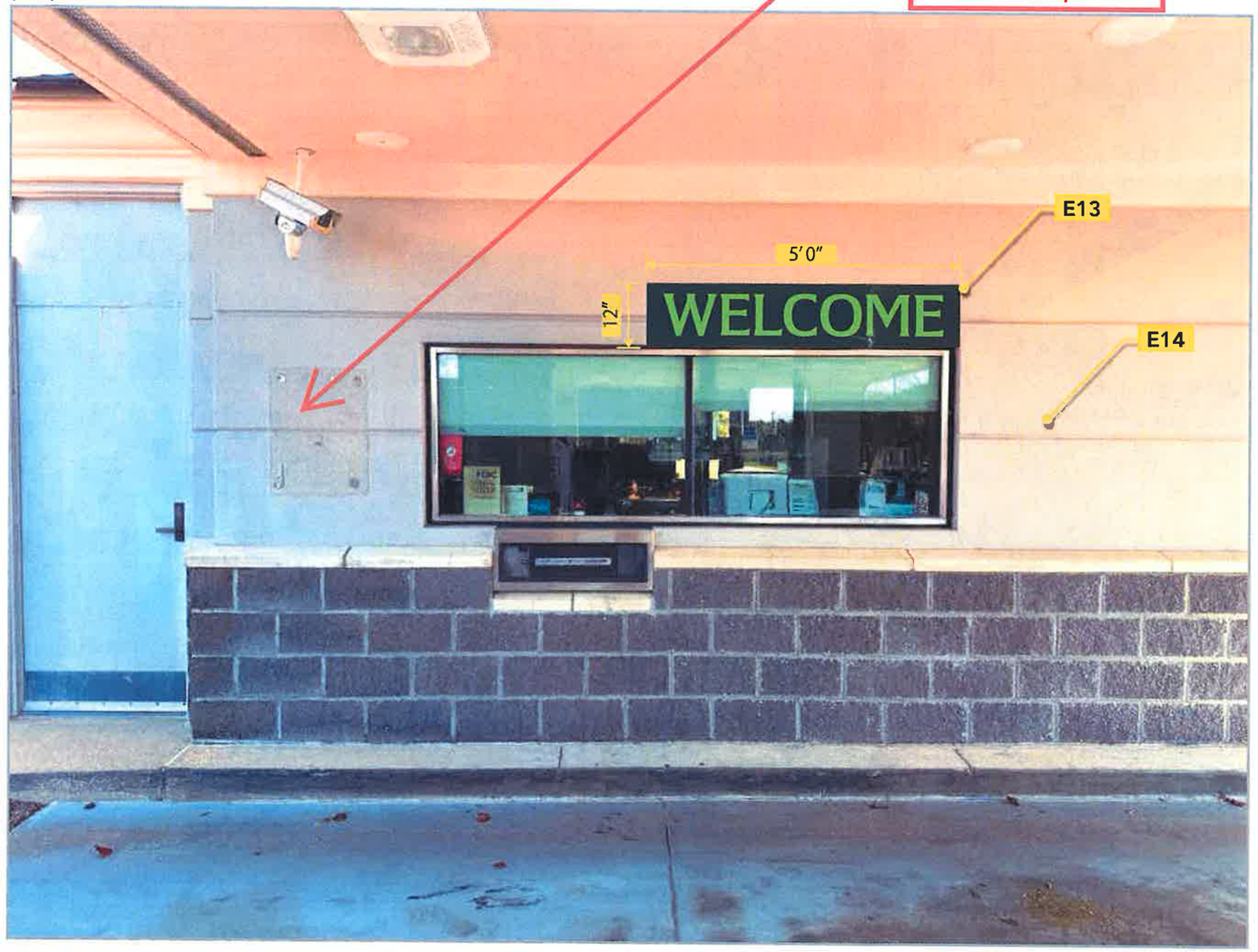
E13 HNT_BK_WELG_8_HB 1/4"THK NON-ILLUMINATED GREEN ALUMINUM "WELCOME" PLATE LETTERS ON DARK SAGE BACKER - 12"H X 5' 0"W (5 SF)
E14 REMOVE HOURS PLAQUE

proposed



existing

signs rendered proportional to the photo

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

TITLE	DWG BY	DATE
Huntington Bank	PEM	01.03.26

ADDRESS
HNTC120 - Brandon Crossgates
120 Service Drive
Brandon, MS 39042

DWG NUM
A41126

SHEET
9

DATE	REVISION	BY
...		

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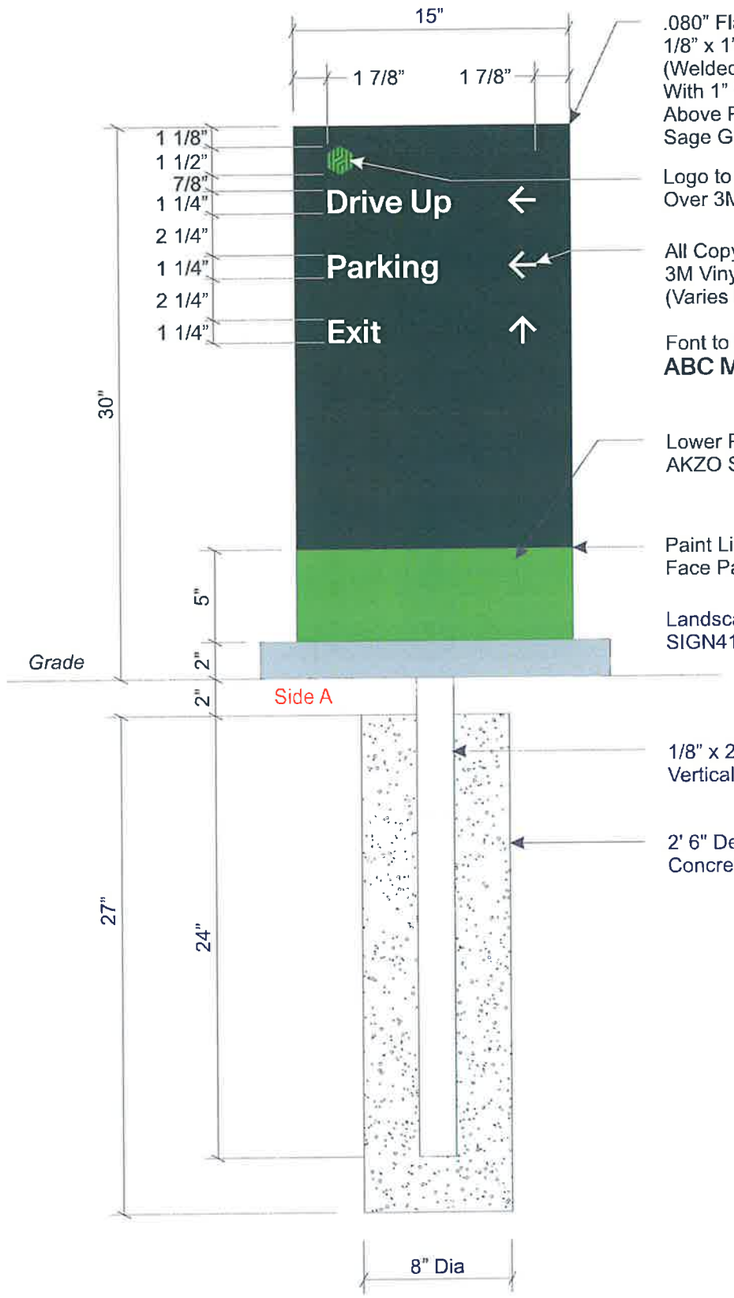


.080" Flat Alum Face Panels. Attach to 1/8" x 1" x 2" Alum Tube Frame. (Welded Construction) With 1" Wide 3M VHB Tape #4950. Above Paint Line to be AKZO SIGN996089 Sage Green (Satin.)

Logo to be 3M Vinyl #3630-106 Brilliant Green Over 3M Vinyl #7725-20 Matte White.

All Copy and Arrows to be 3M Vinyl #7725-20 Matte White. (Varies Per Location Order)

Font to be:
ABC Monument Grotesk Medium

Lower Portion, Below Paint Line, Painted AKZO SIGN51352 Laser Lime Green(Satin)

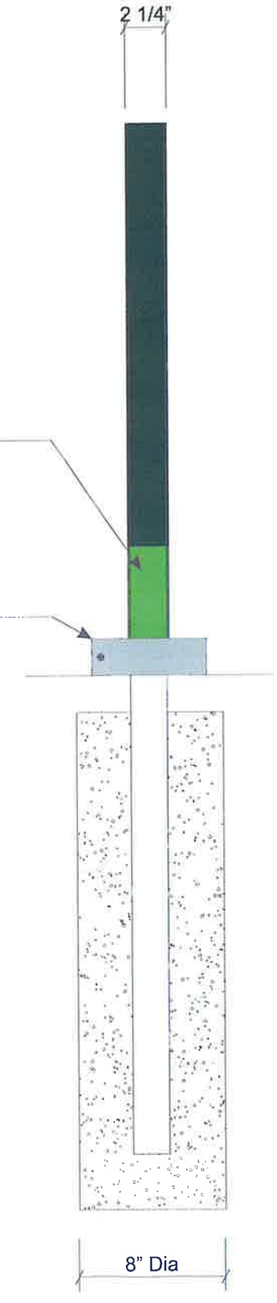
Paint Line All the Way Around. Face Panels and Cabinet.

Landscaping Cladding Painted AKZO SIGN4177 Cool Gray 7C (Satin.)

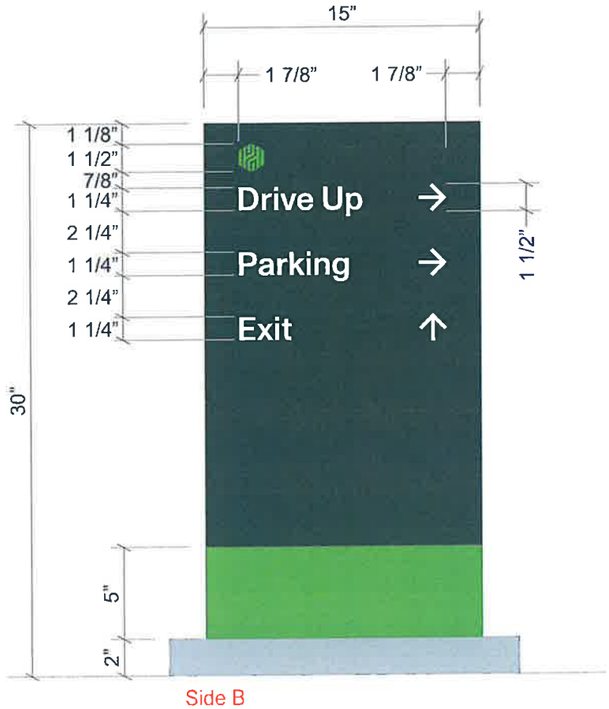
1/8" x 2" x 2" Alum Tube Vertical Support.

2' 6" Deep x 8" Diameter Concrete Footing

D/F NON-ILLUMINATED DIRECTIONAL SIGN - FRONT ELEVATION
SCALE: 1-1/2" = 1' 0"



SIDE VIEW
SCALE: 1-1/2" = 1' 0"



PERMITS ONLY

STANDARD DIRECTIONAL NOTES:

1. Soil Assumed To Be 250 psf/ft Lateral Bearing Pressure (psf/ft below natural grade).
2. Concrete 3,000 PSI @ 28 days.
3. Reinforcing steel shall be ASTM A615 GR-40.
4. Structural steel shall be ASTM A36.
5. All welds shall conform to A.W.S. standards.

Color Spec

PMS5535C
AKZO SIGN996089 Sage Green (Satin)

PMS368C
AKZO SIGN51352 Laser Lime Green(Satin)

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Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
HUNTINGTON BANK

JOB NUMBER:

PART ID:
HNT_DIR_DS3_HB

LOCATION:

DATE:
1/17/26

DRAWN BY:
RVR

REVISION:
Number: Date: By:

SHEET: ENG DEPT
1 OF 1

DWG NUMBER:
B-116008

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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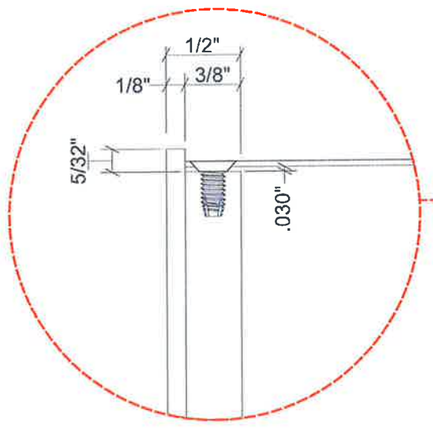
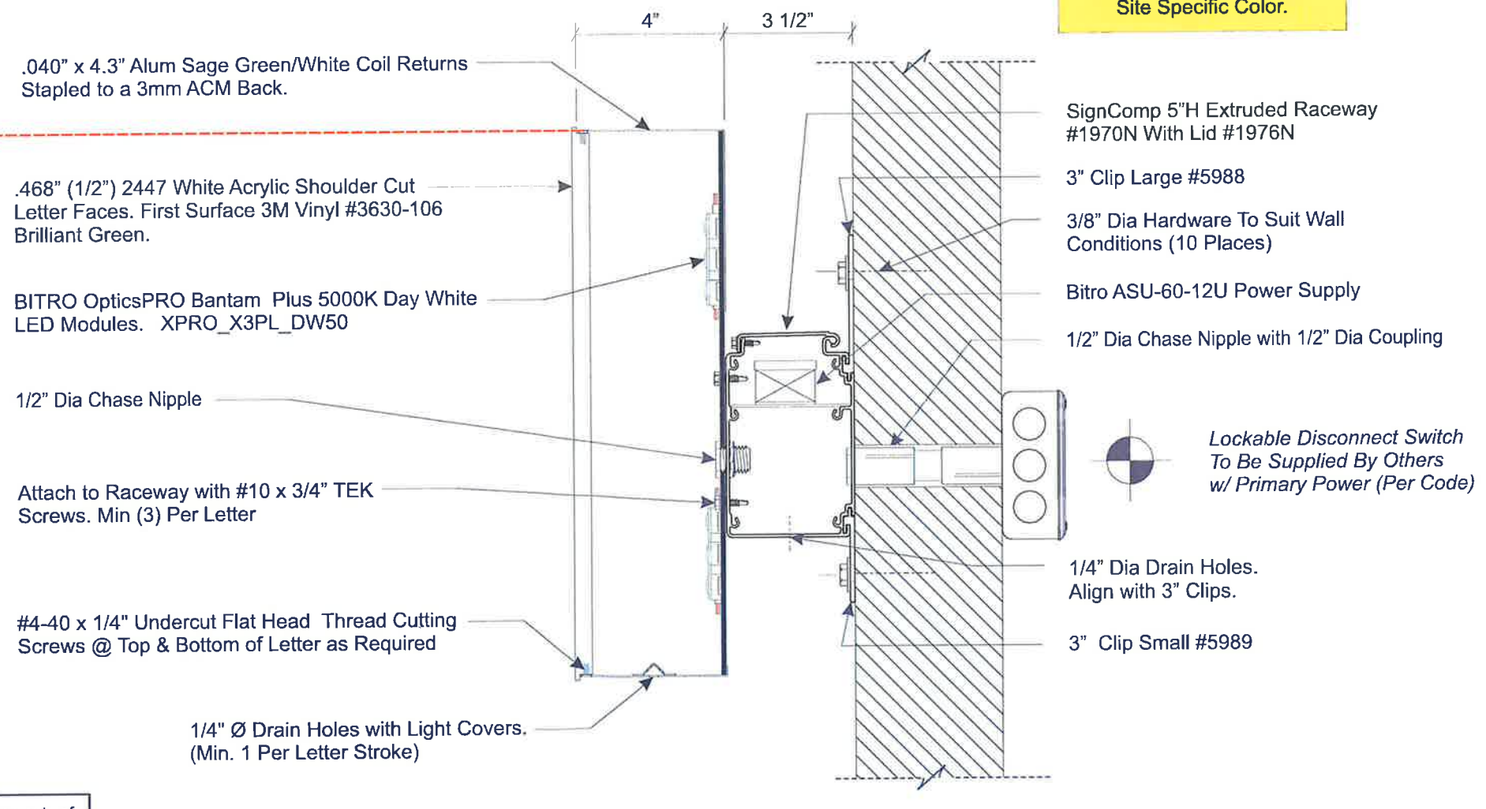
PERMITS ONLY

ELEVATION
SCALE: 3/4" = 1' 0"

Raceway Paint Color Varies From Location to Location. See Job Number For Site Specific Color.





LETTER SECTION
SCALE: 3" = 1' 0"

Electrical Load
(1.74) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

STANDARD RACEWAY LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Raceway Mounting Clips To Be Located Within 4" Of Each Raceway End And Spaced A Maximum Of 48" on Center Thereafter.

nec 2020 Edition

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2020 National Electrical Code and/or other Applicable local codes. This Includes proper grounding and bonding of the sign.

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Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
HUNTINGTON BANK

JOB NUMBER:

PART ID:
HNT_ILRW_15_HB

LOCATION:

DATE:
1/15/26

DRAWN BY:
RVR

REVISION:
Number: Date: By:

SHEET: ENG DEPT
1 OF 3

DWG NUMBER:
B-115986

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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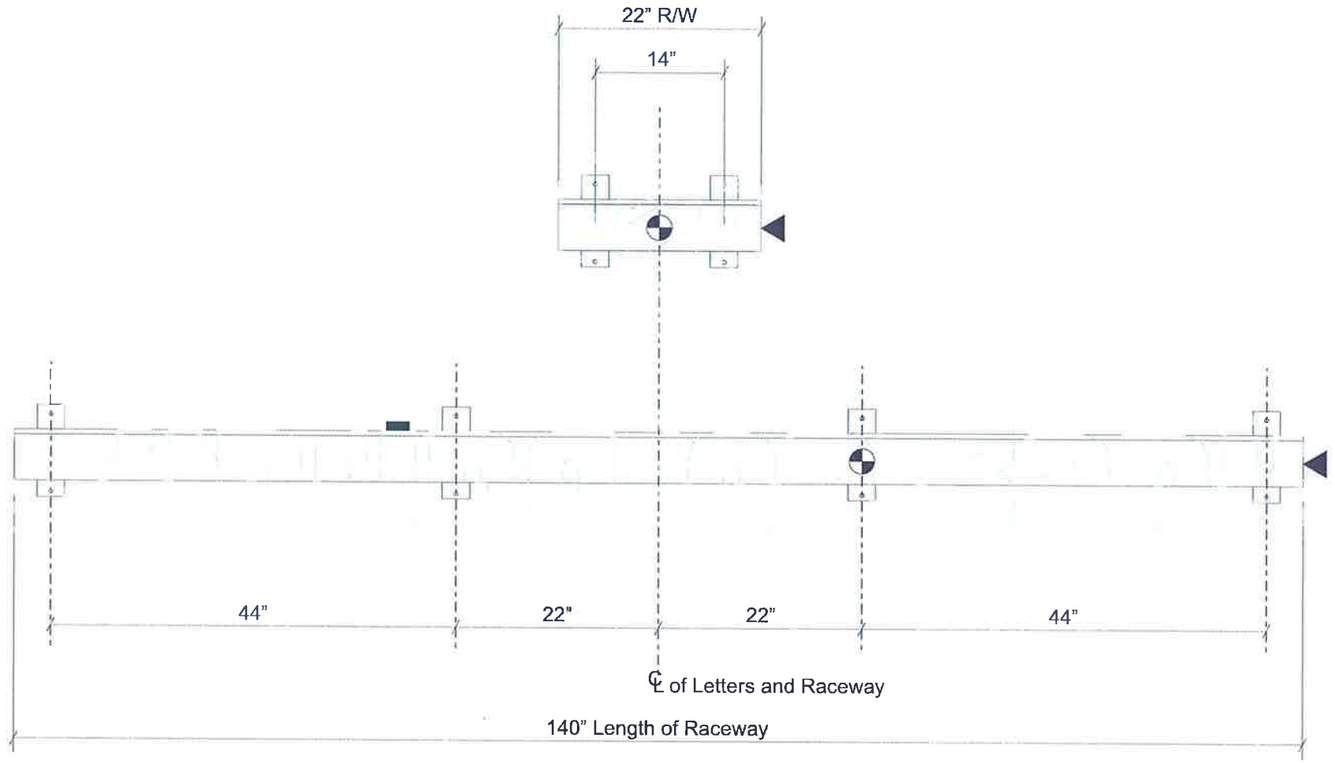
Raceway Paint Color Varies From Location to Location. See Job Number For Site Specific Color.

PERMITS ONLY



1/2" Dia Chase Nipple with 1/2" Dia Coupling

Denotes Location of Service Switch. NO Photocell.

ELEVATION
SCALE: 3/4" = 1' 0"

Electrical Load
(1.74) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

STANDARD RACEWAY LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Raceway Mounting Clips To Be Located Within 4" Of Each Raceway End And Spaced A Maximum Of 48" on Center Thereafter.

nec 2020 Edition

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Palmyra, New Jersey 08065
Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER:
HUNTINGTON BANK

JOB NUMBER:

PART ID:
HNT_ILRW_15_HB

LOCATION:

DATE:
1/15/26

DRAWN BY:
RVR

REVISION:
Number: Date: By:

SHEET: ENG DEPT
2 OF 3

DWG NUMBER:
B-115986

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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Customer Name	PSCO
Job #	
Height	4' 1-11/16"
Depth	4"
LED to Face Distance	4"
Date	07/11/25
Layout By:	jb
Drawing #	D250711_1b_PSCO_Huntington Bank

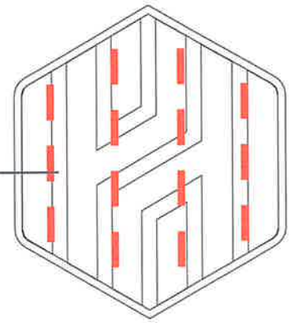
Huntington Bank

Illuminated White Channel Letters 2 Line

BILL OF MATERIALS

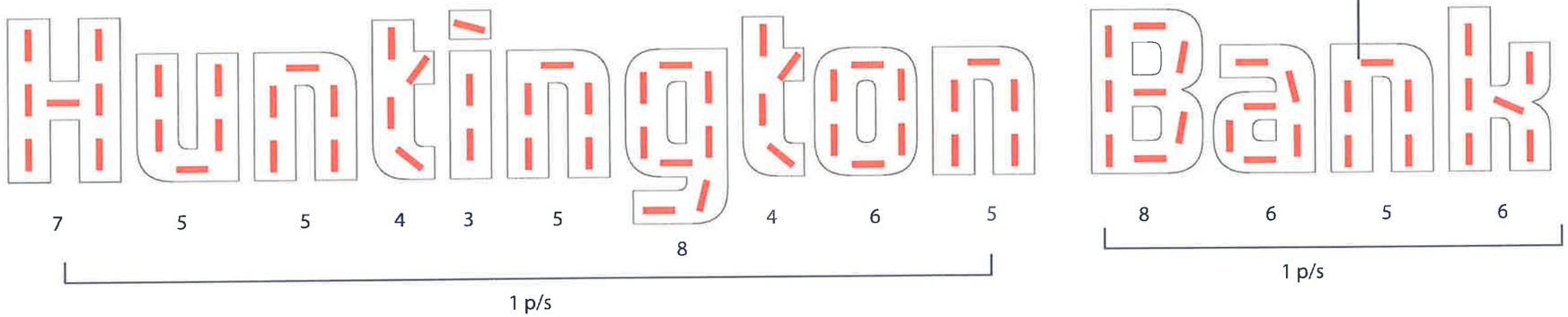
Ref #	Part Number	Description	Qty	Unit	w/unit	Unit/PS
1	XPRO-M3PL-DW50	OpticsPro Plus Day White 5000K	91	mods	0.9	60
2	ASU2-60-12U	60W-12V Power Supply	3	pcs	N/A	N/A
3						
4						
5						

2.4 mods/ft(5" mod spacing)
5.25" row spacing
Illum.Level:E11



14
1 p/s

2.4 mods/ft(5" mod spacing)
Illum.Level:E10



VALI DEFINITIONS	
VALI Group	HUNTINGTON BANK
V (Vinyl)	TRANS WHITE LETTERS
A (Acrylic/Face)	2447
L (LED)	XPRO-M3PL-DW50
I (Illum Level)	E11 - Logo, E10 - Letters
Depth	4"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Bitro Group, Inc. – Note this Caution: This layout is an Estimate.
"Recommendation #1: Test a typical letter using this layout before you move forward with the rest of the sign. Recommendation #2: Before shipping or installation at a jobsite; light your letters in a darkened area to assure yourself that you are satisfied that it works properly. Be aware that since construction standards and performance expectations can vary from client to client, Bitro Group, Inc. cannot be held responsible for your results. Recommendation #3: We strongly recommend that you check our layout before you proceed with your entire sign. Then, using the knowledge you have gained through your own testing and have learned what works successfully for you, proceed accordingly. Remember, every variable alters the outcome including but not limited to: letter depth, shape of the letter, placement of the modules, reflectivity and color of the interior of the letter, thickness, type of plex, and manufacture of the plex used (sometimes plex will even vary in translucence from sheet to sheet from the same manufacture.) Please take your time to do the testing at the beginning of each project to assure your success upon completion. Assumptions: The following information and standards are not concrete and may vary however; we have found that if you are using a Blue or Green face, this estimate is based on using 2447 White plex with vinyl overlay of a medium color shade. Using darker or lighter vinyl or using a different pigmented plex may cause results to vary. If using a Red face, this estimate is based on 2793 pigment plex. Be aware that 2283 and 2415 can be difficult to light evenly. Be sure to test a letter and follow what you have learned for the rest of your letters for this sign. Also, 7328 White is a common plex used, however, testing has found as much as a 20% variation from sheet to sheet with samples tested, thus be careful and look for this issue. Please be aware that White, Blue and Green are laid out on 4" centers, while Red, Orange and Amber are laid out using 5" centers. Notifications: This LED layout is the property of Bitro Group, Inc. and is not to be shared with third party entities without written approval from Bitro Group, Inc."

bitro
Your LED Lighting Partner

300 Lodi St.
Hackensack, NJ 07601
www.bitrogroup.com

Tel (201) 641-1004
Fax (201) 641-0057

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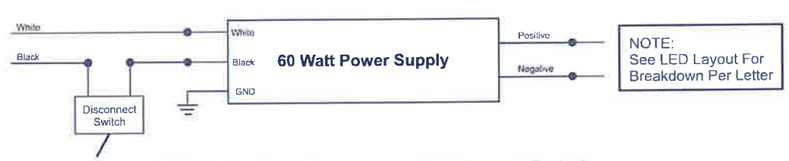
For layouts & quotations:
estimate@bitrogroup.com

PERMITS ONLY



60 Watt Power Supply w/ Disconnect Switch

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Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER: HUNTINGTON BANK

JOB NUMBER:

PART ID: HNT_ILRW_15_HB

LOCATION:

DATE: 1/15/26

DRAWN BY: RVR

REVISION:
Number: Date: By:

SHEET: 3 OF 3 — ENG DEPT

DWG NUMBER: B-115986

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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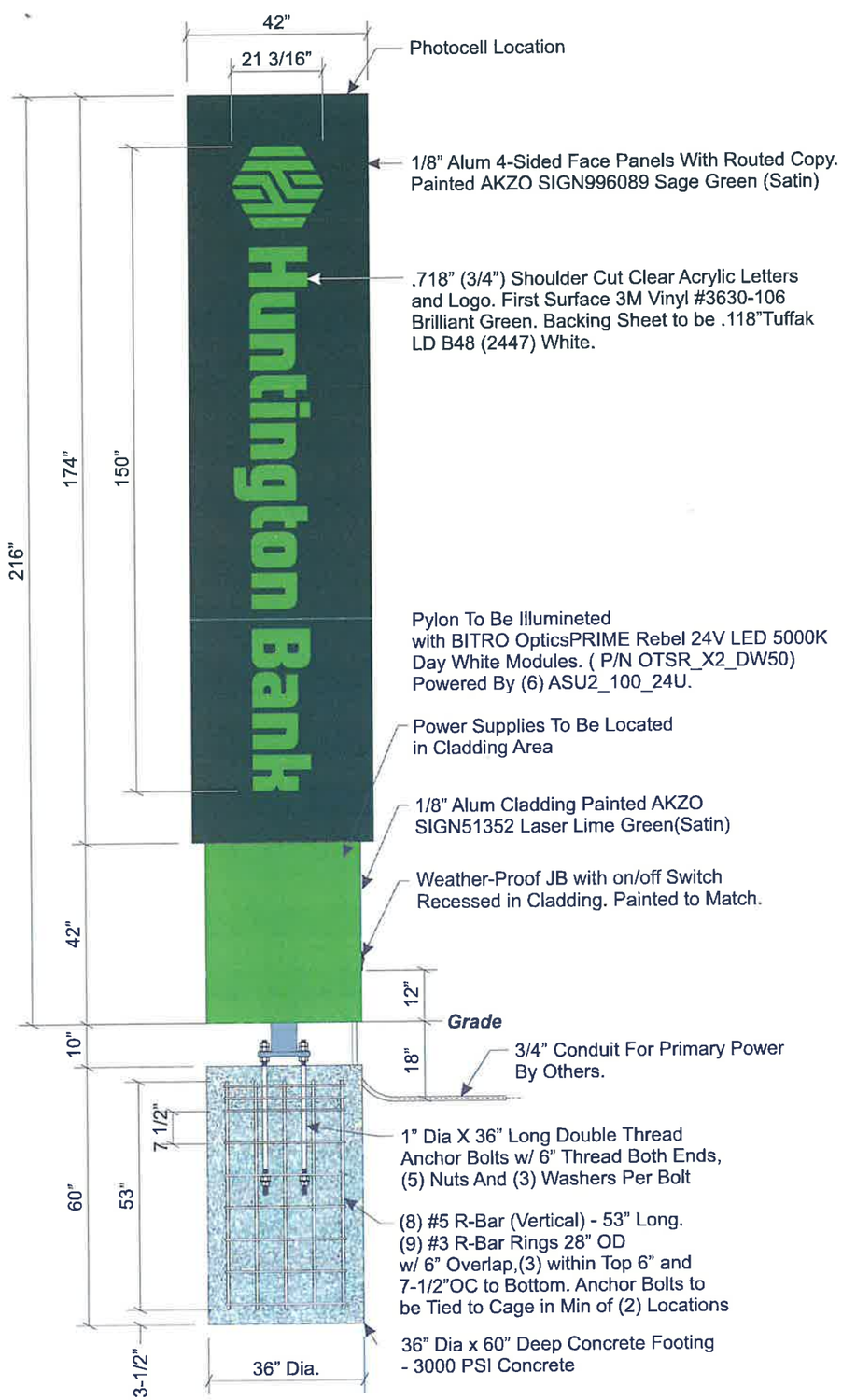
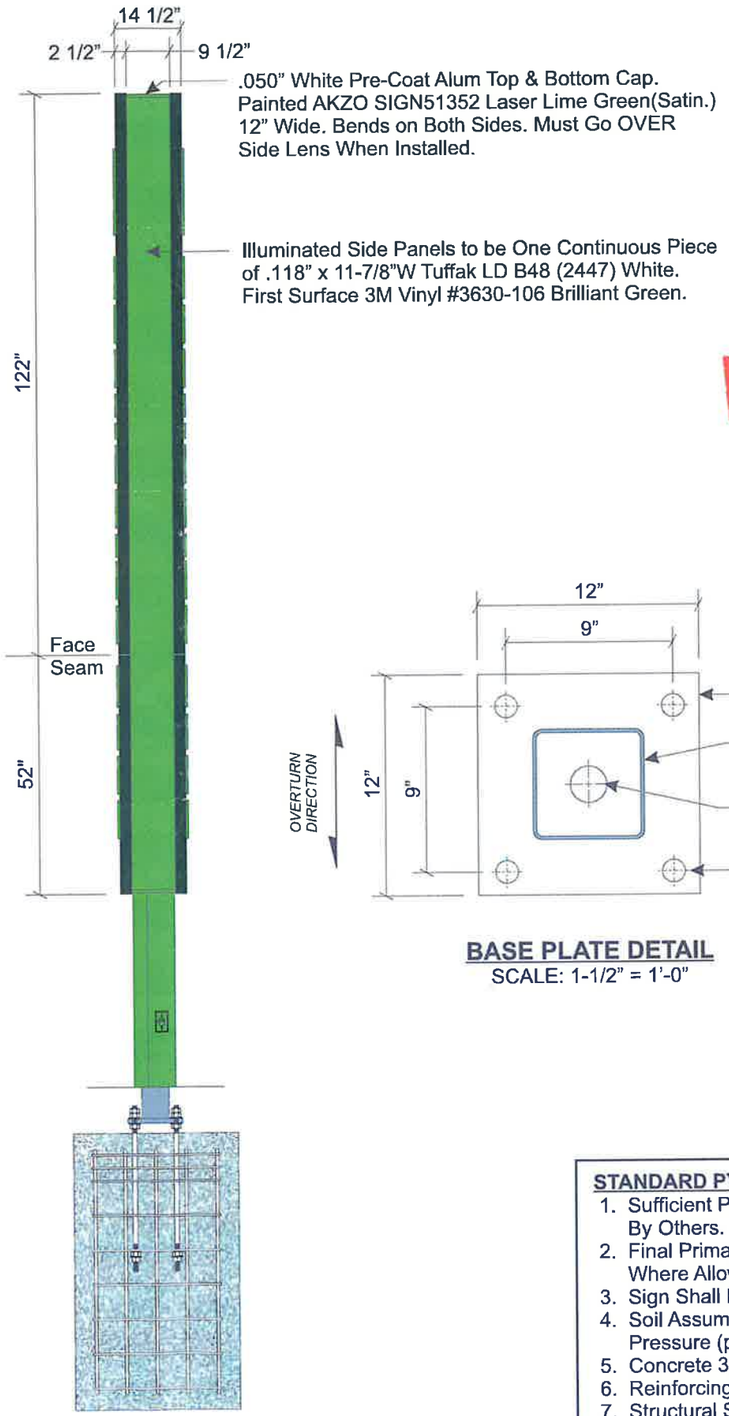
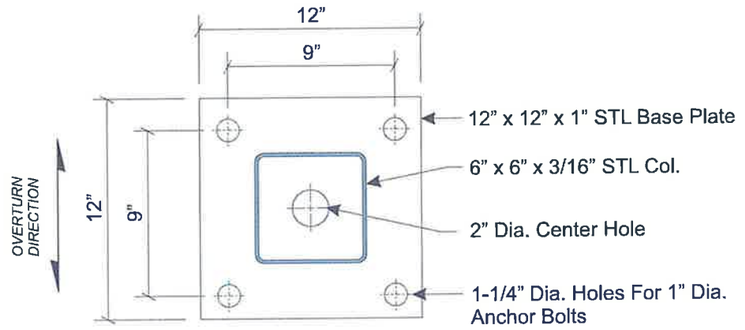


ELEVATION
SCALE: 3/8" = 1' 0"



RIGHT SIDE ELEVATION
SCALE: 3/8" = 1' 0"

PERMITS ONLY



BASE PLATE DETAIL
SCALE: 1-1/2" = 1'-0"

Electrical Load
(5.7) Amps @ 120 Volts
Electrical Req'mts
(1) 20 Amp/120 Volt Circuits

STANDARD PYLON NOTES: Updated: 01/19/26

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Soil Assumed To Be 200 psf/ft Lateral Bearing Pressure (psf/ft below natural grade).
5. Concrete 3,000 PSI @ 28 Days.
6. Reinforcing Steel Shall Be ASTM A615 GR-40.
7. Structural Steel Shall Be ASTM A36.
8. All Welds Shall Conform To A.W.S Standards.

nec 2020 Edition

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 2020 National Electrical Code and/or other Applicable local codes. This Includes proper grounding and bonding of the sign.

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Palmyra, New Jersey 08065

Phone: 856.829.1460
Fax: 856.829.8549
www.philadelphiasign.com

CUSTOMER: HUNTINGTON BANK

JOB NUMBER:

PART ID: HNT_PYL_DS_51_HB

LOCATION:

DATE: 2/03/26

DRAWN BY: RVR

REVISION:
Number: Date: By:

SHEET: 1 OF 1 ENG DEPT

DWG NUMBER: B-115955

ENGINEER SEAL:

ULTIMATE WIND SPEED 115 MPH
EXPOSURE C

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MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CONSIDERATION TO APPROVE A COMPREHENSIVE SIGN PLAN - TEXACO / 3271 HWY 18

The applicant has submitted a request for approval of a Comprehensive Sign Plan for the Texaco property located at 3271 Highway 18. The submitted plan includes a replacement ground sign together with canopy signage and fuel dispenser signage as part of an overall coordinated sign package for the site. Under Section 8.10 of the City's sign ordinance, a comprehensive sign plan may be approved by the Mayor and Board as an alternative to otherwise prescribed sign standards when a development proposes a sign package tailored to the site and when the proposal exceeds or varies from the otherwise applicable standards, including sign number. Staff recommends approval subject to the condition that approval be limited to the signage shown on the final submitted Comprehensive Sign Plan and that all required permits be obtained prior to installation.

ATTACHMENTS:

1. Staff Report - Comp Sign Plan_3271 Hwy 18_Texaco
2. 3271 hwy 18 texaco sign app

Application # 26-015
Subject Property: 3271 HWY 18
Applicant: Munn Enterprises, Inc.

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 26-015

Project:	Texaco – 3271 HWY 18
Project Type:	Comprehensive Sign Plan
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	NC – Neighborhood Center
Ward:	2 - Vinson

EXECUTIVE SUMMARY:

The applicant requests approval of a Comprehensive Sign Plan for the Texaco property located at 3271 Highway 18. The proposal includes a replacement ground sign, canopy signage, and fuel dispenser signage as shown on the submitted sign package. The ground sign, by itself, appears generally consistent with the ordinance's ground-mounted sign design requirements; however, the application is being presented as a Comprehensive Sign Plan because it involves a coordinated permanent sign package for the site rather than a single administratively reviewed sign permit. Existing building wall signage appears to remain on the site but is not included in this specific request, and Board consideration should be limited to the sign elements shown on the submitted plan.

APPLICABLE ORDINANCE:

Article 8 of the Zoning Ordinance governs signs. Article 8 establishes separate sign types that include ground signs, wall signs, and canopy/awning signs. Signs that are not exempt require a permit, and signs requiring permits are subject to site plan review. Permanent ground-mounted signs must comply with the ordinance's design standards. Section 8.10 authorizes the Mayor and Board to approve a Comprehensive Sign Plan for a proposed or existing development as an alternative to the otherwise prescribed sign conditions. A comprehensive sign plan must include the location, size, height, construction material, color, illumination, and orientation of all proposed signs, and if the plan contains elements that exceed the permitted height, area, or number of signs otherwise specified by the ordinance, approval by the Mayor and Board is required upon the findings set out in Section 8.10.

.

Application # 26-015
Subject Property: 3271 HWY 18
Applicant: Munn Enterprises, Inc.

STAFF RECOMMENDATION

Staff recommends approval of Case # 26-015, the Comprehensive Sign Plan for Texaco located at 3271 Highway 18, subject to the condition that approval shall be limited to the signage shown on the final submitted Comprehensive Sign Plan for this case and further subject to the applicant obtaining all required permits prior to installation.

EXHIBITS:

1. Application and supplementary documents.

Report Prepared By: Joey Barnette, Community Development Director

26-015

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Sign Permit
Application

DATE RECEIVED
26024
PERMIT NUMBER

Texaco #354087 Name of Business	3271 Highway 18, Brandon, MS 39042 Property Address
Texaco Business Owner's Name	 Business Contact (If Different)
3271 Highway 18 Street Address	 Primary Telephone
Brandon MS 39042 City State Zip Code	 Email
Munn Enterprises, Inc. Primary Contractor	Kerri McAlpin Little Primary Contractor Contact Name
7712 Highway 49 North Street Address	601.264.7446 x 1002 Primary Telephone
Hattiesburg MS 39402 City State Zip Code	KerriL@munnenterprises.com Email

Wall Sign Dimensions	Sq. Footage	Valuation
48" x 48"	16.00	$1,500
Wall Sign Totals:	16.00	$1,500

Ground Sign Dimensions	Sq. Footage	Height	Valuation
68" x 101"	48.00	8'-6"	$25,000
Ground Sign Totals:	48.00		$25,000

The following items are required and must be submitted with this application:

- Scaled Drawings of all proposed signage including sign dimensions (height & width of sign, sign background area, materials, and colors).
- Site Plan showing the location of the proposed signage and any existing signs. Site plans for proposed freestanding signs must be to scale and include setback measurements from property line to sign and other relevant dimensions to locate sign-on-site.
- Building Elevations showing proposed location of signage and any existing signage for that business. Building elevations must also identify tenant's leased frontage area (if applicable).
- The following may be required: Illumination details, landscape details for freestanding signs, footing details and pipe size for new freestanding signs.

I hereby agree that if this application is approved and a sign permit issued, I will comply with all the requirements of the City of Brandon ordinances, building codes and zoning regulations pertaining to signs.

Permit Holder's Signature: Kerri McAlpin Little **Date:** 02/12/2026

permitting@brandonms.org

Revised: 07/18/2017

Comprehensive Sign Plan

Texaco #354087
3271 Highway 18
Brandon, MS 39042

We are proposing an Alternative Sign Criteria for Texaco #354087, 3271 Highway 18, Brandon, MS. This is an existing business with an existing monument on site. We plan to use the existing foundation if structurally sound, but if not, we may need to remove and install a new one. We are asking the City of Brandon to approve our request to the sign of the same size and square footage as the existing. The sign cabinet will be 68"H x 101"W with a brick base at 3'-3 ½" H on the low-grade side and 2'-9 ½" on the high-grade side. This will make the monument 8'-6" overall height. This is the same as the existing structure. The total message square footage will be the same at 48 square feet. By approving the request, we will remove the damage from the existing cabinet which has a non-working small message center, and replace with a new cabinet, and new LED pricers. This will make the new sign much more visually pleasing to the community. We are proposing to keep the existing foundation, if possible, but if damaged, we do ask for permission to install a new foundation for safety reasons. With the cost of repairs, re-images, maintenance, labor, etc being at an extremely high cost, we are requesting minimal changes to help financially. We need to update the brand image of the existing monument to meet national standards set forth by TEXACO, but at a cost the owner can afford. By approving Alternative Sign Criteria, this will help achieve the necessary upgrade of the TEXACO image but also help with a much lower cost to the client.

- Location: 2145 Highway 18, Brandon
- Existing monument:
    - Overall height: 8'-6"- ASKING TO REMAIN THIS HEIGHT
    - Total signage area: 68"H x 101"W @ 48 sf—no change
- New faces with new LED fuel pricers that include branding image as well.
- All these elements are permanent signage
- Internally illuminated which is existing
- New cabinets will be needed due to damage.
- WE ARE PROPOSING TO APPROVE THE MONUMENT AS SUBMITTED WHICH WILL BE THE SAME SIZE AND SQUARE FOOTAGE AND OVERALL HEIGHT AS THE EXSITING
    - SIGNAGE AREA TO REMAIN THE SAME WITH NO CHANGE
        - EXCEPT FACE REPLACEMENTS

- This development is unique since it has an existing monument onsite that can be used as is which was once in compliance with the City of Brandon sign ordinance.
- The location of the sign provides perfect visibility, and imaging for the traveling consumer to see. Visibility and branding are key to a successful business.

TEXACO REDESIGN PROGRAM

PROJECT LOCATION

#354087
3271 HWY 18
BRANDON MS 39042

Vicinity Map

SCOPE OVERVIEW

1. REMOVE AND REPLACE CANOPY FASCIA
2. SIGNAGE TO BE REPLACED LIKE FOR LIKE

DRAWING LIST

COVER
CPV-1 (CANOPY PLAN VIEW)
S-1 (MAIN ID SIGN)
GC-1 (GAS CANOPY IMAGE)
GC-2 (FASCIA DETAILS)
FC-1 (FORECOURT)
FC-2 (FORECOURT DETAILS)
D-1 (FUEL DISPENSER IMAGE)
D-2 (FUEL DISPENSER IMAGE)
P-1 (PAINT DETAILS)
CAT-1 (CATALOG FLYER)

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

PERMITTING INFORMATION

CODE CHECK PENDING

Sheet:
Cover
Drawing Set Revision:
R0

Project: TEXACO REIMAGE - B	Drawn By: Ben Flecha Review By: Vandy Linhart	Date: 4/23/25	

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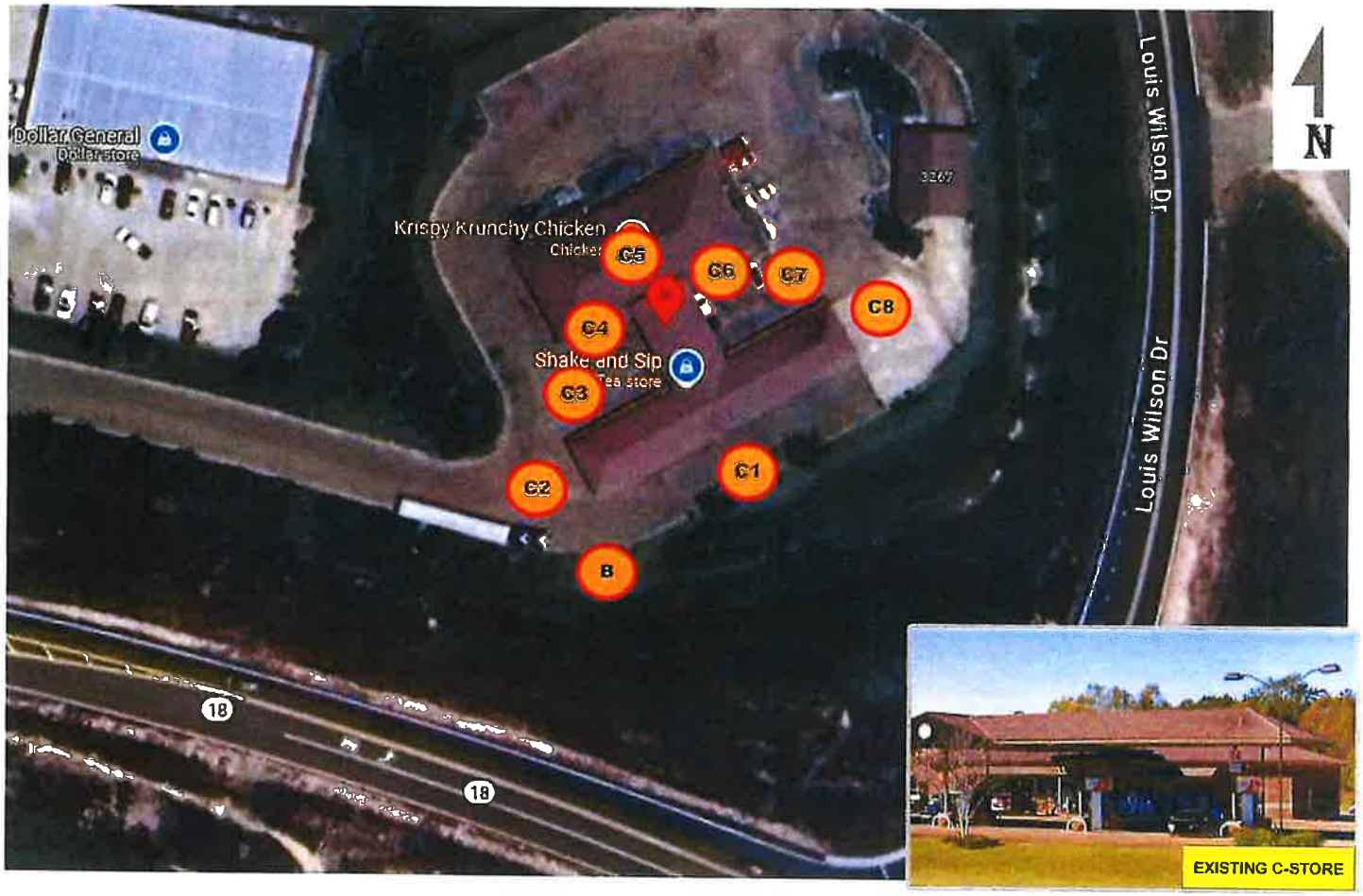
CANOPY PLAN VIEW



NOTES:

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

Sheet:
CPV-1 (CANOPY PLAN VIEW)
Sheet Revision:
R0

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EXISTING INTERNAL ILLUMINATION NOT SPECIFIED

EXISTING MAIN ID SIGN (48 SF)

Texaco / Techron / Price Face = 101" X 48" = 34 SF
Digital Reader Board = 101.5" X 19" = 14 SF

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FUEL GRADE CABINETS AND RETAINERS TO BE PAINTED TEXACO SUMMER SHADOW PPG 0996-7

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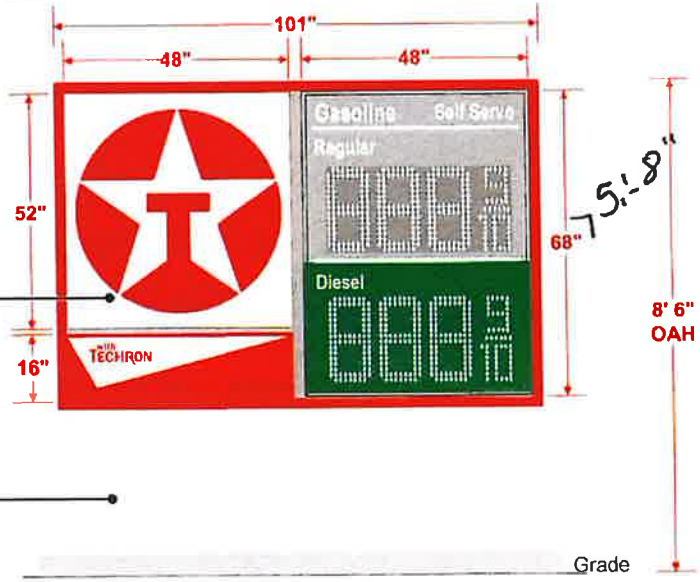

BRAND CONVERSION DETAILS

1 NEW CABINET TO BE INSTALLED ON EXISTING BASE AND FOUNDATION IF POSSIBLE

JURISDICTION REQUIREMENTS

CODE CHECK PENDING

SIGN LOCATION MAP

EXISTING MAIN ID SIGN

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

Sheet:
S-1 (MAIN ID SIGN)
Sheet Revision:
R0

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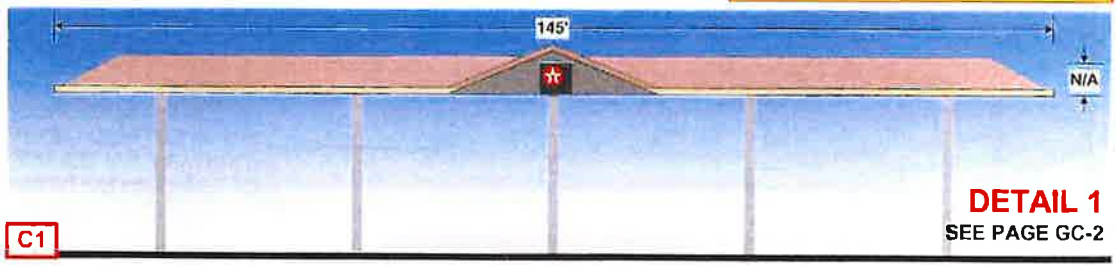
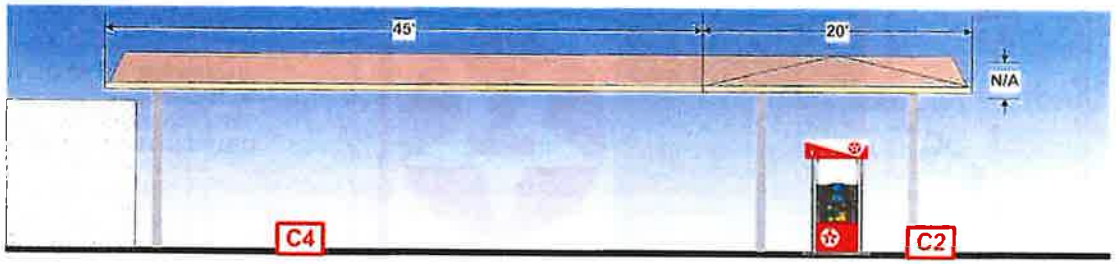
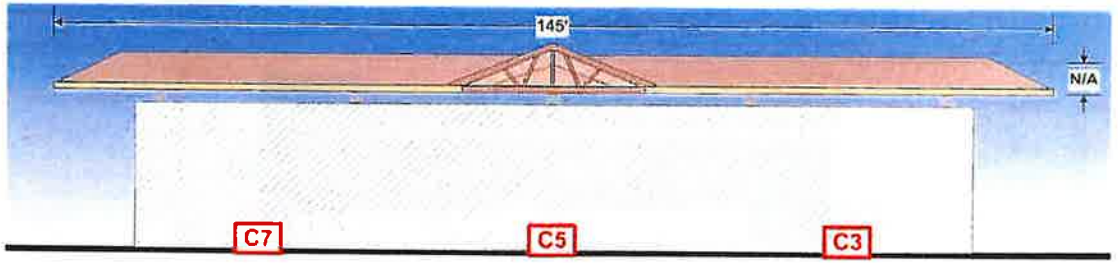
PROPOSED ELEVATIONS

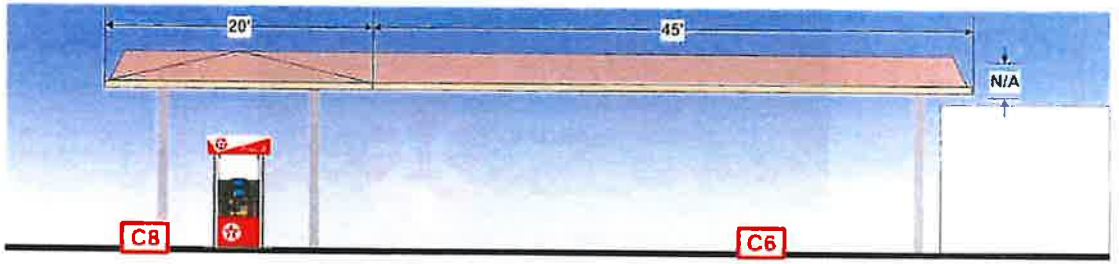
EXISTING CANOPY DOES NOT HAVE FASCIA



DETAIL 1
SEE PAGE GC-2







BRAND CONVERSION DETAILS

C1	Illuminated Texaco Star
C2	No Scope of Work
C3	No Scope of Work
C4	No Scope of Work
C5	No Scope of Work
C6	No Scope of Work
C7	No Scope of Work
C8	No Scope of Work

JURISDICTION REQUIREMENTS

CODE CHECK PENDING

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

Sheet:
GC-1 (GAS CANOPY IMAGE)
Sheet Revision:
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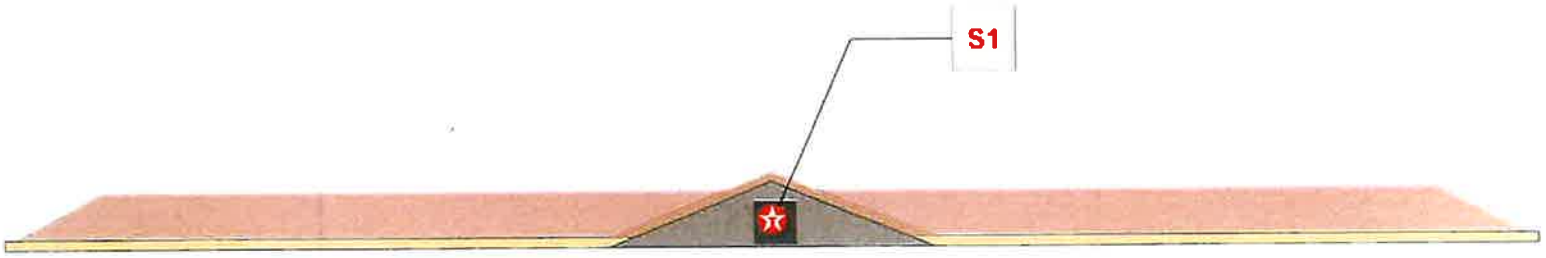
FLAGSHIP CANOPY OVER 100 FT LONG — FASCIA HEIGHT N/A" — CONTAINED CIRCLE STAR

DETAIL 1
TEXACO STAR = 48" X 48" = 16 SF
QUANTITY - 1



CANOPY SIGN DETAILS

TEXACO STAR

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QUANTITY - 1

TEXACO STAR – Face: Flat #7328 White Acrylic (177) with 1st Surface Applied #485 Red Vinyl w/Overlaminate Black Trim Cap / CNC fabricated aluminum sidewalls with black exterior finish and white interior finish

WORDMARK

N/A

CANOPY WORDMARK – Illumination: USLED 6500k White LED's Face: CNC cut #7328 pigmented white acrylic Mounting: 2" non-corrosive stand offs Trim cap: 1" black Side Walls: CNC formed aluminum with black paint finish (5 3/ 040 aluminum)

FOLDOVER

N/A

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

Sheet:
GC-2 (FASCIA DETAILS)
Sheet Revision:
R0

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TEXACO REDESIGN PROGRAM

PROJECT LOCATION

#354087
3271 HWY 18
BRANDON MS 39042

Vicinity Map

SCOPE OVERVIEW

1. REMOVE AND REPLACE CANOPY FASCIA
2. SIGNAGE TO BE REPLACED LIKE FOR LIKE

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FACILITY INFORMATION

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Sheet:
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Drawing Set Revision:
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Project: TEXACO REIMAGE - B	Drawn By: Ben Flecha Review By: Vandy Linhart	Date: 4/23/25	

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CANOPY PLAN VIEW

NOTES:

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Sheet:
CPV-1 (CANOPY PLAN VIEW)
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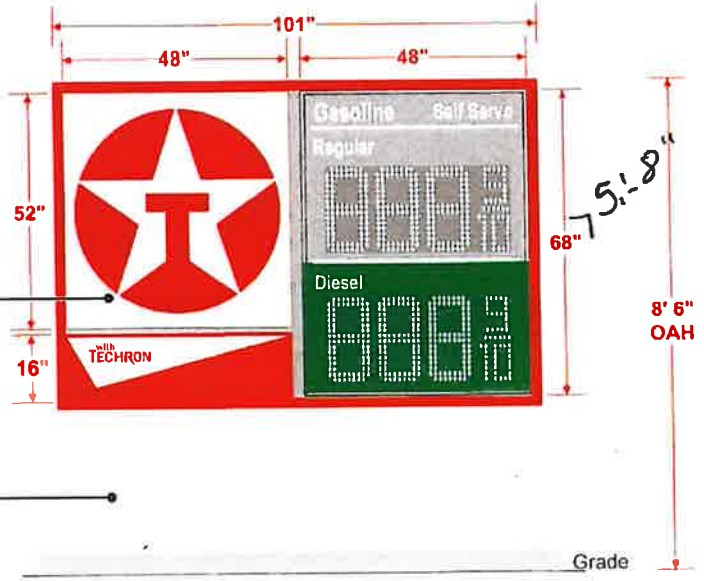

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JURISDICTION REQUIREMENTS

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SIGN LOCATION MAP

EXISTING MAIN ID SIGN

FACILITY INFORMATION

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Sheet:
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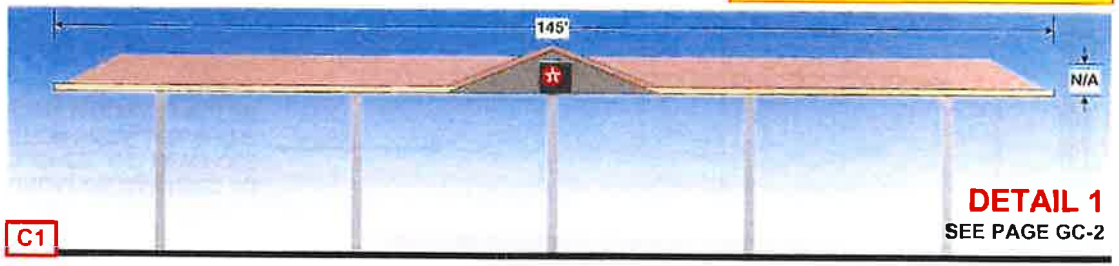
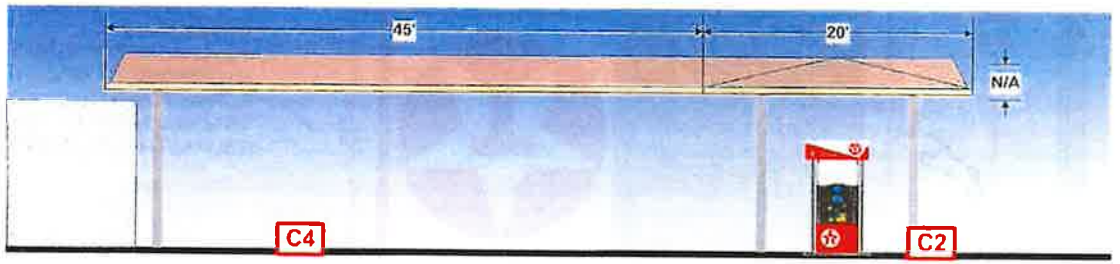
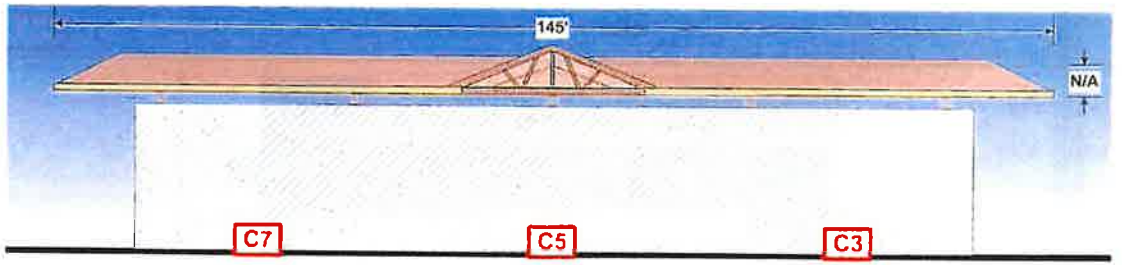
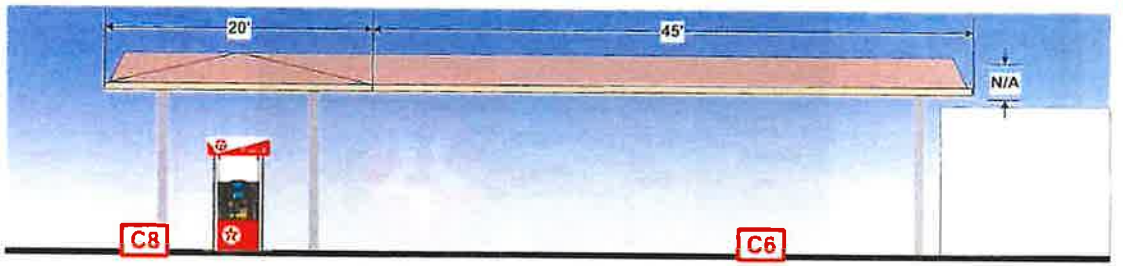


DETAIL 1
SEE PAGE GC-2







BRAND CONVERSION DETAILS

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JURISDICTION REQUIREMENTS

CODE CHECK PENDING

FACILITY INFORMATION

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Sheet:
GC-1 (GAS CANOPY IMAGE)
Sheet Revision:
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FLAGSHIP CANOPY OVER 100 FT LONG — FASCIA HEIGHT N/A" — CONTAINED CIRCLE STAR

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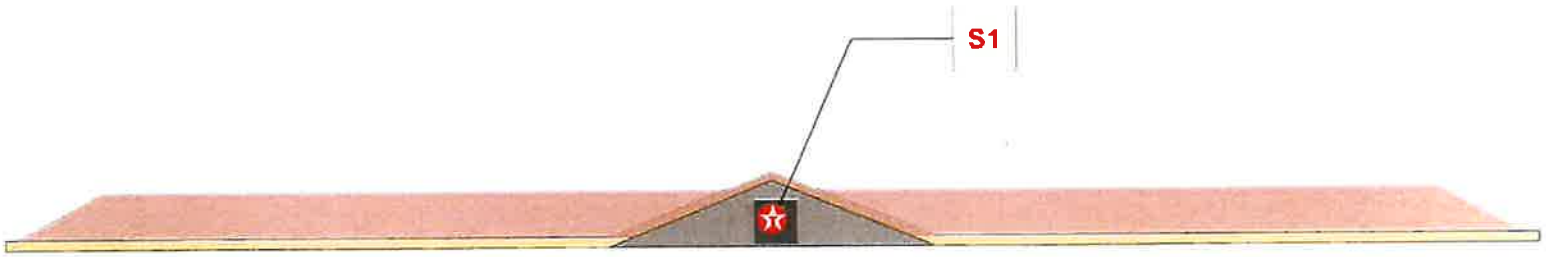

CANOPY SIGN DETAILS

TEXACO STAR

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FOLDOVER

N/A

FACILITY INFORMATION

#354087
3271 HWY 18
BRANDON MS 39042

Sheet:
GC-2 (FASCIA DETAILS)

Sheet Revision:
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BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: SET PUBLIC HEARING FOR COMPREHENSIVE ZONING ORDINANCE AND OFFICIAL ZONING MAP ADOPTION

Staff requests that the Mayor and Board of Aldermen set a public hearing for April 6, 2026, on the proposed adoption of a comprehensive zoning ordinance and official zoning map for the City of Brandon.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CASE NO. 26-002 – BLACK MOUNTAIN ENERGY STORAGE CONDITIONAL USE PERMIT

Black Mountain Energy Storage II, LLC has submitted an application for a Conditional Use Permit to allow a stand-alone Battery Energy Storage System facility on Parcels J9-3-20 and J9-3-0 off Trickhambridge Road. The request was presented to the Planning Commission on February 23, 2026, and the Planning Commission voted 4-0 to recommend approval in accordance with the staff report recommendation, with two members absent. The request is before the Mayor and Board as a conditional use permit. Under the Brandon Zoning Ordinance, conditional use applications are considered with reference to applicable site access, fire access, utilities, screening and buffering, required yards and open space, and compatibility with surrounding property. The submitted materials describe an unmanned, utility-scale BESS facility utilizing lithium-iron-phosphate battery modules in enclosed climate-controlled containers, with access from Trickhambridge Road and interconnection to the adjacent substation.

ATTACHMENTS:

1. MBOA Staff Report - CUP 26-002
2. Black Mountain Conditional Use App
3. Owners Authorization_Gadwall
4. Land Survey
5. Gadwall BESS Preliminary Screening Plan
6. Gadwall 10% - Conceptual Civil Layout
7. Gadwall BESS Project Elevations
8. LG Battery Storage Rendering Examples
9. BESS Nationwide Maps
10. Gadwall BESS Tax Model
11. Entergy Q&A
12. Escondido SDGE Battery Fire Air Quality Report
13. Escondido SDGE Water Run-Off Report
14. 26-002 Letters to Adjacent Owners
15. Proof of Publication

Application # 26-002
Subject Property: J9-3-20 & J9-3-0
Applicant: Black Mountain Energy Storage II, LLC

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 26-002

Project:	Gadwall BESS
Project Type:	Conditional Use Permit
Planning Commission:	February 23, 2026
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	TND – Traditional Neighborhood District
Ward:	6 – Farris
Planning Commission Recommendation:	Recommended approval in accordance with the Staff Report recommendation. (Vote 4-0, 2 absent)

EXECUTIVE SUMMARY:

The applicant requests approval of a Conditional Use Permit to allow a stand-alone Battery Energy Storage System facility as a quasi-public utility service on Parcels J9-3-20 and J9-3-0. The applicant's narrative states that the project will consist of enclosed, climate-controlled battery containers utilizing lithium-iron-phosphate battery modules, will operate as an unmanned facility with periodic maintenance and testing visits, and will interconnect directly with the adjacent substation located west of the site.

The preliminary screening plan depicts a project area of approximately 49 acres, including a noted 16-acre FEMA floodplain, a proposed detention pond, a proposed gated entry from Trickhambridge Road, an approximately 8-foot black chain-link security fence with black screening slats, and areas of existing trees to be preserved. The plan also labels the project area as approximately 195 feet from the KCS railroad, approximately 1,125 feet from Trickhambridge road to the first container separated by existing trees proposed to be preserved, and approximately 1,519 feet from an identified existing house to the south.

This matter is before the Board as a conditional use permit only, not a rezoning. The Zoning Ordinance requires conditional-use review where a use is allowed only upon Board approval after Planning Commission recommendation and public hearing.

Application # 26-002
Subject Property: J9-3-20 & J9-3-0
Applicant: Black Mountain Energy Storage II, LLC

PLANNING COMMISSION REVIEW:

The matter was presented to the Planning Commission on February 23, 2026. The Planning Commission voted 4-0 to recommend approval in accordance with the staff report recommendation, with two members absent.

PUBLIC HEARING PREREQUISITES

Notice of the public hearing was published in the Rankin County News on February 25, 2026. Adjacent property owners were sent notice by certified mail on February 25, 2026. The property was posted on February 24–25, 2026.

DESCRIPTION OF THE APPLICATION

The project is a stand-alone Battery Energy Storage System located on the west side of Trickhambridge Road between Paige McDill Road and Grants Ferry Parkway. The applicant states that the system will interconnect with the adjacent substation to charge and discharge electricity to and from the grid, that the site will meet fire-access requirements, and that the project will visually consist of metal enclosed structures containing lithium-iron-phosphate battery modules in climate-controlled containers. The applicant further states that the site will be unmanned after construction and will require only periodic maintenance and testing visits.

The preliminary screening plan shows a gated access drive from Trickhambridge Road, internal circulation roads, detention infrastructure, the floodplain area, and perimeter security fencing with black screening slats. The plan also notes existing trees to be preserved along portions of the site and labels a 5.8-acre area reserved for future commercial use, which is not part of the conditional-use request now before the Board.

PUBLIC COMMENT SUMMARY

During the notice period and while the matter was pending before and after the Planning Commission, staff reports receiving several phone calls, in-person inquiries, and emails regarding the application. The comments generally fell into two categories: informational questions and expressions of opposition or concern.

The concerns raised by nearby residents and other interested persons generally included the following: fire risk and thermal runaway; plume modeling and off-gassing; firefighting runoff and groundwater protection; requested setbacks and vegetative buffering; emergency-response planning and training for the Brandon Fire Department; possible noise from HVAC systems; visual impact; relationship to nearby development and utility infrastructure; and broader concern regarding compatibility with nearby residential areas. Some commenters appear to reside outside the City limits.

Several comments referred to the matter as a “rezoning.” For the record, this case is not a rezoning; it is a request for a conditional use permit.

APPLICANT-SUBMITTED SUPPORTING MATERIALS

The applicant has submitted narrative and FAQ materials describing the project and responding to frequently asked questions. Among other things, the applicant states that the project is proposed with lithium-iron-phosphate (LFP) battery chemistry and that final design will comply with NFPA 855, the International Fire Code, and UL 9540,

with site-specific emergency-response and hazard-mitigation planning to be prepared closer to construction. The applicant also states that the facility will be remotely monitored 24/7, that the proposed site security includes an 8-foot black chain-link fence with black slats, and that existing vegetation is considered adequate screening, with damaged vegetation to be replaced in-kind if disturbed during construction. Those representations are relevant to the record, but staff does not recommend treating them as substitutes for final fire-code, engineering, and emergency-management review.

The applicant also provided informational materials discussing a battery fire event at a different facility in California and post-incident air and runoff analysis. Staff's view is that those materials may be included in the record as information submitted by the applicant, but they should not be treated as conclusive proof that every site-specific safety, plume, runoff, and response issue has been fully resolved for this project. Site-specific compliance should still be addressed through final engineering, fire-code, and operational review.

The applicant further submitted a tax model projecting ad valorem payments associated with the project. That model estimates future payments to the City, County, and schools over time, including projected City payments beginning in 2030. Staff recommends that the tax model be characterized as an applicant-submitted estimate for informational purposes only, not as a guarantee or condition of approval.

STAFF ANALYSIS

From a zoning standpoint, this request is presented for consideration under the conditional use standards of the Brandon Zoning Ordinance. The record includes the application materials, staff analysis, Planning Commission recommendation, and public comments received in relation to those standards.

On the materials presently submitted, staff finds that the application provides a sufficient conceptual basis for conditional-use review as a quasi-public utility use, subject to detailed engineering and code compliance before any permit issuance. The site plan and narrative establish the basic nature of the use, the access concept, the relationship to the adjacent substation, and the proposed screening/fencing approach.

Detailed engineering, fire protection, stormwater, utility, fencing, and construction-specific matters are typically addressed during subsequent plan review and permitting processes through the City Engineer, Fire Department, Building Official, and any other applicable agencies. The current request is for consideration of the conditional use permit based on the materials and standards applicable at this stage of review.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit application, Case No. 26-002, submitted by Black Mountain Energy Storage II, LLC, for a Battery Energy Storage System facility on Parcels J9-3-20 and J9-3-0, subject to the following conditions:

1. Approval shall be limited to the use of the subject property as a stand-alone Battery Energy Storage System / quasi-public utility service substantially in accordance with the application materials, narrative, and

preliminary screening plan submitted for this case.

2. Final civil, grading, drainage, erosion-control, utility, and construction plans shall be submitted for review and approval by the City Engineer and applicable City staff prior to issuance of any building or development permits.

3. Final plans shall demonstrate compliance with all applicable fire-access, water-supply, hydrant, emergency-response, and fire-protection requirements of the City and the adopted fire code, including any site-specific requirements imposed by the Fire Department, Building Official, or other applicable authority.

4. The operator shall submit, prior to operation, any required site-specific emergency-response, hazard-mitigation, and operational safety documentation required by the adopted fire code or otherwise required by the City in the permitting process.

5. Screening, fencing, and site security shall be installed and maintained substantially in accordance with the submitted screening plan, including the proposed black chain-link fence with screening slats, unless modified during final plan review with City approval.

6. Existing tree areas identified for preservation on the submitted plan shall be preserved to the maximum extent practicable, and vegetation damaged during approved construction shall be replaced in-kind or otherwise mitigated as approved by the City.

7. Development shall avoid conflicts with recorded easements, the delineated stream, mapped floodplain constraints, and other site limitations shown on the submitted plans, and all such constraints shall be reflected on final construction documents.

8. The facility shall remain subject to all other applicable City code requirements and any required approvals from outside agencies.

9. Any material change to the approved use or site layout that may alter external impacts shall require additional City review and approval as determined by staff.

Report Prepared By: Joey Barnette, Community Development Director

Case #: 26-002

COMMUNITY DEVELOPMENT

Conditional Use Permit Application

1/23/26
DATE RECEIVED

260071
PERMIT NUMBER

0 Trickhambridge Road Property Address	RR Current Zoning Classification
currently vacant Current or Previous Use of the Property	standalone BESS Proposed Use of the Property

Provide a Description of the Proposed Use, Including Hours of Operation, Number of Employees, Number of Daily Customers, etc.

Black Mountain Energy Storage Applicant			Carolyn O'Brien Contact Name
1717 W. 6th St Suite 295 Street Address			214-263-2582 Primary Telephone
Austin City	TX State	78703 Zip Code	carolyn.obrien@blackmtn.com Email

Trickham Bridge Land, LLC Owner(s), if different from applicant			Cameron Guild, MD Contact Name
109 Cirencester Drive Street Address			601-405-2098 Primary Telephone
Ridgeland City	MS State	39157 Zip Code	cameron.guild@bmhcc.com Email

The following items are required for consideration of a conditional use*:

- ☒ **Completed Application and Non-Refundable $275 Fee**
- ☒ **Ownership Verification Letter**
  - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- ☒ **Legal Written Description of the Property**
  - If not platted, a metes and bounds legal description of the property.
- ☒ **Written Statement**
  - A written statement documenting the reason for the conditional use, including evidence that the request complies with the requirements of a conditional use.
- ☒ **Site Plan**
  - All conditional use permit applications must be accompanied by a fully dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

***Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.**

Applicant's Signature: _____ **Date:** 01/20/2026

BLACKMOUNTAIN
ENERGY STORAGE

January 20, 2026

Black Mountain Energy Storage
1717 W. 6th Street, Suite 295
Austin, TX 78703

Joey Barnette, MCP, CBO
Director of Community Development
City of Brandon, MS
1000 Municipal Drive
Brandon, MS 39042

RE: Narrative – Gadwall BESS – Parcel IDs J09 000003 00020 & J09 000003 00000

Dear Mr. Barnette:

Our proposed project located at Parcel IDs J09 000003 00020 & J09 000003 00000 on the west side of Trickhambridge between the intersection Paige McDill Road and McDonald Lane is a stand-alone Battery Energy Storage System (BESS). The BESS will encompass approximately 54 acres of land and will interconnect directly to the neighboring substation (located to the west of our site) to charge and discharge electricity to and from the grid. The site design will meet all fire access requirements and provide any detention necessary as per the City regulations. Visually, a BESS facility will consist of metal enclosed structures filled with lithium-iron phosphate battery modules in climate-controlled containers. The project will require heavy equipment during the construction phase, and then will operate as an unmanned facility – requiring maintenance and testing visits only a few times per month. Due to the unmanned nature of the facility, no water or sewer facilities are required other than those required by fire.

Please don't hesitate to contact me at Carolyn.obrien@blackmtn.com or 214-263-2582 if you have any questions or concerns.

Thanks,

Carolyn O'Brien, PE (TX)
Director of Permitting & Entitlements
Black Mountain Energy Storage II, LLC F-24627

January 20, 2026

Cameron Guild, MD
Trickham Bridge Land, LLC
109 Cirencester Drive
Ridgeland, MS 39157

Joey Barnette, MCP, CBO
Director of Community Development
City of Brandon, MS
1000 Municipal Drive
Brandon, MS 39042

RE: Owner's Authorization – Gadwall BESS – Parcel IDs J09 000003 00020 & J09 000003 00000

Dear Mr. Barnette,

A Conditional Use Permit application request is being made to allow for a battery energy storage use that connects directly to the neighboring substation to the west. The approximately 55 acre site is located along Trickhambridge Road. I give permission for Black Mountain Energy to prepare and submit the application request at this time.

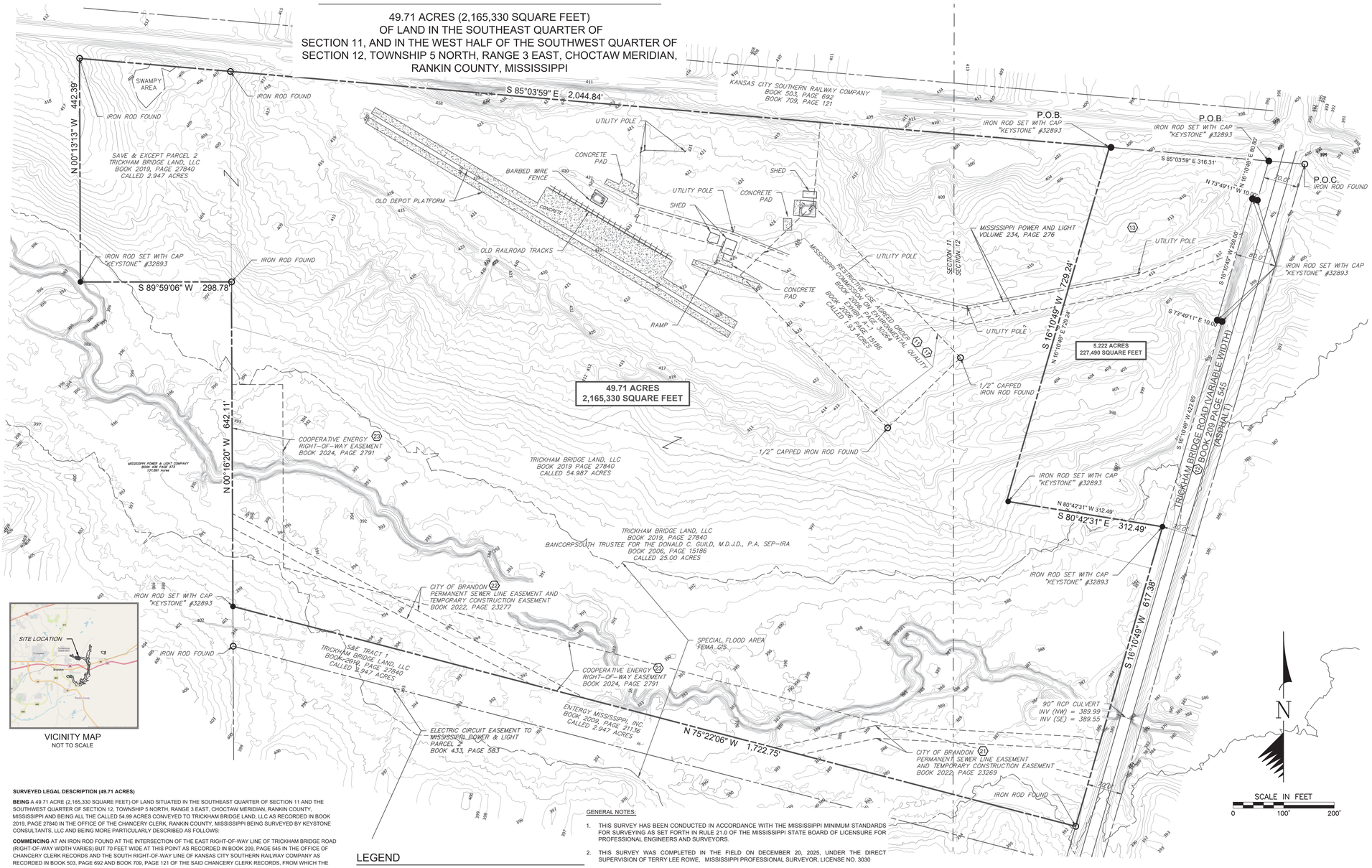
Thanks,

Cameron Guild, MD

Member/Manager

ALTA/NSPS LAND TITLE SURVEY

49.71 ACRES (2,165,330 SQUARE FEET)
OF LAND IN THE SOUTHEAST QUARTER OF
SECTION 11, AND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, CHOCTAW MERIDIAN,
RANKIN COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE

SCHEDULE A LEGAL DESCRIPTION

PART OF SECTION 11 AND 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, LYING SOUTH OF THE RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY, FURTHER DESCRIBED BY RECENT SURVEY, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; RUN THENCE

NORTH FOR A DISTANCE OF 2,442.63 FEET; THENCE

EAST FOR A DISTANCE OF 3,533.90 TO THE FOUND 1/2 INCH IRON PIN MARKING THE SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY, THE POINT OF BEGINNING OF THE GUILD PROPERTY AS RECORDED IN DEED BOOK 2017, PAGES 6256-6258 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE

SOUTH 85 DEGREES 02 MINUTES 27 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY FOR A DISTANCE OF 2,359.61 FEET TO A SET 1/2 INCH IRON PIN MARKING THE WEST RIGHT OF WAY OF TRICKHAMBRIDGE ROAD; THENCE

SOUTH 16 DEGREES 07 MINUTES 28 SECONDS WEST ALONG SAID WEST RIGHT OF WAY OF TRICKHAMBRIDGE ROAD FOR A DISTANCE OF 1,370.77 FEET FOUND 1/2 INCH IRON PIN MARKING THE NORTHEAST CORNER OF THE ENTERGY MISSISSIPPI, INC. PROPERTY AS RECORDED IN DEED BOOK 2009, PAGES 21136-21139 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY; THENCE

NORTH 75 DEGREES 21 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID ENTERGY MISSISSIPPI, INC., PROPERTY FOR A DISTANCE OF 1,722.56 FEET TO A FOUND 1/2 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID ENTERGY MISSISSIPPI, INC. PROPERTY; THENCE
NORTH 00 DEGREES 14 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF ENTERGY MISSISSIPPI, INC. (FORMERLY MISSISSIPPI POWER AND LIGHT COMPANY) PROPERTY AS RECORDED IN DEED BOOK 503, PAGE 692 AND BOOK 709, PAGE 121 OF THE CHANCERY CLERK OF RANKIN COUNTY FOR A DISTANCE OF 643.11 FEET A FOUND 1/2 INCH IRON PIN MARKING THE SOUTHEAST CORNER OF SAID GUILD PROPERTY; THENCE

WEST ALONG THE SOUTH LINE OF SAID GUILD PROPERTY FOR A DISTANCE OF 298.78 FEET TO A SET 1/2 INCH IRON PIN MARKING THE SOUTHWEST CORNER OF SAID GUILD PROPERTY; THENCE

NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID GUILD PROPERTY FOR A DISTANCE OF 442.46 FEET TO THE POINT OF BEGINNING

ALTA TABLE "A" ITEMS

1. MONUMENTS SHOWN ON THIS SURVEY WERE FOUND AT THE TIME OF THE SURVEY.
2. THE ADDRESS FOR THE PROPERTY IS 0 TRICKHAMBRIDGE ROAD, BRANDON, MS. 39066 AT THE TIME OF SURVEY.
3. THE SUBJECT TRACTS ARE CURRENTLY SHOWN TO BE IN FLOOD ZONE AE, FLOOD INSURANCE RATE MAP PANEL NO. 28121C0215F, DATED JUNE 09, 2014 AS SHOWN ON THE SURVEY.

   THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).
4. THE GROSS LAND AREA FOR SUBJECT PROPERTY IS 49.71 ACRE (2,165,330 SQUARE FEET).
5. GROUND SURVEY PERFORMED BY COOSA CONSULTING AND SUPERVISED BY TERRY LEE ROWE.
6. ACCORDING TO THE DOCUMENTATION PROVIDED TO THE SIGNING SURVEYOR, AND BASED ON THE FURNISHED ZONING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY ZONED TRADITIONAL NEIGHBORHOOD DISTRICT, AS CLASSIFIED BY THE CITY OF BRANDON.
7. THERE ARE EXISTING STRUCTURES ON SITE AT THE TIME OF THE SURVEY
8. SUBSTANTIAL FEATURES AT TIME OF SURVEY ARE SHOWN ON SURVEY.
9. THERE ARE NO PARKING SPACES ON SITE AT THE TIME OF SURVEY.

11(a) NO UTILITY PLANS AND/OR REPORTS WERE PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

11(b) THE UTILITY INFORMATION DEPICTED ON THIS SURVEY IS BASED ON DATA PROVIDED TO COOSA CONSULTANTS THROUGH AN 811 UTILITY LOCATE REQUEST. THE UTILITY COMPANIES LISTED BELOW UNDER THE 811 TICKET WERE THE ONES IDENTIFIED AT THE TIME OF THE REQUEST. KEYSTONE CONSULTANTS DOES NOT VERIFY THE ACCURACY OR COMPLETENESS OF UTILITY MARKINGS AND IS NOT RESPONSIBLE FOR THE ACTUAL LOCATION OF UTILITIES, ANY DISCREPANCIES IN MARKINGS, OR THE PRESENCE OF UNMARKED OR UNIDENTIFIED UTILITIES. INDEPENDENT VERIFICATION IS RECOMMENDED BEFORE EXCAVATION OR CONSTRUCTION.

   EVERGREEN WATER ASSOC.
   DELTA UTILITIES MS
   CITY OF BRANDON
   A T & T DISTRIBUTION
   ENTERGY MS
   WINDSTREAM ENTERPRISE WHOLESALE

13. THE NAMES OF ADJOINING OWNERS SHOWN ARE ACCORDING TO CURRENT TAX RECORDS AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVEMENT, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
17. NO INFORMATION RELATING TO PROPOSED STREET RIGHT OF WAY LINES WAS PROVIDED AT THE TIME OF THE SURVEY.

SCHEDULE B

(11) NOTICE OF LAND USE RESTRICTIONS BY AND BETWEEN MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND PUBLIC DATED DECEMBER 13, 2006 RECORDED IN BOOK 2006, PAGE 30852 AND BOOK 2006, PAGE 30264, AFORESAID RECORDS. - **ITS LOCATIONS IS SHOWN**

(12) WARRANTY DEED TO RANKIN COUNTY MISSISSIPPI DATED JANUARY 4, 1965 AND RECORDED IN BOOK 209 PAGE 545, AFORESAID RECORDS. - **ITS LOCATION IS SHOWN (TRICKHAMBRIDGE ROAD)**.

(13) EASEMENT IN FAVOR OF MISSISSIPPI POWER & LIGHT COMPANY DATED AUGUST 29, 1967 AND RECORDED IN BOOK 234 PAGE 276, AFORESAID RECORDS. - **ITS LOCATION IS SHOWN.**

(14) INTENTIONALLY DELETED BY TITLE COMPANY.

(15) RIGHT OF WAY AND EASEMENT RESERVED IN WARRANTY DEED BY INTERNATIONAL PAPER COMPANY TO MISSISSIPPI POWER & LIGHT COMPANY DATED SEPTEMBER 27, 1982 RECORDED IN BOOK 436, PAGE 573, AFORESAID RECORDS. - **LOCATION CANNOT BE DETERMINED FROM THE DOCUMENT.**

(16) INTENTIONALLY DELETED BY TITLE COMPANY

(17) TERMS, CONDITIONS AND RESERVATIONS AS SET FORTH IN SPECIAL WARRANTY DEEDS, RECORDED JUNE 30, 2006 IN BOOK 2006, PAGE 15186, AND IN BOOK 2006, PAGE 15172, AFORESAID RECORDS. - **ITS LOCATION IS SHOWN.**

(18) INTENTIONALLY DELETED BY TITLE COMPANY

(19) RIGHT OF WAY TO ENTERGY MISSISSIPPI, INC., RECORDED OCTOBER 17, 2007 IN BOOK 2007, PAGE 23908, AFORESAID RECORDS. - **ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.**

(20) TERMS AND CONDITIONS OF THE ORDER APPROVING FIRST ACCOUNTING, APPROVING OBLIGATIONS OF ORDER MODIFYING FINAL JUDGMENT, AUTHORIZING DISPOSAL OF REAL PROPERTY, AUTHORIZING CONSERVATOR TO OBTAIN APPRAISALS AND REAL ESTATE LISTING SALES CONTRACTS, AUTHORIZING PAYMENT OF LIFE INSURANCE PREMIUM OR RESULTING LIEN AND OTHER RELIEF FILED AUGUST 27, 2018 IN CAUSE NO. 2018-349, IN THE MATTER OF THE CONSERVATORSHIP OF DONALD CAMERON GUILD, IN THE CHANCERY COURT OF NESHOBA COUNTY, MISSISSIPPI. - **DOCUMENT NOT PROVIDED.**

(21) CITY OF BRANDON PERMANENT SEWER LINE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, RECORDED SEPTEMBER 19, 2022 IN BOOK 2022, PAGE 23269, AFORESAID RECORDS. - **ITS LOCATION IS SHOWN.**

(22) CITY OF BRANDON PERMANENT SEWER LINE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, RECORDED SEPTEMBER 19, 2022 IN BOOK 2022, PAGE 23277, AFORESAID RECORDS **ITS LOCATION IS SHOWN.**

(23) RIGHT OF WAY EASEMENT TO COOPERATIVE ENERGY, RECORDED FEBRUARY 9, 2024 IN BOOK 2024, PAGE 2791, AFORESAID RECORDS. - **ITS LOCATION IS SHOWN.**

(24) RESERVATION OF OIL, GAS AND OTHER MINERALS (EXCEPT SAND, GRAVEL OR COMMON CLAY) CONTAINED IN DEED FROM KING LUMBER INDUSTRIES TO INTERNATIONAL PAPER COMPANY, DATED JANUARY 19, 1949, RECORDED JANUARY 24, 1949 IN BOOK 125, PAGE 25, AFORESAID RECORDS- **IT IS A BLANKET EASEMENT**

SURVEYED LEGAL DESCRIPTION (5.222 ACRES)

BEING A 5.222 ACRE (227,490 SQUARE FEET) OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, CHOCTAW MERIDIAN, RANKIN COUNTY, MISSISSIPPI AND BEING PART OF A CALLED 54.99 ACRES CONVEYED TO TRICKHAM BRIDGE LAND, LLC AS RECORDED IN BOOK 2019, PAGE 27840 IN THE OFFICE OF THE CHANCERY CLERK, RANKIN COUNTY, MISSISSIPPI BEING SURVEYED BY KEYSTONE CONSULTANTS, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TRICKHAM BRIDGE ROAD (RIGHT-OF-WAY WIDTH VARIES) BUT 70 FEET WIDE AT THIS POINT AS RECORDED IN BOOK 209, PAGE 545 IN THE OFFICE OF CHANCERY CLERK RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF KANSAS CITY SOUTHERN RAILWAY COMPANY AS RECORDED IN BOOK 503, PAGE 692 AND BOOK 709, PAGE 121 OF THE SAID CHANCERY CLERK RECORDS, FROM WHICH THE SOUTHWEST CORNER OF SECTION 11 BEARS WEST FOR A DISTANCE OF 3,533.90, SOUTH FOR A DISTANCE OF 2,442.63 FEET;

THENCE, NORTH 85°03'59" W, A DISTANCE OF 71.37 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID TRICKHAM BRIDGE ROAD;

THENCE, SOUTH 16°10'49" WEST, A DISTANCE OF 80.80 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID TRICKHAM BRIDGE ROAD RIGHT-OF-WAY WIDTH IS 80 FEET AT THIS POINT;

THENCE, NORTH 73°49'11" WEST, A DISTANCE OF 10.00 FEET ALONG SAID WEST RIGHT-OF WAY LINE TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 16°10'49" WEST, A DISTANCE OF 250.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID TRICKHAM BRIDGE ROAD RIGHT-OF-WAY IS 80 FEET AT THIS POINT;

THENCE, SOUTH 73°49'11" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID TRICKHAM BRIDGE ROAD RIGHT-OF-WAY IS 70 FEET AT THIS POINT;

THENCE, SOUTH 16°10'49" WEST, A DISTANCE OF 422.65 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 80°42'31" WEST, A DISTANCE OF 312.49 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 16°10'49" EAST, A DISTANCE OF 729.24 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" IN THE SAID SOUTH RIGHT-OF-WAY LINE AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85°03'59" EAST, A DISTANCE OF 316.31 FEET ALONG THE SAID SOUTH RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**, SAID TRACT OF LAND CONTAINING 5.222 ACRES (227,490 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYED LEGAL DESCRIPTION (49.71 ACRES)

BEING A 49.71 ACRE (2,165,330 SQUARE FEET) OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, CHOCTAW MERIDIAN, RANKIN COUNTY, MISSISSIPPI AND BEING ALL THE CALLED 54.99 ACRES CONVEYED TO TRICKHAM BRIDGE LAND, LLC AS RECORDED IN BOOK 2019, PAGE 27840 IN THE OFFICE OF THE CHANCERY CLERK, RANKIN COUNTY, MISSISSIPPI BEING SURVEYED BY KEYSTONE CONSULTANTS, LLC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TRICKHAM BRIDGE ROAD (RIGHT-OF-WAY WIDTH VARIES) BUT 70 FEET WIDE AT THIS POINT AS RECORDED IN BOOK 209, PAGE 545 IN THE OFFICE OF CHANCERY CLERK RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF KANSAS CITY SOUTHERN RAILWAY COMPANY AS RECORDED IN BOOK 503, PAGE 692 AND BOOK 709, PAGE 121 OF THE SAID CHANCERY CLERK RECORDS, FROM WHICH THE SOUTHWEST CORNER OF SECTION 11 BEARS WEST FOR A DISTANCE OF 3,533.90, SOUTH FOR A DISTANCE OF 2,442.63 FEET;

THENCE, NORTH 85°03'59" W, A DISTANCE OF 71.37 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" IN THE WEST RIGHT-OF-WAY LINE OF SAID TRICKHAM BRIDGE ROAD;

THENCE, NORTH 85°03'59" WEST, A DISTANCE OF 316.31 FEET CONTINUING ALONG THE SAID SOUTH LINE OF THE KANSAS CITY SOUTHERN RAILWAY COMPANY TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 16°10'49" WEST, A DISTANCE OF 729.24 FEET THROUGH SAID 54.99 ACRE TRACT TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHEASTERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°42'31" EAST, A DISTANCE OF 312.49 FEET TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" IN SAID NORTHWEST LINE OF TRICKHAM BRIDGE ROAD AT A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID TRICKHAM BRIDGE ROAD RIGHT-OF-WAY IS 70 FEET AT THIS POINT;

THENCE, SOUTH 16°10'49" WEST, A DISTANCE OF 617.38 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE TO A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND AT THE NORTHEAST CORNER OF A CALLED 2.947-ACRE TRACT CONVEYED TO ENTERGY MISSISSIPPI INC. AS RECORDED IN VOLUME 2009, PAGE 21136 IN SAID CHANCERY CLERK RECORDS;

THENCE, NORTH 75°22'06" WEST, A DISTANCE OF 1,722.75 FEET, ALONG THE NORTH LINE OF SAID 2.947-ACRE TRACT TO A 5/8-INCH IRON ROD FOUND AT A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND AT THE NORTHWEST CORNER OF SAID 2.947-ACRE TRACT AND IN THE EAST LINE OF A CALLED 137.89-ACRE TRACT CONVEYED TO MISSISSIPPI POWER & LIGHT AS RECORDED IN BOOK 436, PAGE 573 IN SAID CHANCERY RECORDS;

THENCE, NORTH 00°16'20" WEST, A DISTANCE OF 642.11 FEET ALONG SAID EAST LINE OF SAID 137.891-ACRE TRACT TO AN IRON ROD FOUND AT A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND AT A NORTHEAST CORNER OF SAID 137.89-ACRE TRACT;

THENCE, SOUTH 89°59'06" WEST, A DISTANCE OF 298.78 FEET, ALONG A NORTHERLY LINE OF SAID 137.891-ACRE TRACT TO A 5/8-INCH IRON ROD SET WITH CAP STAMPED "KEYSTONE #32893" AT A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND A NORTHEASTERLY CORNER OF SAID 137.891-ACRE TRACT;

THENCE, NORTH 00°13'13" WEST, A DISTANCE OF 442.39 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A NORTHEASTERLY CORNER OF SAID 137.891-ACRE TRACT AND BEING IN SAID SOUTH RIGHT OF WAY LINE OF KANSAS CITY SOUTHERN RAILWAY COMPANY;

THENCE, SOUTH 85°03'59" EAST, A DISTANCE OF 2,047.90 FEET ALONG THE SAID SOUTH RIGHT-OF-WAY LINE TO THE SAID **POINT OF BEGINNING**, SAID TRACT OF LAND CONTAINING 49.71 ACRES (2,165,330 SQUARE FEET) OF LAND, MORE OR LESS.

LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
○	SURVEY MONUMENT FOUND AS NOTED
●	SURVEY MONUMENT SET AS NOTED
⌀	UTILITY POLE
— — — —	SECTION LINE
———	SUBJECT PROPERTY LINE
———	PROPERTY LINE
— — — —	EASEMENT
——OHW——OHW——	OVERHEAD WIRE

GENERAL NOTES:

1. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MISSISSIPPI MINIMUM STANDARDS FOR SURVEYING AS SET FORTH IN RULE 21.0 OF THE MISSISSIPPI STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
2. THIS SURVEY WAS COMPLETED IN THE FIELD ON DECEMBER 20, 2025, UNDER THE DIRECT SUPERVISION OF TERRY LEE ROWE, MISSISSIPPI PROFESSIONAL SURVEYOR, LICENSE NO. 3030
3. THIS SURVEY IS CLASSIFIED AS A CLASS "B" SURVEY, BASED ON THE PROPERTY'S CURRENT AND PROPOSED USE AS DISCLOSED BY THE CLIENT AND IN ACCORDANCE WITH APPENDIX A OF THE MISSISSIPPI MINIMUM STANDARDS FOR SURVEYING.
4. BEARINGS ARE BASED ON THE NORTHWEST RIGHT-OF-WAY LINE OF TRICKHAMBRIDGE ROAD, BETWEEN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE NORTHWESTERLY CORNER OF THE ELECTRIC CIRCUIT EASEMENT TO MISSISSIPPI POWER & LIGHT, PARCEL 2, BOOK 433, PAGE 583, BEING SOUTH 16°10'49" WEST, DERIVED USING GPS AND REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
5. ACCESS TO THE PROPERTY IS PROVIDED BY TRICKHAMBRIDGE ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY.
6. THIS SURVEY WAS PREPARED USING A TITLE POLICY PROVIDED TO THE SURVEYOR BY FIRST NATIONAL FINANCIAL TITLE SERVICES, LLC, COMMITMENT NUMBER MS25250812AR/9001222501495 DATED AUGUST 24, 2025, REVISED JANUARY 15, 2026. THE SURVEYOR REVIEWED SCHEDULE A AND SCHEDULE B EXCEPTIONS AND INCORPORATED RELEVANT INFORMATION INTO THIS SURVEY. EASEMENTS, RESTRICTIONS, AND OTHER RECORDED MATTERS AFFECTING THE PROPERTY, AS IDENTIFIED IN THE TITLE POLICY, HAVE BEEN DEPICTED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND ABILITY. HOWEVER, ANY TITLE MATTERS NOT DISCLOSED IN THE PROVIDED DOCUMENTATION ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THIS SURVEY IS BASED SOLELY ON THE PROVIDED DOCUMENTATION AND DOES NOT DETERMINE PROPERTY OWNERSHIP. ADJOINING PROPERTY OWNERSHIP INFORMATION IS BASED ON RECENT TAX RECORDS OR OTHER PROVIDED SOURCES AND IS SUBJECT TO CHANGE. REFERENCES TO PROPERTY DEEDS AND OTHER RECORDS ARE BASED ON INFORMATION AVAILABLE FROM THE HINDS COUNTY PROPERTY APPRAISER'S OFFICE. FOR LEGAL OPINIONS OR CONFIRMATION OF OWNERSHIP, CONSULT A QUALIFIED ATTORNEY.
8. ELEVATIONS AND CONTOURS SHOWN HEREON ARE GPS-DERIVED ELEVATIONS OBTAINED USING THE GCGC REAL TIME NETWORK (RTN) PROVIDED BY COOSA CONSULTING. THE VERTICAL DATUM IS NAVD 1988. THESE ELEVATIONS HAVE NOT BEEN INDEPENDENTLY VERIFIED THROUGH ADDITIONAL FIELD CHECKS OR ALTERNATIVE BENCHMARKS.
9. THIS SURVEY DOES NOT DETERMINE, IDENTIFY, OR DELINEATE WETLANDS OR OTHER ENVIRONMENTAL FEATURES.

SURVEYOR'S CERTIFICATION
TO: BLACK MOUNTAIN ENERGY STORAGE II, LLC, A TEXAS LIMITED LIABILITY COMPANY, FIRST NATIONAL FINANCIAL TITLE SERVICES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11a, 11b, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/20/2025 BY COOSA CONSULTING AND SUPERVISED BY ME, TERRY LEE ROWE, MS PS NO. PS-26005.

03/10/2026
TERRY LEE ROWE, PLS
PROFESSIONAL LAND SURVEYOR NO. PS-26005
MISSISSIPPI COA: 32893

TERRY LEE ROWE LICENSED PROFESSIONAL SURVEYOR PS-26005 STATE OF MISSISSIPPI

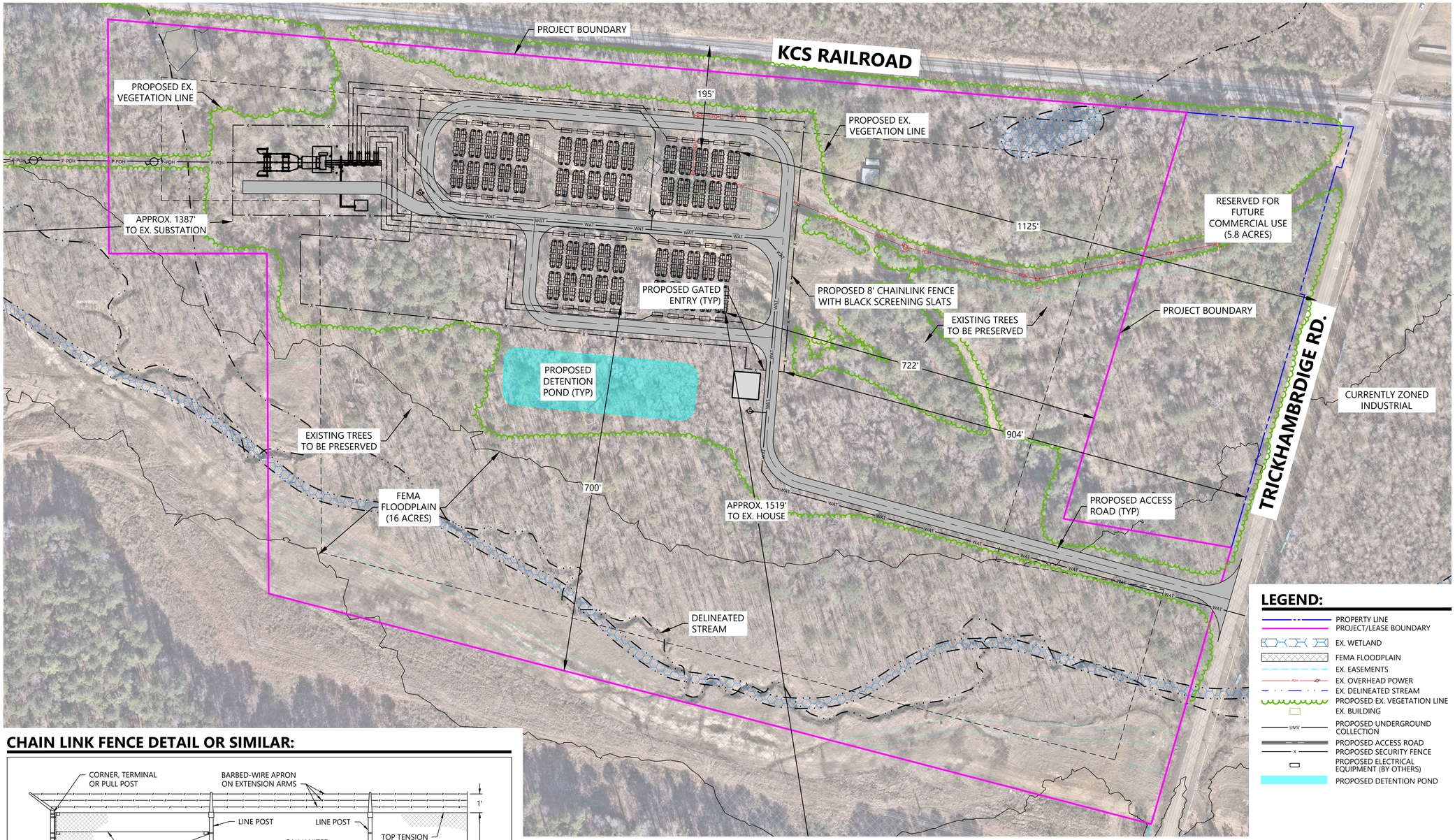
PREPARED BY
KEYSTONE
A CLS COMPANY
680 ANDERSON DRIVE
PITTSBURGH, PA 15220
Ph:(412) 278-2100 Fax:(412)-278-2126
www.keystoneconsultants.net
MISSISSIPPI COA: 32893

ALTA/NSPS LAND TITLE SURVEY

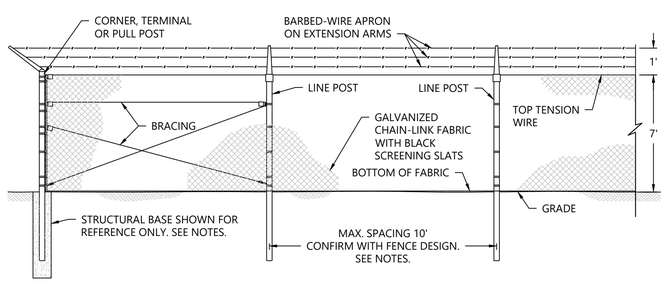
49.71 ACRES (2,165,330 SQUARE FEET) OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, AND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, CHOCTAW MERIDIAN, RANKIN COUNTY, MISSISSIPPI

DRAWN BY: BLC
CHECKED BY: TLR
SCALE: 1" = 100'
DATUM: NAD83
DATE: 01/27/2026
DWG NAME: 00889.25.25_RANKIN_ALTA.DWG
SHEET NO. 1 OF 1

T:\Projects\2025\00889.25.25\Cadd\Drawings\00889.25.25_Rankin_ALTA.dwg|ALTA| LS| (2026-03-10 - terry.rowe) - LP: 3/10/2026 11:55 AM



CHAIN LINK FENCE DETAIL OR SIMILAR:



NOTES:

1. TYPICAL FENCE AND GATE INFORMATION SHOWN IS INTENDED FOR PLANNING PURPOSES. ACTUAL DIMENSIONS AND INFORMATION TO BE PROVIDED BY FENCE SUPPLIER.
2. REFER TO FENCE SUPPLIER SPECIFICATIONS AND DETAILS.
3. STRUCTURAL DESIGN OF FENCE POSTS AND FOUNDATIONS TO BE PROVIDED BY FENCE SUPPLIER. STRUCTURAL PLANS AND FENCE SUPPLIER DRAWINGS SHALL SUPERSEDE THIS DETAIL IF CONFLICTS ARE PRESENT.
4. FENCE AND GATE TYPE TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.
5. REFER TO ELECTRICAL PLANS FOR GROUNDING REQUIREMENTS.

Westwood	CHAIN LINK SECURITY FENCE	
		NOT TO SCALE

RANKIN COUNTY: SECTION 404 - BUFFER YARDS/ SCREENING STANDARDS

404.04 BUFFER YARD STANDARDS RELATING TO ABUTTING PROPERTIES:

IN THE TABLE BELOW, WHEN A DISTRICT ABUTS A USE INDICATED, A BUFFER YARD AND SCREEN SHALL BE PROVIDED BY THE DEVELOPING USE APPLYING FOR A BUILDING PERMIT AS LISTED IN TABLE I:

USE DISTRICT	ABUTTING USE DISTRICT	MINIMUM IN FEET	
		WIDTH	SCREEN HT.
I-1	ALL DISTRICTS EXCEPT I-2	30'	6'
I-2	ALL DISTRICTS EXCEPT I-1	30'	6'
S-1	ALL AGRICULTURAL AND RESIDENTIAL DISTRICTS	20'	6'

404.05 SCREENING RELATIVE TO ABUTTING PROPERTIES:

IN THE TABLE ABOVE, WHEN A DISTRICT ABUTS A USE INDICATED, SCREENING SHALL BE PROVIDED AS LISTED. SCREENING/ FENCING MAY CONSIST OF ARCHITECTURAL AND/ OR VEGETATIVE MATERIALS AS FOLLOWS:

a. ARCHITECTURAL SCREENING: A SCREEN/ FENCE OF WOOD, MASONRY, STONE OR CONCRETE MAY BE PLACED ALONG THE PROPERTY LINE OR ALONG THE INNER PERIMETER OF THE BUFFER YARD SO AS TO PROVIDE VISUAL SCREENING AT MINIMUM HEIGHT REQUIREMENTS, AT THE TIME OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
b. VEGETATIVE SCREENING: TREES AND OTHER VEGETATION AS NEEDED, SHALL BE PLANTED SO AS TO PROVIDE YEAR ROUND VISUAL SCREENING AT HEIGHT REQUIRED BY TABLE I. IF SCREENING IS EXCLUSIVELY VEGETATION, MINIMUM HEIGHT REQUIREMENTS SHALL BE MET AT THE TIME OF INSTALLATION. EARTHEN BERMS ARE CONSIDERED A PART OF VEGETATIVE SCREENING.
c. COMBINATION OF MATERIALS: WHENEVER TWO OR MORE ALTERNATIVE TYPES OF LANDSCAPING, FENCES, OR WALLS ARE PRESCRIBED, THEY MAY BE PROVIDED SINGLY OR IN ANY COMBINATION.

404.09 CREDIT FOR EXISTING PLANT MATERIAL:

IF THE OWNER CAN DEMONSTRATE THAT HEALTHY PLANT MATERIAL EXISTS ON A SITE PRIOR TO ITS DEVELOPMENT FOR THE PURPOSES OF BUFFER YARD, THE APPLICATION OF THE ABOVE LANDSCAPE STANDARDS MAY BE ADJUSTED BY THE PLANNING/ ZONING COMMISSION TO ALLOW CREDIT FOR SUCH PLANT MATERIAL IF SUCH AN ADJUSTMENT IS IN KEEPING WITH AND WILL PRESERVE THE INTENT OF THIS ORDINANCE.

404.13 EXCEPTIONS TO SCREEN REQUIREMENTS:

THE LANDSCAPING AND SCREENING REQUIREMENTS SET FORTH IN OTHER PROVISIONS OF THE ZONING REGULATIONS SHALL BE SUBJECT TO THE FOLLOWING EXCEPTIONS:

a. EQUIVALENT SCREENING ABUTTING LOT: PRESCRIBED FENCES, WALLS, OR DENSE LANDSCAPING NEED NOT BE PROVIDED ALONG A LOT LINE IF A BUILDING, FENCE, WALL OR DENSE LANDSCAPING OF AT LEAST EQUIVALENT HEIGHT, OPACITY, AND MAINTENANCE EXISTS IMMEDIATELY ABUTTING AND ON THE OPPOSITE SIDE OF SAID LOT LINE.
b. HEIGHT WITHIN REQUIRED MINIMUM YARD. REQUIRED FENCES, WALLS, OR DENSE LANDSCAPING NEED NOT BE HIGHER THAN 3 AND ½ FEET IN THAT PORTION OF ANY REQUIRED MINIMUM YARD WHICH LIES WITHIN TEN (10) FEET OF ANY STREET LINE.
c. LOT TOO SMALL TO ACCOMMODATE A FULL BUFFER. PROPERTY OWNER MAY BE ALLOWED TO SUBSTITUTE A BERM OR LANDSCAPED WALL FOR ALL OR PART OF THE TRANSITIONAL YARD REQUIREMENTS. THE SOLID FENCE OR WALL SHOULD BE CONSTRUCTED OF MATERIALS THAT ARE COMPATIBLE WITH THE PRINCIPAL BUILDING.

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

BLACK MOUNTAIN ENERGY STORAGE

1717 West 6th Street, Suite 295
Austin, TX 78703

REVISIONS:

#	DATE	COMMENT

0 100 200 300
SCALE FEET

Gadwall BESS

City of Brandon, Mississippi &
Rankin County, Mississippi

TOTAL SITE ACREAGE: 49.1 AC

Overall Screening Plan

DATE: **03/10/2026**

SHEET: **S.100**

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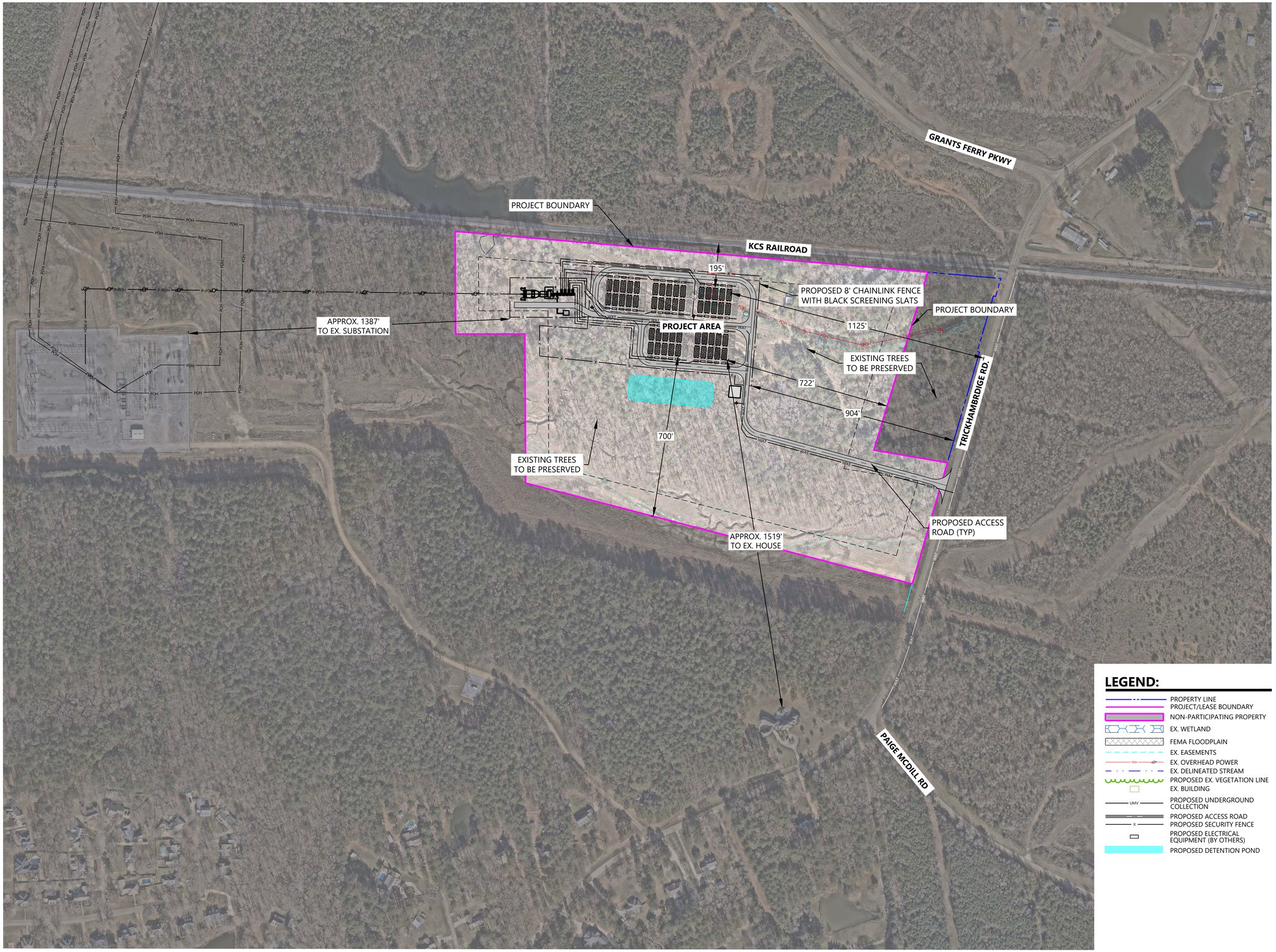

LEGEND:

- PROPERTY LINE
- PROJECT/LEASE BOUNDARY
- NON-PARTICIPATING PROPERTY
- EX. WETLAND
- FEMA FLOODPLAIN
- EX. EASEMENTS
- EX. OVERHEAD POWER
- EX. DELINEATED STREAM
- PROPOSED EX. VEGETATION LINE
- EX. BUILDING
- PROPOSED UNDERGROUND COLLECTION
- PROPOSED ACCESS ROAD
- PROPOSED SECURITY FENCE
- PROPOSED ELECTRICAL EQUIPMENT (BY OTHERS)
- PROPOSED DETENTION POND

0 200 400 600
SCALE FEET

Gadwall BESS

City of Brandon, Mississippi &
Rankin County, Mississippi

TOTAL SITE ACREAGE: 49.1 AC

Overall Screening Plan

DATE: **03/10/2026**

SHEET: **S.101**

Westwood

Phone (952) 937-5150
Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300
Minnetonka MN, 55343
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

BLACK MOUNTAIN ENERGY STORAGE

1717 West 6th Street, Suite 295
Austin, TX 78703

REVISIONS:

#	DATE	COMMENT

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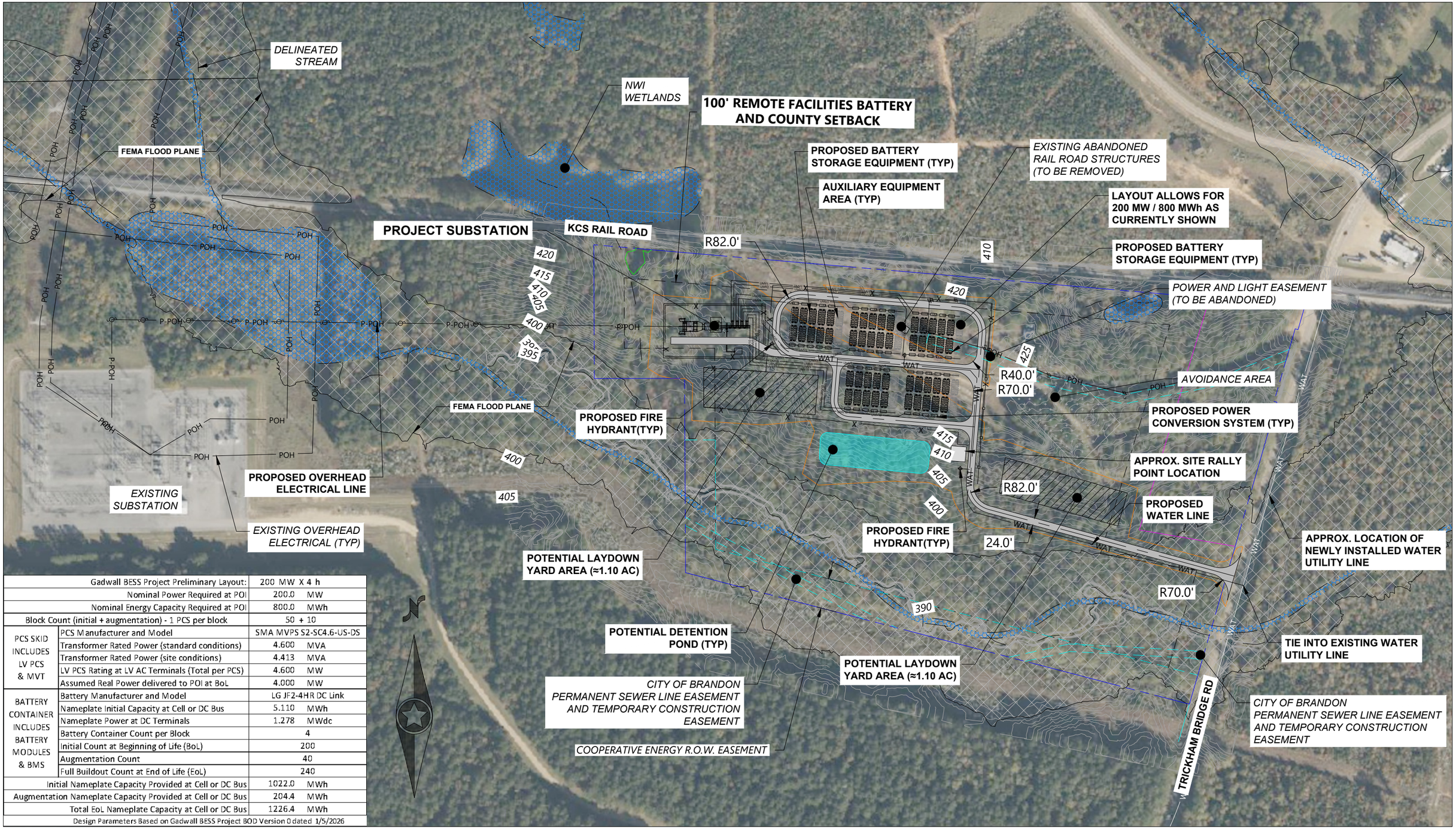

Gadwall BESS Project Preliminary Layout:		200 MW X 4 h
Nominal Power Required at POI		200.0 MW
Nominal Energy Capacity Required at POI		800.0 MWh
Block Count (initial + augmentation) - 1 PCS per block		50 + 10
PCS SKID INCLUDES LV PCS & MVT	PCS Manufacturer and Model	SMA MVPS S2-SC4.6-US-DS
	Transformer Rated Power (standard conditions)	4.600 MVA
	Transformer Rated Power (site conditions)	4.413 MVA
	LV PCS Rating at LV AC Terminals (Total per PCS)	4.600 MW
	Assumed Real Power delivered to POI at BoL	4.000 MW
BATTERY CONTAINER INCLUDES BATTERY MODULES & BMS	Battery Manufacturer and Model	LG JF2-4HR DC Link
	Nameplate Initial Capacity at Cell or DC Bus	5.110 MWh
	Nameplate Power at DC Terminals	1.278 MWdc
	Battery Container Count per Block	4
	Initial Count at Beginning of Life (BoL)	200
	Augmentation Count	40
	Full Buildout Count at End of Life (EoL)	240
Initial Nameplate Capacity Provided at Cell or DC Bus		1022.0 MWh
Augmentation Nameplate Capacity Provided at Cell or DC Bus		204.4 MWh
Total EoL Nameplate Capacity at Cell or DC Bus		1226.4 MWh
Design Parameters Based on Gadwall BESS Project BOD Version 0 dated 1/5/2026		

LEGEND:

- PROPERTY LINE
- PROJECT/LEASE BOUNDARY
- WAT — PROPOSED WATER LINE
- EX. EASEMENTS
- EX. DELINEATED STREAM
- POH — EX. OVERHEAD ELECTRICAL
- APPROXIMATE TREE CLEARING

DESIGNED: RF
CHECKED: BM
DRAWN: MC

300 0 150 300

SCALE: 1" = 300'

Westwood
Phone (214) 473-4640
Toll Free (888) 937-5150
2901 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.

Gadwall BESS

City of Brandon
Rankin County, Mississippi

CONCEPTUAL LAYOUT

DATE: 02/16/2026

\\westwoodps.local\Global Project\30769250\ CAD\ Civil\Gadwall - Conceptual Layout - 200MW - Exhibit.dwg

PROJECT ELEVATIONS

Notes:
1. Elevations are an illustrative representation of the proposed project. Actual layout, sizes, and equipment may change from what is currently represented.
2. Preserved existing trees have been visually removed from the foreground as to provide an unobstructed view from each direction. Refer to landscape plan for tree removal limits.

SECTION 1 A-A’ - LOOKING NORTH

SECTION 2 B-B’ - LOOKING SOUTH

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.

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GADWALL BESS

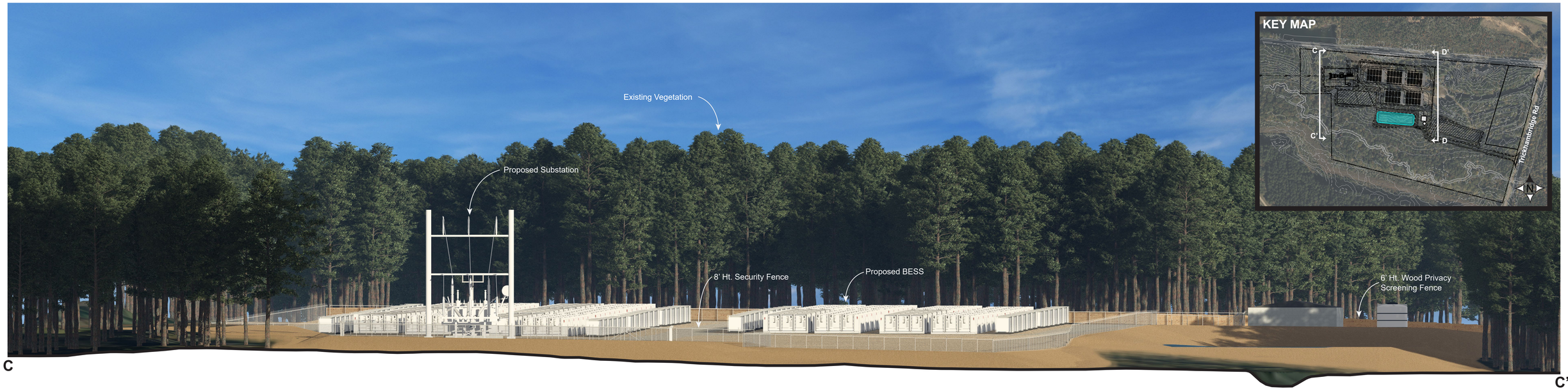
RANKIN COUNTY, MS

BLACKMOUNTAIN ENERGY STORAGE

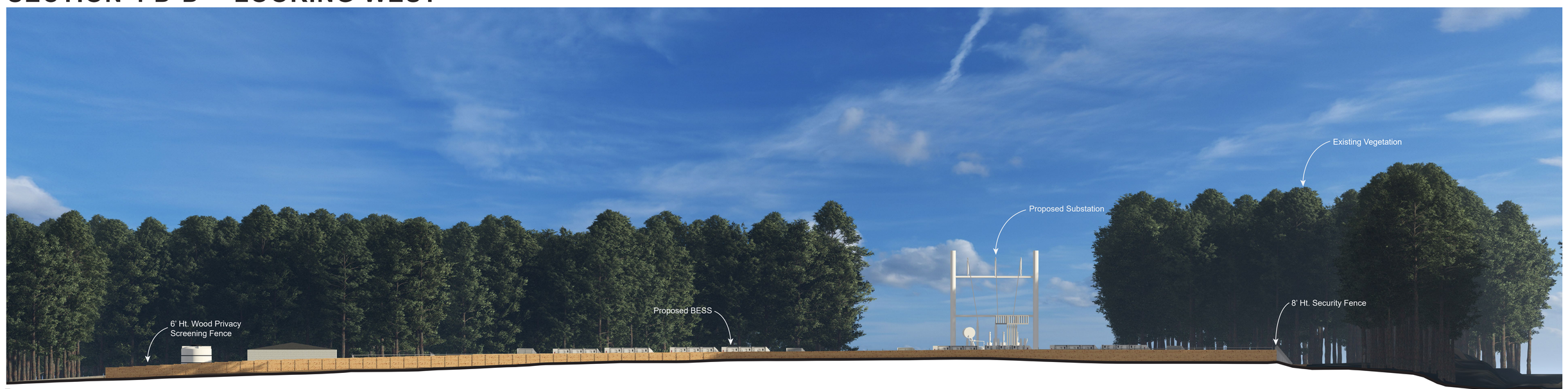
PROJECT ELEVATIONS

Notes:
1. Elevations are an illustrative representation of the proposed project. Actual layout, sizes, and equipment may change from what is currently represented.
2. Preserved existing trees have been visually removed from the foreground as to provide an unobstructed view from each direction. Refer to landscape plan for tree removal limits.

SECTION 3 C-C' - LOOKING EAST



SECTION 4 D-D' - LOOKING WEST



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01-21-2026 0076925.00

GADWALL BESS

RANKIN COUNTY, MS

BLACKMOUNTAIN ENERGY STORAGE

Per our conversation, please see below for a snippet about other BESS in the area and some photos below. I also attached a PDF of BESS locations – first page is currently operational locations, second page is "in queue" projects slated be built in approximately next 5 years, third page is a zoomed in view of MS and surrounding states.

The photos I showed you in the meeting were actually BYD, which we're not specifying on this project. We're specifying LG for this project. The photos are below. Do you still want me to send the BYD photos as well?

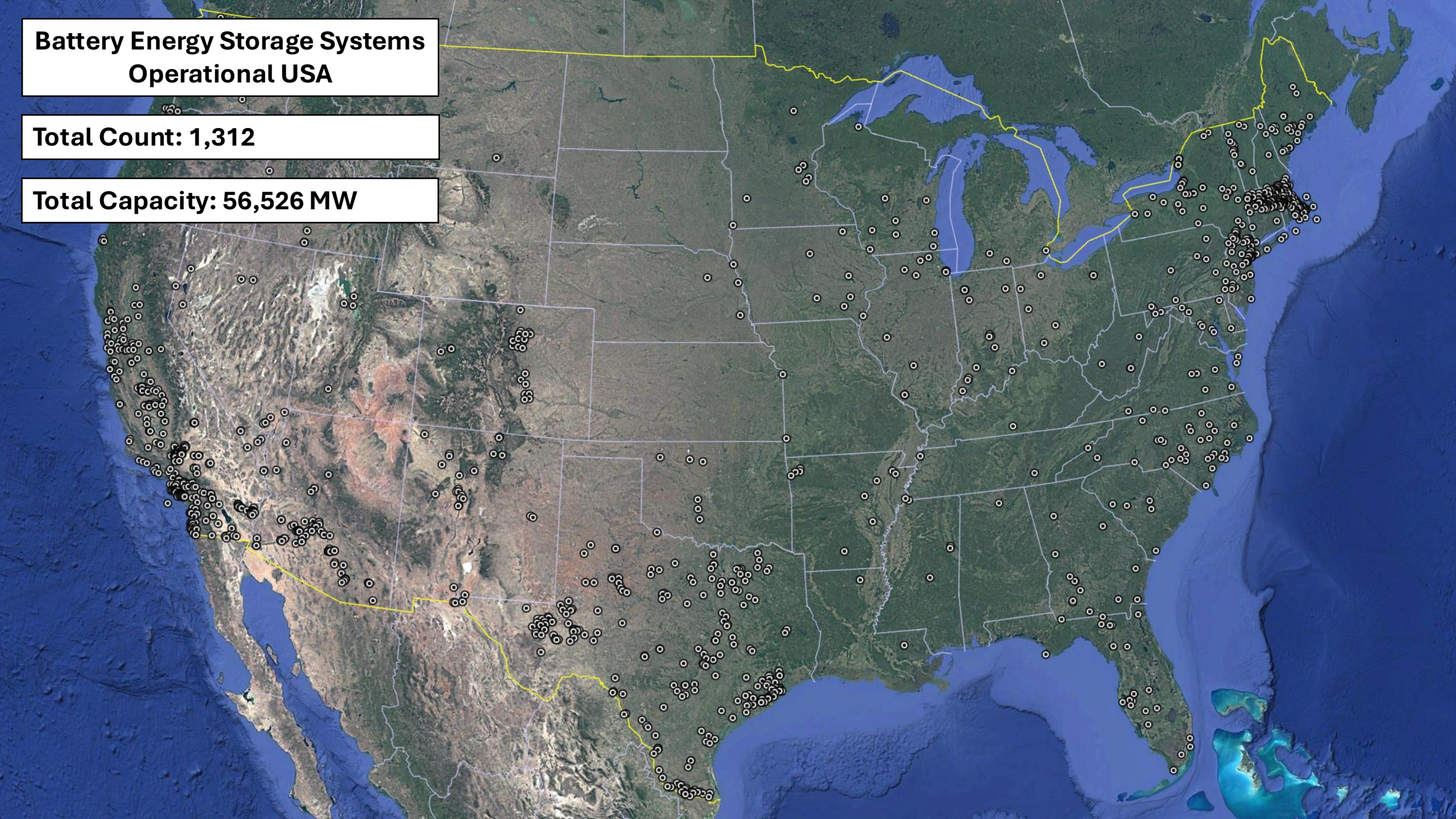
Recent Large Procurements, Strong Market Signals	• **Entergy Arkansas** recently procured its first 350MW BESS paired with storage while **Entergy Louisiana** is running a 1.1GW RFP for standalone storage. We expect similar procurements to meet large load demand growth in Mississippi. • **MISO South capacity prices most recently cleared at an annual average of $217/MW-day ($6.4/kW-m)**. Accreditation reforms will add further tailwinds to capacity pressure, and the new ERCOT-esque reliability-based demand curve (RBDC) will invigorate MISO energy prices when supply is scarce. • **Entergy is targeting 3GW solar, 1.4GW storage, and 8GW of new gas build across its footprint in its four-year capital plan.**

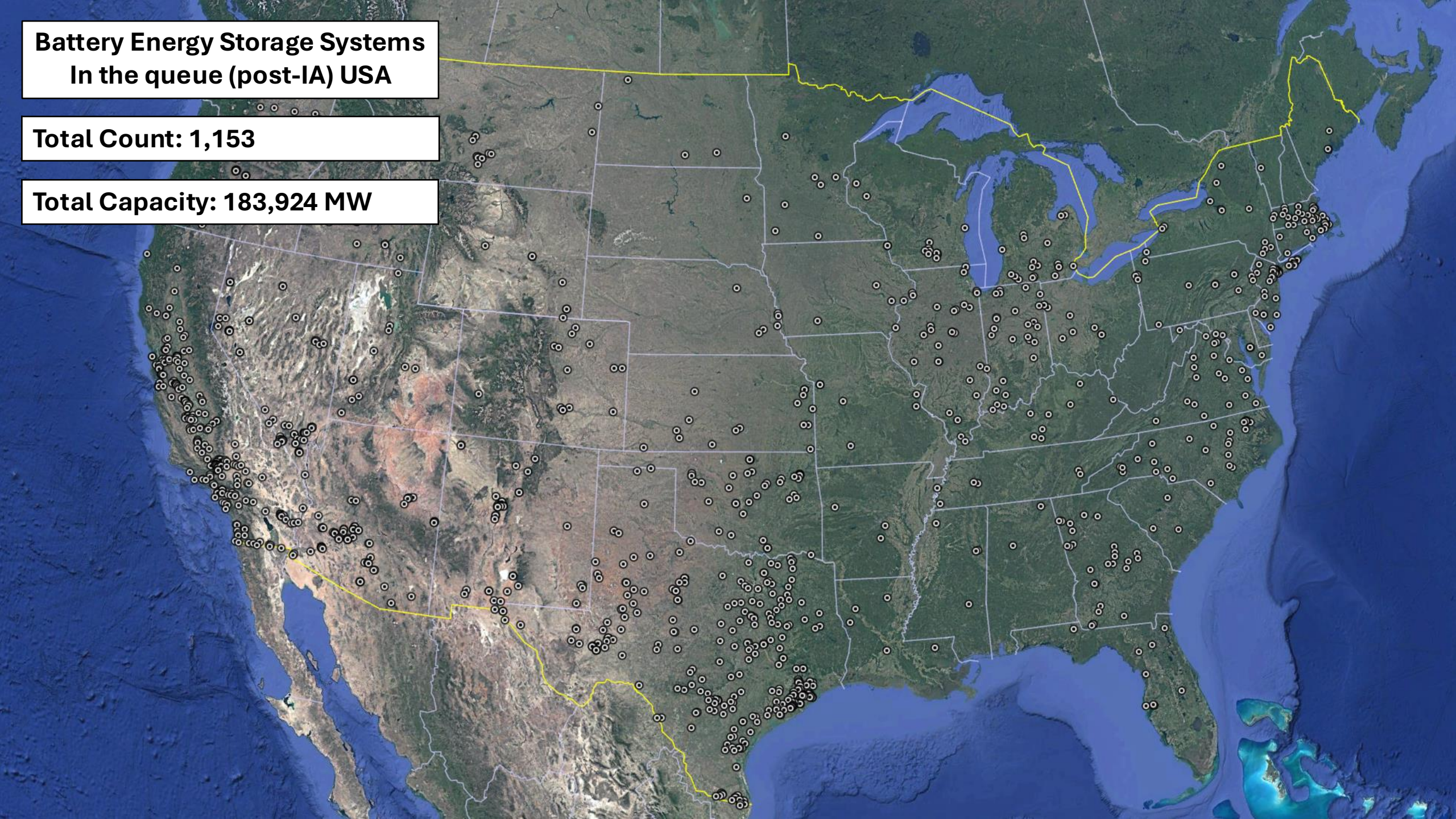
Carolyn O'Brien, PE
Director of Permitting and Entitlements

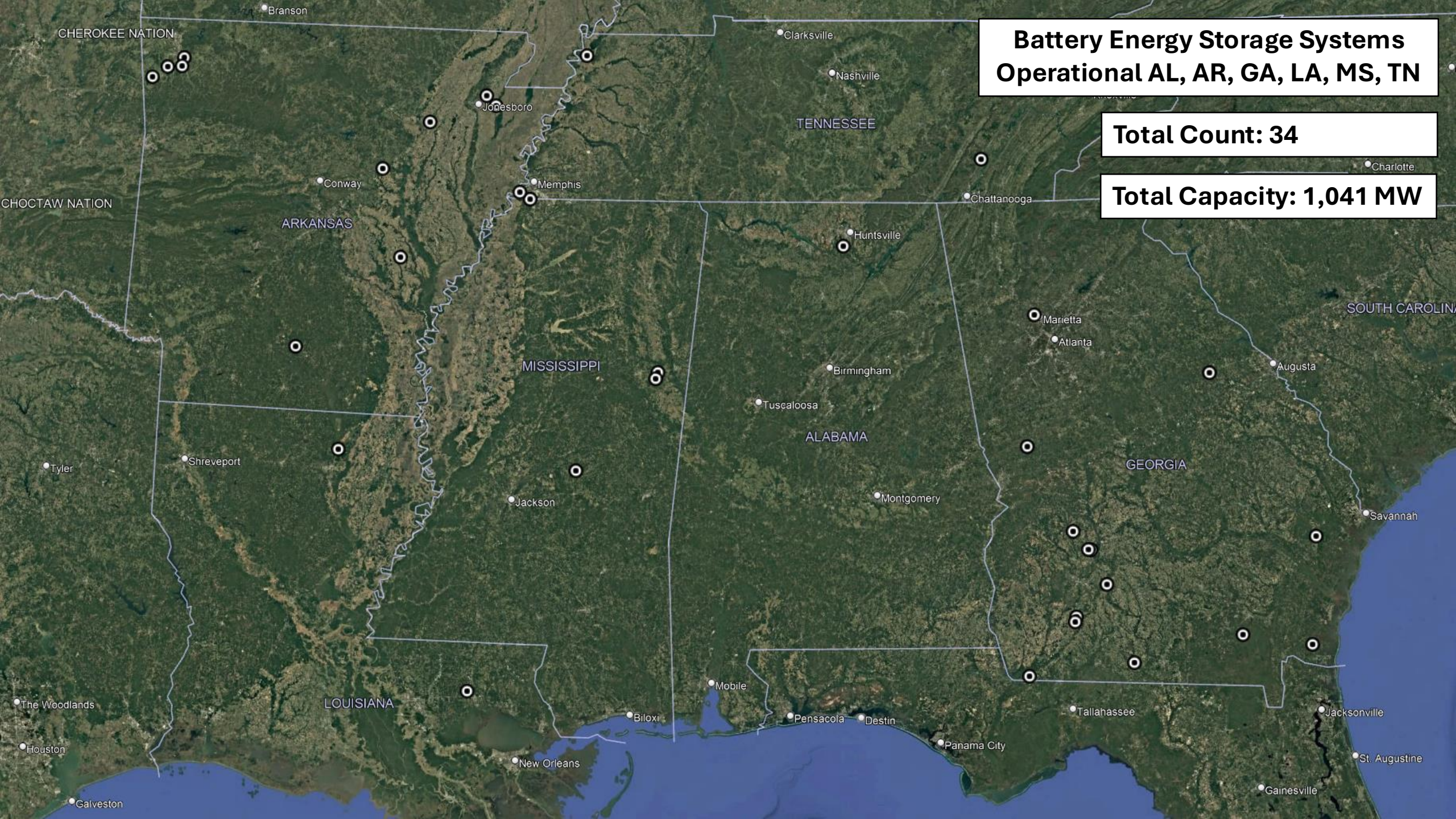
Black Mountain Energy Storage
1717 W. 6th St., Ste. 295
Austin, TX 78703

m. 214.263.2582

bmenergystorage.com


Battery Energy Storage Systems
Operational USA
Total Count: 1,312
Total Capacity: 56,526 MW


Battery Energy Storage Systems
In the queue (post-IA) USA
Total Count: 1,153
Total Capacity: 183,924 MW


Battery Energy Storage Systems
Operational AL, AR, GA, LA, MS, TN
Total Count: 34
Total Capacity: 1,041 MW
Branson
CHEROKEE NATION
Clarksville
Nashville
Jonesboro
TENNESSEE
Charlotte
Conway
Memphis
CHOCTAW NATION
Chattanooga
ARKANSAS
Huntsville
SOUTH CAROLINA
Marietta
Atlanta
MISSISSIPPI
Birmingham
Augusta
Tuscaloosa
ALABAMA
GEORGIA
Tyler
Shreveport
Jackson
Montgomery
Savannah
Mobile
The Woodlands
LOUISIANA
Biloxi
Pensacola
Destin
Tallahassee
Jacksonville
Houston
Panama City
New Orleans
St. Augustine
Gainesville
Galveston

KEANDREWS
VALUATION•TAX•SOLUTIONS

DELIVERY DATE **11/18/2025**

Gadwall BESS

Projected COD Q1 2030
200MW 4hr BESS
Rankin County, MS

Payment Summary

Tax Year	Reported Cost	Taxable Value- BESS	Estimated Payments Rankin County	Estimated Payments Brandon City	Estimated Payments Rankin County Schools	Total Payments
2029	$0	$0	$0	$0	$0	$0
2030	$142,500,000	$10,687,500	$446,096	$352,688	$596,149	$1,394,933
2031	$285,000,000	$42,108,750	$1,757,619	$1,389,589	$2,348,826	$5,496,034
2032	$285,000,000	$40,612,500	$1,695,166	$1,340,213	$2,265,365	$5,300,744
2033	$285,000,000	$39,116,250	$1,632,712	$1,290,836	$2,181,904	$5,105,453
2034	$285,000,000	$37,620,000	$1,570,259	$1,241,460	$2,098,444	$4,910,162
2035	$285,000,000	$35,910,000	$1,498,883	$1,185,030	$2,003,060	$4,686,973
2036	$285,000,000	$34,200,000	$1,427,508	$1,128,600	$1,907,676	$4,463,784
2037	$285,000,000	$32,490,000	$1,356,133	$1,072,170	$1,812,292	$4,240,595
2038	$285,000,000	$30,780,000	$1,284,757	$1,015,740	$1,716,908	$4,017,406
2039	$285,000,000	$28,856,250	$1,204,460	$952,256	$1,609,602	$3,766,318
2040	$285,000,000	$26,718,750	$1,115,241	$881,719	$1,490,372	$3,487,331
2041	$285,000,000	$24,581,250	$1,026,021	$811,181	$1,371,142	$3,208,345
2042	$285,000,000	$22,443,750	$936,802	$740,644	$1,251,912	$2,929,358
2043	$285,000,000	$20,306,250	$847,583	$670,106	$1,132,683	$2,650,372
2044	$285,000,000	$18,168,750	$758,364	$599,569	$1,013,453	$2,371,385
2045	$285,000,000	$16,031,250	$669,144	$529,031	$894,223	$2,092,399
2046	$285,000,000	$14,107,500	$588,847	$465,548	$786,916	$1,841,311
2047	$285,000,000	$12,397,500	$517,472	$409,118	$691,533	$1,618,122
2048	$285,000,000	$10,901,250	$455,018	$359,741	$608,072	$1,422,831
2049	$285,000,000	$9,832,500	$410,409	$324,473	$548,457	$1,283,338
2050	$285,000,000	$8,977,500	$374,721	$296,258	$500,765	$1,171,743
2051	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2052	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2053	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2054	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2055	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2056	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2057	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2058	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2059	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946
2060	$285,000,000	$8,550,000	$356,877	$282,150	$476,919	$1,115,946

Payment Schedule

Tax Year	Total Payments	Payment Due
2029	$0	February 1st 2030
2030	$1,394,933	February 1st 2031
2031	$5,496,034	February 1st 2032
2032	$5,300,744	February 1st 2033
2033	$5,105,453	February 1st 2034
2034	$4,910,162	February 1st 2035
2035	$4,686,973	February 1st 2036
2036	$4,463,784	February 1st 2037
2037	$4,240,595	February 1st 2038
2038	$4,017,406	February 1st 2039

**Payment due February 1st

	N/A	BESS
Total School Taxes W/O Exemption	$0	$33,598,944
Total School Taxes W/ Exemption	$0	$33,598,944
Savings	**$0**	**$0**

Total County Taxes W/O Exemption	$0	$25,141,985
Total County Taxes W/ Exemption	$0	$25,141,985
Savings	**$0**	**$0**

Total City Taxes W/O Exemption	$0	$19,877,468
Total City Taxes W/ Exemption	$0	$19,877,468
Savings	**$0**	**$0**

Payments (Combined)	$78,618,396
Payments (Combined) W/ Exemption	$78,618,396
Total Savings	**$0**

Black Mountain Energy Storage
1717 W. 6th Street, Suite 295
Austin, TX 78703

RE: Proposed Standalone Battery Storage Project

To Whom It May Concern:

Please see below for some typical questions and answers relating to a proposed standalone battery storage system.

1. Is there a fire hazard or an increased risk due to the large number of lithium-ion batteries on the property? If so, will specific training or specialized equipment be provided by your company to the local volunteer fire department?
   Response: There is some fire risk associated with all developments of this type, however the designs will follow the latest standards for battery storage development as listed in NFPA 855 and the International Fire Code to include being listed to UL 9540. As part of these standards, an emergency response plan and hazard mitigation plan is prepared once the design is finalized. These plans are site specific and are not developed until just prior to construction in order to comply with the most recent standards. Coordination with the fire department and any other emergency response personnel is included in these plans.

2. US EPA states that lithium-ion battery fires are extremely difficult to extinguish and could re-ignite hours or days later. We want to ensure that your company has plans in place for this type of event and has resources available to control this type of situation. Can you describe what measures/procedures you have in place?
   Response: As mentioned previously, all designs will comply with NFPA 855 and International Fire Code. NFPA 855 and the International Fire Code are the primary installation standard for all BESS development and it governs location & spacing, fire detection & suppression systems, and ventilation & off-gas detection. UL 9540A governs the test methods used to determine spacing and installation standards used in NFPA 855.

   Some of the requirements from NFPA 855 and the International Fire Code include compartmentation, which are physical barriers and spacing between modules and racks to slow or stop fire propagation. Thermal management which requires robust HVAC and cooling systems to maintain optimal operating temperatures and prevent heat buildup and battery chemistry design which prioritizes safer chemistries like Lithium-Iron Phosphate (LFP), which has a higher thermal stability. The methods described above are a combination of preventative & early detection systems in order to prevent a thermal event before it begins

3. Battery fires can release harmful gases that pose health risks to nearby residents and first responders. Has your company already evaluated this hazard? If yes then please explain.
   Response: As part of the approval process, we will be providing a decommissioning plan that sets out the procedures for the proper cleanup, removal, and transportation of damaged batteries.

4. Property cleanup and disposal of damaged batteries require specialized procedures. Has your company evaluated disposal matters as well? If yes, then please explain?
   Response: This has not been evaluated for this site specifically. However, the hazard mitigation plan & emergency response plan detail out how to work with hazardous materials teams who use "overpack" containers or water-submersion tanks to transport damaged batteries off-site, ensuring they cannot re-ignite during transit.

5. Will the site create noise that may be heard by the nearest neighbor?
   Response: The only noise produced by the facility will be from the HVAC systems cooling the batteries, which should be fully dissipated by the property boundary depending on the setbacks of the development. Typical noise regulations require noise to be at or below 45 dBA during the nighttime, which is comparable to the noise at night in a residential neighborhood.

6. Will the facility be required to have a Spill Prevention Control and Counter Measures (SPCC) Plan?
   Response: An SPCC will likely be required during construction, but is not required once construction is completed as we do not have any facilities that store oil onsite.

7. Will vegetative screening be planted to make the site aesthetically pleasing to the community?
   Response: The existing vegetation for this site is currently deemed adequate to provide screening to the site. If any trees or existing vegetation is damaged during construction, it will be replaced in-kind.

8. Will any Department of Environmental Protection (DEP) permits (air, water or waste) be required for the operation of the site?
   Response: No DEP permits are required for the site as the facilities do not have any air, water, or waste discharges.

9. Will the facility have any staff located onsite or will it operate unmanned? If unmanned, how will fire detection be handled and relayed locally?
   Response: The site will be unmanned, but the site is remotely monitored 24/7 by the Energy Management System (EMS) (the "brain" of the BESS). The EMS continuously monitors cell voltage, temperature, and state of charge to detect anomalies. Off-gas detection is also in place, which detects specific gases released before thermal runaway begins, allowing for shutdown.

10. Will the property remain secured (i.e., fences, gates) like other substation type properties and include a separate boundary fence?
    Response: An 8' tall black chain link fence with black slats is proposed at this site for security and screening purposes. The fence is adjacent to the road and should not be visible from the property boundary for the most part.

Thanks,

Carolyn O'Brien, PE (TX)
Director of Permitting & Entitlements
Black Mountain Energy Storage II, LLC F-24627

Air Quality Report

This report has been compiled utilizing data provided by San Diego County HAZMAT/ San Diego City Fire Rescue HAZMAT and Haley & Aldrich, Inc.

The information obtained from these sources has been carefully analyzed and incorporated to ensure the accuracy and reliability of the findings.

SDG&E Battery Fire
571 Enterprise Street
Start 9/5/2024 12:09
Repopulate 9/7/2024 12:00

Air quality monitored by San Diego County HAZMAT

- Three types of monitoring units
- First reading taken at 14:30 on 9/5/2024
- Final reading taken at 18:32 on 9/6/2024

Air monitoring equipment (SD HAZMAT)

1. EAGLE 2 CGI
   Last calibrated on 8/30/2024 and was “zeroed” prior to use on incident.
   Standard 4 gas monitor which measures:
   Lower Explosive Limit -**LEL**
   Oxygen -**O2**
   Hydrogen Sulfide-**H2S**
   Carbon Monoxide-**CO**

2. RedWave XplorIR
   Self-Calibrates at device startup.
   Identifies over 5,500 gases at low part per million (ppm) concentrations

3. MultiRAE Pro
   Last calibrated on 8/30/2024 and “zeroed” prior to use on the incident.
   Monitors both chemical threats and gamma radiation and is the only multi-threat monitor with parts per billion

Gases monitored

1. **PH3 (Phosphine)**
2. **Cl2 (Chlorine)**
3. **H2S (Hydrogen Sulfide)**
4. **CO2 (Carbon Dioxide)**
5. **HCN (Hydrogen Cyanide)**
6. **CO (Carbon Monoxide)**
7. **HF (Hydrofluoric Acid)**

Hazmat Exposure Terms

1. TWA (Time-Weighted Average)

- **Definition**: TWA refers to the average exposure to a hazardous substance (usually airborne) over a standard workday, typically 8 hours, and a 40-hour workweek.
- **Purpose**: It is used to assess the cumulative exposure a person may experience and is compared against permissible limits to ensure safety over long-term exposure.

2. STEL (Short-Term Exposure Limit)

- **Definition**: STEL is the maximum concentration to which a person can be exposed to a chemical substance for a short period, typically **15 minutes**, without suffering adverse effects like irritation, chronic or irreversible tissue damage, or narcosis.
- **Purpose**: It helps control exposure to hazardous substances during short bursts of high exposure within a workday.

3. PEL (Permissible Exposure Limit)

- **Definition**: PEL is the maximum amount or concentration of a substance that a person can be exposed to under OSHA (Occupational Safety and Health Administration) regulations over an 8-hour work shift (TWA) or a 40-hour workweek.
- **Purpose**: These are legally enforceable limits to protect workers from the harmful effects of hazardous chemicals and substances in the workplace.

4. REL (Recommended Exposure Limit)

- **Definition**: REL is a recommended exposure limit set by NIOSH (National Institute for Occupational Safety and Health) that suggests maximum allowable concentrations for exposure to substances over a workday or workweek.
- **Purpose**: These limits are non-enforceable but serve as guidelines for employers and regulators to ensure worker safety. They are typically more stringent than PELs.

5. IDLH (Immediately Dangerous to Life or Health)

- **Definition:** the maximum concentration of a chemical in the air to which a person can be exposed for **30 minutes** without suffering life-threatening health effects or death.
- **Purpose:** Determines when workers need to wear protective equipment, such as respirators, and **when emergency evacuation is necessary**. It is critical for ensuring worker safety in hazardous environments.

Summary:

- **TWA** refers to the average exposure over time.
- **STEL** refers to the limit for short-term exposures.
- **PEL** is a legally enforceable limit by OSHA.
- **REL** is a recommended limit by NIOSH (often more conservative than PEL).
- **IDLH** refers to the maximum level of a toxic substance in the air that a person can be exposed to for 30 minutes without experiencing life-threatening effects or being unable to escape.

OSHA and NIOSH exposure limits

1. **Phosphine (PH_3):**
    - **OSHA PEL: 0.3 ppm (TWA)**
    - **NIOSH REL: 0.3 ppm (TWA) / 1 ppm (STEL)**
    - **IDLH 50 ppm**

2. **Chlorine (Cl_2):**
    - **OSHA PEL: 1 ppm (TWA) 3 ppm (STEL)**
    - **NIOSH REL: 0.5 ppm (TWA) / 1 ppm (STEL)**
    - **IDLH 10 ppm**

3. **Hydrogen Sulfide (H_2S):**
    - **OSHA PEL: 20 ppm (TWA) / 50 ppm (STEL)**
    - **NIOSH REL: 10 ppm (TWA) / 15 ppm (STEL)**
    - **IDLH 100 PPM**

4. **Carbon Dioxide (CO_2):**
    - **OSHA PEL: 5,000 ppm**
    - **NIOSH REL: 5,000 ppm (TWA) / 30,000 ppm (STEL)**
    - **IDLH 40,000 ppm**

5. **Hydrogen Cyanide (HCN):**
    - **OSHA PEL: 10 ppm (TWA)**
    - **NIOSH REL: 4.7 ppm (not to be exceeded)**
    - **IDLH 50 ppm**

6. **Carbon Monoxide (CO):**
    - **OSHA PEL: 50 ppm (TWA)**
    - **NIOSH REL: 35 ppm (TWA) / 200 ppm (STEL)**
    - **IDLH 1,200 ppm**

7. **Hydrofluoric Acid (HF):**
    - **OSHA PEL: 3 ppm (TWA) 6 ppm (STEL)**
    - **NIOSH REL: 3 ppm (TWA) 6 ppm (STEL)**
    - **IDLH 30 ppm**

SD County Hazmat Readings in Parts Per Million (PPM)

Location	Distance from Incident (ft)	Time	PH3	CL2	H2S	CO2	HCN	CO
Main Gate	315	14:30	0	0	0	0	0	0
Venture and Simpson	784	14:35	0	0	0	0	0	0
State St (All	1447	14:36	0	0	0	0	0	0
Enterprise and Auto Park	776	18:15	0	0	0	0	0.5	0
Enterprise Gate	262	18:16	0	0	0	18	2	0
Venture and Simpson	784	18:21	0	0	0	0	0.5	0
Venture and State	1108	18:22	0	0	0	0	0.5	0
Market and Auto Park	2227	18:25	0	0	0	0	0	0
Vinewood and Industrial	2280	18:27	0	0	0	0	0.5	0
Andreasen and Simpson	2522	18:29	0	0	0	0	0.5	0
1287 Simpson	3943	18:32	0	0	0	0	0.5	0

Above readings are the peak (highest detected) readings during the entire incident*

*** CO2 sensors are calibrated to account for typical atmospheric CO2 levels, which generally range between 400-420ppm. This ensures that variations above normal levels are easily detectable****

****Negative reading on Fluoride paper at all locations. Non detect for Hydrofluoric Acid (HF) at all sites****

*** All readings taken <u>were well below acceptable exposure limits</u> and considered expected readings during a routine structure fire****

Air quality monitored by SDG&E

- Via 3rd party contractor; Haley & Aldrich, INC.
- Two types of monitoring units
- First reading taken at 20:30 on 9/5/2024
- Final reading taken at 21:36 on9/6/2024

Air monitoring equipment

1. RAE Systems MultiRAE with P2P
   Calibrated on 9/5/2024.
   Multi-threat chemical detector and gas monitor

2. TSI 7575-x Indoor air quality monitor utilizing the TSI 982 Sensor probe
   Monitor calibrated on 8/29/2024.
   Probe calibrated on 3/11/2024.
   Used to monitor indoor air quality

Gases Monitored

- **LEL (Lower Explosive Limit)**
- **HCN (Hydrogen Cyanide)**
- **CO (Carbon Monoxide)**
- **H2S (Hydrogen Sulfide)**
- **O2 (Oxygen)**

***** Only Carbon Monoxide (CO) levels were detected and had readings above 0 but remained well below acceptable exposure limits. Elevated CO readings are expected result during a structure fire*****

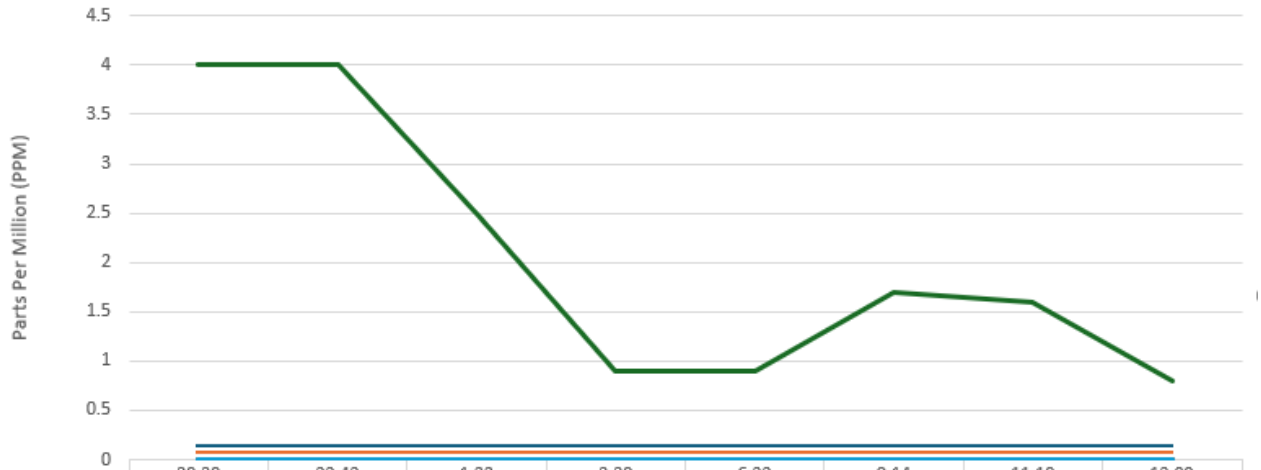
*****Carbon monoxide (CO) levels may be detected in the environment due to various sources of incomplete combustion, including vehicle emissions*****

Haley & Aldrich, INC (SDG&E) Monitoring locations denoted in blue

Monitoring Locations

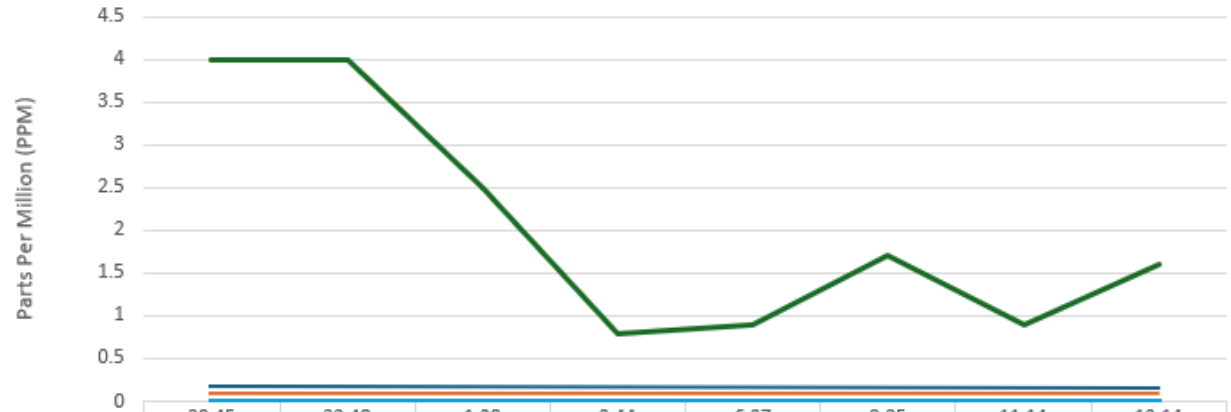
1. **Incident location**: 571 Enterprise St South side of property
2. 571 Enterprise St: Stop sign in equipment yard
3. 571 Enterprise St: Breakroom
4. 571 Enterprise St: Substation
5. 1564 Mission Rd
6. 1856 Commercial St
7. 440 Venture
8. 446 Enterprise St
9. 555 Enterprise St
10. 630 Alpine Wy
11. Alpine Wy and Don Lee
12. Auto Park and Mission Rd
13. Auto Park and Alpine Wy
14. Auto Park and Enterprise
15. Auto Park and Citracado
16. Auto Park and Country Club Dr
17. Enterprise St and Mission Rd
18. Simpson Wy and Ventrure St

1. Air monitoring at SDG&E site location



	20:30 9/5/2024	22:42 9/5/2024	1:32 9/6/2024	3:39 9/6/2024	6:32 9/6/2024	9:14 9/6/2024	11:10 9/6/2024	13:09 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	4	4	2.5	0.9	0.9	1.7	1.6	0.8
H2S	0	0	0	0	0	0	0	0

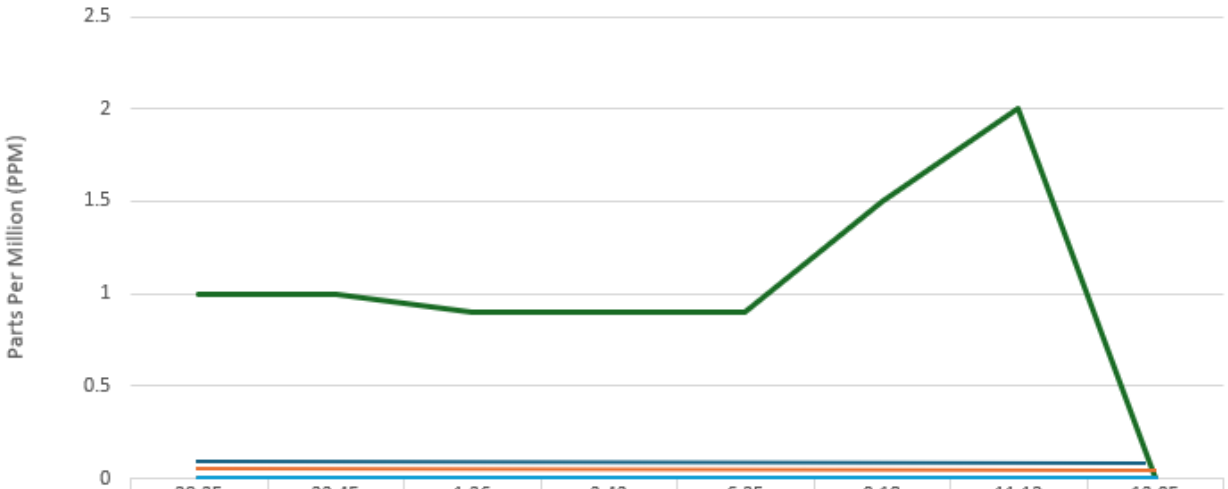
2. Air monitoring at Stop Sign NE corner of Equipment Storage yard



	20:45 9/5/2024	22:48 9/5/2024	1:38 9/6/2024	3:44 9/6/2024	6:37 9/6/2024	9:25 9/6/2024	11:14 9/6/2024	13:14 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	4	4	2.5	0.8	0.9	1.7	0.9	1.6
H2S	0	0	0	0	0	0	0	0

****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

3. Air monitoring at SDG&E Breakroom



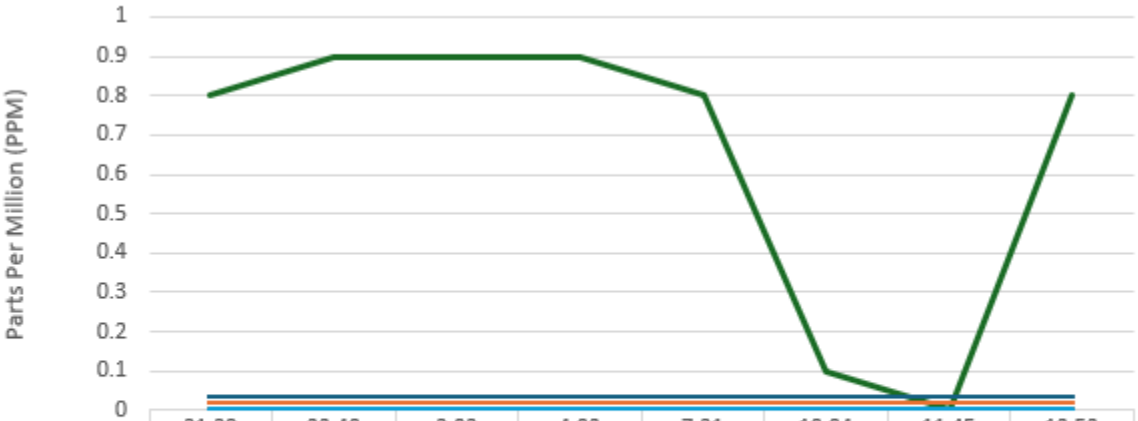
	20:35 9/5/2024	22:45 9/5/2024	1:36 9/6/2024	3:42 9/6/2024	6:35 9/6/2024	9:18 9/6/2024	11:12 9/6/2024	13:05 9/6/2024
LEL(%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	1	1	0.9	0.9	0.9	1.5	2	0
H2S	0	0	0	0	0	0	0	0

4. Air Monitoring at North SDG&E substation

	20:47 9/5/2024	22:52 9/5/2024	1:43 9/6/2024	3:49 9/6/2024	7:16 9/6/2024	9:26 9/6/2024	11:17 9/6/2024	13:22 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	1	1	2.5	0.9	0.9	0.9	0.8	3
H2S	0	0	0	0	0	0	0	0

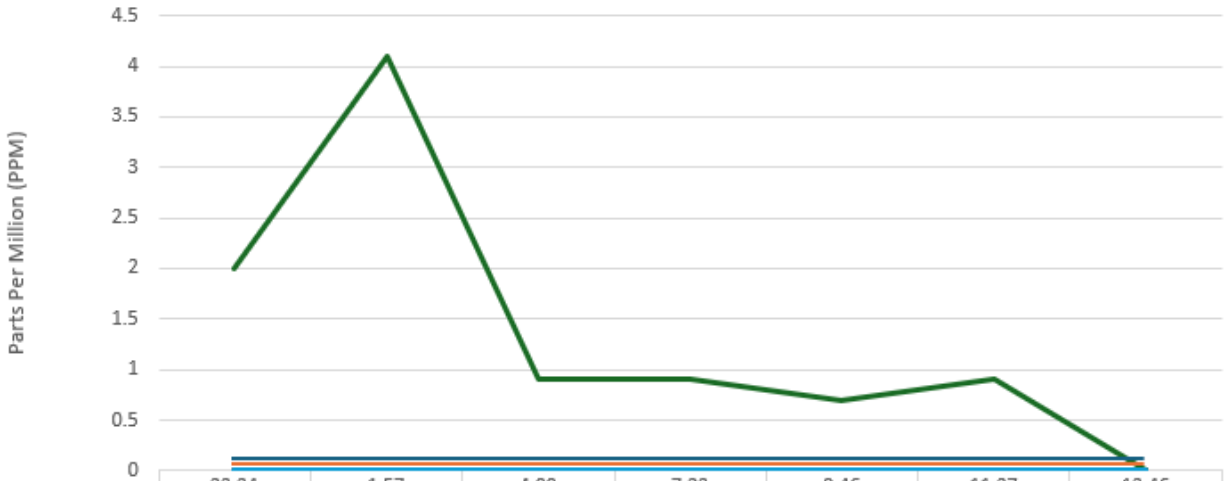
****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

5. Air monitoring at 1564 Mission Rd



	21:29 9/5/2024	23:40 9/5/2024	2:03 9/6/2024	4:03 9/6/2024	7:31 9/6/2024	10:04 9/6/2024	11:45 9/6/2024	13:53 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.8	0.9	0.9	0.9	0.8	0.1	0	0.8
H2S	0	0	0	0	0	0	0	0

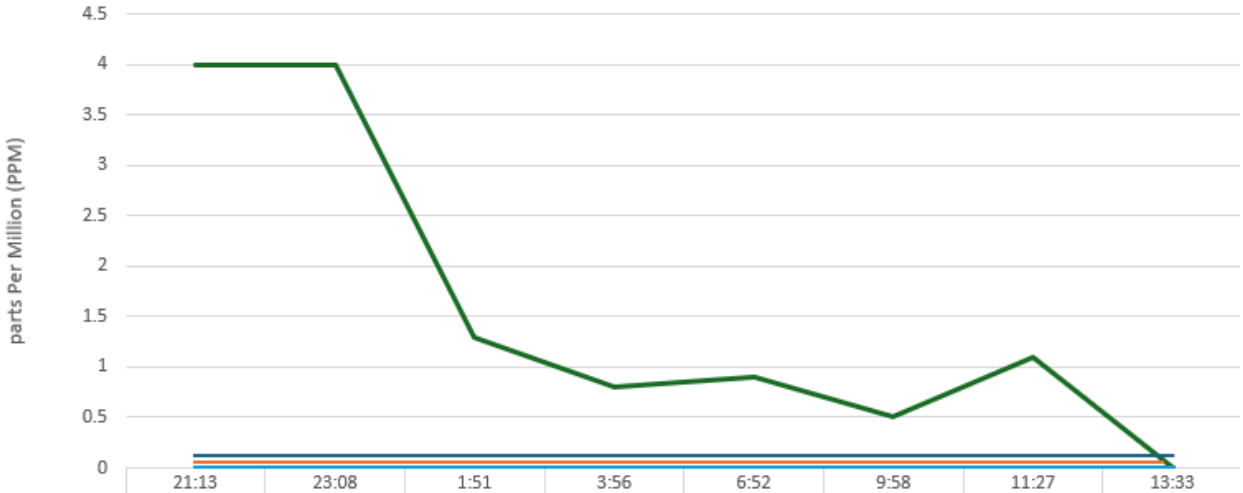
6. Air monitoring at 1856 Commercial St



	23:34 9/5/2024	1:57 9/6/2024	4:00 9/6/2024	7:23 9/6/2024	9:46 9/6/2024	11:37 9/6/2024	13:46 9/6/2024
LEL(%)	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0
CO (PPM)	2	4.1	0.9	0.9	0.7	0.9	0
H2S	0	0	0	0	0	0	0

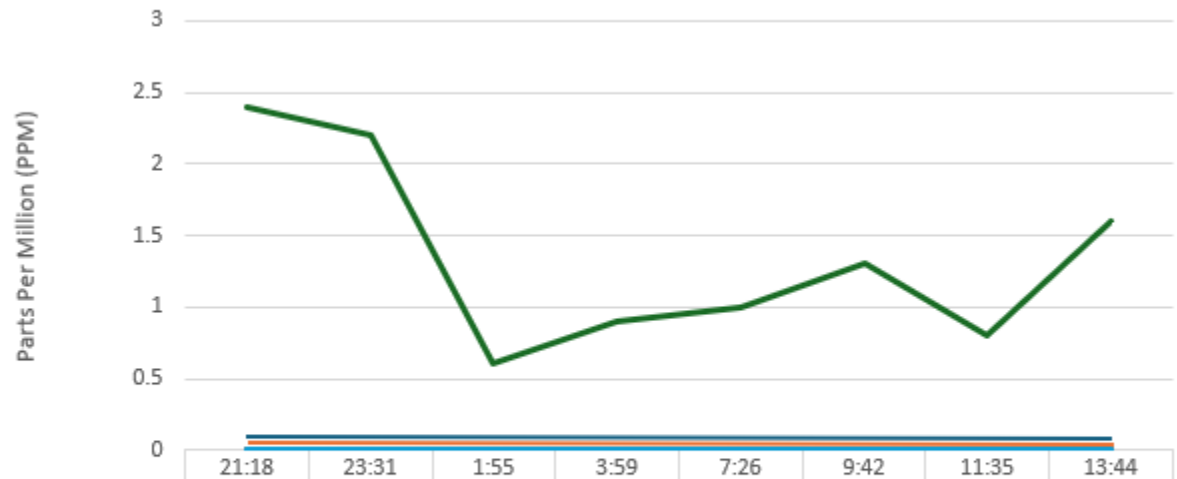
****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

7. Air monitoring at 440 Venture Rd



	21:13 9/5/2024	23:08 9/5/2024	1:51 9/6/2024	3:56 9/6/2024	6:52 9/6/2024	9:58 9/6/2024	11:27 9/6/2024	13:33 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	4	4	1.3	0.8	0.9	0.5	1.1	0
H2S	0	0	0	0	0	0	0	0

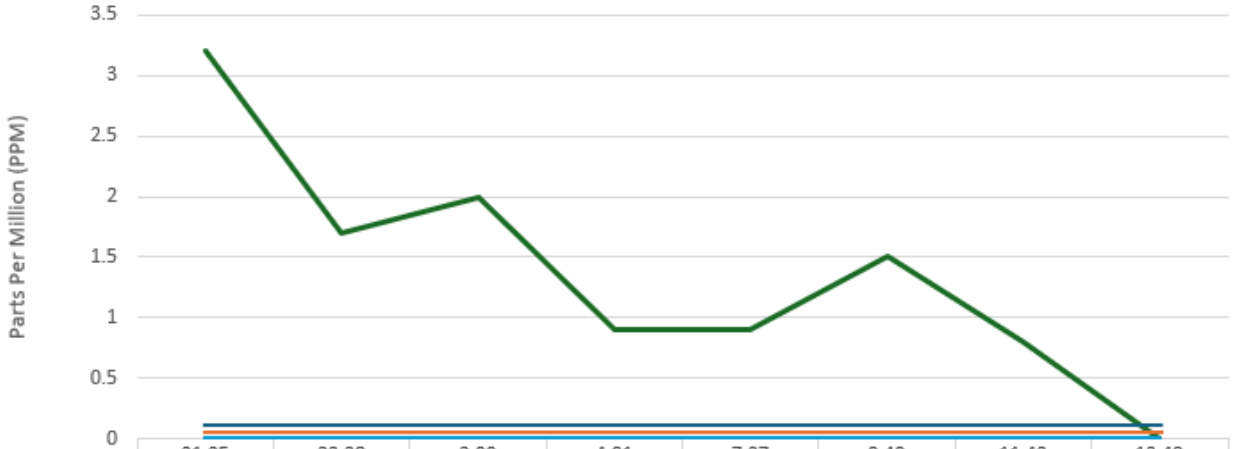
8. Air monitoring at 446 Enterprise



	21:18 9/5/2024	23:31 9/5/2024	1:55 9/6/2024	3:59 9/6/2024	7:26 9/6/2024	9:42 9/6/2024	11:35 9/6/2024	13:44 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO (PPM)	2.4	2.2	0.6	0.9	1	1.3	0.8	1.6
H2S	0	0	0	0	0	0	0	0

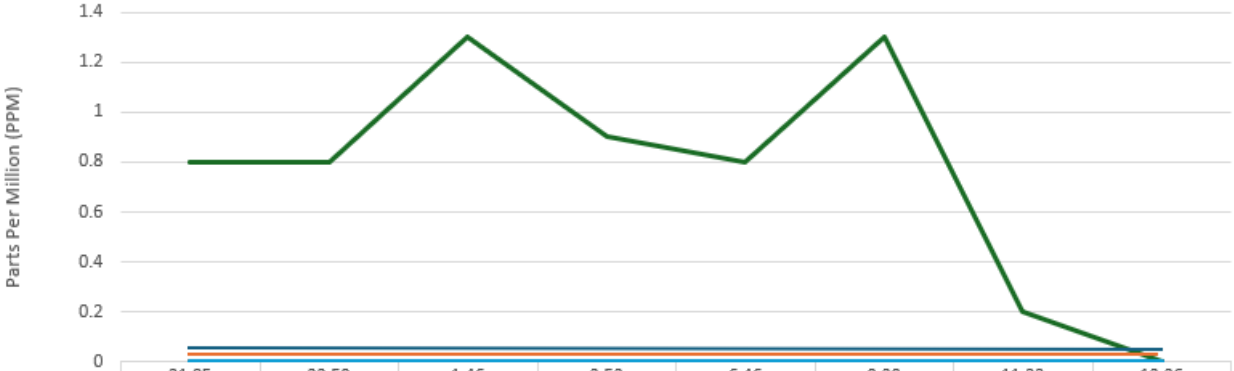
****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

9. Air monitoring at 555 Enterprise St



	21:25 9/5/2024	23:38 9/5/2024	2:00 9/6/2024	4:01 9/6/2024	7:27 9/6/2024	9:49 9/6/2024	11:42 9/6/2024	13:49 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	3.2	1.7	2	0.9	0.9	1.5	0.8	0
H2S	0	0	0	0	0	0	0	0

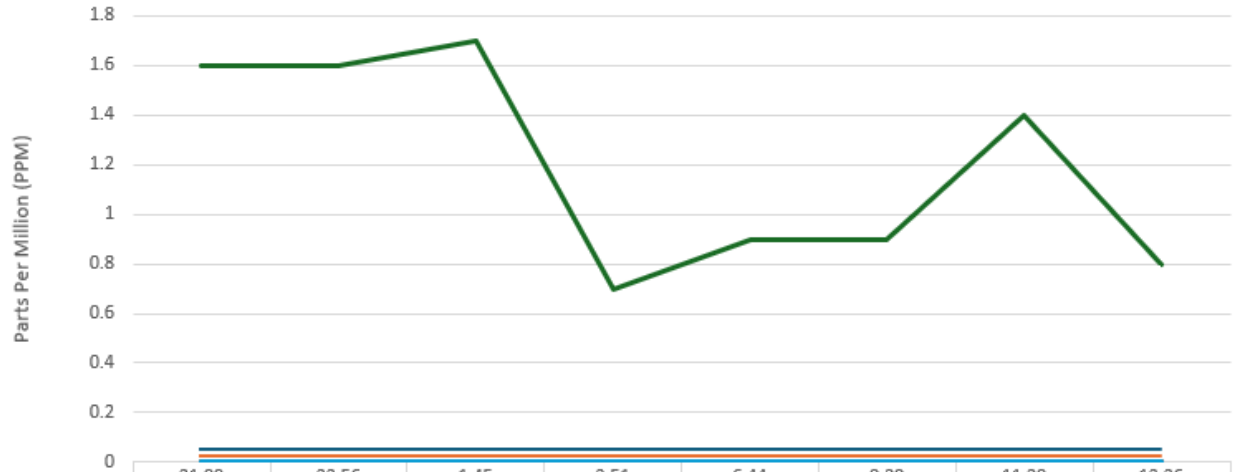
10. Air monitoring at 630 Alpine Wy



	21:05 9/5/2024	22:59 9/5/2024	1:46 9/6/2024	3:52 9/6/2024	6:46 9/6/2024	9:30 9/6/2024	11:23 9/6/2024	13:26 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.8	0.8	1.3	0.9	0.8	1.3	0.2	0
H2S	0	0	0	0	0	0	0	0

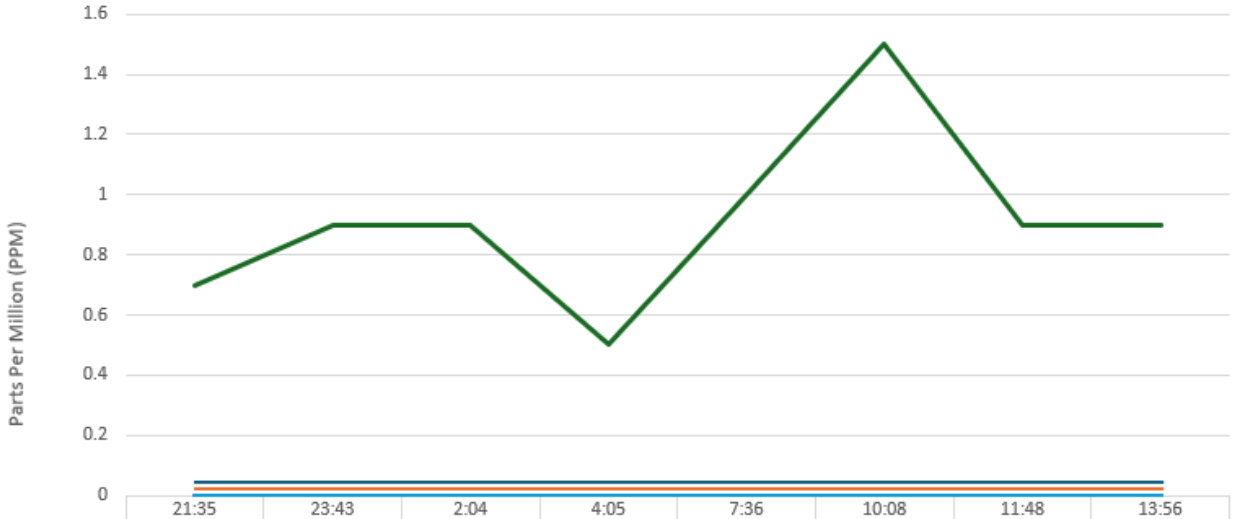
****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

11. Air monitoring at Alpine Wy and Don Lee



	21:00 9/5/2024	22:56 9/5/2024	1:45 9/6/2024	3:51 9/6/2024	6:44 9/6/2024	9:29 9/6/2024	11:20 9/6/2024	13:26 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	1.6	1.6	1.7	0.7	0.9	0.9	1.4	0.8
H2S	0	0	0	0	0	0	0	0

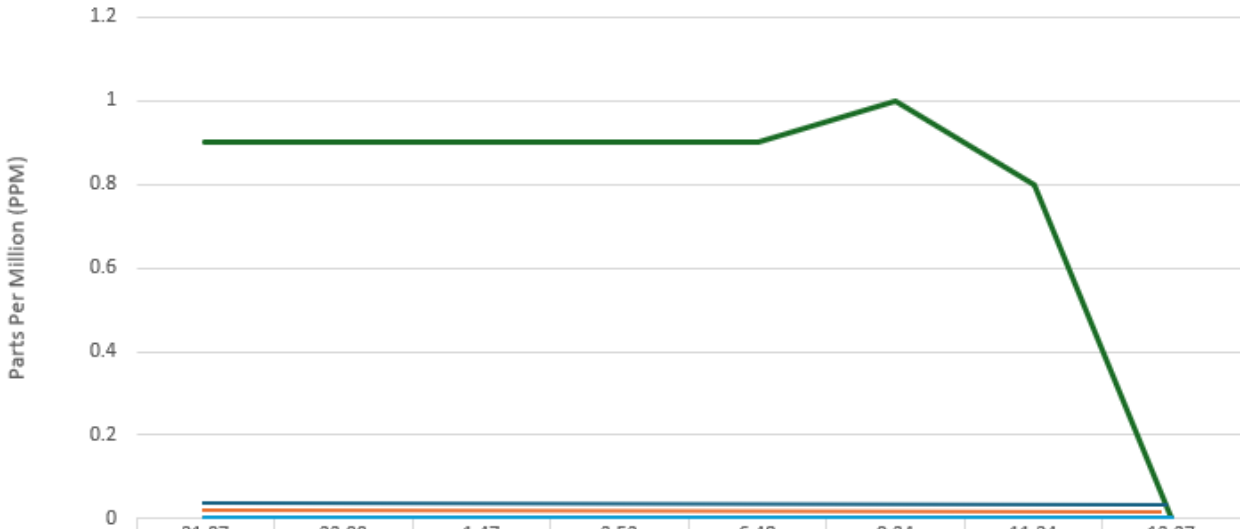
12. Air monitoring at Auto Park Way and Mission Rd



	21:35 9/5/2024	23:43 9/5/2024	2:04 9/6/2024	4:05 9/6/2024	7:36 9/6/2024	10:08 9/6/2024	11:48 9/6/2024	13:56 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.7	0.9	0.9	0.5	1	1.5	0.9	0.9
H2S	0	0	0	0	0	0	0	0

****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

13. Air monitoring at Auto Park and Alpine Wy



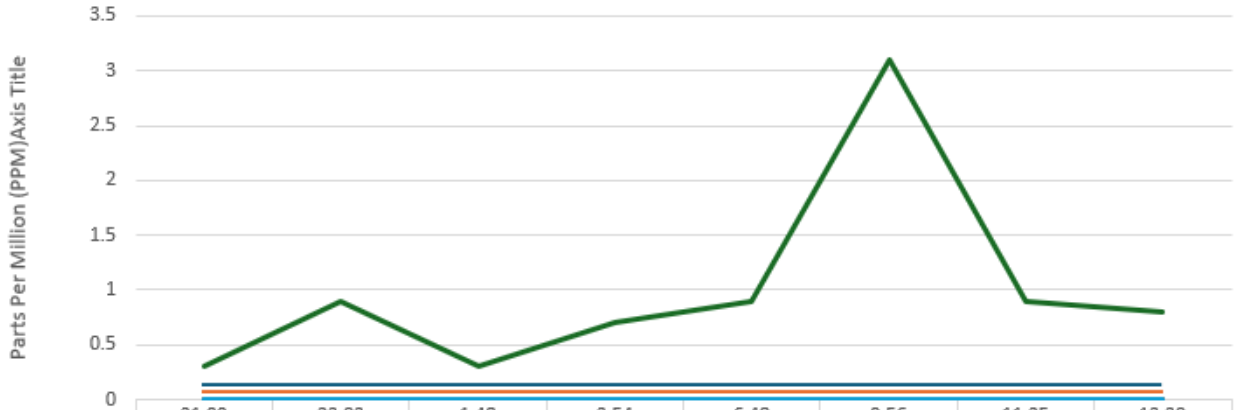
	21:07 9/5/2024	23:00 9/5/2024	1:47 9/6/2024	3:52 9/6/2024	6:48 9/6/2024	9:34 9/6/2024	11:24 9/6/2024	13:27 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.9	0.9	0.9	0.9	0.9	1	0.8	0
H2S	0	0	0	0	0	0	0	0

14. Air monitoring at Auto Park and Enterprise St

	21:10 9/5/2024	23:05 9/5/2024	1:49 9/6/2024	3:55 9/6/2024	7:21 9/6/2024	9:41 9/6/2024	11:34 9/6/2024	13:32 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	1.2	1.2	0.9	0.6	1.4	1.7	0.4	0.8
H2S	0	0	0	0	0	0	0	0

****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

15. Air monitoring at Auto Park and Citracado



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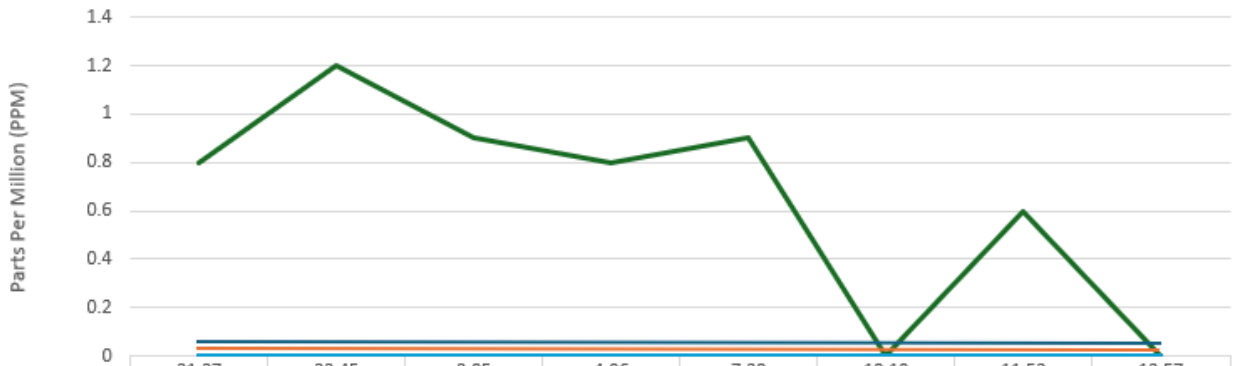
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.3	0.9	0.3	0.7	0.9	3.1	0.9	0.8
H2S	0	0	0	0	0	0	0	0

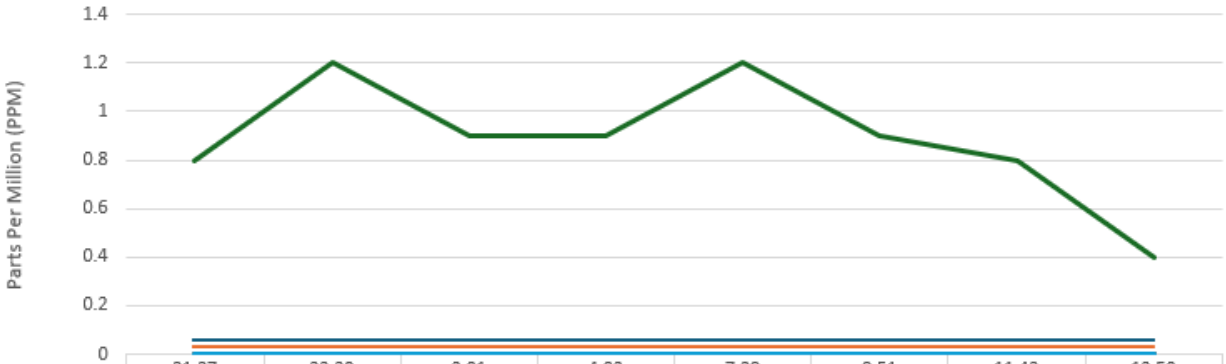
16. Air monitoring at Auto Park Way/Country Club Dr



	21:37 9/5/2024	23:45 9/5/2024	2:05 9/6/2024	4:06 9/6/2024	7:39 9/6/2024	10:10 9/6/2024	11:52 9/6/2024	13:57 9/6/2024
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.8	1.2	0.9	0.8	0.9	0	0.6	0
H2S	0	0	0	0	0	0	0	0

****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

17. Air monitoring at Enterprise and Mission



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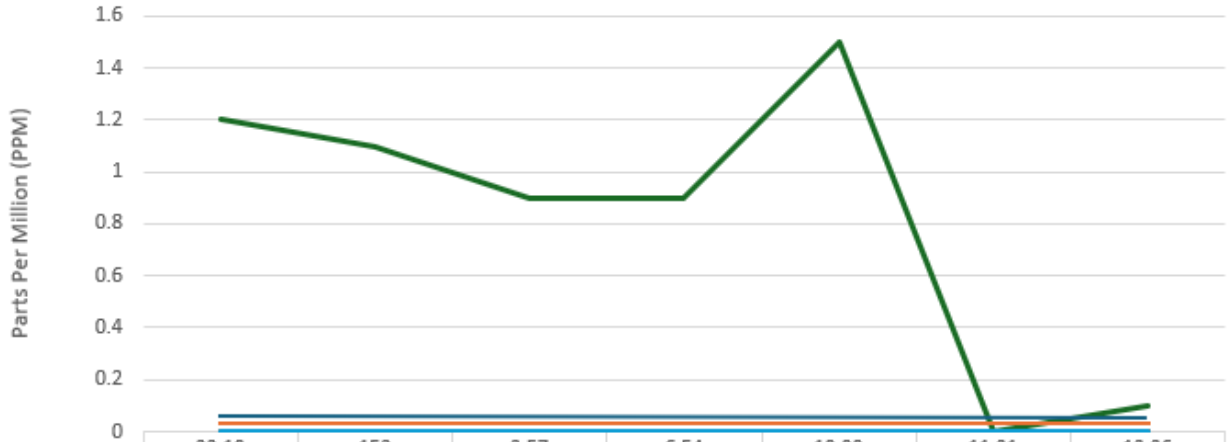
LEL (%)	0	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0	0
CO	0.8	1.2	0.9	0.9	1.2	0.9	0.8	0.4
H2S	0	0	0	0	0	0	0	0

18. Air monitoring at Simpson and Venture



	23:10 9/5/2024	152 9/6/2024	3:57 9/6/2024	6:54 9/6/2024	10:00 9/6/2024	11:31 9/6/2024	13:36 9/6/2024
LEL (%)	0	0	0	0	0	0	0
HCN	0	0	0	0	0	0	0
CO	1.2	1.1	0.9	0.9	1.5	0	0.1
H2S	0	0	0	0	0	0	0

****Urban CO levels are typically higher than in rural areas due to vehicle emissions and industrial processes. Although average concentrations are low (0.5 to 5 ppm), they can increase near heavy traffic or industrial sites, especially during rush hours. The concentrations shown on the graphs remained significantly below harmful thresholds and do not pose any significant health risks ****

Findings:

On September 5 at 12:09, units from the Escondido Fire Department responded to a fire at the SDG&E battery storage facility at 571 Enterprise Street. Upon arrival, crews found an active fire in a Lithium-Ion battery bank. Due to the specific hazards of such fires, a defensive strategy was employed, focusing on protecting adjacent structures containing additional batteries by applying water to those adjacent structures. Evacuations of the surrounding area began at approximately 13:00 on September 5 and remained in effect until September 7. San Diego County Hazmat arrived to conduct air monitoring from 14:30 to 18:30 at which time only normal products combustion of a structure fire were detected and at levels considered by NIOSH and OSHA to be well below exposure thresholds. Haley & Aldrich Inc., SDG&E's third-party contractor, began air quality monitoring later that evening and concluded on September 7. The fire was fully extinguished at 01:10 on September 6, with precautionary air monitoring continuing for an additional 12 hours into the afternoon of September 7. At no time during the incident did the levels of Oxygen deviate from 20.9 percent which is considered normal atmospheric level. Any decrease in the percentage of Oxygen would indicate that there was some unknown gas in the atmosphere that was not able to be detected by monitoring equipment. Fortunately, no such deviation was detected. The use of Fluoride reactive test strips was negative at all locations. Additionally, Hydrofluoric acid was not detected at any of the sampling locations.

Information Requests:

San Diego County HAZMAT/ San Diego City Fire Department HAZMAT
(619) 595-4633

San Diego Gas & Electric/ Haley & Aldrich INC
(877) 866-20266

Water Quality Report

This report was prepared using data obtained from runoff water analysis conducted by Eurofins Calscience, a laboratory accredited for environmental testing. The analysis was reviewed by personnel at the City of Escondido Hale Avenue Resource Recovery Facility (HARRF) laboratory to ensure the accuracy and integrity of the results.

SDG&E Battery Fire

571 Enterprise Street

Start 9/5/2024 12:09

Incident summary

On September 5 at 12:09, units from the Escondido Fire Department responded to structure fire at the SDG&E battery storage facility at 571 Enterprise Street. Upon arrival, crews found an active fire in a Lithium-Ion battery bank. Due to the specific hazards of such fires, a defensive strategy was employed, focusing on protecting adjacent structures containing additional batteries by applying water to those adjacent structures.

Sampling

- The samples were collected on **September 5, 2024 at 18:30 and again at 18:35** and were sent to a 3rd party laboratory for analysis
- The pH of the water sample was recorded at **7.47**, with a temperature of **26.8°C** at the time of testing.

Laboratory Analysis

- The analyses were performed by **Eurofins Calscience**, a laboratory with accreditation for environmental testing (EPA and SW846 protocols were followed).
- Samples were tested for various metals, including **barium, molybdenum, vanadium, copper, zinc, and cobalt**.

Results

- **Barium** concentration was found at **0.115 mg/L**, while the detected levels of **molybdenum**, **vanadium**, **copper**, **zinc**, and **cobalt** were all within acceptable ranges based on the applied methodologies.
- No detectable concentrations of other potentially harmful metals such as **cadmium**, **antimony**, **beryllium**, and **lead** were observed.

Quality Control

- The report indicates thorough quality control (QC) measures were applied, including spike recovery tests to ensure the accuracy and reliability of the results.
- For all tested metals, the recovery rates were within acceptable limits, confirming that the sampling and testing processes were effective.

Analysis

- **Water Quality**: The pH and metal concentrations suggest the water quality was within normal or acceptable ranges for most of the analyzed contaminants. The absence of toxic metals like **cadmium** and **lead** is a positive outcome.
- **Environmental Impact**: The low levels of metals like **barium**, **copper**, and **zinc** indicate that the runoff water does not pose significant environmental hazards.

pH and Temperature:

- **pH Level**: The pH of the water sample was recorded at **7.47**, which is neutral and within the acceptable range for general water quality standards (6.5 to 8.5 for drinking water). This suggests that the water was neither too acidic nor too alkaline.
- **Temperature**: The sample temperature was **26.8°C**, which is within a typical range for water at ambient temperatures. However, temperature could affect the solubility and mobility of metals, especially if the water is in a warmer environment.

Concentration of Detected Metals

- **Barium**:
    - Detected concentration: **0.115 mg/L**.
    - **Barium** is naturally occurring but can enter water through industrial discharge or from drilling operations. According to the **EPA's maximum contaminant level (MCL)** for barium in drinking water, the limit is **2 mg/L**. The detected level of **0.115 mg/L** is well below this threshold, indicating no significant risk from barium in this water sample.
- **Molybdenum**:
    - Detected concentration: **0.0075 mg/L**.
    - **Molybdenum** is an essential trace element, but elevated levels can be harmful to aquatic life. The detected concentration is relatively low and does not raise any immediate concerns. The **WHO** suggests a guideline of **0.07 mg/L** in drinking water, which makes this result favorable.
- **Vanadium**:
    - Detected concentration: **0.0051 mg/L**.
    - **Vanadium** is present in some natural water sources but can also come from industrial activities. There is no widely established regulatory limit for vanadium in drinking water, but concentrations below **0.01 mg/L** are generally considered safe. The level in the sample is well within this range.

- **Copper**:
    - Detected concentration: **0.0216 mg/L**.
    - The **EPA** action level for copper in drinking water is **1.3 mg/L**. The detected concentration of copper in the sample is far below this limit, indicating that the water is safe from copper-related toxicity.
- **Zinc**:
    - Detected concentration: **0.0767 mg/L**.
    - **Zinc** is essential for human health, but at higher concentrations, it can impart a metallic taste to water and cause health issues. The **EPA** has set a secondary maximum contaminant level (SMCL) of **5 mg/L** for zinc, primarily for aesthetic concerns. The concentration in this sample is well below this level, indicating no risk from zinc contamination.
- **Cobalt**:
    - Detected concentration: **0.0014 mg/L**.
    - **Cobalt** is another essential element but can be toxic at higher levels. There are no specific regulatory limits for cobalt in drinking water, but the detected amount in the sample is extremely low and does not pose any immediate health concerns.

Non-Detected Metals

- **Cadmium**, **antimony**, **beryllium**, **thallium**, **nickel**, **silver**, **arsenic**, **lead**, **selenium**, and **chromium** were **not detected** in the samples. This is a positive result as these metals are known for their potential toxicity and environmental persistence. The absence of these contaminants suggests that the water is not exposed to significant industrial pollution or corrosion from pipes that could introduce these metals.

Mercury Analysis

- **Mercury** was **not** detected in the samples, which is significant because mercury is highly toxic, especially in its methylated form. Even small amounts of mercury can have serious health and ecological impacts. The non-detect result (ND) indicates that the water is free from mercury contamination.

Comparative Toxicity and Environmental Impact

- The presence of trace amounts of metals like **zinc**, **copper**, and **barium** is typical in urban environments where water can come into contact with various materials and sediments. However, the levels detected in this sample do not indicate a significant environmental or health hazard.
- The absence of **toxic metals** such as **lead**, **cadmium**, and **mercury** further support that this water is unlikely to contribute to significant contamination of the environment.
- Laboratory personnel at the Hale Avenue Resource Recovery Facility (HARRF) laboratory were consulted regarding the results of the runoff water analysis and confirmed that there were no concerns with this water entering the environment.

Conclusion:

The analysis of the samples collected from the runoff water suggests that the water quality is within acceptable limits for most contaminants, especially when considering public health standards for drinking water. The low levels of metals detected, combined with the absence of more toxic elements like **lead** and **cadmium**, suggest that the water poses minimal risk both to human health and the environment.

Information Requests:

San Diego Gas & Electric/ Eurofins Calscience

(877) 866-20266

BRANDON
MISSISSIPPI

MAYOR BUTCH LEE

Via Certified Mail

02/25/2026

RE: Case Number 26-002 – Notification to Adjacent Property Owners Regarding a Conditional Use request for 0 Trickhambridge Road. - Parcel # J9-3-20 J9-3-0

To Whom it May Concern,

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, **AT 6:00 O'CLOCK P.M.**, IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A **CONDITIONAL USE** SHALL BE GRANTED FOR QUASI-PUBILC UTILITY USE/STAND ALONE BATTERY ENERGY STORAGE SYSTEM TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:

A TRACT OR PARCEL OF LAND CONTAINING 54.99 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SE ¼ OF SECTION 11 AND IN THE WEST ½ OF
THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID SECTION 11; RUN THENCE NORTH FOR A DISTANCE OF 2, 442.63 FEET; THENCE EAST FOR A DISTANCE OF 3,533.90 TO THE FOUND ½ INCH IRON PIN MARKING THE SOUTH ROW OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY, THE POINT OF BEGINNING OF THE GUILD PROPERTY AS RECORDED IN DEED BOOK 2017, PAGES 6256-6258 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PROPERTY THENCE

SOUTH 85 DEGREES 02 MINUTES 27 SECONDS EAST ALONG SAID SOUTH ROIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY FOR A DISTANCE OF 2,359.61 FEET TO A SET ½ INCH IRON PIN MARKING THE WEST RIGHT OF WAY OF TRICKHAMBRIDGE ROAD; THENCE
SOUTH 16 DEGREES 07 MINUTES 28 SECONDS WEST ALONG SAID WEST RIGHT OF WAY OF TRICKHAMBRIDGE ROAD FOR A DISTANCE OF 1,370.77 FEET FOUND ½ INCH IRON PIN MARKING THE NORTHEAST CORNER OF THE ENTERGY MISSISSIPPI, INC PROPERTY AS RECORDED IN DEED BOOK 2009, PAGES 21136-21139 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY; THENCE

NORTH 75 DEGREES 21 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID ENTERGY MISSISSIPPI, INC PROPERTY FOR A DISTANCE OF 1,722.56 FEET TO A FOUND ½ INCH IRON PIN MARKING THE NORTHWEST CORNER OF ENTERGY MISSISSIPPI, INC PROPERTY; THENCE

BRANDON
MISSISSIPPI

MAYOR BUTCH LEE

NORTH 00 DEGREES 14 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF ENTERGY MISSISSIPPI, INC PROPERTY (FORMERLY MISSISSIPPI PWER AND LIGHT COMPANY) PROPERTY AS RECORDED IN DEED BOOK 436, PAGES 573-576 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY FOR A DISTANCE OF 643.11 FEET FOUND ½ INCH IRON PIN MARKING THE SOUTHEAST CORNER OF SAID GIULD PROPERTY; THENCE

WEST ALONG THE SOUTH LINE OF THE GUILD PROPERTY FOR A DISTANCE OF 298.78 FEET TO A SET ½ INCH IRON PIN MARKING THE SOUTHWEST CORNER OF THE SAID GUILD PROPERTY; THENCE

NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE SAID GUILD PROPRTY FOR A DISTANCEOF 442.46 FEET TO THE **POINT OF BEGINNING.**

PARCEL # J9-3-20 J9-3-0

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
PUBLISH 2/25/2026

Sincerely,

Joey Barnette
Community Development Director

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 25TH DAY OF FEBRUARY, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

CONDITIONAL USE - BATTERY ENERGY STORAGE SYSTEM

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

Vol 178 No. 34 on the 25th day of February, 2026

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, AT 6:00 O'CLOCK P.M., IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE GRANTED FOR QUASI-PUBLIC UTILITY USE/STAND ALONE BATTERY ENERGY STORAGE SYSTEM TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

A TRACT OR PARCEL OF LAND CONTAINING 54.99 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SE ¼ OF SECTION 11 AND IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 EAST, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID SECTION 11; RUN THENCE NORTH FOR A DISTANCE OF 2, 442.63 FEET; THENCE EAST FOR A DISTANCE OF 3,533.90 TO THE FOUND ½ INCH IRON PIN MARKING THE SOUTH ROW OF WAY OF THE KANSAS CITY SOUTHERN RAILWAY, THE POINT OF BEGINNING OF THE GUILD PROPERTY AS RECORDED IN DEED BOOK 2017, PAGES 6256-6258 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY THENCE

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SOUTH 16 DEGREES 07 MINUTES 28 SECONDS WEST ALONG SAID WEST RIGHT OF WAY OF TRICKHAMBRIDGE ROAD FOR A DISTANCE OF 1,370.77 FEET FOUND ½ INCH IRON PIN MARKING THE NORTHEAST CORNER OF THE ENTERGY MISSISSIPPI, INC PROPERTY AS RECORDED IN DEED BOOK 2009, PAGES 21136-21139 IN THE OFFICE OF THE CHANCERY CLERK OF RANKIN COUNTY; THENCE

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PARCEL # J9-3-20 & J9-3-0

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
February 25, 2026
#251

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers, this 25th day of February, 2026

STATE OF MISSISSIPPI ★ FRANCES CONGER ★ NOTARY PUBLIC Rankin County Commission Expires January 25, 2030 COMMISSION NUMBER 285927

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word each subsequent insertion)

525 words at .12 each.....	$63.00
Proof of Publication	3.00
TOTAL.....	**$66.00**

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: PUBLIC HEARING AND CONSIDERATION OF A RECOMMENDATI

The applicant, The Summit at Brandon, LLC, seeks consideration of a dimensional variance from the maximum building height standard in the RH (Suburban High Density Residential) zoning district and development review approval for “The Summit” multifamily project on the subject property. The request was presented to the Planning Commission on February 23, 2026, and the Planning Commission voted 4-0 to recommend approval in accordance with the staff report recommendation, with two members absent. The height variance request arose during project review after architectural enhancements and material upgrades requested during the City’s review process increased the height of certain buildings above the 40-foot maximum permitted in the RH district. Staff is not aware of any public correspondence received regarding this application.

ATTACHMENTS:

1. MBOA Staff Report - Dimensional Variance 26-008
2. zoning variance application
3. The Summit Site Plan
4. The Summit Fire Truck Routes
5. Entrance Turnaround
6. 12-18-25 REVISION 1 SET - CIVIL
7. The Summit Renderings
8. The Summit Elevations
9. The Summit Elevations (2)
10. The Summit-Landscape Plan-1-9-26 City Response (1)
11. 12-18-25 SUMMIT Hardscape Addendum 1
12. Looped Water Main Connection
13. The Summit MDEQ SWPPP
14. The Summit - Geotech Report
15. 25.12.19 The Summit Revised Hydraulic Report
16. DR-Flood Zone Revision-CJ-Zone AE Removed
17. 24-04-4999A-cover
18. 24-04-4999A-280143
19. 26-008 NEWSPAPER NOTICE
20. Proof of Publication

Application # 25-030 / 26-008
Subject Property: PPIN 63501 / H8-10-141
Applicant: The Summit at Brandon, LLC

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 25-030 / 26-008

Project:	The Summit (+/- 25.5 acres / PPIN 63501 / H8-10-141)
Project Type:	Dimensional Variance Request and Development Review
Planning Commission:	February 23, 2026
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	RH – Suburban High Density Residential
Ward:	4 - Coker
Planning Commission Recommendation:	Recommended approval in accordance with the Staff Report recommendation. (Vote 4-0, 2 absent)

EXECUTIVE SUMMARY:

The applicant requests consideration of a dimensional variance from the maximum building height standard in the RH zoning district together with development review approval for "The Summit" multifamily development. The RH district permits a maximum building height of 40 feet. During review of the project, architectural revisions and material enhancements were incorporated into the building design at the City's request, and those revisions increased the height of certain buildings above the district maximum. The application therefore includes both the requested height variance and development review of the project as proposed. The Planning Commission considered the request on February 23, 2026, and voted 4-0 to recommend approval in accordance with the staff report recommendation, with two members absent. Staff is not aware of any public correspondence received regarding this application.

PLANNING COMMISSION REVIEW:

The application was presented to the Planning Commission on February 23, 2026. A motion was made by Tom Evans to recommend approval in accordance with the staff report recommendation, seconded by Jim Brooks. Voting in favor were Jim Brooks, Eric Skipper, Tom Evans, and David Stevens. (Lynn Bullock and Suzanne Ross were absent.) The motion passed 4-0.

Application # 25-030 / 26-008
Subject Property: PPIN 63501 / H8-10-141
Applicant: The Summit at Brandon, LLC

PUBLIC HEARING PREREQUISITES

Notice of the public hearing was published in the Rankin County News on February 25, 2026. Notice was sent to adjacent property owners by certified mail on February 25, 2026. The subject property was posted on February 24–25, 2026. Based on the staff record, the prerequisites for the public hearing have been met.

DESCRIPTION OF THE APPLICATION

The subject property is identified as PPIN 63501 / H8-10-141 and is located in the Orleans Way area within the City of Brandon. The property is zoned RH (Suburban High Density Residential), and the staff report presented to Planning Commission notes that the proposed multifamily development is consistent with the permitted use framework for the district. Adjacent property zoning district includes CC – Community Center Commercial to the east and the City of Pearl to the north, south, and west.

The current request includes two components. First, the applicant seeks a dimensional variance from the 40-foot maximum building height in the RH district. The requested heights identified in the submitted materials are as follows: Buildings B, C, D, F, H, and J at 41 feet 7 inches; Building E at 46 feet 0 1/8 inches; and Building I at 46 feet 3 1/2 inches. Second, the applicant seeks development review approval for the proposed project, including the site layout, architectural renderings, access and circulation, utilities, drainage, and related site improvements, subject to final City permit review and construction document approval. The renderings submitted with the application reflect the latest approved design features. The attached building elevations are included for dimensional reference only in relation to the requested height variance and are not recommended for approval in their current form. Updated elevations consistent with the latest approved renderings shall be submitted prior to permit issuance.

PUBLIC COMMENT SUMMARY

Staff is not aware of any public correspondence received regarding this application.

STAFF ANALYSIS

The submitted materials indicate that the requested height relief is tied to project refinements made during the City's review of the architecture and materials, rather than to a change in the underlying residential use of the project. The multifamily use itself is consistent with the permitted use framework of the RH district. The variance request is therefore limited to building height for the identified buildings.

For design review purposes, the renderings submitted with the application reflect the latest approved architectural features and materials reviewed by the City. The attached elevations are adequate for dimensional reference in evaluating the requested building heights, but they do not fully reflect the latest approved design features. For that reason, the elevations are not recommended for approval as final architectural elevations in their current form. Updated elevations consistent with the approved renderings should be required prior to permit issuance and prior to final construction document approval.

The staff report prepared for the Planning Commission also identified several site-development matters to remain subject to final coordination and review. These include possible sidewalk extension if roadway dedication or boundary revisions affect the entrance area, review and approval of the water loop connection by the City Engineer, completion of stormwater and drainage review consistent with the final engineering analysis, and final construction document review prior to permit issuance.

Application # 25-030 / 26-008
Subject Property: PPIN 63501 / H8-10-141
Applicant: The Summit at Brandon, LLC

STAFF RECOMMENDATION

Staff recommends approval of the requested dimensional variance for Case No. 26-008, The Summit Project, as presented, and approval of the project's development review for Case No. 25-030, subject to the following: the architectural renderings submitted with the application shall serve as the approved design basis for the project; the attached elevations are accepted for dimensional reference only and are not approved as final architectural elevations; updated elevations consistent with the latest approved renderings shall be submitted prior to permit issuance; if roadway dedication or boundary revisions occur after approval, required sidewalk improvements shall be extended to the final property line as necessary and subject to City review; the water loop connection and associated waterline plans shall be reviewed and approved by the City Engineer prior to permit issuance; storm drainage shall be designed and constructed in accordance with the final stormwater analysis and City Engineer requirements; and all construction documents shall remain subject to City review and approval prior to permit issuance.

Report Prepared By: Joey Barnette, Community Development Director

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Zoning Variance
Application

2/11/26
DATE RECEIVED
26-008
CASE NUMBER
260152

Orleans Way Street Address	PPIN - 63501 Parcel Number	25.5 Size in Acres
RH (Suburban High Density Residential) Current Zoning Classification	Multi-family Lofts Proposed Use of the Property	

Variance to Section(s):

Proposed building heights exceed the maximum 40 ft
Buildings B, C, D, F, H, and J: 41'–7"
Building E: 46'–0 1/8"
Building I: 46'–3 1/2"

Current Ordinance Requirement(s):

40ft building height

Requested Variance(s):

Variance requested for building heights to exceed the 40 ft height per the submitted architectural plans and elevations

The Summit at Brandon, LLC Applicant	Byron Burkhalter Contact Name
124 One Madison Plaza, Ste 1500 Street Address	601-321-7613 Primary Telephone
Madison / MS / 39110 City / State / Zip Code	byron@theparkcompanies.com Email
Mirror Lake Land Company Owner(s), if different from applicant	Nathan Witt Contact Name
2829 Lakeland Drive, Ste 2000 Street Address	601-842-4264 Primary Telephone
Flowood / MS / 39232 City / State / Zip Code	nathan.witt@ergon.com Email

Applicant's Signature: _____ **Date:** 2/10/2026

zoning@brandonms.org

Revised: 04/21/2017

COMMUNITY DEVELOPMENT

Zoning Variance
Additional Information

The following items are required for consideration of a variance:

- ☐ **Completed Application and Non-Refundable $275 Fee**
- ☐ **Ownership Verification Letter**
  - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- ☐ **Legal Written Description of the Property**
  - If not platted, a metes and bounds legal description of the property.
- ☐ **Written Statement**
  - A written statement documenting the reason for the variance(s), including evidence that the request complies with the following criteria as required for approval of a variance.
    1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district.
    2. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
    3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same zoning district.
    4. The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant.
    5. The variance is the minimum amount necessary to allow a reasonable use of the property;
    6. The variance will not adversely affect public health or safety, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district; and,
    7. The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the zoning ordinance.
- ☐ **Site Plan**
  - Submitted on paper no larger than 11" x 17", showing: Scale and north arrow; Location of site with respect to streets and adjacent properties; Property lines and dimensions; Location and dimensions of buildings; Building setback distances from property lines; Location, dimensions, and surface type of off-street parking spaces and loading areas; Any other proposed features of the site which are applicable to the requested variance.

COMMUNITY DEVELOPMENT

Zoning Variance
Acknowledgements

The applicant agrees to:

- If determined by the City Planner or other city officials that a detailed site plan is necessary to review a request for variance, a site plan shall be submitted by the applicant in accordance with the Zoning Ordinance of the city and all expenses of the zoning variance review shall be paid by the applicant.
- By signing the application, it is understood and agreed that permission is given to the Department of Community Development to place a sign(s) on said property, giving notice to the public that said property is being considered for zoning action. It is further understood by the applicant that the removal of the sign before the hearing will constitute a withdrawal of the application and the case will not be heard at the next scheduled hearing.
- It is further understood and agreed by the applicant, and permission is hereby granted to the city for inspections, investigations, and/or evaluation reports by the proper departments, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed use, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.
- The application fee for this request is non-refundable regardless of the outcome.

The applicant agrees to attend the official development review meetings listed below:

Planning Commission Meeting: _____

Board of Aldermen Public Hearing: _____

Both meetings are held in the Board Room of the Brandon Municipal Complex, located at 1000 Municipal Drive in Brandon, Mississippi at 6 o'clock in the evening.

The above information is true, correct, and complete to the best of my knowledge, and I acknowledge the stipulations listed herein.

Applicant: _____ Date: _____

Owner: _____ Date: _____

State of Mississippi
County of Rankin
Sworn to and subscribed before me,

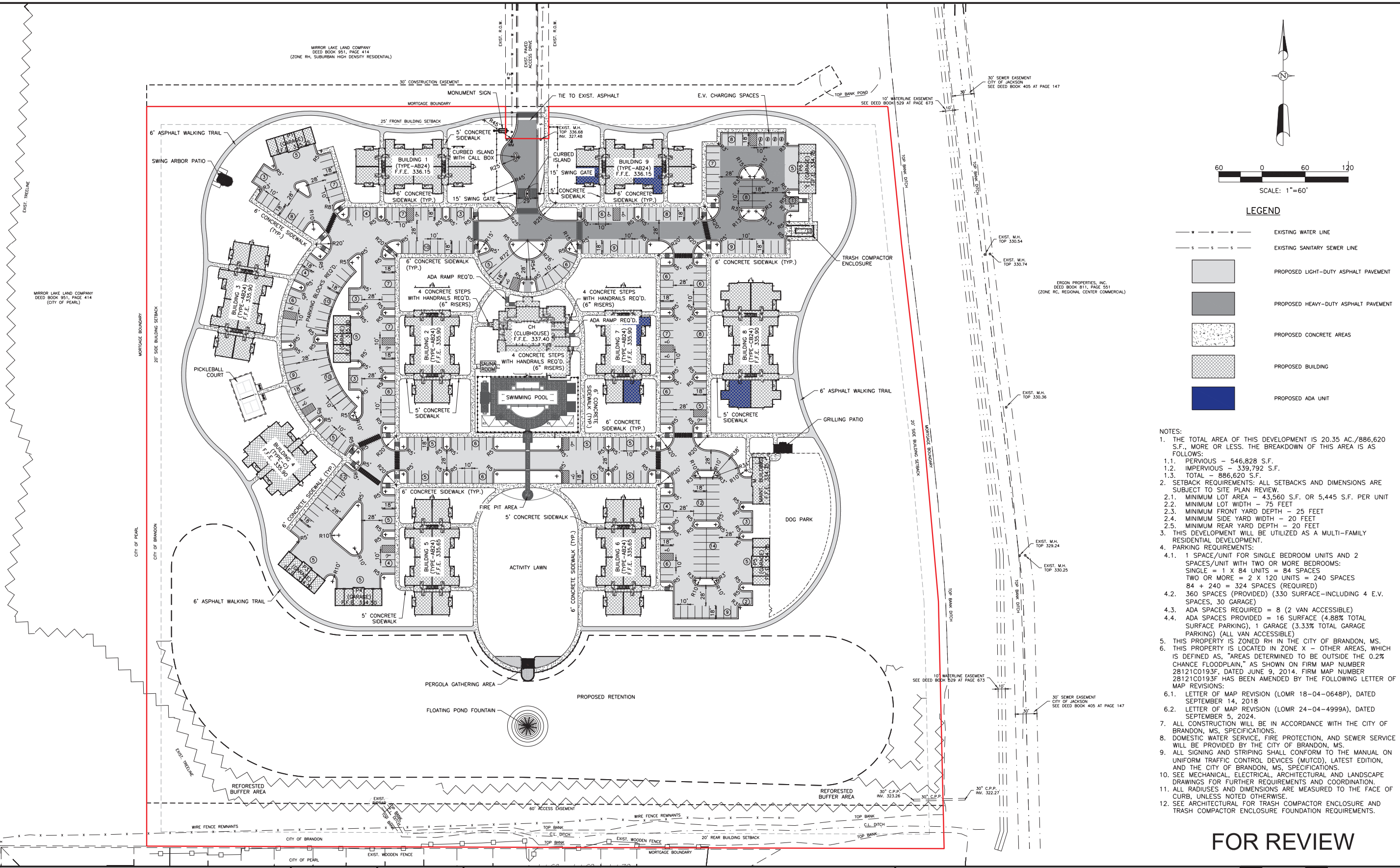
Notary:

_____

Date:

_____

Revised: 04/21/2017



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING
- PROPOSED ADA UNIT

NOTES:

1. THE TOTAL AREA OF THIS DEVELOPMENT IS 20.35 AC./886,620 S.F., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:
   - 1.1. PERVIOUS – 546,828 S.F.
   - 1.2. IMPERVIOUS – 339,792 S.F.
   - 1.3. TOTAL – 886,620 S.F.
2. SETBACK REQUIREMENTS: ALL SETBACKS AND DIMENSIONS ARE SUBJECT TO SITE PLAN REVIEW.
   - 2.1. MINIMUM LOT AREA – 43,560 S.F. OR 5,445 S.F. PER UNIT
   - 2.2. MINIMUM LOT WIDTH – 75 FEET
   - 2.3. MINIMUM FRONT YARD DEPTH – 25 FEET
   - 2.4. MINIMUM SIDE YARD WIDTH – 20 FEET
   - 2.5. MINIMUM REAR YARD DEPTH – 20 FEET
3. THIS DEVELOPMENT WILL BE UTILIZED AS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
4. PARKING REQUIREMENTS:
   - 4.1. 1 SPACE/UNIT FOR SINGLE BEDROOM UNITS AND 2 SPACES/UNIT WITH TWO OR MORE BEDROOMS:
     SINGLE = 1 X 84 UNITS = 84 SPACES
     TWO OR MORE = 2 X 120 UNITS = 240 SPACES
     84 + 240 = 324 SPACES (REQUIRED)
   - 4.2. 360 SPACES (PROVIDED) (330 SURFACE-INCLUDING 4 E.V. SPACES, 30 GARAGE)
   - 4.3. ADA SPACES REQUIRED = 8 (2 VAN ACCESSIBLE)
   - 4.4. ADA SPACES PROVIDED = 16 SURFACE (4.88% TOTAL SURFACE PARKING), 1 GARAGE (3.33% TOTAL GARAGE PARKING) (ALL VAN ACCESSIBLE)
5. THIS PROPERTY IS ZONED RH IN THE CITY OF BRANDON, MS.
6. THIS PROPERTY IS LOCATED IN ZONE X – OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBER 28121C0193F, DATED JUNE 9, 2014. FIRM MAP NUMBER 28121C0193F HAS BEEN AMENDED BY THE FOLLOWING LETTER OF MAP REVISIONS:
   - 6.1. LETTER OF MAP REVISION (LOMR 18-04-0648P), DATED SEPTEMBER 14, 2018
   - 6.2. LETTER OF MAP REVISION (LOMR 24-04-4999A), DATED SEPTEMBER 5, 2024.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF BRANDON, MS, SPECIFICATIONS.
8. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BRANDON, MS.
9. ALL SIGNING AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND THE CITY OF BRANDON, MS, SPECIFICATIONS.
10. SEE MECHANICAL, ELECTRICAL, ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FURTHER REQUIREMENTS AND COORDINATION.
11. ALL RADIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
12. SEE ARCHITECTURAL FOR TRASH COMPACTOR ENCLOSURE AND TRASH COMPACTOR ENCLOSURE FOUNDATION REQUIREMENTS.

FOR REVIEW

Revisions

#	Date	Nature	By	Appl'd.
1	12-19-25	City Comments	B.R.J.	J.B.H.

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

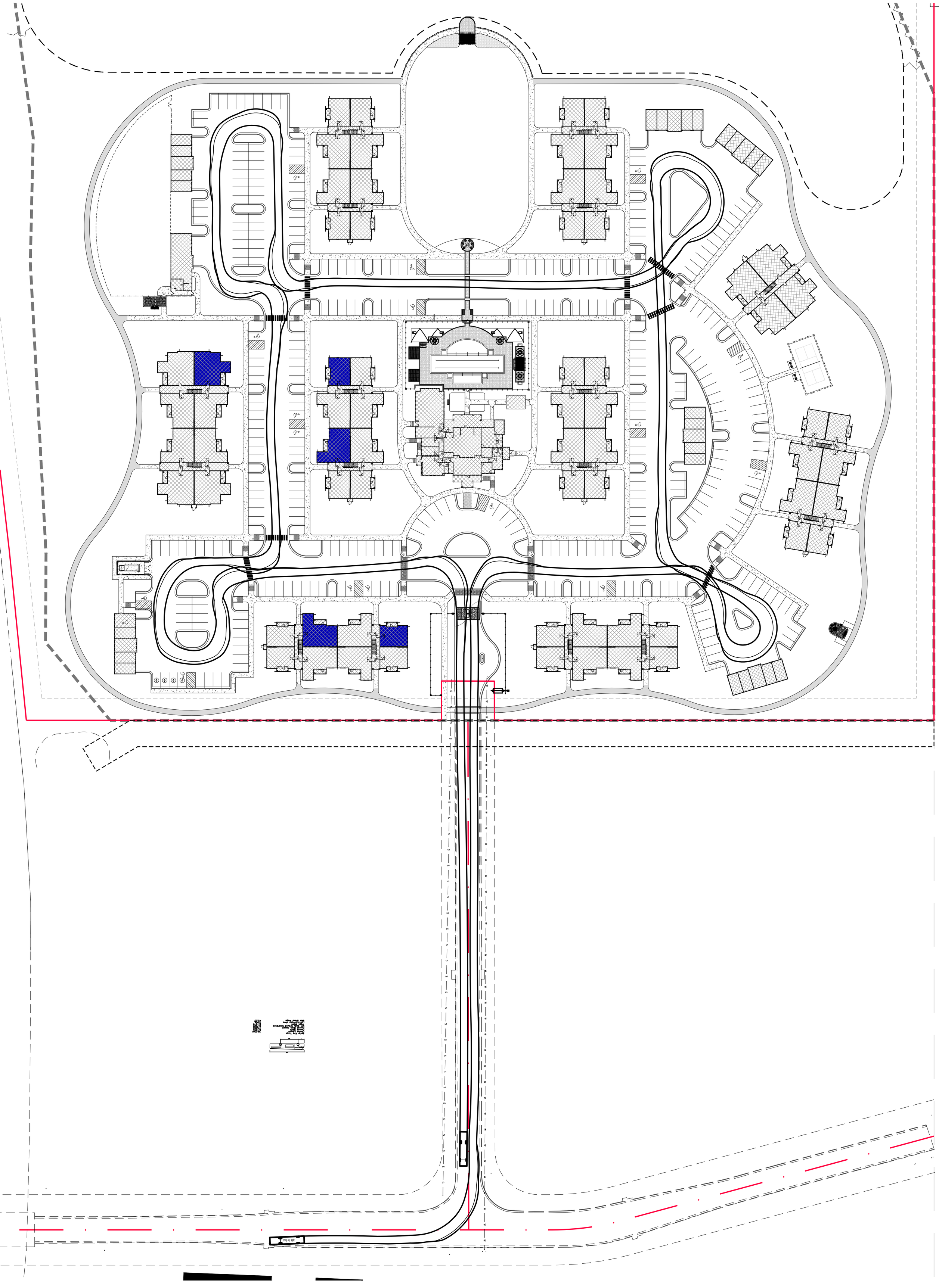
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

SITE PLAN

C1.1


Bus Bay Taxi
Bus Stop
Pedestrian Crossing
Bus Stop
Bus Bay Taxi
Bus Stop Shelter
Bus Stop Pole
Bus Stop Pole
Bus Stop Shelter
Bus Stop
Bus Bay Taxi
Bus Stop
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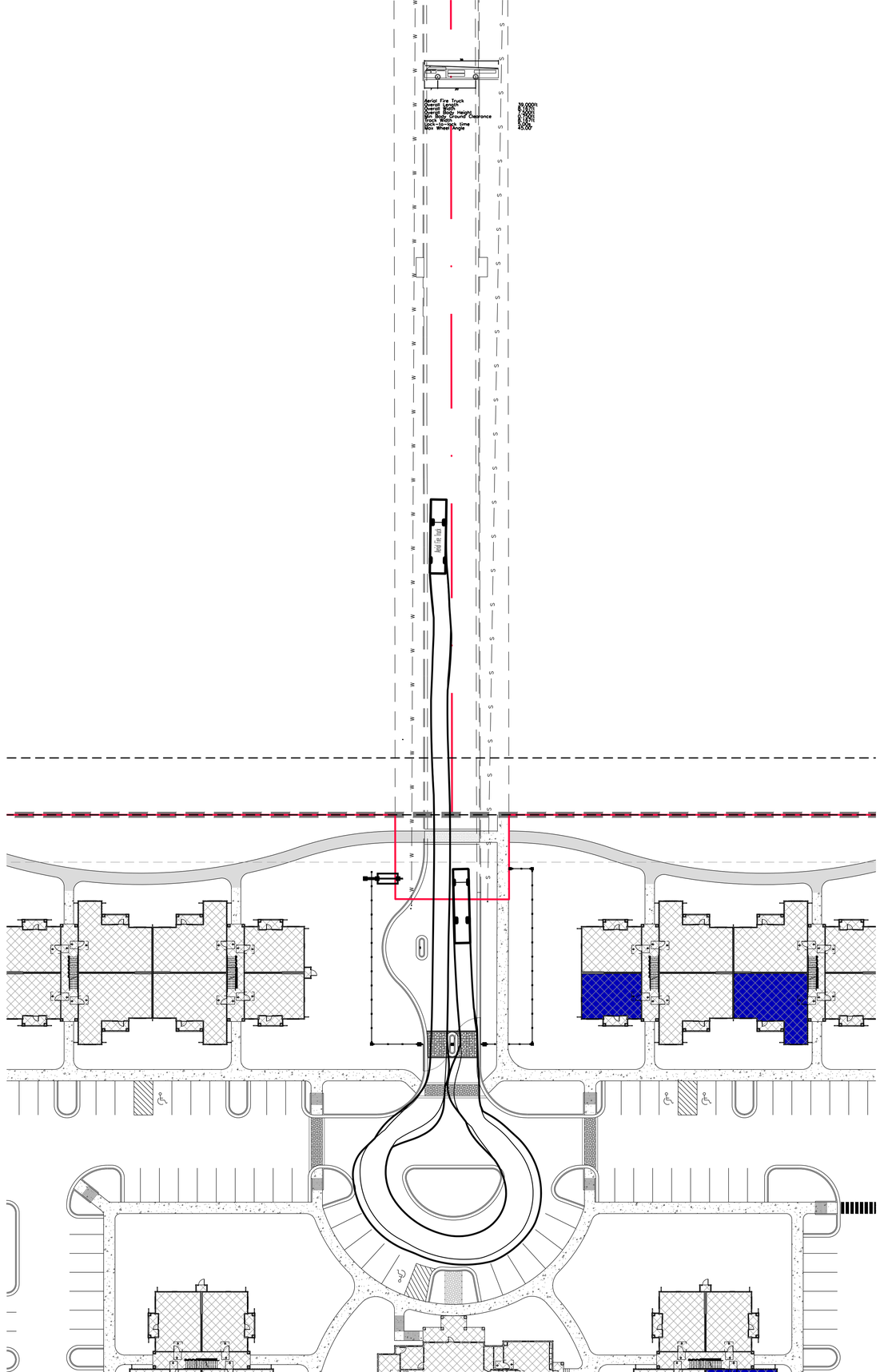
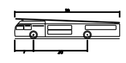
Bus Stop
Bus Bay Taxi


Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle
W=2500
41.0ft
8.5ft
9.2ft
1.8ft
8.0ft
45.0°
Aerial Fire Truck



Aerial Fire Truck	
Overall Length	38.100ft
Overall Width	8.130ft
Overall Body Height	12.390ft
Front Off-Ground Clearance	1.640ft
Kingpin	8.130ft
Lock-to-lock time	3.00s
Max Wheel Angle	45.00°

F-150 Regular Cab 4x4 STYLESIDE 6.5' Box

Overall Length	17.758ft
Overall Width	6.575ft
Overall Body Height	6.133ft
Min Ground Clearance	0.733ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.850ft

DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
4. ALL PAVEMENT, BASE COURSE, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED 98% OF MAXIMUM DENSITY PER ASTM D698 OR PER GEOTECHNICAL RECOMMENDATIONS IN THE DOCUMENTS.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4.
12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY MCMASTER & ASSOCIATES, INC.
13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHINGS.
14. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
15. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
    a. CONTRACTOR SHALL HIRE A LICENSED LANSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
    b. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
    c. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
    d. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
    e. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.
    f. BEGIN CLEARING AND GRADING OPERATIONS.

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS FROM THE FACILITY. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE MISSISSIPPI ONE-CALL SYSTEM, INC. (MOCS) AT 811 AND ANY NON-MOCS MEMBER UTILITY INDIVIDUALLY. AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS AND IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCKS ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATERLINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENETS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
13. ALL SANITARY SEWER PIPE SHALL BE CLASS SDR 26 PVC UNLESS NOTED OTHERWISE.
14. ALL WATER MAINS SHALL BE C-900 P.V.C. UNLESS NOTED OTHERWISE.
15. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED AS NOTED ON THE PLANS.
16. FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
17. NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
18. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING STRUCTURES, UTILITIES AND PIPING.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.
21. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.
22. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS, ADDITIONAL BEDDING SHALL BE REQUIRED IN WET OR WEAK AREAS. THE CONTRACTOR SHALL HAVE RESPONSIBILTY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE COORDINATES ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP-LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 4,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO TOP OF PAVEMENT, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB INLETS, UNLESS OTHERWISE NOTED.
10. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
11. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
12. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT, UNLESS OTHERWISE NOTED.
13. STOP BARS, DETAIL STRIPS, FIRE LANES AND CROSSWALKS SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL.
14. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST ¼ THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 15' SEGMENTS.

STORMWATER POLLUTION PREVENTION NOTES

1. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
2. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORMWATER APPLICATION TO THE LOCAL MISSISSIPPI ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES. SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
3. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
4. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
5. THE APPROXIMATE TOTAL AREA OF THE SITE IS 20.54 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 20.54 ACRES.
6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF SUITABLE ON-SITE SOIL AND/OR OFF-SITE SOIL BORROW MATERIALS.
7. THE RECEIVING WATER/STORM SEWER OPERATOR IS THE CITY OF BRANDON, AND THE STATE OF MISSISSIPPI.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 7 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 7 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
12. TEMPORARY SEEDING FOR MISSISSIPPI PROJECTS INCLUDE THE FOLLOWING:
    JAN 1- MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
    MAY 1- JULY 15 SUDAN OT STARR MILLET
    JULY 15-JAN 1 BALBOA RYE/ITALIAN RYE
13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
15. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE MS DEPARTMENT OF ENVIRONMENTAL QUALITY. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
2. IT IS THE OWNER'S INTENT TO PRESERVE ALL THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
3. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
4. COMPLETED CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER-GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. STOCKPILES SHALL BE FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONROLS AROUND STOCKPILES.
6. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING IS COMPLETED.
7. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWING PRIOR TO BEGINNING GRADING OPERATIONS.
8. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINNER.
13. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
14. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
16. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS.
17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINNER BEFORE PROCEEDING WITH THE WORK.
18. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
19. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE ELEVATIONS.
20. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
21. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
22. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
23. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
24. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
25. ALL PIPES SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
26. ALL STORM DRAINAGE PIPE SHALL BE R.C.P UNLESS OTHERWISE NOTED, AND COMPLETELY WRAPPED WITH TYPE V FILTER FABRIC AT ALL JOINTS. FILTER FABRIC SHALL BE 18" WIDE AND OVERLAP 8". LIFT HOLES SHALL BE GROUTED AND SEALED WATER TIGHT AND COVERED WITH FILTER FABRIC. PIPE LENGTHS SHOWN ARE APPROXIMATE.
27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM, UNLESS OTHERWISE NOTED.
28. ALL HEADWALLS SHALL HAVE A MINIMUM 10'x20'x1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
30. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS
32. CONSULT SUBSURFACE REPORT, PREPARED BY BURNS COOLEY DENNIS, INC. FOR ADDITIONAL REQUIREMENTS.
33. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
34. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.

FOR REVIEW

Revisions				
#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

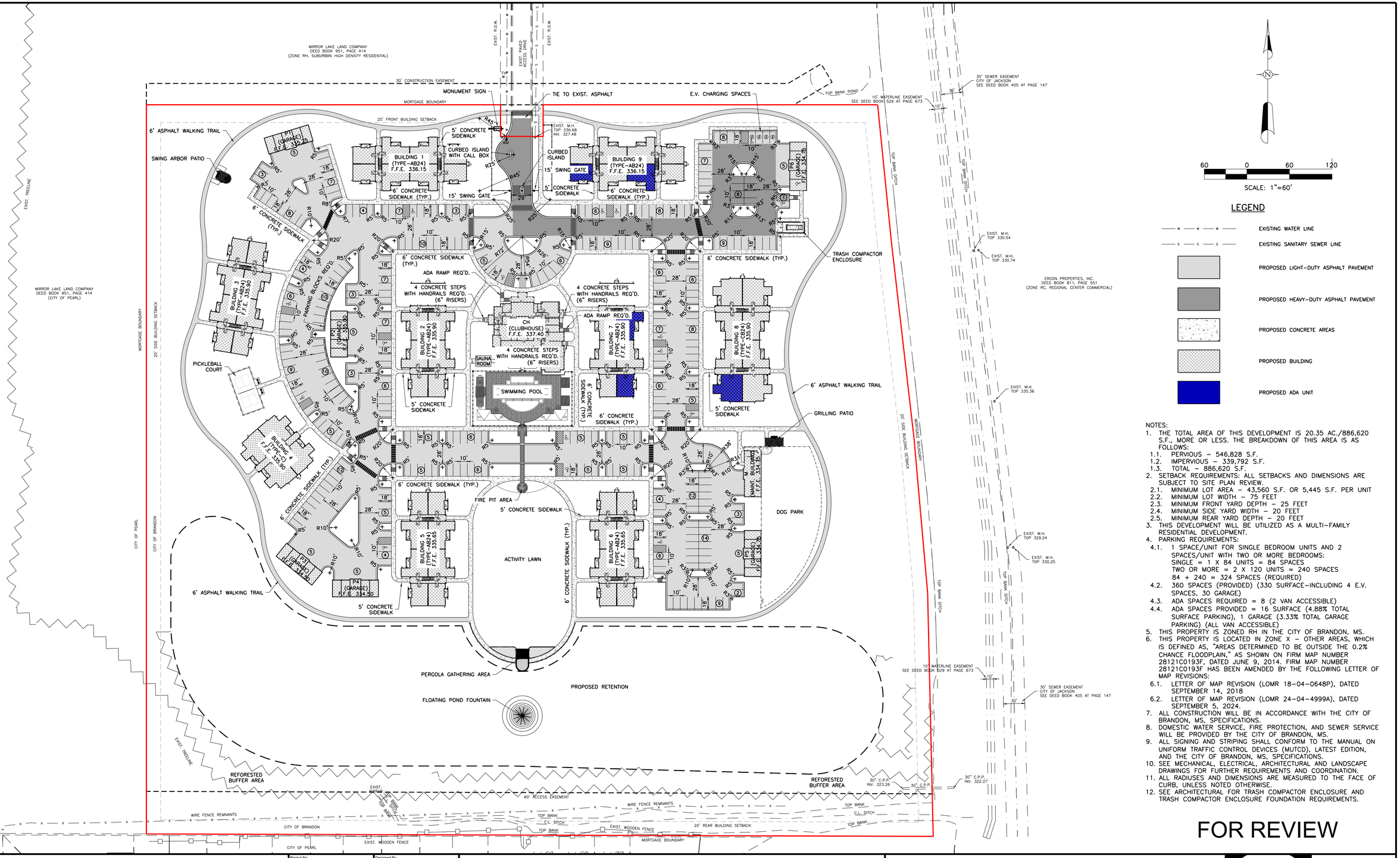
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

GENERAL NOTES

C0.1



60 0 60 120

SCALE: 1"=60'

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING
- PROPOSED ADA UNIT

NOTES:

1. THE TOTAL AREA OF THIS DEVELOPMENT IS 20.35 AC./886,620 S.F., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:
   - 1.1. PERVIOUS – 546,828 S.F.
   - 1.2. IMPERVIOUS – 339,792 S.F.
   - 1.3. TOTAL – 886,620 S.F.
2. SETBACK REQUIREMENTS: ALL SETBACKS AND DIMENSIONS ARE SUBJECT TO SITE PLAN REVIEW.
   - 2.1. MINIMUM LOT AREA – 43,560 S.F. OR 5,445 S.F. PER UNIT
   - 2.2. MINIMUM LOT WIDTH – 75 FEET
   - 2.3. MINIMUM FRONT YARD DEPTH – 25 FEET
   - 2.4. MINIMUM SIDE YARD WIDTH – 20 FEET
   - 2.5. MINIMUM REAR YARD DEPTH – 20 FEET
3. THIS DEVELOPMENT WILL BE UTILIZED AS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
4. PARKING REQUIREMENTS:
   - 4.1. 1 SPACE/UNIT FOR SINGLE BEDROOM UNITS AND 2 SPACES/UNIT WITH TWO OR MORE BEDROOMS: SINGLE = 1 X 84 UNITS = 84 SPACES TWO OR MORE = 2 X 120 UNITS = 240 SPACES 84 + 240 = 324 SPACES (REQUIRED)
   - 4.2. 360 SPACES (PROVIDED) (330 SURFACE-INCLUDING 4 E.V. SPACES, 30 GARAGE)
   - 4.3. ADA SPACES REQUIRED = 8 (2 VAN ACCESSIBLE)
   - 4.4. ADA SPACES PROVIDED = 16 SURFACE (4.88% TOTAL SURFACE PARKING), 1 GARAGE (3.33% TOTAL GARAGE PARKING) (ALL VAN ACCESSIBLE)
5. THIS PROPERTY IS ZONED RH IN THE CITY OF BRANDON, MS.
6. THIS PROPERTY IS LOCATED IN ZONE X – OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBER 28121C0193F, DATED JUNE 9, 2014. FIRM MAP NUMBER 28121C0193F HAS BEEN AMENDED BY THE FOLLOWING LETTER OF MAP REVISIONS:
   - 6.1. LETTER OF MAP REVISION (LOMR 18-04-0648P), DATED SEPTEMBER 14, 2018
   - 6.2. LETTER OF MAP REVISION (LOMR 24-04-4999A), DATED SEPTEMBER 5, 2024.
7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF BRANDON, MS, SPECIFICATIONS.
8. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BRANDON, MS.
9. ALL SIGNING AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND THE CITY OF BRANDON, MS, SPECIFICATIONS.
10. SEE MECHANICAL, ELECTRICAL, ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FURTHER REQUIREMENTS AND COORDINATION.
11. ALL RADIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
12. SEE ARCHITECTURAL FOR TRASH COMPACTOR ENCLOSURE AND TRASH COMPACTOR ENCLOSURE FOUNDATION REQUIREMENTS.

FOR REVIEW

Revisions

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THE SUMMIT

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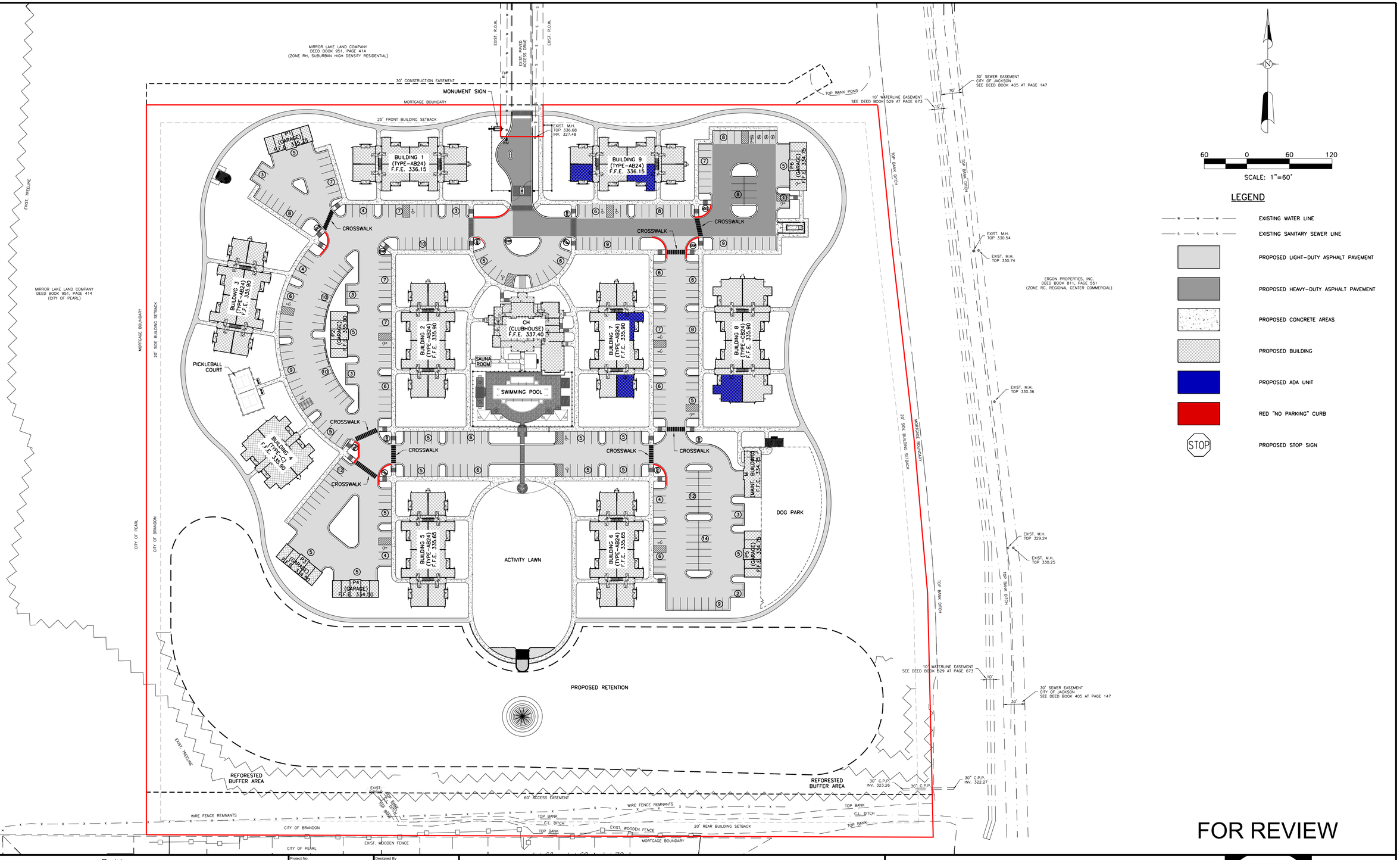
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

SITE PLAN

C1.1



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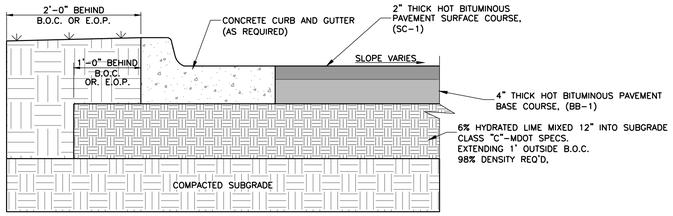
NOT FOR CONSTRUCTION

STRIPING AND SIGNAGE

C1.2

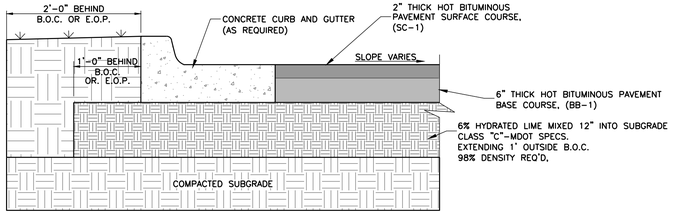


LIGHT-DUTY ASPHALT PAVEMENT SECTION

N.T.S.

NOTES:

1. SAMPLING AND FIELD DENSITIES SHALL BE PERFORMED BY A QUALIFIED TESTING COMPANY.

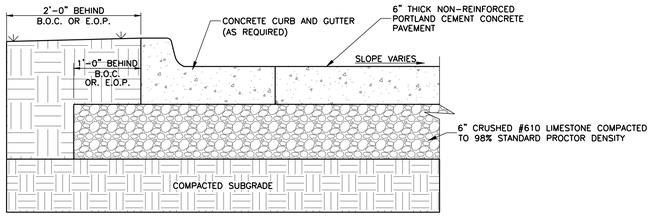


HEAVY-DUTY ASPHALT PAVEMENT SECTION

N.T.S.

NOTES:

1. SAMPLING AND FIELD DENSITIES SHALL BE PERFORMED BY A QUALIFIED TESTING COMPANY.

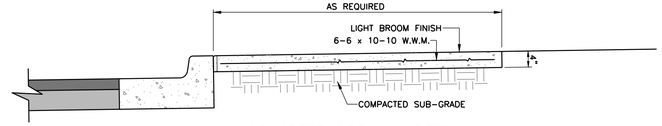


HEAVY-DUTY CONCRETE PAVEMENT SECTION

N.T.S.

NOTES:

1. CONCRETE SHALL BE 3,500 P.S.I. MINIMUM.
2. CONCRETE SHALL HAVE APPROXIMATELY 5% ENTRAINED AIR.
3. JOINT SPACING, JOINT TYPES, JOINT CONFIGURATIONS, MIX DESIGN, MIX PLACEMENT, AND CURING SHOULD COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) AND THE PORTLAND CEMENT ASSOCIATION (PCA).
4. CONCRETE JOINTS SHALL BE SEALED.
5. SAMPLING AND FIELD DENSITIES SHALL BE PERFORMED BY A QUALIFIED TESTING COMPANY.

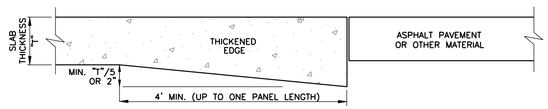


CONCRETE SIDEWALK DETAIL

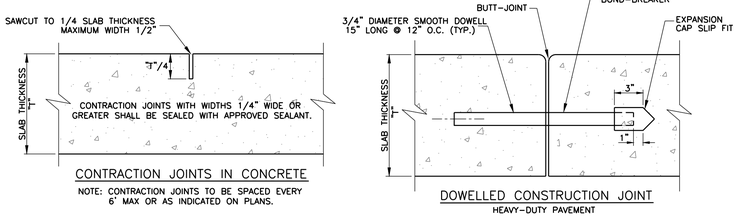
N.T.S.

NOTES:

1. PROVIDE CONTRACTION JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 30'-0" O.C., AND AT INTERSECTION OF WALKS.
2. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1" OF DEPTH AND A MAXIMUM OF 1/4 DEPTH OF THE PAVEMENT. EDGES SHALL BE TOOLED TO A 1/4" RADIUS.
3. EXPANSION JOINTS SHALL BE 1/2" IN WIDTH AND FILLED WITH PREMOULDED EXPANSION JOINT FILLER TO WITHIN 1/2" OF THE SURFACE. EDGES SHALL BE TOOLED TO A 1/4" RADIUS AND SEALED FLUSH WITH AN APPROVED SEALANT.
4. MAX. SLOPE IN RUN OF SIDEWALKS TO BE 5% MAX. CROSSLOPE TO BE MAX 2%
5. SPECIFICATIONS FOR ALL CONCRETE AND REINFORCEMENT ARE AS FOLLOWS:
   CONCRETE: 3,500 PSI IN 28 DAYS
   REINFORCING STEEL: PER ASTM A-615, GRADE 60
6. PROVIDE FULL DEPTH EXPANSION JOINT IN ALL LOCATIONS WHERE SIDEWALK ABUTTS CURBS, INLETS, WALLS, FOUNDATIONS, AND OTHER FIXED OBJECTS.



THICKENED EDGE DETAIL

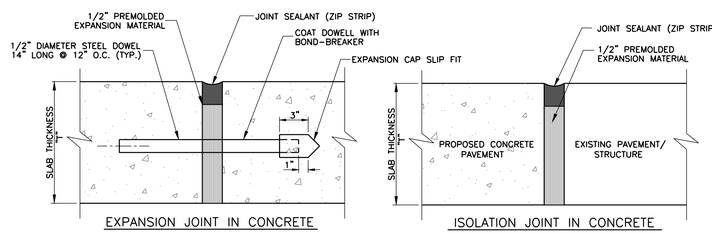


CONTRACTION JOINTS IN CONCRETE

NOTE: CONTRACTION JOINTS TO BE SPACED EVERY 6' MAX OR AS INDICATED ON PLANS.

DOWELLED CONSTRUCTION JOINT

HEAVY-DUTY PAVEMENT



EXPANSION JOINT IN CONCRETE

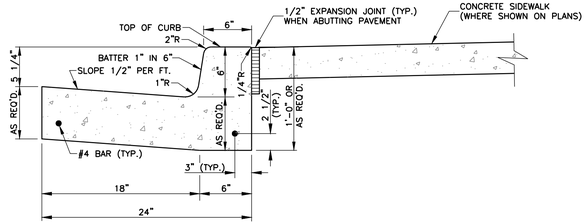
ISOLATION JOINT IN CONCRETE

NOTES:

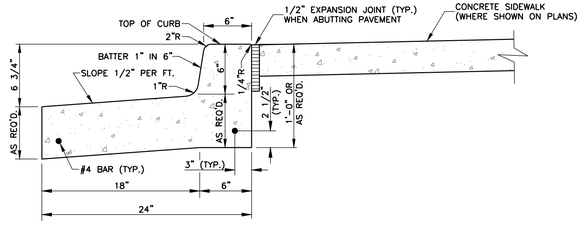
1. PROVIDE THICKENED EDGE ("T"+1 INCH) 12" EACH SIDE OF EXPANSION FOR PAVEMENT THICKNESS "T" LESS THAN 5".

CONCRETE JOINT DETAILS

N.T.S.



NORMAL GUTTER



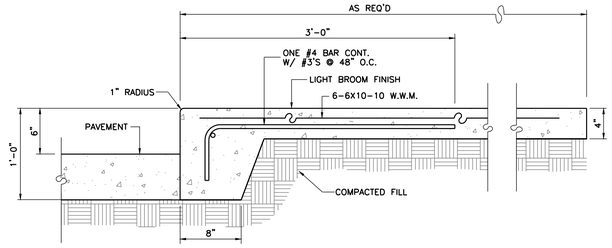
PITCHED GUTTER

CONCRETE CURB AND GUTTER DETAIL

N.T.S.

NOTES:

1. CONCRETE SHALL BE 3,500 P.S.I. MINIMUM.
2. PROVIDE CONTRACTION JOINTS AT 10'-0" O.C. AND EXPANSION JOINTS AT 40'-0" O.C.
3. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1" OF DEPTH AND A MAXIMUM OF 1/4 DEPTH OF THE PAVEMENT. EDGES SHALL BE TOOLED TO A 1/4" RADIUS.
4. EXPANSION JOINTS SHALL BE 1/2" IN WIDTH AND FILLED WITH PREMOULDED EXPANSION JOINT FILLER TO WITHIN 1/2" OF THE SURFACE. EDGES SHALL BE TOOLED TO A 1/4" RADIUS AND SEALED FLUSH WITH AN APPROVED SEALANT.
5. CONTRACTOR TO FIELD VEREFIY TYPE OF GUTTER PITCH USED.



PARKING CURB AND SIDEWALK DETAIL

N.T.S.

NOTES:

1. PROVIDE CONTRACTION JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 48'-0" O.C., AND AT INTERSECTION OF WALKS.
2. CONTRACTION JOINTS SHALL BE A MINIMUM OF 1" OF DEPTH AND A MAXIMUM OF 1/4 DEPTH OF THE PAVEMENT. EDGES SHALL BE TOOLED TO A 1/4" RADIUS.
3. EXPANSION JOINTS SHALL BE 1/2" IN WIDTH AND FILLED WITH PREMOULDED EXPANSION JOINT FILLER TO WITHIN 1/2" OF THE SURFACE. EDGES SHALL BE TOOLED TO A 1/4" RADIUS AND SEALED FLUSH WITH AN APPROVED SEALANT.
4. MAX. SLOPE IN RUN OF SIDEWALKS TO BE 5% MAX. CROSSLOPE TO BE 2%
5. SPECIFICATIONS FOR ALL CONCRETE AND REINFORCEMENT ARE AS FOLLOWS:
   CONCRETE: 4,000 PSI IN 28 DAYS
   REINFORCING STEEL: PER ASTM A-615, GRADE 60
6. PROVIDE FULL DEPTH EXPANSION JOINT IN ALL LOCATIONS WHERE SIDEWALK ABUTTS CURBS, INLETS, WALLS, FOUNDATIONS, AND OTHER FIXED OBJECTS.

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THE SUMMIT

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CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
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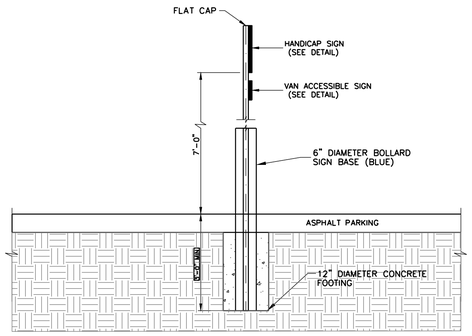
MADISON, MS 39110
601.605.1090

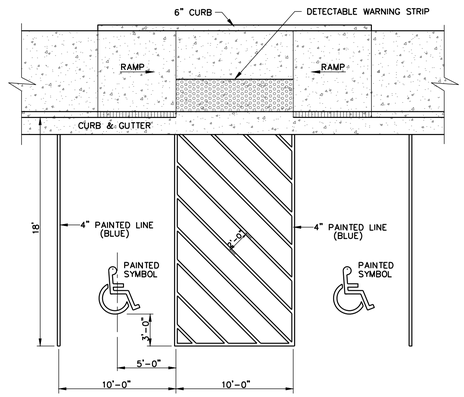
NOT FOR CONSTRUCTION

SITE DETAILS

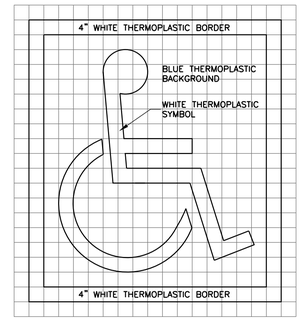
C1.3



FOOTING DETAIL FOR HANDICAP PARKING SIGN
N.T.S.

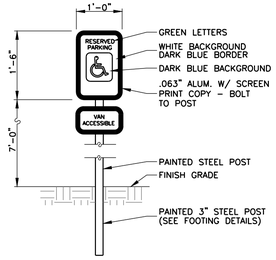


HANDICAP PARKING DETAILS

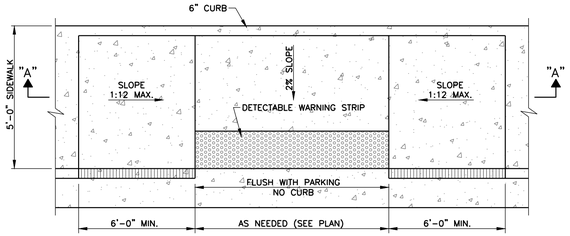


4"x4" GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE THERMOPLASTIC COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER)

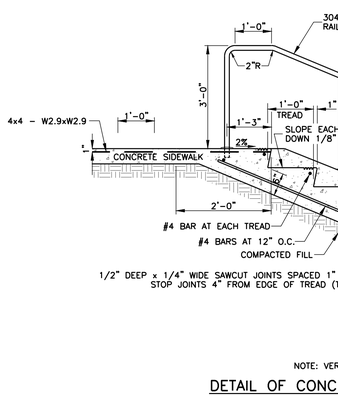
TYPICAL THERMOPLASTIC ACCESSIBLE SYMBOL FOR PAVEMENT
N.T.S.



SIGN AT HANDICAP PARKING SPACE
N.T.S.

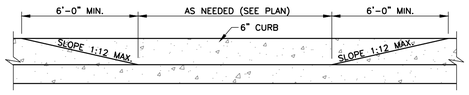


PLAN



NOTE: VERIFY NO. OF RISERS REQUIRED

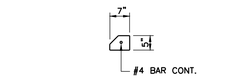
DETAIL OF CONCRETE STEPS WITH HANDRAIL
N.T.S.



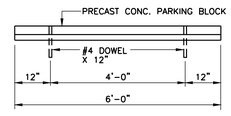
SECTION "A-A"

NOTE: SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANVERSE TO THE SLOPE OF THE RAMP.

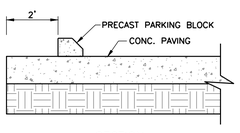
ACCESSIBLE CURB RAMP DETAIL-TYPE 'C'
N.T.S.



SIDE VIEW

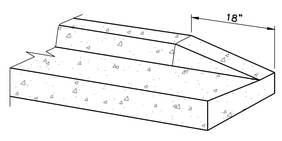


FRONT VIEW

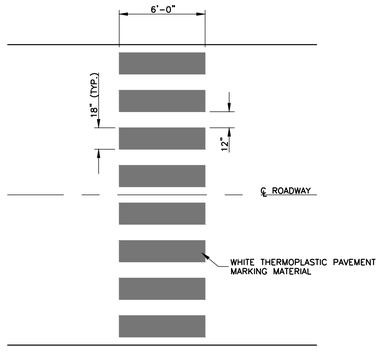


SECTION

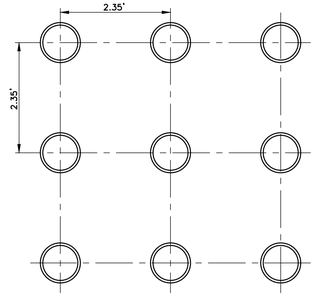
PARKING BLOCK DETAILS
N.T.S.



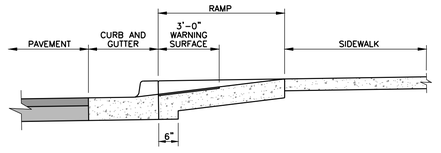
CURB END TRANSITION DETAIL



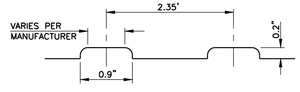
CROSSWALK DETAIL
N.T.S.



SQUARE PATTERN



TYPICAL DETECTABLE WARNING INSTALLATION



TRUNCATED DOME PROFILE

NOTES:

1. LANDINGS WILL PROVIDE A LEVEL AREA (LESS THAN 2% GRADE OR CROSS SLOPE) AT APPROXIMATE STREET ELEVATION. A 4 FOOT SQUARE LEVEL LANDING IS THE REQUIRED MINIMUM.
2. ALL SIDEWALK RAMPS REQUIRE DETECTABLE WARNINGS.
3. ANY DRIVEWAY 24' OR GREATER REQUIRES ADA SIDEWALK TREATMENTS WITH DETECTABLE WARNINGS WHICH WILL BE INCIDENTAL TO THE ENTRANCE CONSTRUCTION.
4. DETECTABLE WARNINGS SHALL BE INCIDENTAL TO SIDEWALK CONSTRUCTION.
5. DETECTABLE WARNING SURFACE BEGINS AT THE BACK OF CURB.

DETECTABLE WARNING DETAILS
N.T.S.

FOR REVIEW

Revisions

#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

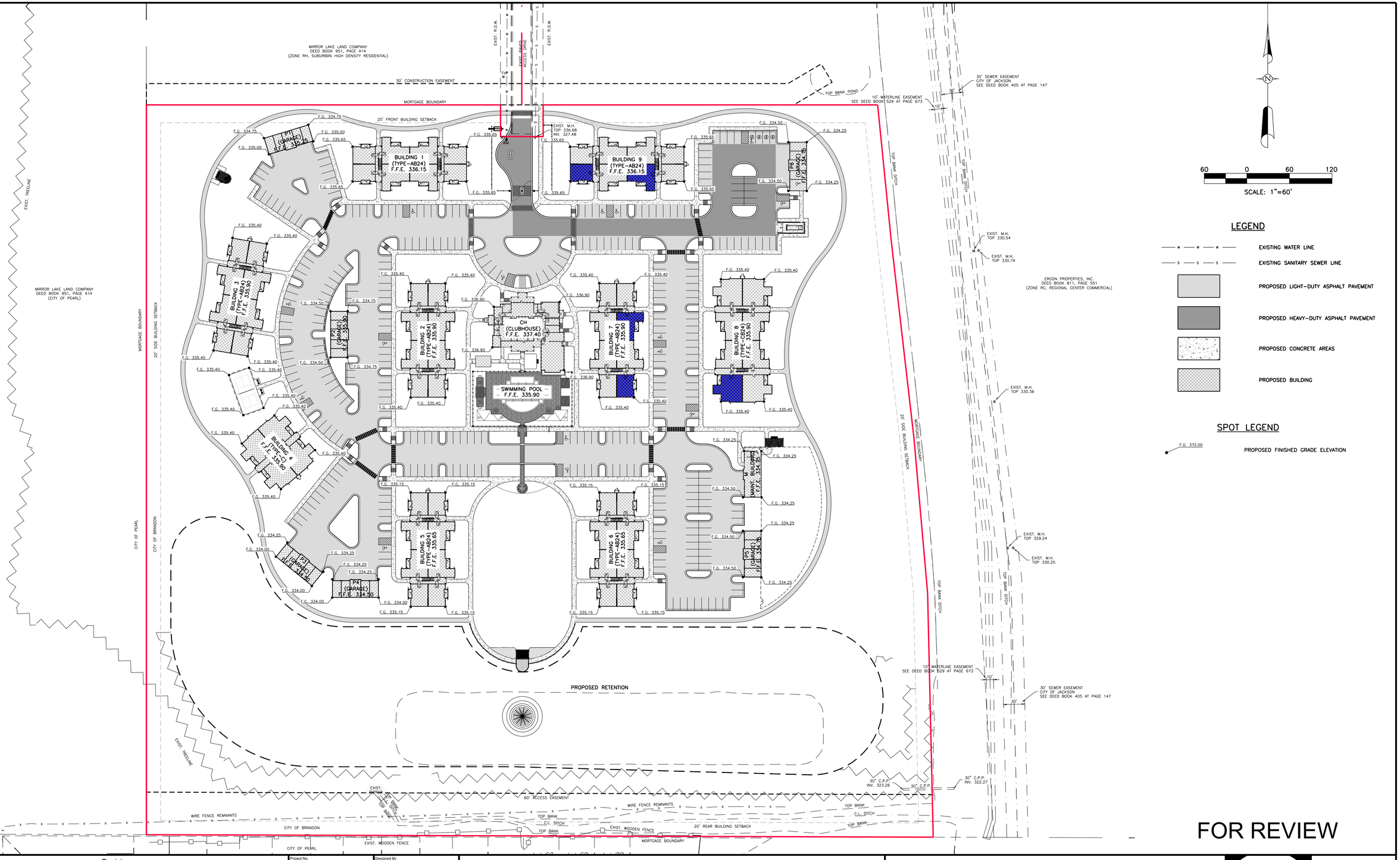
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

SITE DETAILS

C1.4



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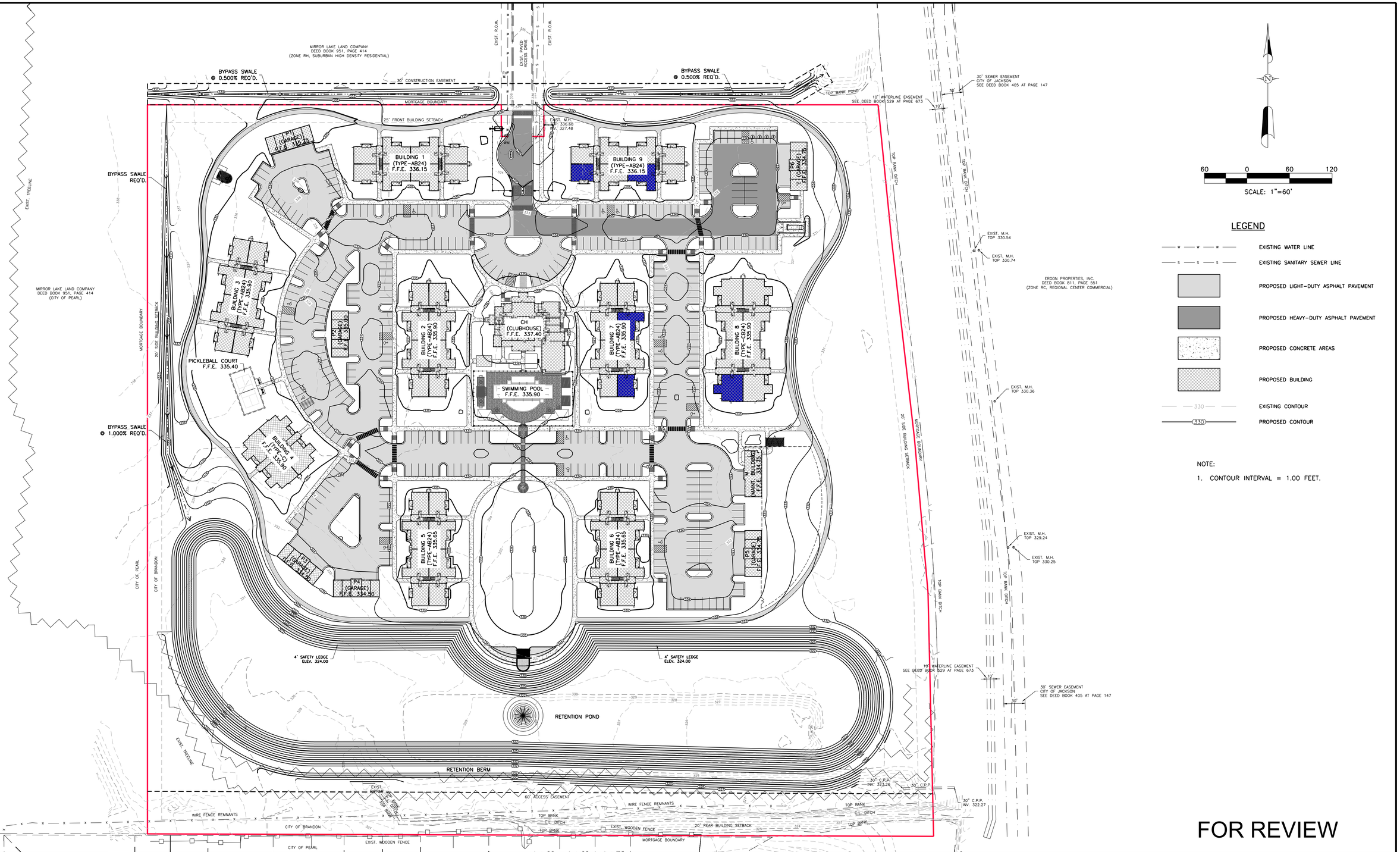
SPOT ELEVATIONS

C2.1



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR

NOTE:

1. CONTOUR INTERVAL = 1.00 FEET.

FOR REVIEW

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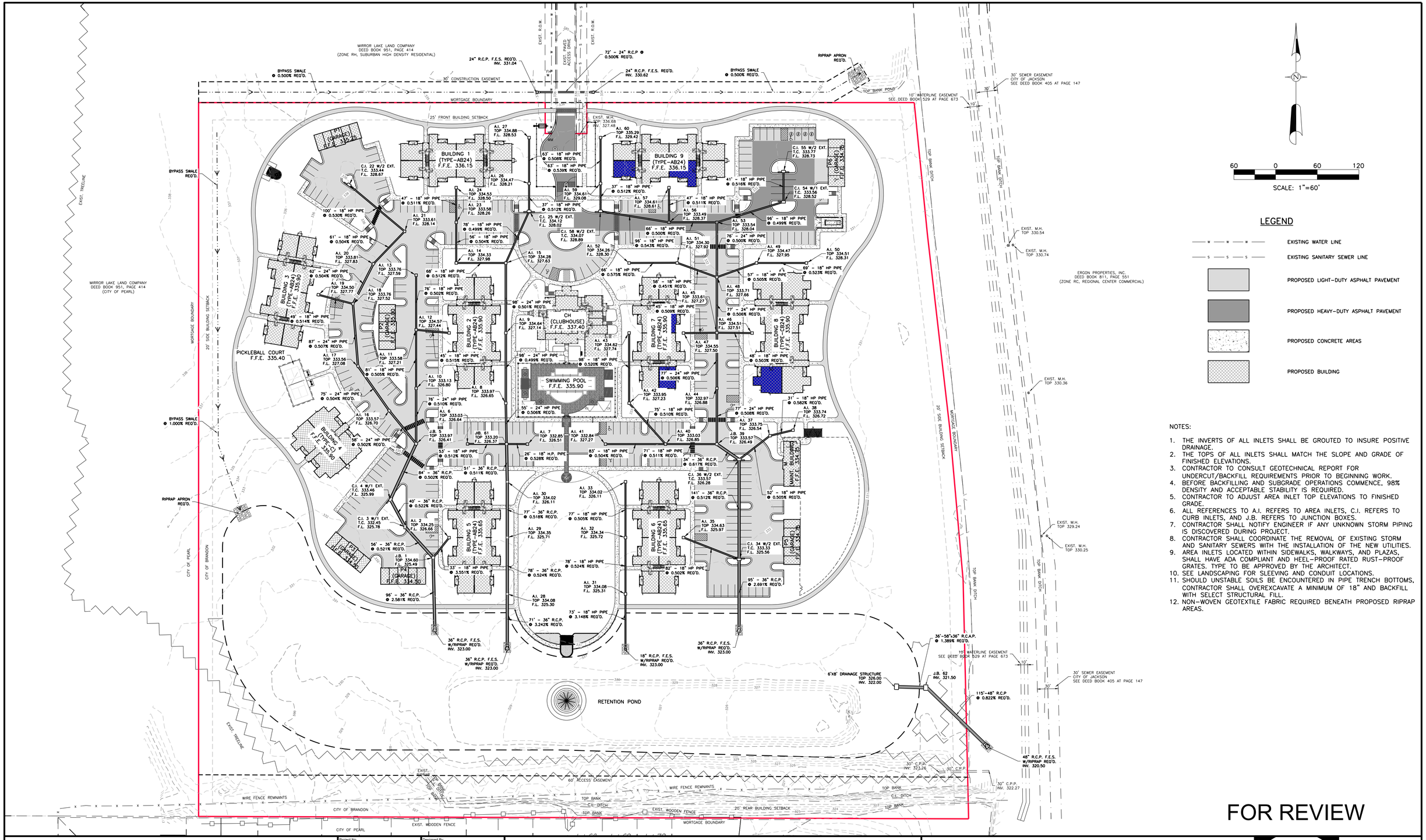
GRADING PLAN

C2.2



NOTES:

1. THE INVERTS OF ALL INLETS SHALL BE GROUTED TO INSURE POSITIVE DRAINAGE.
2. THE TOPS OF ALL INLETS SHALL MATCH THE SLOPE AND GRADE OF FINISHED ELEVATIONS.
3. CONTRACTOR TO CONSULT GEOTECHNICAL REPORT FOR UNDERCUT/BACKFILL REQUIREMENTS PRIOR TO BEGINNING WORK.
4. BEFORE BACKFILLING AND SUBGRADE OPERATIONS COMMENCE, 98% DENSITY AND ACCEPTABLE STABILITY IS REQUIRED.
5. CONTRACTOR TO ADJUST AREA INLET TOP ELEVATIONS TO FINISHED GRADE.
6. ALL REFERENCES TO A.I. REFERS TO AREA INLETS, C.I. REFERS TO CURB INLETS, AND J.B. REFERS TO JUNCTION BOXES.
7. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY UNKNOWN STORM PIPING IS DISCOVERED DURING PROJECT.
8. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING STORM AND SANITARY SEWERS WITH THE INSTALLATION OF THE NEW UTILITIES.
9. AREA INLETS LOCATED WITHIN SIDEWALKS, WALKWAYS, AND PLAZAS, SHALL HAVE ADA COMPLIANT AND HEEL-PROOF RATED RUST-PROOF GRATES. TYPE TO BE APPROVED BY THE ARCHITECT.
10. SEE LANDSCAPING FOR SLEEVING AND CONDUIT LOCATIONS.
11. SHOULD UNSTABLE SOILS BE ENCOUNTERED IN PIPE TRENCH BOTTOMS, CONTRACTOR SHALL OVEREXCAVATE A MINIMUM OF 18" AND BACKFILL WITH SELECT STRUCTURAL FILL.
12. NON-WOVEN GEOTEXTILE FABRIC REQUIRED BENEATH PROPOSED RIPRAP AREAS.

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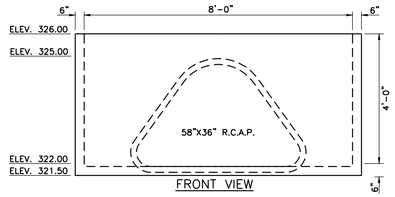
DRAINAGE PLAN

C2.3



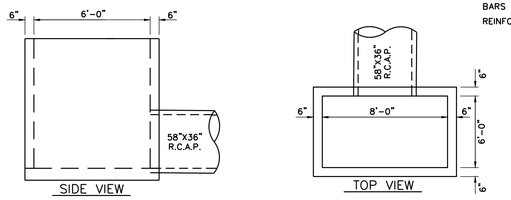
NOTES

SPECIFICATIONS FOR ALL CONCRETE AND REINFORCEMENT IN OUTLET STRUCTURE ARE AS FOLLOWS:

CONCRETE: 4,000 PSI IN 28 DAYS

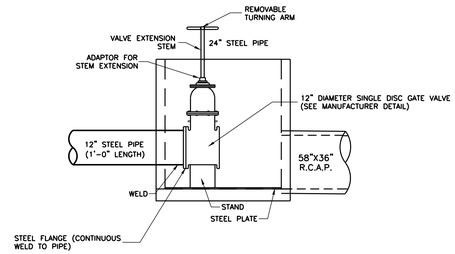
REINFORCING STEEL: PER ASTM A-615, GRADE 60 (NO. 4 BARS AT 8" O.C. EACH WAY, ALL SIDES AND BOTTOM)

REINFORCING TO MEET AASHTO HS20-44 LOADING



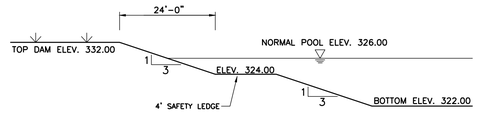
OUTLET STRUCTURE DETAILS

N.T.S.



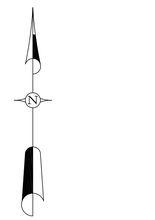
POND DRAWDOWN VALVE DETAIL

N.T.S.



SAFETY LEDGE DETAIL

N.T.S.

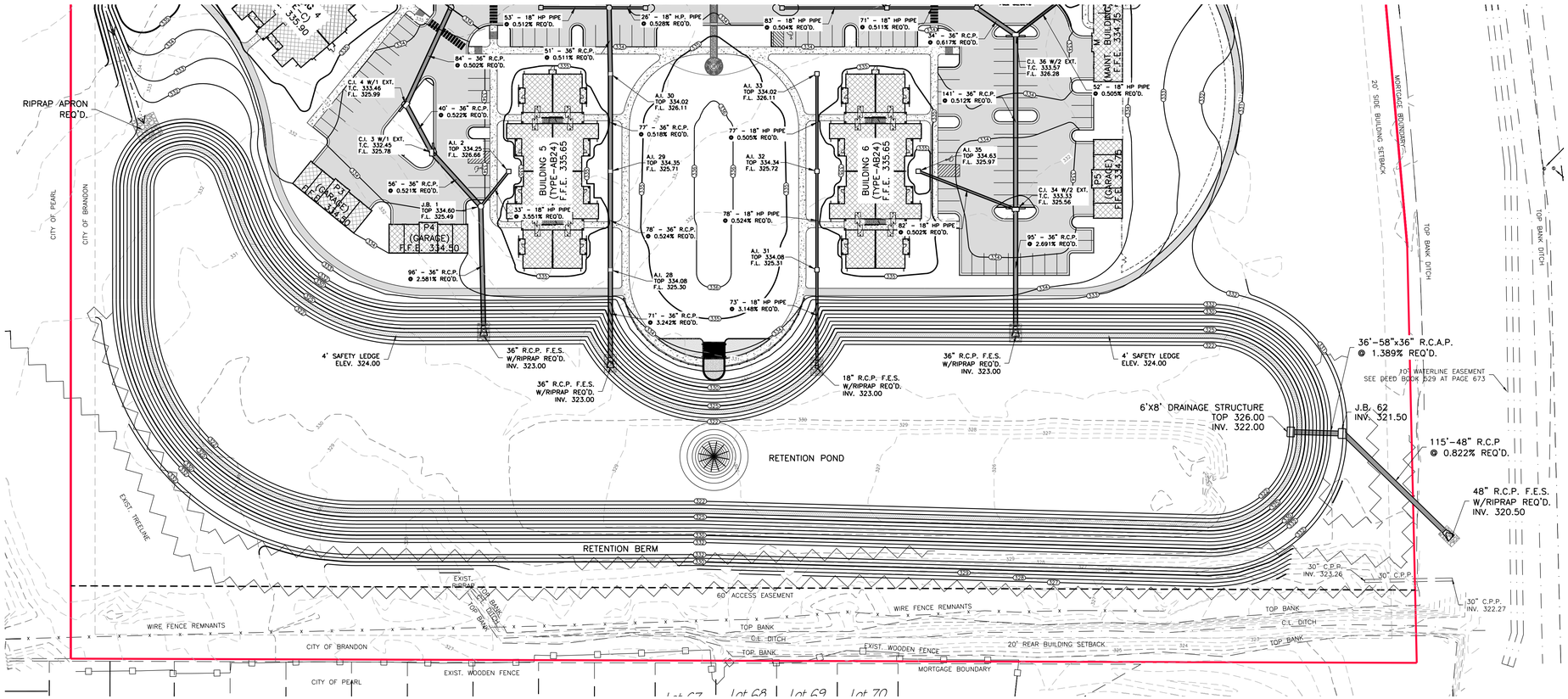


50 0 50 100

SCALE: 1"=50'

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING



RETENTION POND DATA

TOP OF DAM ELEV. – 332.00
NORMAL POOL ELEV. – 326.00
BOTTOM ELEV. – 322.00
SURFACE AREA AT NORMAL POOL – 156,662 S.F.

HYDRAULIC INFORMATION FOR RETENTION POND

2 YEAR RUNOFF (PRE) – 31.81 CFS	25 YEAR RUNOFF (PRE) – 76.18 CFS
2 YEAR RUNOFF (POST) – 56.82 CFS	25 YEAR RUNOFF (POST) – 111.50 CFS
RETENTION OUTFLOW – 30.21 CFS	RETENTION OUTFLOW – 67.76 CFS
RETENTION MAX. ELEV. – 326.48	RETENTION MAX. ELEV. – 326.82
2 YEAR TOTAL RUNOFF (PRE) – 37.97 CFS	25 YEAR TOTAL RUNOFF (PRE) – 91.39 CFS
2 YEAR TOTAL RUNOFF (POST) – 34.58 CFS	25 YEAR TOTAL RUNOFF (POST) – 79.32 CFS
5 YEAR RUNOFF (PRE) – 50.13 CFS	50 YEAR RUNOFF (PRE) – 88.71 CFS
5 YEAR RUNOFF (POST) – 80.10 CFS	50 YEAR RUNOFF (POST) – 126.28 CFS
RETENTION OUTFLOW – 45.84 CFS	RETENTION OUTFLOW – 78.25 CFS
RETENTION MAX. ELEV. – 326.63	RETENTION MAX. ELEV. – 326.90
5 YEAR TOTAL RUNOFF (PRE) – 60.07 CFS	50 YEAR TOTAL RUNOFF (PRE) – 106.47 CFS
5 YEAR TOTAL RUNOFF (POST) – 53.10 CFS	50 YEAR TOTAL RUNOFF (POST) – 92.01 CFS
10 YEAR RUNOFF (PRE) – 62.37 CFS	100 YEAR RUNOFF (PRE) – 99.91 CFS
10 YEAR RUNOFF (POST) – 95.01 CFS	100 YEAR RUNOFF (POST) – 139.36 CFS
RETENTION OUTFLOW – 56.14 CFS	RETENTION OUTFLOW – 84.24 CFS
RETENTION MAX. ELEV. – 326.72	RETENTION MAX. ELEV. – 291.20
10 YEAR TOTAL RUNOFF (PRE) – 74.79 CFS	100 YEAR TOTAL RUNOFF (PRE) – 119.92 CFS
10 YEAR TOTAL RUNOFF (POST) – 65.40 CFS	100 YEAR TOTAL RUNOFF (POST) – 100.26 CFS

DRAINAGE AREA (PRE) – ±23.10 AC. (POND INFLOW) + 4.96 AC. (NOT THRU POND)
DRAINAGE AREA (POST) – ±23.10 AC. (POND INFLOW) + 4.96 AC. (NOT THRU POND)
CALCULATIONS BASED ON TAILWATER ELEVATION FOR OUTLET AT 325.00.

NOTE:
THE TOTAL EXISTING FLOW ACCOUNTS FOR RUNOFF FROM THE RETAINED AREA AND OVER-RETAINING THE 4.96 ACRES THAT FLOWS EAST OFFSITE TO THE EXISTING CHANNEL FLOWING SOUTH THAT RECEIVES THE RETENTION BASIN OUTFLOW. THE TOTAL PROPOSED FLOW ACCOUNTS FOR RUNOFF FROM THE RETAINED AREA, WHICH IS RETAINED BY THE PROPOSED RETENTION BASIN AND CONTROLS OUTFLOW THROUGH THE OUTLET STRUCTURE CONFIGURATION, AND OVER-RETAINING THE 4.96 ACRES THAT FLOWS EAST OFFSITE TO THE EXISTING CHANNEL FLOWING SOUTH THAT RECEIVES THE RETENTION BASIN OUTFLOW. REFER TO THE HYDRAULIC DESIGN REPORT FOR ADDITIONAL DETAILS.

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THE SUMMIT

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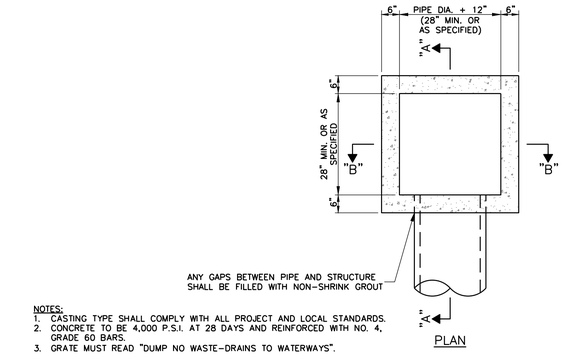
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

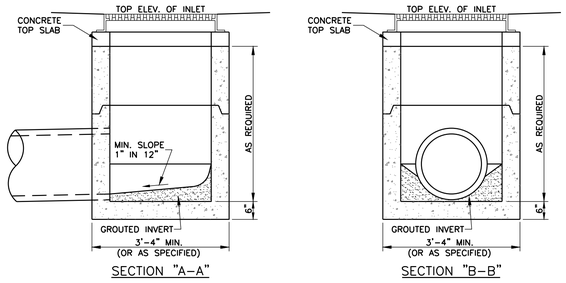
RETENTION LAYOUT

C2.4



PLAN

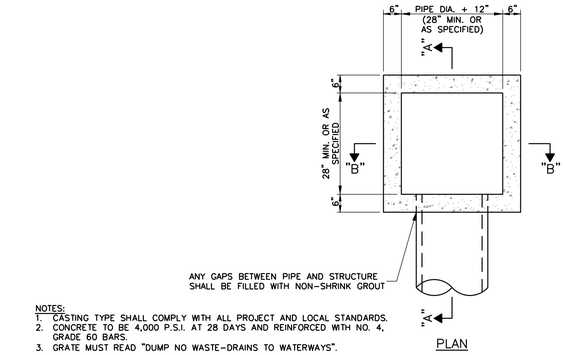
NOTES:
1. CASTING TYPE SHALL COMPLY WITH ALL PROJECT AND LOCAL STANDARDS.
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
3. GRATE MUST READ "DUMP NO WASTE-DRAINS TO WATERWAYS".



SECTION "A-A" SECTION "B-B"

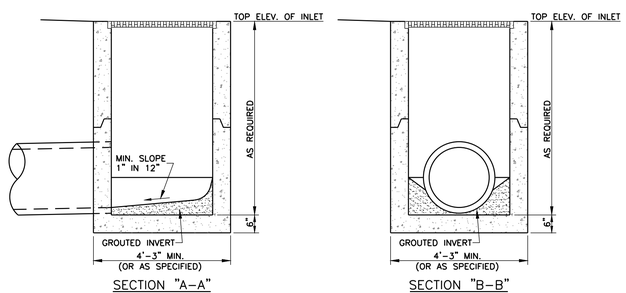
SINGLE PRECAST AREA INLET DETAILS (LOCATED IN PAVEMENT)

N.T.S.



PLAN

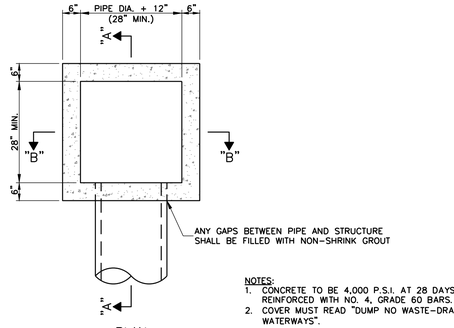
NOTES:
1. CASTING TYPE SHALL COMPLY WITH ALL PROJECT AND LOCAL STANDARDS.
2. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
3. GRATE MUST READ "DUMP NO WASTE-DRAINS TO WATERWAYS".



SECTION "A-A" SECTION "B-B"

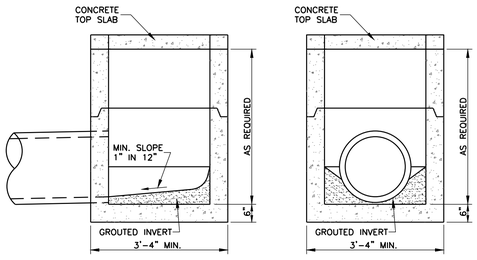
SINGLE PRECAST AREA INLET DETAILS (LOCATED IN OPEN AREAS)

N.T.S.



PLAN

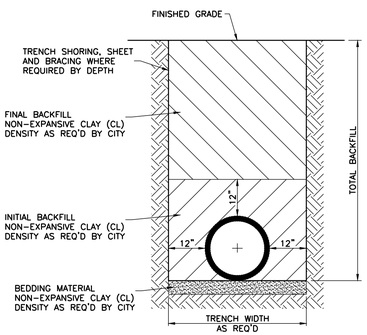
NOTES:
1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
2. COVER MUST READ "DUMP NO WASTE-DRAINS TO WATERWAYS".



SECTION "A-A" SECTION "B-B"

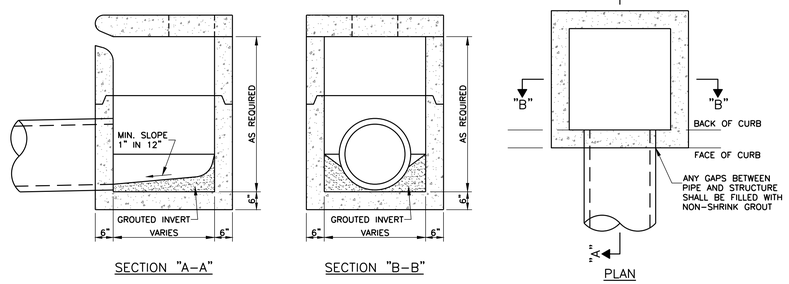
JUNCTION BOX DETAILS

N.T.S.

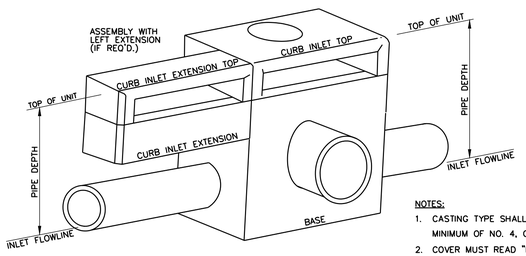


TYPICAL TRENCH CROSS-SECTION FOR CONCRETE STORM SEWER

NOTES:
1. ALL CONCRETE STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC BEFORE BACKFILLING. COST TO BE ABSORBED, NOT A SEPERATE PAY ITEM.
2. ALL COST FOR EXCAVATION, HAUL-OFF, IMPORT AND BACKFILL SHALL BE ABSORBED BY THE CONTRACTOR.
3. ALL LIFT HOLES TO BE PLUGGED AND SEALED WITH POPIT PLUGS.



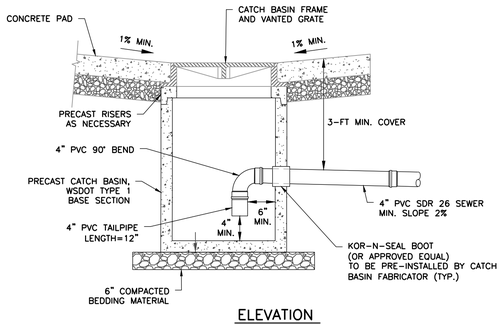
PLAN SECTION "A-A" SECTION "B-B"



NOTES:
1. CASTING TYPE SHALL COMPLY WITH ALL LOCAL STANDARDS. MINIMUM OF NO. 4, GRADE 60 4x4 W7 x W7 STEEL FABRIC.
2. COVER MUST READ "DUMP NO WASTE-DRAINS TO WATERWAYS".

PRECAST CURB INLET DETAIL

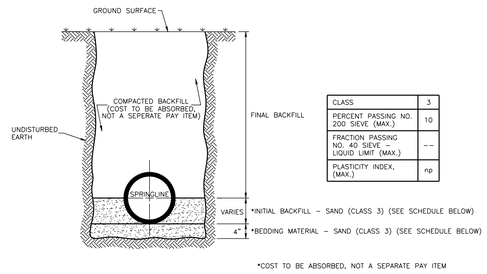
N.T.S.



ELEVATION

DUMPSTER PAD DRAIN DETAIL

N.T.S.



CLASS	3
PERCENT PASSING NO. 200 SIEVE (MAX.)	10
FRACTION PASSING NO. 40 SIEVE - LIQUID LIMIT (MAX.)	--
PLASTICITY INDEX, (MAX.)	np

*INITIAL BACKFILL - SAND (CLASS 3) (SEE SCHEDULE BELOW)

*BEDDING MATERIAL - SAND (CLASS 3) (SEE SCHEDULE BELOW)

*COST TO BE ABSORBED, NOT A SEPARATE PAY ITEM

TYPICAL TRENCH CROSS-SECTION FOR HIGH-PERFORMANCE POLYPROPYLENE PIPE (H.P. PIPE)

NOTE:
1. ALL JOINTS SHALL BE WATERTIGHT.

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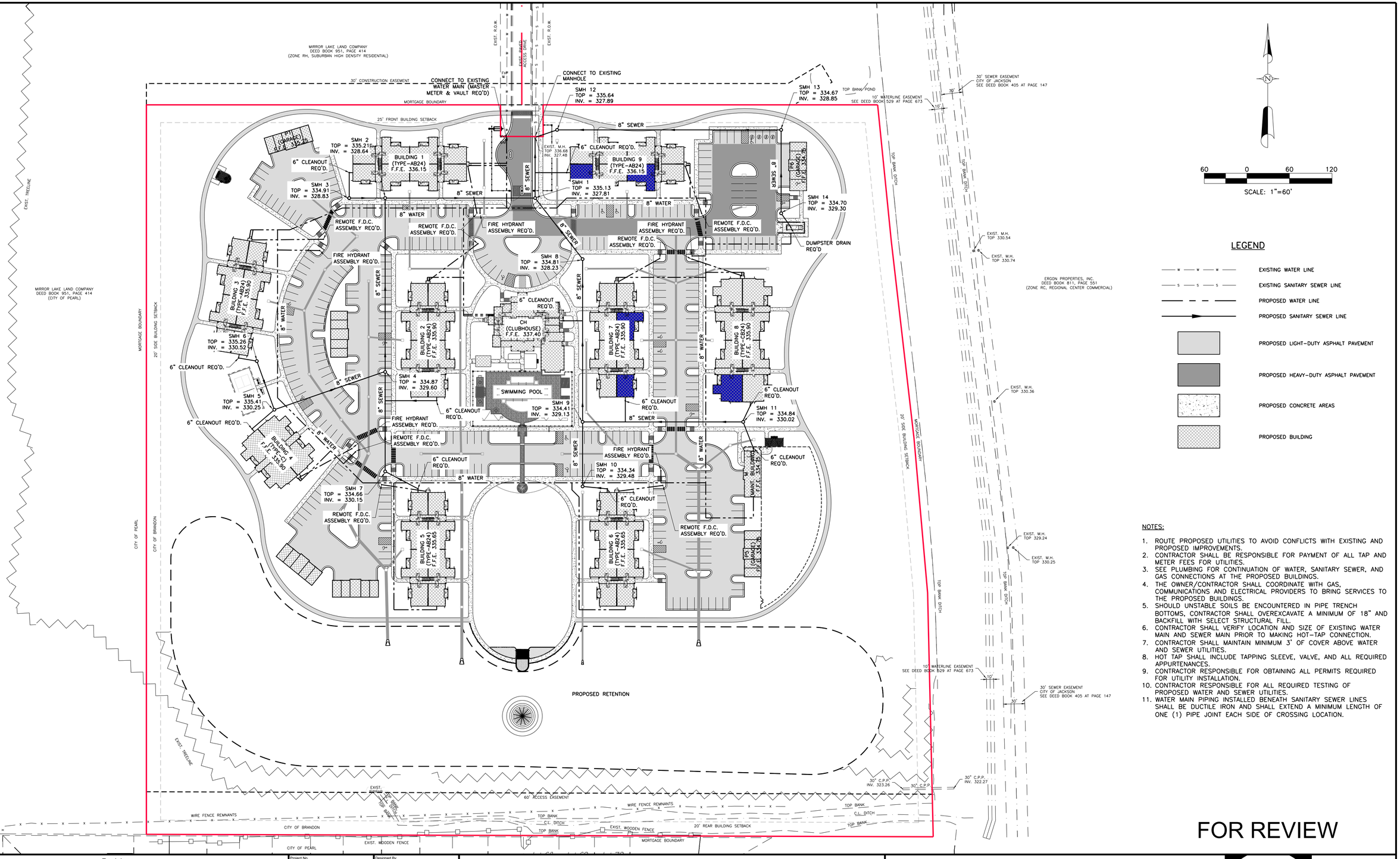
GRADING AND DRAINAGE DETAILS

C2.5



LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

NOTES:

1. ROUTE PROPOSED UTILITIES TO AVOID CONFLICTS WITH EXISTING AND PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL TAP AND METER FEES FOR UTILITIES.
3. SEE PLUMBING FOR CONTINUATION OF WATER, SANITARY SEWER, AND GAS CONNECTIONS AT THE PROPOSED BUILDINGS.
4. THE OWNER/CONTRACTOR SHALL COORDINATE WITH GAS, COMMUNICATIONS AND ELECTRICAL PROVIDERS TO BRING SERVICES TO THE PROPOSED BUILDINGS.
5. SHOULD UNSTABLE SOILS BE ENCOUNTERED IN PIPE TRENCH BOTTOMS, CONTRACTOR SHALL OVEREXCAVATE A MINIMUM OF 18" AND BACKFILL WITH SELECT STRUCTURAL FILL.
6. CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAIN AND SEWER MAIN PRIOR TO MAKING HOT-TAP CONNECTION.
7. CONTRACTOR SHALL MAINTAIN MINIMUM 3' OF COVER ABOVE WATER AND SEWER UTILITIES.
8. HOT TAP SHALL INCLUDE TAPPING SLEEVE, VALVE, AND ALL REQUIRED APPURTENANCES.
9. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR UTILITY INSTALLATION.
10. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED TESTING OF PROPOSED WATER AND SEWER UTILITIES.
11. WATER MAIN PIPING INSTALLED BENEATH SANITARY SEWER LINES SHALL BE DUCTILE IRON AND SHALL EXTEND A MINIMUM LENGTH OF ONE (1) PIPE JOINT EACH SIDE OF CROSSING LOCATION.

FOR REVIEW

Revisions

#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

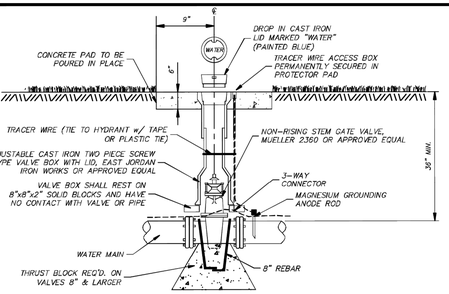
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

UTILITY PLAN

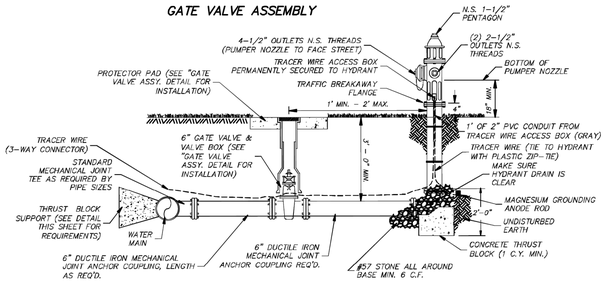
C3.1



GATE VALVE ASSEMBLY NOTES:

1. GATE VALVE SHALL MATCH SIZE OF LINE ON WHICH IT IS INSTALLED UNLESS OTHERWISE NOTED.
2. VALVE BOX SHALL BE SET PLUMB AND CENTERED ABOVE THE VALVE NUT.
3. **THRUST BLOCKS REQUIRED ON ALL GATE VALVES** SHALL BE PLACED ON TAMPED SOIL MEETING SPECIFICATIONS FOR BEDDING MATERIAL OR ON CRUSHED LIMESTONE.
4. ALL TRACER WIRE CONNECTORS SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONDUCTIVITY.
5. ALL BOLTS SHALL BE POLY WRAPPED TO REMAIN FREE OF CONCRETE AND SHALL BE FULLY ACCESSIBLE.
6. CONCRETE PROTECTOR PADS REQUIRED ON ALL VALVES INCLUDING HYDRANT VALVES (ABSORBED).
7. ALL ITEMS SHOWN ON THIS DETAIL & ANY INCIDENTALS REQ'D. FOR FULLY FUNCTIONAL GATE VALVE SHALL BE ABSORBED IN COST FOR PAY ITEM "GATE VALVE ASSEMBLY".

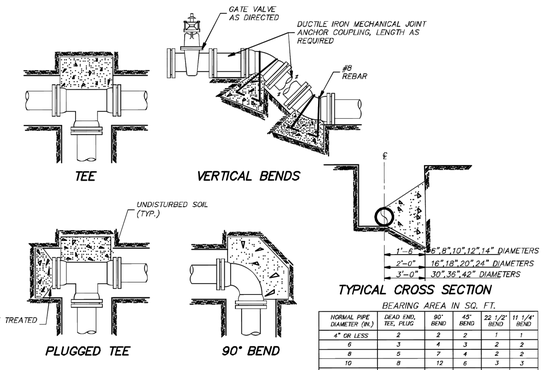
GATE VALVE ASSEMBLY



FIRE HYDRANT ASSEMBLY NOTES:

1. FIRE HYDRANTS SHALL BE FACTORY PAINTED WHITE BY MANUFACTURER.
2. ALL FIRE HYDRANT ASSEMBLIES TO INCLUDE GATE VALVES.
3. CONTRACTOR TO USE MEGA-LUGS ON ALL RESTRAINED JOINTS.
4. FIRE HYDRANT TO MATCH EXISTING (IF ANY) OR BE MUELLER A-423, OR APPROVED EQUAL (MUST BE APPROVED BY CITY OF BRANDON).
5. SEE GATE VALVE ASSEMBLY DETAIL FOR MORE INFORMATION ON INSTALLATION.
6. ALL TRACER WIRE CONNECTORS SHALL BE PRO-TRACE TW AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONDUCTIVITY.
7. ALL ITEMS SHOWN ON THIS DETAIL (INCLUDING VALVE) ARE ABSORBED IN PAY ITEM "FIRE HYDRANT ASSEMBLY".
8. MEGA LUG RESTRAINS OR APPROVED EQUAL REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

FIRE HYDRANT ASSEMBLY



BEARING AREA IN SQ. FT.

NORMAL PIPE DIAMETER (IN.)	DEAD END, TEE, PLUG	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4" OR LESS	2	2	2	1	1
6	3	4	3	2	2
8	5	7	4	2	2
10	8	12	6	3	3
12	12	16	9	5	3
14	14	18	11	6	4
16	16	20	12	7	6

VERTICAL BENDS

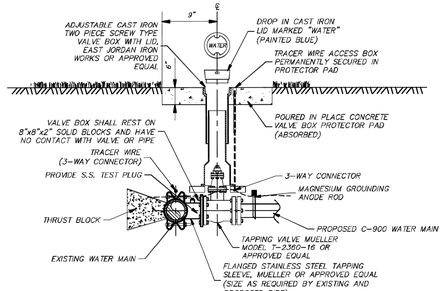
4" OR LESS	--	--	8.0(.22)	4.0(.15) 4.0(.15)
6	--	--	14.0(.52)	6.0(.22) 4.0(.15)
8	--	--	27.0(1.0)	9.0(.33) 6.0(.22)
10	--	--	46.0(2.0)	16.0(.67) 7.5(.30)
12	--	--	68.0(2.5)	22.0(.80) 9.0(.33)
14	--	--	80.0(3.0)	40.0(1.5) 14.0(.52)
16	--	--	90.0(3.3)	52.0(1.9) 18.0(.67)

VOLUME OF BLOCKS INCLUDING SOIL LOAD CU. FT. (CU. YDS.)

THRUST BLOCK NOTES:

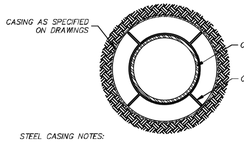
1. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH.
2. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
3. POUR THRUST BLOCKS AGAINST UNDISTURBED SOIL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE SOIL AND EXTEND THRUST BLOCKS TO UNDISTURBED SOIL.
4. IN BACK FILLING, ANY MUCK ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL.
5. WRAP ALL FITTINGS WITH 8-MIL POLYETHYLENE ENCASEMENT.
6. BACK FILL MATERIAL SHALL NOT INCLUDE ROCK OR BOULDERS.
7. ALL CONCRETE SHALL BE MINIMUM 2500 PSI.
8. THRUST BLOCKS SHALL BE AN ABSORBED COST.
9. MEGA LUG RESTRAINS OR APPROVED EQUAL REQUIRED ON ALL MECHANICAL JOINT FITTINGS.
10. CONTRACTOR SHALL PROVIDE JOINT RESTRAINTS AS REQUIRED PER PROJECT SPECIFICATIONS

TYPICAL THRUST BLOCK



NOTE: ALL ITEMS ON THIS DETAIL IN ADDITION TO ALL BENDS REQUIRED TO GET FROM ELEVATION OF EXISTING MAIN TO REQUIRED ELEVATION SHALL BE ABSORBED IN PAY ITEM "CONNECT TO EXISTING WATER MAIN".

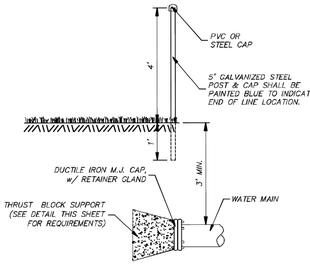
CONNECTION TO EXSTING WATER MAIN



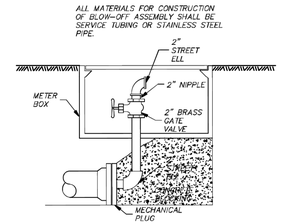
STEEL CASING NOTES:

1. CASING SPACERS SHALL BE RANGER II OR APPROVED EQUAL AND SPACED ALONG THE LENGTH OF THE CARRIER PIPE WITH ONE CASING SPACER WITHIN 2 FEET OF EACH SIDE OF A PIPE JOINT WITH THE REST EVENLY SPACED A MAXIMUM OF 8' APART.
2. STEEL CASINGS REQUIRE PULL-ON PSI MODEL C END SEAL w/ STAINLESS STEEL BANDS ON EACH END
3. CONTRACTOR SHALL BACKFILL TRENCH AS PER SPECIFICATIONS FOR WATER OR SEWER LINES UNDER ROADWAY IN OPEN CUT SCENARIOS.
4. CONTRACTOR SHALL COORDINATE ROAD BORING WITH ROADWAY OWNER AND OBTAIN ANY REQUIRED PERMITS (UNLESS PROVIDED IN CONTRACT DOCUMENTS) AND ABIDE BY ALL REQUIREMENTS OF SUCH.

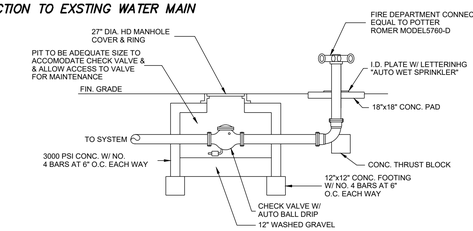
STEEL CASING w/ SPACERS



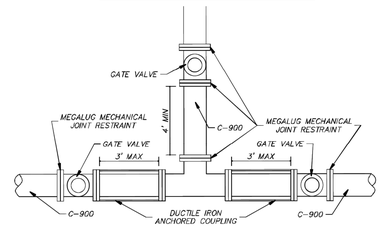
END OF LINE ASSEMBLY



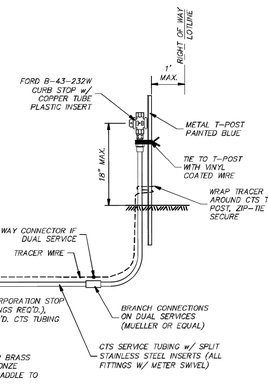
TYPICAL BLOW-OFF ASSEMBLY



FIRE DEPARTMENT CONNECTION DETAIL



PLAN VIEW VALVE CLUSTER

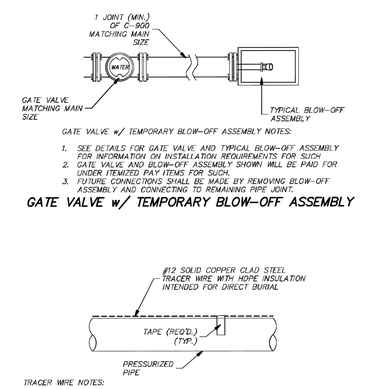


SECTION

WATER SERVICE ASSEMBLY NOTES:

1. THE CONTRACTOR SHALL PROVIDE A 1" SERVICE LINE TO EACH LOT ENDING WITH A CURB STOP TIED TO A STEEL FENCE T-POST PAINTED BLUE WITH VINYL COATED WIRE UNTIL WATER METERS ARE TO BE INSTALLED. SERVICE LINE SHALL BE STUBBED TO A MINIMUM OF 5' BEYOND THE RIGHT OF WAY LINE
2. TRACER WIRE REQUIRED ON ALL WATER SERVICE LINES. ALL TRACER WIRE CONNECTORS SHALL BE PRO-TRACE TW.
3. ALL ITEMS SHOWN ON THIS DETAIL, INCLUDING BUT NOT LIMITED TO, TAPPING SADDLES, CORPORATION STOPS, CTS SERVICE TUBING, BRANCH CONNECTIONS, CURB STOPS, WYES, T-POSTS AND OTHER INCIDENTALS REQUIRED TO FULLY INSTALL SERVICE LINE SHALL BE ABSORBED IN PAY ITEM "WATER SERVICE ASSEMBLY".

TYPICAL WATER SERVICE ASSEMBLY



GATE VALVE w/ TEMPORARY BLOW-OFF ASSEMBLY NOTES:

1. SEE DETAILS FOR GATE VALVE AND TYPICAL BLOW-OFF ASSEMBLY FOR INFORMATION ON INSTALLATION REQUIREMENTS FOR SUCH.
2. GATE VALVE AND BLOW-OFF ASSEMBLY SHOWN WILL BE PAID FOR UNDER ITEMIZED PAY ITEMS FOR SUCH.
3. FUTURE CONNECTIONS SHALL BE MADE BY REMOVING BLOW-OFF ASSEMBLY AND CONNECTING TO REMAINING PIPE JOINT.

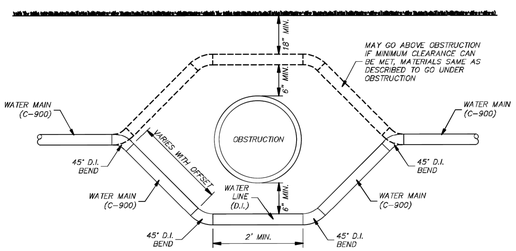
GATE VALVE w/ TEMPORARY BLOW-OFF ASSEMBLY

TRACER WIRE NOTES:

1. TRACER WIRE SHALL BE ABSORBED IN THE PER FOOT COST OF THE PRESSURIZED LINE.
2. TRACER WIRE COLOR SHALL BE BLUE FOR WATER CONSTRUCTION.
3. ALL TRACER WIRE SHALL BE INSTALLED AS A COMPLETE SYSTEM, COMPLETE WITH CONNECTORS, MAGNESIUM ANODE GROUND RODS, AND TERMINAL STATIONS AT EACH FIRE HYDRANT, WATER VALVE, AND TERMINATION LOCATIONS.
4. TRACER WIRE SHALL BE COPPERHEAD 12/30-HS OR APPROVED EQUAL BY CITY.
5. ALL ACCESSORIES SHALL BE COPPERHEAD OR APPROVED EQUAL BY CITY.
6. TRACER WIRE WILL BE TESTED BY CITY AND ALL AREAS NOT ABLE TO BE LOCATED USING TYPICAL LOW FREQUENCY LINE TRACING EQUIPMENT SHALL BE REPAIRED BY CONTRACTOR PRIOR TO ACCEPTANCE.
7. ALL TRACER WIRE CONNECTORS SHALL BE PRO-TRACE TW AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONDUCTIVITY

TRACER WIRE

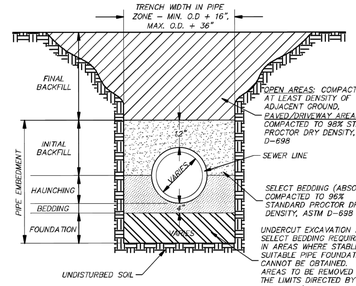
(REQUIRED ON ALL PRESSURIZED PVC LINES)



WATER LINE OBSTRUCTION NOTES:

1. CONTRACTOR TO FOLLOW CLEARANCE REQUIREMENTS IN THE SPECIFICATIONS FOR WATER, STORM DRAIN AND SANITARY SEWER LINE CROSSINGS. WHEN THE WATER LINE MUST CROSS UNDER THE OBSTRUCTION THE PIPE SHALL BE DUCTILE IRON, CASED WITH STEEL CASING, OR FULLY ENCASED WITH CONCRETE.
2. WATER LINE TO PASS OVER OBSTRUCTION IF CLEARANCE REQUIREMENTS CAN BE MET.
3. CONTRACTOR TO FOLLOW REQUIREMENTS IN THE SPECIFICATIONS FOR THE PIPE FITTINGS REQUIRED TO DODGE OBSTRUCTION.
4. SAME SPECIFICATIONS APPLY FOR SANITARY SEWER FORCE MAIN OBSTRUCTIONS.
5. WORK & MATERIALS REQUIRED FOR WATER LINE OBSTRUCTION SHALL BE AN ABSORBED COST.
6. CONTRACTOR SHALL PROVIDE JOINT RESTRAINTS AS REQUIRED PER PROJECT SPECIFICATIONS

TYPICAL WATER LINE OBSTRUCTION



TYPICAL TRENCH NOTES:

1. UNDERCUT EXCAVATION SHALL BE REQUIRED AS DIRECTED BY ENGINEER IF MATERIAL AT PLANNED GRADE WILL NOT PROVIDE STABLE TRENCH BOTTOM FOR PIPE LAYING. IT SHALL BE PAID FOR AS "UNDERCUT EXCAVATION" AND SPOILED AS DIRECTED BY ENGINEER OR REQUIRED IN CONTRACT DOCUMENTS.
2. FOUNDATION MATERIAL SHALL BE PAID FOR UNDER PAY ITEM "SELECT BEDDING MATERIAL".
3. BEDDING & HAUNCHING MATERIAL SHALL BE AN ABSORBED COST PER FOOT OF PIPE. QUANTITIES FOR BEDDING MATERIAL (IF PROVIDED) ARE INTENDED TO BE USED FOR FOUNDATION MATERIAL.
4. INITIAL BACKFILL SHALL BE AN ABSORBED COST.
5. IF CONTRACTOR PROPOSES TO USE NATIVE MATERIAL FOR PIPE EMBEDMENT AND/OR FINAL BACKFILL CONTRACTOR SHALL PROVIDE TEST RESULTS TO ENGINEER STATING WHETHER NATIVE MATERIAL MEETS PROJECT SPECIFICATIONS FOR USE AS PIPE EMBEDMENT MATERIAL OR FINAL BACKFILL. IF NATIVE MATERIAL MEETS REQUIREMENTS FOR SUCH THEN IT SHALL BE USED BY CONTRACTOR FOR THIS PURPOSE AND SHALL BE AN ABSORBED COST PER FOOT OF PIPE.
6. FINAL BACKFILL IS AN ABSORBED COST PER FOOT OF PIPE AND SHALL BE EITHER:
   - 6.1. NATIVE MATERIAL IN OPEN AREAS UNLESS OTHERWISE DIRECTED BY THE ENGINEER, OR
   - 6.2. SELECT MATERIAL IN TRENCHES CONSTRUCTED UNDER OR WITHIN 5' OF ROADWAYS, CURBED OR PAVED AREAS. MATERIAL SHALL EXTEND 5' BEYOND THE EDGE OF PAVING STRUCTURE(S).
7. TRENCH SETTLEMENT REPAIR (INCLUDING RE-GRASSING IS THE CONTRACTOR'S RESPONSIBILITY DURING WARRANTY PERIOD.
8. DEWATERING OF ANY TRENCH FOR ANY REASON IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

TYPICAL TRENCH FOR PVC SEWER LINES

NOTE: DETAIL DRAWINGS ARE NOT TO SCALE UNLESS OTHERWISE NOTED ON SPECIFIC DETAIL.

FOR REVIEW

Revisions

#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
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THE SUMMIT

MULTIFAMILY RESIDENTIAL DEVELOPMENT
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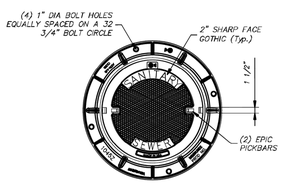
M°MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

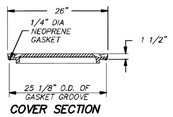
NOT FOR CONSTRUCTION

WATER DETAILS

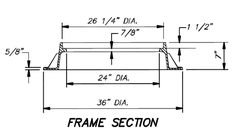
C3.2



FRAME & COVER PLAN VIEW



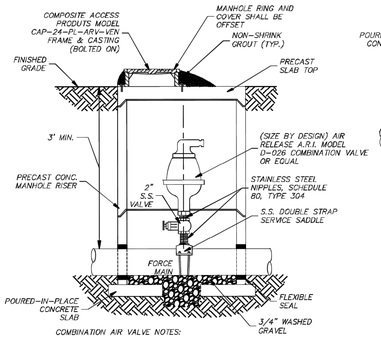
COVER SECTION



FRAME SECTION

NOTE: FRAME & COVER SHOWN IS EAST JORDAN IRON WORKS 1045Z FRAME & 1040AGS COVER ASSEMBLY. ALTERNATE FRAME AND COVER WILL BE CONSIDERED BUT MUST HAVE A 24" MINIMUM OPENING, MANUFACTURED AND TESTED IN ACCORDANCE WITH AASHTO M306, HAVE PICKBARS FOR COVER REMOVAL, & MEET OTHER SPECIFICATIONS OF THE FRAME AND COVER SHOWN.

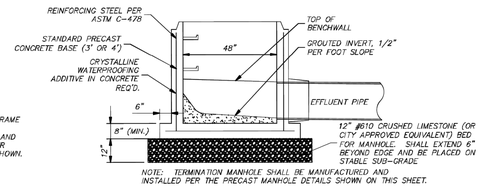
MANHOLE FRAME AND COVER



COMBINATION AIR VALVE NOTES:

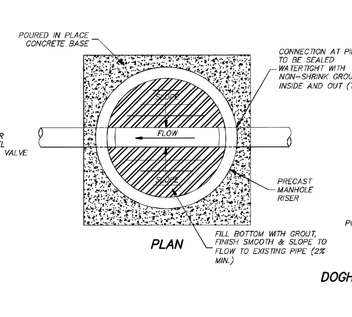
1. ADJUST VERTICAL ALIGNMENT OF PROPOSED FORCE MAIN SO THAT HIGH POINT IS MINIMUM 3' BELOW FINISHED GRADE.
2. WITHIN PAVEMENT AND SHOULDER AREAS, FRAME AND COVER SHALL BE TRAFFIC BEARING.

COMBINATION AIR VALVE

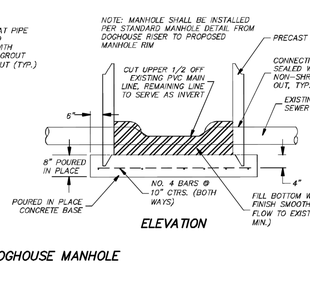


NOTE: TERMINATION MANHOLE SHALL BE MANUFACTURED AND INSTALLED PER THE PRECAST MANHOLE DETAILS SHOWN ON THIS SHEET.

TERMINATION MANHOLE

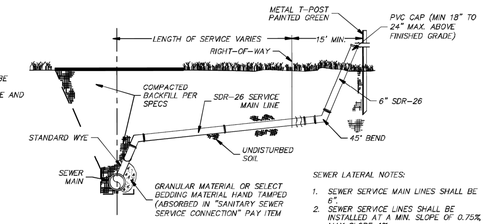


PLAN



ELEVATION

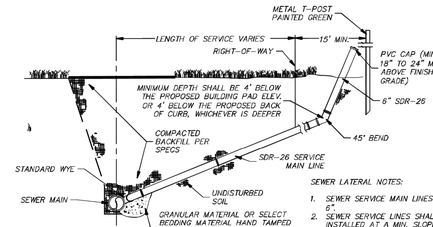
DOGHOUSE MANHOLE



SEWER LATERAL NOTES:

1. SEWER SERVICE MAIN LINES SHALL BE 6".
2. SEWER SERVICE LINES SHALL BE INSTALLED AT A MIN. SLOPE OF 0.75% MAX SLOPE 4%
3. SERVICE LINES SHALL BE STUBBED OUT A MINIMUM OF 15' OUTSIDE THE RIGHT-OF-WAY

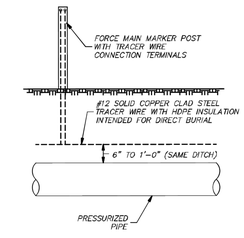
STANDARD SEWER LATERAL (SERVICE LINE) OVER 8' DEEP



SEWER LATERAL NOTES:

1. SEWER SERVICE MAIN LINES SHALL BE 6".
2. SEWER SERVICE LINES SHALL BE INSTALLED AT A MIN. SLOPE OF 0.75% MAX SLOPE 4%
3. SERVICE LINES SHALL BE STUBBED OUT A MINIMUM OF 15' OUTSIDE THE RIGHT-OF-WAY

STANDARD SEWER LATERAL (SERVICE LINE) 0-8' DEEP

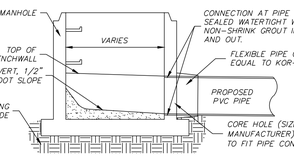


TRACER WIRE NOTES:

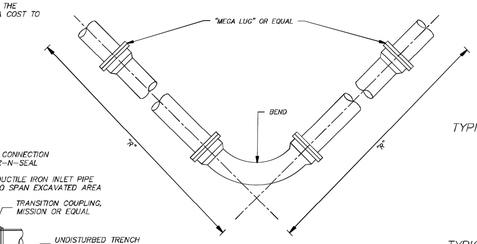
1. TRACER WIRE SHALL BE ABSORBED IN THE PER FOOT COST OF THE PRESSURIZED LINE.
2. TRACER WIRE COLOR SHALL BE BLUE FOR WATER CONSTRUCTION AND GREEN FOR WASTEWATER CONSTRUCTION.
3. ALL TRACER WIRE CONNECTORS SHALL BE PRO-TRACE TM AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONDUCTIVITY.
4. MARKER POSTS SHALL BE PAINTED GREEN OR HAVE WORDING STATING "SEWER FORCE MAIN" AND SHALL BE SPACED AS SHOWN ON THE PLANS OR DIRECTED BY ENGINEER

TRACER WIRE

(REQUIRED ON ALL PRESSURIZED PVC LINES)

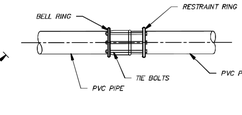


CORE HOLE EXISTING MANHOLE CONNECTION



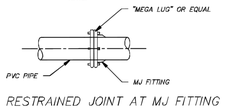
RESTRAINED JOINT DIAGRAM

N.T.S.



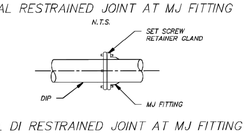
TYPICAL IN-LINE PVC RESTRAINED JOINT

N.T.S.



TYPICAL RESTRAINED JOINT AT MJ FITTING

N.T.S.



TYPICAL DI RESTRAINED JOINT AT MJ FITTING

N.T.S.

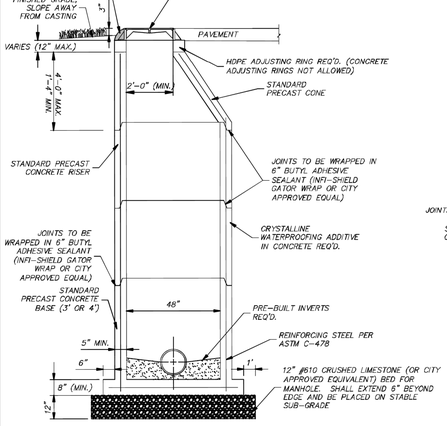
GENERAL NOTES:

1. RESTRAINED JOINT PIPE SHALL BE USED AT ALL BENDS.
2. ALL JOINTS WITHIN THE DISTANCE "R" ESTABLISHED ABOVE SHALL BE RESTRAINED.
3. ONE ADDITIONAL RESTRAIN JOINT SHALL BE INCLUDED OUTSIDE THE "R" DISTANCE ON EACH SIDE OF THE BEND.
4. ALL PIPE IN CASINGS SHALL BE RESTRAINED, BUT PIPE LENGTHS IN CASINGS SHALL NOT APPLY TOWARD REQUIRED RESTRAINED LENGTHS FOR ADJACENT BENDS.
5. RESTRAINED JOINT LENGTHS WERE CALCULATED BASED ON DIPRA THRUST RESTRAINT GUIDELINES UNDER THE FOLLOWING CONDITIONS:
   - LAYING CONDITION – TYPE 3
   - SOIL DESIGNATION – CLAY 2
   - DEPTH OF COVER – 3'
   - DESIGN PRESSURE – 150 PSI
   - SAFETY FACTOR – 2.0

IF ANY OF THE ASSUMPTIONS SIGNIFICANTLY DIFFER FROM THE LAYING CONDITIONS, NEW THRUST RESTRAINT CALCULATIONS SHOULD BE PERFORMED.

SOIL TYPE	CL	BEND TYPE	ANGLE	R (ft)	
TRENCH TYPE	III		90	110	
SAFETY FACTOR	2	HORIZONTAL BEND	45	46	
DEPTH OF BURY	3-FEET		22.5	22	
TEST PRESSURE	150-PSI		11.25	11	
NOMINAL SIZE	24-INCH	DEAD END		100	
			ANGLE	R UPPER (ft)	R LOWER (ft)
		VERTICAL OFFSET	45	150	81
			22.5	67	34
			11.25	45	16

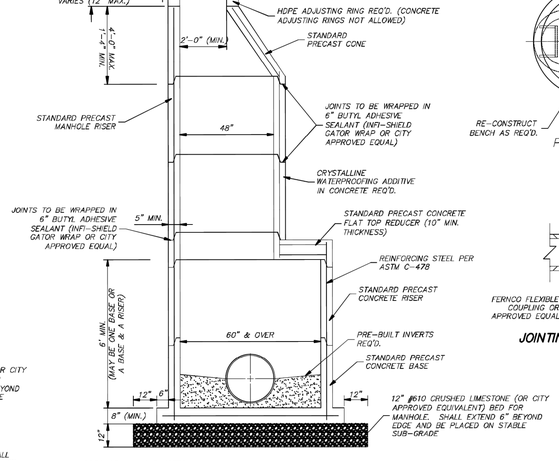
NOTE: DETAIL DRAWINGS ARE NOT TO SCALE UNLESS OTHERWISE NOTED ON SPECIFIC DETAIL.



PRECAST MANHOLE NOTES:

1. ALL MANHOLE BASES SHALL BE 48" DIAMETER UNLESS OTHERWISE SHOWN ON THE PLANS. ALL MANHOLE BASES SHALL HAVE (AT A MINIMUM) NO. 4 REINFORCING BARS PLACED @ 10" CENTERS BOTH WAYS.
2. ALL MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS, 1045Z FRAME & 1040AGS COVER ASSEMBLY OR APPROVED EQUAL. TOP OF CASTINGS SHALL EXTEND A MINIMUM OF 0.25" ABOVE THE FINISHED GRADE.
3. MANUFACTURER SHALL ENSURE THAT REQUIRED MANHOLE RING AND COVER WILL FIT PROPERLY.
4. RUBBER GASKETS TO BE USED AT ALL MANHOLE SECTION JOINTS.
5. RUBBER GASKETS SHALL BE THE "O" RING TYPE CONFORMING TO THE REQUIREMENTS OF THE LATEST ASTM STANDARD SPECIFICATION A-443.
6. ALL LIFT HOLES ON EACH SECTION SHALL BE SEALED WATERTIGHT WITH NON-SHRINK GROUT INSIDE AND OUT.
7. EACH GRADING RING SHALL BE LAID IN A FULL BED OF MORTAR AND SHALL BE THOROUGHLY BONDED. THE OUTSIDE OF THE GRADING RINGS SHALL BE NEATLY PLASTERED WITH 1/2" OF CEMENT MORTAR.
8. THE INTERIOR OF ALL PRECAST MANHOLE SECTIONS, SLABS AND ADJUSTING RINGS SHALL BE COATED WITH COAL TAR EPOXY THAT MEETS THE PROJECT SPECIFICATIONS UNLESS OTHERWISE SPECIFIED (ABSORBED).
9. ALL ITEMS SHOWN ON DETAILS SHALL BE CONSIDERED ABSORBED WITH EACH MANHOLE PAY ITEM.

STANDARD 48" DIAMETER PRECAST MANHOLE



PRECAST MANHOLE NOTES:

1. THE INSIDE DIAMETER OF THE MANHOLE BASE SHALL BE AS SHOWN ON THE PLANS. ALL MANHOLE BASES SHALL HAVE (AT A MINIMUM) NO. 4 REINFORCING BARS PLACED @ 10" CENTERS BOTH WAYS.
2. ALL MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS, 1045Z FRAME & 1040AGS COVER ASSEMBLY OR APPROVED EQUAL. TOP OF CASTINGS SHALL EXTEND A MINIMUM OF 0.25" ABOVE THE FINISHED GRADE.
3. MANUFACTURER SHALL ENSURE THAT REQUIRED MANHOLE RING AND COVER WILL FIT PROPERLY.
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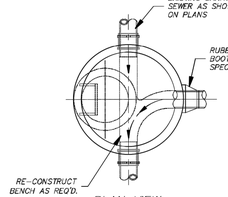
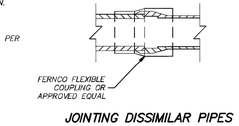
8. THE INTERIOR OF ALL PRECAST MANHOLE SECTIONS, SLABS AND ADJUSTING RINGS SHALL BE COATED WITH COAL TAR EPOXY THAT MEETS THE PROJECT SPECIFICATIONS UNLESS OTHERWISE SPECIFIED (ABSORBED).
9. ALL ITEMS SHOWN ON DETAILS SHALL BE CONSIDERED ABSORBED WITH EACH MANHOLE PAY ITEM.
10. PAYMENT FOR MANHOLE SHALL BE BASED ON THE BASE MANHOLE DIAMETER.

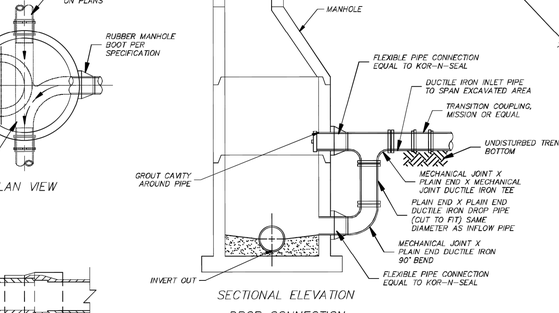
STANDARD 60" DIAMETER & LARGER PRECAST MANHOLE



PLAN VIEW

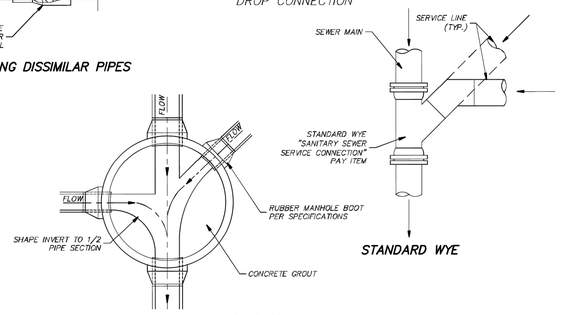


JOINTING DISSIMILAR PIPES



SECTIONAL ELEVATION

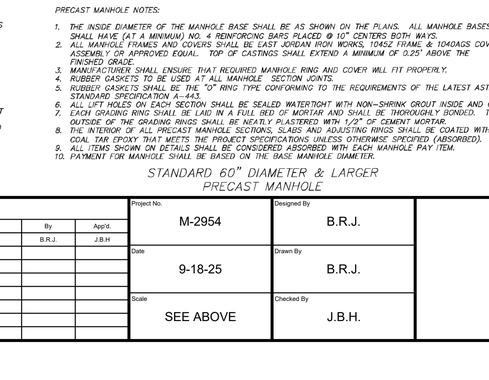
DROP CONNECTION



STANDARD WYE

NOTE: IF MANHOLE HAS ONLY ONE INFLUENT PIPE WHICH IS APPROXIMATELY 90 DEGREES TO EFFLUENT PIPE, THEN CONTRACTOR SHALL MAINTAIN A CHANNEL OF SAME WIDTH AS INFLUENT PIPE.

FLOW CHANNEL & PIPE CONNECTION



TYPICAL TRENCH NOTES:

1. UNDERCUT EXCAVATION SHALL BE REQUIRED AS DIRECTED BY ENGINEER IF MATERIAL AT PLANNED GRADE WILL NOT PROVIDE STABLE TRENCH BOTTOM FOR PIPE LAYING. IT SHALL BE PAID FOR AS "UNDERCUT EXCAVATION" AND SPOILED AS DIRECTED BY ENGINEER OR REQUIRED IN CONTRACT DOCUMENTS.
2. FOUNDATION MATERIAL SHALL BE PAID FOR UNDER PAY ITEM "SELECT BEDDING MATERIAL".
3. BEDDING & HAUNCHING MATERIAL SHALL BE AN ABSORBED COST PER FOOT OF PIPE. QUANTITIES FOR BEDDING MATERIAL (IF PROVIDED) ARE INTENDED TO BE USED FOR FOUNDATION MATERIAL.
4. INITIAL BACKFILL SHALL BE AN ABSORBED COST.
5. IF CONTRACTOR PROPOSES TO USE NATIVE MATERIAL FOR PIPE EMBEDMENT AND/OR FINAL BACKFILL, CONTRACTOR SHALL PROVIDE TEST RESULTS TO ENGINEER STATING WHETHER NATIVE MATERIAL MEETS PROJECT SPECIFICATIONS FOR USE AS PIPE EMBEDMENT MATERIAL OR FINAL BACKFILL. IF NATIVE MATERIAL MEETS REQUIREMENTS FOR SUCH THEN IT SHALL BE USED BY CONTRACTOR FOR THIS PURPOSE AND SHALL BE AN ABSORBED COST PER FOOT OF PIPE.
6. FINAL BACKFILL IS AN ABSORBED COST PER FOOT OF PIPE AND SHALL BE EITHER:
   - 6.1. NATIVE MATERIAL IN OPEN AREAS UNLESS OTHERWISE DIRECTED BY THE ENGINEER, OR
   - 6.2. SELECT MATERIAL IN TRENCHES CONSTRUCTED UNDER OR WITHIN 5' OF ROADWAYS, CURBED OR PAVED AREAS. MATERIAL SHALL EXTEND 5' BEYOND THE EDGE OF PAVING STRUCTURE(S).
7. TRENCH SETTLEMENT REPAIR (INCLUDING RE-GRASSING IS THE CONTRACTOR'S RESPONSIBILITY DURING WARRANTY PERIOD.
8. DEWATERING OF ANY TRENCH FOR ANY REASON IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

TYPICAL TRENCH FOR PVC SEWER LINES

FOR REVIEW

Revisions				
#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

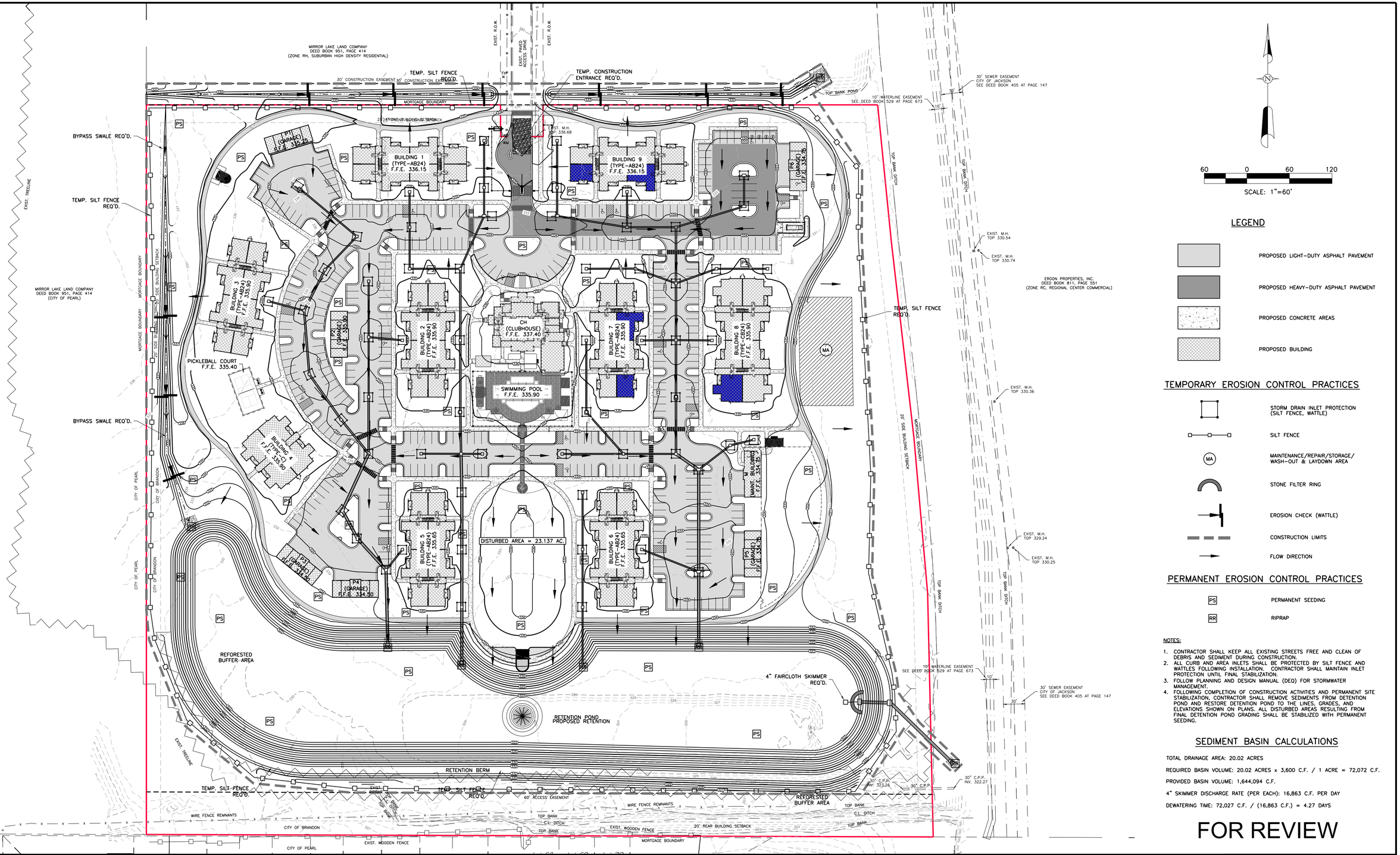
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

SEWER DETAILS

C3.3



LEGEND

- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

TEMPORARY EROSION CONTROL PRACTICES

- STORM DRAIN INLET PROTECTION (SILT FENCE, WATTLE)
- SILT FENCE
- MA — MAINTENANCE/REPAIR/STORAGE/ WASH-OUT & LAYDOWN AREA
- STONE FILTER RING
- EROSION CHECK (WATTLE)
- CONSTRUCTION LIMITS
- FLOW DIRECTION

PERMANENT EROSION CONTROL PRACTICES

- PS — PERMANENT SEEDING
- RR — RIPRAP

NOTES:

1. CONTRACTOR SHALL KEEP ALL EXISTING STREETS FREE AND CLEAN OF DEBRIS AND SEDIMENT DURING CONSTRUCTION.
2. ALL CURB AND AREA INLETS SHALL BE PROTECTED BY SILT FENCE AND WATTLES FOLLOWING INSTALLATION. CONTRACTOR SHALL MAINTAIN INLET PROTECTION UNTIL FINAL STABILIZATION.
3. FOLLOW PLANNING AND DESIGN MANUAL (DEQ) FOR STORMWATER MANAGEMENT.
4. FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES AND PERMANENT SITE STABILIZATION, CONTRACTOR SHALL REMOVE SEDIMENTS FROM DETENTION POND AND RESTORE DETENTION POND TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON PLANS. ALL DISTURBED AREAS RESULTING FROM FINAL DETENTION POND GRADING SHALL BE STABILIZED WITH PERMANENT SEEDING.

SEDIMENT BASIN CALCULATIONS

TOTAL DRAINAGE AREA: 20.02 ACRES

REQUIRED BASIN VOLUME: 20.02 ACRES x 3,600 C.F. / 1 ACRE = 72,072 C.F.

PROVIDED BASIN VOLUME: 1,644,094 C.F.

4" SKIMMER DISCHARGE RATE (PER EACH): 16,863 C.F. PER DAY

DEWATERING TIME: 72,027 C.F. / (16,863 C.F.) = 4.27 DAYS

FOR REVIEW

Revisions

#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

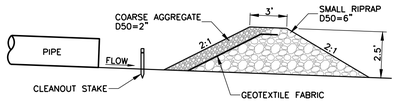
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

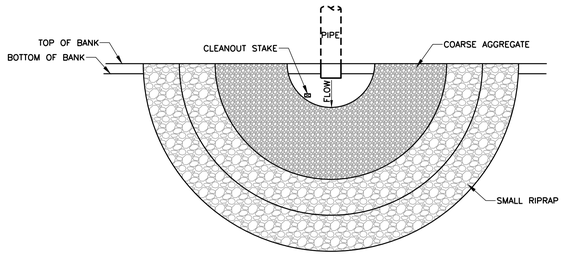
C4.1



CROSS SECTION VIEW

NOTES:

1. AGGREGATE AND RIPRAP SHALL BE WASHED WITH LITTLE TO NO FINES.
2. PROVIDE CLEANOUT STAKE.
3. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF FULL.



OUTLET (PLAN VIEW)

TEMPORARY STONE FILTER RING DETAILS

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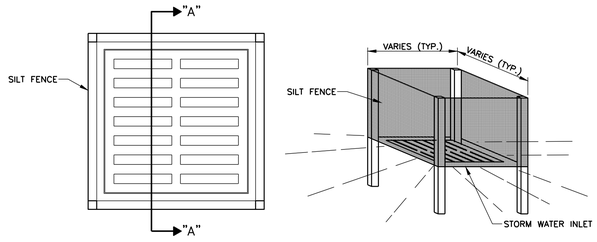
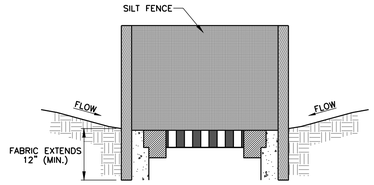


PLAN VIEW

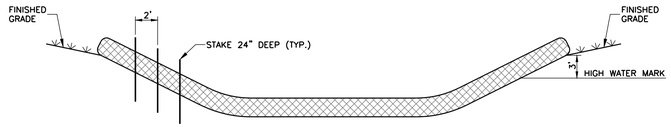
ISOMETRIC VIEW



SECTION "A-A"

SILT FENCE INLET PROTECTION DETAILS

N.T.S.



WATTLE INSTALLATION CRITERIA:

MAY BE INSTALLED FLAT ON THE GROUND OR ENTRENCHED.

MAY BE INSTALLED OVER BARE SOIL OR OVER EROSION CONTROL BLANKETS AND ON STEEP SLOPES.

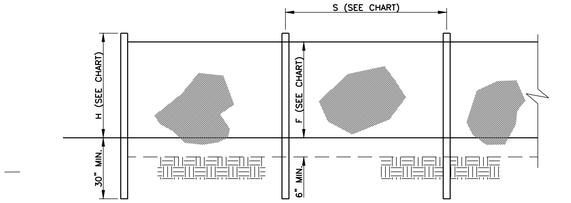
SHOULD REMAIN IN PLACE UNTIL VEGETATION IS FULLY ESTABLISHED AND CAN SURVIVE ON ITS OWN.

TYPICALLY SECURED TO THE SUBGRADE SOIL USING A 1-INCH BY 1-INCH WOOD STAKE. STAKES SHOULD BE PLACED EVERY TWO FEET ACROSS THE LENGTH OF THE SEDIMENT TUBE. STAKES SHOULD BE INTERTWINED WITH OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN INTO THE GROUND A MINIMUM OF 24 INCHES.

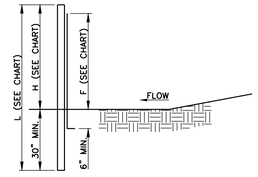
WATTLES PLACED IN SWALES OR CHANNEL BOTTOMS SHOULD CONTINUE UP THE SIDE SLOPES THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

WATTLE INSTALLATION DETAIL

N.T.S.



ELEVATION



SECTION

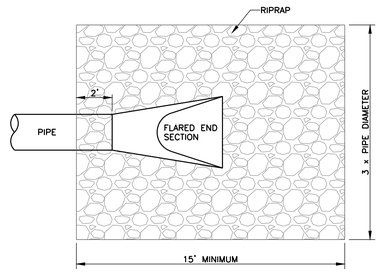
POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH - L	58"	58"
MIN. HEIGHT - H	2'-0"	2'-0"
MAX. SPACING - S	6'-0"	6'-0"
MIN FABRIC WIDTH	28"	28"
MATERIAL	1.25 LB/FT. STEEL	1.25 LB/FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.)(1) (ASTM D-4632)	WARP - 170 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	-----
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ.FT) (CDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAM BURSTING STRENGTH TESTER)	250	400
MIN. FABRIC WIDTH (INCHES) - F-W	36	36
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS (2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH		

NOTES:

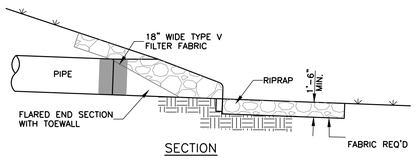
1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.
4. FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH.
5. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE INSTALLATION DETAILS

N.T.S.



PLAN VIEW



SECTION

FLARED END SECTION WITH RIPRAP DETAILS

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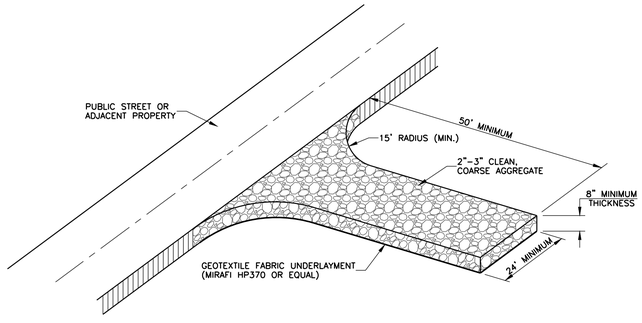
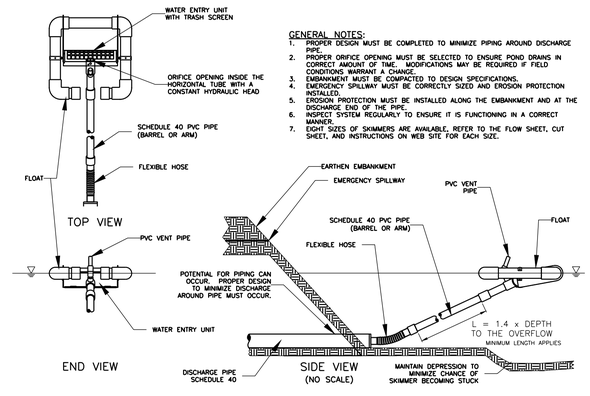


ISOMETRIC VIEW

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER DETAIL

N.T.S.

FOR REVIEW

Revisions				
#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

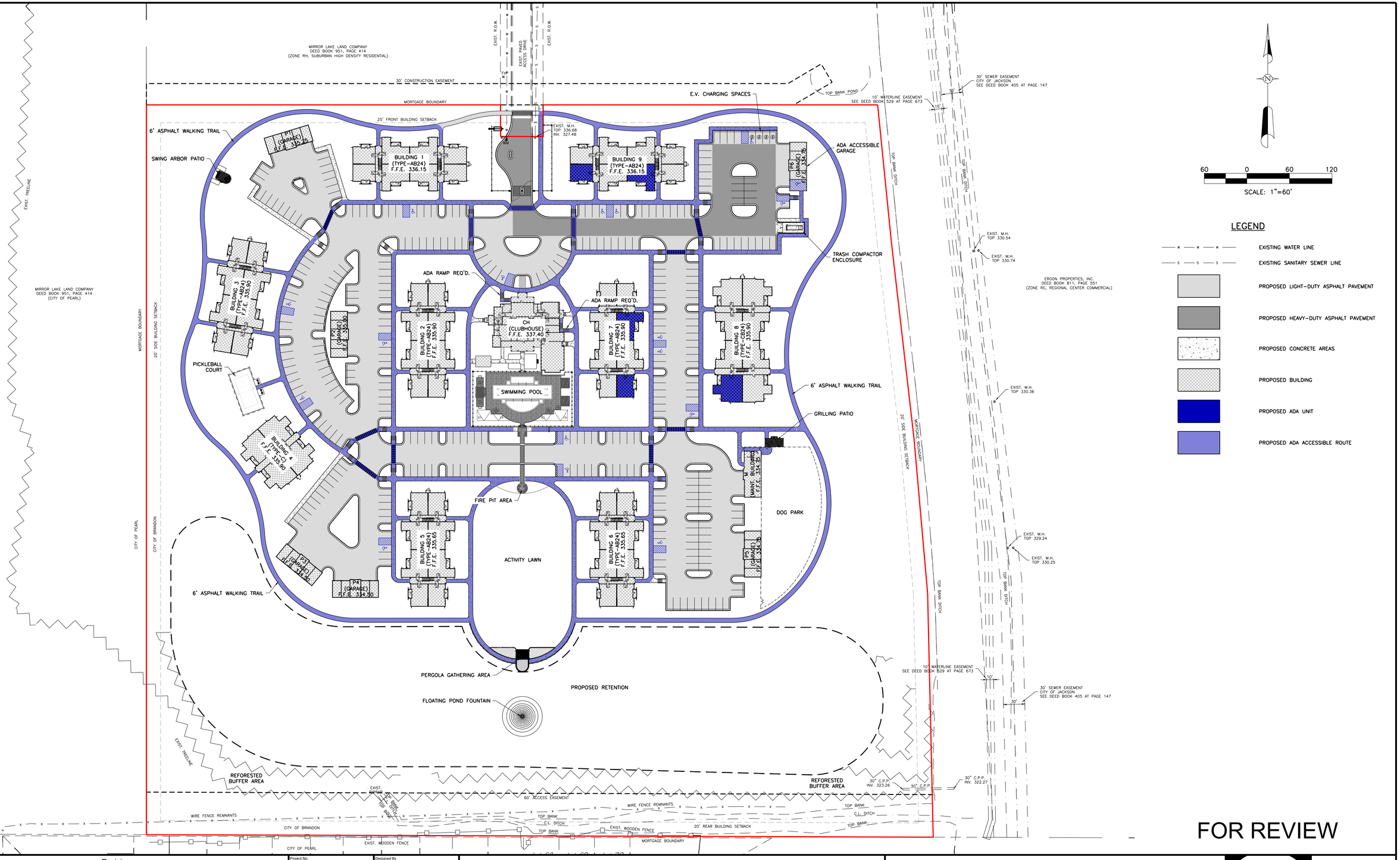
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

EROSION CONTROL DETAILS

C4.2



FOR REVIEW

Revisions				
#	Date	Nature	By	App'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

M^cMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

ADA ACCESSIBLE ROUTE PLAN

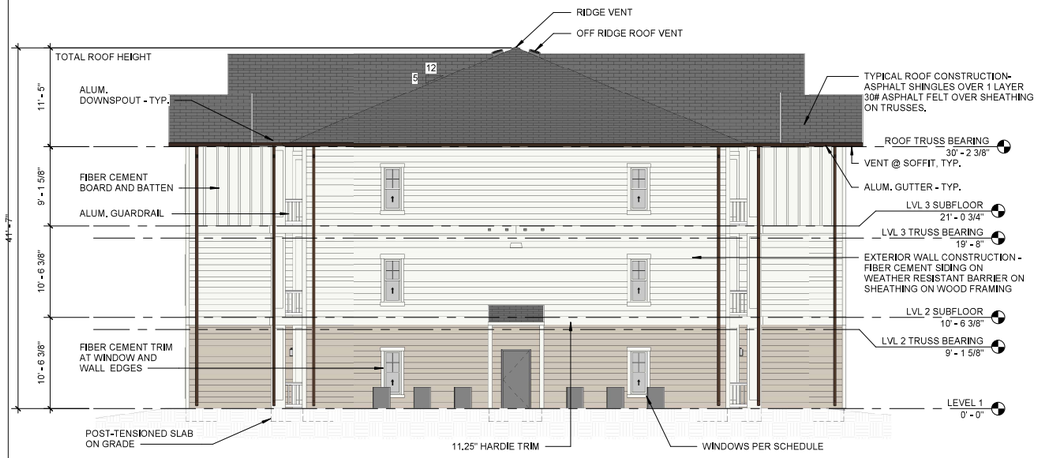
C5.1

FIBER CEMENT SIDING COLORS

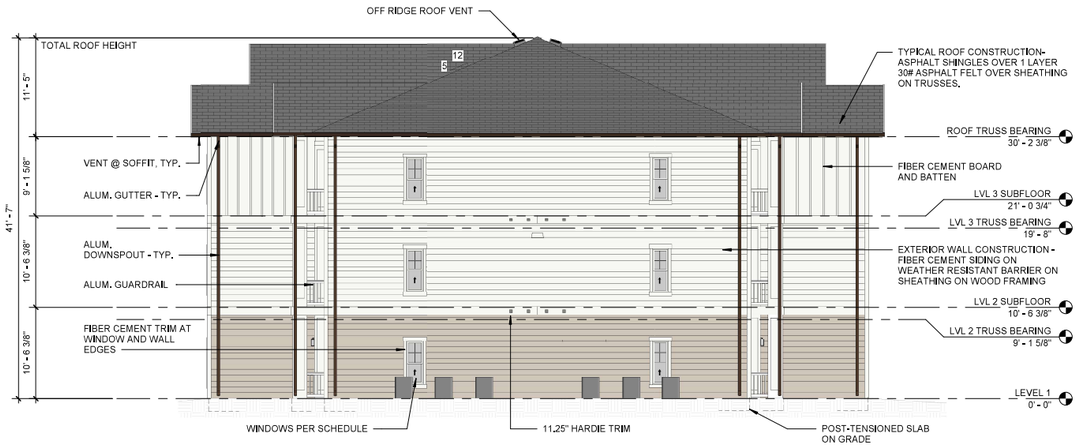
COLOR 1 - ARCTIC WHITE

COLOR 2 - COBBLESTONE

1 SOUTH ELEVATION - BLDG AB24
1/8" = 1'-0"



4 EAST ELEVATION - BLDG AB24
1/8" = 1'-0"



2 WEST ELEVATION - BLDG AB24
1/8" = 1'-0"

3 NORTH ELEVATION - BLDG AB24
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

PARK DEVELOPMENT GROUP

THE SUMMIT

ORLEANS WAY BRANDON MS

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A STATEMENT ON ALL SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lumsden Ellis
4387
STATE OF MISSISSIPPI
12-18-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG AB24

SHEET NUMBER

A200 2

KEYNOTES - EXTERIOR ELEVATIONS

KEY	NOTES

FIBER CEMENT SIDING COLORS

- COLOR 1 - ARCTIC WHITE
- COLOR 2 - COBBLESTONE

2 SOUTH ELEVATION- BDG C
1/8" = 1'-0"

4 WEST ELEV- BDG C
1/8" = 1'-0"

3 EAST ELEV- BDG C
1/8" = 1'-0"

1 NORTH ELEV -BLDG C
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

PARK DEVELOPMENT GROUP

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MS BRANCH BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lunsden Ellis
4387
STATE OF MISSISSIPPI
12-18-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

EXTERIOR ELEVATIONS - BLDG C

SHEET NUMBER

A210 2

KEYNOTES - EXTERIOR ELEVATIONS

KEY	NOTES

FIBER CEMENT SIDING COLORS

- COLOR 1 - ARCTIC WHITE
- COLOR 2 - COBBLESTONE

3 NORTH ELEVATION - BLDG CB24
1/8" = 1'-0"

4 EAST ELEVATION - BLDG CB24
1/8" = 1'-0"

2 WEST ELEVATION - BLDG CB24
1/8" = 1'-0"

1 SOUTH ELEVATION - BLDG CB24
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

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A STATEMENT ON ANY SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE VIII PLANS BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

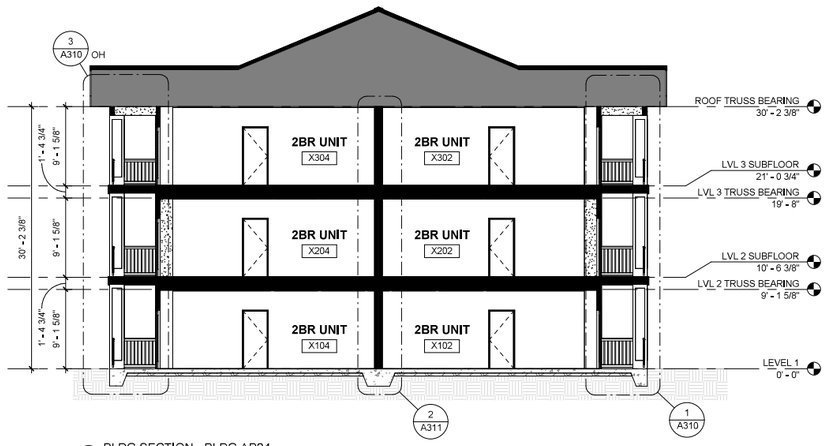
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

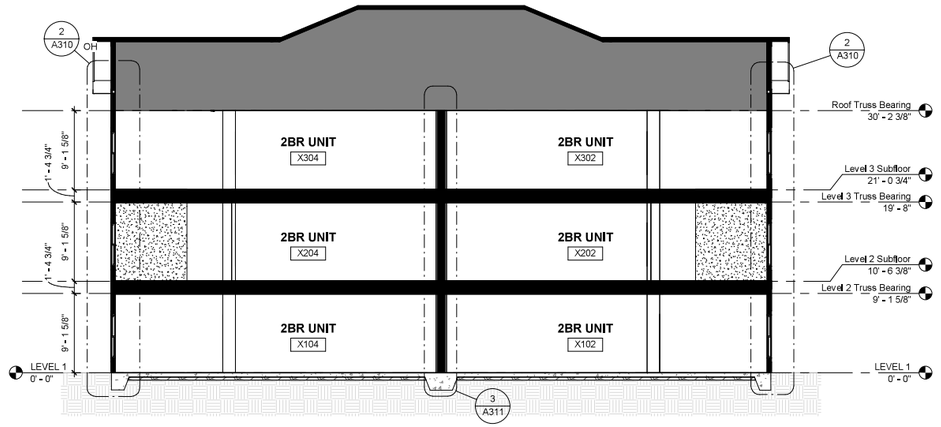
EXTERIOR ELEVATIONS - BLDG CB24

SHEET NUMBER

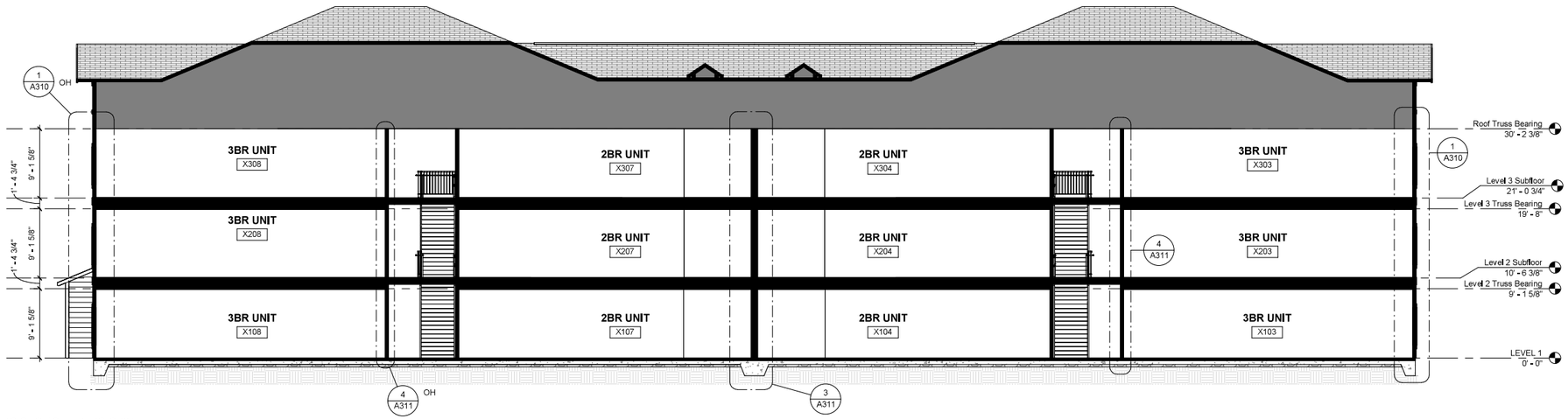
A220 2



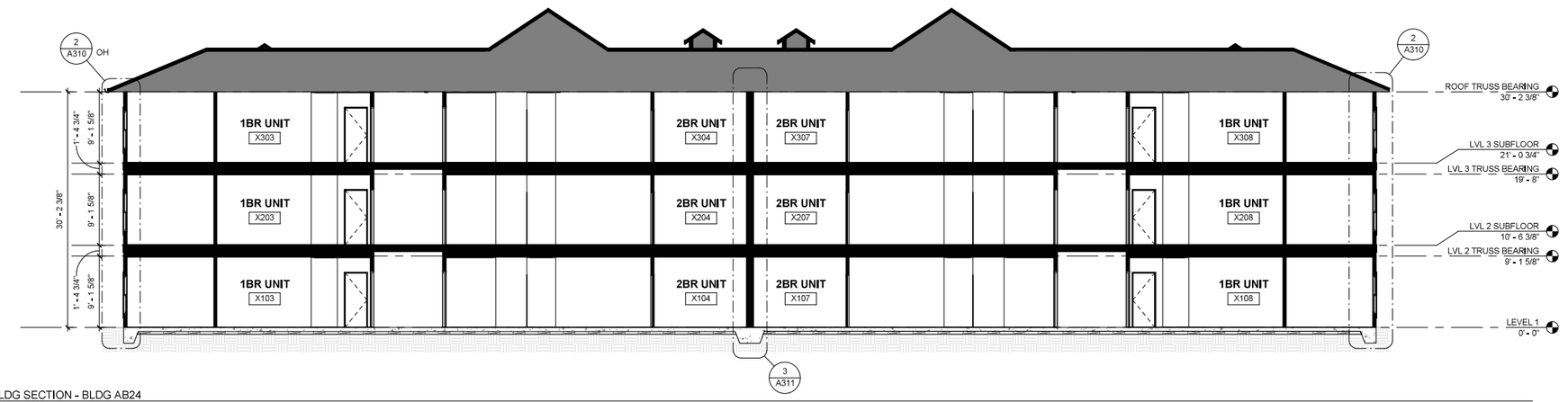
3 BLDG SECTION - BLDG AB24
1/8" = 1'-0"



4 BLDG SECTION - BLDG CB24
1/8" = 1'-0"



2 BLDG SECTION - BLDG CB24
1/8" = 1'-0"



1 BLDG SECTION - BLDG AB24
1/8" = 1'-0"

bdg
architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com
PARK DEVELOPMENT GROUP

THE SUMMIT

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lumsden Ellis
4387
STATE OF MISSISSIPPI
12-10-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

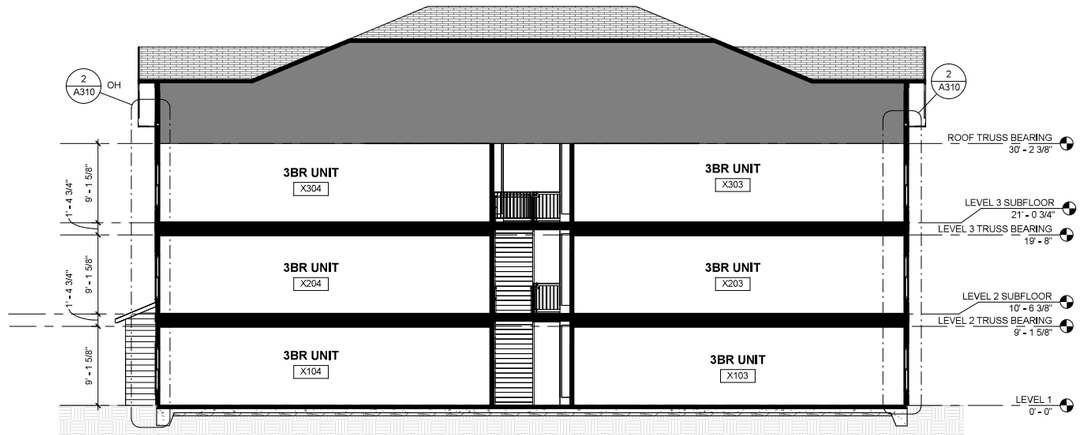
SHEET TITLE

BUILDING SECTIONS - AB24 & CB24

SHEET NUMBER

A300
2

1 BLDG SECTION - BLDG C
1/8" = 1'-0"



2 BLDG SECTION - BLDG C
1/8" = 1'-0"

bdg
architects

400 N Ashley Drive
Suite 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

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A STATEMENT ON ALL STAMPED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

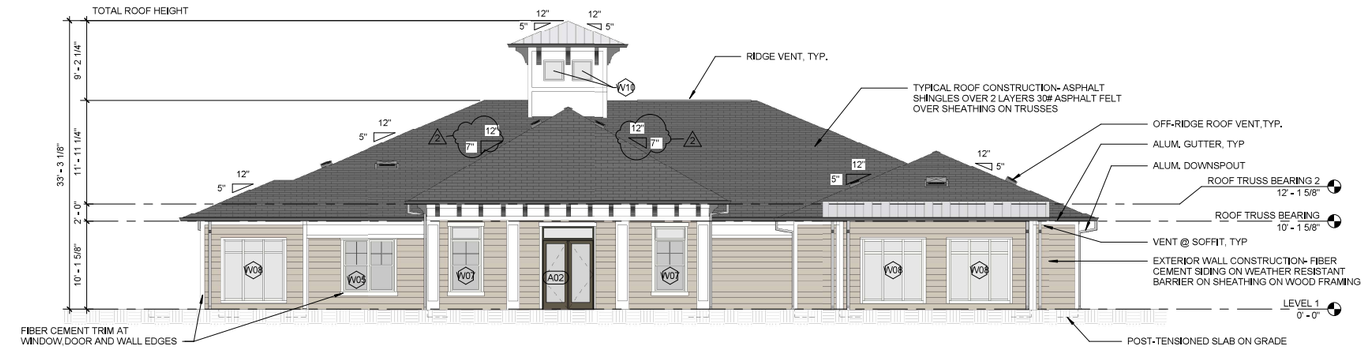
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

BUILDING SECTIONS - BLDG C

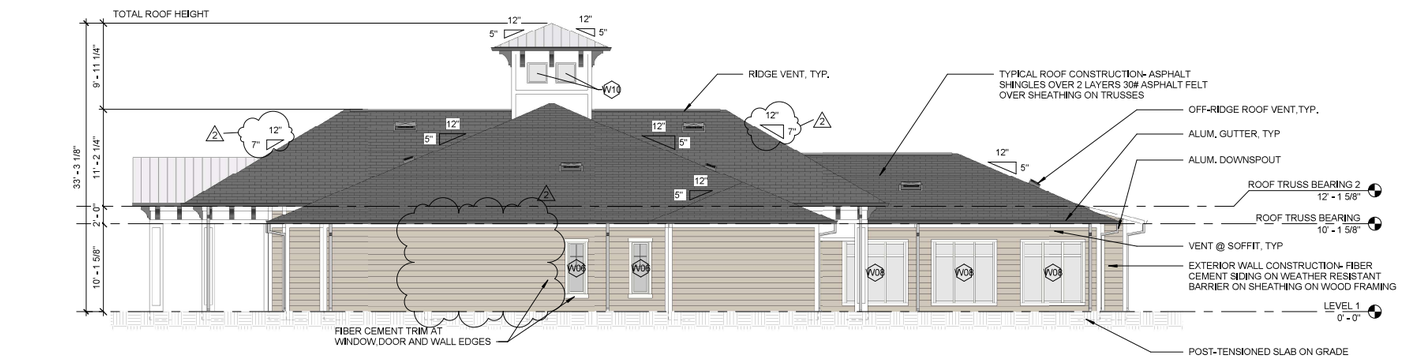
SHEET NUMBER

A301 2

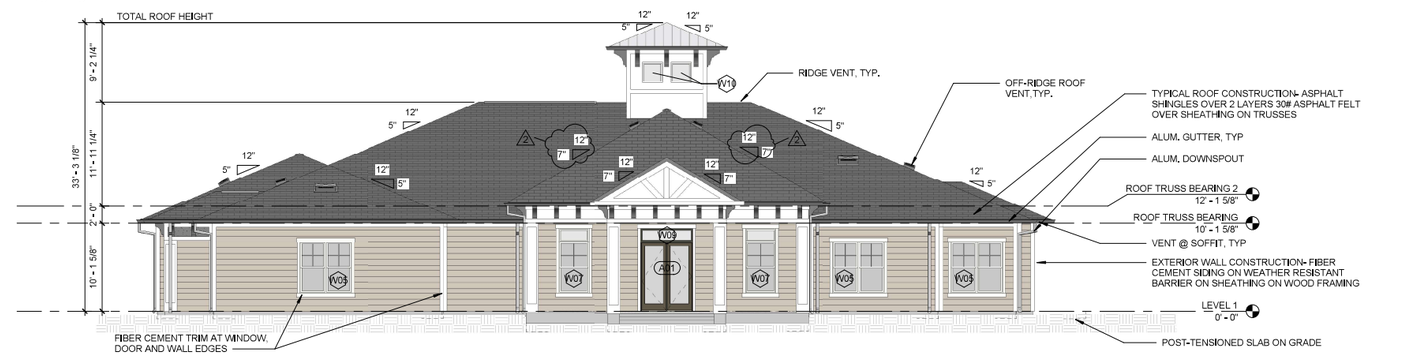


1 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"

4 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"



3 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



2 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"

FIBER CEMENT SIDING COLORS
COLOR 1 - ARCTIC WHITE
COLOR 2 - COBBLESTONE

bdg architects
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A STATEMENT ON "ALTERED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lansdon Ellis
4387
STATE OF MISSISSIPPI
12-18-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

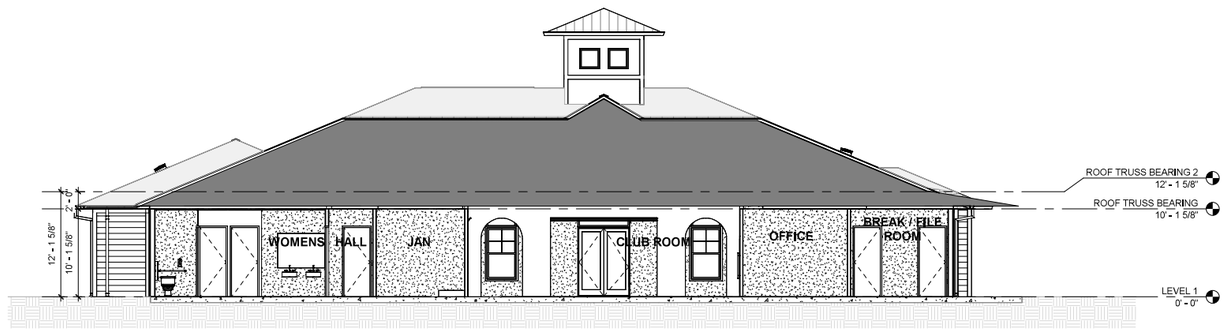
EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET NUMBER

A710

3 CLUBHOUSE SECTION 3
1/8" = 1'-0"

1 CLUBHOUSE SECTION 2
1/8" = 1'-0"



2 CLUBHOUSE SECTION 1
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
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THE SUMMIT

ORLEANS WAY BRANDON MS

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lunsden Ellis
4387
STATE OF MISSISSIPPI

12-10-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET

PROJECT INFORMATION BLOCK

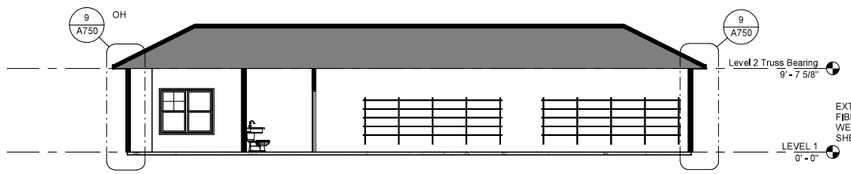
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

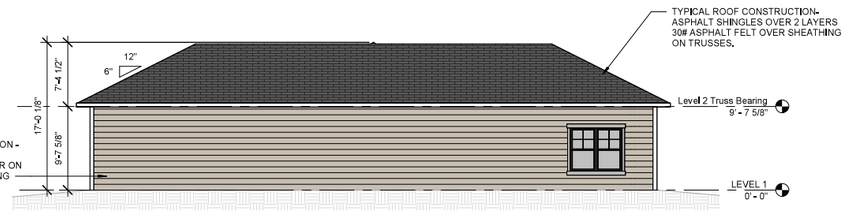
BUILDING SECTION - CLUBHOUSE

SHEET NUMBER

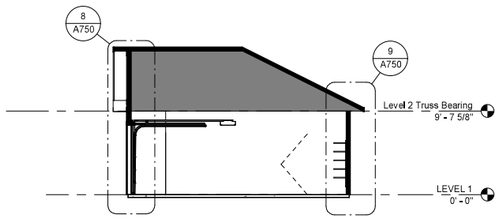
A712



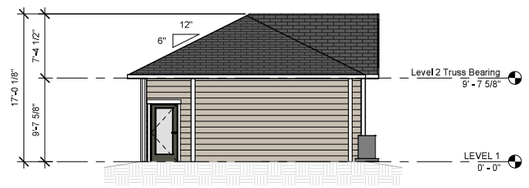
6 MAINT BLDG SECTION 1
1/8" = 1'-0"



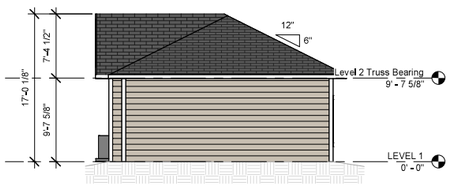
4 NORTH ELEVATION - MAINT.
1/8" = 1'-0"



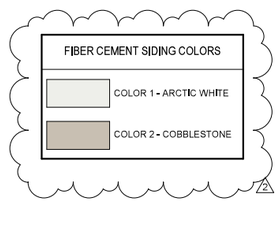
7 MAINT BLDG SECTION 2
1/8" = 1'-0"

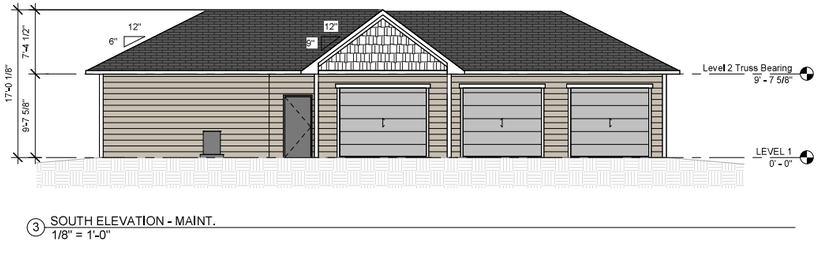


5 WEST ELEVATION - MAINT.
1/8" = 1'-0"

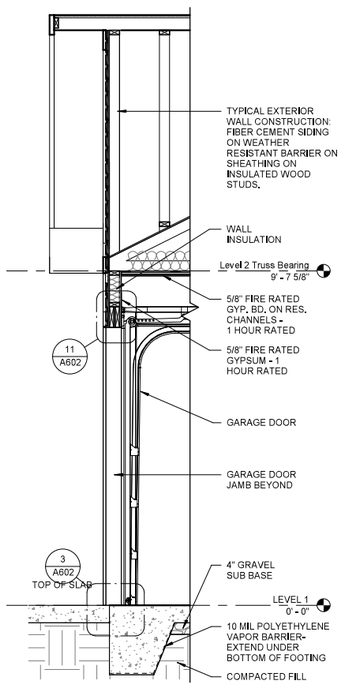


2 EAST ELEVATION - MAINT.
1/8" = 1'-0"

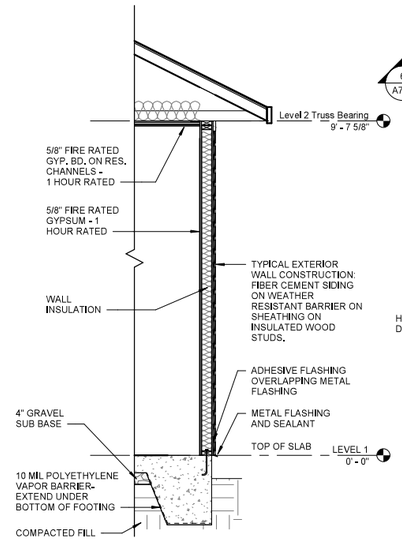




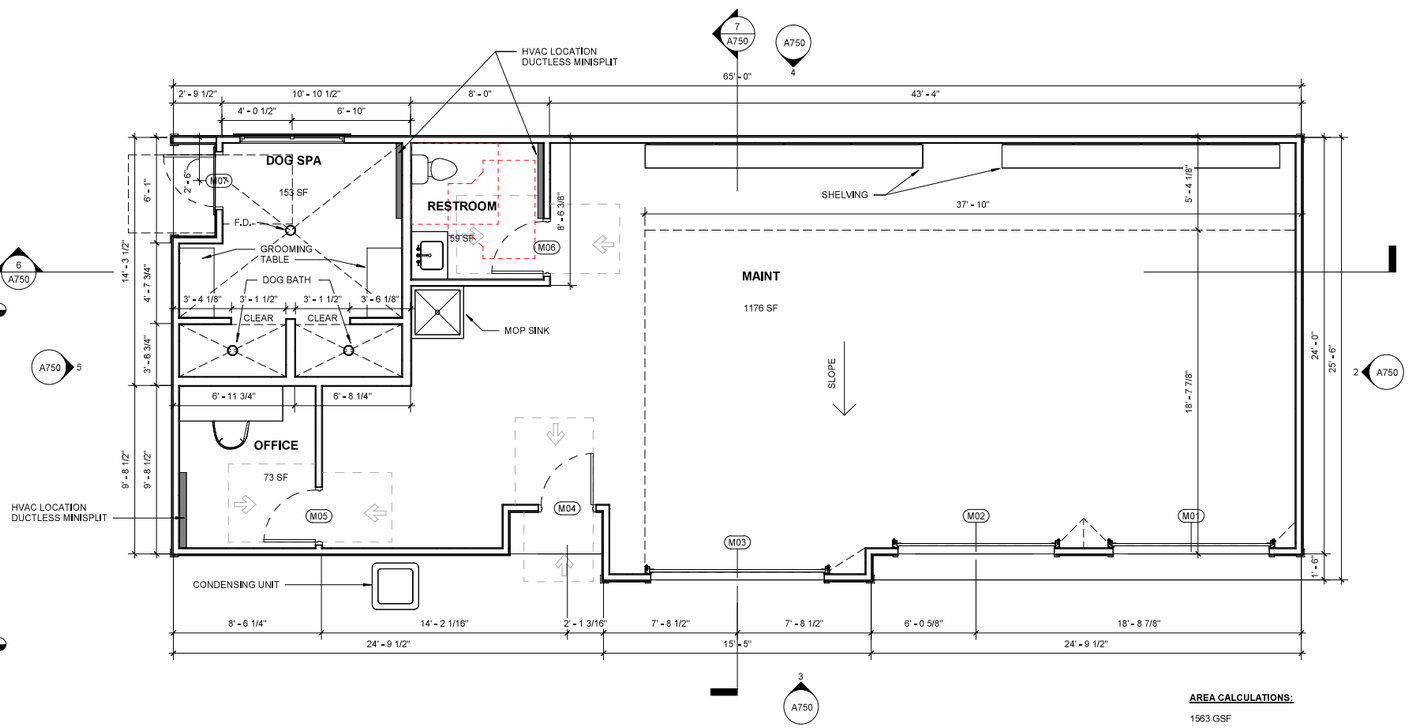
3 SOUTH ELEVATION - MAINT.
1/8" = 1'-0"



8 GARAGE DOOR SECTION - MAINT.
1/2" = 1'-0"



9 TYP. SECTION - MAINT.
1/2" = 1'-0"



1 FLOOR PLAN MAINTENANCE
1/4" = 1'-0"

NOTE: SEE SITE PLAN FOR LOCATION

AREA CALCULATIONS:

1563 GSF

SEE SHEET G000 FOR MORE INFORMATION

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com
PARK DEVELOPMENT GROUP

THE SUMMIT

ORLEANS WAY BRANDON MS

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A STATEMENT ON "AS-TYPED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE 2018 IRMA BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

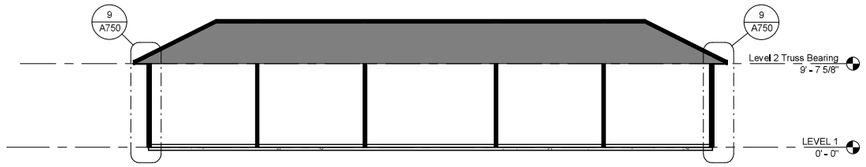
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

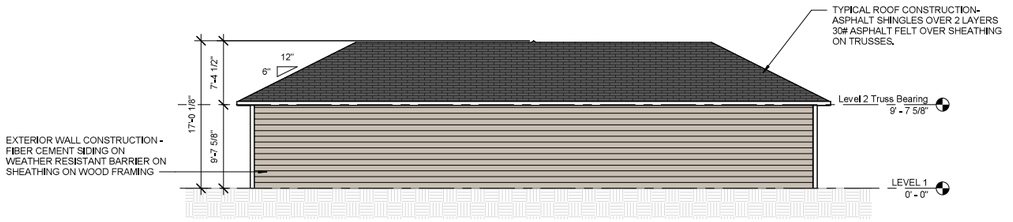
FLOOR PLAN - MAINTENANCE

SHEET NUMBER

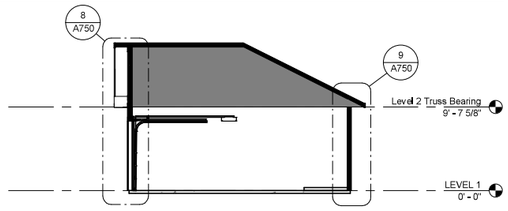
A750



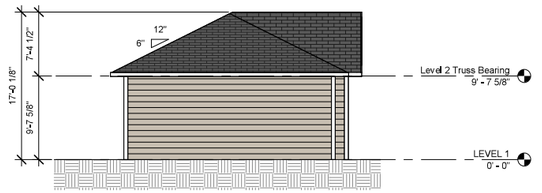
6 GARAGE BLDG SECTION 1
1/8" = 1'-0"



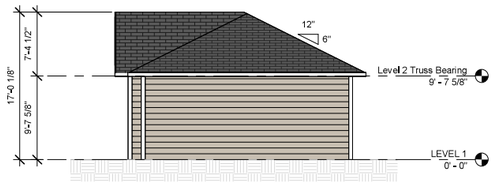
4 NORTH ELEVATION - GARAGE
1/8" = 1'-0"



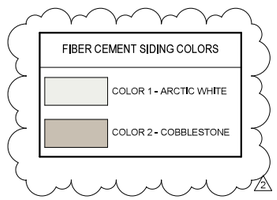
7 GARAGE BLDG SECTION 2
1/8" = 1'-0"

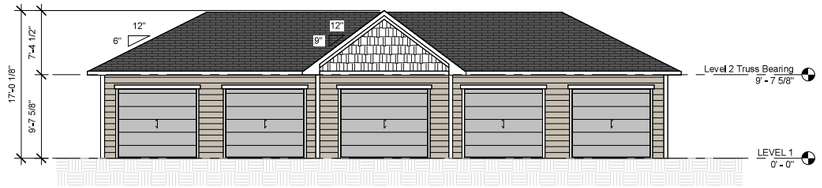


5 WEST ELEVATION - GARAGE
1/8" = 1'-0"

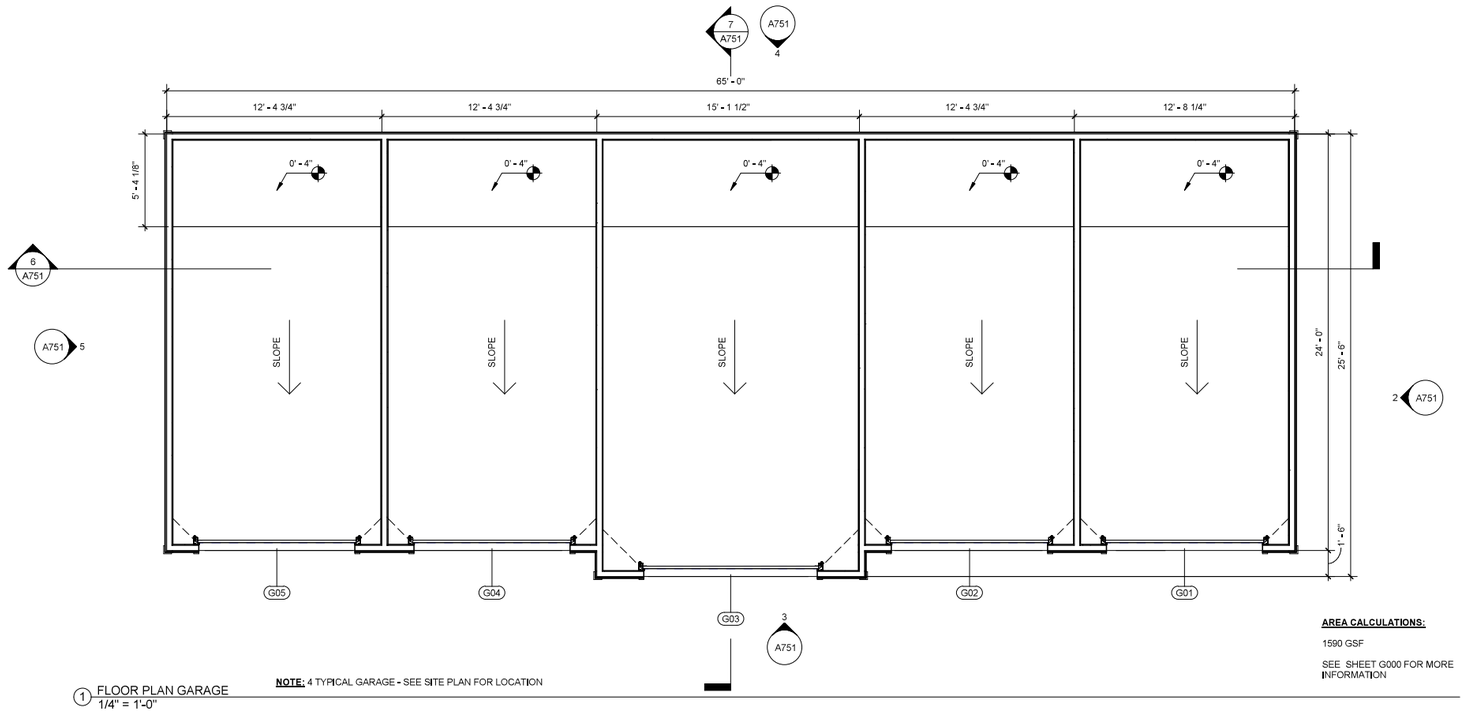


2 EAST ELEVATION - GARAGE
1/8" = 1'-0"





3 SOUTH ELEVATION - GARAGE
1/8" = 1'-0"



NOTE: 4 TYPICAL GARAGE - SEE SITE PLAN FOR LOCATION

1 FLOOR PLAN GARAGE
1/4" = 1'-0"

AREA CALCULATIONS:

1590 GSF

SEE SHEET G000 FOR MORE INFORMATION

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE VERMONT BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lunsden Ellis
4387
STATE OF MISSISSIPPI
12-18-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

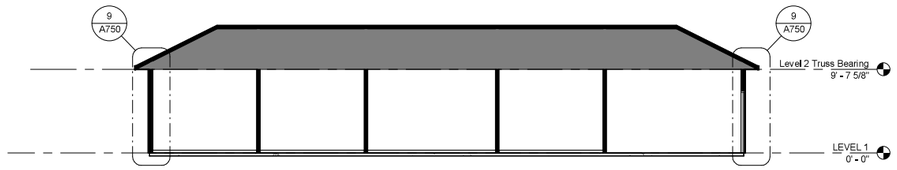
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

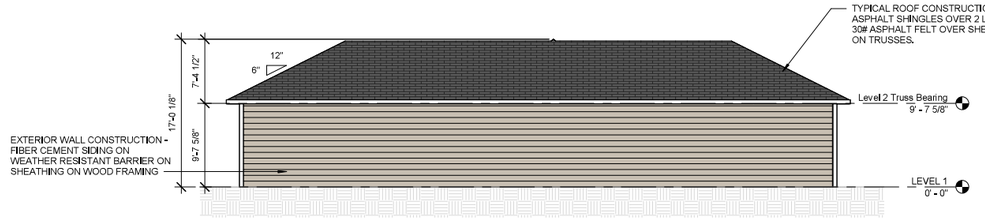
FLOOR PLAN - GARAGE

SHEET NUMBER

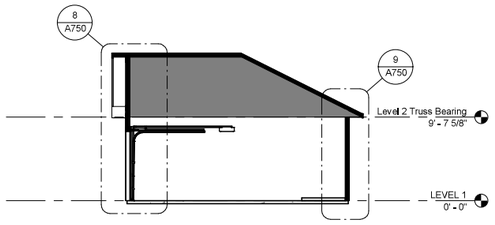
A751



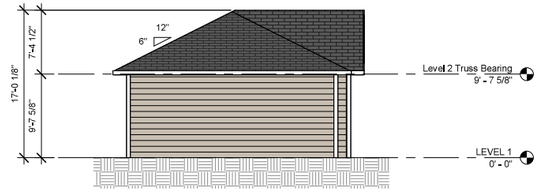
6 GARAGE HC BLDG SECTION 1
1/8" = 1'-0"



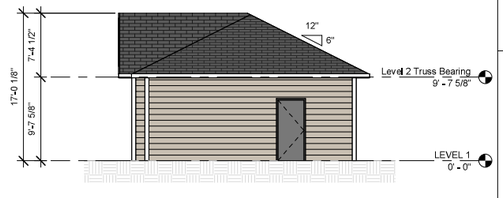
4 NORTH ELEVATION - GARAGE HC
1/8" = 1'-0"



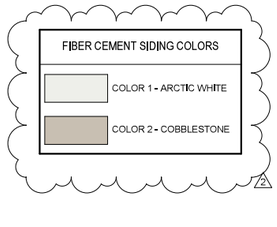
7 GARAGE HC BLDG SECTION 2
1/8" = 1'-0"



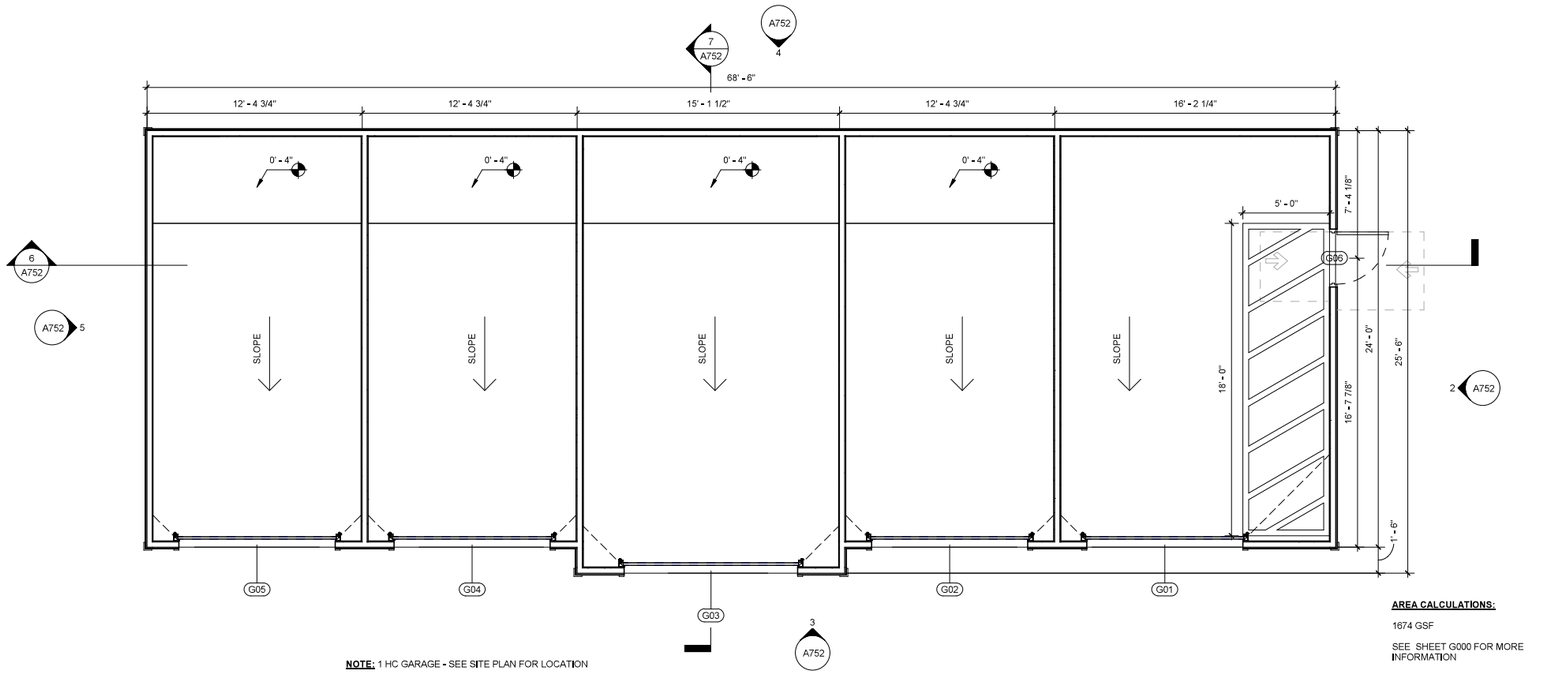
5 WEST ELEVATION - GARAGE HC
1/8" = 1'-0"



2 EAST ELEVATION - GARAGE HC
1/8" = 1'-0"



3 SOUTH ELEVATION - GARAGE HC
1/8" = 1'-0"



NOTE: 1 HC GARAGE - SEE SITE PLAN FOR LOCATION

AREA CALCULATIONS:

1674 GSF

SEE SHEET G000 FOR MORE INFORMATION

1 FLOOR PLAN GARAGE HC
1/4" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

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A STATEMENT ON "ALTERED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE 2018 IRMA BUILDING CODES.

SEAL

REGISTERED ARCHITECT
Anne Lansdan Ellis
4387
STATE OF MISSISSIPPI
12-18-25

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

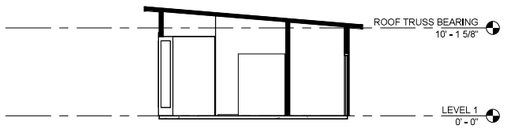
JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

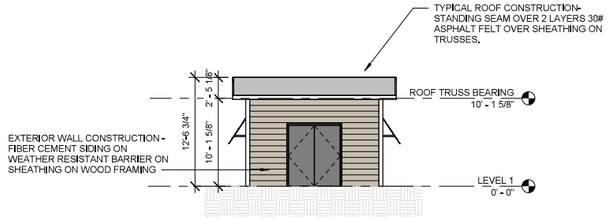
FLOOR PLAN - GARAGE HC

SHEET NUMBER

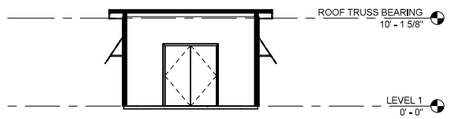
A752



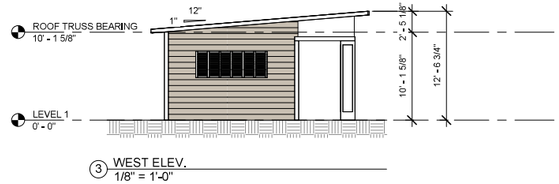
6 CABANA BLDG SECTION 2
1/8" = 1'-0"



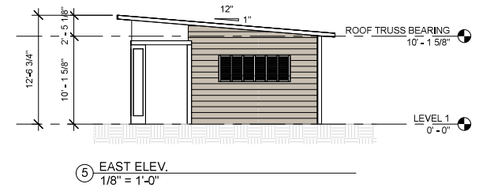
4 NORTH ELEV.
1/8" = 1'-0"



7 CABANA BLDG SECTION 1
1/8" = 1'-0"

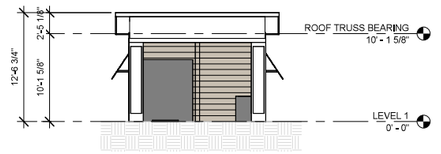


3 WEST ELEV.
1/8" = 1'-0"

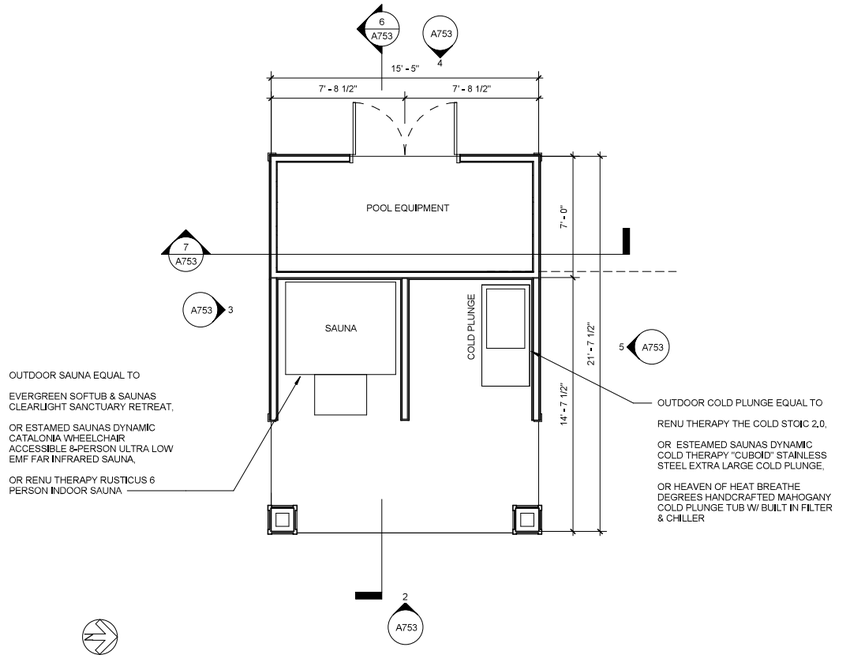


5 EAST ELEV.
1/8" = 1'-0"

FIBER CEMENT SIDING COLORS
COLOR 1 - ARCTIC WHITE
COLOR 2 - COBBLESTONE



2 SOUTH ELEV.
1/8" = 1'-0"



1 FLOOR PLAN CABANA
1/4" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

PARK DEVELOPMENT GROUP

THE SUMMIT

ORLEANS WAY BRANDON MS

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE 6TH EDITION BUILDING CODES.

SEAL

ISSUE	BY	DATE	DESCRIPTION
1		9/18/2025	PERMIT SET
2		12/18/2025	ADDENDUM 1

PROJECT INFORMATION BLOCK

JOB #	243762
DATE:	9/18/2025
DRAWN BY:	BMC
CHECKED BY:	AME

SHEET TITLE

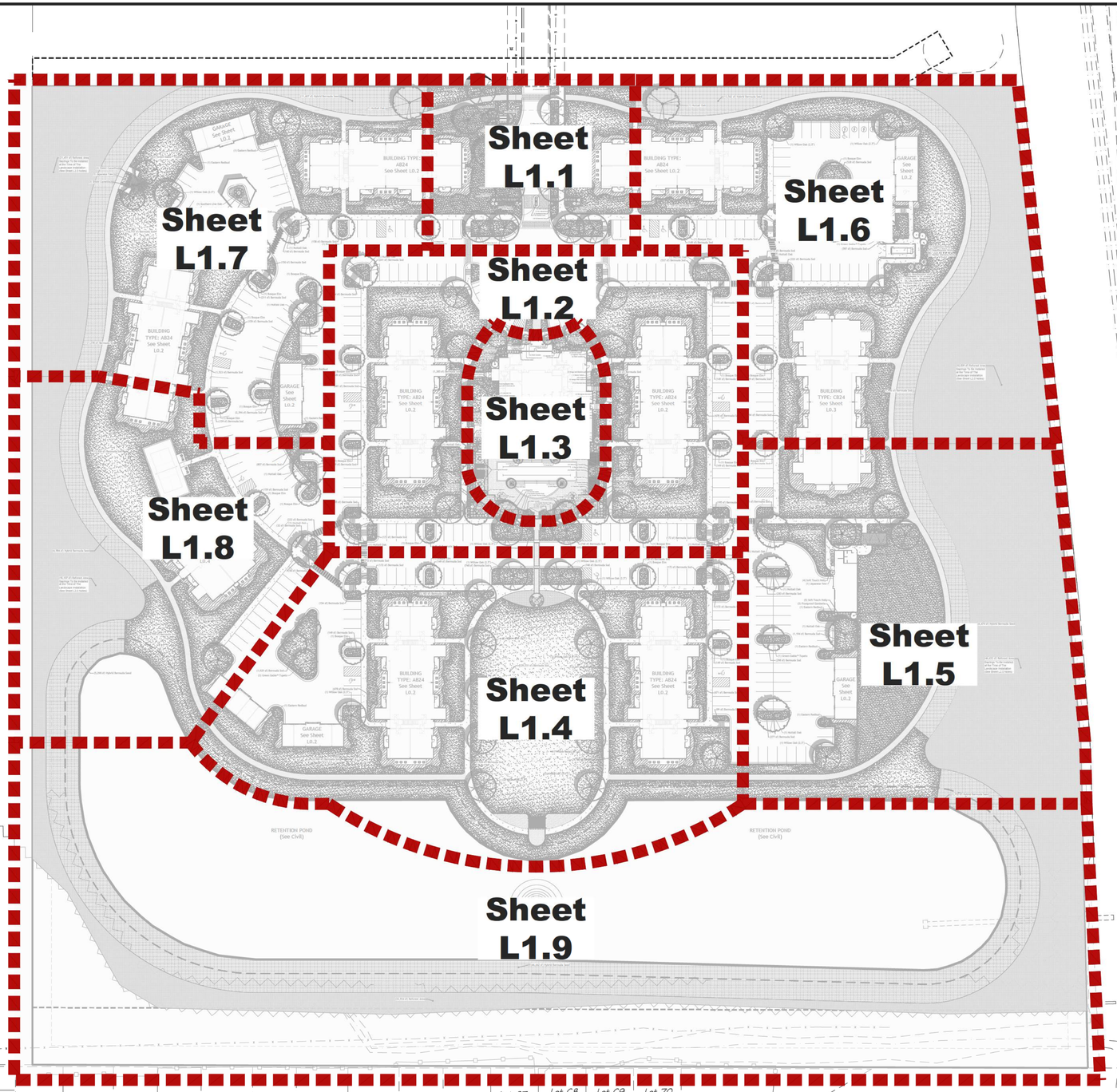
FLOOR PLAN - CABANA

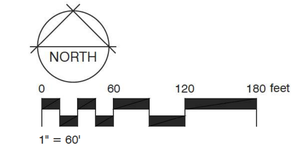
SHEET NUMBER

A753

2

APPROVED SET
1/9/26





Lot 12 | Lot 13 | Lot 35 | Lot 36 | Lot 37 | Lot 38 | Lot 39 | Lot 40 | Lot 41 | Lot 42 | Lot 66 | Lot 67 | Lot 68 | Lot 69 | Lot 70 | Lot 71

Bnstow Place, Part 2

Bnstow Place, Part 3
See Plat Cabinet "C"
At Slot 137

Revisions

#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
Date 12-18-25	Drawn By A.MC.
Scale SEE ABOVE	Checked By R.C.M.

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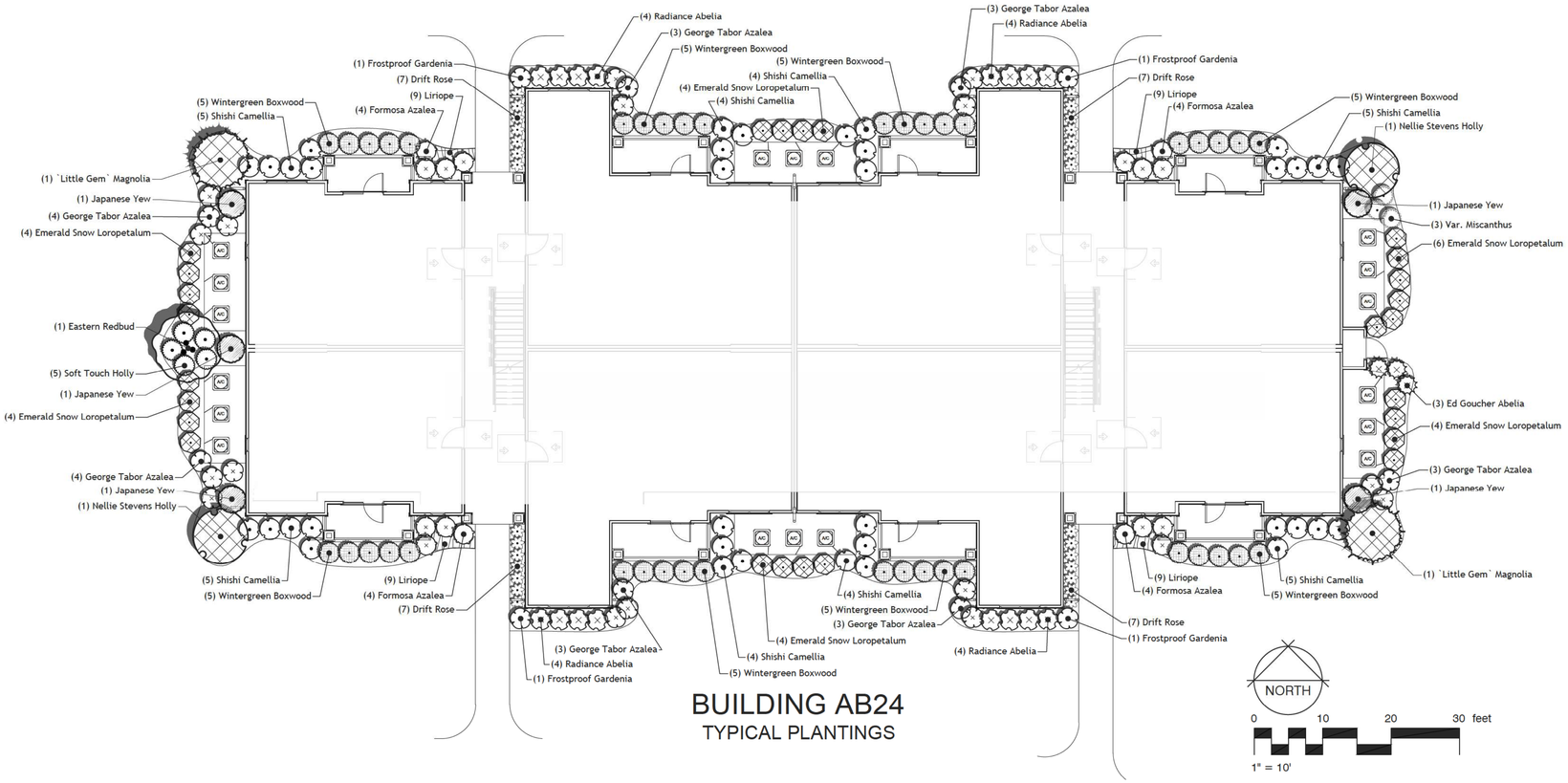
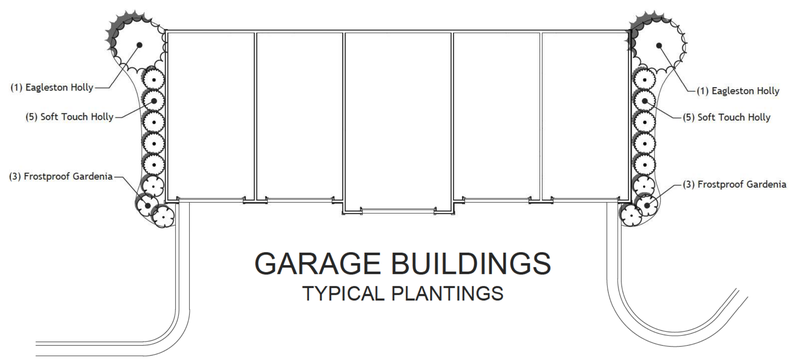
LANDSCAPE KEY SHEET

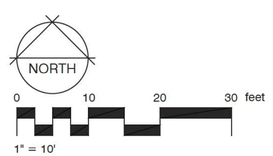
L0.1



BUILDING AB24
TYPICAL PLANTINGS



GARAGE BUILDINGS
TYPICAL PLANTINGS



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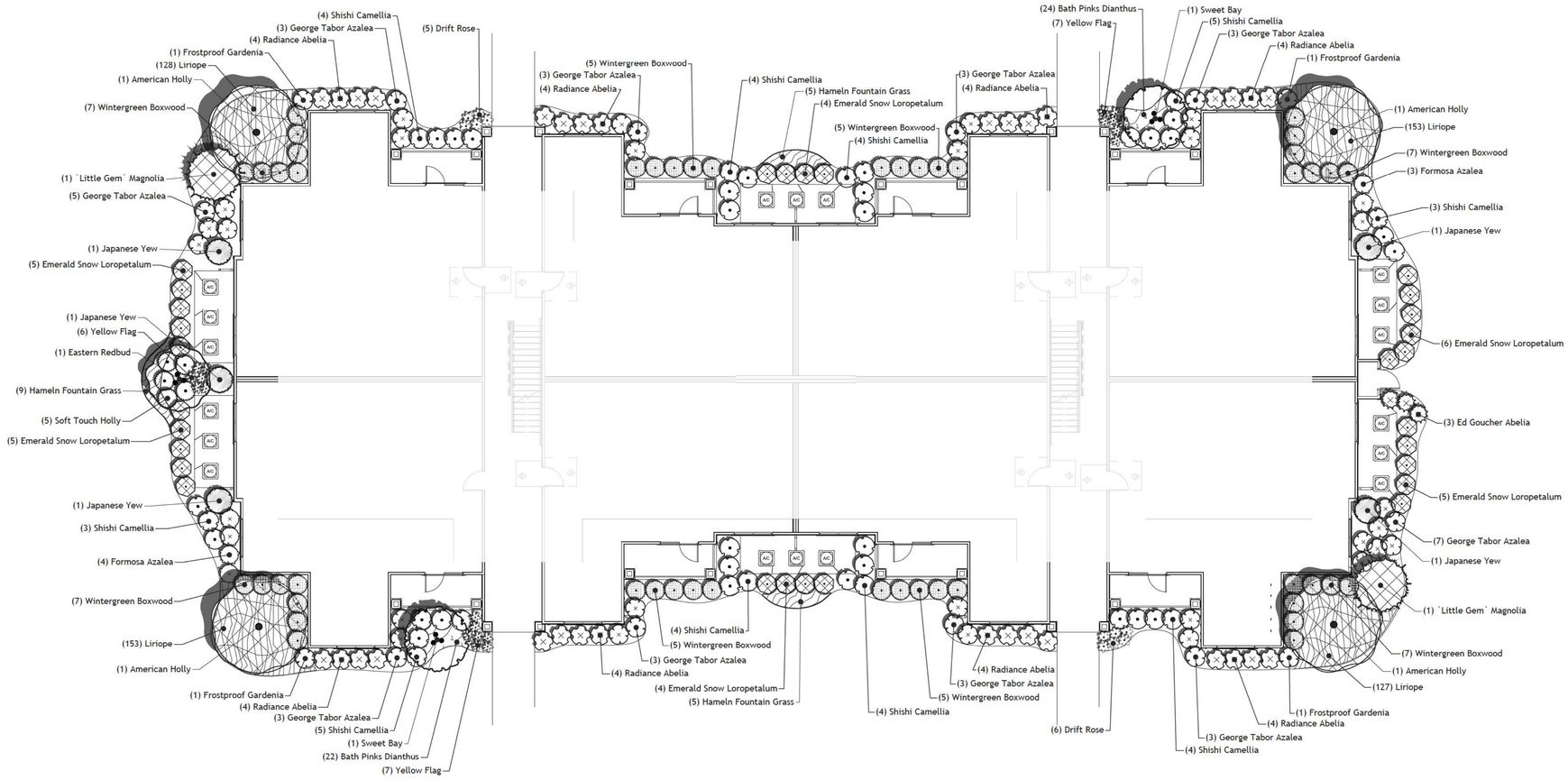
TYPICAL PLANTING PER BUILDING

L0.2



BUILDING CB24

TYPICAL PLANTINGS

NORTH

0 10 20 30 feet

1" = 10'

Revisions				
#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
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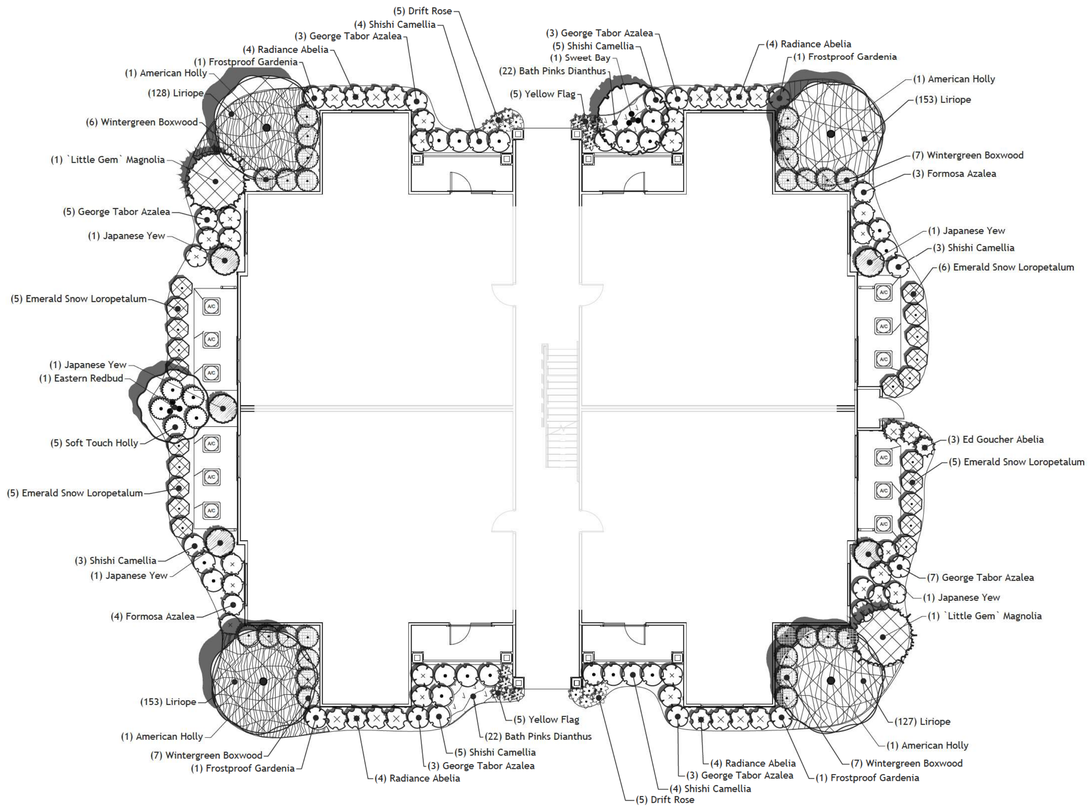
TYPICAL PLANTING PER BUILDING

L0.3



BUILDING C

TYPICAL PLANTINGS

NORTH

0 10 20 30 feet

1" = 10'

Revisions

#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
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Scale SEE ABOVE	Checked By R.C.M.

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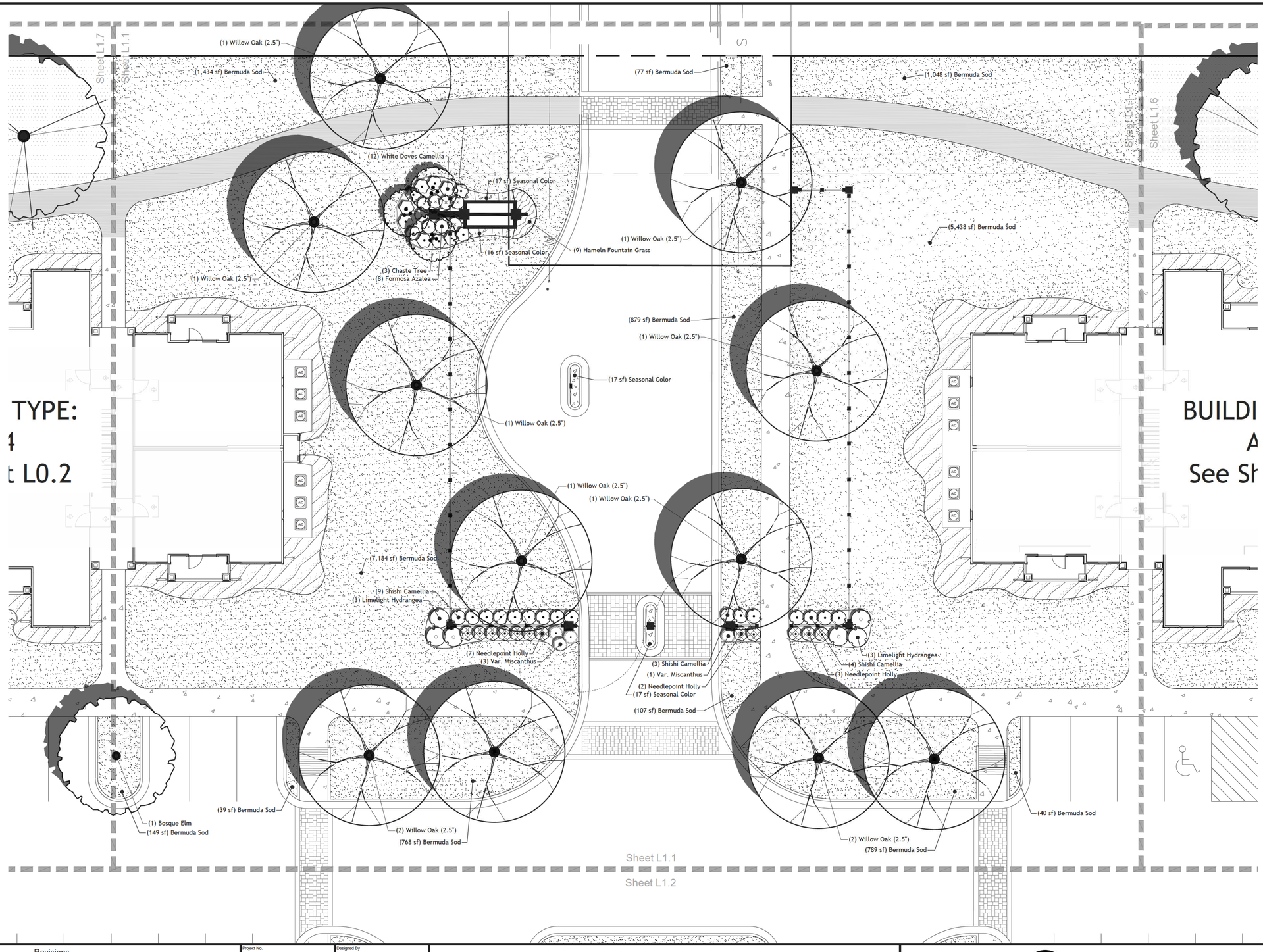
TYPICAL PLANTING PER BUILDING

L0.4



TYPE:
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See Sh

Revisions				
#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
Date 12-18-25	Drawn By A.MC.
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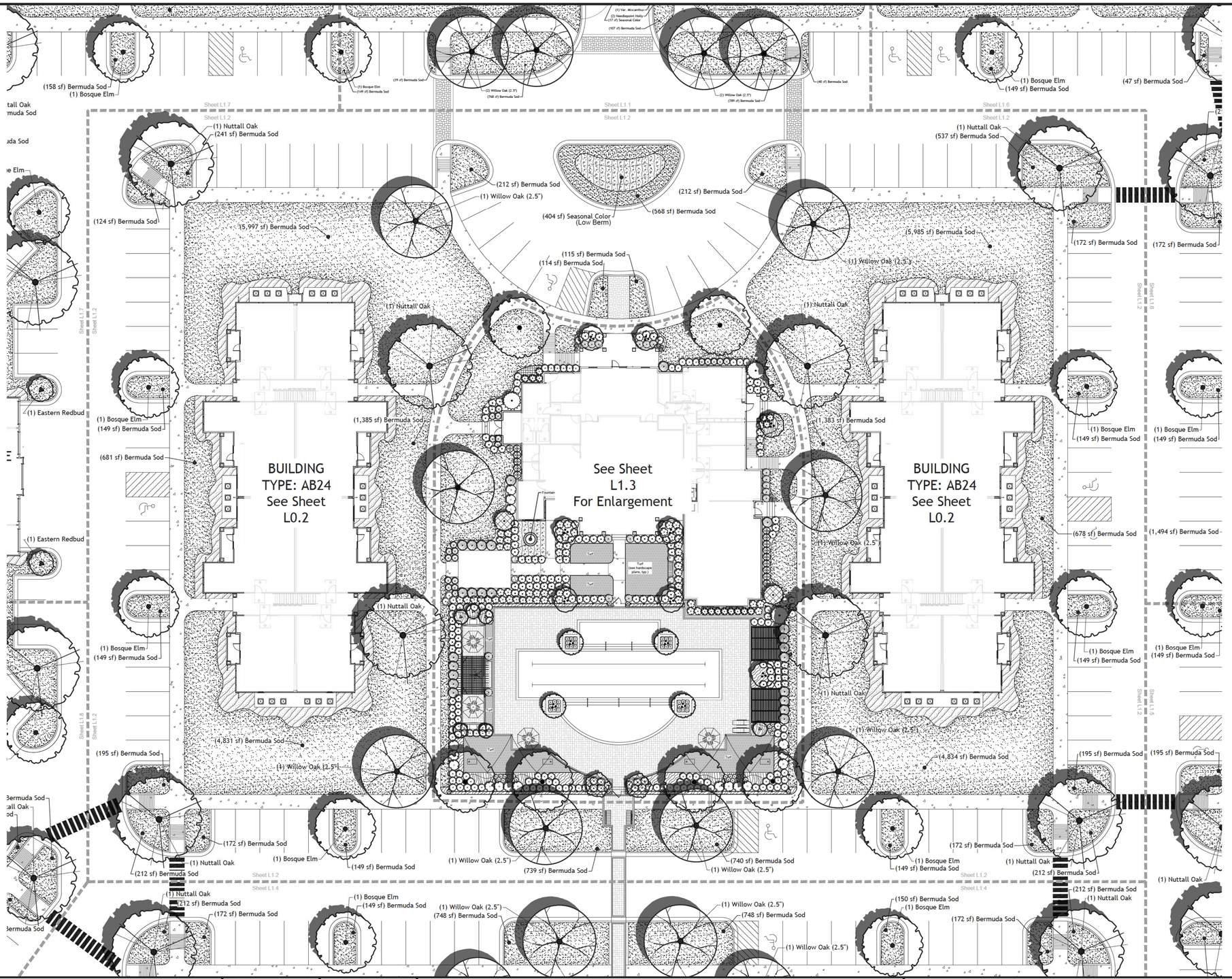
LANDSCAPE PLAN

L1.1



Revisions				
#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.M.C.		
Date 12-18-25	Drawn By A.M.C.		
Scale SEE ABOVE	Checked By R.C.M.		

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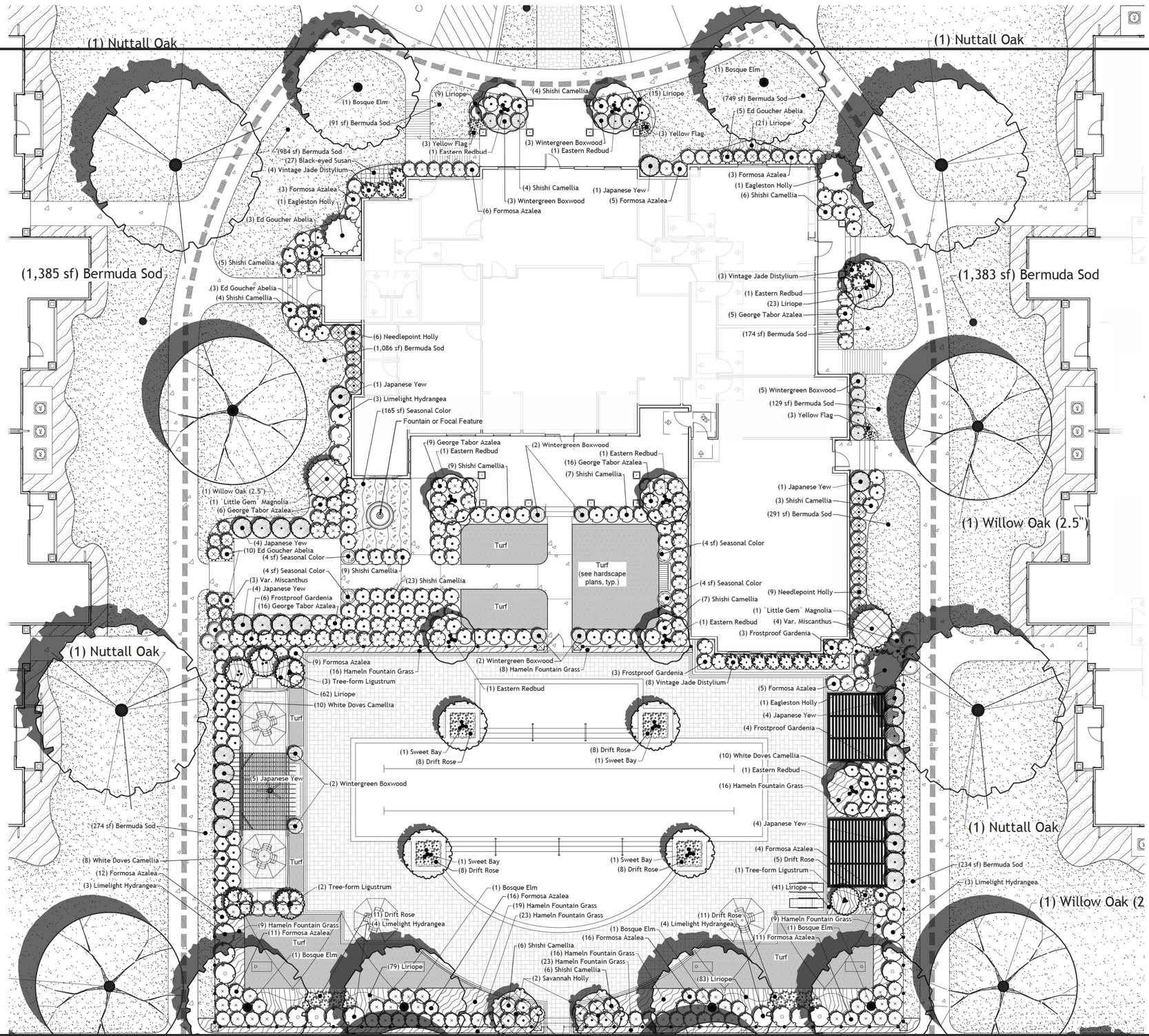
LANDSCAPE PLAN

L1.2



Revisions				
#	Date	Nature	By	App'd.

Project No.	M-2954	Designed By	A.MC.
Date	12-18-25	Drawn By	A.MC.
Scale	SEE ABOVE	Checked By	R.C.M.

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LANDSCAPE PLAN

L1.3

BUILDING TYPE: C
See Sheet L0.4

GARAGE
See Sheet L0.2

BUILDING TYPE: AB24
See Sheet L0.2

BUILDING TYPE: AB24
See Sheet L0.2

RETENTION POND
(See Civil)

RETENTION POND
(See Civil)

(233 sf) Bermuda Sod
(1) Nuttall Oak
(32 sf) Bermuda Sod
(58 sf) Bermuda Sod
(6,159 sf) Bermuda Sod
(5,705 sf) Bermuda Sod
(1) Willow Oak (2.5")
(1,929 sf) Bermuda Sod
(3) Green Gable™ Tupelo
(1) Eastern Redbud
(678 sf) Bermuda Sod
(6,960 sf) Bermuda Sod
(154 sf) Bermuda Sod
(149 sf) Bermuda Sod
(1) Bosque Elm
(212 sf) Bermuda Sod
(172 sf) Bermuda Sod
(3,183 sf) Bermuda Sod
(1,520 sf) Bermuda Sod
(29,531 sf) Bermuda Sod
(1,641 sf) Bermuda Sod
(739 sf) Bermuda Sod
(740 sf) Bermuda Sod
(748 sf) Bermuda Sod
(3,179 sf) Bermuda Sod
(150 sf) Bermuda Sod
(671 sf) Bermuda Sod
(99 sf) Bermuda Sod
(3,795 sf) Bermuda Sod
(14,947 sf) Bermuda Sod
(283 sf) Berm
(298 sf) Berm
(277 sf) Bermuda S
(2,638 sf) Bermuda Soc

Sheet L1.2
Sheet L1.4
Sheet L1.5
Sheet L1.9

NORTH
0 20 40 60 feet
1" = 20'

Revisions				
#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
Date 12-18-25	Drawn By A.MC.
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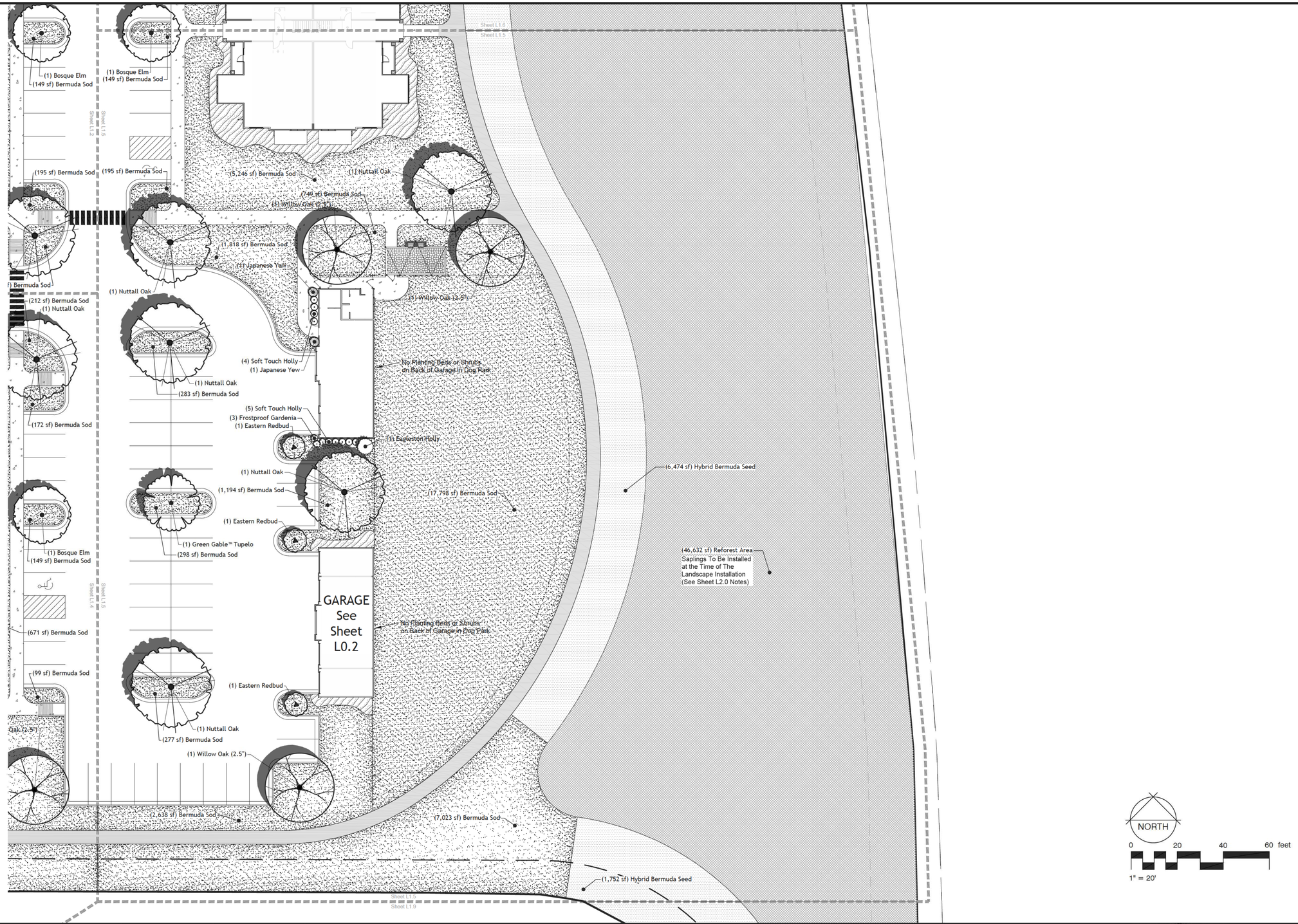
LANDSCAPE PLAN

L1.4



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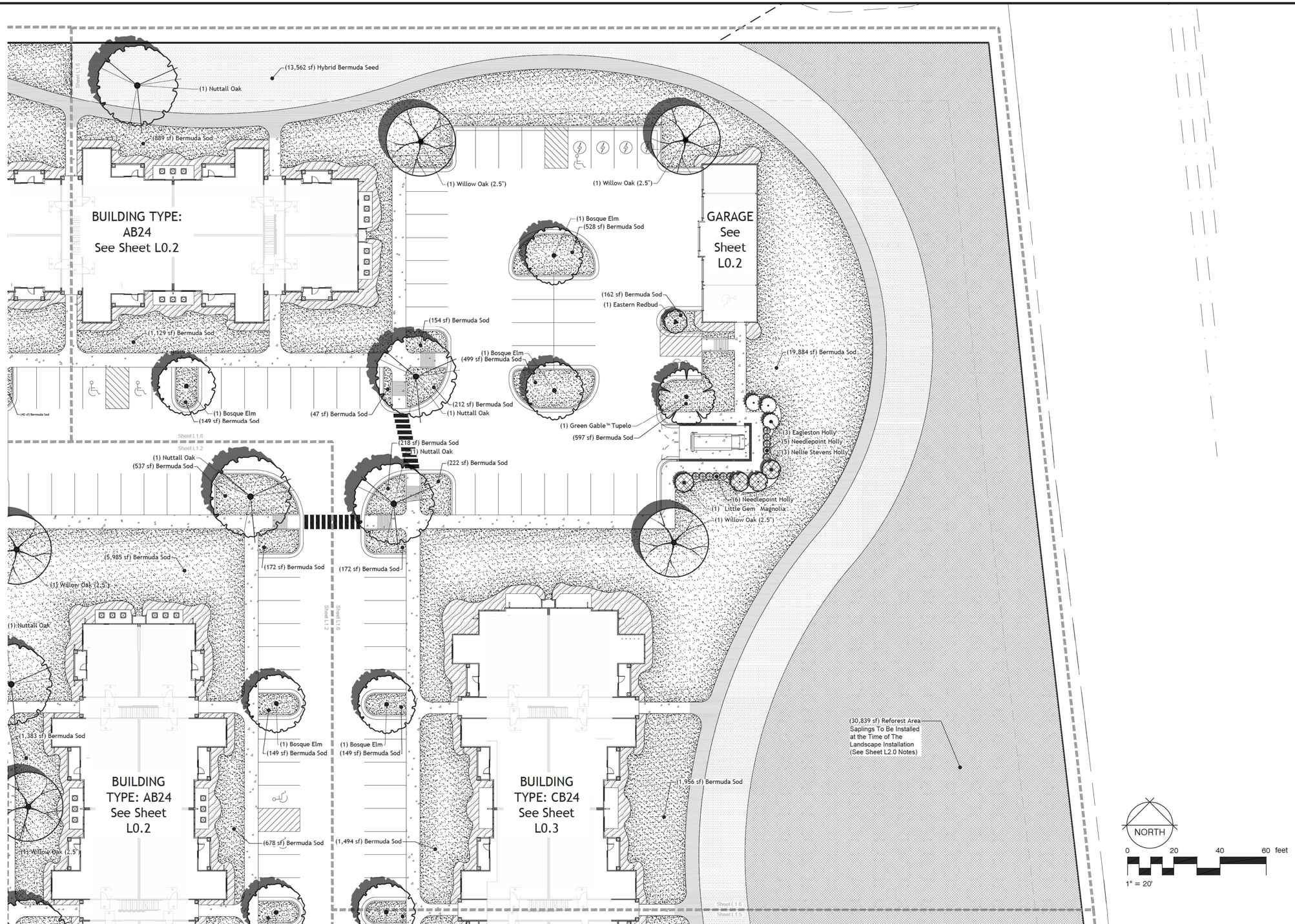
LANDSCAPE PLAN

L1.5



Revisions				
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Date 12-18-25	Drawn By A.MC.
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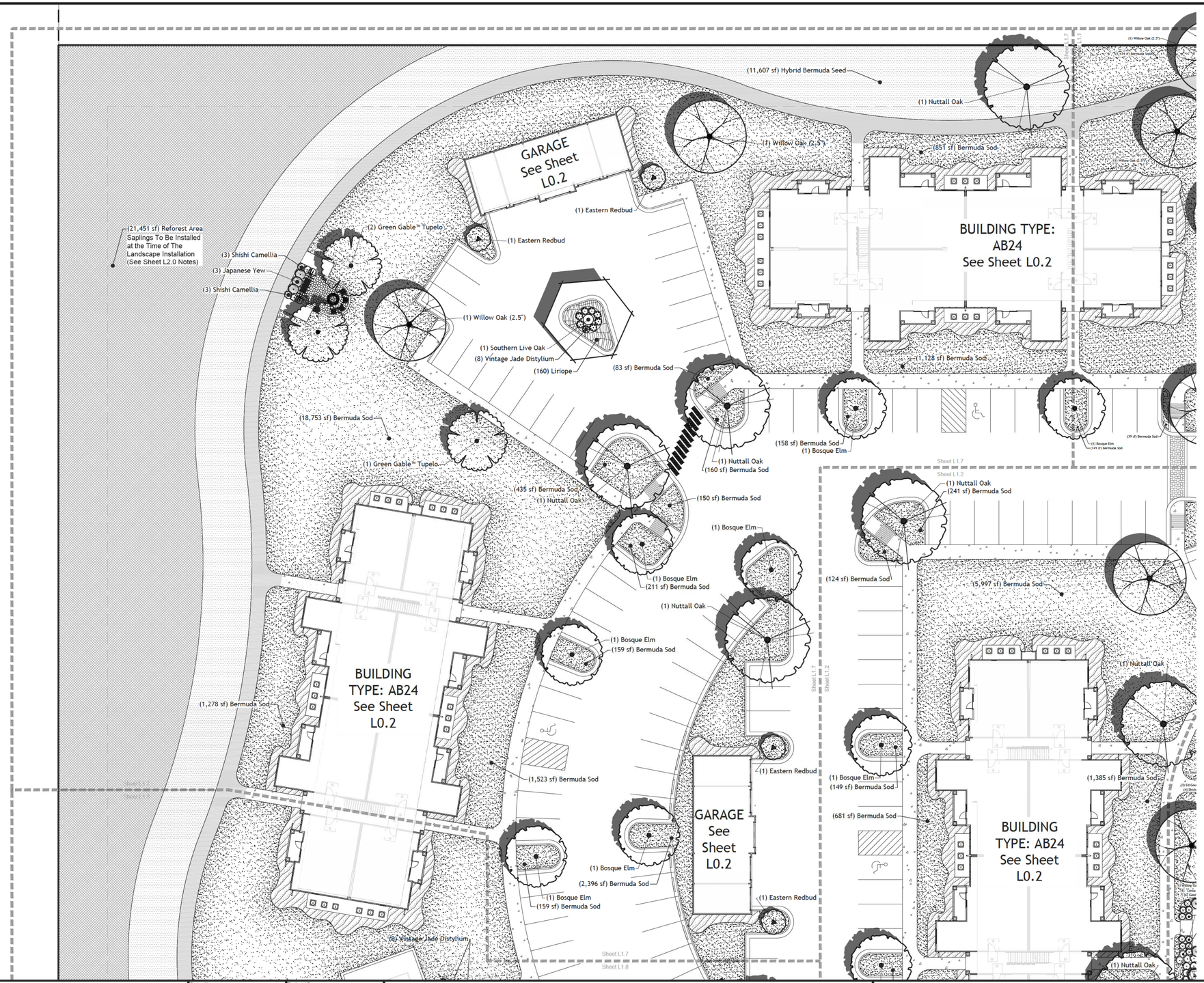
LANDSCAPE PLAN

L1.6



Revisions				
#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.M.C.
Date 12-18-25	Drawn By A.M.C.
Scale SEE ABOVE	Checked By R.C.M.

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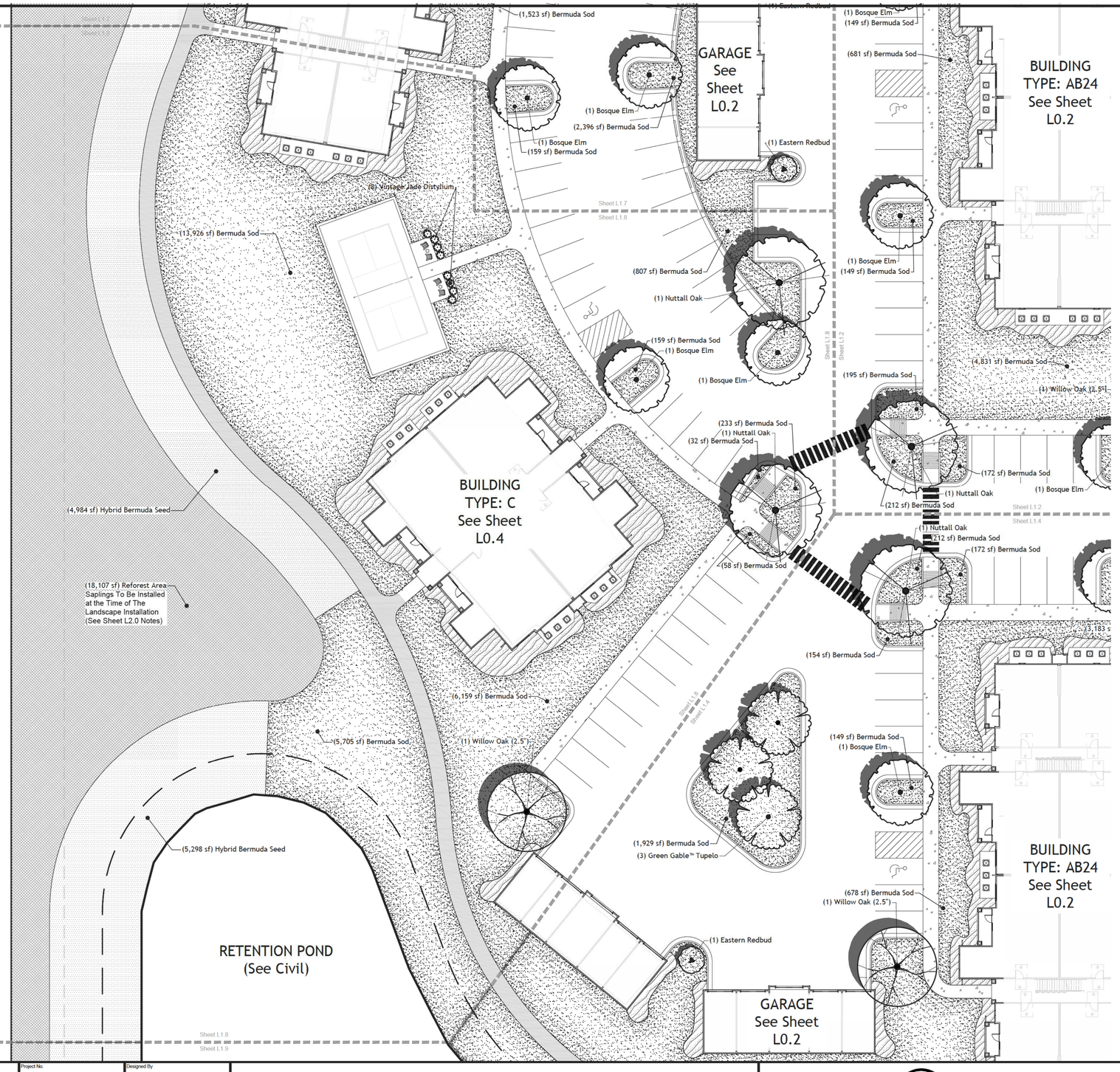
L1.7



Revisions				
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Date 12-18-25	Drawn By A.MC.
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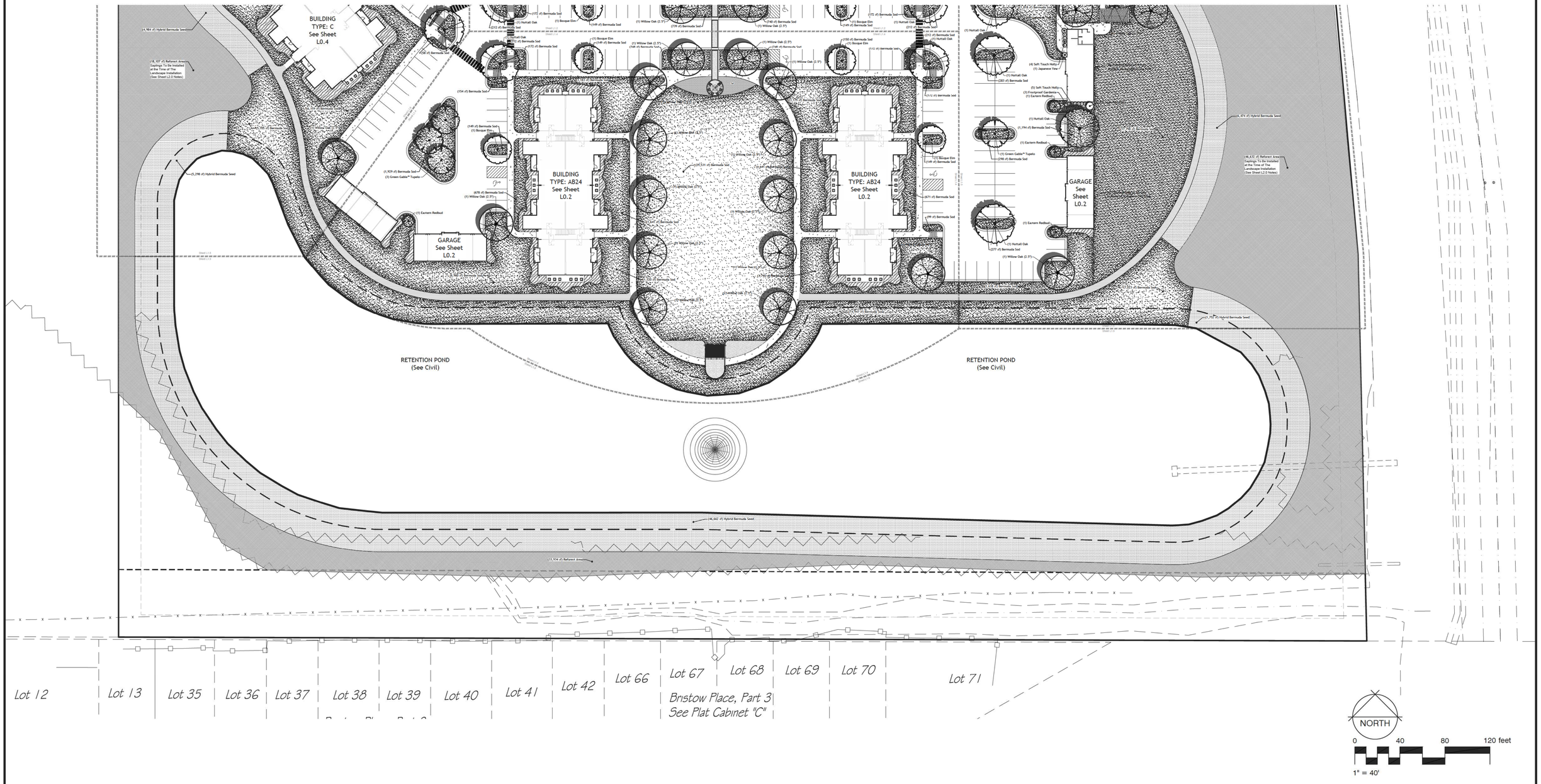
L1.8



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LANDSCAPE PLAN

L1.9

GENERAL SPECIFICATIONS FOR LAWNS AND PLANTING:

Prior to submitting a bid on this project, the Contractor shall visit the site and become familiar with the site conditions and constraints.

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.

A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. Quantity estimates have been made carefully but the Landscape Architect assumes no liability for omissions or errors. His estimates are only an aid to clarification of units and a check for the contractor to compare with his own estimates. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern. Differences will be brought to the attention of the Landscape Architect before proceeding with work.

Plant names indicated, should comply with “Standardized Plant Names” as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Provide stock true to botanical name. Do not substitute without permission of owner or owners representative. Plants shall have been growing under similar climatic conditions as those encountered on this project for a period of as least two years.

Comply with sizing and grading standards of the latest edition of “American Standard for Nursery Stock.” A plant shall be dimensioned as it stands in its natural position.

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. The contractor is responsible for water availability and adequate water needs during pre-installation. Containers shall be free of weeds.

The Landscape Architect or 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.

STAKING/LAYOUT OF PROPOSED FEATURES:

The staking/layout 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.

FINE GRADING AND SOIL PREPARATION MATERIALS & PRODUCTS:

The project general contractor is responsible for establishing positive drainage throughout the site and backfilling behind curbs with well drained topsoil prior to the landscape contractor incorporating bed preparation. All areas behind curbs shall be mounted to drain water over the top of the adjacent curb (typ.).

Finish grade at turf areas: Finish grade all of the turf areas shall be one inch below the grade of the adjacent walks, pavements, curbs, etc.

At no time should the planting beds adjacent to any structure be higher than the finished floor of that structure. Finished planting beds and mulch adjacent to structures shall always be below the finished floor elevation. Planting Soil at the perimeter of any building should be a minimum of 5" below finished floor elevation. Always maintain positive water flow away from structures. 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.

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 fertile, friable, natural loam topsoil 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: Shall be clean pine straw free from leaves and other extraneous matter. Any substitutions must be approved by Landscape Architect.

PLANTING & MULCH INSTALLATION:

Soil mix shall be free of extraneous matter & weeds & shall consist of three (1) part topsoil, one (1) part organic matter (peat and solid conditioner), and one (1) part sand by volume.

Apply soil mix to all planting areas at am minimum rate of 1.54 cubic yards per 100 square feet (5" thick minimum) and roto-tilled to a minimum of 8-10" into the existing soil.

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. Once approved, install planting per details.

Trees and shrubs taller than four feet may require staking. If required, drive stakes securely into ground, outside of root area. Stakes should extend to just below the lower limbs of the tree. Wire run through rubber hose is placed around the tree, then wrapped around the stake and secured firmly. Tree should be able to move a few inches, but wire should be secure and not touch the tree directly. Stakes must be removed after one year.

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.

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 on slopes 3:1 or steeper.

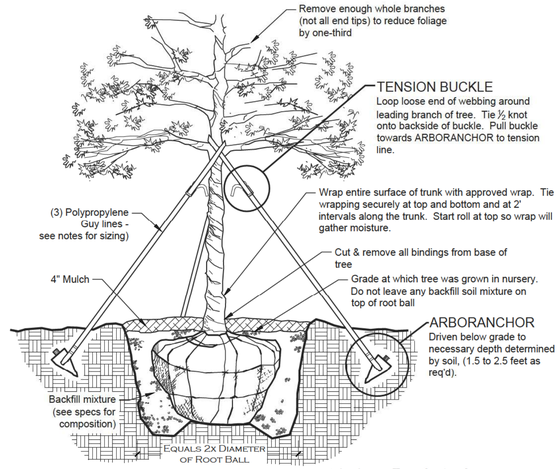
If permanent seeding takes place outside of the optimum seeding timeframe for the warm season grass noted, then the contractor shall seed with the appropriate cool season grass and then seed again with the warm season grass seed variety in the spring of the year. The contractor shall include both seedings in their pricing. The contractor shall provide a separate price for cool season grassing which will be credited to the owner if not needed.

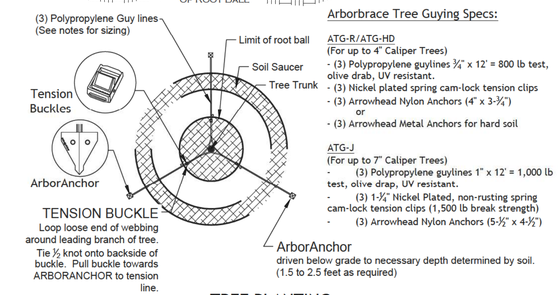
WARRANTY:

The Landscape Contractor shall warranty the plant material for one year upon completion and 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.

NOTE:

1. IN THE "REFOREST" SECTION, THE SQUARE FOOTAGE OF AREA IS SHOWN FOR "RE-FORESTING" THE PERIMETER.
2. THE TREES SHOULD BE A 40% LOBLOLLY / 30% OAK / 30% MAPLE MIX OF SEEDLINGS, SAPLINGS, OR BARE ROOT PLUGS ON A 10'-15' GRID WITH AN UNDER-SEEDING OF BAHIA/BERMUDA SEED (OR) A DOT MIX.
3. THESE AREAS SHOULD MIMIC THE NATURAL FOREST.
4. AVOID USING ANY INVASIVE PLANTINGS SUCH AS PRIVET, SWEETGUMS, ETC.



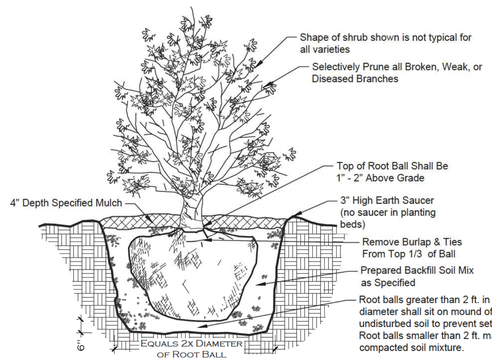


Arborbrace Tree Guying Specs:

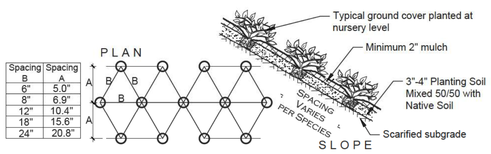
ATG-R/ATG-HD
(For up to 4" Caliper Trees)
- (3) Polypropylene guylines ¾" x 12' = 800 lb test, olive drab, UV resistant.
- (3) Nickel plated spring cam-lock tension clips
- (3) Arrowhead Nylon Anchors (4" x 3-¾")
  or
- (3) Arrowhead Metal Anchors for hard soil

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						
	8	Nyssa sylvatica 'HSUIHF' / Green Gable™ Tupelo	B&B / Cont.	2.5" Cal	Height: 10`-12`; Width: 6`-7`	Straight Main Leader
	24	Quercus nuttallii / Nuttall Oak	B&B / Cont.	2.5" Cal	Height: 13`-15`; Width: 5`-6`	Straight, Main Leader
	42	Quercus phellos / Willow Oak (2.5")	B&B / Cont.	2.5" Cal	Height: 13'-15'; Width: 4'-6'	Straight, Main Leader
	30	Ulmus parvifolia `Bosque` / Bosque Elm	B&B / Cont.	2.5" Cal	Height: 15`-17`; Width: 7`-8`	Full Head
EVERGREEN TREES						
	8	Ilex opaca / American Holly	B&B / Cont.	2.5" Cal	Height: 10`-12`; Width: 6`-7`	Full to the ground
	17	Ilex x `Nellie R Stevens` / Nellie Stevens Holly	B&B / Cont.	2.5" Cal	Height: 7`-8`; Width: 4`-5`	Full to the ground
	2	Ilex x attenuata 'Savannah' / Savannah Holly	B&B / Cont.		Height: 10`-12`; Width: 5`-7`	Multi-Trunk
	6	Ligustrum lucidum / Tree-form Ligustrum	45 gal	4" Cal	Height: 6`-7`; Width: 5`-6`	Multi-Trunk
	21	Magnolia grandiflora `Little Gem` / `Little Gem` Magnolia	30 gal	3" Cal	Height: 8`-10`; Width: 4`-5`	Full to the ground
	74	Podocarpus macrophyllus / Japanese Yew	25 gal		Height: 5`-6`; Width: 3`	Full to the ground
	1	Quercus virginiana / Southern Live Oak	B&B / Cont.	2.5" Cal	Height: 8'-10'; Width: 6'-8'	Full Head
FLOWERING TREES						
	26	Cercis canadensis / Eastern Redbud	B&B / Cont.	2.5" Cal	Height: 8`-10`; Width: 4`-5`	Single Trunk
	7	Magnolia virginiana australis / Sweet Bay	B&B / Cont.	3" Cal	Height: 7`-8`; Width: 4`-5`	Multi-Trunk
	3	Vitex agnus-castus `Shoal Creek` / Chaste Tree	B&B / Cont.	4.5" Cal	Height: 6`-7`; Width: 5`-6`	Multi-Trunk
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	FIELD4
SHRUBS						
	48	Abelia x grandiflora `Edward Goucher` / Ed Goucher Abelia	3 gal	Full Body		Full head; well formed shrub
	160	Abelia x grandiflora `Radiance` / Radiance Abelia	3 gal	Full Body		Full head; well formed shrub
	235	Azalea indica `Formosa` / Formosa Azalea	3 gal	Full Body		Full head; well formed shrub
	273	Azalea indica `George Tabor` / George Tabor Azalea	3 gal	Full Body		Full head; well formed shrub
	372	Buxus sinica insularis 'Wintergreen' / Wintergreen Boxwood	3 gal	Full Head		Well formed Shrub
	432	Camellia sasanqua `Shishi Gashira` / Shishi Camellia	3 gal	Full Body		Full head; well formed shrub
	40	Camellia sasanqua `White Doves` / White Doves Camellia	3 gal	Full Body		Well formed Shrub
	31	Distylium x 'Vintage Jade' / Vintage Jade Distylium	3 gal	Full Body		Well formed Shrub
	91	Gardenia jasminoides `Frostproof` / Frostproof Gardenia	5 gal	Full Body		Well formed Shrub
	23	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	5 gal	Full Body		Well formed Shrub
	38	Ilex cornuta `Delcambre` / Needlepoint Holly	3 gal	Full Body		Full to the Ground
	114	Ilex cornuta `Soft Touch` / Soft Touch Holly	3 gal	Full Body		Full head; well formed shrub
	19	Ilex x attenuata `Eagleston` / Eagleston Holly	15 gal	Full Body		Full to the Ground
	232	Loropetalum chinense `Emerald Snow` / Emerald Snow Loropetalum	3 gal	Full Body		Full head; well formed shrub
ROSES						
	276	Rosa x 'Drift' / Drift Rose	3 gal	Full Container		Well formed Shrub
GRASSES						
	32	Miscanthus sinensis `Variegatus` / Var. Miscanthus	3 gal	Full Container		Full Grass
PERENNIALS						
	39	Iris pseudacorus `Flore Pleno` / Yellow Flag	1 gal	Full Container		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	FIELD3	FIELD4
SHRUB AREAS						
	167	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	3 gal			Full Grass
GROUND COVERS						
	90	Dianthus gratianopolitanus `Bath`s Pink` / Bath Pinks Dianthus	1 quart	12" o.c.		Full Pot
	1,867	Liriope muscari `Big Blue` / Liriope	1 gal	12" o.c.		Full Pot
	27	Rudbeckia fulgida sullivantii `Goldsturm` / Black-eyed Susan	1 quart	12" o.c.		Full Pot
	652 sf	Seasonal Color - - / Seasonal Color	1 quart			
BED PREPARATION						
	28,133 sf	Bed Preparation / Soil Ammendments	Bed Preparation			
	30,959 sf	Mulch / Pine Straw Mulch	Mulch			
REFOREST						
	150,963 sf	Reforest Area - - / Reforest Area	Reforest Area		Oak, Maple, Pine, Etc.	Seedlings and Saplings
SOD/SEED						
	247,177 sf	Cynodon dactylon `419 Hybrid` / Bermuda Sod	Sod			
	90,339 sf	Cynodon dactylon '419 Hybrid' / Hybrid Bermuda Seed	Seed			

Revisions

#	Date	Nature	By	Appl'd.

Project No. M-2954 | Designed By A.MC.
Date 12-18-25 | Drawn By A.MC.
Scale SEE ABOVE | Checked By R.C.M.

THE SUMMIT

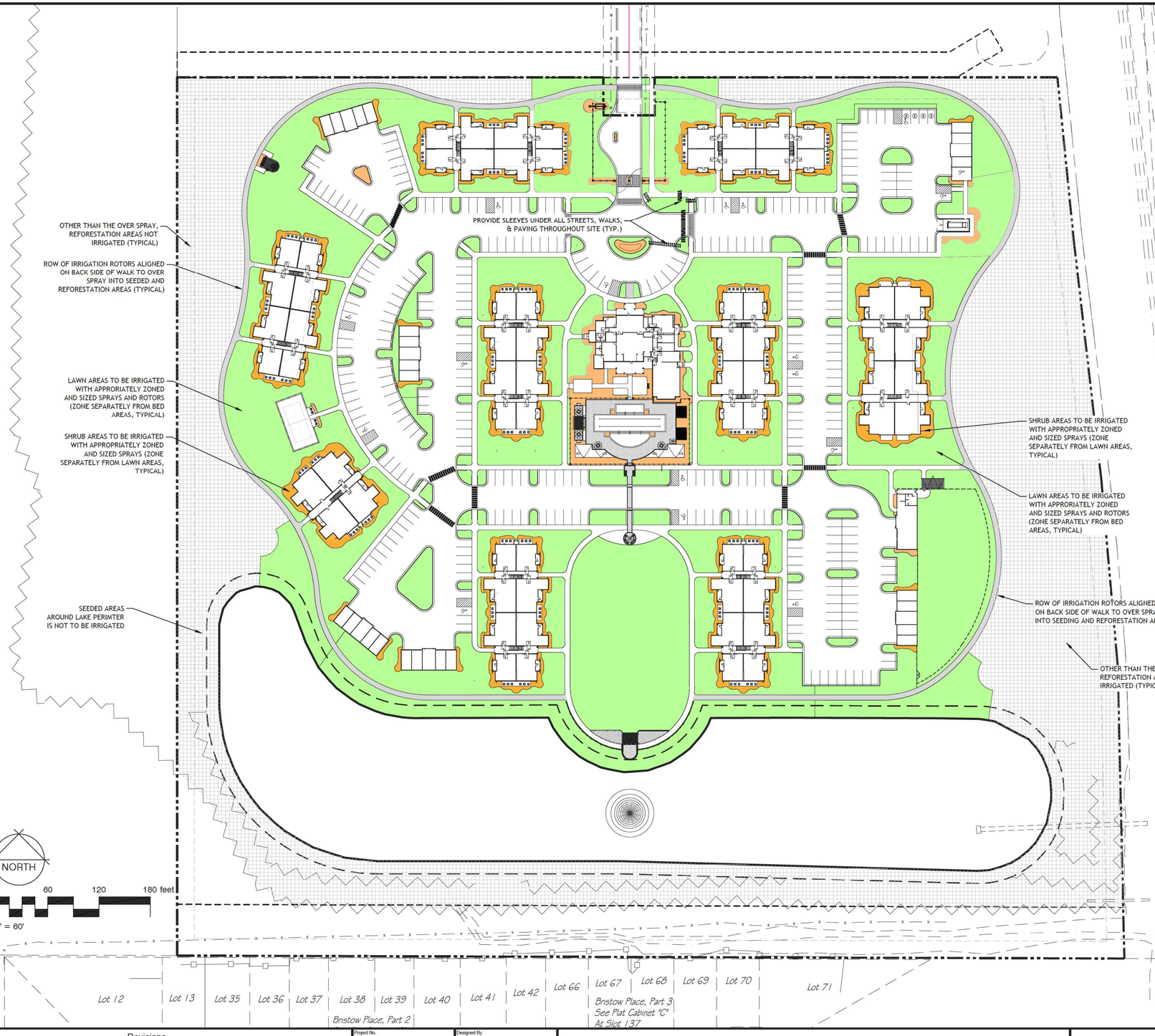
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McCRORY & ASSOCIATES
land planning consultants
212 Waterford Square, Suite 300
Madison, Mississippi 39110
601-906-3477
www.mccroryandassociates.com

NOT FOR CONSTRUCTION

PLANT LIST & SPECS

L2.0



AREAS TO BE IRRIGATED

LAWN AREAS

Takeoff: 247,200 sf

SHRUB BED AREAS

Takeoff: 29,016 sf

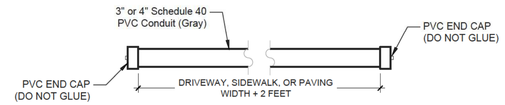
SEED AND REFOREST AREAS

Takeoff: 241,303 sf

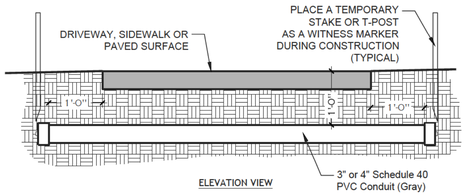
OTHER THAN THE OVER SPRAY FROM THE ROW OF ROTORS ALIGNED ON THE EXTERIOR OF PERIMETER WALK, SEEDED AND REFORESTATION AREAS NOT IRRIGATED (TYPICAL)

IRRIGATION NOTES

* THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING AN IRRIGATION SYSTEM THAT HAS 100% COVERAGE ON ALL LANDSCAPING FOR THE SITE.
* THE 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, AND HEAD LOCATIONS AND SIZES).
* THE ZONES ARE TO SEPARATE THE PLANTING BED AREAS AND LAWN AREAS.
* COORDINATION WITH THE ELECTRICAL ENGINEER TO PROVIDE POWER TO APPROVED CONTROLLER(S) LOCATIONS.
* 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 RESPONSIBLE FOR PROVIDING AND INSTALLING PROPER BACKFLOW PREVENTION MEASURES COMPLYING WITH GOVERNING BODY REQUIREMENTS.
* THE LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR LOCATION OF PVC SLEEVES UNDER ALL PAVING AND HARDSCAPE AREAS TO PROVIDE ADEQUATE ACCESS.



CONDUIT SLEEVE DETAIL



ELEVATION VIEW

1 CONDUIT / SLEEVE DETAIL

3/4" = 1'-0" P-SUM-01

Revisions

#	Date	Nature	By	App'd.

Project No. M-2954	Designed By A.MC.
Date 12-18-25	Drawn By A.MC.
Scale SEE ABOVE	Checked By R.C.M.

THE SUMMIT

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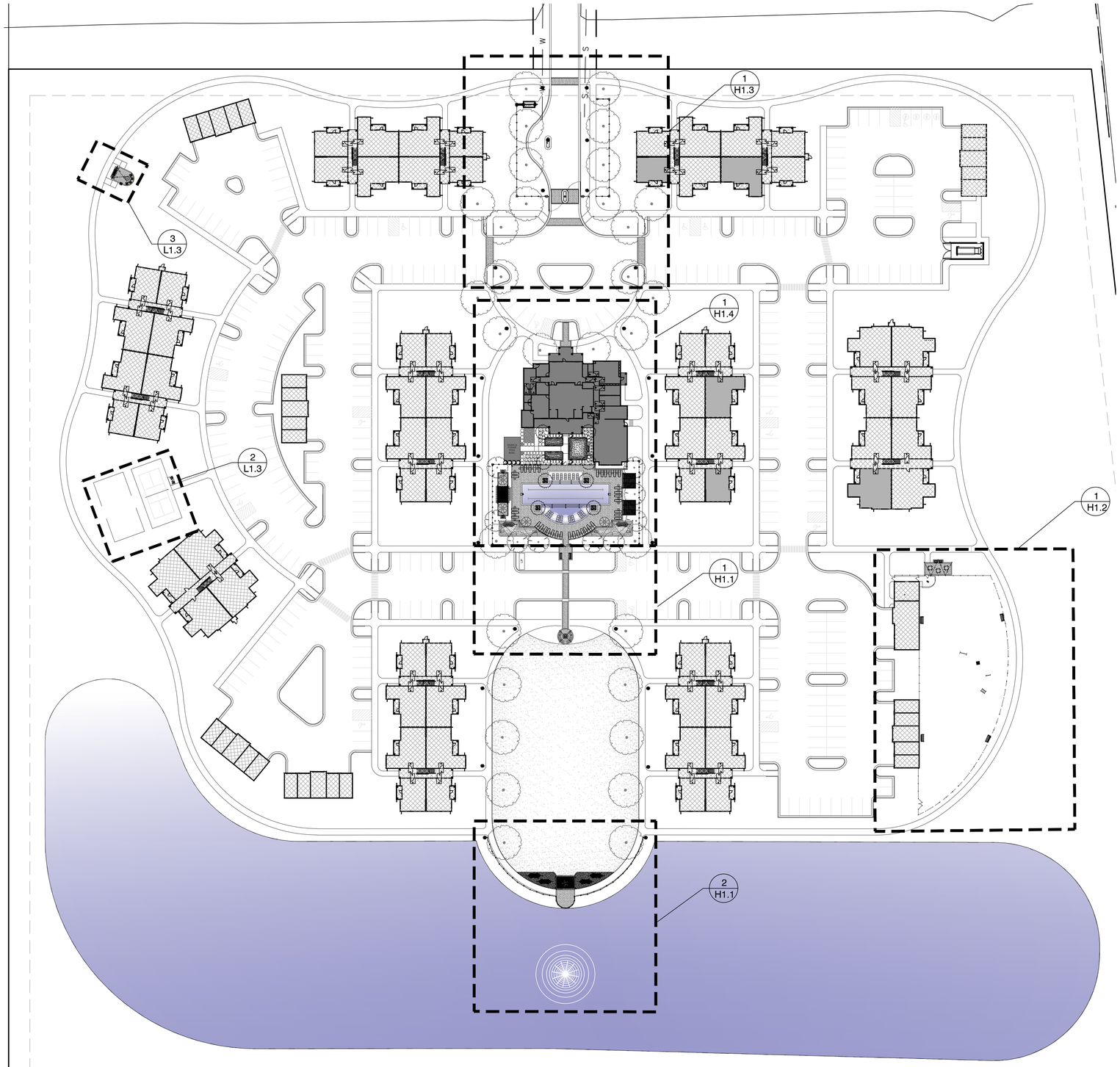
IRRIGATED AREAS AND NOTES

L3.0



GENERAL SITE LAYOUT NOTES:

1. THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS WHEN NECESSARY. ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.

2. THIS PLAN AND IT'S MEASUREMENTS ARE BASED UPON THE CIVIL SURVEY PROVIDED TO THE LANDSCAPE ARCHITECT AT THE TIME OF DESIGN. ACTUAL MEASUREMENTS IN FIELD MAY VARY FROM THIS PLAN. THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES OWNER AND LANDSCAPE ARCHITECT FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.

5. INDIVIDUAL BUILDING CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.

6. BEFORE THE WORK IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED REVIEW OF THE SITE LAYOUT PLAN.

7. POINT OF BEGINNING FOR ALL CONSTRUCTION LAYOUT IS POINT SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.

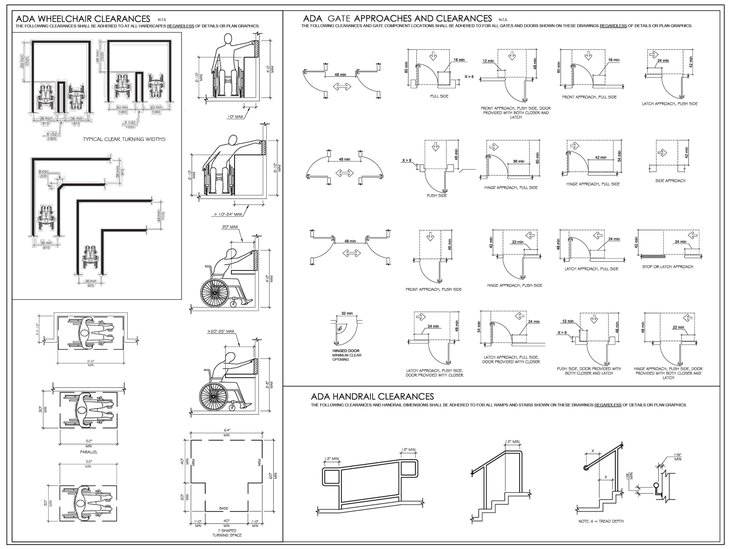
8. SEE CONSTRUCTION DETAILS FOR DIMENSIONS OF SITE DETAILS.

9. DO NOT SCALE FROM DRAWING. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. FIELD DIMENSIONS PREVAIL OVER ALL OTHER DIMENSIONS. CONTACT LANDSCAPE ARCHITECT WITH DISCREPANCIES IN DIMENSIONS.

10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

11. CONTRACTOR SHALL OBTAIN PROPER PERMIT FOR WORK PRIOR TO CONSTRUCTION.

12. CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET ALL LAYOUT STAKES TO ENSURE PROPOSED LAYOUT DOES NOT ENCROACH ANY SETBACKS OR PROPERTY LINES PRIOR TO CONSTRUCTION.



0 50 100 150 feet

SCALE: 1" = 50'

NORTH

OVERALL SITE AMENITY PLAN

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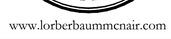
A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Way
Brandon, Mississippi



PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING
12-18-25	ADDENDUM #1

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET
H1.0

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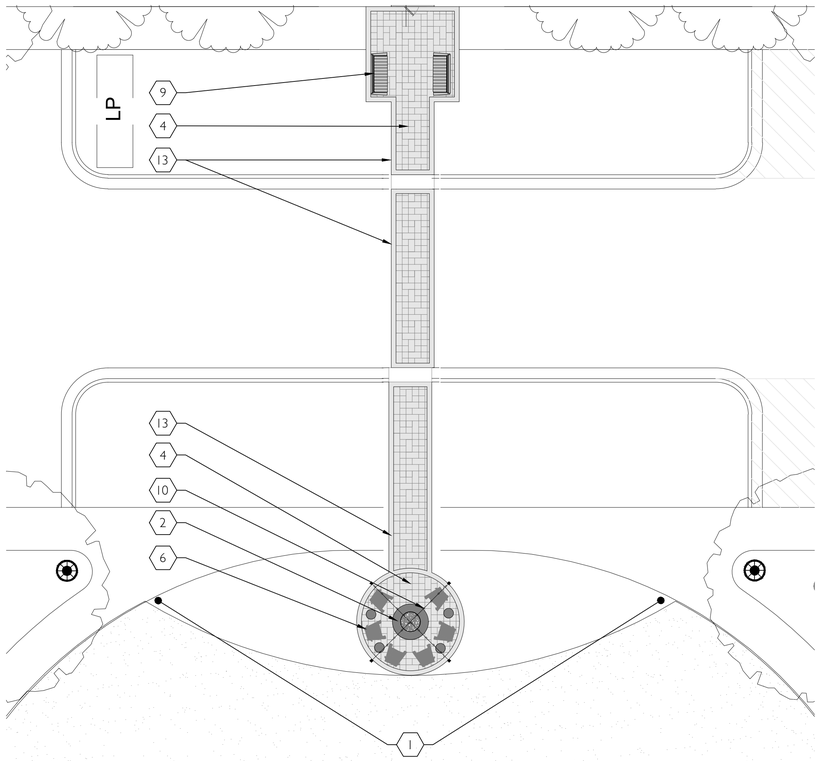
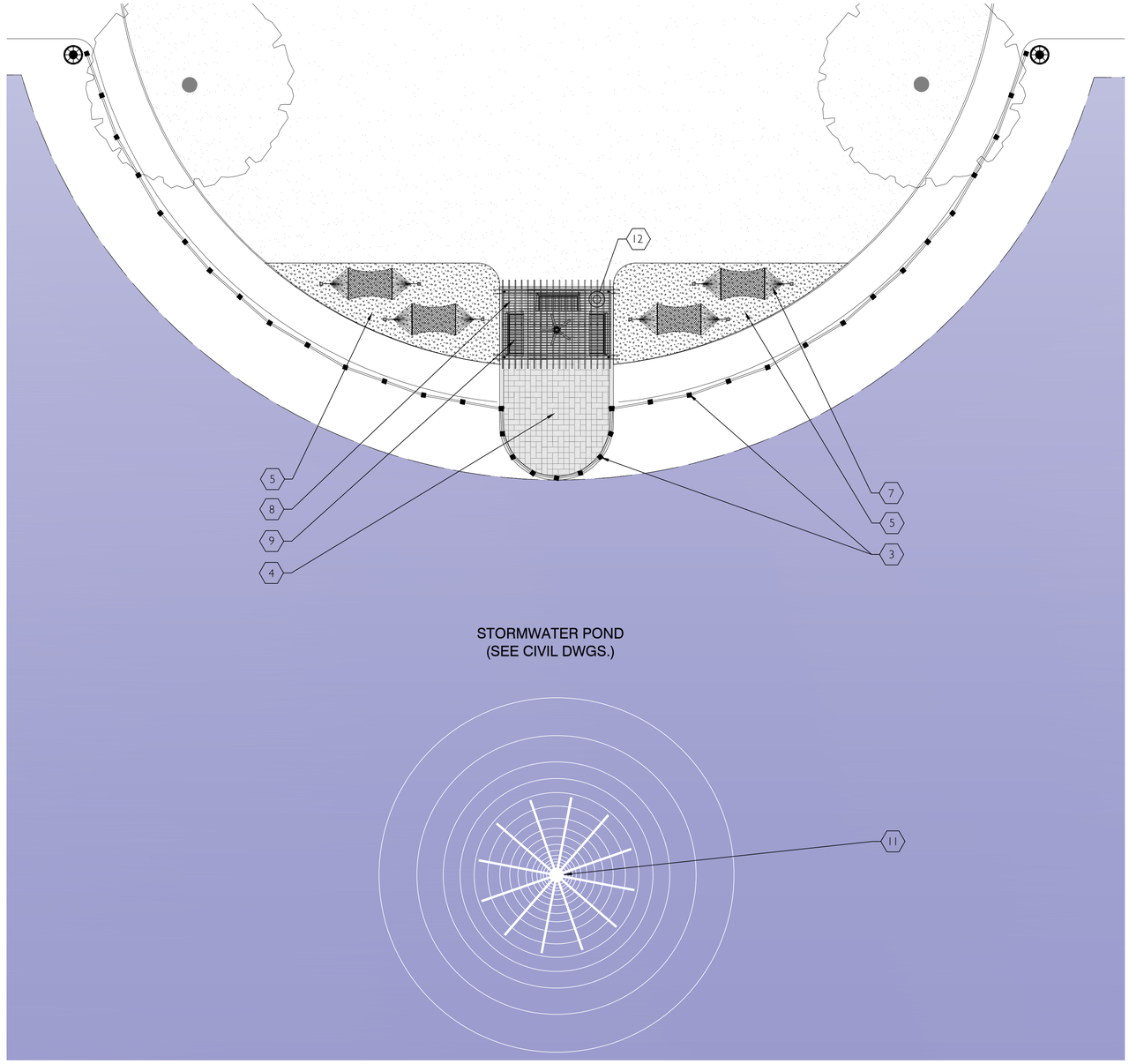


LAWN
(BY OTHERS)

1 / L1.1 FIRE PIT GATHERING AREA at LAWN

SCALE: 1:10



STORMWATER POND
(SEE CIVIL DWGS.)

2 / L1.1 PERGOLA GATHERING AREA at POND

SCALE: 1:10

KEYNOTE LEGEND

1. PET WASTE STATION - SEE DTL. 2 / H1.10
2. FIRE PIT: 5'dia. x 18"ht.x 12"wd. CMU FIRE PIT WITH BRICK VENEER AND CAP; 300,00btu PROPANE BURNER AND LAVA ROCK TOPPING - SEE DTL. 4 / H1.6
3. DECORATIVE FENCE: 48"ht. x ±217lf. OF WOOD POST & RAIL FENCE - SEE DTL. 1 / H1.6
4. CONCRETE PAVERS: ±1025 sf. OF TRAVERTINO 60MM CONCRETE PAVERS IN DUNE BY BELGARD; 3-PIECE RANDOM RECTANGULAR PATTERN - SEE DTL. 5 / H1.6
5. GRAVEL PAVING: ± 756sf. x 3"dp. OF SELMA BROWN PEA GRAVEL ON A COMPACTED #8910 STONE BASE - SEE DTL. 10 / H1.10
6. LOUNGE CHAIRS: MODERN ADIRONDACK CHAIRS WITH LONG ISLAND 18" SIDE TABLES IN TEAK BY POLYWOOD - BY OTHERS
7. HAMMOCKS: 'PAWLEY ISLAND' ROPE HAMMOCKS CONNECTED TO (4) 6"sq. WOOD POSTS - SEE DTL. 4 / H1.7
8. PERGOLA: 14' x 16' WOOD FRAMED PERGOLA WITH WOOD POSTS - SEE DTL. 1 / H1.11
9. BENCH: 6'lg. GLOBAL INDUSTRIAL OUTDOOR BENCH WITH BACK, VERTICAL STEEL SLAT IN BLACK Model # WB694854BKKD - SEE DTL. 1 / H1.10
10. FESTOON LIGHTS: ±30 lf. OF INLINE COMM. GRADE STRING LIGHTS WITH (4) 4" sq. STEEL POSTS - SEE DTL. 3 / H1.8
11. FLOATING POND FOUNTAIN: - SEE DTL. 5 / H1.7
12. WASTE RECEPTACLE - SEE DTL. 9 / H1.10
13. CONCRETE PAVER BAND: ±600sf. OF 8"x8" REINFORCED CONCRETE PAVER BAND - SEE DTL. 5 / H1.6

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

ENLARGED SITE AMENITY PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR
THE SUMMIT at BRANDON
Orleans Way
Brandon, Mississippi

REED LANDSCAPE ARCHITECTURE
DONALD ERIC MANN
752
STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING
12-18-25	ADDENDUM #1

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET
H1.1

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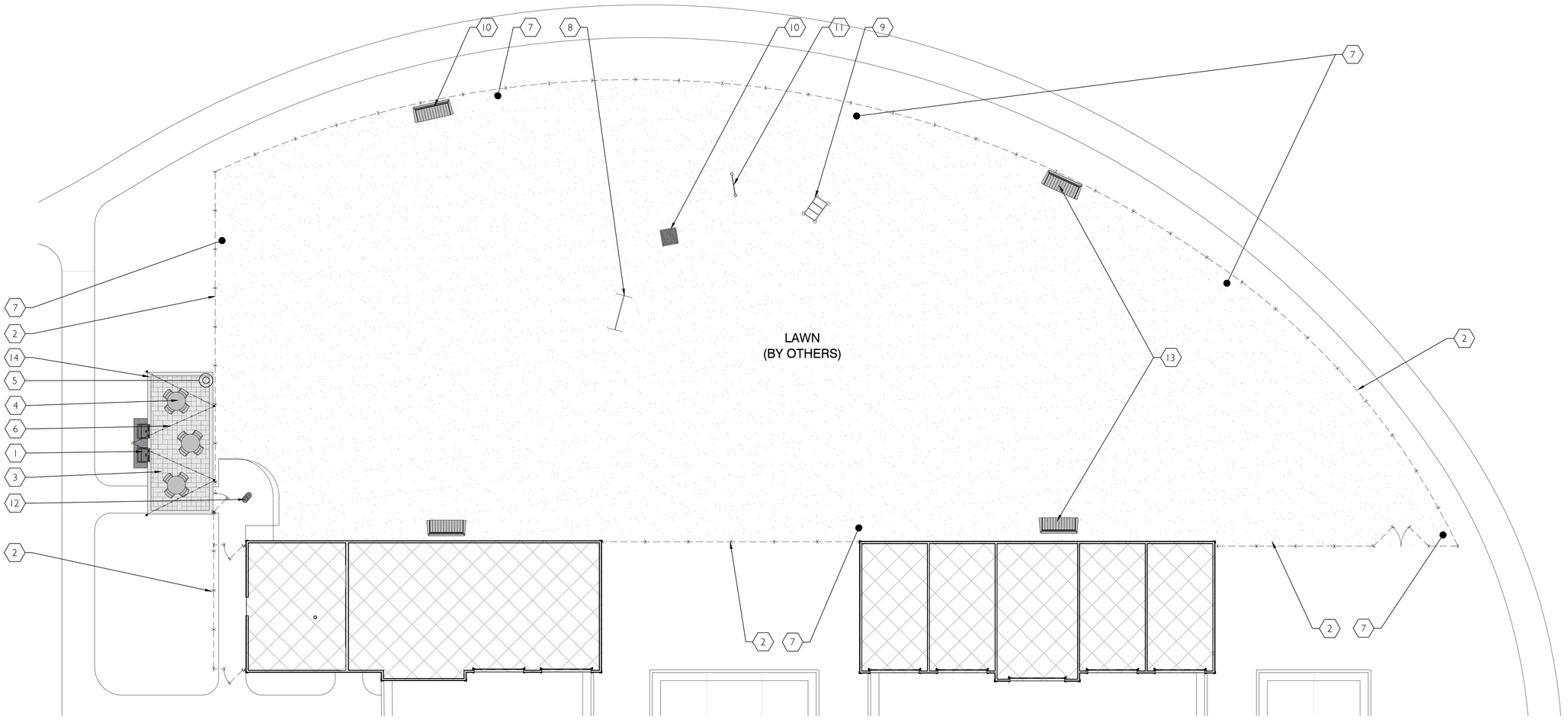

1 / H1.2 DOG PARK

SCALE: 1:10

KEYNOTE LEGEND

1. MASONRY GRILL ISLAND: 9' lg. x 30"dp. x 34"ht. MASONRY CABINET WITH GRANITE COUNTERTOP AND (2) LEGACY 30" NEWPORT COMMERCIAL GRILL WITH TIMER [S27T] BY PGS GRILLS; 50k BTU EACH - SEE DTL. 1 / H1.8
2. DOG PARK FENCE: ±453lf. x 48"ht. CHAIN LINK POLYCOATED BLACK FENCE WITH POSTS AT 8' o.c.; INCLUDES (3) 42'wd. GATES AND (2) 6' WIDE GATES - SEE DTL. 2 / H1.7
3. CONCRETE PAVERS: ±264 sf. OF TRAVERTINO 60MM CONCRETE PAVERS IN DUNE BY BELGARD; 3-PIECE RANDOM RECTANGULAR PATTERN - SEE DTL. 5 / H1.6
4. TABLE & CHAIRS: (3) - BY OTHERS
5. WASTE RECEPTACLE - SEE DTL. 9 / H1.10
6. FESTOON LIGHTS: ±61 lf. OF INLINE COMM. GRADE STRING LIGHTS WITH (5) 4" sq. STEEL POSTS - SEE DTL. 3 / H1.8
7. PET WASTE STATION - SEE DTL. 2 / H1.10
8. DOG AGILITY HOOP (TO BE FIELD LOCATED) - SEE DTL. 6 /H1.10
9. DOG BARREL (TO BE FIELD LOCATED) - SEE DTL. 7 / H1.10
10. DOG WAIT TABLE (TO BE FIELD LOCATED) - SEE DTL. 8 / H1.10
11. DOG JUMP WALL (TO BE FIELD LOCATED) - SEE DTL. 5 / H1.10
12. OUTDOOR DOG PARK WATERING STATION - SEE DTL. 4 / H1.10
13. BENCH: 6'lg. GLOBAL INDUSTRIAL OUTDOOR BENCH WITH BACK, VERTICAL STEEL SLAT IN BLACK Model # WB694854BKKD - SEE DTL. 1 / H1.10
14. CONCRETE PAVER BAND: ±73sf. OF 8"x8" REINFORCED CONCRETE PAVER BAND - SEE DTL. 5 / H1.6

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

ENLARGED SITE AMENITY PLAN

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THE SUMMIT at BRANDON

Orleans Way

Brandon, Mississippi

REGISTERED LANDSCAPE ARCHITECT DONALD ERIC MCNAIR 752 STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING
12-18-25	ADDENDUM #1

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET H1.2

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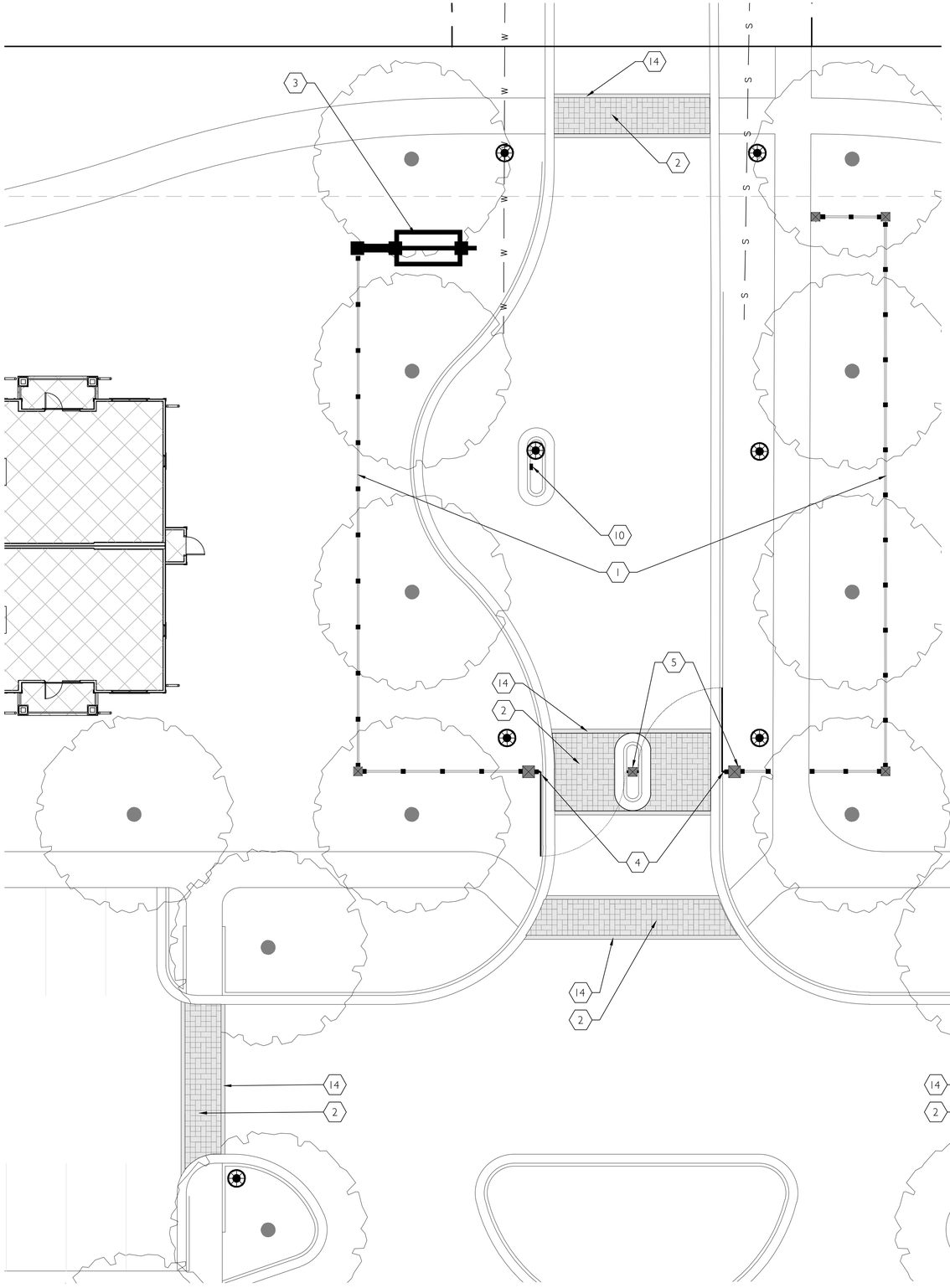
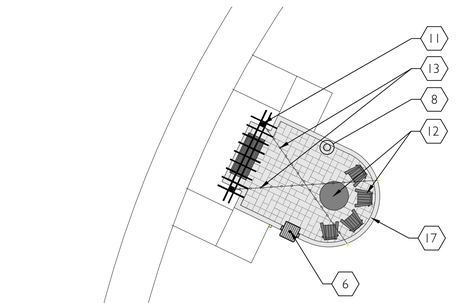
KEYNOTE LEGEND

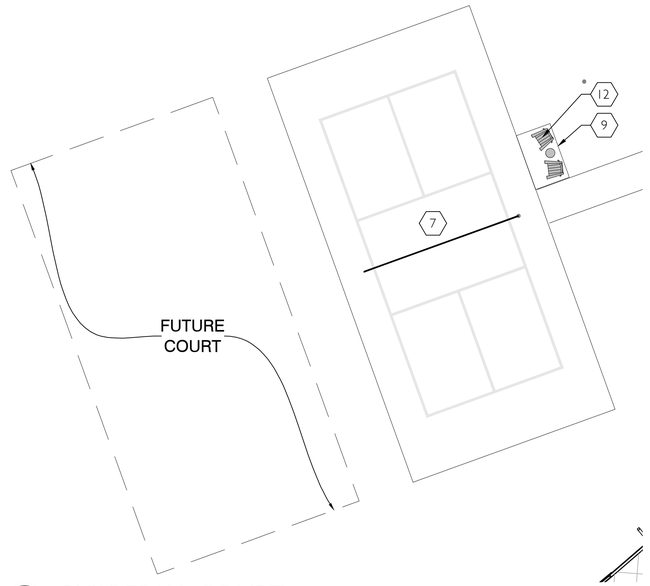
1. DECORATIVE FENCE: 48"ht. x ±220lf. OF WOOD POST & RAIL FENCE - SEE DTL. 1 / H1.6
2. CONCRETE PAVERS: ±925 sf. OF TRAVERTINO 60MM CONCRETE PAVERS IN DUNE BY BELGARD; 3-PIECE RANDOM RECTANGULAR PATTERN - SEE DTL. 5 / H1.6
3. MASONRY SIGNAGE MONUMENT: CMU WITH BRICK VENEER & CAP - SEE DTL. 1 / H1.7
4. STEEL VEHICULAR GATE - (1) PAIR OF ±60"ht. x ±14lf. STEEL SWING GATES - SEE DTL. 2 / H1.6
5. MASONRY ENTRANCE GATE WALLS: 72"ht. x 24"sq. & 60"ht. x 18"sq. CMU COLUMNS - SEE DTL. 3 / H1.6
6. CHARCOAL GRILL: COVERED PARK GRILL [EC-26] BY R.J. THOMAS - SEE DTL. 4 / H1.11
7. PICKLEBALL COURT: 30' x 60' REINFORCED CONCRETE SLAB WITH ACRYLIC COLOR TOPPING - SEE DTL. 1 / H1.9
8. WASTE RECEPTACLE - SEE DTL. 9 /H1.10
9. CONCRETE PAVING: ±40sf. x 4"d. REINFORCED SLAB WITH 1/4" JOINTS; COLOR AND FINISH TO MATCH ADJACENT WALKS - SEE DTL. 6 / H1.6
10. VEHICULAR GATE CALL BOX - BY OTHERS
11. SWING ARBOR: CEDAR FRAMED ARBOR WITH 6'lg. SWING - SEE DTL. 5 / H1.8
12. LOUNGE CHAIRS: MODERN ADIRONDACK CHAIRS WITH LONG ISLAND 18" SIDE TABLES AND 48"RND. CONVERSATION TABLE IN TEAK BY POLYWOOD - BY OTHERS
13. FESTOON LIGHTS: ±40 lf. OF INLINE COMM. GRADE STRING LIGHTS WITH (4) 4" sq. STEEL POSTS - SEE DTL. 3 / H1.8
14. CONCRETE PAVER BAND: ±280sf. OF 8"x8" REINFORCED CONCRETE PAVER BAND - SEE DTL. 5 /H1.6



1 / H1.3 VEHICULAR ENTRY GATES & FENCE
SCALE: 1:10



2 / H1.3 SWING ARBOR PATIO
SCALE: 1:10



3 / H1.3 PICKLEBALL COURT
SCALE: 1:10

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

ENLARGED SITE AMENITY PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Way
Brandon, Mississippi

PROJ. CODE	22-005
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ISSUED

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12-18-25	ADDENDUM #1

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CONSTRUCTION DOCUMENTS

SHEET
H1.3

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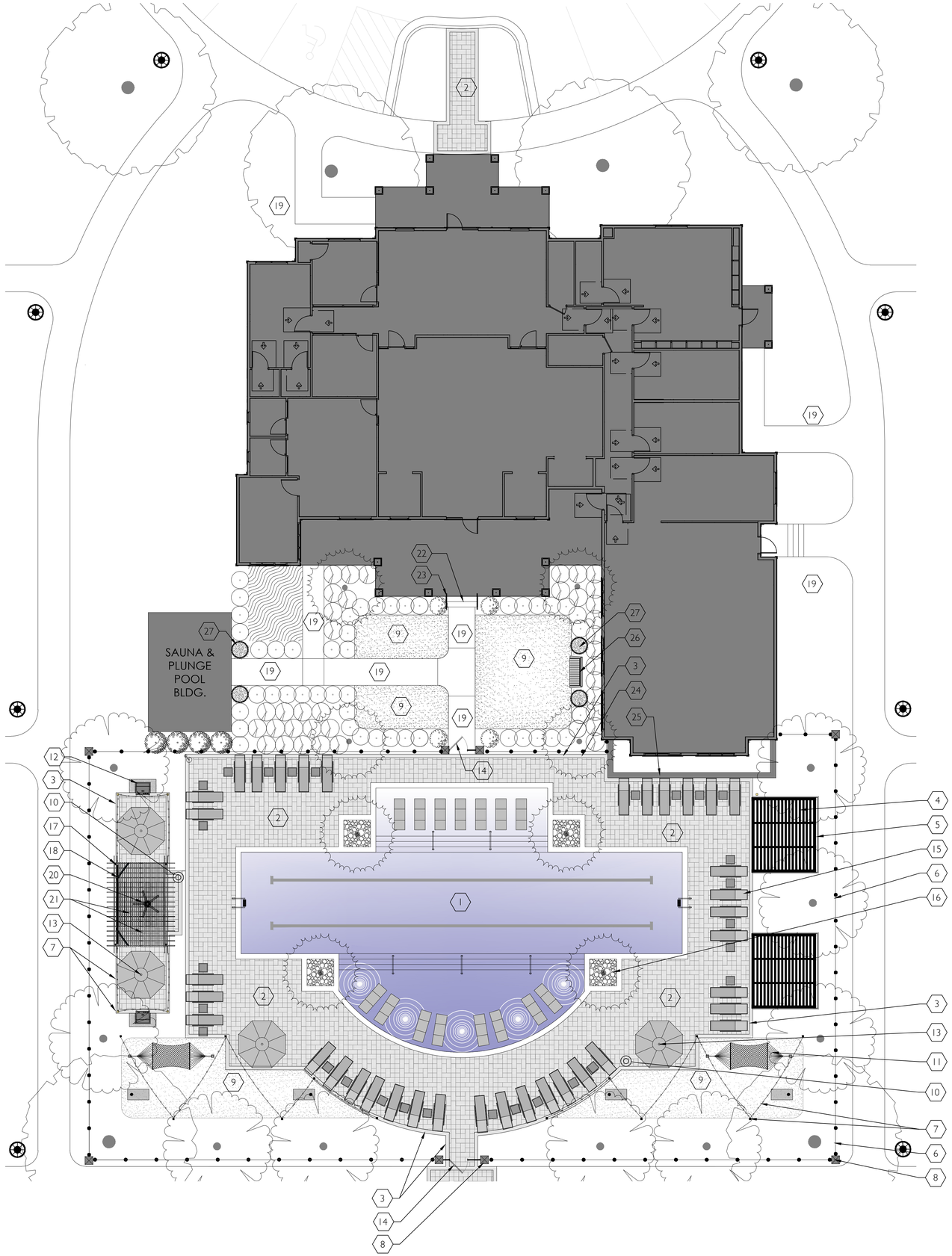

KEYNOTE LEGEND

1. POOL: ±2640 sf. x 4'-6"dp; GUNITE SKIMMER POOL WITH SALTWATER CHLORINATOR; INCLUDES THE FOLLOWING:
   - ±830sf x ±12"dp. TANNING SHELF
   - ±250 lf. of 2x2 TIVOLI BLUE (TVL-BLUE-2X2) WATERLINE TILES BY N.P.T. WITH WHITE GROUT
   - ±145 lf. of 12"w. 2x2 COBALT BLUE (BX250) DECORATIVE FLOOR TILE BY N.P.T. WITH WHITE GROUT
   - ±295 lf. x 12"w. CONCRETE COPING WITH A STEGMEIER 'SANDSTONE' FORM -
   - (5) BUBBLERS ON SHELF: COLORVISON (40-45gpm) by PENTAIR with GLOBRITE LIGHTS
   - S.R. SMITH ARTISAN SERIES HANDRAILS

   POOL CONTRACTOR TO PROVIDE ENGINEERED POOL DRAWINGS OF THIS DESIGN FOR SUBMITTAL.
2. CONCRETE PAVERS: ±3,925 sf. OF TRAVERTINO 60MM CONCRETE PAVERS IN DUNE BY BELGARD; 3-PIECE RANDOM RECTANGULAR PATTERN - SEE DTL. 5 / H1.6
3. CONCRETE PAVER BAND: ±600sf. OF 8"x8" REINFORCED CONCRETE PAVER BAND - SEE DTL. 5 / H1.6
4. 10'x10' WOOD FRAMED CABANA WITH WOOD SLAT BACK - SEE DTL. 4 /H1.8
5. CONCRETE PAD (UNDER CABANA): 11'x11'x4" REINFORCED CONCRETE SLAB - SEE DTL. 6 / H1.7
6. POOL ENCLOSURE FENCE: ±364 lf. x 48"ht. OF AMERISTAR 'MONTAGE' 2-RAIL FLUSH BOTTOM STEEL FENCE IN DARK BRONZE COLOR - SEE DTL. 7 / H1.6
7. FESTOON LIGHTS: ±130lf. OF INLINE COMM. GRADE STRING LIGHTS WITH (6) 4"sq. STEEL POSTS- SEE DTL. 3 / H1.8
8. MASONRY COLUMN: 60"ht. x 16"sq. CMU WITH BRICK VENEER FENCE COLUMN - SEE DTL. 3 / H1.6
9. GAME LAWN: ±1610 sf. OF SYNTHETIC TURF ON 4" 8910 COMPACTED BASE - SEE DTL. 11 / H1.10
10. WASTE RECEPTACLE - SEE DTL. 9 / H1.10
11. HAMMOCKS: 'PAWLEY ISLAND' ROPE HAMMOCKS CONNECTED TO 6"sq. WOOD POSTS - SEE DTL. 4 / H1.7
12. MASONRY GRILL ISLAND: 5'lg. x 30"dp. x 34"ht. MASONRY ISLAND WITH GRANITE COUNTERTOP & (2) LEGACY 30" NEWPORT COMMERCIAL GRILL WITH TIMER [S27T] BY PGS GRILLS; 50k BTU EACH -- SEE DTL. 2 / H1.8
13. TABLE & CHAIRS WITH UMBRELLAS - BY OTHERS
14. POOL GATE: STEEL POOL GATE WITH COMBO LOCK/PANIC BAR HARDWARE AND PERFORATED PANELS - SEE DTL. 7 / H1.6
15. CHAISE LOUNGE - BY OTHERS
16. AT-GRADE PLANTER BED WITH MEXICAN PEBBLE BACKFILL - SEE DTL. 3 / H1.7
17. PERGOLA: 14'x16' CEDAR FRAMED PERGOLA WITH 8"sq. POSTS - SEE DTL.1/ H1.11
18. OUTDOOR TELEVISION: BY OTHERS
19. CONC. SIDEWALKS WITH <5% SLOPE; MATCH CIVIL SIDEWALK FINISH - SEE GRADING PLAN
20. OUTDOOR FAN: BY OTHERS
21. OUTDOOR DEEP SEATING - BY OTHERS
22. CONCRETE STEPS - SEE DTL. 3 / H1.11
23. STEEL HANDRAIL - MATCH ARCH. DETAIL
24. POOL SHOWER: 'BS-1200' FREESTANDING SHOWER BY OUTDOOR SHOWER COMPANY - SEE DTL. 3 / H1.10
25. RETAINING WALL: ±43lf. x 18"ht. 6" CMU WALL WITH BRICK VENEER & CAP - SEE DTL. 2 /H1.11
26. GARDEN BENCH: 6'lg. TEAK CHIPPENDALE TRIPLE GARDEN BENCH BY CHIC TEAK - SEE DTL. 1 / H1.10
27. POTS: 36" CONCRETE MAMMOTH POT [PL819] IN FRENCH WAX BY ELEGANT EARTH

GENERAL NOTES:
1. ALL CONCRETE SIDEWALKS SHOWN TO MATCH CIVIL SITE SIDEWALKS, UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS. FOR DETAILS.
2. ALL MASONRY VENEER TO BE SMOOTH SAND FINISHED STUCCO , UNLESS OTHERWISE NOTED.
3. ALL WOOD USED TO RECEIVE TWO COATS OF SOLID BODY STAIN, UNLESS OTHERWISE NOTED.
4. ALL SEATING, TABLES, AND FURNITURE SHOWN, BUT NOT SPECIFIED, TO BE PROVIDED BY OTHERS.
5. ALL ELECTRICAL AND PLUMBING PROVISIONS FOR AMENITIES TO BE INSTALLED PER LOCAL CODES.

0 50 100 150 feet
SCALE: 1" = 50'

NORTH

ENLARGED
POOL & AMENITY LAYOUT PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR
THE SUMMIT at BRANDON
Orleans Way
Brandon, Mississippi

REGISTERED LANDSCAPE ARCHITECT DOUGLAS ERIC MANN 752 STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

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SHEET
H1.4

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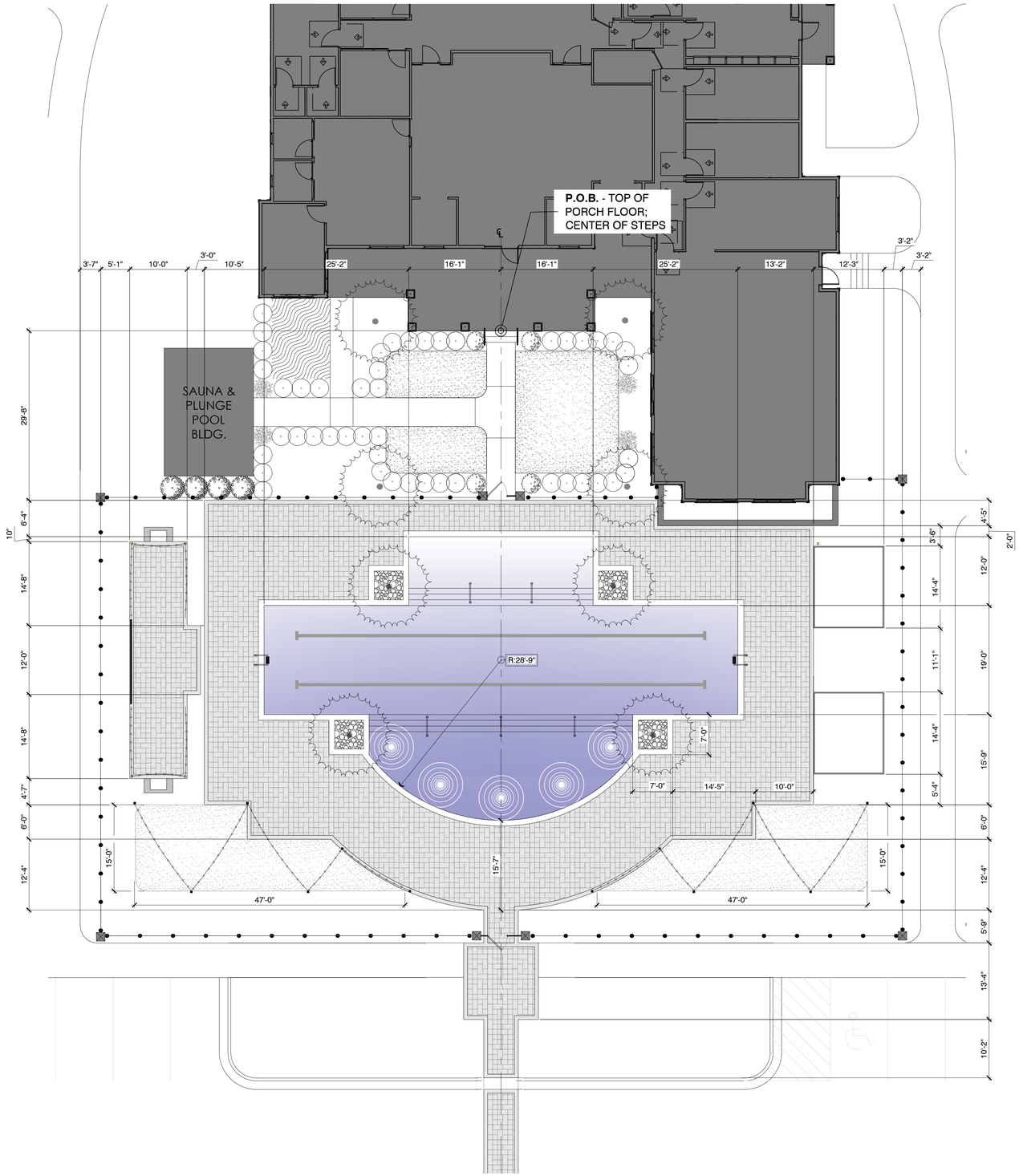

1 / H1.4A POOL AREA DIMENSION PLAN

SCALE: 1" = 10'

GENERAL SITE LAYOUT NOTES:

1. THE SITE LAYOUT IS BASED ON CENTERLINES AND CONTROL POINTS AS NOTED. DIMENSIONS NOTED (+/-) ARE FOR FIELD ADJUSTMENTS WHEN NECESSARY. ALL OTHER DIMENSIONS ARE TO BE MAINTAINED. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN PROPER LAYOUT OF BUILDING FOOTPRINT.

2. THIS PLAN AND IT'S MEASUREMENTS ARE BASED UPON THE CIVIL SURVEY PROVIDED TO THE LANDSCAPE ARCHITECT AT THE TIME OF DESIGN. ACTUAL MEASUREMENTS IN FIELD MAY VARY FROM THIS PLAN. THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.

3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES OWNER AND LANDSCAPE ARCHITECT FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.

5. INDIVIDUAL BUILDING CONTRACTORS ARE RESPONSIBLE FOR LOCATING THE PROPERTY SERVICE CONNECTIONS BY DIGGING DOWN TO THEM PRIOR TO SETTING THE BUILDING ELEVATIONS.

6. BEFORE THE WORK IS STARTED, THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED REVIEW OF THE SITE LAYOUT PLAN.

7. POINT OF BEGINNING FOR ALL CONSTRUCTION LAYOUT IS POINT SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.

8. SEE CONSTRUCTION DETAILS FOR DIMENSIONS OF SITE DETAILS.

9. DO NOT SCALE FROM DRAWING. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. FIELD DIMENSIONS PREVAIL OVER ALL OTHER DIMENSIONS. CONTACT LANDSCAPE ARCHITECT WITH DISCREPANCIES IN DIMENSIONS.

10. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

11. CONTRACTOR SHALL OBTAIN PROPER PERMIT FOR WORK PRIOR TO CONSTRUCTION.

12. CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET ALL LAYOUT STAKES TO ENSURE PROPOSED LAYOUT DOES NOT ENCROACH ANY SETBACK'S OR PROPERTY LINES PRIOR TO CONSTRUCTION.

0 50 100 150 feet

SCALE: 1" = 50'

NORTH

POOL AREA DIMENSION PLAN

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Orleans Way
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DONALD ERIC MCNAIR REGISTERED LANDSCAPE ARCHITECT 752 STATE OF MISSISSIPPI

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SHEET
H1.4A

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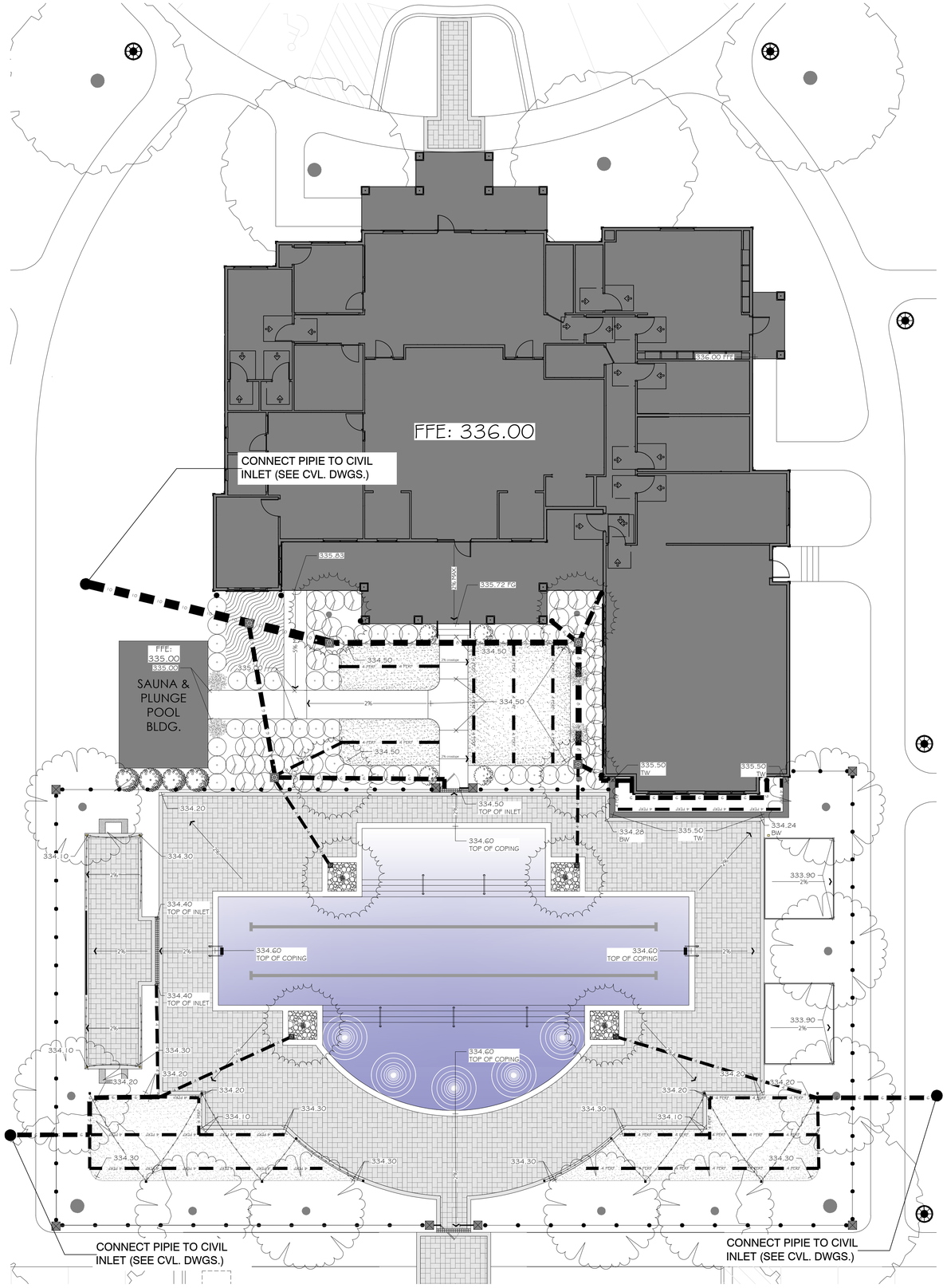
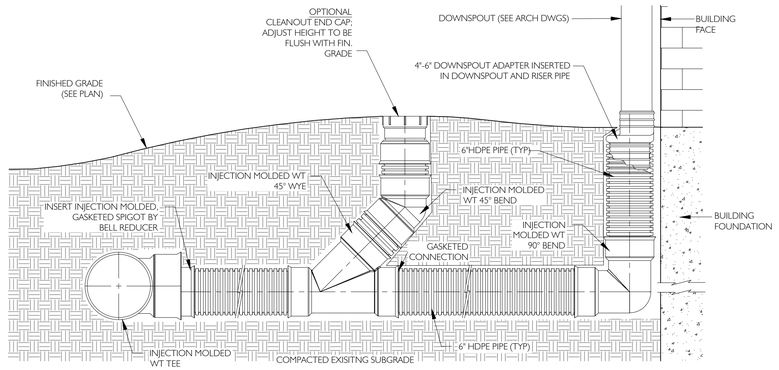


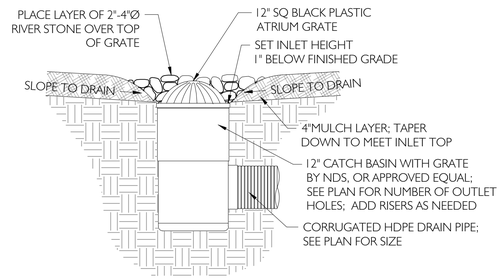
1 H1.4B — POOL & CLUBHOUSE AMENITY AREA DRAINAGE PLAN

SCALE: 1" = 10'



2 H1.4B — TYP. SECTION of ADAPTERS at DOWNSPOUTS

N.T.S.

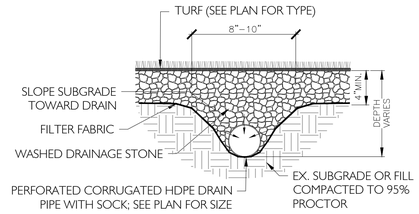


3 H1.4B — TYP. SECTION of INLET in PLANT BEDS

1" = 1'-0"

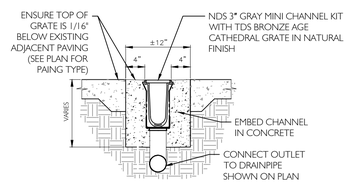
KEYNOTE LEGEND

X.XX TW / BW	TOP/BOTTOM OF WALL ELEVATION
X.XX TI	TOP OF INLET ELEVATION
X.XX FFE	FINISHED FLOOR ELEVATION
X.XX	FINISHED GRADE ELEVATION
X %	SURFACE SLOPE
4 PERF	4" PERFORATED CORRUGATED HDPE DRAIN PIPE WITH SOCK
4	4" DUAL WALL CORRUGATED HDPE DRAIN PIPE
6	6" DUAL WALL CORRUGATED HDPE DRAIN PIPE
8	8" DUAL WALL CORRUGATED HDPE DRAIN PIPE
10	10" DUAL WALL CORRUGATED HDPE DRAIN PIPE
	6" INLET WITH ATRIUM GRATE - SEE DETAIL
	12" CATCH BASIN WITH ATRIUM GRATE IN BEDS - SEE DETAIL
	12" CATCH BASIN WITH FLAT GRATE IN PAVING - SEE DETAIL
	DOWNSPOUTS BOOT ADAPTERS - SEE DETAIL
	3" TRENCH DRAIN WITH DECORATIVE GRATE - SEE DETAIL



4 H1.4B — TYPICAL SECTION at FRENCH DRAINS

1" = 1'-0"



NOTES:

1. CONTRACTOR TO ENSURE POSITIVE DRAINGE FROM SURROUNDING SURFACE TO THE DRAIN AS WELL AS POSITIVE SLOPE WITHIN THE TRENCH DRAIN
2. CHANNELS TO BE INSTALLED WITH BLANK GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE).
3. SET CHANNEL DRAIN IN TRENCH SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I.; AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED.

5 H1.4B — TYP. SECTION of TRENCH DRAIN

N.T.S.

GRADING & DRAINAGE NOTES

1. THIS IS A SCHEMATIC LAYOUT OF PIPE AND DRAIN LOCATIONS AND ROUTES. FIELD CONDITIONS SUCH AS TREE ROOTBALLS, UTILITIES, EXISTING PIPES, FOUNDATIONS, PAVING, ETC. MAY VARY THE ACTUAL LAYOUT AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A ROUTE THAT ENSURES POSITIVE SLOPES IN ALL THE PIPING AND INLETS, AS WELL AS MINIMIZING PIPING UNDER HARDSCAPES. CONTACT LAND. ARCH. WITH ANY MAJOR DISCREPANCIES THAT WOULD INHIBIT CORRECT INSTALLATION OF DRAINAGE SHOWN.
2. MINIMUM SLOPES ON ALL IMPERMEABLE SURFACES TO BE 2.0% GRADE. UNLESS OTHERWISE NOTED ON PLAN. ALL WALKS TO HAVE 2% CROSS-SLOPE.
3. THE CONTRACTOR SHALL ENSURE ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES AT A MINIMUM OF 2.0% GRADE.
4. PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVING, BUILDING PAD, ETC. PROPOSED GRADES SHOWN ARE BASED UPON FFE PROVIDED ON CIVIL GRADING PLANS. ACTUAL GRADES ON SITE MAY VARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL GRADES SHOWN AND REPORT ANY MAJOR DISCREPANCIES TO LAND. ARCH.
5. ALL PROPOSED DRAIN INLETS ARE TO BE LOCATED AT THE LOWPOINTS. GRADING SHALL BE TO DIRECT RUNOFF TO THESE INLETS AT A 2.0% SLOPE MIN.ON PAVED AREAS AND 3% SLOPE MIN. IN LANDSCAPE AREAS.
6. STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED FROM DOWNSTREAM TO UPSTREAM. INVERT ELEVATIONS SHALL SLOPE AT A MINIMUM OF 1.0% DOWNSTREAM. VERIFY ALL PIPE SLOPES, INVERTS, AND POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
7. ALL CONNECTIONS AT PIPE INTERSECTIONS TO BE MADE WITH A WYE FITTING, NO TEES.
8. ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPENCIES SHALL BE REPORTED TO LAND. ARCH. PRIOR TO BEGINNING WORK.
9. POOL DECK SHALL SLOPE AWAY FROM THE COPING AT A CONTINUOUS 2% SLOPE FOR A DISTANCE OF 4' MINIMUM.

0 50 100 150 feet

SCALE: 1" = 50'

NORTH

POOL AREA STORMWATER & DRAINAGE PLAN

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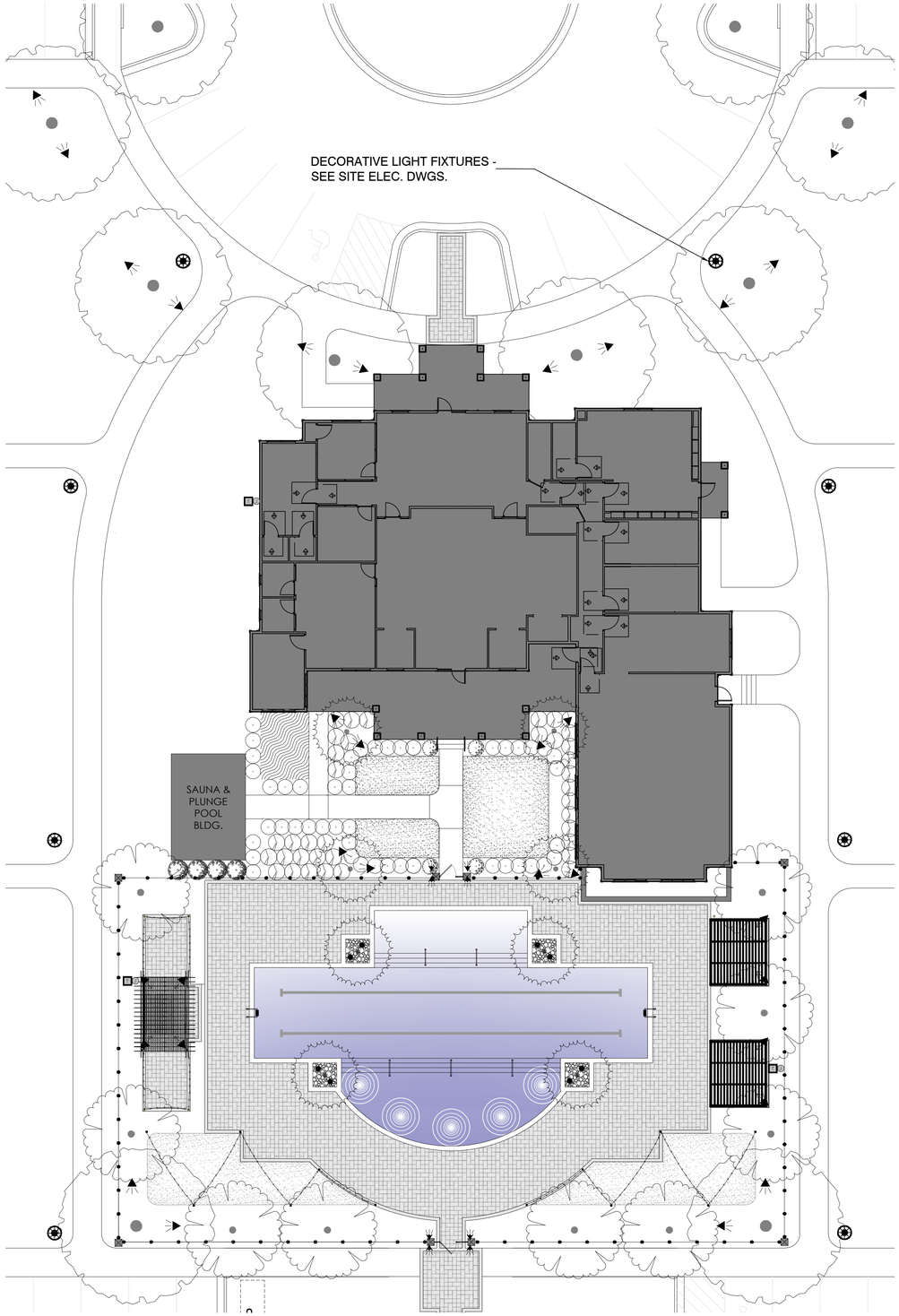
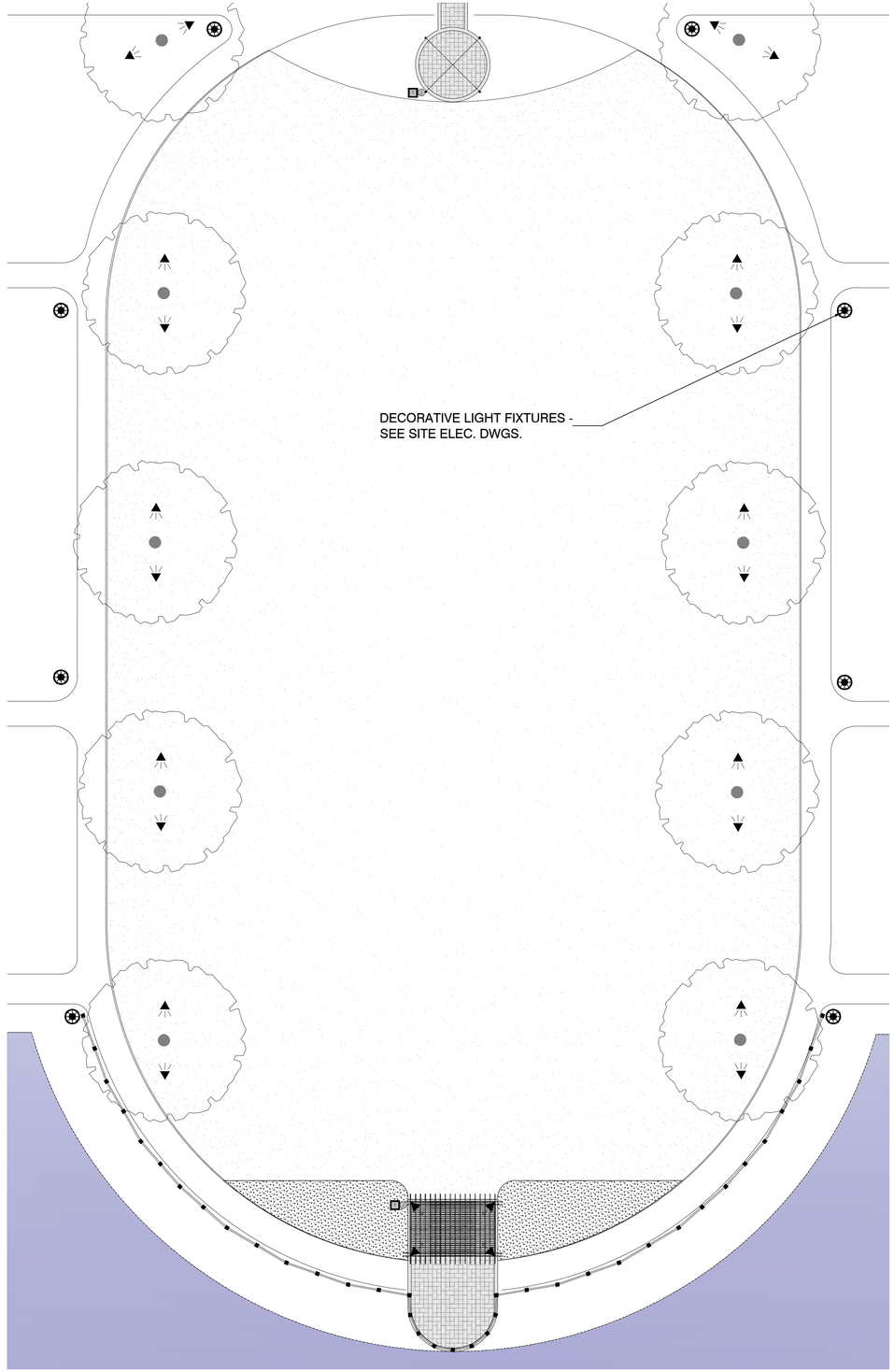


1 H1.5 POOL & CLUBHOUSE LANDSCAPE LIGHTING LAYOUT
N.T.S.



2 H1.5 LAWN LANDSCAPE LIGHTING PLAN
N.T.S.

SEE SHT. L1.5A FOR LIGHT SCHEDULE

ENLARGED LANDSCAPE LIGHTING PLAN

NORTH

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H1.5

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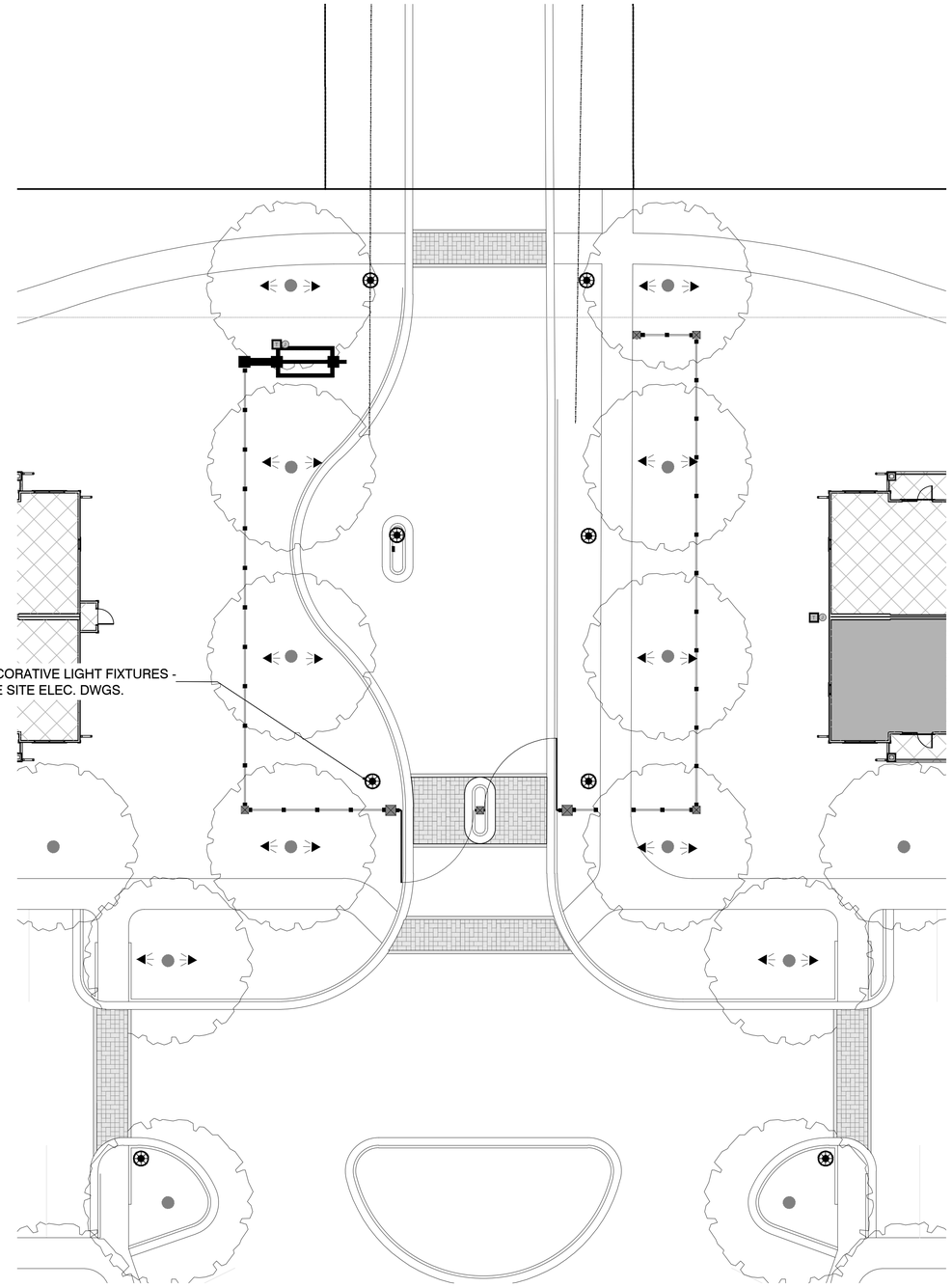


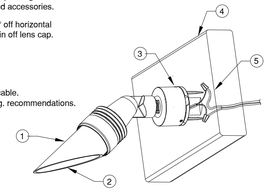
1 H1.5A

POOL & CLUBHOUSE LANDSCAPE LIGHTING PLAN

SCALE: 1" = 10'

DETAIL LEGEND

1. FX Luminaire NP fixture. See plan legend for wattage, beam spread and accessories.
2. Aim fixture a minimum of 10° off horizontal to allow water and dirt to drain off lens cap.
3. FX Luminaire Wall Mount.
4. Wood joist or header.
5. UF/UL, copper, low voltage cable. Splice wires according to mfg. recommendations.



NOTES

A. Installation to be completed in accordance with manufacturer's specifications.

B. Accepts 10-15 volts - AC or DC

C. See plan legend for LED board option, beam spreads, and accessories.

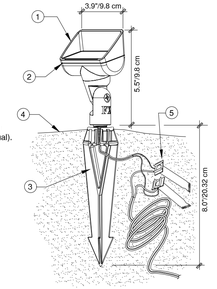
2 H1.5A

TYP. DOWN LIGHT DETAIL

NOT TO SCALE

DETAIL LEGEND

1. Luminaire fixture. See plan legend for wattage, beam spread and accessories.
2. Aim fixtaire a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
3. Luminaire Spike mount.
4. Finished grade.
5. Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit (or equal). Leave 18" minimum wire loop coiled below fixture for service.



NOTES

A. Installation to be completed in accordance with manufacturer's specifications.

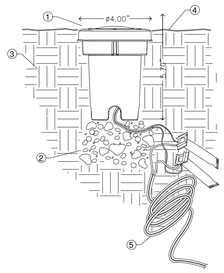
B. Accepts 10-15 volts - AC or DC

C. See plan legend for LED board option, beam spreads, and accessories.

3 H1.5A

TYP. UPLIGHT DETAIL

NOT TO SCALE



DETAIL LEGEND:

1. Luminaire fixture. See plan legend for wattage, beam spread and accessories.
2. 4" pea gravel for drainage.
3. Existing soil profile.
4. Finished grade.
5. Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit (or equal). Leave 18" minimum wire loop coiled below fixture for service.

NOTES

A. Installation to be completed in accordance with manufacturer's specifications.

B. Accepts 10-15 volts - AC or DC

C. See plan legend for bulb, beam spreads, and accessories.

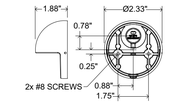
4 H1.5A

TYP. WELL LIGHT DETAIL

NOT TO SCALE

DETAIL LEGEND

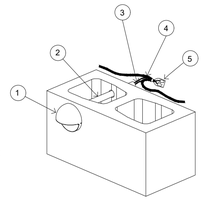
1. FX LUMINAIRE MM WALL LIGHT FIXTURE. SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD AND ACCESSORIES.
2. BLUE OR GRAY ENT CONDUIT WITH STRANDED THHN WIRE SIZED TO MATCH WATTAGE LOAD.
3. 16 GA. CABLE (PIGTAIL)
4. 12 GA. CABLE (DISTRIBUTION)
5. CONNECT PIGTAIL WIRE TO DISTRIBUTION WIRE WITH SILICON-FILLED WIRE NUTS



NOTES

WATERPROOF SLEEVE END TO PREVENT WATER FROM SEEPING THROUGH THE WALL INTO THE LAMP HOUSING. LEAVE 12" SERVICE LOOP COILED INSIDE THE SLEEVE.

THIS FIXTURE IS DESIGNED FOR DOWN LIGHTING ONLY. DO NOT USE IN UP LIGHT POSITION.



SECTION/ELEVATION

5 H1.5A

TYP. COLUMN LIGHT DETAIL

NOT TO SCALE

LIGHTING SCHEDULE SHT. H1.5A

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	MATERIAL	FINISH	MOUNTING	OPTIONS	LAMP	WATTS	COLOR TEMP	BEAMSPREAD	ACCESSORIES
	JUNCTION BOX (FOR HARDWIRING TRANSFORMER) SEE ELEC. PLAN	2	ALUPER ELECTRICIAN	MATCH MOUNTING SURFACE COLOR	SURFACE MOUNT	WITH WEATHERPROOF COVER	N/A	N/A	N/A	N/A	WITH WEATHERPROOF COVER
	FX LUMINAIRE TRANSFORMER FX	2	STAINLESS STEEL		SURFACE MOUNT	WITH PHOTOCELL	N/A	300W	N/A	N/A	WITH PHOTOCELL
	FX LUMINAIRE XA-TO UP LIGHT WITH ADJUSTABLE BODY. IP67 RATED.	20	ALUMINUM ALLOY	(BZ) BRONZE METALLIC	LONG SLOT SPIKE		XA-TO -HI	18W/23VA	3000k-3700k	ULTRA WIDE FLOOD	

LIGHTING SCHEDULE SHT. H1.5

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	MATERIAL	FINISH	MOUNTING	OPTIONS	LAMP	WATTS	COLOR TEMP	BEAMSPREAD	ACCESSORIES
	FX LUMINAIRE FB DOWN LIGHT 7.5" H X 2.0" DIA.	12	ALUMINUM ALLOY	(BZ) BRONZE METALLIC	WALL MOUNT		FB-3LED	4.2W / 4.5VA	3700K	SPOT	WALL MOUNTING
	JUNCTION BOX (FOR HARDWIRING TRANSFORMER) SEE ELEC. PLAN	5	ALUMINUM ALLOY	MATCH MOUNTING SURFACE COLOR	SURFACE MOUNT	WITH WEATHERPROOF COVER	N/A	N/A	N/A	N/A	WITH WEATHERPROOF COVER
	FX LUMINAIRE TRANSFORMER FX	5	STAINLESS STEEL		SURFACE MOUNT	WITH PHOTOCELL	N/A	300W	N/A	N/A	WITH PHOTOCELL
	FX LUMINAIRE XA-TO UP LIGHT WITH ADJUSTABLE BODY. IP67 RATED.	44	ALUMINUM	(BZ) BRONZE METALLIC	LONG SLOT SPIKE		XA-TO-HI	18W / 23VA	3000k-3700k	ULTRA WIDE FLOOD	
	FX LUMINAIRE MM MOUNT ON WALL SURFACE 3.7" DIA X 2.0"H.	8	ALUMINUM ALLOY	(BZ) BRONZE METALLIC	DIRECT MOUNT		20W 64 LED	1.6W / 1.7VA	3000k-3700k		
	FX LUMINAIRE FC-GA WELL LIGHT 4" DIA X 6.8" H.	8	ALUMINUM ALLOY	(BZ) BRONZE METALLIC	DIRECT MOUNT		FC-GA-9LED	10W / 10.7VA	3000k-3700k	SPOT	

ENLARGED LANDSCAPE LIGHTING PLAN

NORTH

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Landscape Architecture
www.lorberbaummcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Ways
Brandon, Mississippi

REGISTERED LANDSCAPE ARCHITECT
DONALD ERIC MEANS
752
STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING
12-18-25	ADDENDUM #1

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET
H1.5A

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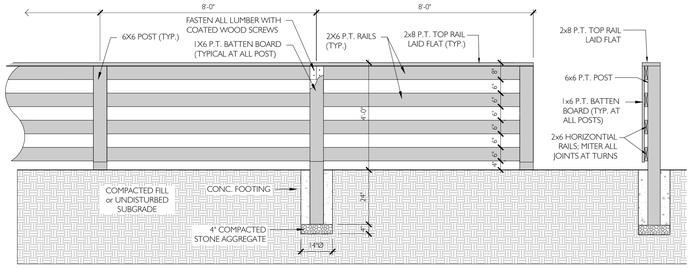
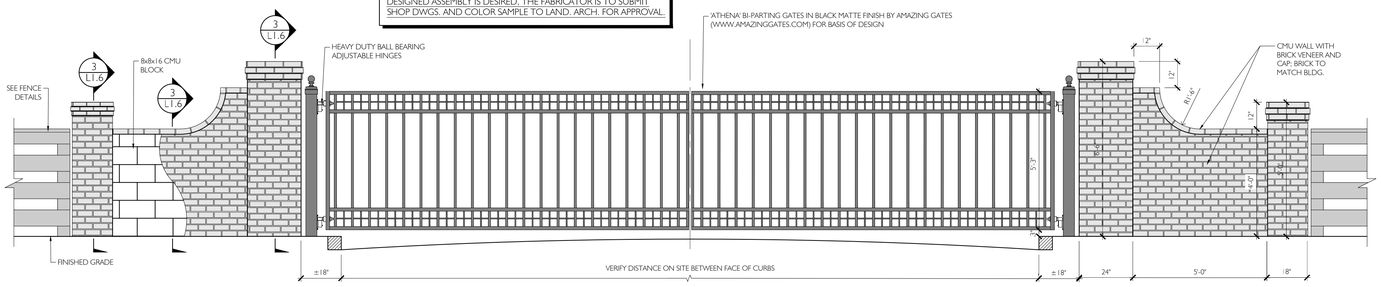


NOTES
1. ALL LUMBER TO BE #2 PINE PRESSURE TREATED; KDAT.
2. ALL FASTENERS TO BE COATED DECK SCREWS.
3. ALL EXPOSED WOOD TO RECEIVE A SOLID COLOR OPAQUE STAIN (EXACT COLOR T.B.D.)

1 / L1.6 — 48"ht. WOOD FOUR-RAIL FENCE DETAILS

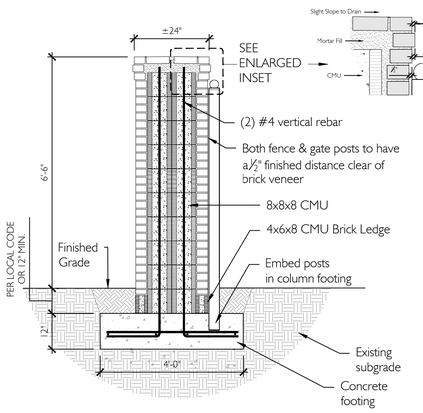
SCALE: 3/8"= 1'

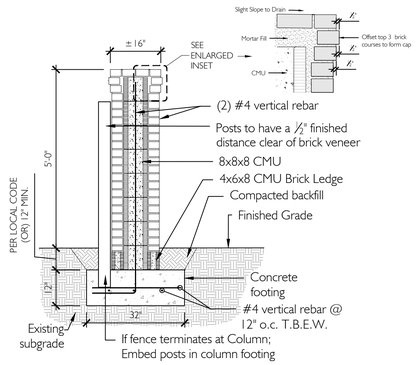
NOTES:
1. ALL GATE COMPONENTS TO BE TUBULAR ALUMINUM; CONTINUOUS WELD ALL SEAMS AND FILE SMOOTH;POWDER-COAT AND PAINT FLAT BLACK.
2. LAND. ARCH. RECOMMENDS USING THE BELOW NAMED MANUFACTURER FOR THE GATE ASSEMBLY. HOWEVER, IF A CUSTOM DESIGNED ASSEMBLY IS DESIRED, THE FABRICATOR IS TO SUBMIT SHOP DWGS. AND COLOR SAMPLE TO LAND. ARCH. FOR APPROVAL.

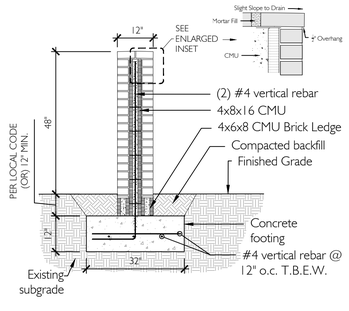


2 / L1.6 — STEEL VEHICULAR GATE DETAILS

SCALE: 3/8"= 1'



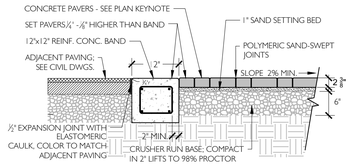




3 / L1.6 — MASONRY COLUMN & WALL DETAILS

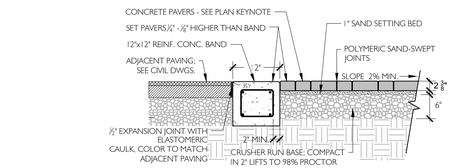
SCALE: 1/2"= 1'

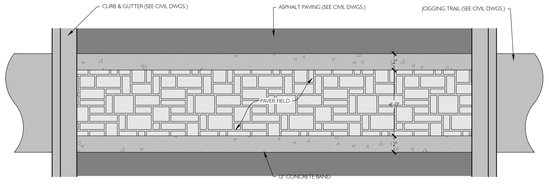
PAVER SPECS & PATTERN:
TRAVERTINO 3-PIECE 60mm RANDOM RECTANGULAR PATTERN BY BELGARD IN DUNE COLOR



5 / L1.6 — CONCRETE PAVERS at POOL DECK

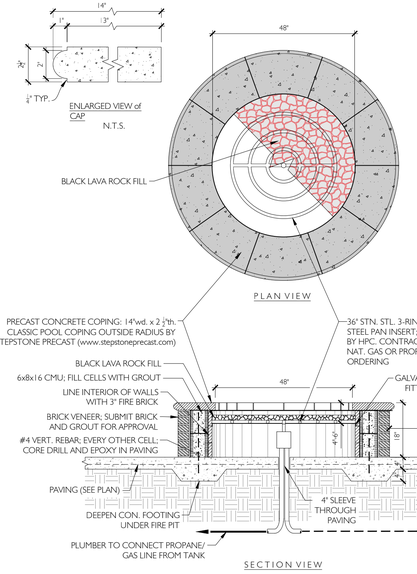
NOT TO SCALE





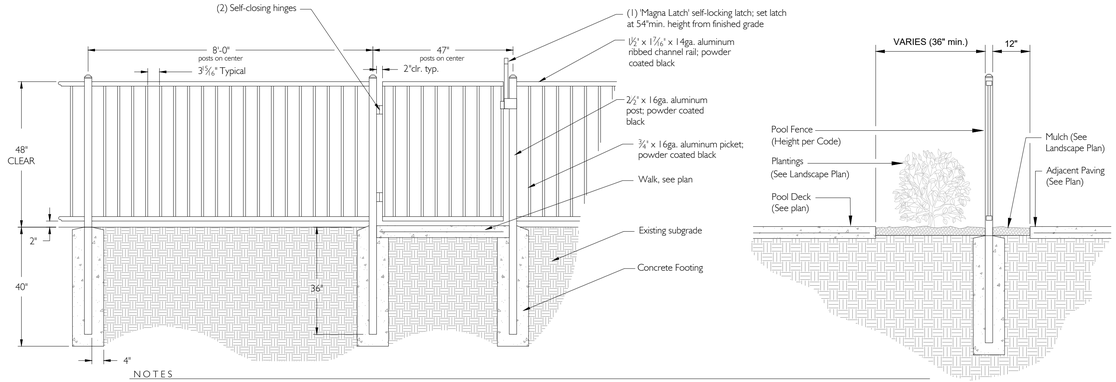
6 / L1.6 — DECORATIVE PAVING at CROSSWALKS

NOT TO SCALE



4 / L1.6 — MASONRY FIRE PIT DETAILS

SCALE: 1/2"= 1'



NOTES
1. ALL MATERAILS TO BE PROVIDED BY FENCE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO LAND. ARCH. FOR APPROVAL A MIN. OF 2 WEEKS PRIOR TO INSTALLATION.
2. POST NOTE: In locations subject to freezing, where posts are grouted into core-drilled holes, a ¼" diameter hole should be drilled in the post approximately ½" above elevation to allow for drainage of built-up ground water. The drilled hole must be wiped clean and dry and sprayed with a zinc rich primer and color match finish.
3. FROST LINE: Footer depth shown is minimum recommendation. In some cases local restrictions or freezing weather conditions may require a greater depth.
4. PANEL RACKING: Drawing shows fence panel at level ground elevation; for installations that must be racked to follow sloping grades, the post spacing dimension shown must be measured along the grade.
5. ALL POOL GATES AND TO OPEN AWAY FROM POOL.

7 / L1.6 — TYP. STEEL POOL FENCE DETAILS

SCALE: 1/2"= 1'

GENERAL NOTES:
1. THE DIMENSIONS SHOWN ARE FROM FINISHED FACE OF BUILDING MATERIALS ABOVE FINAL GRADE UNLESS OTHERWISE NOTED ON PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE INTO CONSIDERATION THE ACTUAL DIMENSIONAL THICKNESS OF THE FINISHED VENEER MATERIALS (IE. STONE, BRICK, STUCCO) AND ADJUST MEASUREMENTS TO CAP MATERIALS IN ORDER TO MEET THE FINISHED DIMENSIONS SHOWN.
2. ALL PLUMBING & ELECTRICAL CONNECTIONS SHOWN ARE SCHEMATIC ONLY AND NEED TO BE REVIEWED AND INSTALLED BY A LICENSED PLUMBER & ELECTRICIAN PRIOR TO INSTALLING. ADHERE TO ALL CODES.
3. CONTROLS TO BE LOCATED ON POST ADJACENT TO FIREPIT WITH A CLEAR PATH TO ACCESS IT; DO NOT LOCATE CONTROLS FARTHER THAN 10' FROM FIRE PIT; COORDINATE EXACT LOCATION WITH GEN. CONT.

SITE DETAILS

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A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Way
Brandon, Mississippi

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET
H1.6

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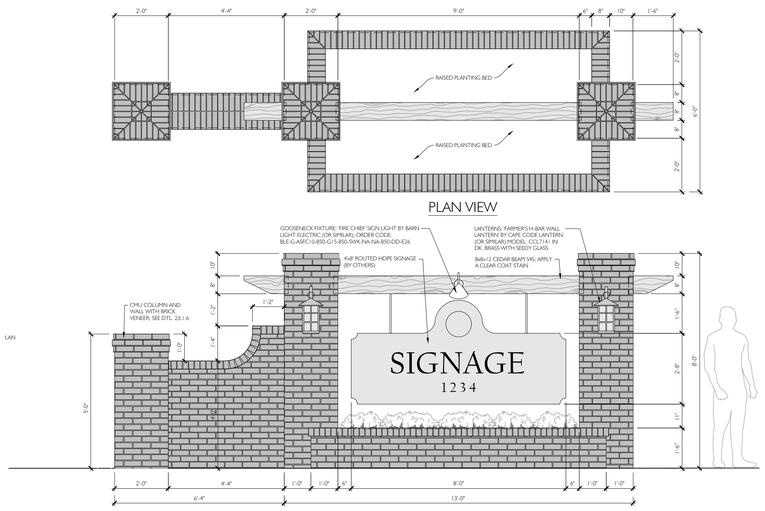
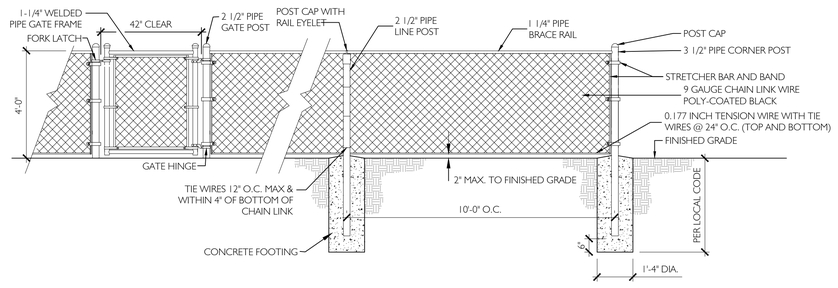


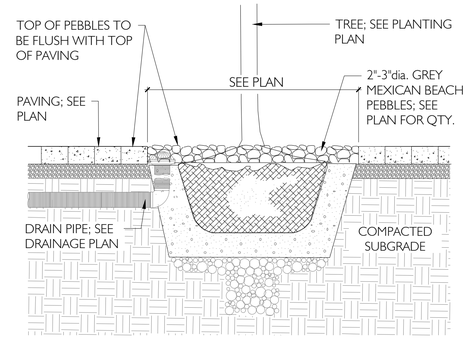
1 L1.7 MASONRY MONUMENT SIGNAGE DETAILS

SCALE: 3/8" = 1'



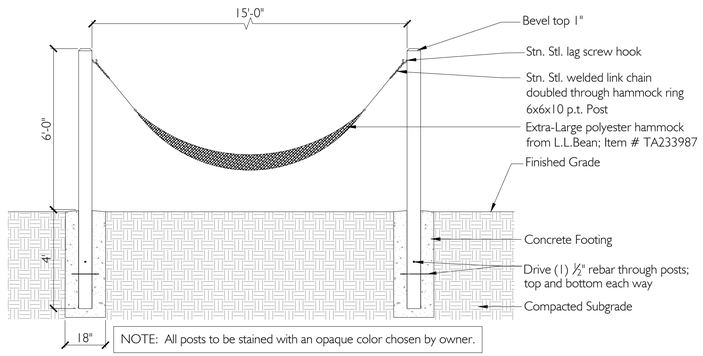
2 L1.7 TYP. SECTION of CHAIN LINK FENCE

SCALE: 3/8" = 1'



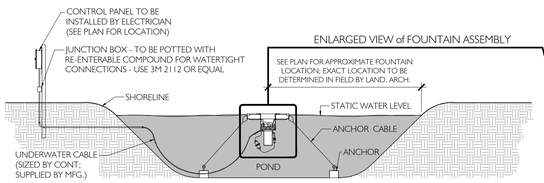
3 L1.7 TYP. SECTION of PLANTER at POOL

NOT TO SCALE



4 L1.7 TYP. SECTION of HAMMOCK & POSTS

SCALE: 3/8" = 1'



TYPICAL VIEW of POND INSTALLATION

MANUFACTURER & MODEL INFORMATION:
MASTERS SERIES FOUNTAIN AERATOR BY AQUAMASTER (M5512-SC) 10HP, 220/240V. 60HZ. 1PH.

WITH CROWN & GEYSER NOZZLE (820316) AND (6) LIGHT LED "NIGHT GLOW" LIGHTING SYSTEM 120V. 21W. (871276) WITH LIGHT READY CONTROL PANEL (5452-F).

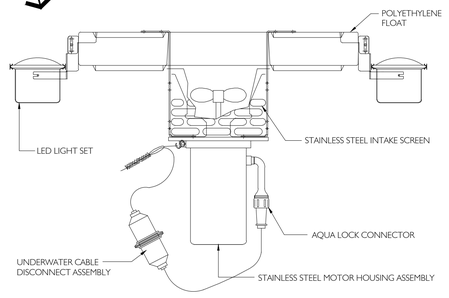
CONTACT: www.aquamasterfountains.com

FOUNTAIN ANCHORING NOTES:
CAUTION: IF THE UNIT IS NOT PROPERLY ANCHORED WITH ADEQUATE TENSION, THE UNIT WILL ROTATE WHEN IN OPERATION, RESULTING IN TWISTED AND DAMAGED ELECTRICAL CABLE(S).

REQUIRED EQUIPMENT:
1. TWO (2) ANCHOR LINES (1/4 INCH NYLON, 1/8" STAINLESS STEEL CABLE OR EQUIVALENT). ANCHOR LINE LENGTH SHOULD EQUAL TWICE THE DEPTH OF THE POND AT POINT OF INSTALLATION. (EXAMPLE, IF POND DEPTH IS EIGHT FEET, EACH ANCHOR LINE SHOULD BE AT LEAST SIXTEEN FEET.)
2. TWO (2) ANCHORS (EIGHT INCH CONCRETE BLOCKS, APPROXIMATE WEIGHT OF 30 POUNDS EACH IS SUFFICIENT).

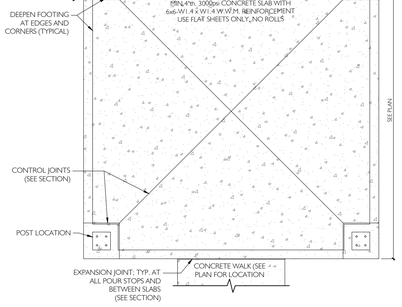
ANCHORING STEPS
1. WITH UNIT FULLY ASSEMBLED AND STILL ON SHORE, ATTACH ANCHOR LINES TO THE FLOAT. ONLY USE THE ANCHOR S HOOKS WHICH ARE OPPOSITE FROM ONE ANOTHER. NEXT, CAREFULLY LOWER UNIT INTO THE POND. DO NOT TANGLE ANCHOR LINES AND ELECTRICAL CABLE(S).

2. POSITION UNIT AT DESIRED LOCATION IN POND, PLAYING OUT ELECTRICAL CABLE(S) FROM SHORE. ATTACH ANCHOR LINES TO ANCHORS AND ANCHOR UNIT MAKING SURE YOU CANNOT ROTATE UNIT MORE THAN 45 DEGREES. SOME MOVEMENT IS NECESSARY TO ALLOW FLOAT TO MOVE UP AND DOWN WITH CHANGES IN WATER DEPTH. IF YOU CAN ROTATE FLOAT MORE THAN 45 DEGREES, ADJUST ANCHOR LINES OR RELOCATE ANCHORS.

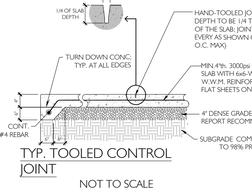


5 L1.7 TYP. FLOATING FOUNTAIN DETAILS

SCALE: 3/8" = 1'

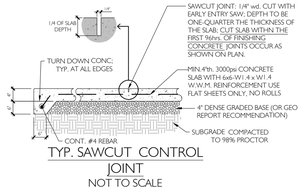


TYPICAL PLAN of OUTDOOR SLAB



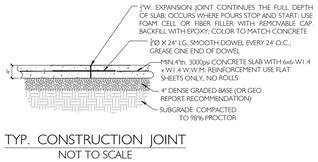
TYP. TOOLED CONTROL JOINT

NOT TO SCALE



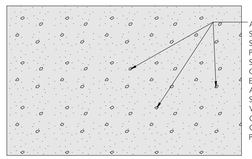
TYP. SAWCUT CONTROL JOINT

NOT TO SCALE



TYP. CONSTRUCTION JOINT

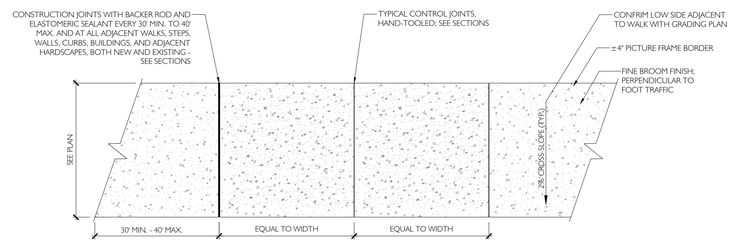
NOT TO SCALE



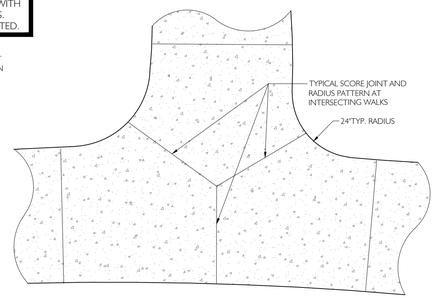
TYP. ROCK SALT FINISH

NOT TO SCALE

CONCRETE NOTES:
- CONCRETE TO BE MIN. 3000 PSI WITH A LIGHT BROOM FINISH
- CONCRETE MAY CONTAIN INTEGRAL COLOR, CONFIRM WITH LAND. ARCH.; FOLLOW MFG. INSTRUCTIONS FOR MIXING.
- TYPICAL CROSS-SLOPE TO BE 2% UNLESS OTHERWISE NOTED.



TYPICAL PLAN of SIDEWALK



TYPICAL PLAN of WALK INTERSECTION

6 L1.7 TYP. CONCRETE PAVING DETAILS

SCALE: 3/8" = 1'

SITE DETAILS

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A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Way
Brandon, Mississippi

REGISTERED LANDSCAPE ARCHITECT DONALD ERIC MCNAIR 752 STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

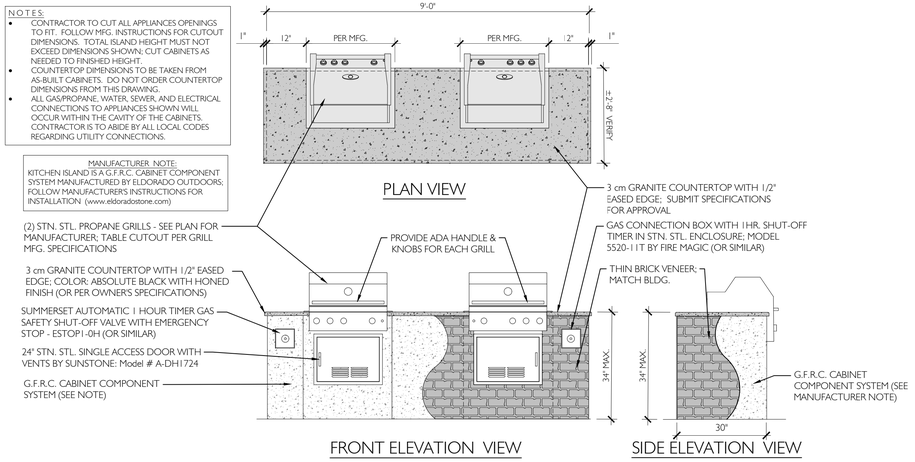
ISSUED

DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING

REVISIONS

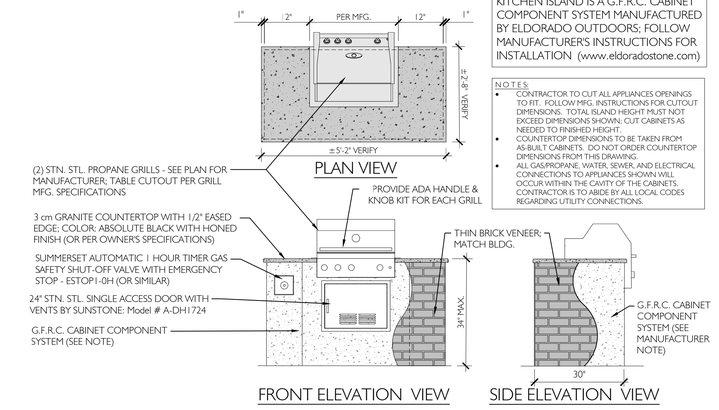
CONSTRUCTION DOCUMENTS

SHEET
H1.7



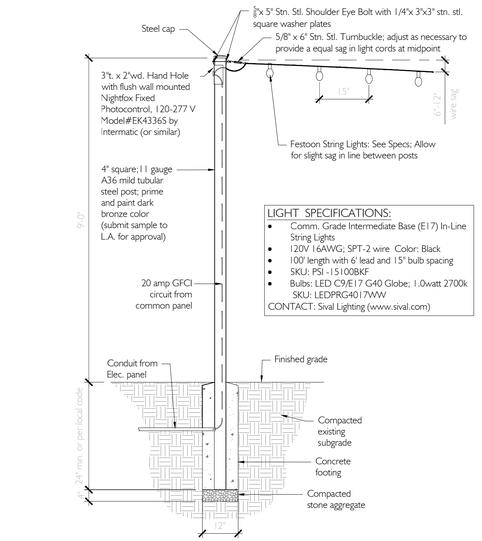
1 L1.8 MASONRY KITCHEN ISLAND A

SCALE: 1/2" = 1'



2 L1.8 MASONRY KITCHEN ISLAND B

SCALE: 3/8" = 1'



3 L1.8 FESTOON STRING LIGHT POST

SCALE: 1/2" = 1'

4 L1.8 CABANA DETAIL

SCALE: 3/8" = 1'

5 L1.8 SWING ARBOR DETAILS

SCALE: 1/2" = 1'

SITE DETAILS

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DONALD ERIC McNAIR
752
STATE OF MISSISSIPPI

PROJ. CODE	22-005
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9-18-25	FOR PERMITTING

REVISIONS

CONSTRUCTION DOCUMENTS

SHEET
H1.8

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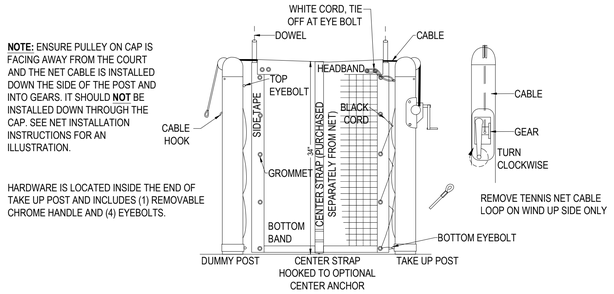
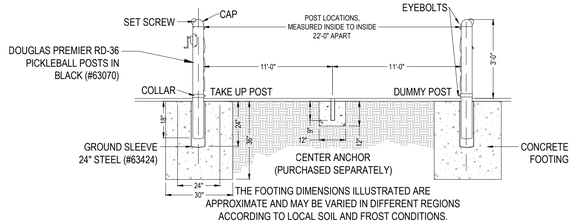


NOTE: ENSURE PULLEY ON CAP IS FACING AWAY FROM THE COURT AND THE NET CABLE IS INSTALLED DOWN THE SIDE OF THE POST AND INTO GEARS. IT SHOULD **NOT** BE INSTALLED DOWN THROUGH THE CAP. SEE NET INSTALLATION INSTRUCTIONS FOR AN ILLUSTRATION.

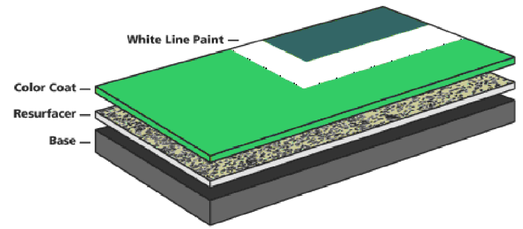
HARDWARE IS LOCATED INSIDE THE END OF TAKE UP POST AND INCLUDES (1) REMOVABLE CHROME HANDLE AND (4) EYEBOLTS.

NET INSTALLATION
N.T.S.

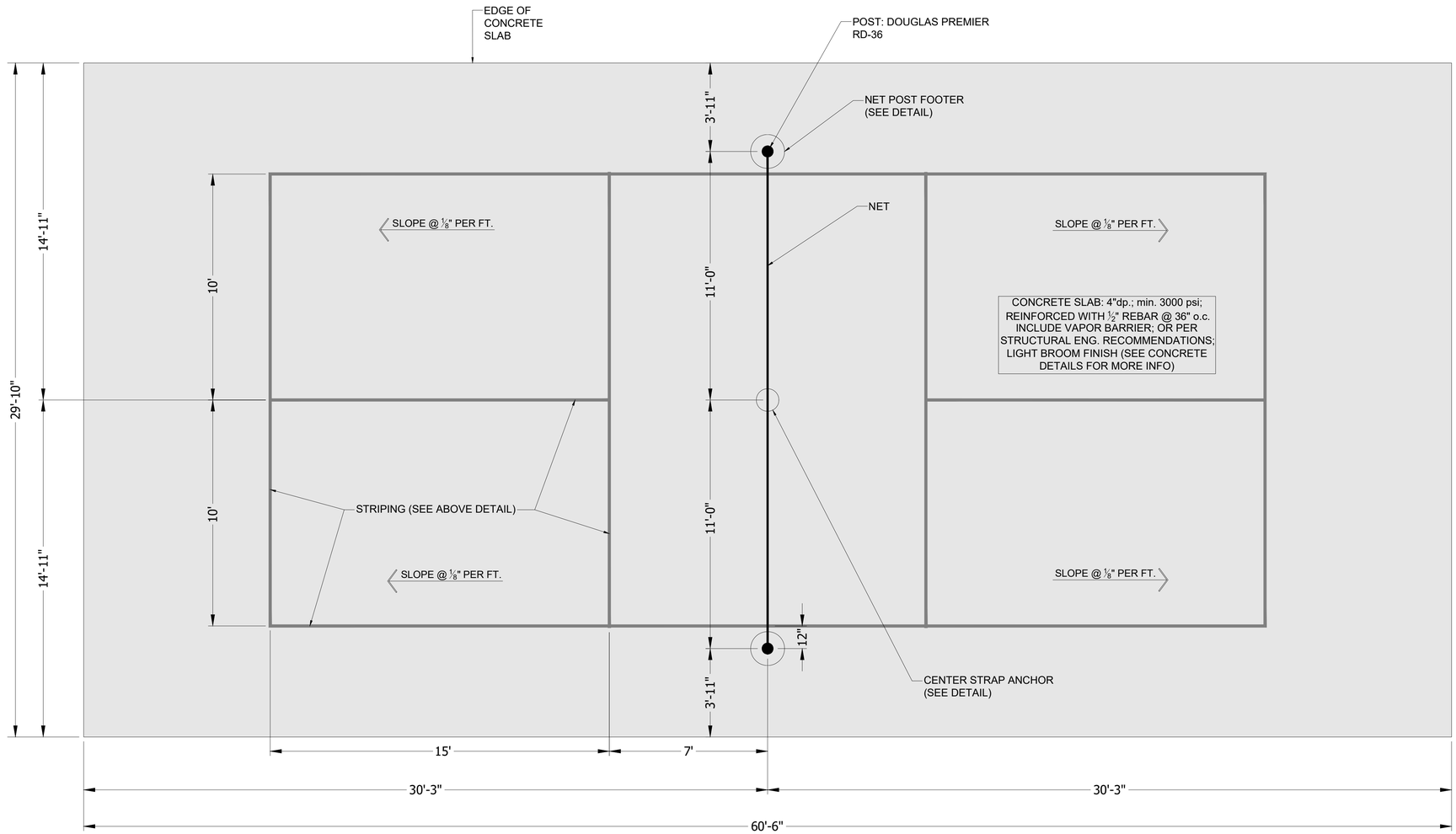
N.T.S.



POST AND ANCHOR INSTALLATION
N.T.S.



TYP. ACRYLIC COURT STRIPING & COATING
N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.

FOR POST & NET INFO CONTACT:
DOUGLAS INDUSTRIES, INC.
1-800-553-8907
www.douglas-sports.com

FOR STRIPING INFO CONTACT:
SPORTMASTER / SEALMASTER
1-800-326-1994
www.sportmaster.net

1 / L1.9 PICKLEBALL COURT DETAILS
SCALE: 3/8" = 1'

SITE DETAILS

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REVIEWED BY	DML

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REVISIONS

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SHEET
H1.9

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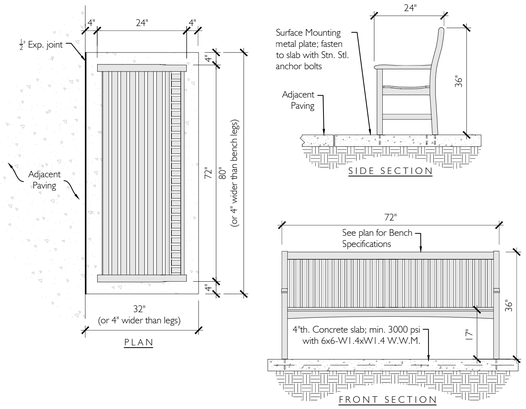
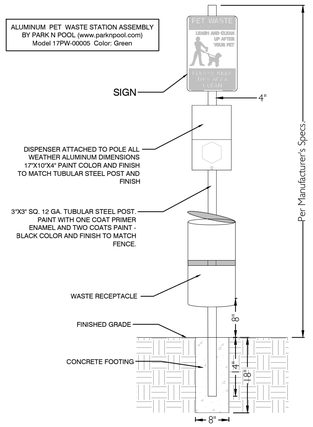


1 L1.10 TYP. BENCH DETAIL

SCALE: 1/2"= 1'



2 L1.10 PET WASTE STATION DETAIL

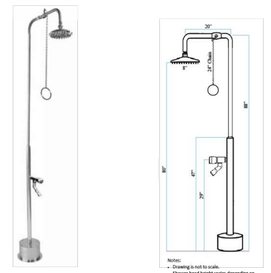
SCALE: 1/2"= 1'

BS-1200-PCV-ADA

FREE STANDING PULL CHAIN SINGLE SUPPLY SHOWER

WITH ADA FOOT SHOWER

(ALSO AVAILABLE WITH CROSS HANDLE FOOT SHOWER)

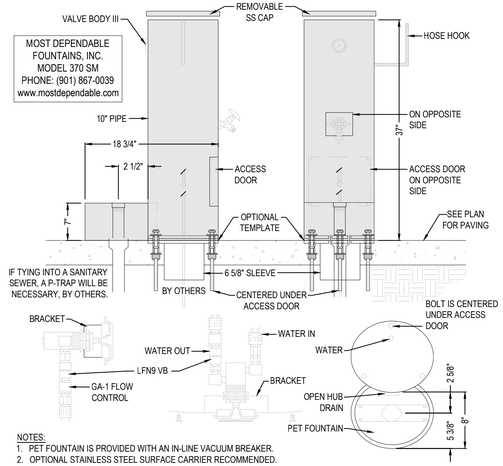


Outdoor SHOWER COMPANY

1-866-746-9371 - FAX 678-363-8391 - WWW.OUTDOORSHOWERCO.COM

3 L1.10 OUTDOOR SHOWER DETAIL

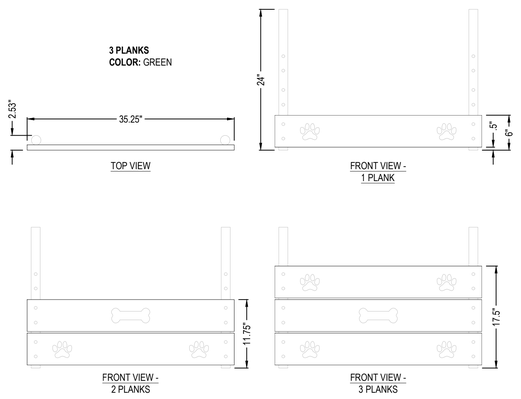
NTS



NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 L1.10 PET WATER STATION

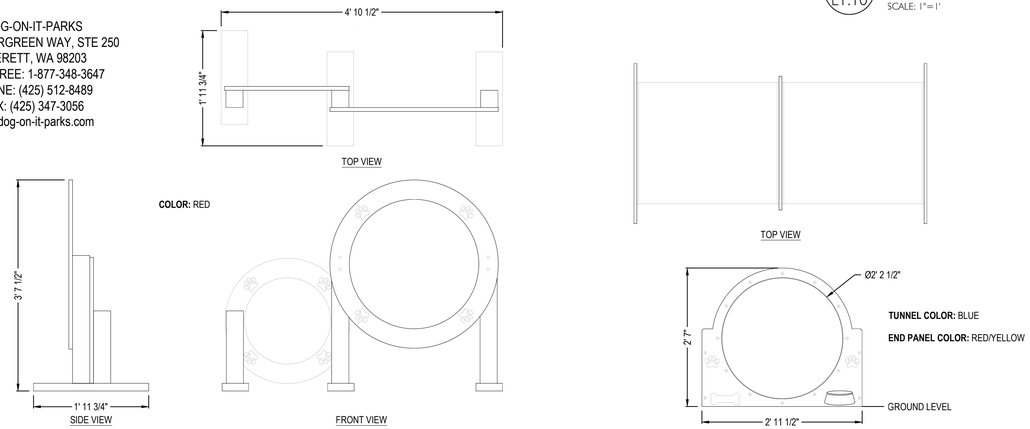
SCALE: 1"= 1'



5 L1.10 DOG JUMP WALL DETAIL

SCALE: 1/2"= 1'

DOG-ON-IT-PARKS
4818 EVERGREEN WAY, STE 250
EVERETT, WA 98203
TOLL FREE: 1-877-348-3647
PHONE: (425) 512-8489
FAX: (425) 347-3056
www.dog-on-it-parks.com

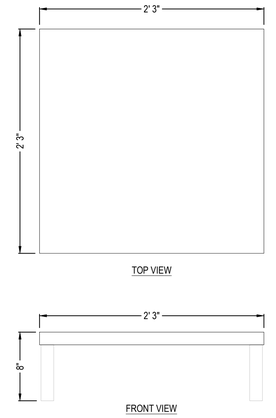


6 L1.10 DOG HOOP DETAIL

SCALE: 1/2"= 1'

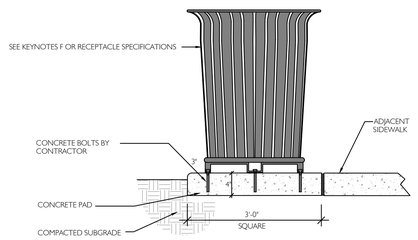
7 L1.10 DOG BARREL DETAIL

SCALE: 1/2"= 1'



8 L1.10 DOG WAIT TABLE DETAIL

SCALE: 1/2"= 1'

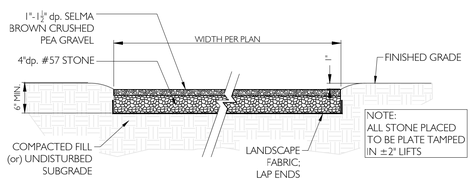


TYPICAL TRASH RECEPTACLE ON CONCRETE PAD

N.T.S.

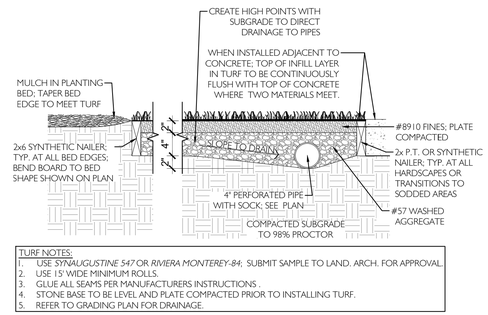
9 L1.10 TRASH RECEPTACLE DETAIL

SCALE: 1"= 1'



10 L1.10 TYP PEA GRAVEL PAVING

SCALE: 1"= 1'



TURF NOTES:
1. USE *STNAUGUSTINE 547* OR *RIVIERA MONTEREY-84*; SUBMIT SAMPLE TO LAND. ARCH. FOR APPROVAL.
2. USE 15' WIDE MINIMUM ROLLS.
3. GLUE ALL SEAMS PER MANUFACTURERS INSTRUCTIONS .
4. STONE BASE TO BE LEVEL AND PLATE COMPACTED PRIOR TO INSTALLING TURF.
5. REFER TO GRADING PLAN FOR DRAINAGE.

11 L1.10 TYP. SECTION of SYNTHETIC TURF

SCALE: 1"= 1'

SITE DETAILS

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A LANDSCAPE DEVELOPMENT PLAN FOR

THE SUMMIT at BRANDON

Orleans Way
Brandon, Mississippi

REGISTERED LANDSCAPE ARCHITECT DONALD ERIC MCNAIR 752 STATE OF MISSISSIPPI

PROJ. CODE	22-005
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

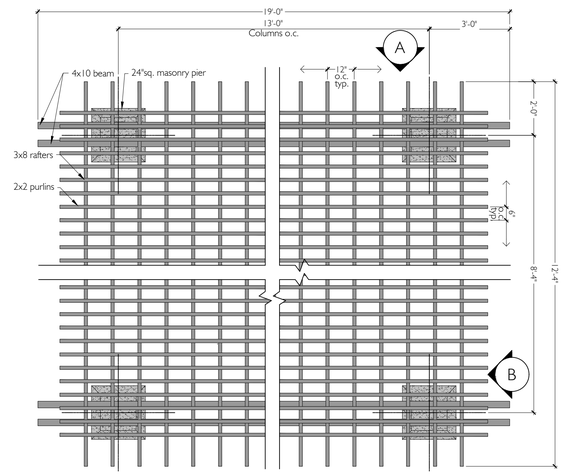
DATE	DESCRIPTION
7-25-25	85% FOR PRICING
8-11-25	90% FOR PRICING
9-18-25	FOR PERMITTING

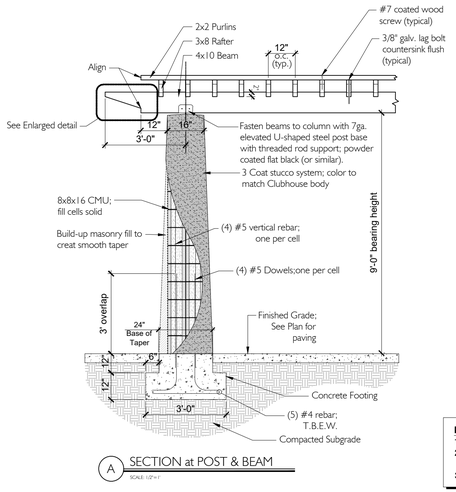
REVISIONS

CONSTRUCTION DOCUMENTS

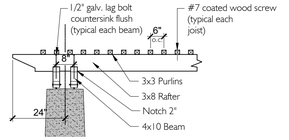
SHEET

H1.10

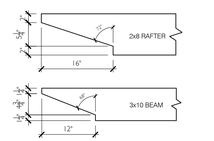




A SECTION at POST & BEAM
SCALE: 1/2"=1'



B SECTION at RAFTERS
SCALE: 1/2"=1'

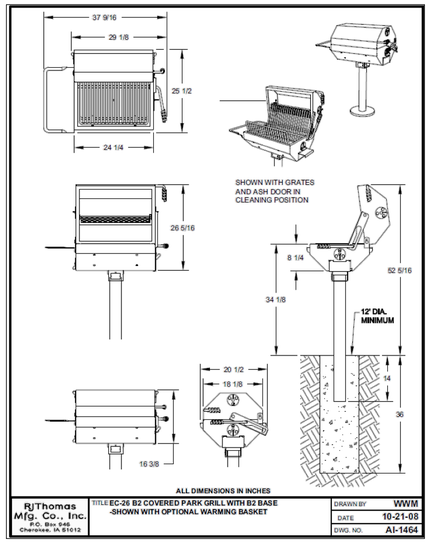


ENLARGED VIEW of DECORATIVE TAILS
NOT TO SCALE

NOTES:
1. ALL LUMBER TO BE S4S, KNOT FREE CEDAR.
2. FINISH WITH TWO COATS OF OPAQUE STAIN; COLOR TO MATCH CLUBHOUSE TRIM.
3. ALL FASTENER HARDWARE TO BE COATED WOOD SCREWS.

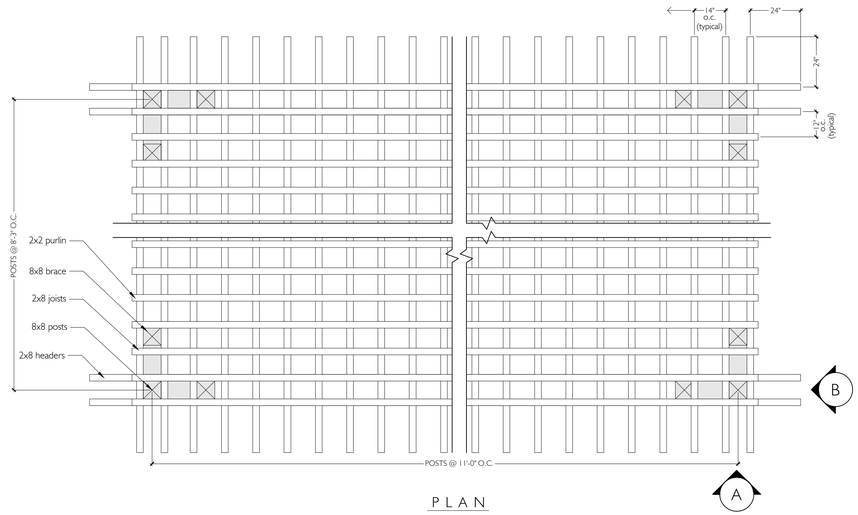
1 / L1.11 TYP. PERGOLA with MASONRY COLUMNS DETAILS

SCALE: 3/8"=1'

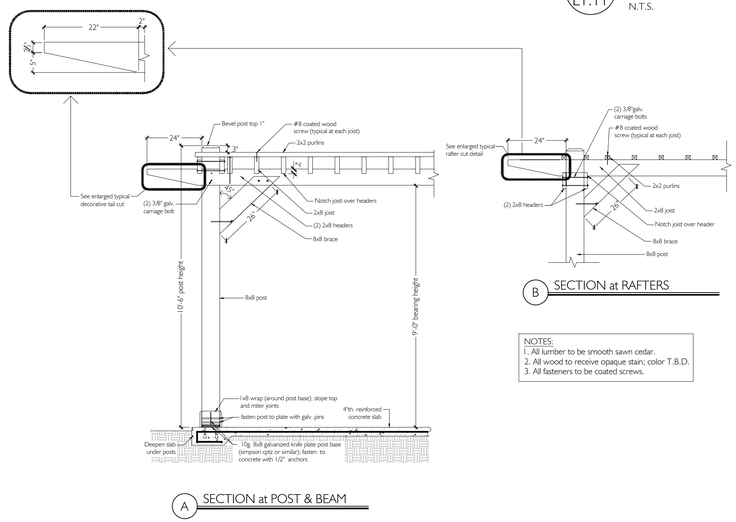


4 / L1.11 TYP. CHARCOAL GRILL DETAILS

N.T.S.



PLAN



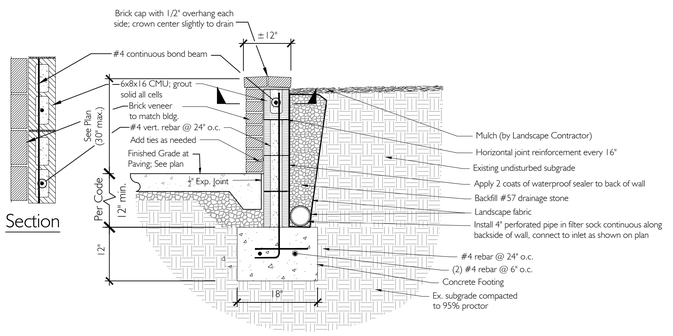
B SECTION at RAFTERS

NOTES:
1. All lumber to be smooth sawn cedar.
2. All wood to receive opaque stain; color T.B.D.
3. All fasteners to be coated screws.

A SECTION at POST & BEAM

1 alt / L1.11 TYP. PERGOLA with WOOD COLUMNS DETAILS

SCALE: 3/8"=1'



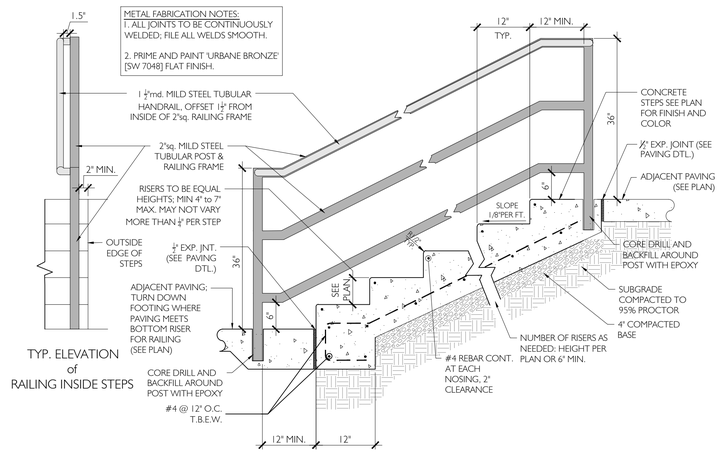
Section

2 / L1.11 TYP. MASONRY RETAINING WALL DETAILS

SCALE: 3/4"=1'

METAL FABRICATION NOTES:
1. ALL JOINTS TO BE CONTINUOUSLY WELDED; FILE ALL WELDS SMOOTH.

2. PRIME AND PAINT 'URBANE BRONZE' [SW 7048] FLAT FINISH.



TYP. ELEVATION of RAILING INSIDE STEPS

3 / L1.11 TYP. CONCRETE STEPS & RAIL DETAILS

SCALE: 3/4"=1'

SITE DETAILS

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REVISIONS

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SHEET
H1.11

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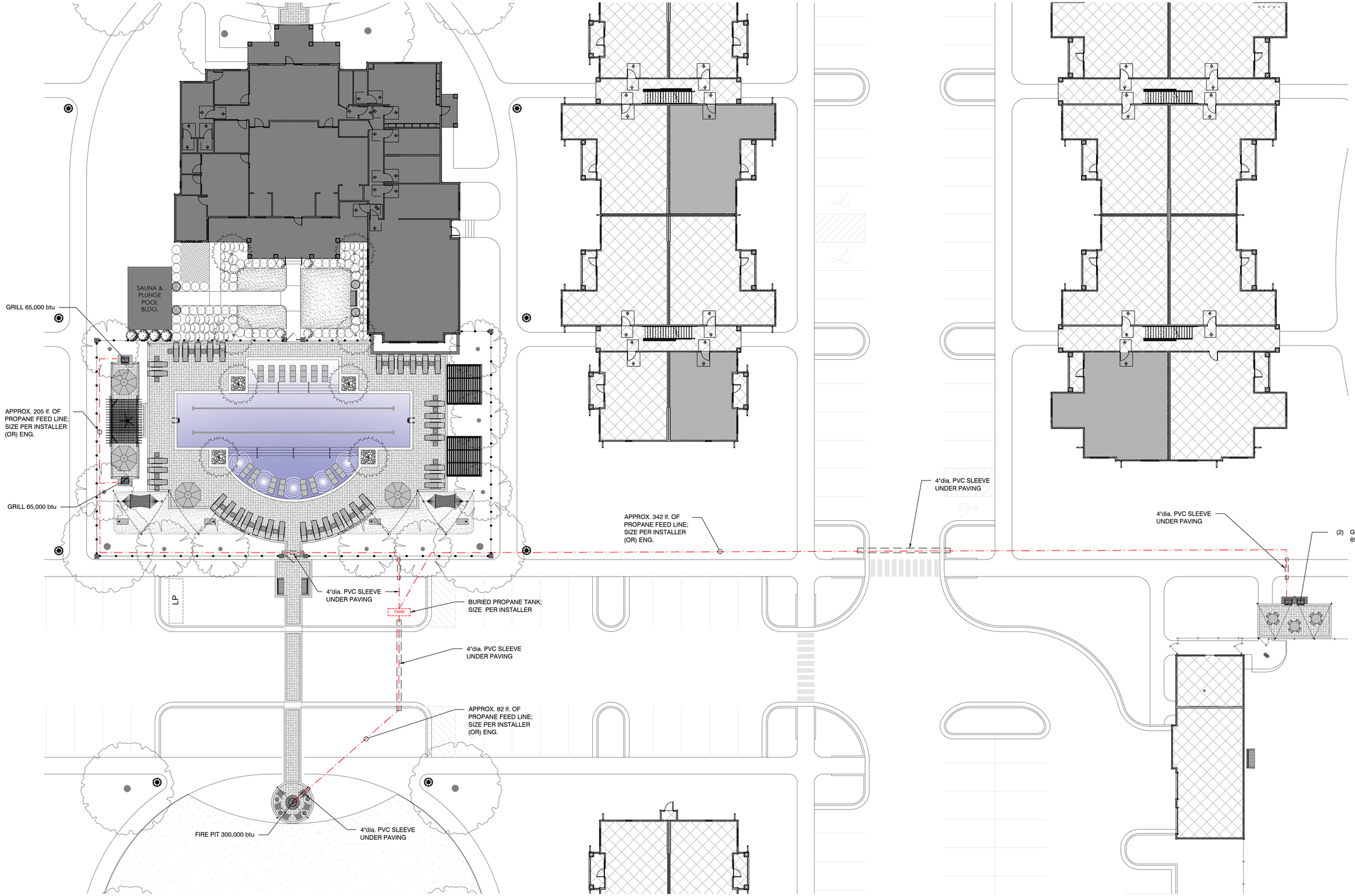

1 H1.12

PROPANE PLUMBING SCHEMATIC LAYOUT*

SCALE: 3/4" = 1'

NOTE: *THIS PLAN IS A SCHEMATIC AND INTENDED TO BE USED FOR GENERAL LAYOUT PURPOSES ONLY. EXACT PIPE LOCATION, PIPE SIZING AND MATERIALS ARE THE RESPONSIBILITY OF THE PROPANE PROVIDER OR THEIR PLUMBING ENGINEER.*

0 50 100 150 feet

SCALE: 1" = 50'

NORTH

SITE AMENITY PROPANE PLUMBING PLAN

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EXISTING 12" WATER MAIN
PROJECT SITE
EXISTING 12" WATER MAIN
(GREENFIELD DRIVE)
PROPOSED WATER MAIN
(LOOPED CONNECTION)
MH-6288
MH-6290
MH-6289
MH-6287
MH-6286
MH-6291
MH-6292
MH-6293
MH-6042
MH-4A
MH-3
MH-1
MH-6043
MH-6189
MH-6190
MH-6191
MH-6194
MH-6192
MH-86
MH-82
MH-83
6185
6179
6178
6103
6101
6097
6098
6187
6113
12"
8.0 SS
60IN RCP
18.0 SS
1.5 FM
Blow Off
FH No.
VERIFIED
Orleans Way
CENTRE WAY
Highway 18
HWY-18
Greenfield Ln
Greenfield Rd
210
190
2155
2177
2166
2178
2188
3007
3006
3011
3010
3016
3029

State of Mississippi
Department of Environmental Quality
Office of Pollution Control

Certificate of Permit Coverage

under Mississippi's Large Construction Storm Water General NPDES Permit

Be it known

The Summit at Brandon, LLC
Madison, Mississippi

having submitted an acceptable Construction Notice of Intent, is hereby granted this Certificate of Permit Coverage in order to discharge storm water associated with the construction of

The Summit
Receiving Stream: Terrapin Skin Creek
Rankin County

Becky Simonson

Chief, Environmental Permits Division

Coverage No: MSR109631

Date of Coverage: October 3, 2025

Date General Permit Expires: January 31, 2027

BRANDON
MISSISSIPPI

MAYOR BUTCH LEE

July 2, 2025

The Summit at Brandon, LLC
Attn: Byron Burkhalter
124 One Madison Plaza, Suite 1500
Madison, MS 39110

VIA EMAIL

RE: The Summit – Multi-Family Residential Development
Orleans Ways, Brandon, MS 39042
Letter of Intent – Water & Sewer

Dear Mr. Burkhalter,

This letter is to confirm that the City of Brandon will serve and maintain water & sewer to the proposed The Summit Multi-Family Residential Development on Orleans Way upon approval by MSDH, MDEQ, and the City of Brandon Board of Aldermen.

All utilities must be constructed, inspected, and approved as outlined in the City of Brandon Code of Ordinances.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Carly Beth Dearman
Public Works Operations Coordinator

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

LARGE CONSTRUCTION STORM WATER GENERAL NPDES PERMIT

for

The Summit at Brandon, LLC
The Summit

Section 13, Township 5 North, Range 2 East
Rankin County, Mississippi

August 2025

PREPARED BY:

Headwaters, Inc.
P. O. Box 2836
Ridgeland, Mississippi 39158
(601) 634-0097

HEADWATERS

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I. INTRODUCTION

The purpose of the Storm Water Pollution Prevention Plan (SWPPP) is to provide a site-specific description of the best management practices to prevent contamination of the site storm water flows from potential pollutants associated with construction activities. The SWPPP has been prepared for The Summit at Brandon, LLC for the proposed The Summit multifamily residential development as required by the Mississippi Department of Environmental Quality (MDEQ) in compliance with the applicable regulations for coverage under the Large Construction Storm Water General NPDES Permit. Headwaters, Inc. has developed this SWPPP to be incorporated into the routine construction activities associated with the proposed site development plans. The potential sources of pollution have been identified at the site and are described in the plan. Several pollution control measures are specified in the plan to prevent contamination of storm water runoff from those sources. The plan also outlines implementation, inspection, and maintenance requirements. The erosion and sediment control practices should be monitored, and the plan revised if the quality of storm water runoff is not satisfactory.

II. SITE ASSESSMENT

A. **Location**: The site is located within Section 13, Township 5 North, Range 2 East, Rankin County, Mississippi. The subject property is also referenced by Global Positioning System (GPS) 32.271534°N, and –90.042346°W. The project site includes an approximate 25.50-acre parcel, that will include 22.04 acres of disturbance, to complete a multifamily residential development that will include parking areas, multiple garages, a maintenance building, tennis courts, a clubhouse, swimming pool, and common areas. Access to the property is granted via an existing access road located north of the site (Appendix I).

B. **Soils:** The site contains Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded (5), Providence silt loam, 5 to 8 percent slopes, moderately eroded (41C2), (Appendix II).

C. **Description of Work**: The Summit at Brandon, LLC is now proposing to improve their approximately 25.50-acre parcel of land with a multifamily residential development that will include parking areas, multiple garages, a maintenance building, tennis courts, a clubhouse, swimming pool, and common areas. The 25.50-acre parcel is considered The Summit. The development will take place within an existing

Construction Methodology:
The construction activities will consist of stripping, site grading, sub surface drainage, utilities, interior roads, and development of lots for the multifamily housing. The project will take place in phases with the initial phase consisting of

rough grading, installing the sediment basin, drainage (surface/sub surface), utilities, and landscaping. The erosion control plan will be amended as necessary to ensure stability throughout each facet of the planned project.

Construction Access:
The Summit at Brandon, LLC plans to utilize one (1) construction access point along the north side of the property along an existing access road. The construction access will be completed as part of the initial phases of construction and will be maintained for the entire project.

Temporary Sediment Basin:
The Summit at Brandon, LLC plans to utilize one (1) temporary sediment basin. The sediment basin is designed to accept storm water runoff from the site where it will be detained in accordance with the City of Brandon and MDEQ storm water management requirements. The basin is designed to detain surface water runoff and sediment utilizing a surface faircloth skimmer system. The maintenance plan will include the removal of accumulated sediment outside the stone filter ring when the basin reaches 50% capacity or sooner. Consideration for properly working faircloth skimmer systems and general housekeeping items will also be included in the maintenance plan (Appendix III).

General Storm Water Management Plan:
The storm water and erosion control design will include the utilization of a sediment basin along the south boundary. All storm water runoff will be directed via overland flows and subsurface flows towards the detention basin during the construction phase of the project. Maintenance of the site would include the removal of all accumulated sediments from the detention basin with all materials placed in a secure location, similarly, protected with erosion controls. Secondly, perimeter erosion controls to prevent any secondary movement of sediment off site will be completed. Upon the completion of the construction phase the detention basin will be cleaned and sized in accordance with the MDEQ Storm Water Quality Criteria. Upon completion of the project, storm water will be directed via overland flows within lots and green spaces, subsurface flows within the curb and gutter system to the wet retention basin. Storm Water runoff would then be detained in accordance with MDEQ Storm Water Quality Criteria.

D. **Potential Pollution Sources**: The most significant potential pollutants are soil particles subject to removal by storm water. Other potential pollutants subject to removal by storm water are spilled fuel and lubricants. Material may also be inadvertently tracked off-site or blown off-site when distributed by hauling equipment. The storm water which leaves the site shall meet the non-numeric limitations of being free from oil, scum, debris and other floating materials; eroded soils and other materials that will settle out of the storm water to form objectionable deposits in receiving waters; suspended solids, turbidity and color levels inconsistent with the receiving waters; chemicals in concentrations that

would cause violations of the State Water Quality Criteria in the receiving waters.

E. **Non-Storm Water Solid Materials**: The on-site generation of solid materials will be minimal, and its proper disposal will be closely monitored. All solid waste will be taken off-site for proper disposal.

F. **Drainage Patterns**: Storm water drainage on the subject property can be considered relatively good with storm water runoff flowing generally to the south. Storm water that leaves the site will be conveyed through surface/sub surface drains towards the sediment basin along the south boundary. Surface water will then be discharged into the unnamed tributary of Terrapin Skin Creek located east of the site. Terrapin Skin Creek will flow southwest until its confluence with Richland Creek. Richland Creek will flow west into the Pearl River.

G. **Receiving Waters / Established TMDLs**: In accordance with the MDEQ 2024 303 (d) list of impaired streams, the nearest stream segment that is considered impaired is Richland Creek (MS158E). This stream reach is located +/- 4 miles southwest of the project area and runs perpendicular to Highway 468, east of Highway 49, and north of the City of Florence, Rankin County, Mississippi. Furthermore, as of 1999, a TMDL was completed on Richland Creek (MS158E) for Fecal Coliform. Also in 2008, a TMDL was completed on this stream segment for Organic Enrichment/Low Dissolved Oxygen, Total Nitrogen, and Total Phosphorus. Extensive measures will be taken to prevent any silt and sediment contamination from entering this receiving stream.

H. **Wetlands:** Based upon the recent wetland assessment prepared by Headwaters, Inc. it was verified that the site was comprised entirely of an upland open field habitat. The subject property was part of a larger mass grading/earthwork project in 2023, completed in preparation for future site development. One small, constructed storm water detention basin with sub-surface drainage pipes installed was observed within the southern portion of the site, but this constructed feature would not be considered as waters of the State based upon the current MDEQ definition. A permit from the U.S. Army Corps of Engineers (USACE) is not required as part of this project.

III. BEST MANAGEMENT PRACTICES (BMPs)

A. **Erosion and Sediment Control:** Construction activities shall not cause more than minimal and temporal water quality degradation of any adjacent jurisdictional wetlands, streams, or water body. Appropriately chosen and installed erosion and sediment control BMPs will be used to prevent sediment from leaving the site. All BMPs implemented for the site will be in accordance with the standards set forth in the most current edition of the MDEQ "Planning

and Design Manual for the Control of Erosion, Sediment and Storm Water. The contractor will be responsible for installing, inspecting, and maintaining the erosion and sediment controls for the duration of the project until final stabilization of the site is achieved. The site plan found in Appendix III will detail where each BMP will be used. Additional control measures could include but are not limited to the use of secured sediment/silt fencing, wooden or vinyl barriers and/or seeding or sodding of exposed or disturbed areas.

B. Structural Practices:

- Construction Entrance/Exit (Temporary Practice) – There will be one (1) construction entrance located along the north side of the site extending from an existing access road. Aggregate should be at least six (6) inches thick and 50 feet long using DOT #1 coarse aggregate. The entrance will be inspected weekly and periodic top dressing with new gravel may be necessary when it becomes clogged with dirt and/or debris to prevent the tracking of mud and dirt onto the roadway. In addition, dirt and debris that accumulates on the roadway should be removed **immediately**. The GP interprets **immediately to mean no later than the next workday.**

- Silt Fence (Temporary Practice) – Silt fence will be installed as shown on the site plan. It will be placed between the area to be disturbed, the wetland areas and stream crossings as needed and at any other locations deemed necessary once construction begins. The fence will be maintained, and the sediment will be removed when the deposits reach **one third to one-half** the fence height. Silt fence used must be wire-backed silt fence and must be trenched into the ground a minimum of six (6) inches.

- Fueling and Vehicle Maintenance Locations – Fueling and vehicle maintenance areas shall use BMP's for industrial activities to ensure that pollutants do not impact the storm water runoff. Impervious dikes and berms shall be used to contain potential spills. Drums and containers for holding and transporting contaminated materials should be on site.

- Maintenance Area – The maintenance area shown on the design plan will be used as the housekeeping area, concrete washout area, waste management area, laydown area, material/chemical storage area, and soil stockpile area during the construction process.

Exact locations for each of the BMP's are included within this report.

C. Vegetative Practices:

- Temporary Seeding (Temporary Practice) – When a disturbed area is left undisturbed for fourteen (14) days or more, the appropriate temporary or permanent vegetative practices shall be implemented **immediately**. The GP interprets **immediately to mean no later than the next workday.**

- Permanent Seeding - The vegetative practices should be fertilized at one-half the initial rates at the beginning of the second growing season. Eroded areas should be shaped, smoothed, and replanted at this time. See the MDEQ SWPPP Guidance Manual for seeding, mulching and fertilizing rates. All seed mix considered would be selected from the MDEQ approved listing which is included in this report. **Topsoil will be stockpiled and used in areas that will be re-vegetated.**

- Dust Control - Dust will be controlled as much as possible during construction by temporarily seeding and spraying with water. The construction accesses shall be stabilized and monitored during high traffic times to minimize the dust on construction roads.

D. Spill Prevention and Response Procedures: All above-ground fuel storage tanks (AST) shall be double-wall tanks and shall additionally include additional secondary containment measures (dike/berm per US EPA standards). If any fuel storage tanks are present on site, a dike should be constructed around them in order to contain any accidental spillage. All truck mounted tanks shall be double-walled tanks. It is understood that fuel will likely be transported via truck to equipment on the project site. In all circumstances, fuel that is transported on the project site shall be transported within a double-walled tank. The name and number of a competent hazardous waste disposal contractor shall be maintained by the contractor for use in the event of a spill.

E. Operation and Maintenance: The best management practices and outfalls/discharge points must be properly installed and maintained as designed and inspected after each rain events that produce discharge and at least weekly for a minimum of four (4) inspections per month. Any poorly functioning erosion or sediment controls, non-compliant discharges or any other deficiencies observed during the inspections shall be corrected as soon as possible, but not to exceed 24 hours of the inspection unless prevented by unsafe weather conditions as documented on the inspection form.

F. Record Keeping: Records shall be retained for three (3) years of all maintenance activities, spills, and inspections, including a description of the quality and quantity of storm water.

G. Employee Training: As **a representative of The Summit at Brandon, LLC,**

Headwaters understands the requirements of the GP as it pertains to installation, routine maintenance, corrective action, and weekly inspections and will make sure that their contractors understand the need for Permit compliance in accordance with General Permit Act5 T-20 and T-21. Pre-construction training with all on-site workers is required to discuss the requirements and responsibilities of all environmental permitting required by the project. A training roster must be signed and maintained on site. All employees joining the project after the initial meeting must receive the environmental training and sign the roster.

H. Housekeeping Practices: Pollutants that may enter storm water from construction sites because of poor housekeeping include oils, grease, paints, gasoline, solvents, litter, debris, and sanitary waste. During construction activities, the contractor is required to:

- Designate areas for equipment maintenance and repair.
- Provide waste receptacles at convenient locations and provide regular collection of waste.
- Provide protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials.
- Provide adequately maintained sanitary facilities.
- Designate an area for concrete truck wash off.
- Streets will be swept as needed to remove sediment or other debris that has been tracked from a construction site. **No later than the next workday.**
- Sediment or other pollutants will be periodically removed from control measures when deposits reach one-third to one-half the height of the control, conveyance channels, or storm drain inlets.
- All removed sediment deposits shall be properly disposed of in accordance with this plan within the limits of the project site. Material that is collected will be incorporated within the grading plan for this project. No materials will be hauled off site.
- Nonfunctioning controls shall be repaired, replaced or supplemented with functioning controls within **twenty-four hours** of the inspection unless prevented by unsafe weather conditions as documented on the inspection form.
- In the event of an unanticipated breach of a sediment basin/pond, temporary containment measures shall be taken within twenty-four hours after the inspection.
- Permanent corrective measures shall be implemented within five days of the inspection, however, if permanent corrective measures cannot be implemented within the timeframe specified herein the owner or operator shall contact MDEQ.

IV. CONSTRUCTION SEQUENCE

Below is the construction sequence for this project. This sequence could change depending on the sequence of letting bids, contracting, etc. The construction sequence will be updated if changes occur.

1. Obtain plan approval and all other permits as needed.
2. Have a pre-construction conference to review all needed BMPs.
3. Begin minor clearing to install stabilized construction entrances at initial points of egress and perimeter controls.
4. Install surface drainage improvements including the sediment basin.
5. Control measures should be installed prior to site grading.
6. Begin major clearing and grubbing operations after key sediment controls are installed.
7. Install temporary diversions, where applicable, along steep cleared and grubbed slopes to divert runoff toward other controls.
8. Install laydown/maintenance area (this area is designated for concrete washout area, fuel depot, trash collection, maintenance, and sanitary station)
9. Install surface drainage improvements.
10. Complete temporary stabilization along access roads to include:
    1. Temporary grassing of all exposed soils
    2. Inlet protections
11. Perform weekly reviews of site conditions along with erosion and sediment practices to ensure compliance with the SWPPP. Inspection reports will be kept on site with an updated SWPPP.
12. As site is cleared, maintain BMPs as needed to ensure minimal erosion and sedimentation problems.
13. Perform any temporary seeding as needed and instructed throughout the construction process.
14. Final grading, seeding, sodding, mulching, and fertilizing of all exposed soils.
15. Ensure 70% stabilization is observed to ensure final stabilization is achieved within the project site.
16. Removal of any temporary measures.

V. IMPLEMENTATION SCHEDULE

A. **Structural Measures**: The non-existing structural measures shall be installed as the weather permits, and the existing measures shall be re-conditioned as well. General implementation principles are:

1. Install down-slope and perimeter controls before other site work
2. divert upslope water around area before major site grading
3. do not disturb an area until it is necessary
4. time construction activities to limit impact from seasonal weather
5. cover or stabilize disturbed area as soon as possible

6. do not remove temporary controls until after site stabilization
7. The permittee shall limit clearing, excavation, and the placement of fill materials to areas essential to the project. The remainder of the property shall be left in its natural state.

B. **Vegetative Measures**: Vegetative plantings will be performed in accordance with the planting and seeding schedule found in the Mississippi SWPPP Guidance Manual. Disturbed areas shall be grassed during the first open planting season after completion. Construction should be scheduled in order that un-vegetated exposure is minimized.

C. **Proof of Coverage**: A copy of the Large Construction Storm Water General Permit certificate and a copy of the Storm Water Pollution Prevention Plan should be kept onsite or locally available. Copies of these documents are provided in the Appendix.

VI. INSPECTIONS AND REPORTING

A. Inspections: Inspections of the best management practices and other storm water pollution prevention plan requirements shall be performed as follows:

1. At least weekly for a minimum of four inspections per month,
2. After any rain event that produces a discharge, and
3. As often as necessary to ensure that appropriate erosion and sediment controls have been properly implemented and maintained.

The minimum inspection requirement in no way relieves the permittee of performing whatever inspections are needed to insure safe and pollution free facility operation. Any poorly functioning erosion controls or sediment controls, non-compliant discharges, or any other deficiencies observed during the inspections required under this permit shall be corrected as soon as possible, but not to exceed 24 hours of the inspection unless prevented by unsafe weather conditions as documented on the inspection form.

B. Reporting: The owner and/or contractor must inspect, as described in the above section, and maintain controls and prepare weekly reports noting damages or deficiencies and corrective measures. These inspection reports are kept on-site until the site is stabilized.

As previously stated, all records, reports and information resulting from activities required by this plan and your permit coverage shall be retained for at least three (3) years from the date construction was completed.

A rain gauge shall be placed in a central location on the site and used to obtain rainfall amounts. This information will be needed for proper completion of the

inspection report.

VII. REVISIONS

The storm water pollution prevention plan will be kept current by the company representative and will be revised as changes in site conditions warrant. The company representative may notify the SWPPP developer for assistance when necessary. Factors that would compel the SWPPP to be modified include:

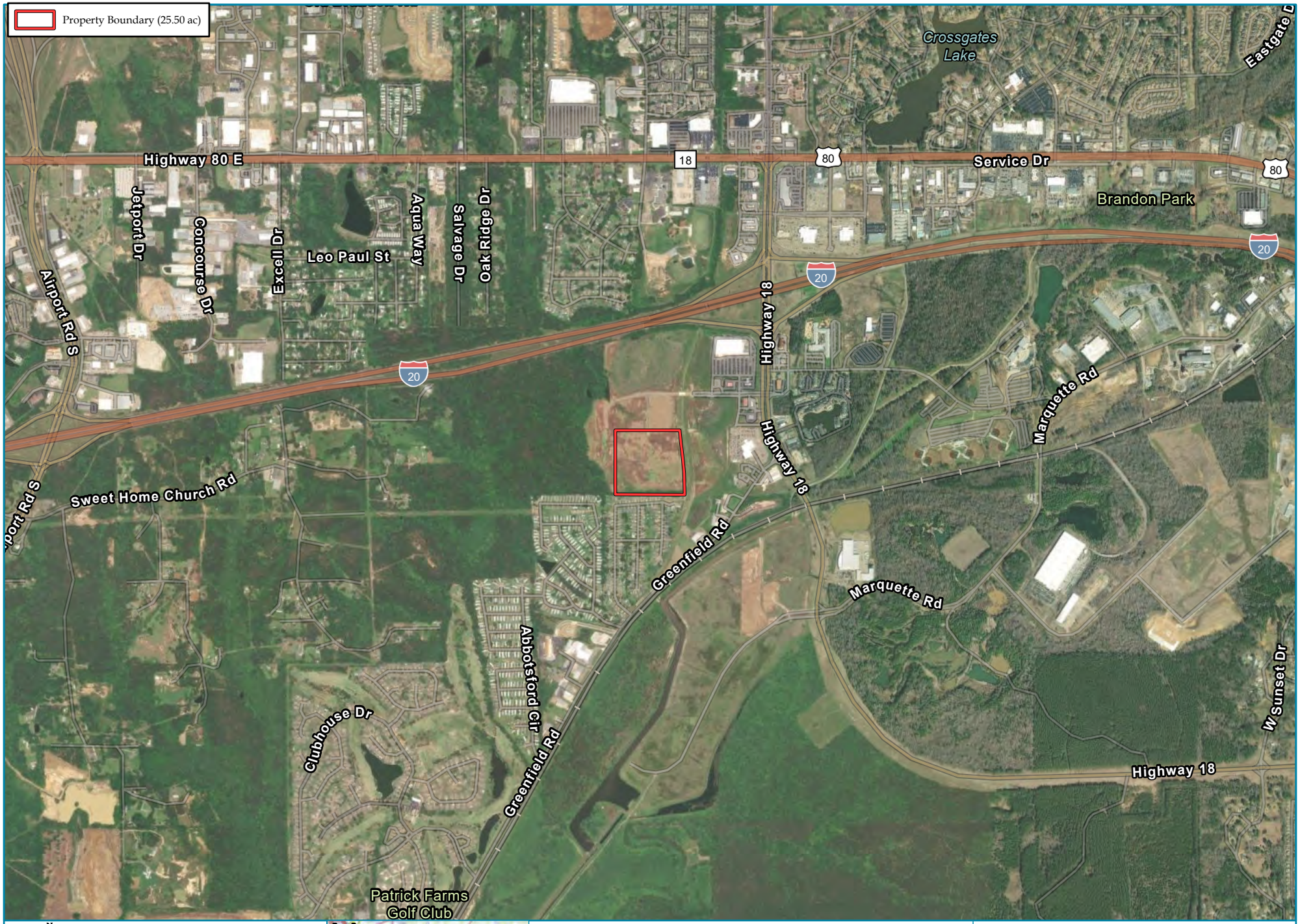
- Inadequacies revealed by routine inspections.
- Changes in identified sources, non-storm water discharges or non-storm water solid wastes.
- Office of Pollution Control notification that the plan does not meet one or more of the minimum requirements.
- Changes in design, construction, operation, or maintenance, which has affected the discharge of pollutants to waters of the State, and which were not otherwise addressed in the SWPPP.
- Identification of any new contractor and/or subcontractor that will implement a measure of the SWPPP.
- Install additional erosion and sediment controls when existing controls prove to be ineffective.

A plan revision will be completed within 30 days of the date if determined that a revision is warranted. If the modification is in response to a request by the Office of Pollution Control, the permittee must submit to the OPC certification that the requested changes have been made.

VIII. TERMINATION OF COVERAGE

Within thirty (30) days of final stabilization, the Office of Pollution Control must be notified by a completed Request for Termination (RFT) of Coverage form (copy provided). MDEQ staff will inspect the site and if no sediment or erosion problems are identified and adequate permanent controls are established, the owner or operator will receive a termination letter. Coverage is not terminated until notified in writing by MDEQ.

IX. APPENDIX I – LOCATION MAPS



BASEMAP:	ESRI World Imagery Basemap (5/10/2024)
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	12/20/2024
CREATOR:	JDL
PROJECT #:	2024-2024

Site Location Map

The Summit

Sec. 13 - T 5N - R 2E

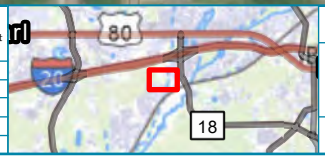
Rankin County, Mississippi

HEADWATERS
www.headwaters-inc.com

N

0 240 480 Feet

1:3,500



BASEMAP:	ESRI World Imagery Basemap (5/10/2024)
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	12/20/2024
CREATOR:	JDL
PROJECT #:	2024-2024

Site Location Map

The Summit

Sec. 13 - T 5N - R 2E

Rankin County, Mississippi

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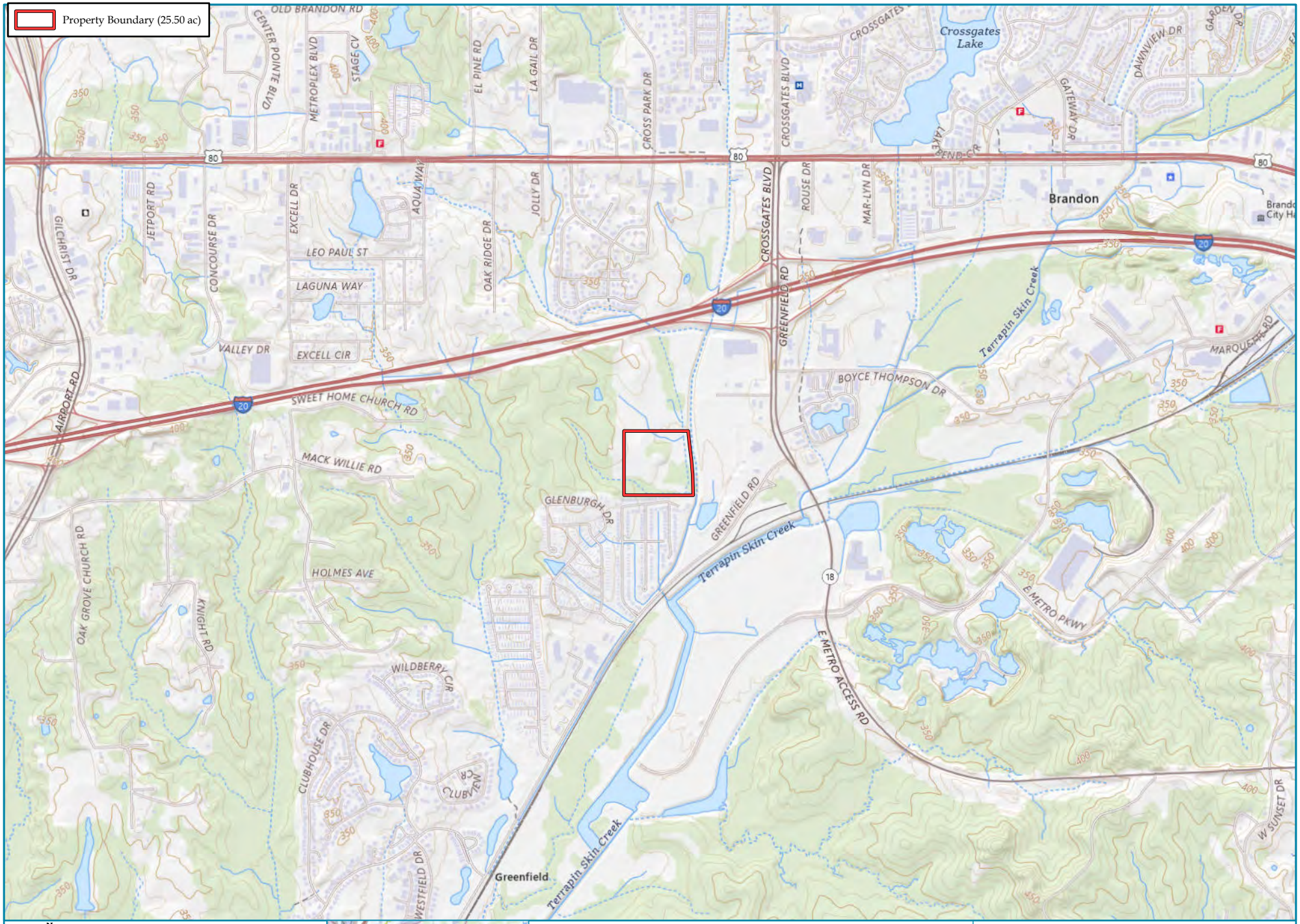


N

0 1,500 3,000 Feet

1:24,000

BASEMAP:	USGS Jackson SE (MS) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/26/2024
CREATOR:	JDL
PROJECT #:	2024-2024

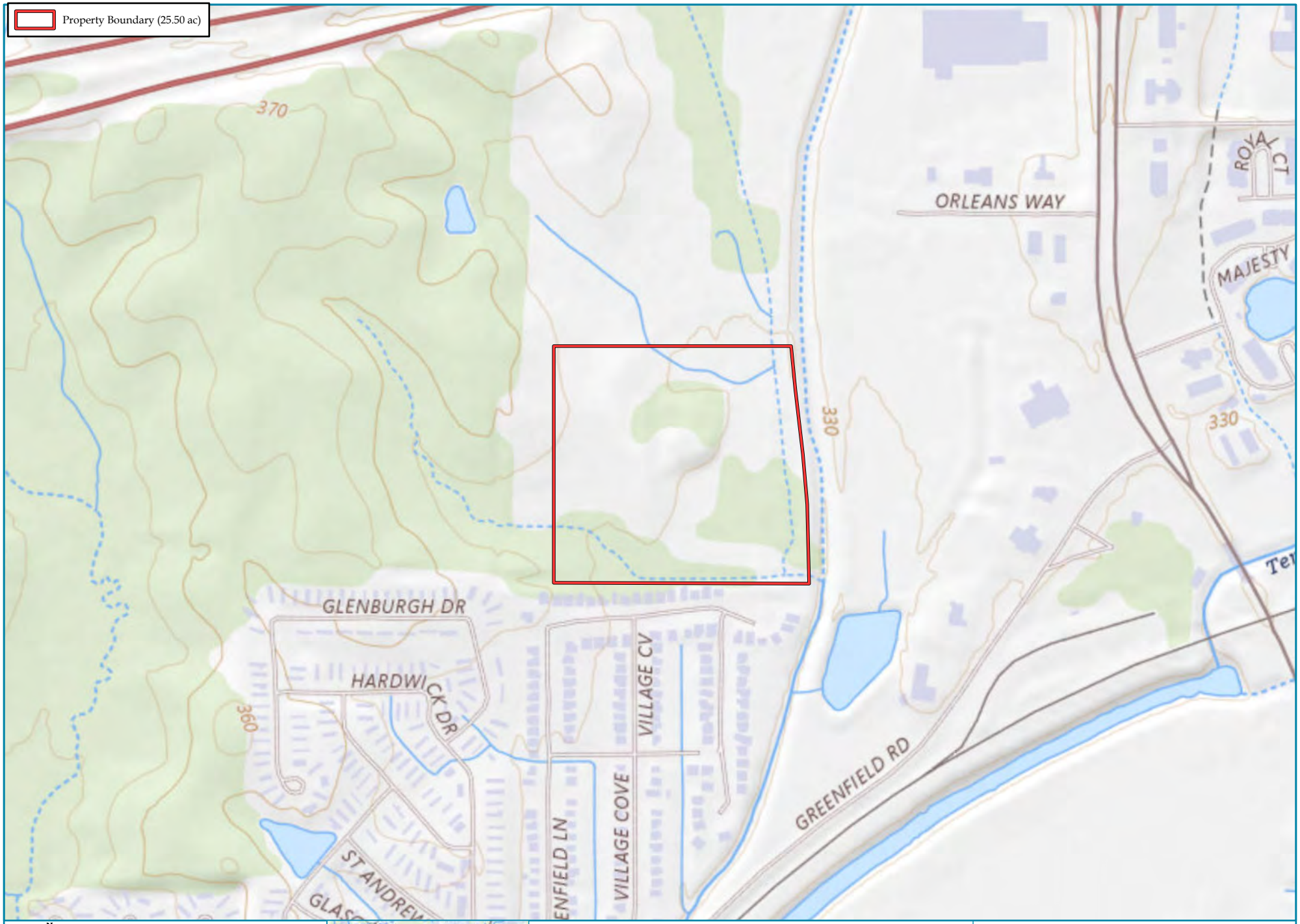
Site Location Map

The Summit

Sec. 13 - T 5N - R 2E

Rankin County, Mississippi

HEADWATERS
www.headwaters-inc.com



N

0 450 900 Feet

1:6,500

BASEMAP:	USGS Jackson SE (MS) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	11/26/2024
CREATOR:	JDL
PROJECT #:	2024-2024

Site Location Map

The Summit

Sec. 13 - T 5N - R 2E

Rankin County, Mississippi

HEADWATERS
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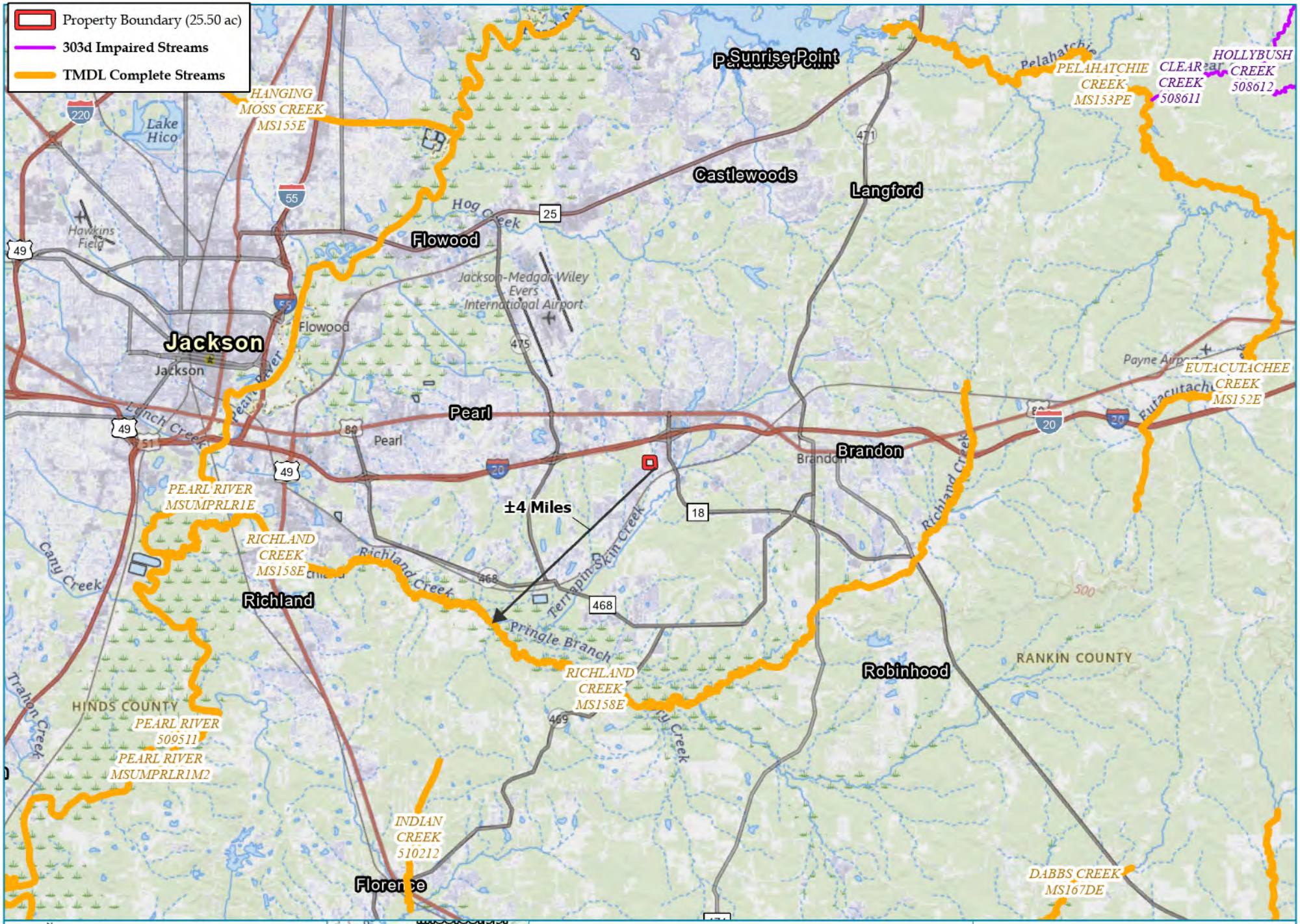

BASEMAP:	USGS Jackson SE (MS) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	7/14/2025
CREATOR:	MTM
PROJECT #:	2024-2024

303d Site Location Map

The Summit

Sec. 13 - T 5N - R 2E | Rankin County, Mississippi

HEADWATERS
www.headwaters-inc.com

X. APPENDIX II – SOILS REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Rankin County, Mississippi

August 12, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,670 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rankin County, Mississippi
Survey Area Data: Version 20, Sep 6, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 8, 2021—Nov 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	17.8	69.6%
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	7.7	30.4%
Totals for Area of Interest		**25.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Rankin County, Mississippi

5—Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 2w9z2
Elevation: 130 to 980 feet
Mean annual precipitation: 60 to 75 inches
Mean annual air temperature: 64 to 70 degrees F
Frost-free period: 270 to 335 days
Farmland classification: Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Gillsburg and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gillsburg

Setting

Landform: Flood-plain steps
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium

Typical profile

A - 0 to 4 inches: silt loam
Bw - 4 to 17 inches: silt loam
Bg - 17 to 33 inches: silt loam
Exb - 33 to 41 inches: silt loam
E/Bb - 41 to 60 inches: silt loam
Btxgb - 60 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 27 to 35 inches to fragipan
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.09 to 0.57 in/hr)
Depth to water table: About 12 to 27 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F134XY019AL - Northern Moderately Wet Alluvial Flat - PROVISIONAL, F134XY101MS - Southern Rolling Plains Loess Drainways - PROVISIONAL
Hydric soil rating: No

Minor Components

Ariel

Percent of map unit: 5 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F134XY018AL - Northern Alluvial Flat - PROVISIONAL, F134XY102MS - Southern Rolling Plains Loess Stream Terrace - PROVISIONAL
Hydric soil rating: No

Bude

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F134XY103MS - Southern Rolling Plains Loess Wet Terrace - PROVISIONAL
Hydric soil rating: No

Oaklimeter

Percent of map unit: 5 percent
Landform: Flood-plain steps
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F134XY018AL - Northern Alluvial Flat - PROVISIONAL, F134XY102MS - Southern Rolling Plains Loess Stream Terrace - PROVISIONAL
Hydric soil rating: No

41C2—Providence silt loam, 5 to 8 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2sht1
Elevation: 260 to 570 feet
Mean annual precipitation: 54 to 58 inches
Mean annual air temperature: 52 to 75 degrees F
Frost-free period: 270 to 335 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Providence and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Providence

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-silty marine deposits over loamy marine deposits derived from sedimentary rock

Typical profile

Ap - 0 to 5 inches: silt loam
Bt - 5 to 18 inches: silty clay loam
Btx - 18 to 28 inches: silt loam
2Btx - 28 to 60 inches: loam
2Bt - 60 to 80 inches: loam

Properties and qualities

Slope: 5 to 8 percent
Depth to restrictive feature: 15 to 22 inches to fragipan
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F134XY012AL - Northern Loess Fragipan Upland - PROVISIONAL
Hydric soil rating: No

Minor Components

Ora

Percent of map unit: 6 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Smithdale

Percent of map unit: 4 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear

Across-slope shape: Linear
Hydric soil rating: No

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (The Summitt)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

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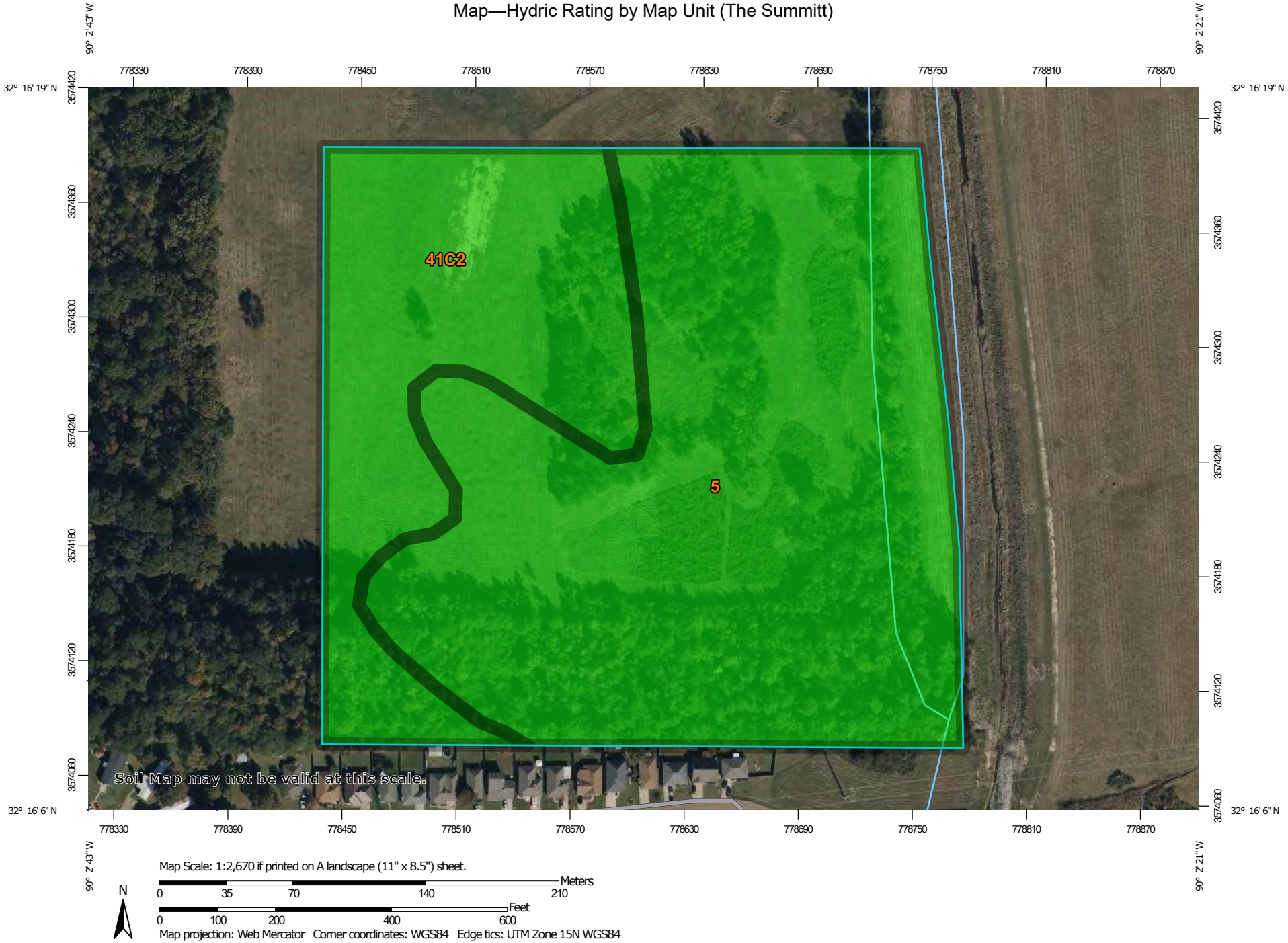
Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Custom Soil Resource Report
Map—Hydric Rating by Map Unit (The Summitt)



Map Scale: 1:2,670 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rankin County, Mississippi
Survey Area Data: Version 20, Sep 6, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 8, 2021—Nov 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit (The Summitt)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded	0	17.8	69.6%
41C2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	0	7.7	30.4%
Totals for Area of Interest			**25.5**	**100.0%**

Rating Options—Hydric Rating by Map Unit (The Summitt)

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Water Features

This folder contains tabular reports that present soil hydrology information. The reports (tables) include all selected map units and components for each map unit. Water Features include ponding frequency, flooding frequency, and depth to water table.

Hydrologic Soil Group and Surface Runoff (The Summitt)

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The four hydrologic soil groups are:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

Report—Hydrologic Soil Group and Surface Runoff (The Summitt)

Absence of an entry indicates that the data were not estimated. The dash indicates no documented presence.

Hydrologic Soil Group and Surface Runoff–Rankin County, Mississippi			
Map symbol and soil name	**Pct. of map unit**	**Surface Runoff**	**Hydrologic Soil Group**
5—Gillsburg silt loam, 0 to 2 percent slopes, occasionally flooded			
Gillsburg	85	Low	C/D
41C2—Providence silt loam, 5 to 8 percent slopes, moderately eroded			
Providence	90	Very high	C/D

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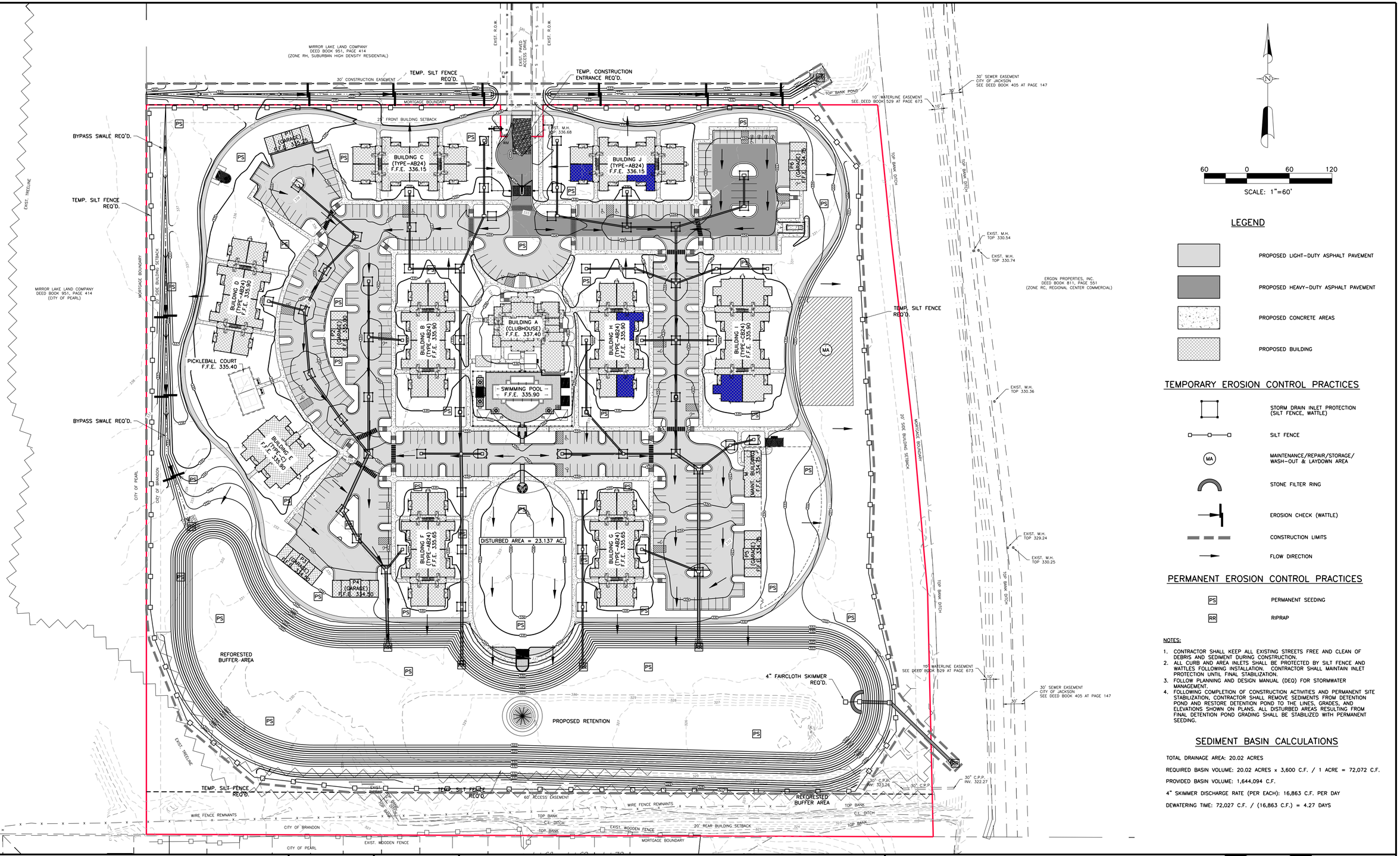
XI. APPENDIX III – STORM WATER MANAGEMENT PLANS



LEGEND

- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

TEMPORARY EROSION CONTROL PRACTICES

- STORM DRAIN INLET PROTECTION (SILT FENCE, WATTLE)
- SILT FENCE
- MA — MAINTENANCE/REPAIR/STORAGE/ WASH-OUT & LAYDOWN AREA
- STONE FILTER RING
- EROSION CHECK (WATTLE)
- CONSTRUCTION LIMITS
- FLOW DIRECTION

PERMANENT EROSION CONTROL PRACTICES

- PS — PERMANENT SEEDING
- RR — RIPRAP

NOTES:

1. CONTRACTOR SHALL KEEP ALL EXISTING STREETS FREE AND CLEAN OF DEBRIS AND SEDIMENT DURING CONSTRUCTION.
2. ALL CURB AND AREA INLETS SHALL BE PROTECTED BY SILT FENCE AND WATTLES FOLLOWING INSTALLATION. CONTRACTOR SHALL MAINTAIN INLET PROTECTION UNTIL FINAL STABILIZATION.
3. FOLLOW PLANNING AND DESIGN MANUAL (DEQ) FOR STORMWATER MANAGEMENT.
4. FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES AND PERMANENT SITE STABILIZATION, CONTRACTOR SHALL REMOVE SEDIMENTS FROM DETENTION POND AND RESTORE DETENTION POND TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON PLANS. ALL DISTURBED AREAS RESULTING FROM FINAL DETENTION POND GRADING SHALL BE STABILIZED WITH PERMANENT SEEDING.

SEDIMENT BASIN CALCULATIONS

TOTAL DRAINAGE AREA: 20.02 ACRES

REQUIRED BASIN VOLUME: 20.02 ACRES x 3,600 C.F. / 1 ACRE = 72,072 C.F.

PROVIDED BASIN VOLUME: 1,644,094 C.F.

4" SKIMMER DISCHARGE RATE (PER EACH): 16,863 C.F. PER DAY

DEWATERING TIME: 72,027 C.F. / (16,863 C.F.) = 4.27 DAYS

Revisions

#	Date	Nature	By	App'd.

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

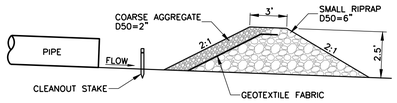
THE SUMMIT

MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

EROSION CONTROL PLAN

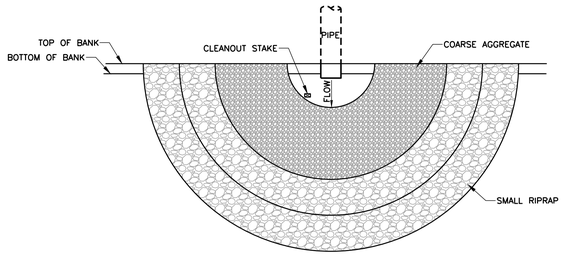
C4.1



CROSS SECTION VIEW

NOTES:

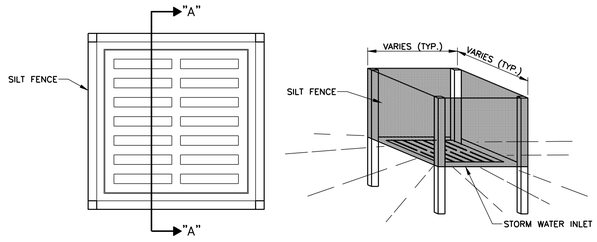
1. AGGREGATE AND RIPRAP SHALL BE WASHED WITH LITTLE TO NO FINES.
2. PROVIDE CLEANOUT STAKE.
3. SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF FULL.



OUTLET (PLAN VIEW)

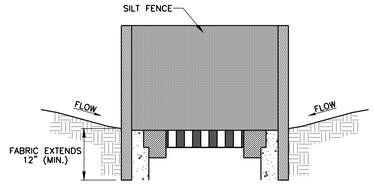
TEMPORARY STONE FILTER RING DETAILS

N.T.S.



PLAN VIEW

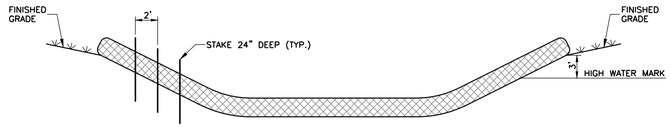
ISOMETRIC VIEW



SECTION "A-A"

SILT FENCE INLET PROTECTION DETAILS

N.T.S.



WATTLE INSTALLATION CRITERIA:

MAY BE INSTALLED FLAT ON THE GROUND OR ENTRENCHED.

MAY BE INSTALLED OVER BARE SOIL OR OVER EROSION CONTROL BLANKETS AND ON STEEP SLOPES.

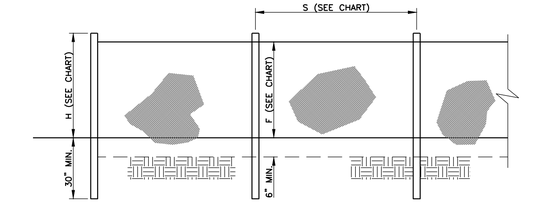
SHOULD REMAIN IN PLACE UNTIL VEGETATION IS FULLY ESTABLISHED AND CAN SURVIVE ON ITS OWN.

TYPICALLY SECURED TO THE SUBGRADE SOIL USING A 1-INCH BY 1-INCH WOOD STAKE. STAKES SHOULD BE PLACED EVERY TWO FEET ACROSS THE LENGTH OF THE SEDIMENT TUBE. STAKES SHOULD BE INTERTWINED WITH OUTER MESH ON THE DOWNSTREAM SIDE AND DRIVEN INTO THE GROUND A MINIMUM OF 24 INCHES.

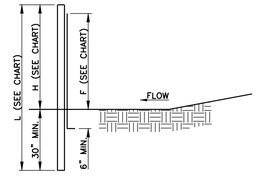
WATTLES PLACED IN SWALES OR CHANNEL BOTTOMS SHOULD CONTINUE UP THE SIDE SLOPES THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

WATTLE INSTALLATION DETAIL

N.T.S.



ELEVATION



SECTION

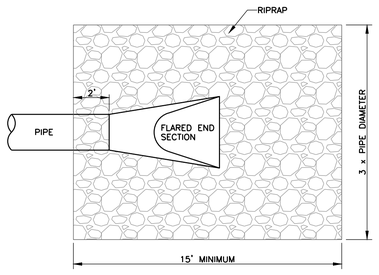
POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH - L	58"	58"
MIN. HEIGHT - H	2'-0"	2'-0"
MAX. SPACING - S	6'-0"	6'-0"
MIN FABRIC WIDTH	28"	28"
MATERIAL	1.25 LB/FT. STEEL	1.25 LB/FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.)(1) (ASTM D-4632)	WARP - 170 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	-----
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ.FT) (CDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAM BURSTING STRENGTH TESTER)	250	400
MIN. FABRIC WIDTH (INCHES) - F-W	36	36
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS (2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH		

NOTES:

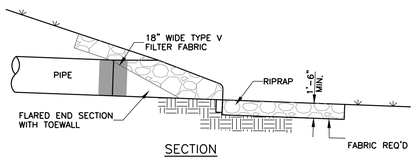
1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER FOOT, MINIMUM.
4. FILTER FABRIC SHALL BE FASTENED TO POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS. TENSILE STRENGTH.
5. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

SILT FENCE INSTALLATION DETAILS

N.T.S.



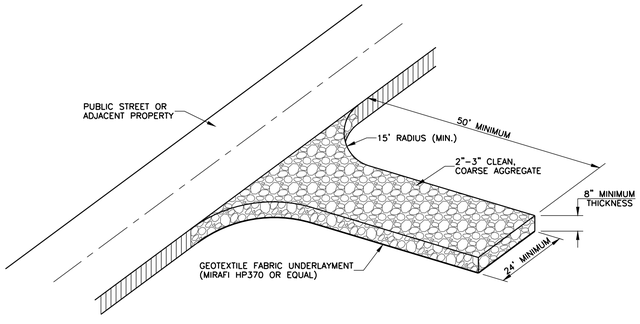
PLAN VIEW



SECTION

FLARED END SECTION WITH RIPRAP DETAILS

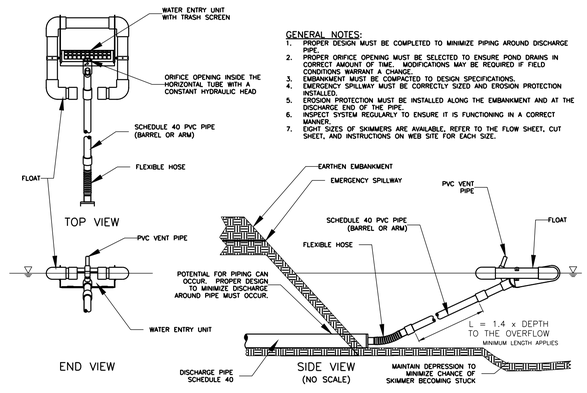
N.T.S.



ISOMETRIC VIEW

CONSTRUCTION ENTRANCE DETAIL

N.T.S.



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER DETAIL

N.T.S.

Revisions

#	Date	Nature	By	App'd.

Project No. M-2954 | Designed By: B.R.J.

Date: 9-18-25 | Drawn By: B.R.J.

Scale: SEE ABOVE | Checked By: J.B.H.

THE SUMMIT

MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

EROSION CONTROL DETAILS

C4.2

XII. APPENDIX IV – SEEDING CHART FOR STATE OF MS

SEEDING CHART FOR THE STATE OF MISSISSIPPI

***For a more comprehensive vegetation schedule, see "Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas (Three Volumes)"**

SPECIES	SEEDING RATE/ ACRE	PLANTING TIME	DESIRED pH RANGE	FERTILIZATION RATE/ACRE	METHOD OF ESTABLISH-MENT	ZONE OF ADAPT-ABILITY	NATIVE/ INTRODUCED
Common Bermuda	15 lbs. alone 10 lbs. mix-ture	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed or sod	All	Introduced *Potential for Invasiveness
Bahia	40 lbs. alone 30 lbs. mixture	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed	Central & South	Introduced
Fescue	40 lbs. alone 30 lbs. mix-ture	9/1- 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed	North & Central	Native
Saint Augustine	--	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	sod only	Central & South	Native
Centipede	4 lbs. alone 2.5 lbs. mix	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	seed or sod	All	Introduced
Carpet Grass	15 lbs. alone 10 lbs. mix-ture	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	seed or sod	All	Native
Zoysia Grass	--	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	sod only	All	Introduced
Creeping Red Fescue	30 lbs. alone 22.5 lbs. mix	9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed	All	Native
Weeping Lovegrass	10 lbs. alone 5 lbs. mix	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	seed	All	Introduced
Sericea Lespedeza	40 lbs.	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	400 lbs. 6-24-24	seed	All	Introduced
***Wheat**	90 lbs. alone	9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed	All	Native
***Ryegrass**	30 lbs.	9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	seed	All	Native
***White Clover**	5 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 6-24-24	seed	All	Introduced
***Crimson Clover**	15 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 6-24-24	seed	All	Introduced
***Hairy Vetch**	30 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 6-24-24	seed	All	Introduced
***Browntop Millet**	40 lbs. alone 15 lbs. mix	4/1 - 8/30	6.0 - 7.0	600 lbs. 13-13-13	seed	All	Introduced

*Note on Annuals. For permanent seeding, annuals can only be used in a mixture with perennials.

North-north of Hwy. 82
Central- south of Hwy. 82 & north of Hwy. 84
South- south of Hwy. 84

BURNS COOLEY DENNIS, INC.

GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

Corporate Office
551 Sunnybrook Road
Ridgeland, MS 39157
Phone: (601) 856-9911
Fax: (601) 853-2077

Mailing Address
Post Office Box 12828
Jackson, MS 39236

www.bcdgeo.com

Materials Laboratory
278 Commerce Park Drive
Ridgeland, MS 39157
Phone: (601) 856-2332
Fax: (601) 856-3552

August 14, 2025

Ron McMaster, Jr., P.E.
McMaster & Associates, Inc.
212 Waterford Square, Suite 300
Madison, Mississippi 39110

Report No. 250398

Geotechnical Exploration
The Summit Development
Brandon, Mississippi

Dear Mr. McMaster:

Submitted here is the report of our geotechnical exploration for the above-captioned project. This exploration was authorized by your email on June 26, 2025. Preliminary boring logs were submitted to you via email on July 25, 2025,

We appreciate the opportunity to be of service. If you should have any questions concerning this report, please do not hesitate to call us.

Very truly yours,

BURNS COOLEY DENNIS, INC.

Amber Templeton Reeb

Amber Templeton Reeb, P.E.

A. E. (Eddie) Templeton, P.E.

ALEXIS E. TEMPLETON
LICENSED PROFESSIONAL
ENGINEER
9128
STATE OF MISSISSIPPI

AET/ATR/khb
Copies Submitted: (via e-mail)

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FIGURES

1.0 INTRODUCTION

1.1 Project Description

Plans are being made for the construction of The Summit development on the south side of Orleans Way in Brandon, Mississippi. The proposed development will consist of various buildings (residential-style, covered parking and club house), parking lots, driveways, and a detention pond. We understand that the new residential-style buildings will generally consist of lightly loaded, three-story structures encompassing 7,100 sq ft on the ground floor. Plans are to support the buildings on post-tensioned slab-on-grade foundations.

It appears the site has been previously graded and is relatively level. Based on contours shown on the 1980 USGS quadrangle map, the site originally sloped down gently towards the south and east with approximately 10 ft to 15 ft of grade change within the limits of the proposed development. It appears that the western portion of the site has likely been degraded, and that some filling has probably taken place in the southeastern portion of the site. Existing ground elevations at the boring locations range from about 331 ft to 336 ft. Details regarding grading plans have not been provided; however, we anticipate only nominal cutting and/or filling (+/- 3 ft) will be required within the site to construct level pads and to provide drainage away from the buildings and across the pavement areas. The proposed construction areas are open and covered with grass.

1.2 Purposes

The specific purposes of this exploration were:

1) to make exploratory soil borings within the areas planned for construction of the new buildings, parking lots, driveways and detention pond;

2) to verify field classifications and to evaluate pertinent physical properties of the soils encountered in the borings by means of visual examination of the soil samples in the laboratory and routine tests performed on the samples; and

3) after analysis of the soil boring and laboratory test data, to provide recommendations for site preparation, earthwork construction, and building foundation design and construction, and to also provide guideline recommendations for pavement and detention pond design and construction.

Our current scope of work does not include: environmental study; detailed slope and trench stability analyses; dewatering analyses; detailed pavement design; structural foundation design; review of plans and specifications; responses to contractor requests for information (RFIs); and construction phase services.

2.0 FIELD EXPLORATION

2.1 General

At your request, subsurface soil conditions within the areas planned for construction of the new buildings, parking lots, driveways and detention pond were explored by means of twenty-four (24) borings. Borings 1 through 22 were made to an exploration depth of 15 ft within the planned construction areas for the buildings. Borings 23 and 24 were made to a depth of 10 ft within the detention pond. No borings were made specifically for the parking lots and driveways. The approximate locations of the borings are shown on Figure 1. The locations of the borings were selected and staked by a representative of McMaster & Associates, Inc. prior to our field exploration.

All soils were classified in general accordance with the Unified Soil Classification System. A synopsis of the Unified Soil Classification System is presented on Figure 2 along with symbols and terminology typically utilized on graphical soil boring logs. Graphical logs of the borings are presented on Figures 3 through 26. The graphical logs illustrate the types of soil and stratification encountered with depth below the existing ground surface at the individual boring locations. Approximate GPS coordinates for the boring locations as determined by our drilling personnel using a hand-held device are shown at the bottom of the graphical boring logs within the "Comments" section. The ground surface elevations included on the graphical boring logs were provided by McMaster & Associates, Inc.

2.2 Drilling Methods and Groundwater Observations

The borings were advanced full depth by dry augering using a track-mounted drill rig. Observations were made continuously during auger drilling to detect free water entering the open boreholes. Notes pertaining to groundwater observations are included at the bottom right corner of the graphic boring logs.

2.3 Sampling Methods

Both relatively undisturbed samples and disturbed split-spoon samples were obtained in Borings 1 through 22. Relatively undisturbed samples were obtained by pushing a 3-in. OD Shelby tube sampler approximately 2 ft into the soil within the depth intervals illustrated as shaded portions of the "Samples" column of the graphic boring logs. Disturbed samples were obtained by driving a standard 2-in. OD split-spoon sampler 18 in. into the soil with a 140-lb hammer falling freely a distance of 30 in. The depths at which the split-spoon samples were taken are indicated by crossed-slashed symbols under the "Samples" column of the graphic boring logs. The number of blows required to drive the split-spoon sampler each 6-in. increment (total of 18 in. of penetration) is recorded under the "Field SPT Data" column of the graphic boring logs. An automatic hammer was used for SPT testing. The standard penetration test (SPT) blows required to penetrate the last foot (sum of the second and third blow count values) is considered the N_{60} value after applying a correction factor for hammer energy. The N_{60} value is plotted as a small circled “x” in the data section of the graphic boring logs. The Shelby tube and split-spoon samples were obtained at approximate 3-ft to 5-ft intervals of depth in Borings 1 through 22.

Disturbed samples of the soils encountered in Borings 23 and 24 were obtained directly from the auger cuttings at approximate 2-ft and 3-ft depth intervals. Disturbed auger cutting samples were also taken near the ground surface in Borings 1 through 22. The depths at which the auger cutting samples were obtained are illustrated as small I-shaped symbols under the "Samples" column of the graphic boring logs.

2.4 Field Classification, Sample Preservation, and Borehole Abandonment

All soils encountered during drilling were examined and classified in the field by a geotechnical engineering technician. The Shelby tube samples were extruded from the sampling tube in the field. An approximate 6-in. long portion of each Shelby tube sample was sealed with melted paraffin in a cylindrical cardboard container to prevent moisture loss and structural disturbance. An additional portion of each Shelby tube sample, representative portions of the split-spoon samples and auger cutting samples were sealed in jars to provide material for visual examination and testing in the laboratory. Unless other disposition is requested, we routinely discard soil samples after about six months of storage. The boreholes were plugged with soil cuttings after completion of drilling and sampling.

3.0 LABORATORY TESTING

3.1 General

All of the soil samples were examined in the laboratory by a geotechnical engineer and tests were performed on selected samples to verify field classifications and to assist in evaluating the strengths and volume change properties of the soils encountered. The types of laboratory tests performed are described in the following paragraphs.

3.2 Strength Tests

The undrained shear strength characteristics of the fine-grained soils encountered in the borings were evaluated by means of visual estimates of consistency, from the results of the standard penetration tests and from the results of unconsolidated undrained (UU) triaxial compression tests performed on selected undisturbed Shelby tube samples. The cohesions resulting from the UU triaxial compression tests are plotted as small open triangles in the data section of the graphic boring logs. The water content and dry density were also determined for the compression test specimens. The water contents are plotted as small shaded circles in the data section of the graphic boring logs. The dry densities are tabulated to the nearest lb per cu ft under the "Dry Density" column of the logs.

3.3 Classification Tests

The classifications and volume change properties of the fine-grained soils encountered in the borings were investigated by means of Atterberg liquid and plastic limit tests performed on selected representative samples. The results of the liquid and plastic limit tests are plotted as small crosses interconnected by dashed lines in the data section of the graphic boring logs. In accordance with the Unified Soil Classification System, fine-grained soils are classified as either clays or silts of low or high plasticity based on the results of Atterberg limit tests. The numerical difference between the liquid limit and plastic limit is defined as the plasticity index (PI). The magnitudes of the liquid limit and plasticity index and the proximity of the natural water content to the plastic limit are indicators of the potential for a fine-grained soil to shrink or swell upon changes in moisture content or to consolidate under loading. The proximity of the natural water content to the plastic limit is also an indicator of soil strength.

The classifications of soils consisting predominantly of sand or containing some sand were investigated by means of minus No. 200 sieve tests performed on selected samples. The percentages of fines resulting from the minus No. 200 sieve tests are tabulated at the appropriate depths under the "% Passing No. 200 Sieve" column of the graphic boring logs.

3.4 Water Content Tests

Water content tests were performed on all samples upon which strength tests were not conducted to corroborate field classifications and to extend the usefulness of the strength, plasticity and SPT blow count data. The results of the water content tests are plotted as small shaded circles in the data section of the graphic boring logs. The water content data have been interconnected on the logs to illustrate a continuous profile with depth.

4.0 GENERAL SUBSURFACE CONDITIONS

4.1 General

A general description of subsurface soil and groundwater conditions revealed by the borings made for this exploration is provided in the following paragraphs. The graphical logs shown on Figures 3 through 26 should be referred to for specific soil and groundwater conditions encountered at each boring location. Stick logs of the borings are shown in profile on Figures 27, 28, and 29 to aid in visualizing subsurface soil conditions. Tabulated adjacent to the stick logs are water contents, Atterberg liquid and plastic limits, percentages of fines passing the No. 200 sieve, dry densities, cohesions, and calibrated SPT blow count.

4.2 Soil Stratification

Borings 1 through 22 were made within the planned construction areas for the buildings, and Borings 23 and 24 were made within the new detention pond.

Subsurface soils encountered within the 15-ft maximum completion depth of the borings made for this exploration generally consist of irregularly stratified silty clays (CL), sandy clays (CL), clays (CH), clayey silts (ML), silts (ML), silty sands (SM), and clayey sands (SC). Medium stiff silty clays (CL) that are considered to have low-moderate strength and moderate-high compressibility were encountered within the following depth intervals:

- 4 ft to 6 ft at Boring 6
- 8 ft to 13 ft at Boring 13
- 13 ft to 15 ft at Boring 14
- 1 ft to 4 ft at Boring 16
- 0 ft to 2 ft at Boring 24

The remaining subsurface soils are considered to be relatively stronger with moderate to high strength and low to moderate compressibility. The silty clays (CL) and sandy clays (CL) are considered to have low shrink/swell potential. The silts (ML) and sands (SC and SM) have no potential for shrinking and swelling.

Clays (CH) that are considered to be expansive with moderate to high shrink/swell potential were encountered within the following depth intervals:

- 13 ft to 15 ft at Borings 2 and 16
- 12 ft to 15 ft at Boring 7
- 13 ft to 15 ft at Boring 8
- 0 ft to 1.5 ft and 4 ft to 8 ft at Boring 20
- 0 ft to 4 ft at Boring 21
- 0 ft to 2 ft at Borings 22 and 24

4.3 Groundwater

Free water was encountered during auger drilling at approximate depths ranging from 7 ft to 15 ft below the ground surface at Borings 2, 3, 4, 10, 11, and 19. After an observation period of about 15 minutes, the water levels in the open boreholes for Borings 2, 3, 4, 10, 11, and 19 were measured at depths ranging from 7.4 ft to 11.5 ft below the ground surface. Free water was not encountered during auger drilling for the remaining borings. In our opinion, groundwater conditions at the site will primarily be influenced by rainfall, surface drainage, and by the rise and fall of water levels in nearby ditches, creeks, ponds or other bodies of water. Groundwater conditions at the site can also be influenced by man-made changes. Surficial soils can become saturated and weak to relatively shallow depths during periods of prolonged and heavy rainfall. Soils which did not exhibit free water during the short time period of drilling may exhibit water seepage at other times during construction. Water seepage can still occur within excavations that remain open for an extended period of time or that are permanent.

5.0 DISCUSSION

5.1 General Soil Conditions

Subsurface soils encountered within the 15-ft maximum completion depth of the borings made for this exploration generally consist of irregularly stratified silty clays (CL), sandy clays (CL), clays (CH), clayey silts (ML), silts (ML), silty sands (SM), and clayey sands (SC). With the exception of the medium stiff silty clays (CL) encountered at Borings 6, 13, 14, 15, and 24, the subsurface soils are generally considered to have moderate to high strength and low to moderate compressibility. The medium silty clays (CL) are considered to have low-moderate strength and moderate-high compressibility. The silty clays (CL) and sandy clays (CL) are considered to have low shrink/swell potential. The silts (ML) and sands (SC and SM) have no potential for shrinking and swelling.

Clays (CH) that are considered to be expansive with moderate to high shrink/swell potential were encountered at the ground surface in Borings 20, 21, 22, and 24. Refer to the profile sheets found on Figures 27, 28, and 29 for the approximate depths at which expansive clays (CH) were encountered in the borings.

5.2 Design Considerations

From a geotechnical standpoint, the primary factors relevant to foundation design and construction for the proposed buildings are bearing capacity, settlement due to soil consolidation/compression under fill and structural loadings, and the presence of the expansive clays (CH) at several boring locations. Soils classified as medium stiff would provide a low bearing capacity for a shallow foundation and would consolidate under fill and structural loadings. The moderately to highly expansive clay (CH) soils will experience shrink/swell movements associated with seasonal moisture content fluctuations. The aspects of the weak medium stiff and expansive clay (CH) soils must be considered in the design and construction of the foundations for the proposed buildings. A foundation system should be utilized which will accommodate the anticipated fill and structural loads and also minimize future differential vertical movements resulting from either settlement due to soil consolidation/ compression under fill and structural loads or unpredictable shrinking and swelling of the expansive clay (CH) soils.

It is our opinion that a slab-on-grade foundation made relatively stiff by means of perimeter and interior grade beams could be used for support of the proposed buildings provided: 1) column loads are less than 150 kips and wall loads do not exceed 7 kips per ft; 2) a minimum 7-ft thick buffer of low permeability and low shrink/swell potential soil is provided between the expansive clay (CH) soils and the bottom of the floor slab and below finished outside grades adjacent to the buildings; and 3) our recommendations for site preparation and earthwork construction are implemented. The minimum recommended buffer should be measured from either the bottom of the slab or finished outside grades, whichever results in the lower elevation. The stiffened slab-on-grade foundation in combination with the recommended soil buffer should minimize, not eliminate, future differential vertical movements within the buildings caused by shrinking and swelling of the expansive clays (CH) due to moisture content fluctuations.

Expansive clays (CH) were encountered at the ground surface in Borings 20, 21, and 22. Considering the general soil stratification revealed by borings made for this exploration, it appears that the expansive clays (CH) only occur within the southeast portion of the site, and these clays (CH) may represent fill placed during previous grading at the site. It should be understood that clays (CH) could be present at other locations that were not explored by borings. The soils exposed after stripping should be examined to check whether surficial clays (CH) are present at other locations.

Undercutting and backfilling will be required in the vicinity of Borings 20, 21, and 22 to create the recommended 7-ft thick buffer of low permeability and low shrink/swell potential soil. Based on the stratification encountered at these boring locations, the clays (CH) should be completely removed at the locations of Borings 21 and 22, and almost completely removed at the location of Boring 20. Undercutting to remove expansive clays (CH) should extend laterally not less than 7 ft beyond the edges of the buildings. For the remaining building borings, the recommended 7-ft buffer is provided by the existing site soils.

It is our opinion that either flexible asphalt concrete or rigid Portland cement concrete pavement can be utilized for the pavement areas, provided not less than 3 ft of low permeability and low shrink/swell potential buffer soils directly underlie the pavement. No borings were made specifically for the new pavement areas. Undercutting and backfilling could be required to remove the expansive clays (CH) and provide the recommended buffer in some areas.

Undercutting to remove expansive clays (CH) should extend laterally not less 3 ft beyond the edges of pavements.

Details of our recommendations for site preparation, earthwork construction, and foundation design and construction are included in the following subsections of this report. Guideline recommendations for pavement and detention pond design and construction are also provided.

6.0 RECOMMENDATIONS

6.1 Site Preparation and Earthwork Construction

Unless otherwise noted, our recommendations for earthwork construction are the same for the buildings and pavement areas. As an initial step of site preparation within the planned construction areas, stripping should be performed to a sufficient depth to remove organic-laden surficial soils, vegetation, debris, brush, roots and any weak or high moisture content surficial soils. Next, excavation should be performed to remove any obviously weak or high moisture content soils exposed after stripping. Excavation of weak soils should extend laterally not less than 7 ft beyond the edges of the new buildings and 3 ft beyond the edge of pavements. The actual vertical and lateral extent of excavation required to remove any weak soils must be determined in the field during earthwork construction.

The soils exposed after stripping and excavation to remove weak/unstable soils should be examined to check whether surficial clays (CH) are present at locations other than Borings 20, 21, and 22. Undercutting should then be performed to remove clays (CH) identified during this examination, including the clays (CH) encountered in the vicinity of building Borings 20, 21, and 22. Depending on finished grades within the pavement areas, undercutting and backfilling may be required to remove expansive clays (CH) and provide for the placement of not less than 3 ft of low permeability and low shrink/swell potential buffer soils beneath the pavement structure. As previously mentioned, no borings were made specifically within the pavement areas. Undercutting to remove expansive clays (CH) should extend laterally not less than 7 ft beyond the building perimeters and not less than 3 ft beyond the edge of pavements.

In order to minimize the amount of any excavation and any undercutting, we recommend that a representative of Burns Cooley Dennis, Inc. be present to observe excavation/undercutting

operations and assist in evaluating the depth and lateral extent of excavation and undercutting required. Depending on the time of year when earthwork is performed, the high moisture content, surficial medium stiff silty clays (CL) could dry and become stronger and more stable. This would particularly be the case in the late summer and early fall in a normal year. Any excavation and undercutting should be performed in accordance with all applicable OSHA regulations.

After an observation period of about 15 minutes, the water levels in the open boreholes for Borings 2, 3, 4, 10, 11, and 19 were measured at depths ranging from 7.4 ft to 11.5 ft below the ground surface. Shallow groundwater could be present in some of the excavations and could present itself as slow seepage which would accumulate in excavations that are left open for an extended period of time. Groundwater levels at the site can fluctuate seasonally, and will be influenced by rainfall and surface drainage. Groundwater control requirements will be dependent on the required depth of excavation, the season in which construction is performed and on rainfall preceding and during construction. Construction planning should account for the possibility of encountering saturated soils and water seepage. The means and methods for intercepting, collecting and removing groundwater entering excavations should be the sole responsibility of the earthwork and/or foundation contractor.

Prior to the placement of any fill materials, the soils exposed after stripping, any excavation and undercutting should be scarified to a minimum depth of 6 in. and compacted to not less than 95 percent of standard Proctor maximum dry density (ASTM D 698) with stability present. Alternatively, the exposed soils could be proofrolled with loaded dump trucks to demonstrate stability. Stability is defined as the absence of significant pumping, rutting or yielding of soils during compaction or proofrolling. If stability is not evident in some areas, either additional excavation, drying by processing, treatment of the in-situ soils with an admixture, or a combination of these approaches, might be required to achieve stable conditions.

The effort required to mitigate unstable soils will be influenced by the season of the year when earthwork is performed. The subsurface soils would likely be drier during the hot late summer and could weaken during heavy rainfall events. We recommend that earthwork be performed during a dry summer or fall season, if the schedule permits. It should be recognized that soils which are demonstrated to be adequately stable during stripping, any excavation,

scarification/compaction and/or proofrolling can become unstable if they are disturbed by construction traffic or if they are exposed to rainfall prior to filling.

The on-site fine-grained soils are susceptible to pumping when wet. The construction techniques, types of equipment utilized and site drainage provided during construction will have a great effect on the performance of the fine-grained soils. The routing of heavy, rubber-tired equipment should be controlled to minimize, as much as possible, traffic in the construction areas. All traffic should be discouraged during periods of inclement weather. If pumping is initiated in the fine-grained soils, as a construction expedient the pumping can be counteracted by treating these materials with hydrated lime. It is estimated that about 4 to 6 percent hydrated lime by dry weight of soil could be required.

We recommend that any required backfilling and filling be performed immediately after stripping, any excavation, undercutting, scarification/compaction and/or proofrolling. Imported fill materials should consist of select, nonorganic and debris-free silty clays (CL) or sandy clays (CL) having a liquid limit less than 45 and a plasticity index (PI) within the range of 10 to 24. The fill soils should be compacted from lifts not exceeding 9 in. in loose thickness to not less than 95 percent of standard Proctor maximum dry density (ASTM D 698) at moisture contents within 3 percentage points of the optimum water content. All backfill in confined areas and over utilities, storm drains, etc., should be placed in accordance with the preceding recommendations, except the lift thickness should be reduced to about 4 in. to 5 in. where hand-operated compaction equipment is used. Stability must be evident during compaction of each lift before any subsequent lifts of fill material are added. Fill materials should extend laterally not less than 7 ft beyond the edges of the buildings and not less than 3 ft beyond pavement edges and then slope down to natural ground at an inclination not steeper than 3H:1V. Finished site grades should be sloped to promote quick runoff of storm water and provide positive drainage away from the buildings on all sides and across the pavement areas.

Existing silty clays (CL) excavated during site preparation can be used as select fill, provided they are not too wet or dry and can be processed to achieve a moisture content near optimum, and also provided they meet the plasticity requirements for imported fill discussed above. Soils containing organic matter and other deleterious materials should be placed outside the limits of the proposed building and pavement areas.

Laboratory classification tests, including Atterberg limit determinations and grain-size analyses, should be performed on the fill soils initially and routinely during earthwork operations to check for compliance with the recommendations provided herein. Field moisture/density tests should be performed frequently in the scarified and compacted on-site soils and in each compacted lift of fill material to assist in evaluating whether the recommended moisture contents and dry densities are being achieved. As a guide for building earthwork construction, we suggest a minimum of one test per lift for each 2,500 sq ft of surface area or portion thereof. A frequency of testing considered to be appropriate for the pavement areas is one test per lift for each 5,000 sq ft of surface area or portion thereof.

6.2 Foundation Design Recommendations

The proposed buildings could be supported by a shallow foundation system consisting of a slab-on-grade stiffened with perimeter grade beams, or turned-down edges, and interior grade or tie beams, provided our recommendations for site preparation and earthwork construction are followed. Grade beams should be utilized to support all exterior walls and all interior load bearing walls, or otherwise they should be spaced in a grid pattern on not greater than about 15-ft to 20-ft centers in each direction, or as otherwise directed by the structural engineer. Any columns should be supported by widened portions of the grade beams. We recommend that grade beams or turned-down edges around the perimeter of the buildings be brought to bear at a depth not less than 2 ft below finished outside grade. Interior tie or grade beams should be brought to bear at a depth not less than 1.5 ft below the bottom of the slab. We recommend that grade beams be proportioned for critical combinations of dead, live and wind loads utilizing a net allowable soil bearing pressure of 1,500 lbs per sq ft. A net allowable soil bearing pressure of 2,000 lbs per sq ft should be utilized to dimension widened portions of grade beams used to support column loads. We recommend a minimum base width of 12 in. for the grade beams. The grade beams should be reinforced for both positive and negative bending. The floor slab should be reinforced for anticipated loading conditions and deflections and to minimize slab cracking. We recommend that the slab be reinforced with a grid of relatively closely spaced reinforcing bars in lieu of welded wire fabric.

We understand that post-tensioned slab-on-grade foundations will be considered for the buildings. We recommend that post-tensioned foundations be designed to provide similar

strength and stiffness as the conventionally reinforced foundations described in the preceding paragraph.

We recommend that foundation excavations be left open for the shortest possible duration to minimize exposure of the bearing soils to rainfall. Drainage should be maintained away from the foundation excavations during construction. Soils exposed in the bottom of the excavations should be observed prior to concrete placement. If these materials are found to be weak or loose, overexcavation and backfilling will be required to provide strong soils immediately beneath foundation elements.

With proper earthwork as recommended herein and the buildings supported on a stiffened slab-on-grade foundation, total settlements under compressive structural loading are expected to be on the order of about 1 in. Differential vertical movements of the foundation resulting from potential long-term volumetric changes within the expansive clays (CH) cannot be predicted with any degree of accuracy; however, if proper drainage is maintained and no other unexpected sources of water develop, they are estimated to be within normally tolerable structural limits for a relatively strong stiffened slab-on-grade foundation. The potential long-term differential movements due to normal seasonal fluctuations in water content within the clays (CH) are generally expected to be on the order of about 3/4 in. over a horizontal distance of about 25 ft to 30 ft, provided that proper drainage is maintained and any leaks that develop in pipes are promptly repaired. It should be noted that differential movements of the magnitude stated in the preceding sentence could result in minor cracking of the foundation, walls and floor slab. The actual magnitude of the differential shrink/swell movements can be influenced by any number of events or circumstances that occur during the life of the buildings. For example, surface drainage conditions, broken water pipes, trees and shrubs, etc., can influence the actual shrink/swell movements which develop. We emphasize that poor drainage, groundwater or other excess water in the building areas could result in significant differential movement, up to several inches over a spacing of about 25 ft to 30 ft, and major cracking of the foundation, walls and floor slab, even with the minimum recommended buffer thickness.

6.3 Guideline Pavement Recommendations

Traffic loadings have not been provided, but we expect both light and heavy loading conditions for the site pavements. The client may have pavement standards they wish to utilize

for the pavement structures for the light and heavy loadings. The following are provided for added guidance in lieu of client-provided pavement details. In areas to be paved, there is often some delay between completion of earthwork operations and placement of the pavement structure materials, possibly resulting in deterioration of subgrade conditions. Therefore, we recommend that density and stability of the subgrade soils be confirmed or re-established immediately prior to construction of the pavement.

In our opinion, either flexible asphalt concrete or rigid Portland cement concrete (PCC) pavement can be utilized for the pavement areas. Site preparation and earthwork construction should be performed for the areas to be paved in accordance with the recommendations given in the "Site Preparation and Earthwork Construction" section of this report. Guideline pavement recommendations are given in the following paragraphs that represent typical construction practice. However, we recommend that pavement thicknesses be verified for the actual expected traffic volumes and loadings using appropriate design parameters for the subgrade soils and pavement structure materials. If the subgrade soils are prepared and select fill materials are placed within the areas to be paved in accordance with recommendations provided in this report, it is our opinion that a CBR of 5 would be appropriate to use as the subgrade support value for flexible asphalt concrete pavement. For PCC pavements, it is our opinion that a modulus of subgrade reaction (k) of 150 lbs per cu in. would be appropriate for the subgrade support value. Where a 6-in. thick granular subbase is utilized under PCC pavements as described in this report, the modulus of subgrade reaction can be increased up to 325 lbs per cu in.

It is our opinion that chemical treatment of the subgrade soils with hydrated lime will provide the best performing pavement system during construction and will extend the service life of the pavement. We recommend lime treatment for the top 12 in. of the subgrade utilizing 6 percent hydrated lime by dry weight of soil. The lime-treated subgrade soils should be compacted to not less than **98 percent** of standard Proctor maximum dry density (ASTM D 698). The lime treatment should be in accordance with Section 307 of the 2017 Edition of the Mississippi Standard Specifications for Road and Bridge Construction using the Class C lime treatment procedure. The lime treatment should extend not less than 2 ft beyond the back of curb or edge of pavement.

For light automobile and pickup truck traffic, the flexible pavement structure could consist of a 2-in. thick asphalt surface course and a 4-in. thick asphalt base course on the

prepared subgrade soils. A thicker asphalt concrete pavement section should be utilized if the flexible pavement will be subjected to heavy truck traffic. For the heavier loading, the flexible pavement structure could consist of a 2-in. thick asphalt surface course and a 6-in. thick asphalt base course on the prepared subgrade soils. The asphalt concrete surface course materials should conform with all applicable specifications for SC-1, Type 8 presented in the 1990 Edition of the Mississippi Standard Specifications for Road and Bridge Construction. The asphalt concrete base course materials should conform with all applicable specifications for BB-1, Type 6.

For rigid pavement, jointed plain (unreinforced) PCC pavement can be utilized with limited use of steel reinforcement such as described herein. The minimum compressive strength of the concrete mixture should be 4,000 lbs per sq in. It is our opinion that a 5-in. thick PCC pavement cast directly upon the prepared subgrade soils would be appropriate for light automobile and pickup truck traffic. For heavy truck traffic, a 7-in. thick PCC pavement directly underlain and separated from the prepared subgrade soils by a granular subbase would likely be required. We recommend the use of 8-in. thick PCC pavement directly underlain and separated from the prepared subgrade soils by a granular subbase immediately in front of any garbage dumpsters to provide support for the wheels of a garbage truck during loading.

We recommend the use of a 6-in. thick granular subbase directly under PCC pavements that support heavy truck traffic. This granular subbase is part of the pavement structure and prevents subgrade soils from pumping up through joints. We recommend that the granular subbase materials consist of No. 610 crushed limestone. The portion of the crushed limestone passing the No. 40 sieve should have a liquid limit not greater than 25 and a plasticity index not greater than 5. The crushed limestone should be compacted to not less than **100 percent** of standard Proctor maximum dry density (ASTM D 698) at moisture contents within 2 percentage points of the optimum water content. The pavement surface should be sufficiently elevated to allow drainage of the granular subbase.

General guidance for the design and construction of PCC pavements is presented in ACI 330 “Guide for the Design and Construction of Concrete Parking Lots,” including proper jointing, thickened edges that receive heavy truck traffic, thickened edges or load transfer devices at construction joints, tie-bars, and steel reinforcement in irregular shaped slabs or panels. Joints should form panels that are approximately square with the longest panel dimension no more than 1.25 times the shortest panel dimension. The maximum joint spacing should be 10

ft for 5-in. thick and 15 ft for the 7-in. or 8-in. thick PCC pavements. The pavement joints should be properly sealed and maintained. We recommend that a jointing plan and details be developed for construction of the PCC pavements. Burns Cooley Dennis, Inc. can be contracted to provide this additional service if we are provided with a CAD file of the proposed site. As an alternative, BCD can be contracted to review and approve jointing layouts and details that are generated by others. The surface of the pavement should be crowned and sloped to promote quick runoff of storm water.

6.4 Detention Pond

Details for the new detention pond have not been provided. Borings 23 and 24 were made within the proposed detention pond area. The soils encountered in Borings 23 and 24 consist of silty clays (CL), sandy clays (CL), clayey sands (SC), clayey silts (ML), and clays (CH). Leakage through the pond bottom and side slopes excavated in these materials should be minimal, since the silty clays (CL), sandy clays (CL), clayey sands (SC), clayey silts (ML), and clays (CH) have relatively low permeability. We suggest detention pond slopes comprised of silty clays (CL) not be steeper than 3H:1V. Flatter slopes would likely be needed for mowing and to eliminate shallow sloughing above the water line.

Flatter slopes, on the order of 6H:1V, are also required for long-term stability if the clays (CH) are exposed at the slope surface. Slopes inclined at 4H:1V generally provide adequate performance if the clays (CH) are plated with a minimum 3-ft thick layer of silty clays (CL).

Any silty clays (CL) and sandy clays (CL) excavated during detention pond construction that are not too wet and are free of organic matter, do not include other deleterious materials, and meet the requirements previously described for imported select fill materials can be used as fill within the building and pavement areas.

Free water was not encountered during auger drilling for Borings 23 and 24; however, the relatively high moisture contents in the silty clays (CL) and clayey silts (ML) at Boring 24 suggest that these soils could be saturated, and some seepage from slopes excavated through these soils could occur. Consideration should be given during planning and construction for the possibility of encountering groundwater seepage while excavating for the detention pond. As previously mentioned, the actual means and methods required to manage groundwater during excavation should be the sole responsibility of the contractor.

6.5 Other Design and Construction Considerations

We recommend that foundation excavations be left open for the shortest possible duration to minimize exposure of the bearing soils to rainfall. Drainage should be maintained away from foundation excavations during construction. Soils exposed in the bottom of foundation excavations should be observed prior to concrete placement. If these materials are found to be weak or loose, overexcavation and backfilling will be required to provide strong soils immediately beneath foundation elements.

If flower and shrub beds including sprinkler systems are placed adjacent to the buildings, the beds should be prepared such that they do not trap water, and sprinklers should be operated only enough to satisfy the water demands of the plants and shrubs. Excessive watering and ponding within the flower and shrub beds could result in downward percolation of water into the underlying foundation soils causing them to lose strength and causing expansive clays (CH) to swell. Rainwater falling on the roof of the buildings should be collected and prevented from reaching the ground immediately adjacent to the buildings. Downspouts extending from roof gutters should be equipped with extensions at ground level that are sloped to emit collected rainwater not less than 7 ft away from the buildings. The downspouts could be connected to solid discharge pipes buried beneath the ground. We caution that these pipes should be flexible enough to accommodate some differential movement and all pipe connections must be leak free.

Trees remove water from the ground by transpiration causing vertical and horizontal shrinkage of fine-grained soils. To minimize these effects, we recommend that any trees planted for landscaping purposes be located at least one-half their anticipated mature height away from the buildings. If the risk of more movement is acceptable to the owner, a less strict building-to-tree spacing of about 25 ft for hardwoods and 15 ft for pines could be utilized.

Final grades around the buildings should provide rapid and effective drainage of rainwater and downspout water away from the buildings, with no areas allowed for water to pond. Underground sources of water such as leaking water lines, sewer lines, etc., should be prevented as much as possible in the initial construction, and any leaks that develop should be promptly repaired.

The site for The Summit development in Brandon, Mississippi, lies within a relatively low seismic activity region according to the seismic zone mapping referenced in the International

Building Code. Given the site soil profile as revealed by the borings and anticipated for the area based on our experience, a Site Class D could be used in a seismic load evaluation.

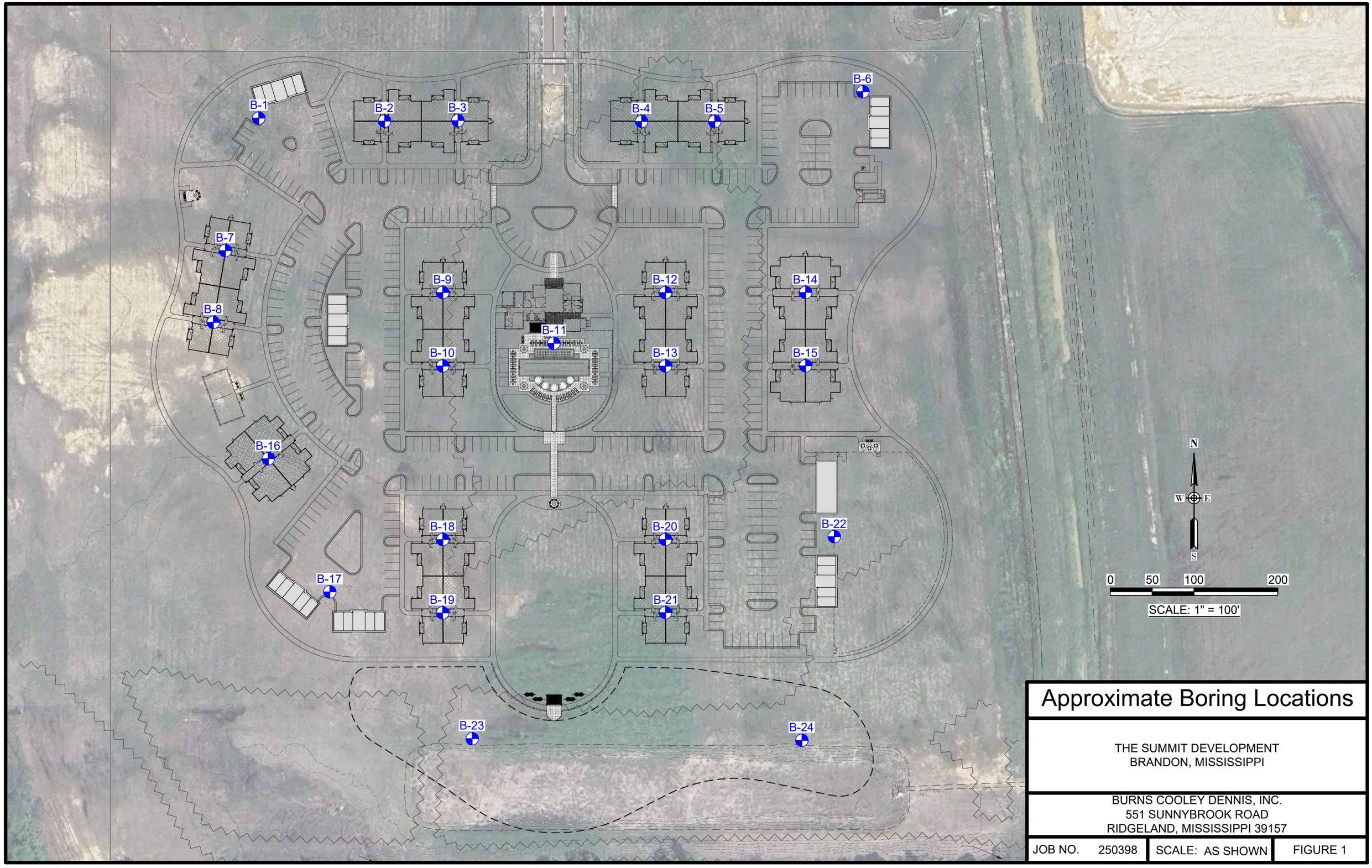
7.0 REPORT LIMITATIONS

The analyses, conclusions, and recommendations discussed in this report are based on conditions as they existed at the time of our field exploration and further on the assumption that the exploratory borings are representative of subsurface conditions throughout the areas explored. It should be noted that actual subsurface conditions between and beyond the borings might differ from those encountered at the boring locations. If subsurface conditions are encountered during construction that vary from those discussed in this report, Burns Cooley Dennis, Inc. should be notified immediately in order that we may evaluate the effects, if any, on earthwork, foundation, pavement and detention pond design and construction.

Burns Cooley Dennis, Inc. should be retained for a general review of final design drawings and specifications. It is advised that we be retained to observe earthwork, foundation, pavement and detention pond construction for the project in order to help confirm that our recommendations are valid or to modify them accordingly. Burns Cooley Dennis, Inc. cannot assume responsibility or liability for the adequacy of recommendations if we do not observe construction.

This report has been prepared for the exclusive use of McMaster & Associates, Inc. for specific application to the geotechnical-related aspects of design and construction for The Summit development on the south side of Orleans Way in Brandon, Mississippi. The only warranty made by us in connection with the services provided is we have used that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended.

FIGURES



Approximate Boring Locations

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

BURNS COOLEY DENNIS, INC.
551 SUNNYBROOK ROAD
RIDGELAND, MISSISSIPPI 39157

JOB NO. 250398	SCALE: AS SHOWN	FIGURE 1

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOL & LETTER	DESCRIPTION
COARSE-GRAINED SOILS: More than half of material larger than No. 200 sieve size	GRAVELS: More than half of coarse fraction larger than No.4 sieve size	Clean Gravels (Little or no fines)	GW	WELL GRADED GRAVEL, GRAVEL-SAND MIXTURE
			GP	POORLY GRADED GRAVEL, GRAVEL-SAND MIXTURE
		Gravels with fines (Appreciable amount of fines)	GM	SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURE
			GC	CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURE
	SANDS: More than half of coarse fraction smaller than No.4 sieve size	Clean Sands (Little or no fines)	SW	WELL GRADED SAND, GRAVELLY SAND
			SP	POORLY GRADED SAND, GRAVELLY SAND
		Sands with fines (Appreciable amount of fines)	SM	SILTY SAND, SAND-SILT MIXTURE
			SP-SM	SLIGHTLY SILTY SAND
			SC	CLAYEY SAND, SAND-CLAY MIXTURE
FINE-GRAINED SOILS: More than half of material smaller than No. 200 sieve size	SILTS AND CLAYS	Liquid limit less than 50	ML	SILT WITH LITTLE OR NO PLASTICITY
			ML	CLAYEY SILT, SILT WITH SLIGHT TO MEDIUM PLASTICITY
			ML	SANDY SILT
			CL	SILTY CLAY, LOW TO MEDIUM PLASTICITY
			CL	SANDY CLAY, LOW TO MEDIUM PLASTICITY (30% TO 50% SAND)
	SILTS AND CLAYS	Liquid limit greater than 50	MH	SILT, FINE SANDY OR SILTY SOIL WITH HIGH PLASTICITY
			CH	CLAY, HIGH PLASTICITY
			OH	ORGANIC CLAY OR SILT OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOIL
SEDEMENTARY ROCK TYPES:			LS	LIMESTONE
			MARL	MARL

TERMS CHARACTERIZING SOIL STRUCTURE

Slickensided	- Clays with polished and striated planes created as a result of volume changes related to shrinking, swelling and/or changes in overburden pressure.
Fissured	- Clays with a blocky or jointed structure generally created by seasonal shrinking and swelling.
Laminated	- Composed of thin alternating layers of varying color and texture.
Calcareous	- Containing appreciable quantities of calcium carbonate.
Parting	- Paper thin (less than 1/8 inch).
Seam	- 1/8 inch to 3 inch thickness.
Layer	- Greater than 3 inches in thickness.

DENSITY AND CONSISTENCY

COARSE-GRAINED SOILS

DENSITY	PENETRATION RESISTANCE, N Blows per Foot
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	>50

FINE-GRAINED SOILS

CONSISTENCY	COHESION Kips/Sq. Ft	PENETRATION RESISTANCE, N Blows per Foot
Very Soft	<0.25	0 - 1
Soft	0.25 - 0.50	2 - 4
Medium Stiff	0.50 - 1.00	5 - 8
Stiff	1.00 - 2.00	9 - 15
Very Stiff	2.00 - 4.00	16 - 30
Hard	>4.00	>30

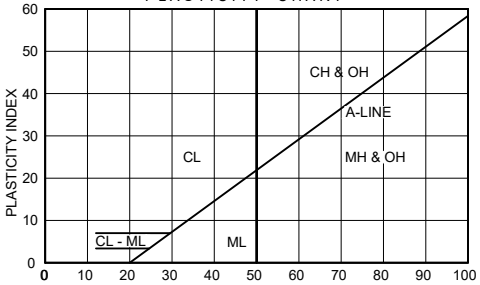
PARTICLE SIZE IDENTIFICATION

Cobbles	- Greater than 3 inches
Gravel	- Coarse - 3/4 inch to 3 inches Fine - 4.76 mm to 3/4 inch
Sand	- Coarse - 2 mm to 4.76 mm Medium - 0.42 mm to 2 mm Fine - 0.074 mm to 0.42 mm
Silt & Clay	- Less than 0.074 mm

RELATIVE COMPOSITION

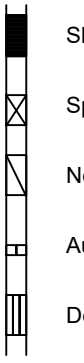
Slightly	5 - 15%
With	16 - 29%
Sandy	30 - 50%
(or Gravelly)	

PLASTICITY CHART



FOR CLASSIFICATION OF FINE GRAINED SOILS

SAMPLE TYPES
(Shown in Sample Column)



- Shelby Tube
- Split Spoon
- No Recovery
- Auger
- Dennison Barrel

CLASSIFICATION, SYMBOLS AND TERMS USED ON GRAPHICAL BORING LOGS

LOG OF BORING NO. 1

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○- UC, Cohesion, kips/sq ft, △- UU; SPT (N_{60}) ⊗; PLASTIC LIMIT; WATER CONTENT %; LIQUID LIMIT	% PASSING NO. 200 SIEVE
			SURFACE EL: 336.14±ft			1 2 3 4 / 20 40 60 80	
			Very stiff tan and light gray silty clay (CL)				
			- hard below 1'		115	19.6; 18 (+); 36 (+); 4.54 (△); 17.2	
			- light gray and tan below 4'			19.4	
5							
			Stiff tan, light gray and red sandy clay (CL) with trace of gravel		114	1.78 (△); 15.9; 17.0	54.0
10							
15							
20							

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.4"
W 90° 2' 36.6"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 3

LOG OF BORING NO. 2

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 335.37±ft

DEPTH, ft	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	% PASSING NO. 200 SIEVE
	Stiff tan and light gray silty clay (CL), slightly sandy			
	Very stiff tan and light gray sandy clay (CL)		116	59.2
	Medium dense tan and light gray clayey fine sand (SC) with clay pockets			
	Stiff light gray and tan clay (CL) with sand layers	3-4-4		

Cohesion, kips/sq ft: ○ - UC, △ - UU; scale 1, 2, 3, 4

SPT (N_{60}) ⊗; PLASTIC LIMIT; WATER CONTENT %; LIQUID LIMIT; scale 20, 40, 60, 80

18.0
12 27 2.57
14.3
16.6
16.0
11 17 50
27.3

Note: SPT performed using a calibrated Auto-Hammer. An energy correction factor of 1.43 is applied to calculate the plotted N_{60} values.

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.4"
W 90° 2' 34.8"

GROUNDWATER DATA: Free water encountered at an approximate depth of 13' during auger drilling. Water level at an approximate depth of 8' after about 15 minutes.

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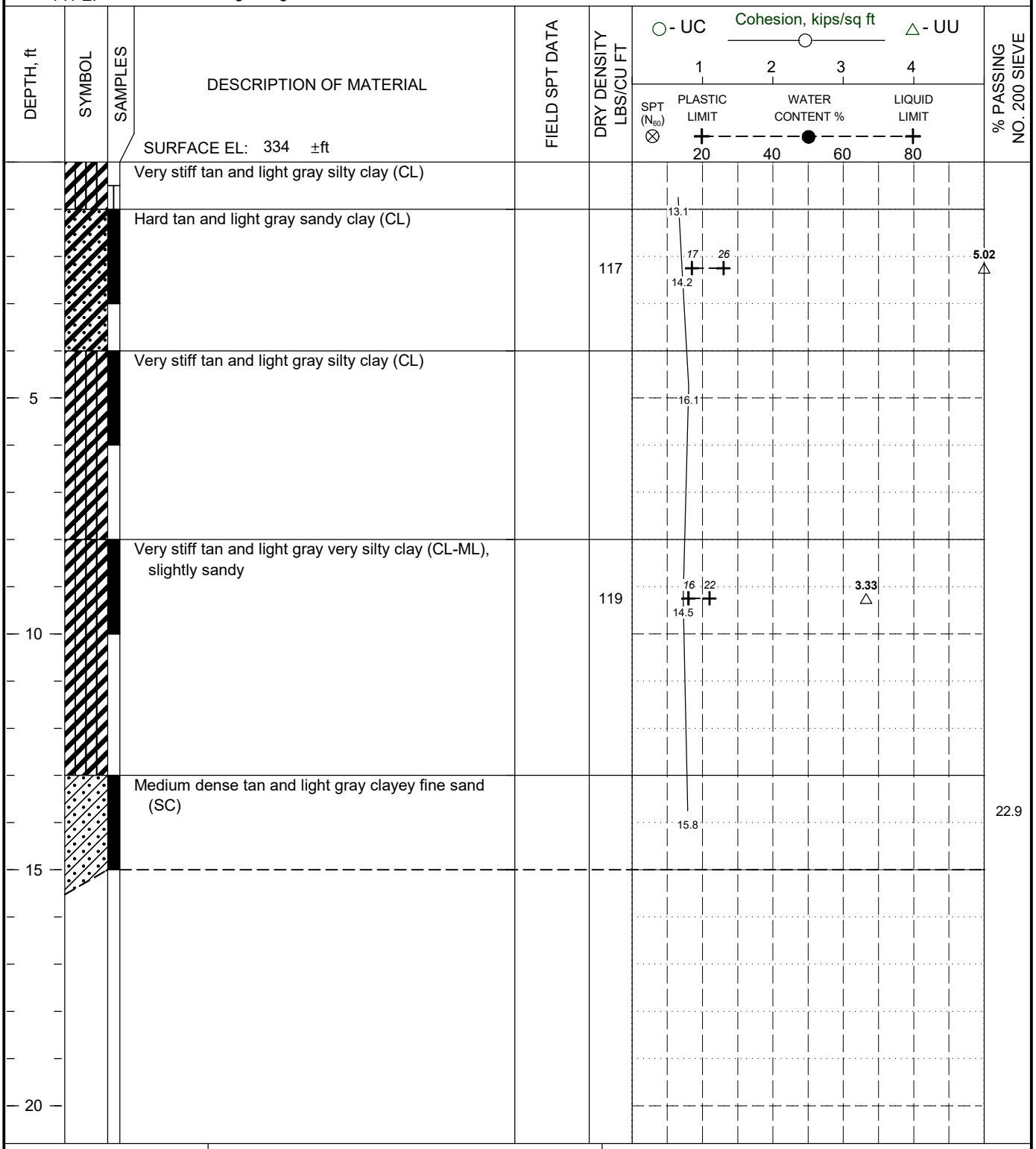
FIGURE 4

LOG OF BORING NO. 3

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.4"
W 90° 2' 33.8"

GROUNDWATER DATA: Free water encountered at an approximate depth of 8.5' during auger drilling. Water level at an approximate depth of 7.6' after about 15 minutes.

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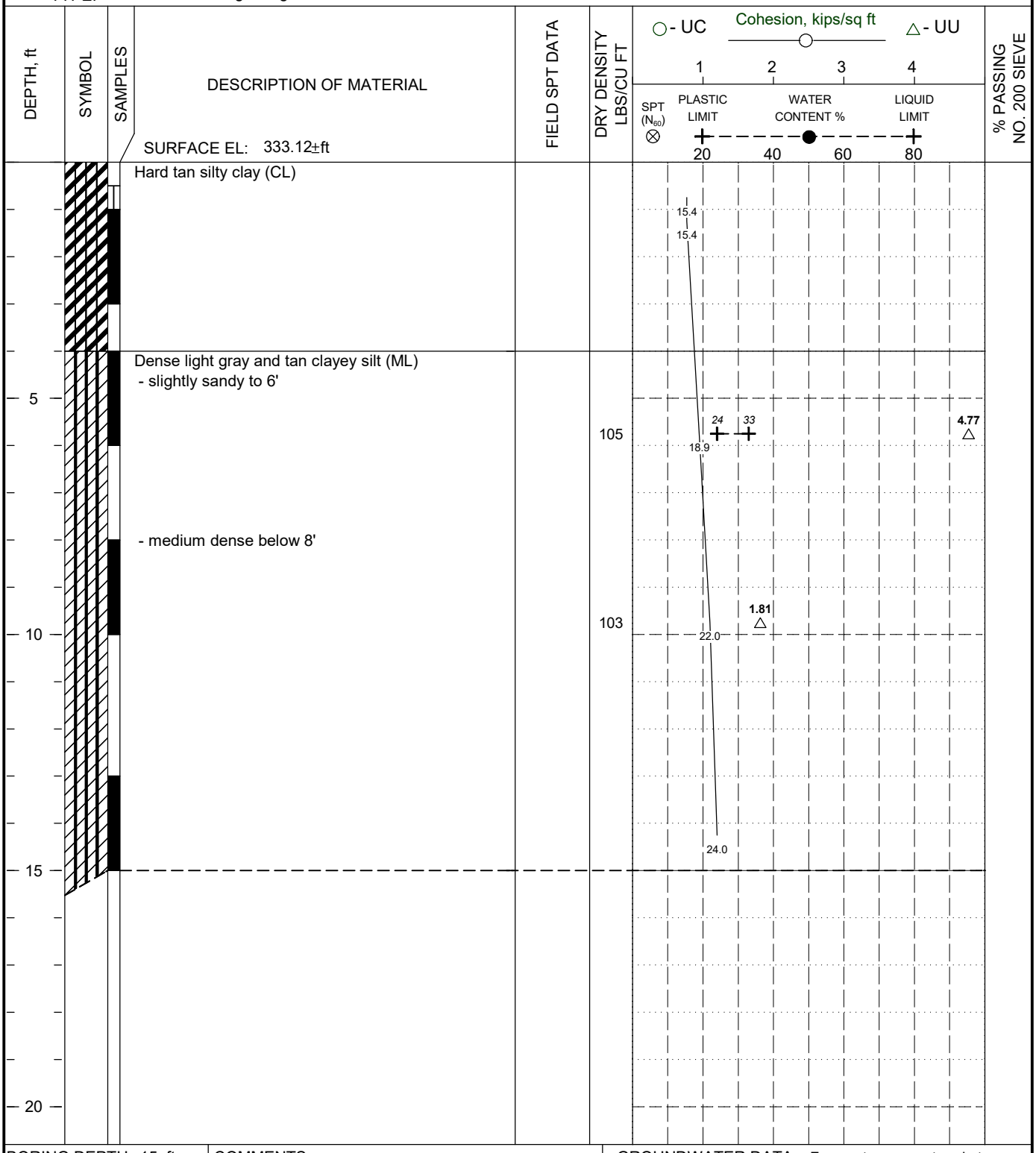
FIGURE 5

LOG OF BORING NO. 4

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.4"
W 90° 2' 31.3"

GROUNDWATER DATA: Free water encountered at an approximate depth of 13' during auger drilling. Water level at an approximate depth of 11' after about 15 minutes.

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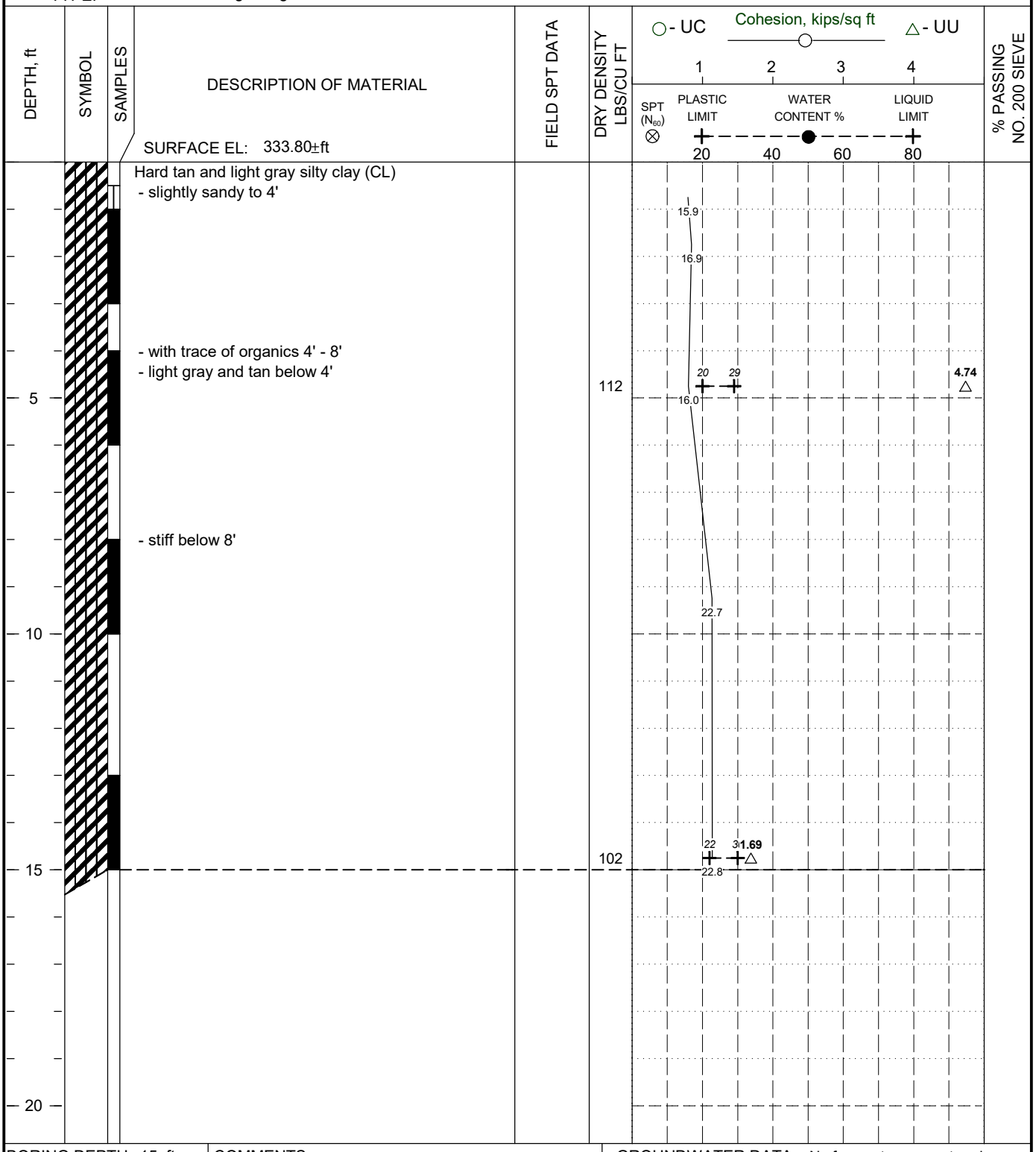
FIGURE 6

LOG OF BORING NO. 5

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.4"
W 90° 2' 30.3"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 7

LOG OF BORING NO. 6

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○ - UC, Cohesion, kips/sq ft, △ - UU (1 2 3 4); SPT (N_{60}) ⊗; PLASTIC LIMIT + ; WATER CONTENT % ●; LIQUID LIMIT + (20 40 60 80)	% PASSING NO. 200 SIEVE
			SURFACE EL: 331.97±ft				
			Stiff red and tan sandy clay (CL)		116	17.2; 11 14.9 30 △ 1.92	
			Medium stiff tan and light gray silty clay (CL)			24.5	
5			- stiff below 6'				
			- light gray and tan below 8'			21.5	
10							
			- with sand pockets and seams below 13'				
15					113	19 16.8 26 △ 1.60	
20							

BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 17.7"
W 90° 2' 28.2"

GROUNDWATER DATA: No free water encountered during auger drilling.

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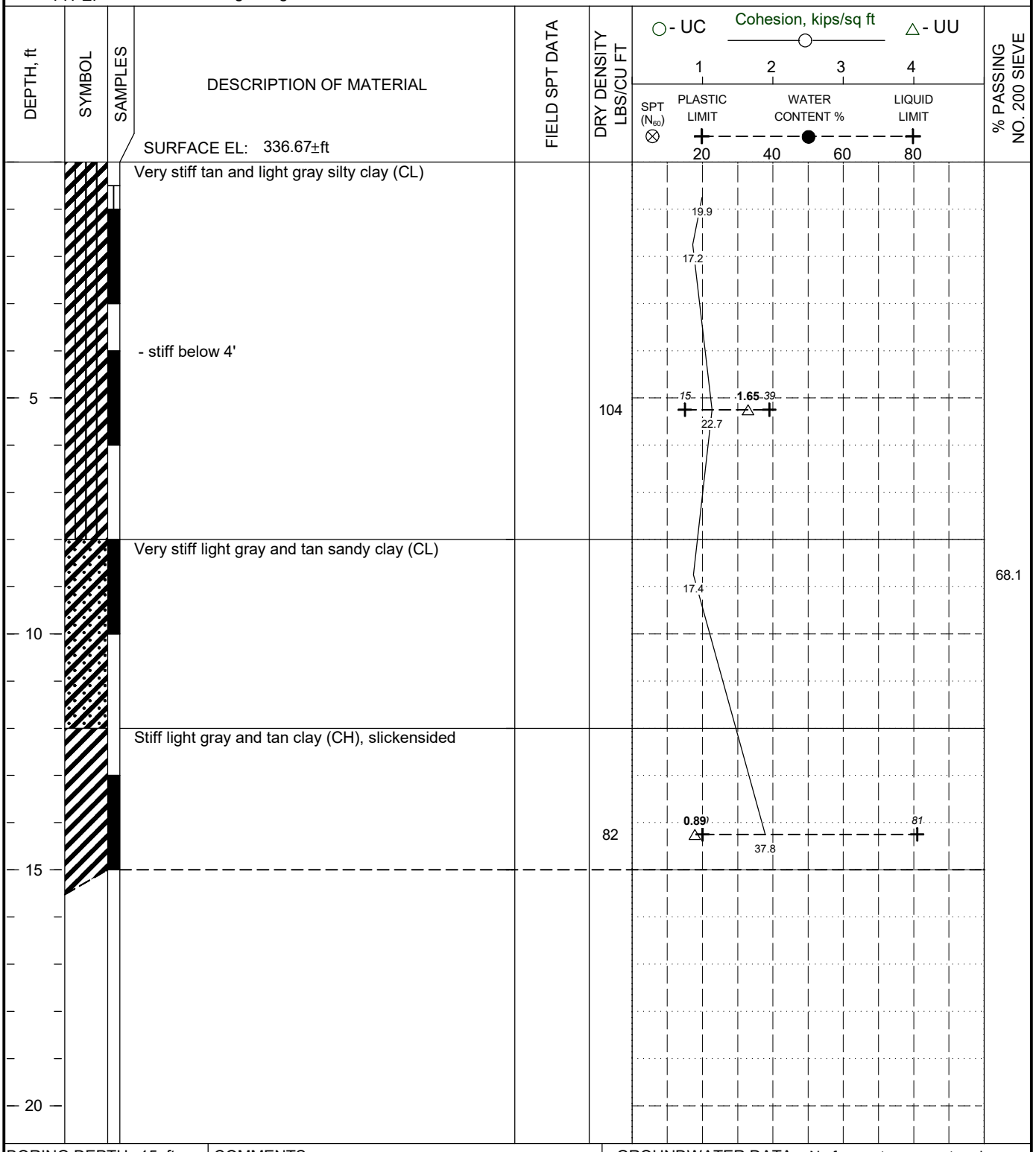
FIGURE 8

LOG OF BORING NO. 7

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 15.9"
W 90° 2' 37.1"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 9

LOG OF BORING NO. 8

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 336.66±ft

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	% PASSING NO. 200 SIEVE
0			Stiff tan and light gray silty clay (CL) - slightly sandy to 1'		103	
5					104	
10			Very stiff light gray and tan sandy clay (CL)			
15			Very stiff light gray and tan clay (CH), slickensided			
20						

○ - UC Cohesion, kips/sq ft △ - UU

1 2 3 4

SPT (N_{60}) ⊗ PLASTIC LIMIT WATER CONTENT % LIQUID LIMIT

20 40 60 80

21.8
20 22.7 1.83 44
16 22.4 1.09 34
15.2
27 43.5 90

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 15.0"
W 90° 2' 37.2"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 10

LOG OF BORING NO. 9

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 334.91±ft

DEPTH, ft	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	% PASSING NO. 200 SIEVE
	Very stiff tan and light gray silty clay (CL)		100	
	- stiff, with trace of organics below 1'			
5	Medium dense light gray and tan clayey silt (ML)			
10	Stiff tan and light gray very silty clay (CL-ML), slightly sandy		115	
15	Medium dense light gray and tan clayey fine sand (SC)			48.8
20				

○ - UC Cohesion, kips/sq ft △ - UU

1 2 3 4

SPT (N_{60}) ⊗ PLASTIC LIMIT WATER CONTENT % LIQUID LIMIT

20 40 60 80

15.1
22 30 1.84 △
20.5
22.1
17 22 1.82 △
17.4
16.3

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 15.4"
W 90° 2' 34.0"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 11

LOG OF BORING NO. 10

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 334.99±ft

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	% PASSING NO. 200 SIEVE
0			Very stiff tan and light gray silty clay (CL)		105	
5			Very stiff tan and light gray sandy clay (CL)			
10			Very dense tan and light gray silty fine sand (SM)	12-23-22		32.6
15			- dense below 13'	17-15-8		
20			**Note: SPT performed using a calibrated Auto-Hammer. An energy correction factor of 1.43 is applied to calculate the plotted N_{60} values.**			

Cohesion, kips/sq ft: ○ - UC, △ - UU; scale 1, 2, 3, 4

SPT (N_{60}) ⊗ | PLASTIC LIMIT + | WATER CONTENT % ● | LIQUID LIMIT +

20 40 60 80

18.5
20
18.9
39
2.29
18.0
64
12.6
33
15.5

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 14.5"
W 90° 2' 34.0"

GROUNDWATER DATA: Free water encountered at an approximate depth of 15' during auger drilling. Water level at an approximate depth of 11.5' after about 15 minutes.

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FIGURE 12

LOG OF BORING NO. 11

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 333.87±ft

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT
0			Very stiff tan and light gray silty clay (CL), slightly sandy - hard 1' - 4'		114
5			- stiff below 4'		
10			Dense tan and light gray clayey fine sand (SC) - with wood fragments to 10'		120
15			- light gray and tan below 14'		
20					

○ - UC Cohesion, kips/sq ft △ - UU

1 2 3 4

SPT (N_{60}) ⊗ PLASTIC LIMIT WATER CONTENT % LIQUID LIMIT

20 40 60 80

% PASSING NO. 200 SIEVE

19.6
21
32
15.3
5.33
20.0
15
21
3.00
12.0
15.9

BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 14.8"
W 90° 2' 32.5"

GROUNDWATER DATA: Free water encountered at an approximate depth of 7' during auger drilling. Water level at an approximate depth of 7.4' after about 15 minutes.

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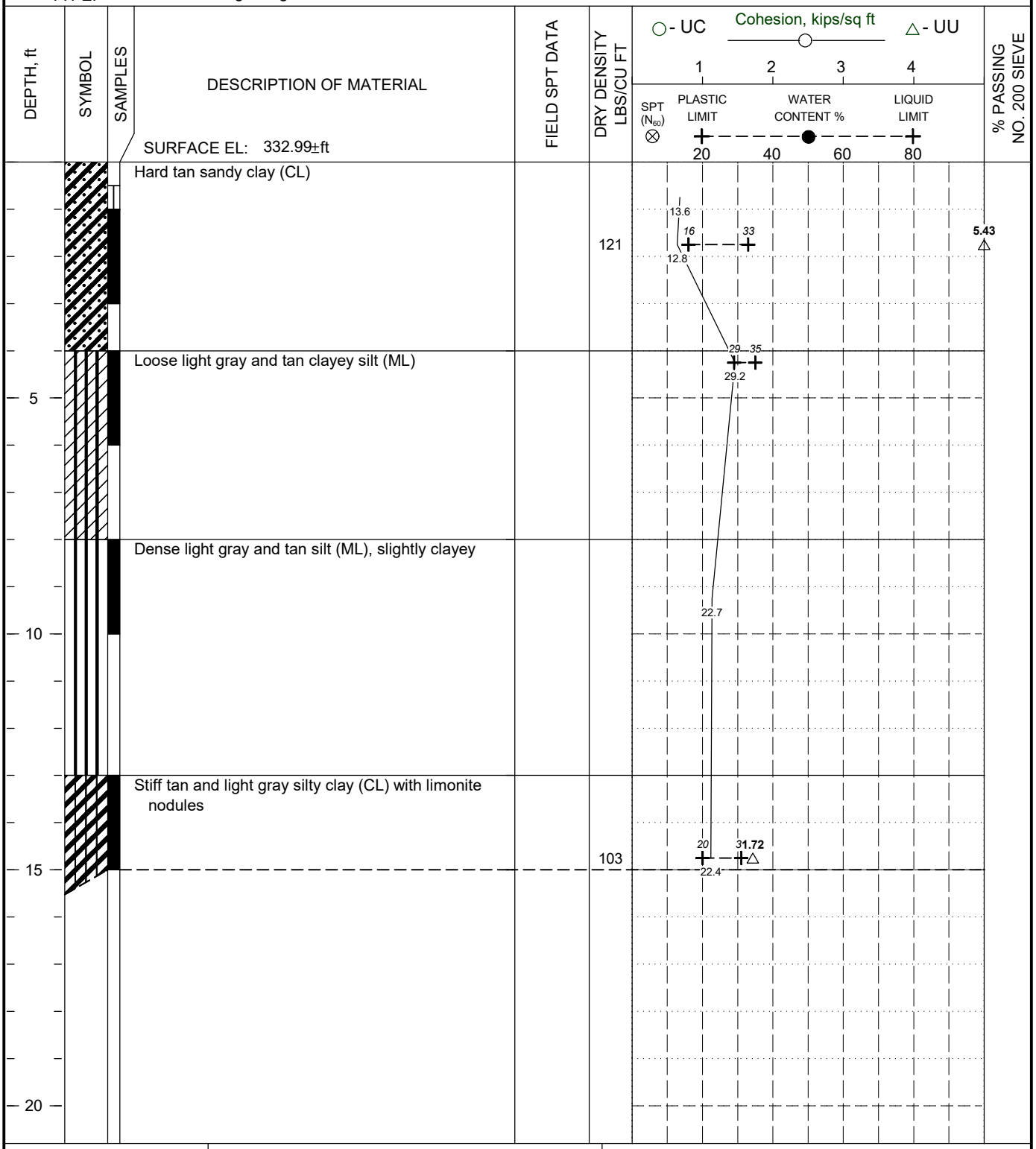
FIGURE 13

LOG OF BORING NO. 12

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 15.4"
W 90° 2' 30.9"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 14

LOG OF BORING NO. 13

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○- UC Cohesion, kips/sq ft △- UU (1 2 3 4) SPT (N_{60}) ⊗ PLASTIC LIMIT + WATER CONTENT % ● LIQUID LIMIT + (20 40 60 80)	% PASSING NO. 200 SIEVE
			SURFACE EL: 333.13±ft				
			Hard tan and light gray silty clay (CL)			15.3, 13.4	
			- slightly sandy below 1'				
5			Medium dense light gray and tan clayey silt (ML) with trace of organics		71	1.52 36, 35.2	
10			Medium stiff tan and gray very silty clay (CL-ML) with organics		97	0.68 21 27, 27.5	
			Hard tan and light gray silty clay (CL) with sand partings and seams			19.7	82.4
15							
20							

BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 14.5"
W 90° 2' 30.9"

GROUNDWATER DATA: No free water encountered during auger drilling.

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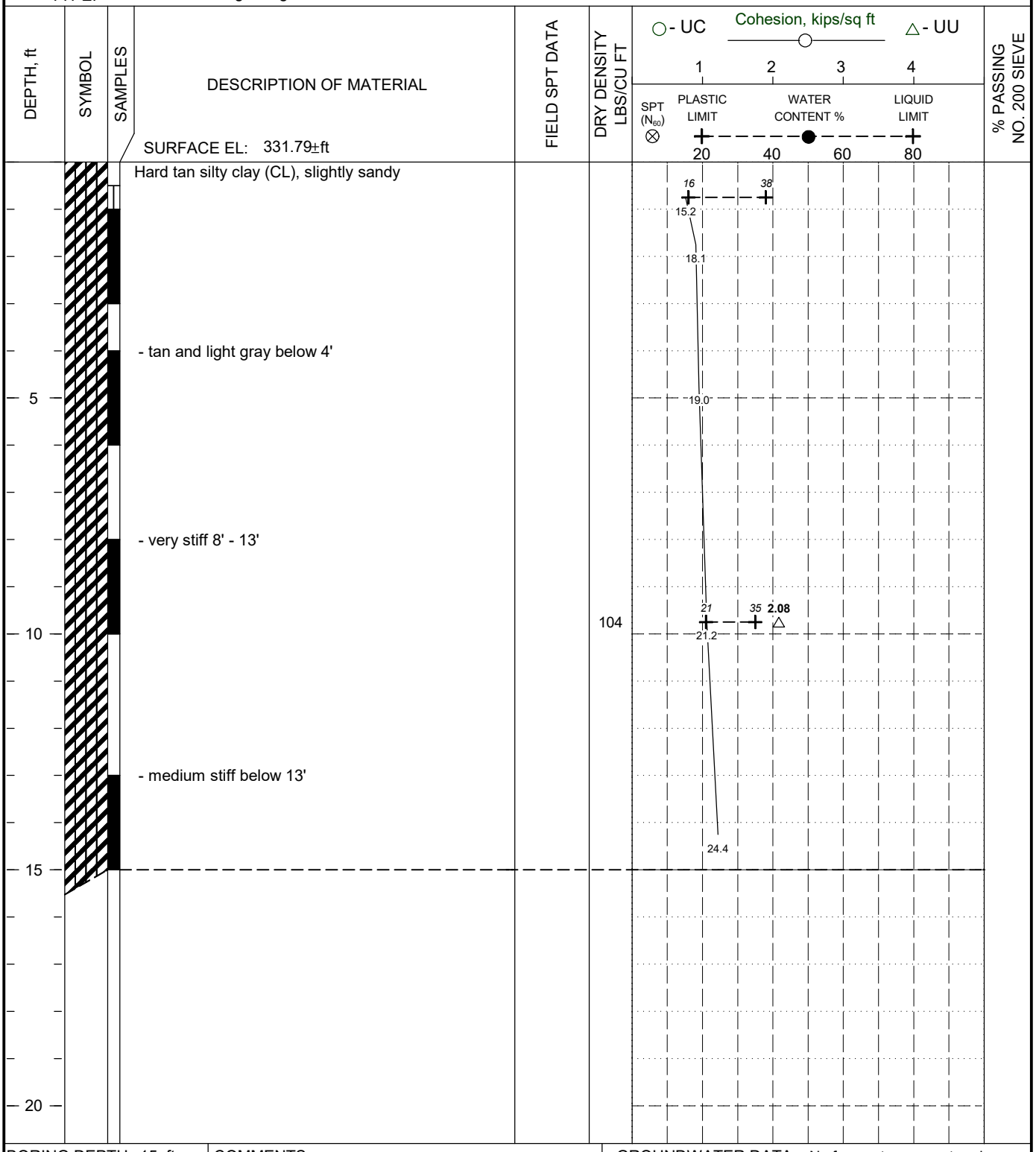
FIGURE 15

LOG OF BORING NO. 14

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 15.4"
W 90° 2' 29.0"

GROUNDWATER DATA: No free water encountered during auger drilling.

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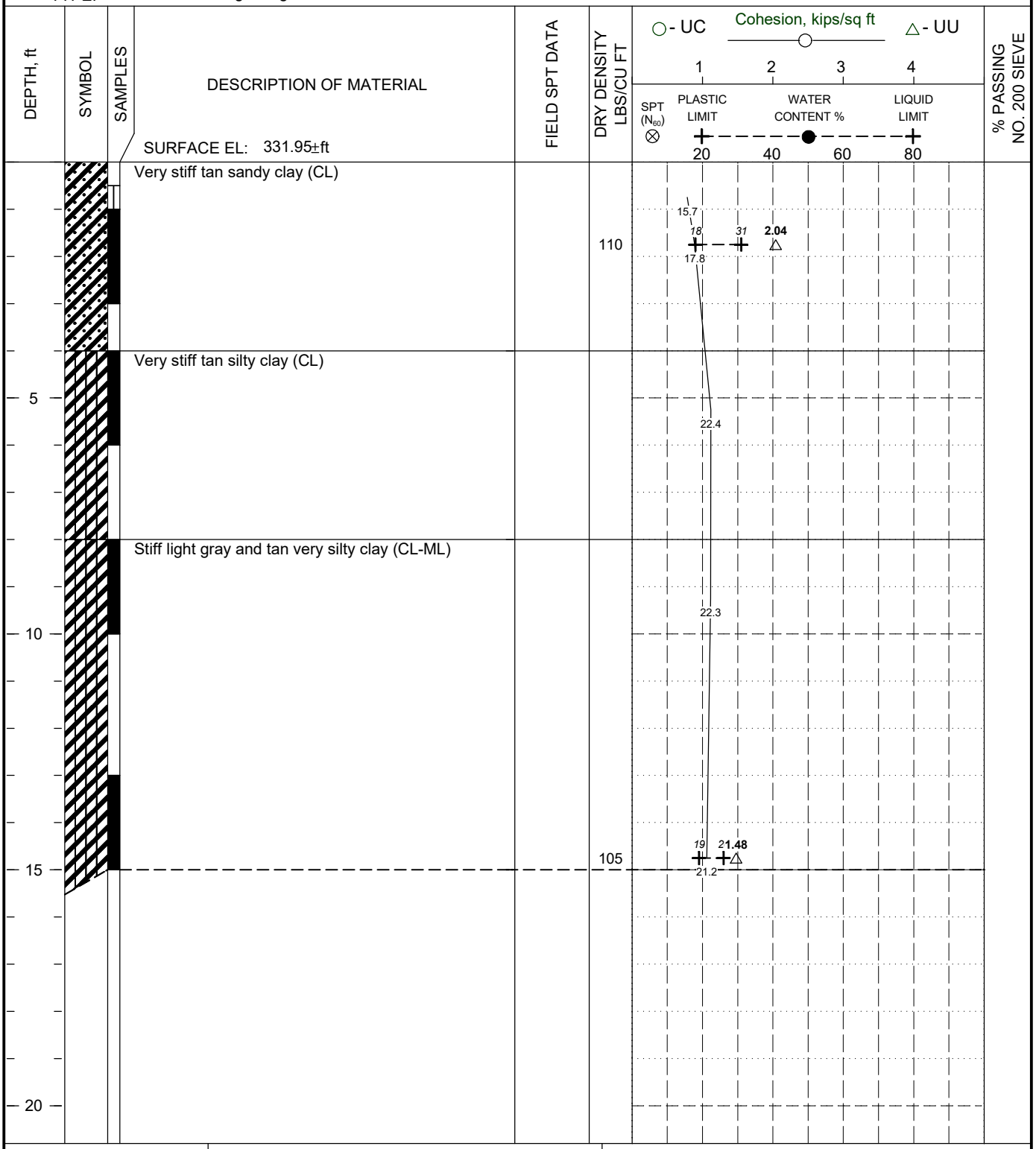
FIGURE 16

LOG OF BORING NO. 15

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 14.5"
W 90° 2' 29.0"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 17

LOG OF BORING NO. 16

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	% PASSING NO. 200 SIEVE
			SURFACE EL: 335.19±ft			
			Very stiff tan and light gray silty clay (CL)			
			- medium stiff, with sand pockets below 1'			
5			Very stiff tan and light gray sandy clay (CL)		113	56.0
10						
			Very stiff tan and light gray clay (CH), blocky with sand pockets			
15						
20						

○ - UC Cohesion, kips/sq ft △ - UU

1 2 3 4

SPT (N_{60}) ⊗ PLASTIC LIMIT + WATER CONTENT % ● LIQUID LIMIT +

20 40 60 80

15.5
23.5
15.
40.
2.93 △
16.7
16.2
18
65
27.0

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 13.4"
W 90° 2' 36.5"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 18

LOG OF BORING NO. 17

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○- UC Cohesion, kips/sq ft △- UU (1 2 3 4) / SPT (N_{60}) ⊗ / PLASTIC LIMIT + / WATER CONTENT % ● / LIQUID LIMIT + (20 40 60 80)	% PASSING NO. 200 SIEVE
			SURFACE EL: 332.51±ft				
			Stiff tan and light gray silty clay (CL)				
			- slightly sandy below 1'		112	20.5; 19 28 1.82 △; 18.8	
5			Stiff tan and red sandy clay (CL)			16.1	
			- light gray and tan below 8'			18.0	54.9
10							
			Medium dense tan, red and light gray silty fine sand (SM)			23.2	
15							
20							

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 11.9"
W 90° 2' 35.6"

GROUNDWATER DATA: No free water encountered during auger drilling.

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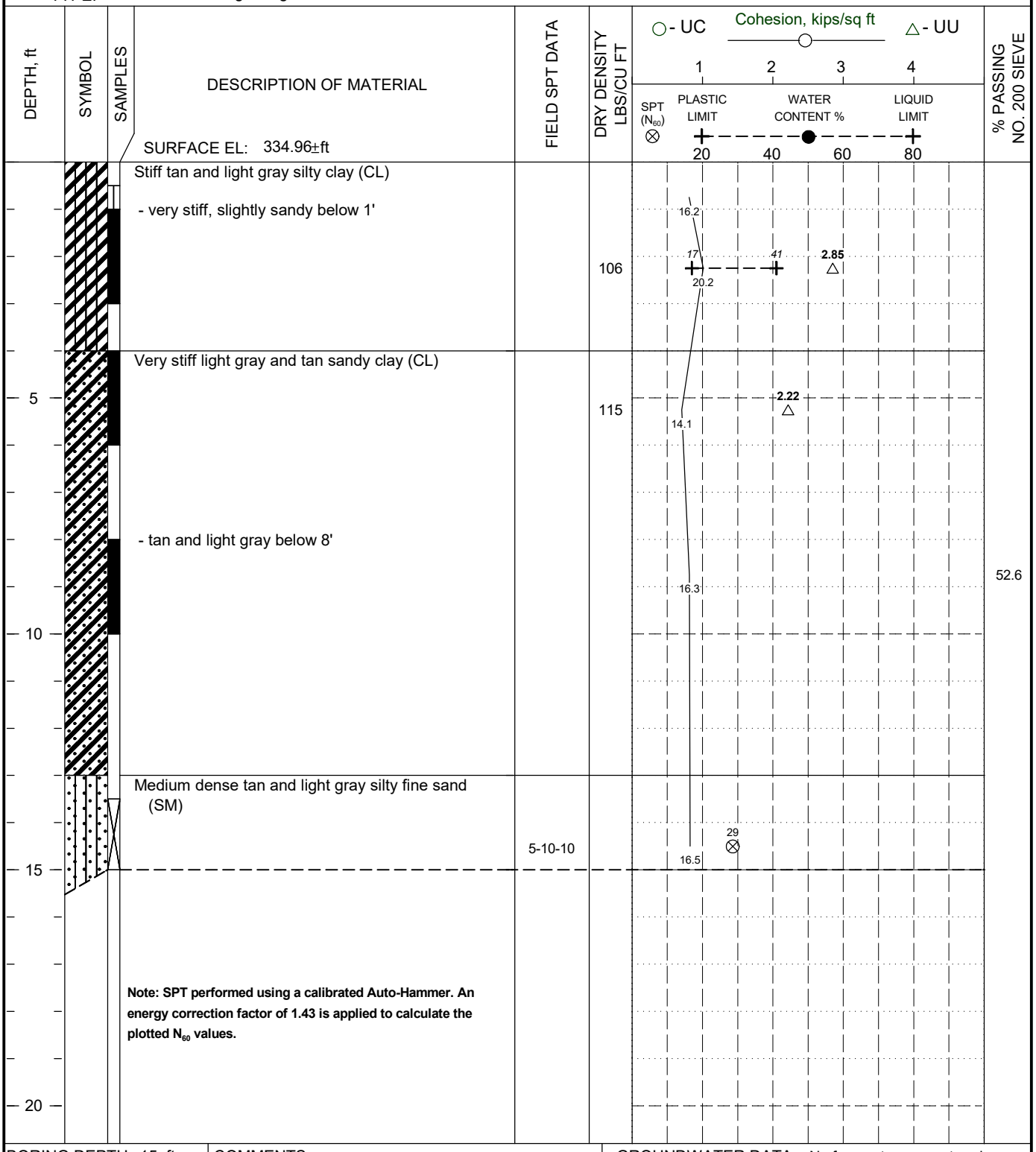
FIGURE 19

LOG OF BORING NO. 18

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 12.5"
W 90° 2' 34.0"

GROUNDWATER DATA: No free water encountered during auger drilling.

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FIGURE 20

LOG OF BORING NO. 19

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○ - UC, Cohesion, kips/sq ft, △ - UU; SPT (N_{60}); PLASTIC LIMIT; WATER CONTENT %; LIQUID LIMIT	% PASSING NO. 200 SIEVE
			SURFACE EL: 334.05±ft			1 2 3 4 / 20 40 60 80	
			Stiff tan and light gray silty clay (CL)				
			- slightly sandy below 1'		105	17.8; 18 1.16 △ 33; 21.5	
5			Very stiff tan and light gray sandy clay (CL)			15.8	
			- stiff below 8'		110	15 3 1.94 △; 18.2	
10							
			Medium dense light gray and tan silty fine sand (SM)	4-6-8		20 ⊗ 19.3	
15							
			Note: SPT performed using a calibrated Auto-Hammer. An energy correction factor of 1.43 is applied to calculate the plotted N_{60} values.				
20							

BORING DEPTH: 15 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 11.6"
W 90° 2' 34.0"

GROUNDWATER DATA: Free water encountered at an approximate depth of 13' during auger drilling. Water level at an approximate depth of 8' after about 15 minutes.

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FIGURE 21

LOG OF BORING NO. 20

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

DEPTH, ft	SYMBOL	SAMPLES	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT	○- UC Cohesion, kips/sq ft △- UU (1 2 3 4) SPT (N_{60}) ⊗ PLASTIC LIMIT + WATER CONTENT % ● LIQUID LIMIT + (20 40 60 80)	% PASSING NO. 200 SIEVE
			SURFACE EL: 332.68±ft				
			Stiff tan and red clay (CH)			18 69 24.3	
			Very stiff tan and light gray silty clay (CL), slightly sandy		110	18 41 3.01 18.1	
5			Stiff light gray and red clay (CH), blocky with gypsum			22 97 26.7	
			Very stiff tan and light gray silty clay (CL), slightly sandy		112	18 30 2.25 17.0 17.4	
10							
15							
20							

BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 12.5"
W 90° 2' 30.9"

GROUNDWATER DATA: No free water encountered during auger drilling.

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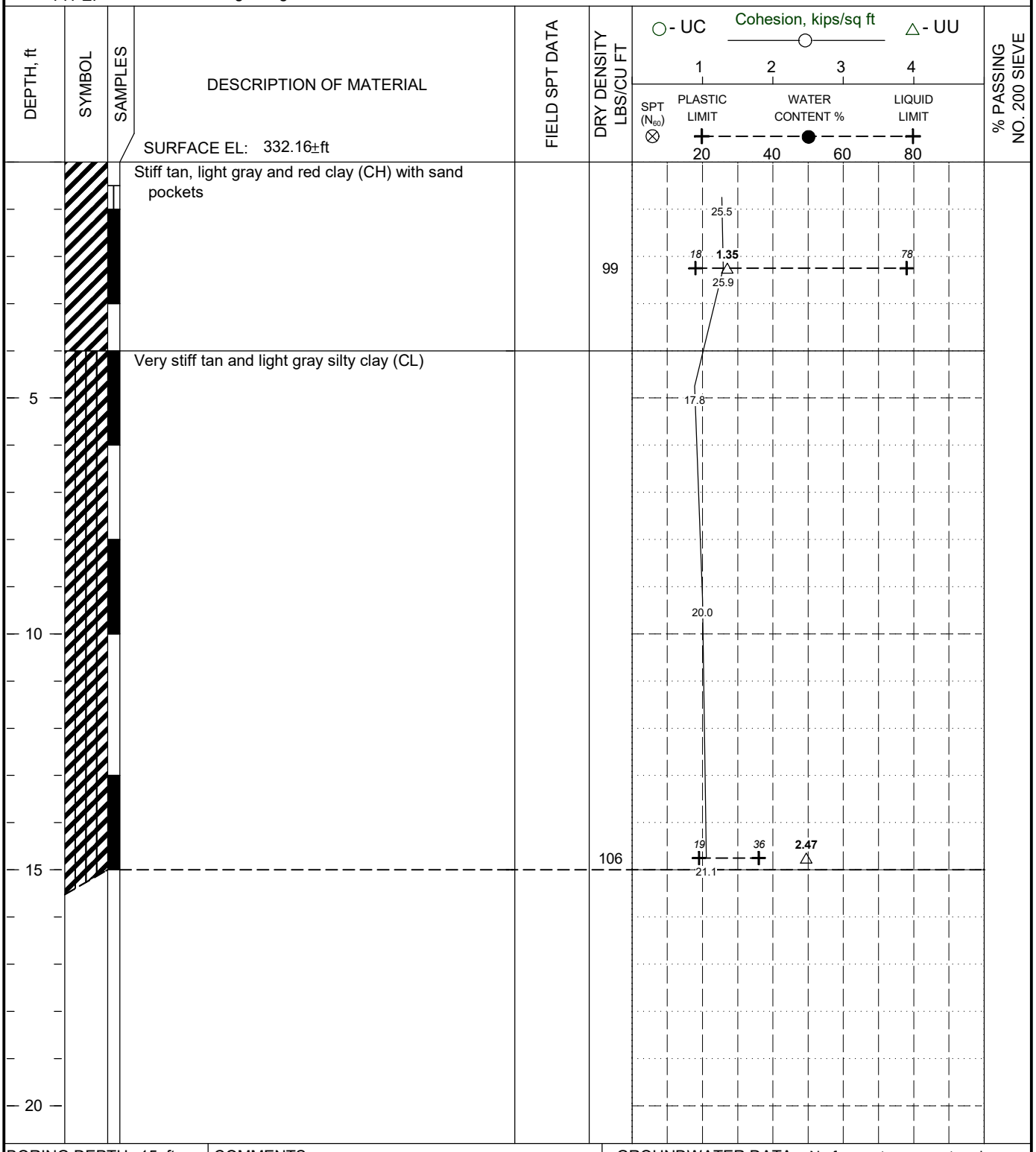
FIGURE 22

LOG OF BORING NO. 21

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 11.6"
W 90° 2' 30.9"

GROUNDWATER DATA: No free water encountered during auger drilling.

250398.GPJ

BURNS COOLEY DENNIS, INC.
GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

FIGURE 23

LOG OF BORING NO. 22

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1

SURFACE EL: 331.97±ft

DEPTH, ft	DESCRIPTION OF MATERIAL	FIELD SPT DATA	DRY DENSITY LBS/CU FT
	Stiff tan clay (CH)		
	- tan, light gray and red below 1'		
	Hard tan and light gray sandy clay (CL)		115
5			
	Very stiff light gray and tan silty clay (CL)		104
10			
	Very dense tan and light gray clayey silt (ML)		
15			
20			

○ - UC Cohesion, kips/sq ft △ - UU

1 2 3 4

SPT (N_{60}) ⊗ PLASTIC LIMIT WATER CONTENT % LIQUID LIMIT

20 40 60 80

% PASSING NO. 200 SIEVE

19 65 22.9

18 35 15.3 5.60

15.0

17 34 2.23 22.4

15.9

BORING DEPTH: 15 ft

DATE: 07/08/25

COMMENTS:
GPS Coordinates
N 32° 16' 12.5"
W 90° 2' 28.6"

GROUNDWATER DATA: No free water encountered during auger drilling.

250398.GPJ

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GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

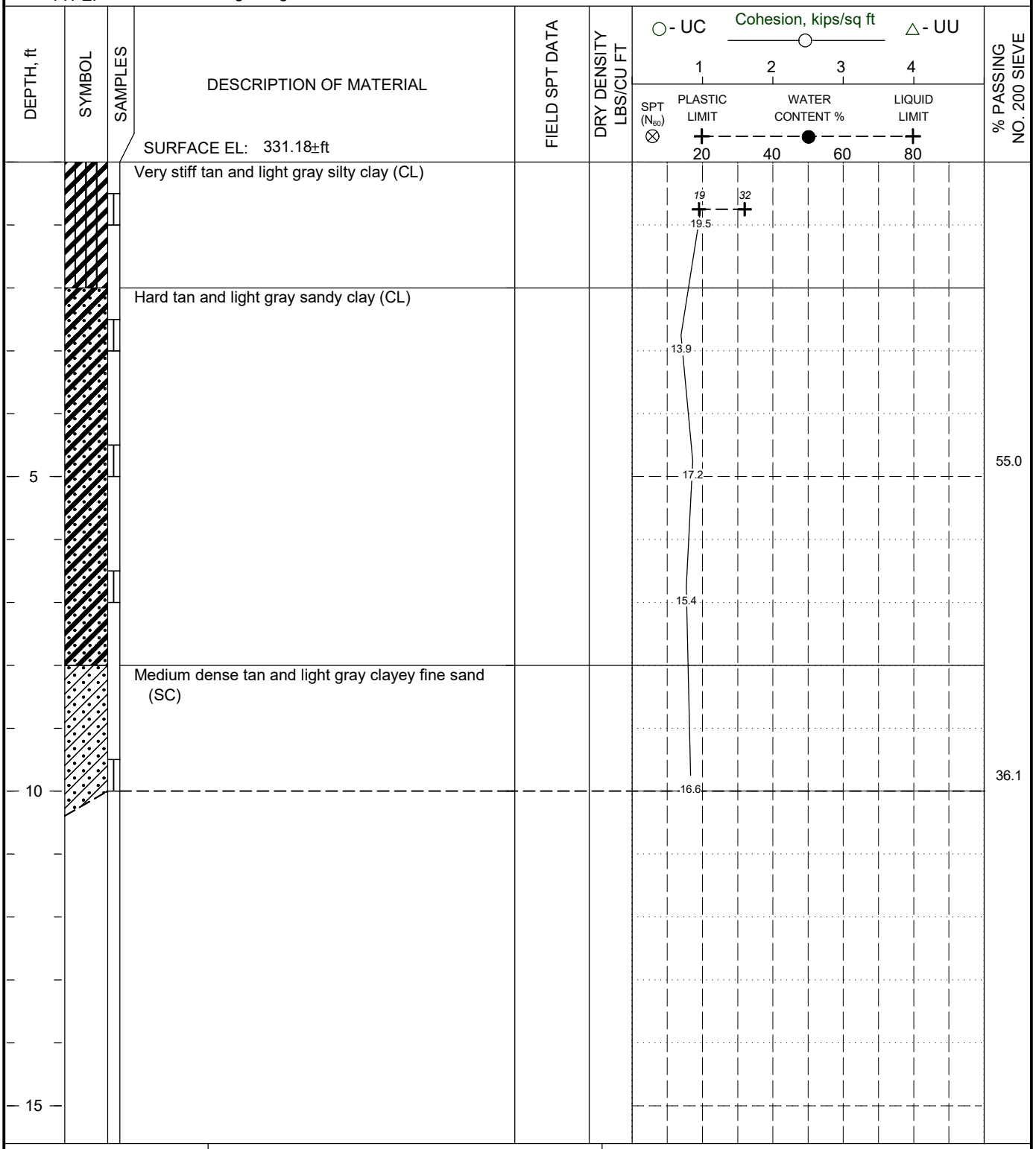
FIGURE 24

LOG OF BORING NO. 23

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 10 ft

DATE: 07/07/25

COMMENTS:
GPS Coordinates
N 32° 16' 10.1"
W 90° 2' 33.6"

GROUNDWATER DATA: No free water encountered during auger drilling.

250398.GPJ

BURNS COOLEY DENNIS, INC.
GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

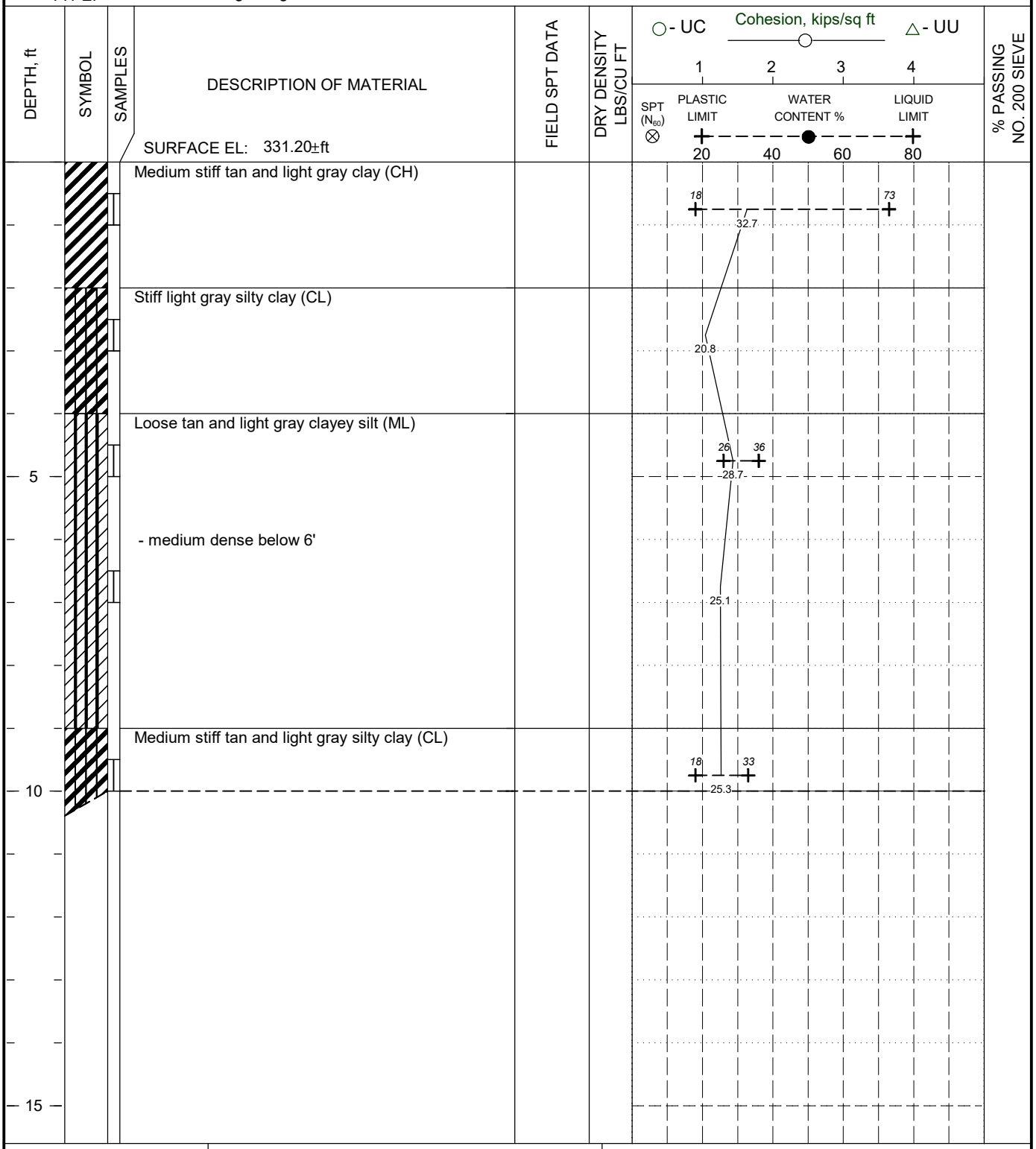
FIGURE 25

LOG OF BORING NO. 24

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

TYPE: 4" Continuous-flight auger

LOCATION: See Figure 1



BORING DEPTH: 10 ft

DATE: 07/08/25

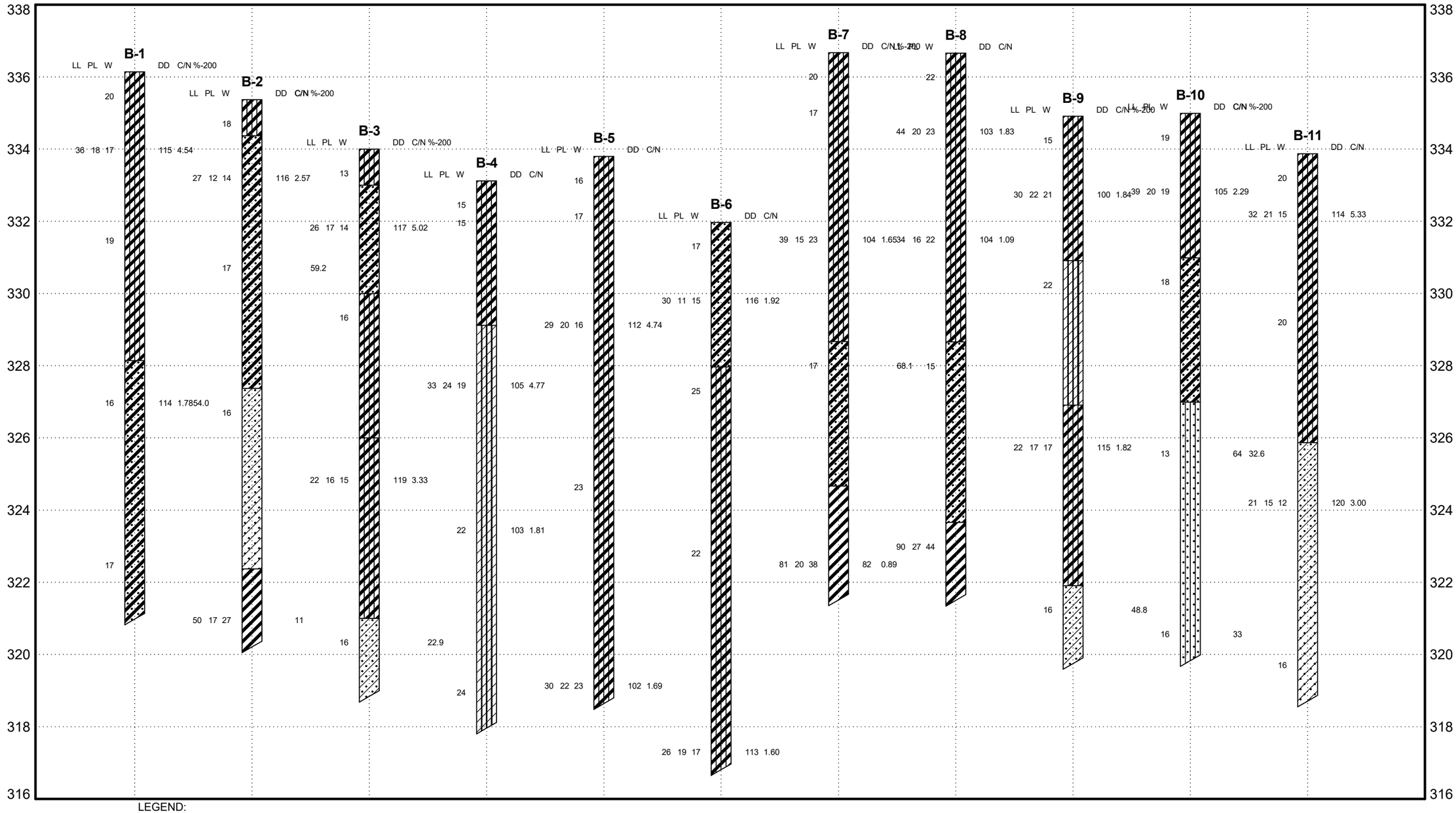
COMMENTS:
GPS Coordinates
N 32° 16' 10.1"
W 90° 2' 29.0"

GROUNDWATER DATA: No free water encountered during auger drilling.

250398.GPJ

BURNS COOLEY DENNIS, INC.
GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

FIGURE 26



LEGEND:
LL = Liquid Limit
PL = Plastic Limit
W = Water Content
DD = Dry Density (pcf)
C/N = Cohesion (ksf)/Penetration Resistance, N (blows per ft) in the same column
% -200 = % Passing No. 200 Sieve

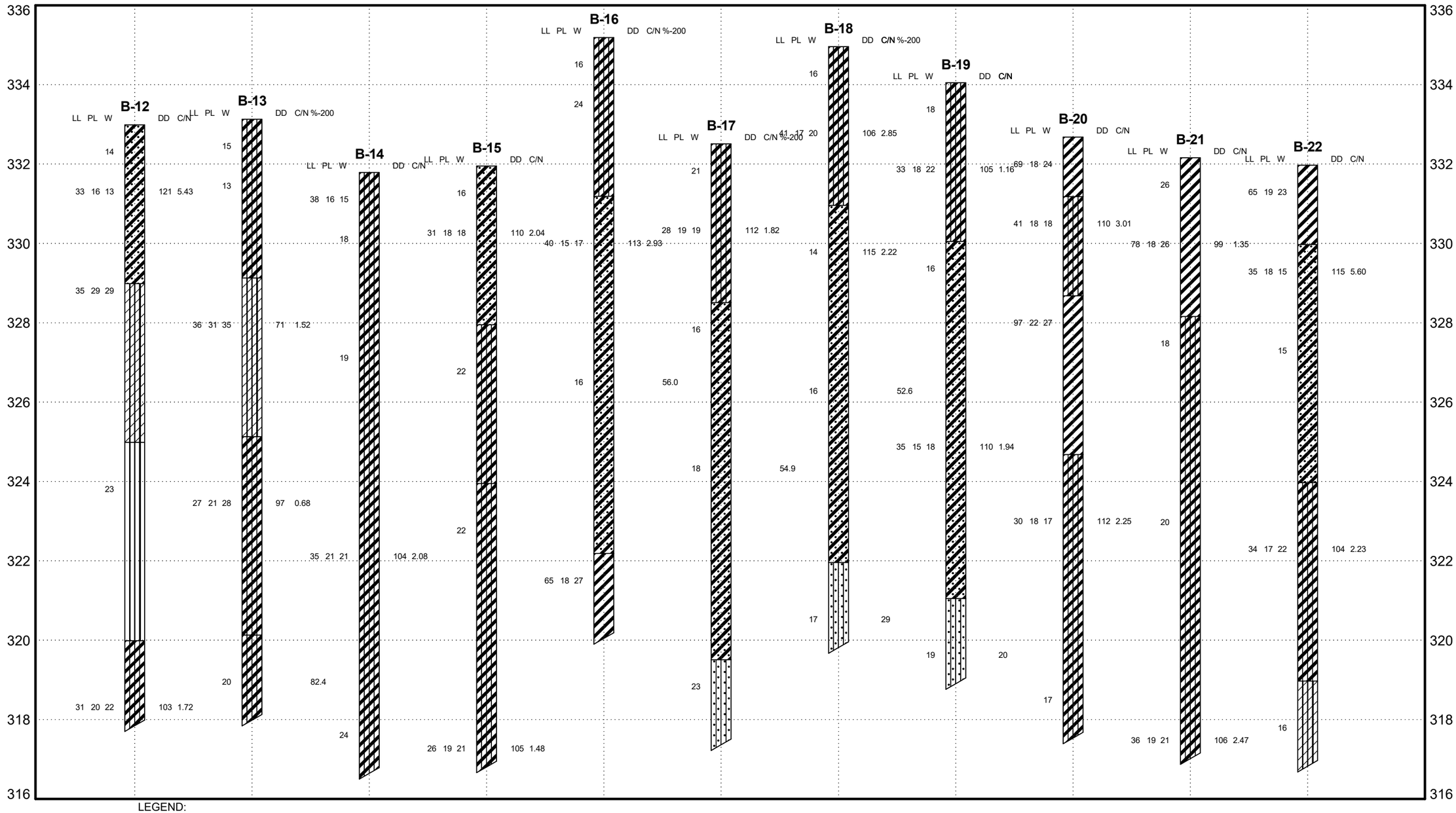
NOTE: See Figure 2 for boring log legend.

SUBSURFACE SOIL PROFILE

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

Job No.	250398	Date	7/7/2025	Figure	27

GENERIC FENCE ELEV BIG (REV 12-8-21)



LEGEND:
LL = Liquid Limit
PL = Plastic Limit
W = Water Content
DD = Dry Density (pcf)
C/N = Cohesion (ksf)/Penetration Resistance, N (blows per ft) in the same column
% -200 = % Passing No. 200 Sieve

NOTE: See Figure 2 for boring log legend.

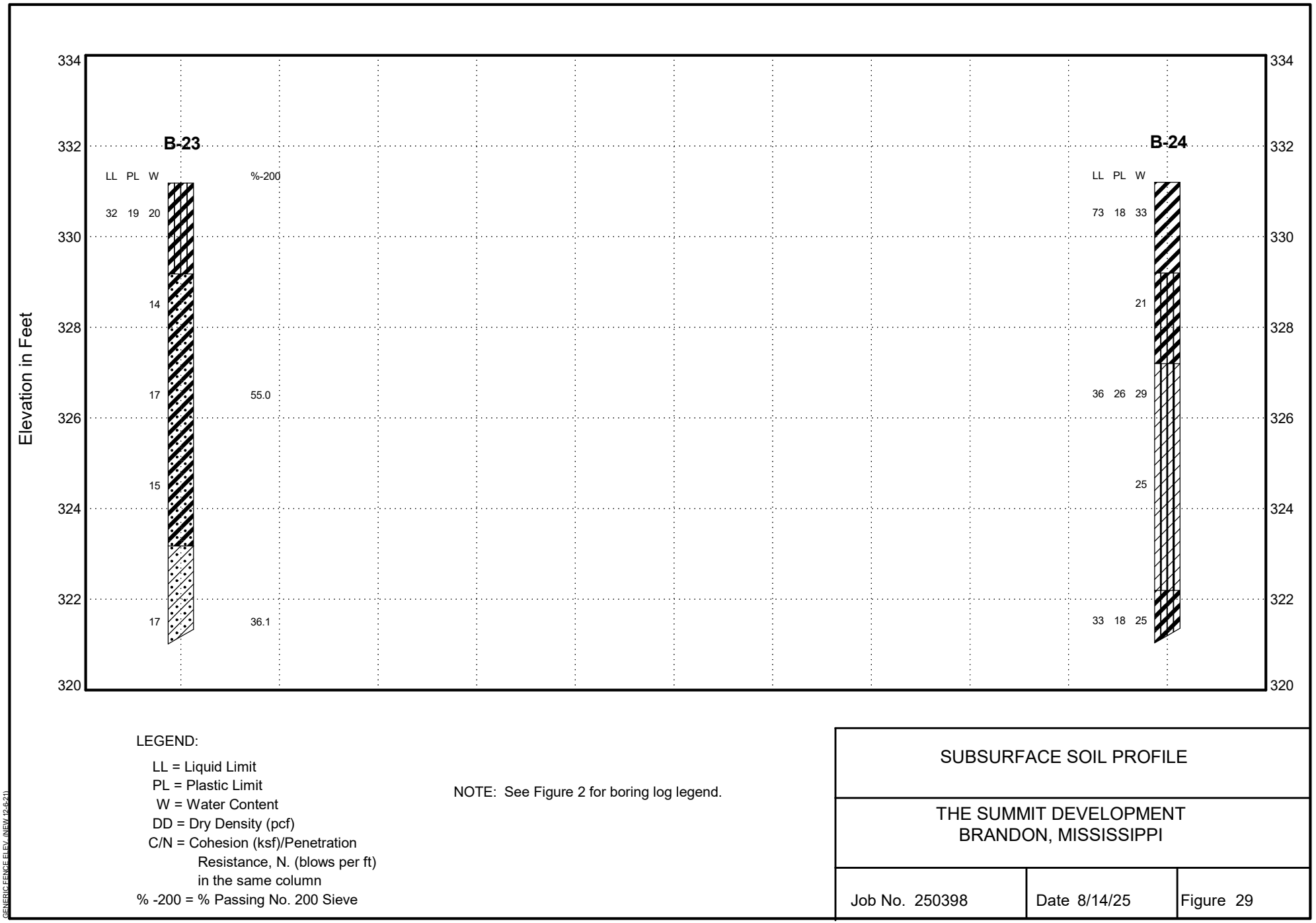
SUBSURFACE SOIL PROFILE

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

Job No.	250398	Date	7/7/2025	Figure	28

GENERIC FENCE ELEV FIG (NEW 12-5-21)

BURNS COOLEY DENNIS, INC.



LEGEND:

LL = Liquid Limit
PL = Plastic Limit
W = Water Content
DD = Dry Density (pcf)
C/N = Cohesion (ksf)/Penetration Resistance, N. (blows per ft) in the same column
% -200 = % Passing No. 200 Sieve

NOTE: See Figure 2 for boring log legend.

SUBSURFACE SOIL PROFILE

THE SUMMIT DEVELOPMENT
BRANDON, MISSISSIPPI

Job No. 250398	Date 8/14/25	Figure 29

GENERIC FENCE ELEV. (NEW 12-8-21)

BURNS COOLEY DENNIS, INC.

THE SUMMIT – MULTIFAMILY RESIDENTIAL DEVELOPMENT

HYDRAULIC DESIGN REPORT

Report Date: October 28, 2025
Revised: December 19, 2025

Prepared For:
The City of Brandon
Public Works Department
Joey Barnette, MCP, CBO
1000 Municipal Drive
Brandon, MS 39042

Prepared By:
Lanie McGuire, E.I., CFM

Consultant:
McMaster & Associates, Inc.
212 Waterford Square
Suite 300
Madison, MS 39110

RONALD C. McMASTER, JR. LICENSED PROFESSIONAL ENGINEER AND SURVEYOR P.E. & P.S. 19085 STATE OF MISSISSIPPI

Reviewed By:
Ron McMaster, P.E., P.S.

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Project No. M-2954

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

December 19, 2025

The City of Brandon
Public Works Department
1000 Municipal Drive
Brandon, MS 39042

Attention: Joey Barnette, MCP, CBO – Community Development Director

Re: Hydraulic Design Report
The Summit – Multifamily Residential Development
M-2954
Brandon, Mississippi

Mr. Barnette:

Enclosed is the revised hydraulic report of the retention basin and storm sewer network design calculations for the above referenced project. The drainage area captured by the proposed retention basin is designed to be 23.10-acres with 4.96-acres over-retained. The proposed retention basin contains a cumulative available storage capacity of 24.61-ac-ft with a normal pool elevation at 326-ft, MSL, and a top of dam elevation at 332-ft, MSL. The proposed retention basin contains a 6-ft by 8-ft reinforced concrete box riser routed to an upstream section of 58-in by 36-in reinforced concrete arch pipe (RCAP) into a downstream section of 48-in diameter reinforced concrete pipe (RCP) joined by a junction box with a flared end section (FES) connected to the downstream end of the downstream 48-in diameter RCP to serve as the sole outlet structure configuration. A summary of the methodology used to determine the size of the retention basin and the design of the outlet structure configuration can be found in the enclosed report. The HydroCAD and Hydraflow Express reports for the tailwater computations are in Appendices B and C and the HydroCAD printout for the proposed retention basin is provided in Appendix D. Analysis of the proposed retention basin validates the design as the proposed retention basin adequately conveys the storm runoff through the 100-year storm event without increasing the potential for downstream flooding.

For the design of the storm sewer network, a total of 61 pipes with 61 structures is required to convey storm water from the proposed development to the proposed retention basin. The pipes are designed to carry flows under conditions through the 50-year storm event and inlets are designed to receive flows under conditions through the 10-year storm event with depths less than 6-in and spreads less than 10-ft, with exceptions for the area inlets. The Hydraflow Storm Sewers printouts are provided in Appendix F.

If you have any questions or need additional information, please advise.

Sincerely,

Lanie McGuire, E.I., CFM
McMaster & Associates, Inc.

Enclosure

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Project Description

The Park Companies is planning to develop The Summit – Multifamily Residential Development in Brandon, Mississippi. The project location is west of Highway 18 between Orleans Way and Greenfield Road and can be identified by Rankin County Parcel ID G08L000001 00020. The development will include apartment buildings, pavement, and one retention basin. This report will cover the design of the retention basin and the storm sewer network.

Retention Basin Design

Design Standards

The total proposed peak flow must be less than or equal to the total existing peak flow for the 2-, 5-, 10-, 25-, 50-, and 100-year storm event frequencies, for a duration of 24-hours.

The total existing peak flow is generated from the combination of the peak runoff from the existing retention basin retained and over-retained drainage areas. Similarly, the total proposed peak flow is calculated from the combination of the peak flow from the proposed retention basin and the peak runoff from the proposed over-retained drainage areas.

Resources

QGIS is used for gathering components necessary in calculating the time of concentration by the watershed lag method. HydroCAD, v. 10.2 is used to obtain peak runoff for the existing and proposed drainage areas and the peak discharge from the proposed retention basin. HydroCAD also computes the peak stages within the proposed retention basin. All computations are performed using the SCS TR-20 Method.

The Curve Number Generator plug-in through QGIS is used to gathering the land cover data for the total Woodrun Creek drainage area. HydroCAD, v. 10.2 is used to obtain the peak runoff, and time of peak runoff, and the peak runoff at the time of peak discharge from the proposed retention basin for the total Woodrun Creek drainage area. Hydraflow Express Extension for Autodesk Civil 3D is used to determine the peak water surface elevation within Woodrun Creek at the time of peak discharge from the proposed retention basin under free discharge conditions to determine the tailwater elevation the proposed retention basin is subject to.

Description and Evaluation of the Retention Basin Drainage Areas

The proposed retention basin is located near the southern property boundary and is designed to over-retain. Over-retaining accounts for runoff impacted by the proposed development that is designed to not be retained by the proposed retention basin. Over-retained runoff is required to be included in pre-construction vs. post-construction runoff comparisons. The retained and over-retained drainage areas described in this report are illustrated in Figure A1. For the design of the proposed retention basin, the retained and over-retained drainage areas are described independently but are evaluated collectively.

Description and Evaluation of the Retained and Over-Retained Drainage Areas

The retained drainage area consists of 23.10-acres, and the over-retained drainage area contains 4.96-acres. The existing and proposed drainage area compositions are depicted in Figures A2 and A3 and are outlined in Table 1.

Table 1. Existing and Proposed Compositions of the Retained and Over-Retained Drainage Areas

	Retained, acres		Over-Retained, acres		Curve
Surface	**Existing**	**Proposed**	**Existing**	**Proposed**	**Number**
Building	--	1.98	--	--	98
Detention	1.37	--	--	--	80
Field/Grass 50%-75%	--	5.53	--	0.14	79
Field/Grass >75%	--	0.77	--	--	74
Forest	--	--	1.37	1.37	73
Grass/Woods Combo	21.70	4.47	3.59	3.40	76
Pavement	0.03	4.16	--	--	98
Retention	--	4.67	--	--	98
Sidewalk	--	1.45	--	0.05	98
Water	--	0.07	--	--	98

The peak runoff rates of the existing and proposed retained and over-retained drainage areas are calculated by a HydroCAD model under the required frequencies outlined in Design Standards. The model requires identification of the hydraulic characteristics for the drainage areas which are summarized in Table 2.

Table 2. Existing and Proposed Hydraulic Characteristics of the Retained and Over-Retained Drainage Areas

	Retained		Over-Retained	
Description & Units	**Existing**	**Proposed**	**Existing**	**Proposed**
Drainage Area, acres	23.10	23.10	4.96	4.96
Weighted Curve Number	76	88	75	75
Average Land Slope, %	4.31	4.31	8.51	8.51
Max Potential Retention, in	3.16	1.36	3.33	3.33
Time of Concentration, min	28.6	19.3	15.9	15.9

The hydraulic characteristics data is used to obtain the peak runoff values for the existing and proposed retained and over-retained drainage areas in the HydroCAD model. The results are listed in Table 3.

Table 3. Existing and Proposed Peak Runoff Values from the Retained and Over-Retained Drainage Areas

Storm Event Frequency	Retained Peak Runoff, cfs		Over-Retained Peak Runoff, cfs	
	Existing	Proposed	Existing	Proposed
2 – year	31.81	56.82	8.37	8.37
5 – year	50.13	80.10	13.37	13.37
10 – year	62.37	95.01	16.73	16.73
25 – year	76.18	111.50	20.52	20.52
50 – year	88.71	126.28	23.96	23.96
100 – year	99.91	139.36	27.04	27.04

Description and Evaluation of the Proposed Retention Basin

Description of the Proposed Retention Basin

The proposed retention basin is designed to have a normal pool elevation of 326-ft, mean sea level (MSL), with a bottom elevation of 322-ft, MSL, a maximum elevation of 332-ft, MSL, and 3H:1V side slopes. The proposed retention basin provides a maximum available cumulative storage of 24.61-ac-ft, calculated using the incremental surface areas from the normal pool elevation to the maximum elevation of the proposed retention basin. The incremental surface areas within the proposed retention basin, starting at normal pool, utilized for computing the maximum available cumulative storage is displayed in Table 4.

Table 4. Proposed Retention Basin Incremental Surface Area

Elevation, ft, MSL	Incremental Surface Area, acres
326	3.60
327	3.76
328	3.93
329	4.10
330	4.26
331	4.43
332	4.67

The proposed retention basin is designed to use a riser and conduit system as the sole outlet structure configuration. The riser is designed to be a 6-ft by 8-ft reinforced concrete box routed through an upstream section of 58-in by 36-in reinforced concrete arch pipe (RCAP) to a downstream section of 48-in diameter concrete pipe (RCP), joined by a junction box. The riser contains an intake elevation equivalent to normal pool, 326-ft, MSL. The upstream 58-in by 36-in RCAP contains a length of 36-ft, an inlet invert elevation at 322-ft, MSL, and an outlet invert elevation at 321.50-ft, MSL. The downstream 48-in diameter RCP contains a length of 115-ft, an inlet invert elevation at 321.50-ft, MSL, and a flared end section (FES) connected to the outlet of the pipe with an outlet invert elevation at 320.50-ft, MSL. The proposed retention basin outlet structure discharges into an existing channel flowing southbound along the eastern property boundary.

Description and Evaluation of the Proposed Retention Basin Tailwater

The proposed retention basin is designed to discharge through the outlet structure configuration into Woodrun Creek, a known FEMA stream. To accurately compute the effectiveness of the proposed retention basin, a tailwater condition is required as the receiving channel is likely to be inundated at the time the proposed retention basin is activated. The tailwater condition of the proposed retention basin is required to be the peak water surface elevation within Woodrun Creek at time of peak discharge from the proposed retention basin.

To compute the hydrograph of Woodrun Creek in order to calculate the tailwater elevation for the proposed retention basin, the total drainage area of Woodrun Creek must be delineated. The total drainage area draining to Woodrun Creek contains 1,737.63-acres and includes the drainage areas retained and over-retained by the proposed development. The weighted curve number for the total drainage area is computed using the National Land Cover Database (NLCD) with the composition described in Table 5 and shown in Figure A4. A guide for the drainage area classifications is provided in Table A4.

Table 5. Composition of Total Woodrun Creek Drainage Area

Surface	Soil Group Classification	Surface Area, acres	Curve Number
Open Water	--	28.56	98
Developed, Open Space	B	55.01	68
	C	121.44	78
	D	242.58	84
Developed, Low Intensity	B	19.21	88
	C	101.28	90
	D	191.95	93
Developed, Medium Intensity	B	3.12	89
	C	72.91	93
	D	207.70	94
Developed, High Intensity	C	37.45	93
	D	73.20	94
Deciduous Forest	B	20.47	66
	C	3.85	77
	D	51.55	83
Evergreen Forest	B	21.12	55
	C	3.51	70
	D	67.96	77
Mixed Forest	B	31.12	60
	C	9.94	73
	D	123.33	79
Shrub	B	6.92	42
	C	0.22	55
	D	15.04	62
Grassland/Herbaceous	B	4.03	63
	C	1.33	75
	D	24.17	85
Pasture/Hay	B	14.58	61
	C	3.76	73
	D	161.41	79
Woody Wetlands	C	1.28	86
	D	12.74	86
Emergent Herbaceous Wetlands	C	0.97	80
	D	3.92	80

The peak runoff rate of the total Woodrun Creek drainage area is calculated by a HydroCAD model under the 100-year storm event. The model requires identification of the hydraulic characteristics for the drainage area which are summarized in Table 6.

Table 6. Hydraulic Characteristics of the Total Woodrun Creek Drainage Area

Description & Units	Hydraulic Characteristic Value
Drainage Area, acres	1,737.63
Weighted Curve Number	84
Average Land Slope, %	6.30
Max Potential Retention, in	1.90
Time of Concentration, min	106.9

The hydraulic characteristics data is used to obtain the peak runoff value and peak discharge time for the total Woodrun Creek drainage area under conditions of the 100-year storm event in the HydroCAD model. The results are listed in Table 7.

Table 7. Peak Runoff and Peak Runoff Time from the Total Woodrun Creek Drainage Area

Storm Event Frequency	Peak Runoff, cfs	Peak Runoff Time, hours
100 – year	4,031.46	13.40

The proposed retained drainage area is routed through the proposed retention basin using a tailwater condition of free discharge to compute the time of peak discharge for the proposed retention basin. The proposed retention basin is calculated to have a peak discharge through the outlet structure configuration at hour 12.50. At hour 12.50, the total Woodrun Creek drainage area is evaluated to have a peak runoff of 1,687.33-cfs, which is the flow rate required to be used to determine the peak water surface elevation within Woodrun Creek for the purpose of serving as the known tailwater elevation of the proposed retention basin.

Hydraulic characteristics of Woodrun Creek are required to create the Hydraflow Express model to compute the peak water surface elevation at the time of peak discharge from the proposed retention basin. The known flow rate ("Known Q") used for computations is derived from the HydroCAD model, described in the previous paragraph of this report. The hydraulic characteristics identified for the Hydraflow Express model are listed in Table 8.

Table 8. Hydraulic Characteristics of Woodrun Creek for the Hydraflow Express Model

Description & Units	Hydraulic Characteristic Value
Section Type	Trapezoidal
Bottom Width, ft	40
Side Slope	3.50H:1V
Total Depth, ft	10
Invert Elevation, ft, MSL	320
Channel Longitudinal Slope, %	0.25
Manning's Roughness Coefficient (n-value)	0.030
Compute By	Known Q
Known Q, cfs	1,687.33

Using the hydraulic characteristics and HydroCAD peak runoff at hour 12.50, the Hydraflow Express model computes a peak depth of 4.95-ft within Woodrun Creek. Using the invert elevation of 320-ft, MSL, in Woodrun Creek and the computed flow depth of 4.95-ft, the peak water surface elevation within Woodrun Creek at the time of peak discharge from the proposed retention basin is 324.95-ft, MSL. The computed peak water surface elevation is rounded up to 325-ft, MSL, to account for a factor of safety and is designated as the tailwater elevation for the proposed retention basin.

The reports from the HydroCAD and Hydraflow Express models are shown in Appendices B and C, respectively.

Evaluation of the Proposed Retention Basin

The proposed retained drainage area is routed through the proposed retention basin to determine the impact of the development in comparison to the existing surface water runoff. The tailwater elevation is set as 325-ft, MSL, under the assumption the receiving channel is not dry based on the computations described and evaluated in the previous section of this report. Table 9 compares the peak runoff from the existing retained drainage area to the peak outflow from the proposed retention basin.

Table 9. Existing Retained Drainage Area Peak Runoff vs. Proposed Retention Basin Peak Outflow

Storm Event Frequency	Existing Retained Drainage Area Peak Runoff, cfs	Proposed Retention Basin Peak Outflow, cfs	Stage, ft, MSL	Acceptable? (Yes/No)
2 – year	31.81	30.21	326.48	Yes
5 – year	50.13	45.84	326.63	Yes
10 – year	62.37	56.14	326.72	Yes
25 – year	76.18	67.76	326.82	Yes
50 – year	88.71	78.25	326.90	Yes
100 – year	99.91	84.24	326.98	Yes

The outlet structure configuration satisfies all the storm requirements for the proposed retained drainage area, independent of the over-retained drainage area. The peak water surface elevation within the proposed retention basin under conditions of the 100-year storm event is 326.98-ft, MSL, which is less than the proposed maximum basin elevation of 332-ft, MSL. For the outlet structure configuration to comply with regulations, the total existing runoff and the total proposed runoff, including the over-retained drainage area, are compared in Table 10.

Table 10. Total Existing vs. Total Proposed Peak Flows for the Proposed Retention Basin

Storm Event Frequency	Total Existing Peak Flow, cfs	Total Proposed Peak Flow, cfs	Acceptable? (Yes/No)
2 – year	37.97	34.58	Yes
5 – year	60.07	53.10	Yes
10 – year	74.79	65.40	Yes
25 – year	91.39	79.32	Yes
50 – year	106.47	92.01	Yes
100 – year	119.92	100.26	Yes

The total proposed peak flows are consistently less than the total existing peak flows directly corresponding to the design of the proposed retention basin for all storm events through the 100-year storm. The outlet structure configuration satisfies all design requirements, and the final design of the proposed retention basin described in this report is shown in the Retention Layout provided as Figure A5.

Storm Sewer Design

Design Standards

The pipes must be sized to carry the 50-year storm event flows with velocities below 10-fps and without surcharging. The storm sewer inlets must receive the 10-year storm event flows with depths less than 6-in and spreads less than 10-ft, with exceptions for the area inlets. The area inlets are excluded from the inlet design requirements due to the locations of area inlets not experiencing a significant amount of traffic.

Resources

Autodesk Civil 3D is used to lay out the storm sewer network and designate inlet drainage areas, with the storm sewer inlet drainage areas illustrated in Figure A6. Hydraflow Storm Sewers Extension for Autodesk Civil 3D is used to evaluate the capacity of the storm sewer network utilizing the Rational Method.

Description and Evaluation of the Storm Sewer Network

The network consists of 61 pipes with 61 structures, divided amongst four sections. All four sections are designed to discharge to the proposed retention basin. The sections are labeled in Table 11 and include the location description, starting hydraulic grade line (HGL) description, and starting HGL elevation. Schematics of the storm sewer layouts are shown in the Drainage Plan provided as Figure A7.

Table 11. Storm Sewer Network Sections

Section	Location Description	Starting HGL Description	Starting HGL Elevation, ft, MSL
1	Westernmost section and serves the far western quarter of the proposed development. Discharges south into the proposed retention basin.	Peak stage within the proposed retention basin under proposed conditions of the 10-year storm event.	326.72
2	Western middle section and serves the far western center of the proposed development. Discharges south into the proposed retention basin.	Peak stage within the proposed retention basin under proposed conditions of the 10-year storm event.	326.72
3	Eastern middle section and serves the far eastern center of the proposed development. Discharges south into the proposed retention basin.	Peak stage within the proposed retention basin under proposed conditions of the 10-year storm event.	326.72
4	Easternmost section and serves the far eastern quarter of the proposed development. Discharges south into the proposed retention basin.	Peak stage within the proposed retention basin under proposed conditions of the 10-year storm event.	326.72

Description of Pipes and Inlets

Pipes in this network are designed to be circular in shape, ranging in diameter from 18-in to 36-in. The pipes are designed to be RCPs or high-performance polypropylene (HP) pipes with Manning's roughness coefficients being 0.013 for RCPs and 0.012 for HP pipes. Tables E1 and E2 list the pipes with their diameter, length, type, drainage area, time of concentration, slope of invert, the upstream invert elevation, and the upstream inlet/rim elevation. Tables

Hydraflow Storm Sewers models area inlets as drop grate inlets. All area inlets share the characteristics in Table 12.

Table 12. Area Inlet Characteristics

Structure Type	Drop Grate
Road Cross Slope, %	2
Gutter Width, ft	0.01
Shape	Rectangular
Opening Area, sq-ft	2.08
Length, ft	3
Width, ft	3

Table E3 lists the curb inlet structures, description of the structure, the inlet length, and the longitudinal slope. All curb inlets are designed to be sag inlets and share the characteristics in Table 13.

Table 13. Curb Inlet Characteristics

Throat Height, in	4
Road Cross Slope, %	2
Gutter Cross Slope, %	2
Local Depression, in	3
Gutter Width, ft	1.5
Shape	Rectangular
Length, ft	6
Width, ft	4

Hydraflow Storm Sewers models junction boxes as manholes. All junction boxes and manholes share the characteristics in Table 14.

Table 14. Junction Box Characteristics

Shape	Circular
Diameter, ft	4

Conclusion

Development of The Summit – Multifamily Residential Development, located between Orleans Way and Greenfield Road, will not increase the potential for downstream flooding. The surface water runoff will be adequately carried away from the site through the proposed retention basin and/or the proposed storm sewer network.

The proposed retention basin is adequate for surface runoff through the 100-year storm event. The proposed retention basin should be constructed with a 6-ft by 8-ft reinforced concrete box riser routed to an upstream section of 58-in by 36-in RCAP into a downstream section of 48-in diameter RCP with an FES attached to the outlet of the downstream RCP, connected by a junction box.

The storm sewer network is adequate to carry surface runoff to the proposed retention basin through the 50-year storm event. The inlets can contain the 10-year storm frequency without depths exceeding 6-in and without spreads exceeding 10-ft, with minimal area inlet exceptions, and the pipes satisfy discharging the 50-year storm frequency without velocities exceeding 10-fps and without surcharging.

Appendix A: Supporting Figures

Figure A1

RETAINED AND OVER-RETAINED DRAINAGE AREAS

Job Number:
M-2954

Prepared By:
Lanie McGuire, E.I., CFM
October 27, 2025

THE SUMMIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
BRANDON, MISSISSIPPI

NOT FOR CONSTRUCTION

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Figure A2

COMPOSITION OF EXISTING DRAINAGE AREAS

Job Number:
M-2954

Prepared By:
Lanie McGuire, E.I., CFM
October 27, 2025

THE SUMMIT MULTIFAMILY RESIDENTIAL DEVELOPMENT
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Figure A3

COMPOSITION OF PROPOSED DRAINAGE AREAS

Job Number:
M-2954

Prepared By:
Lanie McGuire, E.I., CFM
October 27, 2025

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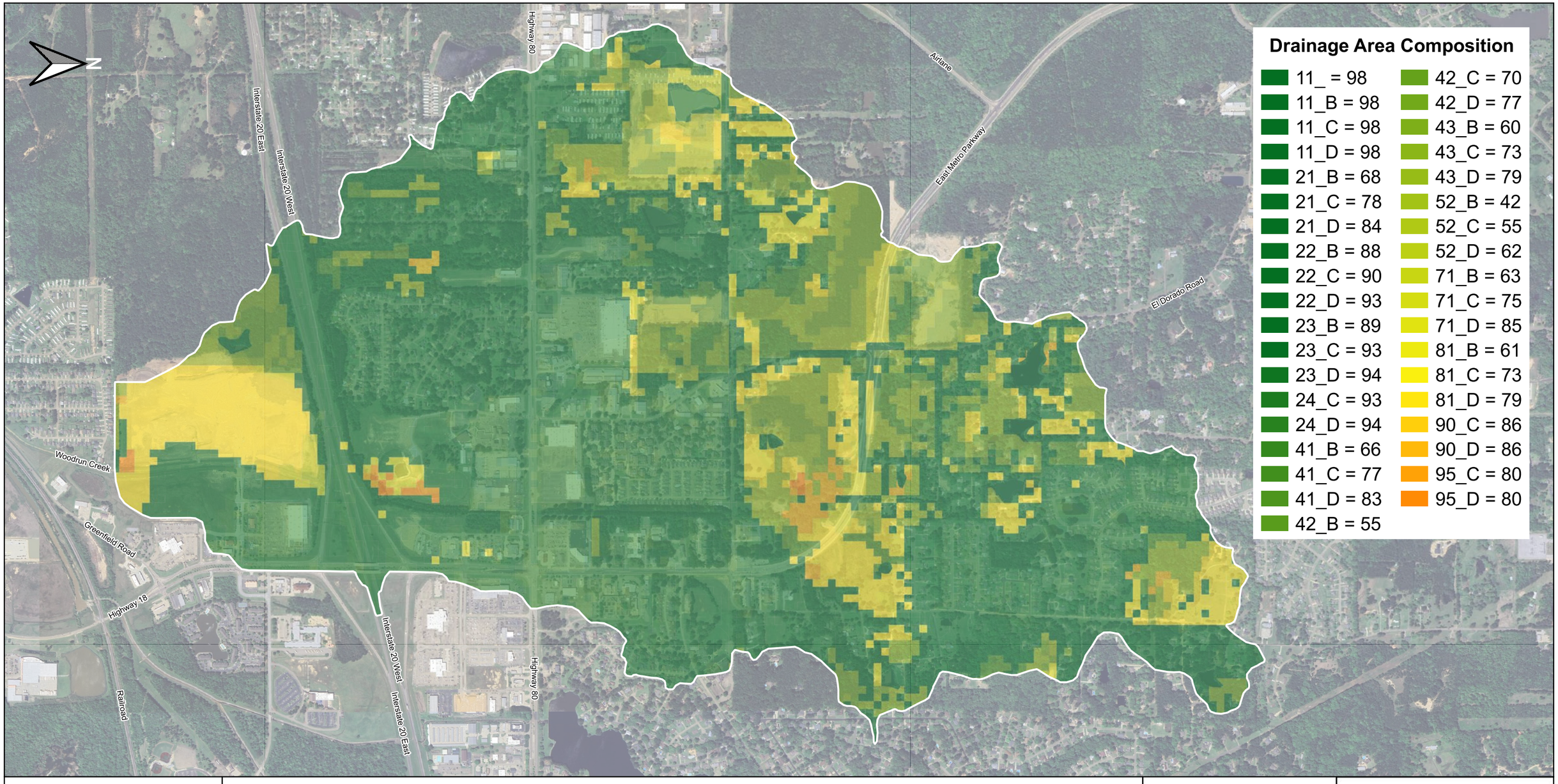

Figure A4

Job Number:
M-2954

Prepared By:
Lanie McGuire, E.I., CFM
October 27, 2025

COMPOSITION OF THE TOTAL WOODRUN CREEK DRAINAGE AREA

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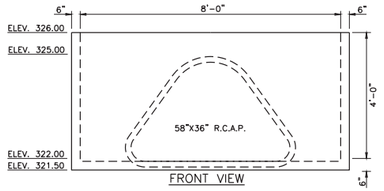
Table A4 – NLCD Classification Guide

Classification Value	Description
11	Open Water
12	Perennial Ice/Snow
21	Developed, Open Space
22	Developed, Low Intensity
23	Developed, Medium Intensity
24	Developed, High Intensity
31	Barren Land
41	Deciduous Forest
42	Evergreen Forest
43	Mixed Forest
51	Dwarf Shrub
52	Shrub
71	Grassland/Herbaceous
72	Sedge/Herbaceous
73	Lichens
74	Moss
81	Pasture/Hay
82	Cultivated Crops
90	Woody Wetlands
95	Emergent Herbaceous Wetlands



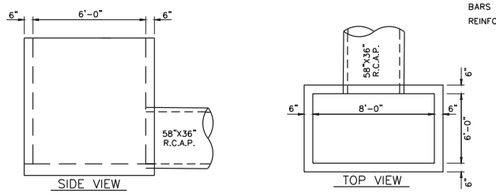
NOTES

SPECIFICATIONS FOR ALL CONCRETE AND REINFORCEMENT IN OUTLET STRUCTURE ARE AS FOLLOWS:

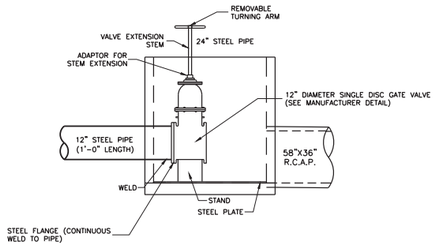
CONCRETE: 4,000 PSI IN 28 DAYS

REINFORCING STEEL: PER ASTM A-615, GRADE 60 (NO. 4 BARS AT 8" O.C. EACH WAY, ALL SIDES AND BOTTOM)

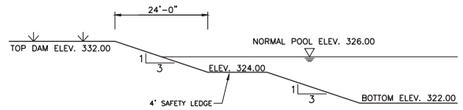
REINFORCING TO MEET AASHTO HS20-44 LOADING



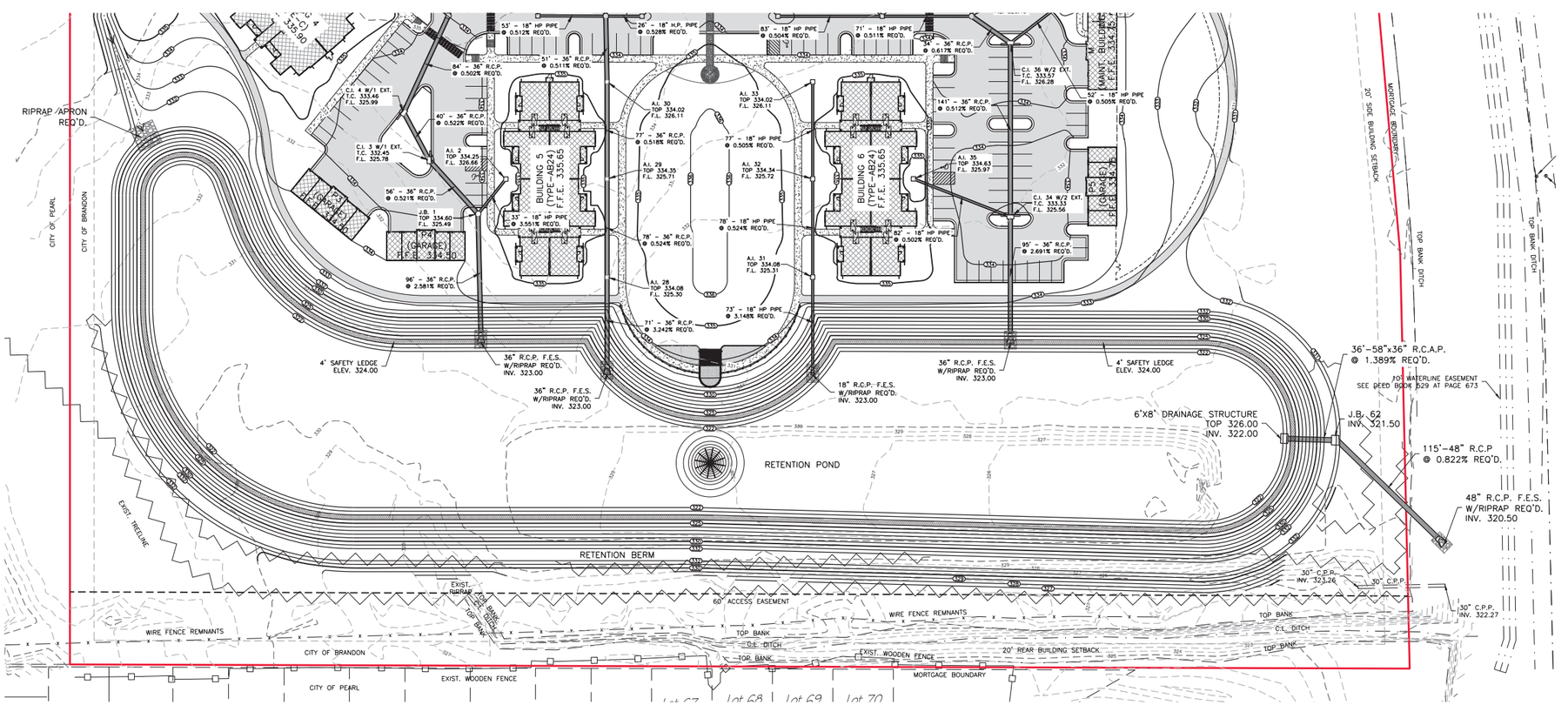
OUTLET STRUCTURE DETAILS
N.T.S.

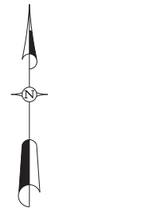


POND DRAWDOWN VALVE DETAIL
N.T.S.



SAFETY LEDGE DETAIL
N.T.S.





50 0 50 100

SCALE: 1"=50'

LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED BUILDING

RETENTION POND DATA

TOP OF DAM ELEV. – 332.00
NORMAL POOL ELEV. – 326.00
BOTTOM ELEV. – 322.00
SURFACE AREA AT NORMAL POOL – 156,662 S.F.

HYDRAULIC INFORMATION FOR RETENTION POND

2 YEAR RUNOFF (PRE) – 31.81 CFS
2 YEAR RUNOFF (POST) – 56.82 CFS
RETENTION OUTFLOW – 30.21 CFS
RETENTION MAX. ELEV. – 326.48
2 YEAR TOTAL RUNOFF (PRE) – 37.97 CFS
2 YEAR TOTAL RUNOFF (POST) – 34.58 CFS

5 YEAR RUNOFF (PRE) – 50.13 CFS
5 YEAR RUNOFF (POST) – 80.10 CFS
RETENTION OUTFLOW – 45.84 CFS
RETENTION MAX. ELEV. – 326.63
5 YEAR TOTAL RUNOFF (PRE) – 60.07 CFS
5 YEAR TOTAL RUNOFF (POST) – 53.10 CFS

10 YEAR RUNOFF (PRE) – 62.37 CFS
10 YEAR RUNOFF (POST) – 95.01 CFS
RETENTION OUTFLOW – 56.14 CFS
RETENTION MAX. ELEV. – 326.72
10 YEAR TOTAL RUNOFF (PRE) – 74.79 CFS
10 YEAR TOTAL RUNOFF (POST) – 65.40 CFS

25 YEAR RUNOFF (PRE) – 76.18 CFS
25 YEAR RUNOFF (POST) – 111.50 CFS
RETENTION OUTFLOW – 67.76 CFS
RETENTION MAX. ELEV. – 326.82
25 YEAR TOTAL RUNOFF (PRE) – 91.39 CFS
25 YEAR TOTAL RUNOFF (POST) – 79.32 CFS

50 YEAR RUNOFF (PRE) – 88.71 CFS
50 YEAR RUNOFF (POST) – 126.28 CFS
RETENTION OUTFLOW – 78.25 CFS
RETENTION MAX. ELEV. – 326.90
50 YEAR TOTAL RUNOFF (PRE) – 106.47 CFS
50 YEAR TOTAL RUNOFF (POST) – 92.01 CFS

100 YEAR RUNOFF (PRE) – 99.91 CFS
100 YEAR RUNOFF (POST) – 139.36 CFS
RETENTION OUTFLOW – 84.24 CFS
RETENTION MAX. ELEV. – 291.20
100 YEAR TOTAL RUNOFF (PRE) – 119.92 CFS
100 YEAR TOTAL RUNOFF (POST) – 100.26 CFS

DRAINAGE AREA (PRE) – ±23.10 AC. (POND INFLOW) + 4.96 AC. (NOT THRU POND)
DRAINAGE AREA (POST) – ±23.10 AC. (POND INFLOW) + 4.96 AC. (NOT THRU POND)
CALCULATIONS BASED ON TAILWATER ELEVATION FOR OUTLET AT 325.00.

NOTE:
THE TOTAL EXISTING FLOW ACCOUNTS FOR RUNOFF FROM THE RETAINED AREA AND OVER-RETAINING THE 4.96 ACRES THAT FLOWS EAST OFFSITE TO THE EXISTING CHANNEL FLOWING SOUTH THAT RECEIVES THE RETENTION BASIN OUTFLOW. THE TOTAL PROPOSED FLOW ACCOUNTS FOR RUNOFF FROM THE RETAINED AREA, WHICH IS RETAINED BY THE PROPOSED RETENTION BASIN AND CONTROLS OUTFLOW THROUGH THE OUTLET STRUCTURE CONFIGURATION, AND OVER-RETAINING THE 4.96 ACRES THAT FLOWS EAST OFFSITE TO THE EXISTING CHANNEL FLOWING SOUTH THAT RECEIVES THE RETENTION BASIN OUTFLOW. REFER TO THE HYDRAULIC DESIGN REPORT FOR ADDITIONAL DETAILS.

FOR REVIEW

Revisions

#	Date	Nature	By	Appl'd.
1	12-19-25	City Comments	B.R.J.	J.B.H

Project No. M-2954	Designed By B.R.J.
Date 9-18-25	Drawn By B.R.J.
Scale SEE ABOVE	Checked By J.B.H.

THE SUMMIT

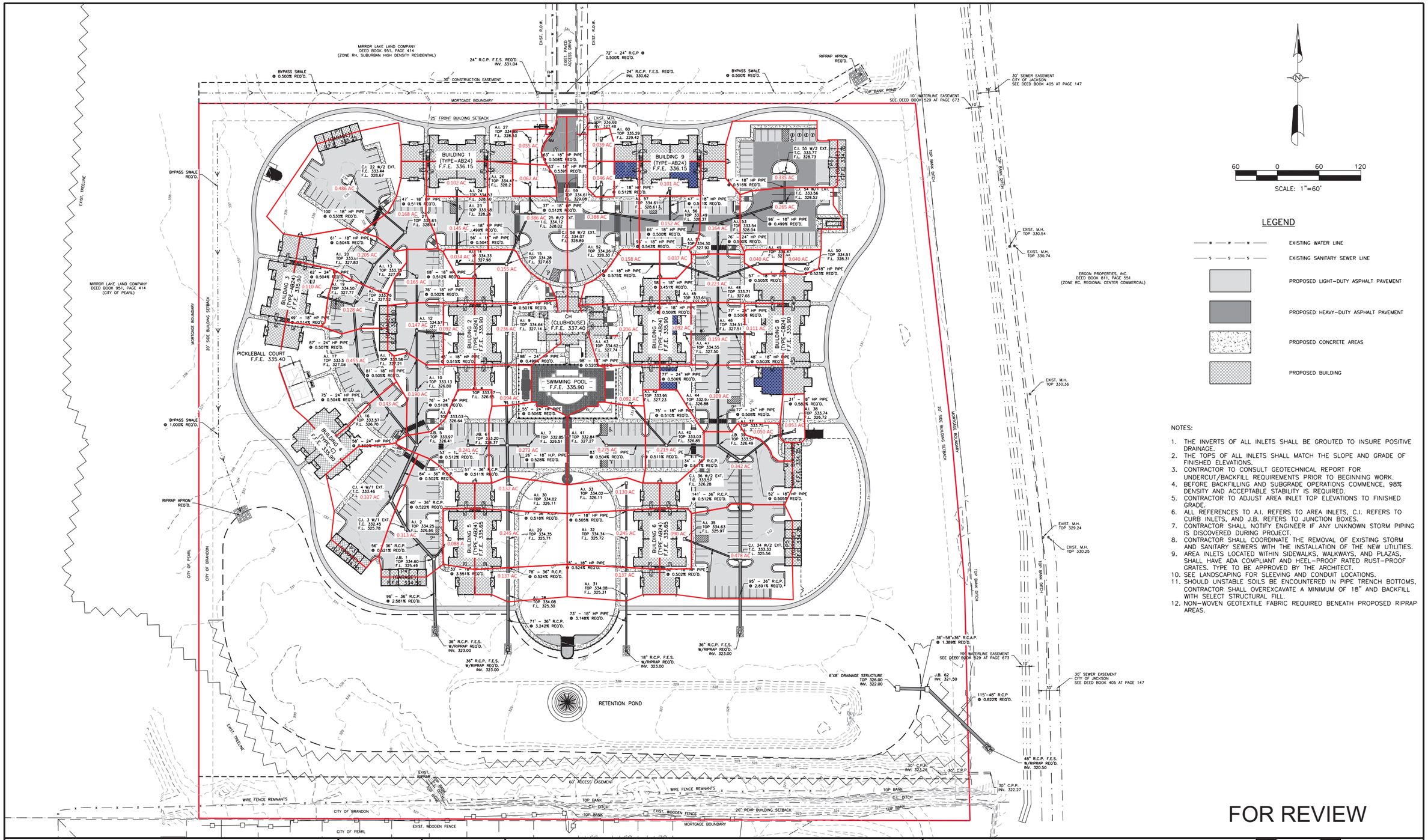
MULTIFAMILY RESIDENTIAL DEVELOPMENT
SECTION 13, T5N-R2E
ORLEANS WAY, BRANDON, MS

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

RETENTION LAYOUT

A5



NOTES:

1. THE INVERTS OF ALL INLETS SHALL BE GROUTED TO INSURE POSITIVE DRAINAGE.
2. THE TOPS OF ALL INLETS SHALL MATCH THE SLOPE AND GRADE OF FINISHED ELEVATIONS.
3. CONTRACTOR TO CONSULT GEOTECHNICAL REPORT FOR UNDERCUT/BACKFILL REQUIREMENTS PRIOR TO BEGINNING WORK.
4. BEFORE BACKFILLING AND SUBGRADE OPERATIONS COMMENCE, 98% DENSITY AND ACCEPTABLE STABILITY IS REQUIRED.
5. CONTRACTOR TO ADJUST AREA INLET TOP ELEVATIONS TO FINISHED GRADE.
6. ALL REFERENCES TO A.I. REFERS TO AREA INLETS, C.I. REFERS TO CURB INLETS, AND J.B. REFERS TO JUNCTION BOXES.
7. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY UNKNOWN STORM PIPING IS DISCOVERED DURING PROJECT.
8. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING STORM AND SANITARY SEWERS WITH THE INSTALLATION OF THE NEW UTILITIES.
9. AREA INLETS LOCATED WITHIN SIDEWALKS, WALKWAYS, AND PLAZAS, SHALL HAVE ADA COMPLIANT AND HEEL-PROOF RATED RUST-PROOF GRATES. TYPE TO BE APPROVED BY THE ARCHITECT.
10. SEE LANDSCAPING FOR SLEEVING AND CONDUIT LOCATIONS.
11. SHOULD UNSTABLE SOILS BE ENCOUNTERED IN PIPE TRENCH BOTTOMS, CONTRACTOR SHALL OVEREXCAVATE A MINIMUM OF 18" AND BACKFILL WITH SELECT STRUCTURAL FILL.
12. NON-WOVEN GEOTEXTILE FABRIC REQUIRED BENEATH PROPOSED RIPRAP AREAS.

FOR REVIEW

Revisions

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THE SUMMIT

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212 WATERFORD SQUARE
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MADISON, MS 39110
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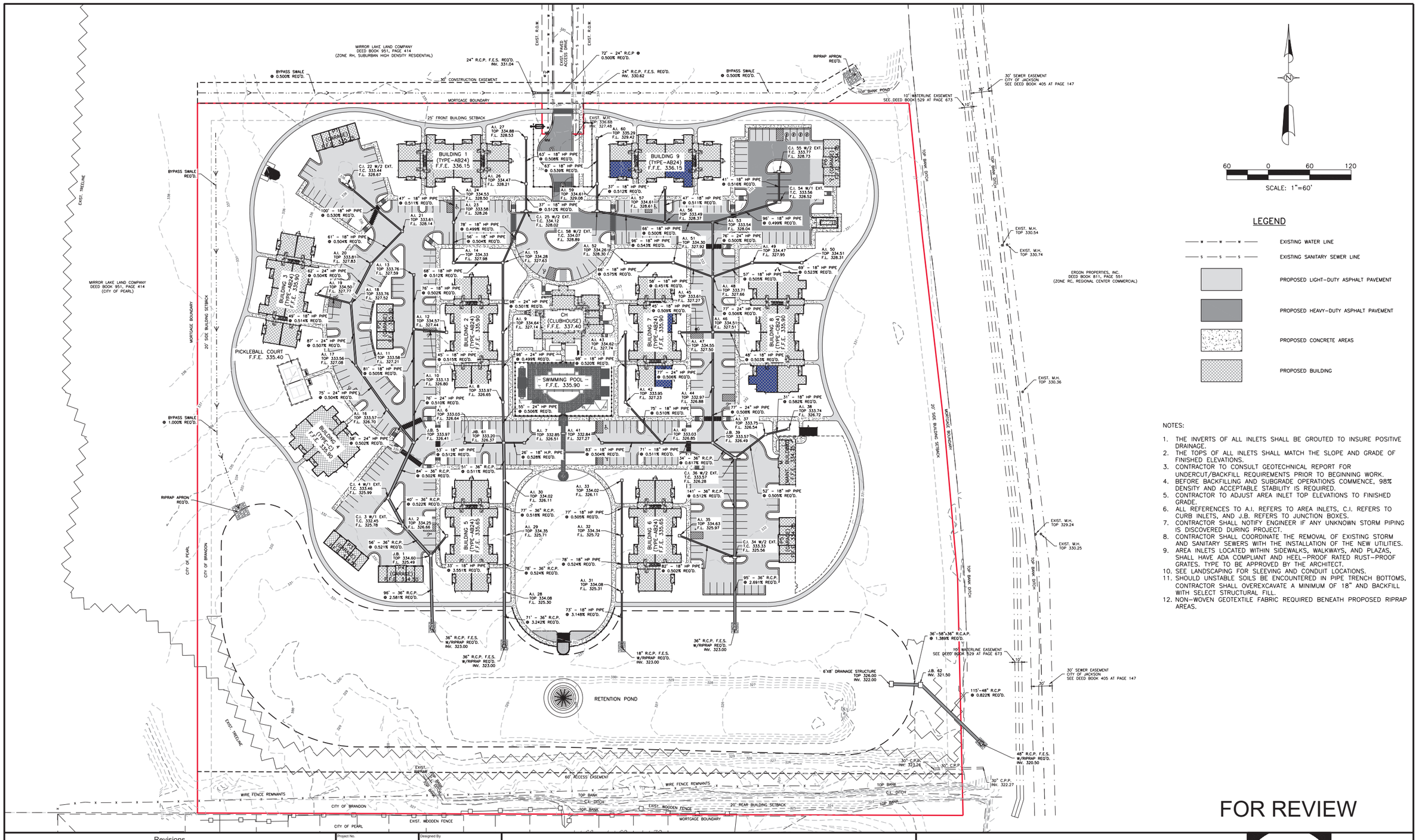
STORM SEWER INLET AREAS

A6



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FOR REVIEW

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CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

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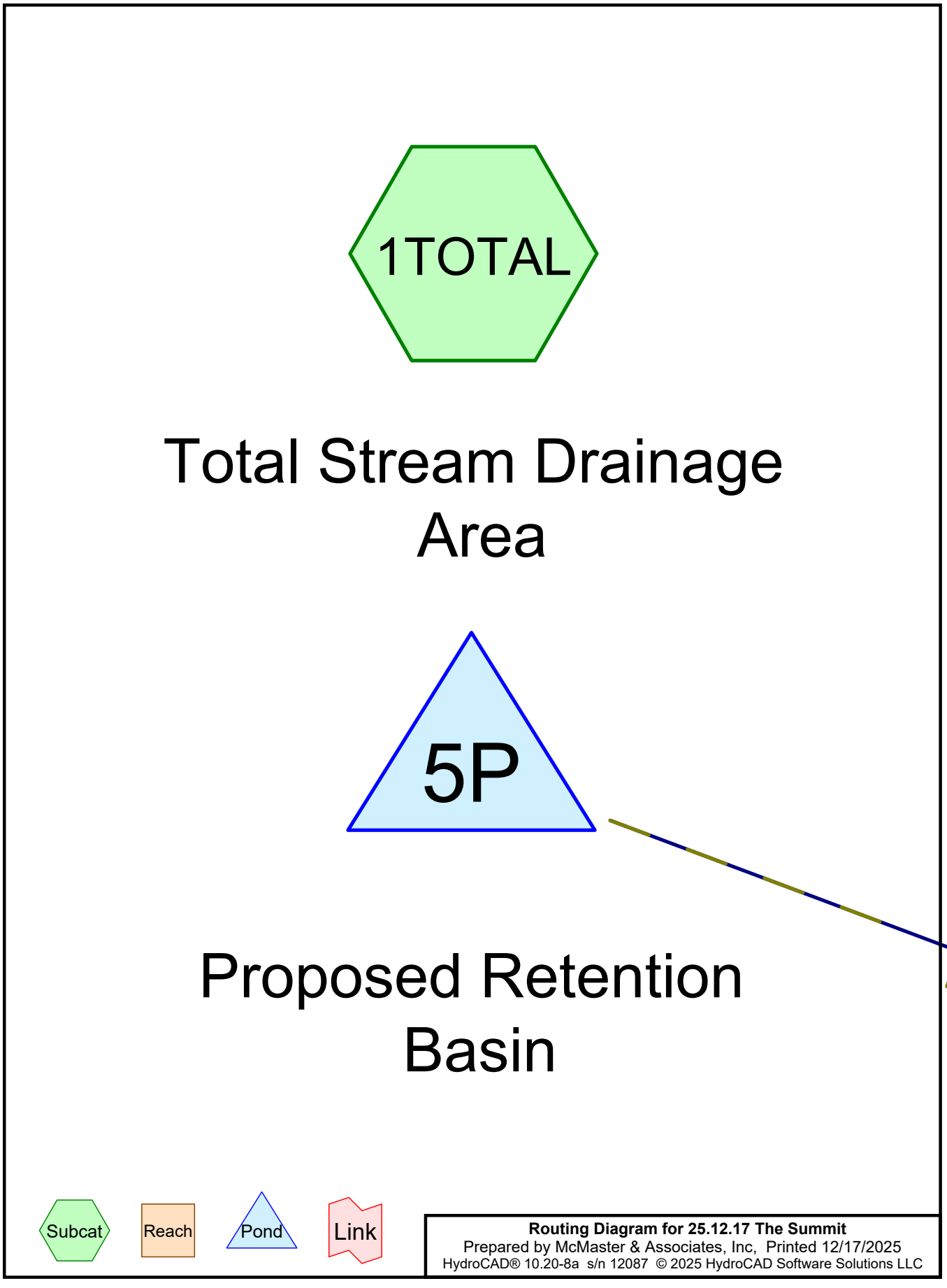
DRAINAGE PLAN

A7

Appendix B: Tailwater Computations HydroCAD Report


1TOTAL
Total Stream Drainage Area
5P
Proposed Retention Basin
Subcat
Reach
Pond
Link
Routing Diagram for 25.12.17 The Summit
Prepared by McMaster & Associates, Inc, Printed 12/17/2025
HydroCAD® 10.20-8a s/n 12087 © 2025 HydroCAD Software Solutions LLC

25.12.17 The Summit

Prepared by McMaster & Associates, Inc

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	Type III 24-hr		Default	24.00	1	9.40	2

Events for Subcatchment 1TOTAL: Total Stream Drainage Area

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
100-Year	**9.40**	**4,035.45**	**1,078.260**	**7.45**

Events for Pond 5P: Proposed Retention Basin

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)	Elevation (feet)	Storage (acre-feet)
100-Year	**139.36**	**87.85**	**87.85**	**0.00**	**326.97**	**16.662**

Summary for Subcatchment 1TOTAL: Total Stream Drainage Area

Runoff = 4,035.45 cfs @ 13.42 hrs, Volume= 1,078.260 af, Depth= 7.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.40"

	Area (ac)	CN	Description
*	1,737.630	84	
	1,737.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
106.9					**Direct Entry, Watershed Lag Method**

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	5.20	0.56	0.02	4.58
0.10	0.01	0.00	0.00	5.30	0.57	0.02	5.87
0.20	0.02	0.00	0.00	5.40	0.59	0.02	7.33
0.30	0.03	0.00	0.00	5.50	0.60	0.02	8.95
0.40	0.04	0.00	0.00	5.60	0.62	0.03	10.74
0.50	0.05	0.00	0.00	5.70	0.63	0.03	12.66
0.60	0.06	0.00	0.00	5.80	0.65	0.03	14.76
0.70	0.07	0.00	0.00	5.90	0.66	0.04	16.96
0.80	0.08	0.00	0.00	6.00	0.68	0.04	19.28
0.90	0.08	0.00	0.00	6.10	0.69	0.04	21.69
1.00	0.09	0.00	0.00	6.20	0.71	0.05	24.18
1.10	0.10	0.00	0.00	6.30	0.72	0.05	26.78
1.20	0.11	0.00	0.00	6.40	0.74	0.06	29.42
1.30	0.12	0.00	0.00	6.50	0.76	0.06	32.21
1.40	0.13	0.00	0.00	6.60	0.78	0.07	35.03
1.50	0.14	0.00	0.00	6.70	0.79	0.07	37.97
1.60	0.15	0.00	0.00	6.80	0.81	0.08	41.02
1.70	0.16	0.00	0.00	6.90	0.83	0.09	44.14
1.80	0.17	0.00	0.00	7.00	0.85	0.09	47.49
1.90	0.18	0.00	0.00	7.10	0.87	0.10	50.91
2.00	0.19	0.00	0.00	7.20	0.89	0.11	54.57
2.10	0.20	0.00	0.00	7.30	0.91	0.12	58.37
2.20	0.21	0.00	0.00	7.40	0.93	0.12	62.34
2.30	0.22	0.00	0.00	7.50	0.96	0.13	66.56
2.40	0.23	0.00	0.00	7.60	0.98	0.14	70.87
2.50	0.24	0.00	0.00	7.70	1.00	0.15	75.56
2.60	0.25	0.00	0.00	7.80	1.02	0.16	80.32
2.70	0.26	0.00	0.00	7.90	1.05	0.17	85.35
2.80	0.27	0.00	0.00	8.00	1.07	0.18	90.57
2.90	0.28	0.00	0.00	8.10	1.10	0.20	95.92
3.00	0.29	0.00	0.00	8.20	1.12	0.21	101.61
3.10	0.30	0.00	0.00	8.30	1.15	0.22	107.29
3.20	0.31	0.00	0.00	8.40	1.18	0.24	113.41
3.30	0.32	0.00	0.00	8.50	1.21	0.25	119.60
3.40	0.33	0.00	0.00	8.60	1.24	0.27	126.09
3.50	0.34	0.00	0.00	8.70	1.27	0.28	132.92
3.60	0.36	0.00	0.00	8.80	1.30	0.30	139.87
3.70	0.37	0.00	0.00	8.90	1.34	0.32	147.53
3.80	0.38	0.00	0.00	9.00	1.37	0.34	155.35
3.90	0.39	0.00	0.00	9.10	1.41	0.36	163.88
4.00	0.40	0.00	0.00	9.20	1.44	0.38	172.80
4.10	0.42	0.00	0.01	9.30	1.48	0.40	182.23
4.20	0.43	0.00	0.02	9.40	1.52	0.43	192.39
4.30	0.44	0.00	0.06	9.50	1.56	0.45	202.78
4.40	0.45	0.00	0.13	9.60	1.60	0.48	214.28
4.50	0.47	0.00	0.26	9.70	1.64	0.50	225.97
4.60	0.48	0.00	0.48	9.80	1.69	0.53	238.43
4.70	0.49	0.01	0.79	9.90	1.73	0.56	251.39
4.80	0.51	0.01	1.23	10.00	1.78	0.59	264.69
4.90	0.52	0.01	1.81	10.10	1.82	0.62	278.93
5.00	0.53	0.01	2.55	10.20	1.87	0.66	293.09
5.10	0.55	0.01	3.46	10.30	1.92	0.69	308.37

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
10.40	1.98	0.73	323.73	15.60	8.22	6.31	1,031.69
10.50	2.04	0.77	339.76	15.70	8.25	6.34	979.90
10.60	2.09	0.81	356.57	15.80	8.28	6.36	935.81
10.70	2.15	0.85	373.50	15.90	8.30	6.39	892.32
10.80	2.22	0.90	392.12	16.00	8.33	6.41	854.55
10.90	2.28	0.95	410.87	16.10	8.35	6.43	818.05
11.00	2.35	1.00	431.31	16.20	8.38	6.46	784.18
11.10	2.42	1.06	452.60	16.30	8.40	6.48	752.99
11.20	2.50	1.12	475.05	16.40	8.42	6.50	721.49
11.30	2.59	1.19	499.44	16.50	8.44	6.52	694.53
11.40	2.69	1.27	524.43	16.60	8.47	6.54	666.43
11.50	2.80	1.35	553.15	16.70	8.49	6.56	641.33
11.60	2.95	1.48	583.37	16.80	8.51	6.58	617.10
11.70	3.19	1.67	618.31	16.90	8.53	6.60	593.57
11.80	3.51	1.94	658.53	17.00	8.55	6.62	572.18
11.90	3.91	2.29	706.63	17.10	8.57	6.64	551.14
12.00	4.70	3.00	771.11	17.20	8.59	6.66	532.60
12.10	5.49	3.72	856.82	17.30	8.61	6.68	514.05
12.20	5.89	4.09	988.58	17.40	8.62	6.70	496.84
12.30	6.21	4.39	1,172.38	17.50	8.64	6.71	480.43
12.40	6.45	4.62	1,405.71	17.60	8.66	6.73	464.21
12.50	6.60	4.76	1,687.33	17.70	8.68	6.75	449.75
12.60	6.71	4.86	2,019.29	17.80	8.69	6.76	434.70
12.70	6.81	4.96	2,394.78	17.90	8.71	6.78	421.62
12.80	6.90	5.04	2,794.38	18.00	8.72	6.79	408.46
12.90	6.98	5.12	3,168.08	18.10	8.74	6.81	396.41
13.00	7.05	5.19	3,489.26	18.20	8.75	6.82	385.74
13.10	7.12	5.25	3,744.61	18.30	8.77	6.83	374.63
13.20	7.18	5.31	3,925.82	18.40	8.78	6.85	365.40
13.30	7.25	5.37	4,008.63	18.50	8.80	6.86	355.42
13.40	7.31	5.43	**4,031.46**	18.60	8.81	6.88	346.48
13.50	7.36	5.49	**3,965.76**	18.70	8.83	6.89	337.63
13.60	7.42	5.54	3,852.33	18.80	8.84	6.90	328.92
13.70	7.48	5.59	3,697.79	18.90	8.85	6.92	321.13
13.80	7.53	5.64	3,500.73	19.00	8.87	6.93	312.85
13.90	7.58	5.69	3,281.38	19.10	8.88	6.94	305.97
14.00	7.62	5.73	3,029.46	19.20	8.89	6.96	298.81
14.10	7.67	5.78	2,792.71	19.30	8.91	6.97	292.36
14.20	7.71	5.82	2,573.93	19.40	8.92	6.98	286.35
14.30	7.76	5.86	2,374.93	19.50	8.93	6.99	280.37
14.40	7.80	5.90	2,195.53	19.60	8.95	7.01	275.43
14.50	7.84	5.94	2,034.15	19.70	8.96	7.02	270.09
14.60	7.88	5.98	1,894.28	19.80	8.97	7.03	265.74
14.70	7.92	6.02	1,766.63	19.90	8.98	7.04	261.31
14.80	7.96	6.05	1,650.38	20.00	9.00	7.05	257.19
14.90	7.99	6.09	1,543.74	20.10	9.01	7.07	253.52
15.00	8.03	6.12	1,447.19	20.20	9.02	7.08	249.54
15.10	8.06	6.16	1,361.32	20.30	9.03	7.09	246.44
15.20	8.10	6.19	1,280.25	20.40	9.04	7.10	242.83
15.30	8.13	6.22	1,211.14	20.50	9.06	7.11	239.77
15.40	8.16	6.25	1,144.92	20.60	9.07	7.12	236.68
15.50	8.19	6.28	1,085.91	20.70	9.08	7.14	233.58

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
20.80	9.09	7.15	230.95	26.00	9.40	7.45	37.88
20.90	9.10	7.16	227.82	26.10	9.40	7.45	32.97
21.00	9.11	7.17	225.45	26.20	9.40	7.45	28.75
21.10	9.12	7.18	222.68	26.30	9.40	7.45	25.04
21.20	9.13	7.19	220.21	26.40	9.40	7.45	21.80
21.30	9.15	7.20	217.84	26.50	9.40	7.45	19.01
21.40	9.16	7.21	215.28	26.60	9.40	7.45	16.52
21.50	9.17	7.22	213.28	26.70	9.40	7.45	14.41
21.60	9.18	7.23	210.75	26.80	9.40	7.45	12.51
21.70	9.19	7.24	208.78	26.90	9.40	7.45	10.89
21.80	9.20	7.25	206.58	27.00	9.40	7.45	9.48
21.90	9.21	7.26	204.47	27.10	9.40	7.45	8.20
22.00	9.22	7.27	202.58	27.20	9.40	7.45	7.14
22.10	9.23	7.28	200.32	27.30	9.40	7.45	6.17
22.20	9.24	7.29	198.64	27.40	9.40	7.45	5.38
22.30	9.25	7.30	196.48	27.50	9.40	7.45	4.65
22.40	9.26	7.31	194.67	27.60	9.40	7.45	4.02
22.50	9.27	7.32	192.76	27.70	9.40	7.45	3.49
22.60	9.28	7.33	190.77	27.80	9.40	7.45	3.00
22.70	9.29	7.34	189.10	27.90	9.40	7.45	2.60
22.80	9.30	7.35	186.96	28.00	9.40	7.45	2.24
22.90	9.31	7.36	185.35	28.10	9.40	7.45	1.93
23.00	9.31	7.36	183.38	28.20	9.40	7.45	1.66
23.10	9.32	7.37	181.58	28.30	9.40	7.45	1.41
23.20	9.33	7.38	179.82	28.40	9.40	7.45	1.21
23.30	9.34	7.39	177.84	28.50	9.40	7.45	1.02
23.40	9.35	7.40	176.27	28.60	9.40	7.45	0.87
23.50	9.36	7.41	174.21	28.70	9.40	7.45	0.73
23.60	9.37	7.41	172.57	28.80	9.40	7.45	0.61
23.70	9.38	7.42	170.70	28.90	9.40	7.45	0.51
23.80	9.38	7.43	168.87	29.00	9.40	7.45	0.42
23.90	9.39	7.44	167.20	29.10	9.40	7.45	0.35
24.00	**9.40**	**7.45**	165.19	29.20	9.40	7.45	0.27
24.10	9.40	7.45	163.64	29.30	9.40	7.45	0.21
24.20	9.40	7.45	161.67	29.40	9.40	7.45	0.16
24.30	9.40	7.45	159.62	29.50	9.40	7.45	0.11
24.40	9.40	7.45	157.01	29.60	9.40	7.45	0.08
24.50	9.40	7.45	153.73	29.70	9.40	7.45	0.04
24.60	9.40	7.45	149.99	29.80	9.40	7.45	0.02
24.70	9.40	7.45	144.87	29.90	9.40	7.45	0.01
24.80	9.40	7.45	138.79	30.00	9.40	7.45	0.00
24.90	9.40	7.45	131.11	30.10	9.40	7.45	0.00
25.00	9.40	7.45	122.64	30.20	9.40	7.45	0.00
25.10	9.40	7.45	113.51	30.30	9.40	7.45	0.00
25.20	9.40	7.45	103.71	30.40	9.40	7.45	0.00
25.30	9.40	7.45	94.18	30.50	9.40	7.45	0.00
25.40	9.40	7.45	84.37	30.60	9.40	7.45	0.00
25.50	9.40	7.45	75.12	30.70	9.40	7.45	0.00
25.60	9.40	7.45	66.34	30.80	9.40	7.45	0.00
25.70	9.40	7.45	58.15	30.90	9.40	7.45	0.00
25.80	9.40	7.45	50.62	31.00	9.40	7.45	0.00
25.90	9.40	7.45	43.71	31.10	9.40	7.45	0.00

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
31.20	9.40	7.45	0.00	36.40	9.40	7.45	0.00
31.30	9.40	7.45	0.00	36.50	9.40	7.45	0.00
31.40	9.40	7.45	0.00	36.60	9.40	7.45	0.00
31.50	9.40	7.45	0.00	36.70	9.40	7.45	0.00
31.60	9.40	7.45	0.00	36.80	9.40	7.45	0.00
31.70	9.40	7.45	0.00	36.90	9.40	7.45	0.00
31.80	9.40	7.45	0.00	37.00	9.40	7.45	0.00
31.90	9.40	7.45	0.00	37.10	9.40	7.45	0.00
32.00	9.40	7.45	0.00	37.20	9.40	7.45	0.00
32.10	9.40	7.45	0.00	37.30	9.40	7.45	0.00
32.20	9.40	7.45	0.00	37.40	9.40	7.45	0.00
32.30	9.40	7.45	0.00	37.50	9.40	7.45	0.00
32.40	9.40	7.45	0.00	37.60	9.40	7.45	0.00
32.50	9.40	7.45	0.00	37.70	9.40	7.45	0.00
32.60	9.40	7.45	0.00	37.80	9.40	7.45	0.00
32.70	9.40	7.45	0.00	37.90	9.40	7.45	0.00
32.80	9.40	7.45	0.00	38.00	9.40	7.45	0.00
32.90	9.40	7.45	0.00	38.10	9.40	7.45	0.00
33.00	9.40	7.45	0.00	38.20	9.40	7.45	0.00
33.10	9.40	7.45	0.00	38.30	9.40	7.45	0.00
33.20	9.40	7.45	0.00	38.40	9.40	7.45	0.00
33.30	9.40	7.45	0.00	38.50	9.40	7.45	0.00
33.40	9.40	7.45	0.00	38.60	9.40	7.45	0.00
33.50	9.40	7.45	0.00	38.70	9.40	7.45	0.00
33.60	9.40	7.45	0.00	38.80	9.40	7.45	0.00
33.70	9.40	7.45	0.00	38.90	9.40	7.45	0.00
33.80	9.40	7.45	0.00	39.00	9.40	7.45	0.00
33.90	9.40	7.45	0.00	39.10	9.40	7.45	0.00
34.00	9.40	7.45	0.00	39.20	9.40	7.45	0.00
34.10	9.40	7.45	0.00	39.30	9.40	7.45	0.00
34.20	9.40	7.45	0.00	39.40	9.40	7.45	0.00
34.30	9.40	7.45	0.00	39.50	9.40	7.45	0.00
34.40	9.40	7.45	0.00	39.60	9.40	7.45	0.00
34.50	9.40	7.45	0.00	39.70	9.40	7.45	0.00
34.60	9.40	7.45	0.00	39.80	9.40	7.45	0.00
34.70	9.40	7.45	0.00	39.90	9.40	7.45	0.00
34.80	9.40	7.45	0.00	40.00	9.40	7.45	0.00
34.90	9.40	7.45	0.00	40.10	9.40	7.45	0.00
35.00	9.40	7.45	0.00	40.20	9.40	7.45	0.00
35.10	9.40	7.45	0.00	40.30	9.40	7.45	0.00
35.20	9.40	7.45	0.00	40.40	9.40	7.45	0.00
35.30	9.40	7.45	0.00	40.50	9.40	7.45	0.00
35.40	9.40	7.45	0.00	40.60	9.40	7.45	0.00
35.50	9.40	7.45	0.00	40.70	9.40	7.45	0.00
35.60	9.40	7.45	0.00	40.80	9.40	7.45	0.00
35.70	9.40	7.45	0.00	40.90	9.40	7.45	0.00
35.80	9.40	7.45	0.00	41.00	9.40	7.45	0.00
35.90	9.40	7.45	0.00	41.10	9.40	7.45	0.00
36.00	9.40	7.45	0.00	41.20	9.40	7.45	0.00
36.10	9.40	7.45	0.00	41.30	9.40	7.45	0.00
36.20	9.40	7.45	0.00	41.40	9.40	7.45	0.00
36.30	9.40	7.45	0.00	41.50	9.40	7.45	0.00

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
41.60	9.40	7.45	0.00	46.80	9.40	7.45	0.00
41.70	9.40	7.45	0.00	46.90	9.40	7.45	0.00
41.80	9.40	7.45	0.00	47.00	9.40	7.45	0.00
41.90	9.40	7.45	0.00	47.10	9.40	7.45	0.00
42.00	9.40	7.45	0.00	47.20	9.40	7.45	0.00
42.10	9.40	7.45	0.00	47.30	9.40	7.45	0.00
42.20	9.40	7.45	0.00	47.40	9.40	7.45	0.00
42.30	9.40	7.45	0.00	47.50	9.40	7.45	0.00
42.40	9.40	7.45	0.00	47.60	9.40	7.45	0.00
42.50	9.40	7.45	0.00	47.70	9.40	7.45	0.00
42.60	9.40	7.45	0.00	47.80	9.40	7.45	0.00
42.70	9.40	7.45	0.00	47.90	9.40	7.45	0.00
42.80	9.40	7.45	0.00	48.00	9.40	7.45	0.00
42.90	9.40	7.45	0.00	48.10	9.40	7.45	0.00
43.00	9.40	7.45	0.00	48.20	9.40	7.45	0.00
43.10	9.40	7.45	0.00	48.30	9.40	7.45	0.00
43.20	9.40	7.45	0.00	48.40	9.40	7.45	0.00
43.30	9.40	7.45	0.00	48.50	9.40	7.45	0.00
43.40	9.40	7.45	0.00	48.60	9.40	7.45	0.00
43.50	9.40	7.45	0.00	48.70	9.40	7.45	0.00
43.60	9.40	7.45	0.00	48.80	9.40	7.45	0.00
43.70	9.40	7.45	0.00	48.90	9.40	7.45	0.00
43.80	9.40	7.45	0.00	49.00	9.40	7.45	0.00
43.90	9.40	7.45	0.00	49.10	9.40	7.45	0.00
44.00	9.40	7.45	0.00	49.20	9.40	7.45	0.00
44.10	9.40	7.45	0.00	49.30	9.40	7.45	0.00
44.20	9.40	7.45	0.00	49.40	9.40	7.45	0.00
44.30	9.40	7.45	0.00	49.50	9.40	7.45	0.00
44.40	9.40	7.45	0.00	49.60	9.40	7.45	0.00
44.50	9.40	7.45	0.00	49.70	9.40	7.45	0.00
44.60	9.40	7.45	0.00	49.80	9.40	7.45	0.00
44.70	9.40	7.45	0.00	49.90	9.40	7.45	0.00
44.80	9.40	7.45	0.00	50.00	9.40	7.45	0.00
44.90	9.40	7.45	0.00	50.10	9.40	7.45	0.00
45.00	9.40	7.45	0.00	50.20	9.40	7.45	0.00
45.10	9.40	7.45	0.00	50.30	9.40	7.45	0.00
45.20	9.40	7.45	0.00	50.40	9.40	7.45	0.00
45.30	9.40	7.45	0.00	50.50	9.40	7.45	0.00
45.40	9.40	7.45	0.00	50.60	9.40	7.45	0.00
45.50	9.40	7.45	0.00	50.70	9.40	7.45	0.00
45.60	9.40	7.45	0.00	50.80	9.40	7.45	0.00
45.70	9.40	7.45	0.00	50.90	9.40	7.45	0.00
45.80	9.40	7.45	0.00	51.00	9.40	7.45	0.00
45.90	9.40	7.45	0.00	51.10	9.40	7.45	0.00
46.00	9.40	7.45	0.00	51.20	9.40	7.45	0.00
46.10	9.40	7.45	0.00	51.30	9.40	7.45	0.00
46.20	9.40	7.45	0.00	51.40	9.40	7.45	0.00
46.30	9.40	7.45	0.00	51.50	9.40	7.45	0.00
46.40	9.40	7.45	0.00	51.60	9.40	7.45	0.00
46.50	9.40	7.45	0.00	51.70	9.40	7.45	0.00
46.60	9.40	7.45	0.00	51.80	9.40	7.45	0.00
46.70	9.40	7.45	0.00	51.90	9.40	7.45	0.00

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
52.00	9.40	7.45	0.00	57.20	9.40	7.45	0.00
52.10	9.40	7.45	0.00	57.30	9.40	7.45	0.00
52.20	9.40	7.45	0.00	57.40	9.40	7.45	0.00
52.30	9.40	7.45	0.00	57.50	9.40	7.45	0.00
52.40	9.40	7.45	0.00	57.60	9.40	7.45	0.00
52.50	9.40	7.45	0.00	57.70	9.40	7.45	0.00
52.60	9.40	7.45	0.00	57.80	9.40	7.45	0.00
52.70	9.40	7.45	0.00	57.90	9.40	7.45	0.00
52.80	9.40	7.45	0.00	58.00	9.40	7.45	0.00
52.90	9.40	7.45	0.00	58.10	9.40	7.45	0.00
53.00	9.40	7.45	0.00	58.20	9.40	7.45	0.00
53.10	9.40	7.45	0.00	58.30	9.40	7.45	0.00
53.20	9.40	7.45	0.00	58.40	9.40	7.45	0.00
53.30	9.40	7.45	0.00	58.50	9.40	7.45	0.00
53.40	9.40	7.45	0.00	58.60	9.40	7.45	0.00
53.50	9.40	7.45	0.00	58.70	9.40	7.45	0.00
53.60	9.40	7.45	0.00	58.80	9.40	7.45	0.00
53.70	9.40	7.45	0.00	58.90	9.40	7.45	0.00
53.80	9.40	7.45	0.00	59.00	9.40	7.45	0.00
53.90	9.40	7.45	0.00	59.10	9.40	7.45	0.00
54.00	9.40	7.45	0.00	59.20	9.40	7.45	0.00
54.10	9.40	7.45	0.00	59.30	9.40	7.45	0.00
54.20	9.40	7.45	0.00	59.40	9.40	7.45	0.00
54.30	9.40	7.45	0.00	59.50	9.40	7.45	0.00
54.40	9.40	7.45	0.00	59.60	9.40	7.45	0.00
54.50	9.40	7.45	0.00	59.70	9.40	7.45	0.00
54.60	9.40	7.45	0.00	59.80	9.40	7.45	0.00
54.70	9.40	7.45	0.00	59.90	9.40	7.45	0.00
54.80	9.40	7.45	0.00	60.00	9.40	7.45	0.00
54.90	9.40	7.45	0.00	60.10	9.40	7.45	0.00
55.00	9.40	7.45	0.00	60.20	9.40	7.45	0.00
55.10	9.40	7.45	0.00	60.30	9.40	7.45	0.00
55.20	9.40	7.45	0.00	60.40	9.40	7.45	0.00
55.30	9.40	7.45	0.00	60.50	9.40	7.45	0.00
55.40	9.40	7.45	0.00	60.60	9.40	7.45	0.00
55.50	9.40	7.45	0.00	60.70	9.40	7.45	0.00
55.60	9.40	7.45	0.00	60.80	9.40	7.45	0.00
55.70	9.40	7.45	0.00	60.90	9.40	7.45	0.00
55.80	9.40	7.45	0.00	61.00	9.40	7.45	0.00
55.90	9.40	7.45	0.00	61.10	9.40	7.45	0.00
56.00	9.40	7.45	0.00	61.20	9.40	7.45	0.00
56.10	9.40	7.45	0.00	61.30	9.40	7.45	0.00
56.20	9.40	7.45	0.00	61.40	9.40	7.45	0.00
56.30	9.40	7.45	0.00	61.50	9.40	7.45	0.00
56.40	9.40	7.45	0.00	61.60	9.40	7.45	0.00
56.50	9.40	7.45	0.00	61.70	9.40	7.45	0.00
56.60	9.40	7.45	0.00	61.80	9.40	7.45	0.00
56.70	9.40	7.45	0.00	61.90	9.40	7.45	0.00
56.80	9.40	7.45	0.00	62.00	9.40	7.45	0.00
56.90	9.40	7.45	0.00	62.10	9.40	7.45	0.00
57.00	9.40	7.45	0.00	62.20	9.40	7.45	0.00
57.10	9.40	7.45	0.00	62.30	9.40	7.45	0.00

Hydrograph for Subcatchment 1TOTAL: Total Stream Drainage Area (continued)

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
62.40	9.40	7.45	0.00	67.60	9.40	7.45	0.00
62.50	9.40	7.45	0.00	67.70	9.40	7.45	0.00
62.60	9.40	7.45	0.00	67.80	9.40	7.45	0.00
62.70	9.40	7.45	0.00	67.90	9.40	7.45	0.00
62.80	9.40	7.45	0.00	68.00	9.40	7.45	0.00
62.90	9.40	7.45	0.00	68.10	9.40	7.45	0.00
63.00	9.40	7.45	0.00	68.20	9.40	7.45	0.00
63.10	9.40	7.45	0.00	68.30	9.40	7.45	0.00
63.20	9.40	7.45	0.00	68.40	9.40	7.45	0.00
63.30	9.40	7.45	0.00	68.50	9.40	7.45	0.00
63.40	9.40	7.45	0.00	68.60	9.40	7.45	0.00
63.50	9.40	7.45	0.00	68.70	9.40	7.45	0.00
63.60	9.40	7.45	0.00	68.80	9.40	7.45	0.00
63.70	9.40	7.45	0.00	68.90	9.40	7.45	0.00
63.80	9.40	7.45	0.00	69.00	9.40	7.45	0.00
63.90	9.40	7.45	0.00	69.10	9.40	7.45	0.00
64.00	9.40	7.45	0.00	69.20	9.40	7.45	0.00
64.10	9.40	7.45	0.00	69.30	9.40	7.45	0.00
64.20	9.40	7.45	0.00	69.40	9.40	7.45	0.00
64.30	9.40	7.45	0.00	69.50	9.40	7.45	0.00
64.40	9.40	7.45	0.00	69.60	9.40	7.45	0.00
64.50	9.40	7.45	0.00	69.70	9.40	7.45	0.00
64.60	9.40	7.45	0.00	69.80	9.40	7.45	0.00
64.70	9.40	7.45	0.00	69.90	9.40	7.45	0.00
64.80	9.40	7.45	0.00	70.00	9.40	7.45	0.00
64.90	9.40	7.45	0.00	70.10	9.40	7.45	0.00
65.00	9.40	7.45	0.00	70.20	9.40	7.45	0.00
65.10	9.40	7.45	0.00	70.30	9.40	7.45	0.00
65.20	9.40	7.45	0.00	70.40	9.40	7.45	0.00
65.30	9.40	7.45	0.00	70.50	9.40	7.45	0.00
65.40	9.40	7.45	0.00	70.60	9.40	7.45	0.00
65.50	9.40	7.45	0.00	70.70	9.40	7.45	0.00
65.60	9.40	7.45	0.00	70.80	9.40	7.45	0.00
65.70	9.40	7.45	0.00	70.90	9.40	7.45	0.00
65.80	9.40	7.45	0.00	71.00	9.40	7.45	0.00
65.90	9.40	7.45	0.00	71.10	9.40	7.45	0.00
66.00	9.40	7.45	0.00	71.20	9.40	7.45	0.00
66.10	9.40	7.45	0.00	71.30	9.40	7.45	0.00
66.20	9.40	7.45	0.00	71.40	9.40	7.45	0.00
66.30	9.40	7.45	0.00	71.50	9.40	7.45	0.00
66.40	9.40	7.45	0.00	71.60	9.40	7.45	0.00
66.50	9.40	7.45	0.00	71.70	9.40	7.45	0.00
66.60	9.40	7.45	0.00	71.80	9.40	7.45	0.00
66.70	9.40	7.45	0.00	71.90	9.40	7.45	0.00
66.80	9.40	7.45	0.00	72.00	9.40	7.45	0.00
66.90	9.40	7.45	0.00				
67.00	9.40	7.45	0.00				
67.10	9.40	7.45	0.00				
67.20	9.40	7.45	0.00				
67.30	9.40	7.45	0.00				
67.40	9.40	7.45	0.00				
67.50	9.40	7.45	0.00				

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 7.94" for 100-Year event
Inflow = 139.36 cfs @ 12.25 hrs, Volume= 15.286 af
Outflow = 87.85 cfs @ 12.49 hrs, Volume= 15.286 af, Atten= 37%, Lag= 14.4 min
Primary = 87.85 cfs @ 12.49 hrs, Volume= 15.286 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.97' @ 12.49 hrs Surf.Area= 3.756 ac Storage= 16.662 af (3.574 af above start)

Plug-Flow detention time= 705.8 min calculated for 2.198 af (14% of inflow)
Center-of-Mass det. time= 51.3 min (840.8 - 789.5)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=87.78 cfs @ 12.49 hrs HW=326.97' (Free Discharge)
└─**1=115'-48" RCP W/ FES** (Passes 87.78 cfs of 109.33 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 87.78 cfs of 100.76 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 87.78 cfs @ 3.22 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Hydrograph for Pond 5P: Proposed Retention Basin

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
0.00	0.00	13.087	326.00	0.00	0.00	**0.00**
0.20	0.00	13.087	326.00	0.00	0.00	0.00
0.40	0.00	13.087	326.00	0.00	0.00	0.00
0.60	0.00	13.087	326.00	0.00	0.00	0.00
0.80	0.00	13.087	326.00	0.00	0.00	0.00
1.00	0.00	13.087	326.00	0.00	0.00	0.00
1.20	0.00	13.087	326.00	0.00	0.00	0.00
1.40	0.00	13.087	326.00	0.00	0.00	0.00
1.60	0.00	13.087	326.00	0.00	0.00	0.00
1.80	0.00	13.087	326.00	0.00	0.00	0.00
2.00	0.00	13.087	326.00	0.00	0.00	0.00
2.20	0.00	13.087	326.00	0.00	0.00	0.00
2.40	0.00	13.087	326.00	0.00	0.00	0.00
2.60	0.00	13.087	326.00	0.00	0.00	0.00
2.80	0.00	13.087	326.00	0.00	0.00	0.00
3.00	0.00	13.088	326.00	0.00	0.00	0.00
3.20	0.03	13.088	326.00	0.00	0.00	0.00
3.40	0.10	13.089	326.00	0.01	0.01	0.00
3.60	0.18	13.091	326.00	0.03	0.03	0.00
3.80	0.26	13.094	326.00	0.05	0.05	0.00
4.00	0.35	13.098	326.00	0.08	0.08	0.00
4.20	0.44	13.103	326.00	0.12	0.12	0.00
4.40	0.52	13.108	326.01	0.17	0.17	0.00
4.60	0.61	13.114	326.01	0.22	0.22	0.00
4.80	0.70	13.121	326.01	0.27	0.27	0.00
5.00	0.80	13.129	326.01	0.33	0.33	0.00
5.20	0.89	13.137	326.01	0.40	0.40	0.00
5.40	0.99	13.145	326.02	0.46	0.46	0.00
5.60	1.08	13.154	326.02	0.53	0.53	0.00
5.80	1.18	13.163	326.02	0.61	0.61	0.00
6.00	1.27	13.173	326.02	0.68	0.68	0.00
6.20	1.38	13.183	326.03	0.76	0.76	0.00
6.40	1.51	13.193	326.03	0.85	0.85	0.00
6.60	1.67	13.205	326.03	0.94	0.94	0.00
6.80	1.85	13.217	326.04	1.04	1.04	0.00
7.00	2.04	13.231	326.04	1.16	1.16	0.00
7.20	2.23	13.247	326.04	1.28	1.28	0.00
7.40	2.44	13.263	326.05	1.41	1.41	0.00
7.60	2.65	13.280	326.05	1.55	1.55	0.00
7.80	2.86	13.299	326.06	1.70	1.70	0.00
8.00	3.09	13.319	326.06	1.86	1.86	0.00
8.20	3.33	13.340	326.07	2.03	2.03	0.00
8.40	3.66	13.362	326.08	2.21	2.21	0.00
8.60	4.07	13.388	326.08	2.41	2.41	0.00
8.80	4.51	13.417	326.09	2.65	2.65	0.00
9.00	4.97	13.450	326.10	2.92	2.92	0.00
9.20	5.46	13.483	326.11	3.42	3.42	0.00
9.40	5.94	13.517	326.12	3.91	3.91	0.00
9.60	6.45	13.551	326.13	4.40	4.40	0.00
9.80	6.97	13.585	326.14	4.90	4.90	0.00
10.00	7.50	13.619	326.15	5.40	5.40	0.00
10.20	8.06	13.654	326.16	5.91	5.91	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
10.40	8.86	13.692	326.17	6.46	6.46	0.00
10.60	9.81	13.734	326.18	7.08	7.08	0.00
10.80	10.83	13.782	326.19	7.78	7.78	0.00
11.00	11.88	13.834	326.21	8.65	8.65	0.00
11.20	13.10	13.889	326.22	9.67	9.67	0.00
11.40	15.65	13.955	326.24	10.92	10.92	0.00
11.60	19.25	14.048	326.27	12.67	12.67	0.00
11.80	31.39	14.210	326.31	15.84	15.84	0.00
12.00	61.46	14.627	326.42	25.36	25.36	0.00
12.20	**132.90**	15.594	326.69	52.09	52.09	0.00
12.40	**109.78**	**16.576**	**326.95**	**84.78**	**84.78**	0.00
12.60	64.61	**16.565**	**326.95**	**84.39**	**84.39**	0.00
12.80	34.74	16.088	326.82	67.91	67.91	0.00
13.00	23.34	15.572	326.68	51.45	51.45	0.00
13.20	17.96	15.164	326.57	39.48	39.48	0.00
13.40	15.42	14.857	326.49	31.14	31.14	0.00
13.60	14.07	14.634	326.43	25.55	25.55	0.00
13.80	13.01	14.470	326.38	21.64	21.64	0.00
14.00	11.99	14.344	326.35	18.82	18.82	0.00
14.20	10.99	14.242	326.32	16.55	16.55	0.00
14.40	10.28	14.159	326.30	14.77	14.77	0.00
14.60	9.75	14.091	326.28	13.49	13.49	0.00
14.80	9.24	14.034	326.26	12.42	12.42	0.00
15.00	8.76	13.986	326.25	11.50	11.50	0.00
15.20	8.27	13.943	326.24	10.70	10.70	0.00
15.40	7.77	13.905	326.23	9.98	9.98	0.00
15.60	7.29	13.870	326.22	9.32	9.32	0.00
15.80	6.80	13.837	326.21	8.71	8.71	0.00
16.00	6.30	13.807	326.20	8.14	8.14	0.00
16.20	5.83	13.776	326.19	7.69	7.69	0.00
16.40	5.50	13.746	326.18	7.25	7.25	0.00
16.60	5.26	13.718	326.17	6.85	6.85	0.00
16.80	5.04	13.693	326.17	6.48	6.48	0.00
17.00	4.83	13.670	326.16	6.15	6.15	0.00
17.20	4.61	13.649	326.16	5.84	5.84	0.00
17.40	4.40	13.630	326.15	5.55	5.55	0.00
17.60	4.18	13.611	326.15	5.28	5.28	0.00
17.80	3.97	13.593	326.14	5.02	5.02	0.00
18.00	3.76	13.576	326.14	4.77	4.77	0.00
18.20	3.55	13.560	326.13	4.53	4.53	0.00
18.40	3.42	13.544	326.13	4.30	4.30	0.00
18.60	3.34	13.531	326.12	4.11	4.11	0.00
18.80	3.28	13.519	326.12	3.93	3.93	0.00
19.00	3.21	13.509	326.12	3.79	3.79	0.00
19.20	3.15	13.500	326.11	3.65	3.65	0.00
19.40	3.08	13.492	326.11	3.54	3.54	0.00
19.60	3.02	13.485	326.11	3.43	3.43	0.00
19.80	2.96	13.478	326.11	3.34	3.34	0.00
20.00	2.89	13.472	326.11	3.25	3.25	0.00
20.20	2.83	13.466	326.11	3.16	3.16	0.00
20.40	2.77	13.461	326.10	3.09	3.09	0.00
20.60	2.72	13.456	326.10	3.01	3.01	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
20.80	2.67	13.451	326.10	2.94	2.94	0.00
21.00	2.63	13.447	326.10	2.89	2.89	0.00
21.20	2.58	13.442	326.10	2.85	2.85	0.00
21.40	2.53	13.438	326.10	2.81	2.81	0.00
21.60	2.48	13.433	326.10	2.78	2.78	0.00
21.80	2.43	13.428	326.09	2.74	2.74	0.00
22.00	2.38	13.423	326.09	2.70	2.70	0.00
22.20	2.34	13.418	326.09	2.65	2.65	0.00
22.40	2.29	13.413	326.09	2.61	2.61	0.00
22.60	2.24	13.407	326.09	2.57	2.57	0.00
22.80	2.19	13.402	326.09	2.52	2.52	0.00
23.00	2.14	13.396	326.09	2.48	2.48	0.00
23.20	2.09	13.391	326.08	2.43	2.43	0.00
23.40	2.05	13.385	326.08	2.39	2.39	0.00
23.60	2.00	13.379	326.08	2.34	2.34	0.00
23.80	1.95	13.374	326.08	2.30	2.30	0.00
24.00	1.90	13.368	326.08	2.25	2.25	0.00
24.20	1.39	13.360	326.08	2.19	2.19	0.00
24.40	0.36	13.339	326.07	2.02	2.02	0.00
24.60	0.08	13.310	326.06	1.79	1.79	0.00
24.80	0.01	13.283	326.05	1.57	1.57	0.00
25.00	0.00	13.259	326.05	1.38	1.38	0.00
25.20	0.00	13.237	326.04	1.20	1.20	0.00
25.40	0.00	13.219	326.04	1.05	1.05	0.00
25.60	0.00	13.202	326.03	0.92	0.92	0.00
25.80	0.00	13.188	326.03	0.81	0.81	0.00
26.00	0.00	13.176	326.02	0.71	0.71	0.00
26.20	0.00	13.165	326.02	0.62	0.62	0.00
26.40	0.00	13.155	326.02	0.54	0.54	0.00
26.60	0.00	13.147	326.02	0.48	0.48	0.00
26.80	0.00	13.139	326.01	0.42	0.42	0.00
27.00	0.00	13.133	326.01	0.36	0.36	0.00
27.20	0.00	13.127	326.01	0.32	0.32	0.00
27.40	0.00	13.122	326.01	0.28	0.28	0.00
27.60	0.00	13.118	326.01	0.24	0.24	0.00
27.80	0.00	13.114	326.01	0.21	0.21	0.00
28.00	0.00	13.111	326.01	0.19	0.19	0.00
28.20	0.00	13.108	326.01	0.16	0.16	0.00
28.40	0.00	13.105	326.00	0.14	0.14	0.00
28.60	0.00	13.103	326.00	0.13	0.13	0.00
28.80	0.00	13.101	326.00	0.11	0.11	0.00
29.00	0.00	13.100	326.00	0.10	0.10	0.00
29.20	0.00	13.098	326.00	0.08	0.08	0.00
29.40	0.00	13.097	326.00	0.07	0.07	0.00
29.60	0.00	13.096	326.00	0.06	0.06	0.00
29.80	0.00	13.095	326.00	0.06	0.06	0.00
30.00	0.00	13.094	326.00	0.05	0.05	0.00
30.20	0.00	13.093	326.00	0.04	0.04	0.00
30.40	0.00	13.092	326.00	0.04	0.04	0.00
30.60	0.00	13.092	326.00	0.03	0.03	0.00
30.80	0.00	13.091	326.00	0.03	0.03	0.00
31.00	0.00	13.091	326.00	0.03	0.03	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
31.20	0.00	13.090	326.00	0.02	0.02	0.00
31.40	0.00	13.090	326.00	0.02	0.02	0.00
31.60	0.00	13.090	326.00	0.02	0.02	0.00
31.80	0.00	13.089	326.00	0.02	0.02	0.00
32.00	0.00	13.089	326.00	0.01	0.01	0.00
32.20	0.00	13.089	326.00	0.01	0.01	0.00
32.40	0.00	13.089	326.00	0.01	0.01	0.00
32.60	0.00	13.089	326.00	0.01	0.01	0.00
32.80	0.00	13.088	326.00	0.01	0.01	0.00
33.00	0.00	13.088	326.00	0.01	0.01	0.00
33.20	0.00	13.088	326.00	0.01	0.01	0.00
33.40	0.00	13.088	326.00	0.01	0.01	0.00
33.60	0.00	13.088	326.00	0.00	0.00	0.00
33.80	0.00	13.088	326.00	0.00	0.00	0.00
34.00	0.00	13.088	326.00	0.00	0.00	0.00
34.20	0.00	13.088	326.00	0.00	0.00	0.00
34.40	0.00	13.088	326.00	0.00	0.00	0.00
34.60	0.00	13.088	326.00	0.00	0.00	0.00
34.80	0.00	13.088	326.00	0.00	0.00	0.00
35.00	0.00	13.088	326.00	0.00	0.00	0.00
35.20	0.00	13.088	326.00	0.00	0.00	0.00
35.40	0.00	13.088	326.00	0.00	0.00	0.00
35.60	0.00	13.088	326.00	0.00	0.00	0.00
35.80	0.00	13.088	326.00	0.00	0.00	0.00
36.00	0.00	13.088	326.00	0.00	0.00	0.00
36.20	0.00	13.088	326.00	0.00	0.00	0.00
36.40	0.00	13.088	326.00	0.00	0.00	0.00
36.60	0.00	13.088	326.00	0.00	0.00	0.00
36.80	0.00	13.088	326.00	0.00	0.00	0.00
37.00	0.00	13.088	326.00	0.00	0.00	0.00
37.20	0.00	13.088	326.00	0.00	0.00	0.00
37.40	0.00	13.088	326.00	0.00	0.00	0.00
37.60	0.00	13.088	326.00	0.00	0.00	0.00
37.80	0.00	13.088	326.00	0.00	0.00	0.00
38.00	0.00	13.088	326.00	0.00	0.00	0.00
38.20	0.00	13.088	326.00	0.00	0.00	0.00
38.40	0.00	13.088	326.00	0.00	0.00	0.00
38.60	0.00	13.088	326.00	0.00	0.00	0.00
38.80	0.00	13.088	326.00	0.00	0.00	0.00
39.00	0.00	13.088	326.00	0.00	0.00	0.00
39.20	0.00	13.088	326.00	0.00	0.00	0.00
39.40	0.00	13.088	326.00	0.00	0.00	0.00
39.60	0.00	13.088	326.00	0.00	0.00	0.00
39.80	0.00	13.088	326.00	0.00	0.00	0.00
40.00	0.00	13.088	326.00	0.00	0.00	0.00
40.20	0.00	13.088	326.00	0.00	0.00	0.00
40.40	0.00	13.088	326.00	0.00	0.00	0.00
40.60	0.00	13.088	326.00	0.00	0.00	0.00
40.80	0.00	13.088	326.00	0.00	0.00	0.00
41.00	0.00	13.088	326.00	0.00	0.00	0.00
41.20	0.00	13.088	326.00	0.00	0.00	0.00
41.40	0.00	13.088	326.00	0.00	0.00	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
41.60	0.00	13.088	326.00	0.00	0.00	0.00
41.80	0.00	13.088	326.00	0.00	0.00	0.00
42.00	0.00	13.088	326.00	0.00	0.00	0.00
42.20	0.00	13.088	326.00	0.00	0.00	0.00
42.40	0.00	13.088	326.00	0.00	0.00	0.00
42.60	0.00	13.088	326.00	0.00	0.00	0.00
42.80	0.00	13.088	326.00	0.00	0.00	0.00
43.00	0.00	13.088	326.00	0.00	0.00	0.00
43.20	0.00	13.088	326.00	0.00	0.00	0.00
43.40	0.00	13.088	326.00	0.00	0.00	0.00
43.60	0.00	13.088	326.00	0.00	0.00	0.00
43.80	0.00	13.088	326.00	0.00	0.00	0.00
44.00	0.00	13.088	326.00	0.00	0.00	0.00
44.20	0.00	13.088	326.00	0.00	0.00	0.00
44.40	0.00	13.088	326.00	0.00	0.00	0.00
44.60	0.00	13.088	326.00	0.00	0.00	0.00
44.80	0.00	13.088	326.00	0.00	0.00	0.00
45.00	0.00	13.088	326.00	0.00	0.00	0.00
45.20	0.00	13.088	326.00	0.00	0.00	0.00
45.40	0.00	13.088	326.00	0.00	0.00	0.00
45.60	0.00	13.088	326.00	0.00	0.00	0.00
45.80	0.00	13.088	326.00	0.00	0.00	0.00
46.00	0.00	13.088	326.00	0.00	0.00	0.00
46.20	0.00	13.088	326.00	0.00	0.00	0.00
46.40	0.00	13.088	326.00	0.00	0.00	0.00
46.60	0.00	13.088	326.00	0.00	0.00	0.00
46.80	0.00	13.088	326.00	0.00	0.00	0.00
47.00	0.00	13.088	326.00	0.00	0.00	0.00
47.20	0.00	13.088	326.00	0.00	0.00	0.00
47.40	0.00	13.088	326.00	0.00	0.00	0.00
47.60	0.00	13.088	326.00	0.00	0.00	0.00
47.80	0.00	13.088	326.00	0.00	0.00	0.00
48.00	0.00	13.088	326.00	0.00	0.00	0.00
48.20	0.00	13.088	326.00	0.00	0.00	0.00
48.40	0.00	13.088	326.00	0.00	0.00	0.00
48.60	0.00	13.088	326.00	0.00	0.00	0.00
48.80	0.00	13.088	326.00	0.00	0.00	0.00
49.00	0.00	13.088	326.00	0.00	0.00	0.00
49.20	0.00	13.088	326.00	0.00	0.00	0.00
49.40	0.00	13.088	326.00	0.00	0.00	0.00
49.60	0.00	13.088	326.00	0.00	0.00	0.00
49.80	0.00	13.088	326.00	0.00	0.00	0.00
50.00	0.00	13.088	326.00	0.00	0.00	0.00
50.20	0.00	13.088	326.00	0.00	0.00	0.00
50.40	0.00	13.088	326.00	0.00	0.00	0.00
50.60	0.00	13.088	326.00	0.00	0.00	0.00
50.80	0.00	13.088	326.00	0.00	0.00	0.00
51.00	0.00	13.088	326.00	0.00	0.00	0.00
51.20	0.00	13.088	326.00	0.00	0.00	0.00
51.40	0.00	13.088	326.00	0.00	0.00	0.00
51.60	0.00	13.088	326.00	0.00	0.00	0.00
51.80	0.00	13.088	326.00	0.00	0.00	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
52.00	0.00	13.088	326.00	0.00	0.00	0.00
52.20	0.00	13.088	326.00	0.00	0.00	0.00
52.40	0.00	13.088	326.00	0.00	0.00	0.00
52.60	0.00	13.088	326.00	0.00	0.00	0.00
52.80	0.00	13.088	326.00	0.00	0.00	0.00
53.00	0.00	13.088	326.00	0.00	0.00	0.00
53.20	0.00	13.088	326.00	0.00	0.00	0.00
53.40	0.00	13.088	326.00	0.00	0.00	0.00
53.60	0.00	13.088	326.00	0.00	0.00	0.00
53.80	0.00	13.088	326.00	0.00	0.00	0.00
54.00	0.00	13.088	326.00	0.00	0.00	0.00
54.20	0.00	13.088	326.00	0.00	0.00	0.00
54.40	0.00	13.088	326.00	0.00	0.00	0.00
54.60	0.00	13.088	326.00	0.00	0.00	0.00
54.80	0.00	13.088	326.00	0.00	0.00	0.00
55.00	0.00	13.088	326.00	0.00	0.00	0.00
55.20	0.00	13.088	326.00	0.00	0.00	0.00
55.40	0.00	13.088	326.00	0.00	0.00	0.00
55.60	0.00	13.088	326.00	0.00	0.00	0.00
55.80	0.00	13.088	326.00	0.00	0.00	0.00
56.00	0.00	13.088	326.00	0.00	0.00	0.00
56.20	0.00	13.088	326.00	0.00	0.00	0.00
56.40	0.00	13.088	326.00	0.00	0.00	0.00
56.60	0.00	13.088	326.00	0.00	0.00	0.00
56.80	0.00	13.088	326.00	0.00	0.00	0.00
57.00	0.00	13.088	326.00	0.00	0.00	0.00
57.20	0.00	13.088	326.00	0.00	0.00	0.00
57.40	0.00	13.088	326.00	0.00	0.00	0.00
57.60	0.00	13.088	326.00	0.00	0.00	0.00
57.80	0.00	13.088	326.00	0.00	0.00	0.00
58.00	0.00	13.088	326.00	0.00	0.00	0.00
58.20	0.00	13.088	326.00	0.00	0.00	0.00
58.40	0.00	13.088	326.00	0.00	0.00	0.00
58.60	0.00	13.088	326.00	0.00	0.00	0.00
58.80	0.00	13.088	326.00	0.00	0.00	0.00
59.00	0.00	13.088	326.00	0.00	0.00	0.00
59.20	0.00	13.088	326.00	0.00	0.00	0.00
59.40	0.00	13.088	326.00	0.00	0.00	0.00
59.60	0.00	13.088	326.00	0.00	0.00	0.00
59.80	0.00	13.088	326.00	0.00	0.00	0.00
60.00	0.00	13.088	326.00	0.00	0.00	0.00
60.20	0.00	13.088	326.00	0.00	0.00	0.00
60.40	0.00	13.088	326.00	0.00	0.00	0.00
60.60	0.00	13.088	326.00	0.00	0.00	0.00
60.80	0.00	13.088	326.00	0.00	0.00	0.00
61.00	0.00	13.088	326.00	0.00	0.00	0.00
61.20	0.00	13.088	326.00	0.00	0.00	0.00
61.40	0.00	13.088	326.00	0.00	0.00	0.00
61.60	0.00	13.088	326.00	0.00	0.00	0.00
61.80	0.00	13.088	326.00	0.00	0.00	0.00
62.00	0.00	13.088	326.00	0.00	0.00	0.00
62.20	0.00	13.088	326.00	0.00	0.00	0.00

Hydrograph for Pond 5P: Proposed Retention Basin (continued)

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)
62.40	0.00	13.088	326.00	0.00	0.00	0.00
62.60	0.00	13.088	326.00	0.00	0.00	0.00
62.80	0.00	13.088	326.00	0.00	0.00	0.00
63.00	0.00	13.088	326.00	0.00	0.00	0.00
63.20	0.00	13.088	326.00	0.00	0.00	0.00
63.40	0.00	13.088	326.00	0.00	0.00	0.00
63.60	0.00	13.088	326.00	0.00	0.00	0.00
63.80	0.00	13.088	326.00	0.00	0.00	0.00
64.00	0.00	13.088	326.00	0.00	0.00	0.00
64.20	0.00	13.088	326.00	0.00	0.00	0.00
64.40	0.00	13.088	326.00	0.00	0.00	0.00
64.60	0.00	13.088	326.00	0.00	0.00	0.00
64.80	0.00	13.088	326.00	0.00	0.00	0.00
65.00	0.00	13.088	326.00	0.00	0.00	0.00
65.20	0.00	13.088	326.00	0.00	0.00	0.00
65.40	0.00	13.088	326.00	0.00	0.00	0.00
65.60	0.00	13.088	326.00	0.00	0.00	0.00
65.80	0.00	13.088	326.00	0.00	0.00	0.00
66.00	0.00	13.088	326.00	0.00	0.00	0.00
66.20	0.00	13.088	326.00	0.00	0.00	0.00
66.40	0.00	13.088	326.00	0.00	0.00	0.00
66.60	0.00	13.088	326.00	0.00	0.00	0.00
66.80	0.00	13.088	326.00	0.00	0.00	0.00
67.00	0.00	13.088	326.00	0.00	0.00	0.00
67.20	0.00	13.088	326.00	0.00	0.00	0.00
67.40	0.00	13.088	326.00	0.00	0.00	0.00
67.60	0.00	13.088	326.00	0.00	0.00	0.00
67.80	0.00	13.088	326.00	0.00	0.00	0.00
68.00	0.00	13.088	326.00	0.00	0.00	0.00
68.20	0.00	13.088	326.00	0.00	0.00	0.00
68.40	0.00	13.088	326.00	0.00	0.00	0.00
68.60	0.00	13.088	326.00	0.00	0.00	0.00
68.80	0.00	13.088	326.00	0.00	0.00	0.00
69.00	0.00	13.088	326.00	0.00	0.00	0.00
69.20	0.00	13.088	326.00	0.00	0.00	0.00
69.40	0.00	13.088	326.00	0.00	0.00	0.00
69.60	0.00	13.088	326.00	0.00	0.00	0.00
69.80	0.00	13.088	326.00	0.00	0.00	0.00
70.00	0.00	13.088	326.00	0.00	0.00	0.00
70.20	0.00	13.088	326.00	0.00	0.00	0.00
70.40	0.00	13.088	326.00	0.00	0.00	0.00
70.60	0.00	13.088	326.00	0.00	0.00	0.00
70.80	0.00	13.088	326.00	0.00	0.00	0.00
71.00	0.00	13.088	326.00	0.00	0.00	0.00
71.20	0.00	13.088	326.00	0.00	0.00	0.00
71.40	0.00	13.088	326.00	0.00	0.00	0.00
71.60	0.00	13.088	326.00	0.00	0.00	0.00
71.80	0.00	13.088	326.00	0.00	0.00	0.00
72.00	0.00	13.088	326.00	0.00	0.00	0.00

Primary Comparison

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
0.00	0.00	0.00	5.30	5.87	0.43
0.10	0.00	0.00	5.40	7.33	0.46
0.20	0.00	0.00	5.50	8.95	0.50
0.30	0.00	0.00	5.60	10.74	0.53
0.40	0.00	0.00	5.70	12.66	0.57
0.50	0.00	0.00	5.80	14.76	0.61
0.60	0.00	0.00	5.90	16.96	0.65
0.70	0.00	0.00	6.00	19.28	0.68
0.80	0.00	0.00	6.10	21.69	0.72
0.90	0.00	0.00	6.20	24.18	0.76
1.00	0.00	0.00	6.30	26.78	0.81
1.10	0.00	0.00	6.40	29.42	0.85
1.20	0.00	0.00	6.50	32.21	0.89
1.30	0.00	0.00	6.60	35.03	0.94
1.40	0.00	0.00	6.70	37.97	0.99
1.50	0.00	0.00	6.80	41.02	1.04
1.60	0.00	0.00	6.90	44.14	1.10
1.70	0.00	0.00	7.00	47.49	1.16
1.80	0.00	0.00	7.10	50.91	1.22
1.90	0.00	0.00	7.20	54.57	1.28
2.00	0.00	0.00	7.30	58.37	1.34
2.10	0.00	0.00	7.40	62.34	1.41
2.20	0.00	0.00	7.50	66.56	1.48
2.30	0.00	0.00	7.60	70.87	1.55
2.40	0.00	0.00	7.70	75.56	1.62
2.50	0.00	0.00	7.80	80.32	1.70
2.60	0.00	0.00	7.90	85.35	1.78
2.70	0.00	0.00	8.00	90.57	1.86
2.80	0.00	0.00	8.10	95.92	1.94
2.90	0.00	0.00	8.20	101.61	2.03
3.00	0.00	0.00	8.30	107.29	2.11
3.10	0.00	0.00	8.40	113.41	2.21
3.20	0.00	0.00	8.50	119.60	2.31
3.30	0.00	0.00	8.60	126.09	2.41
3.40	0.00	0.01	8.70	132.92	2.53
3.50	0.00	0.02	8.80	139.87	2.65
3.60	0.00	0.03	8.90	147.53	2.78
3.70	0.00	0.04	9.00	155.35	2.92
3.80	0.00	0.05	9.10	163.88	3.17
3.90	0.00	0.07	9.20	172.80	3.42
4.00	0.00	0.08	9.30	182.23	3.66
4.10	0.01	0.10	9.40	192.39	3.91
4.20	0.02	0.12	9.50	202.78	4.15
4.30	0.06	0.14	9.60	214.28	4.40
4.40	0.13	0.17	9.70	225.97	4.65
4.50	0.26	0.19	9.80	238.43	4.90
4.60	0.48	0.22	9.90	251.39	5.15
4.70	0.79	0.24	10.00	264.69	5.40
4.80	1.23	0.27	10.10	278.93	5.66
4.90	1.81	0.30	10.20	293.09	5.91
5.00	2.55	0.33	10.30	308.37	6.18
5.10	3.46	0.36	10.40	323.73	6.46
5.20	4.58	0.40	10.50	339.76	6.76

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
10.60	356.57	7.08	15.90	892.32	8.41
10.70	373.50	7.42	16.00	854.55	8.14
10.80	392.12	7.78	16.10	818.05	7.92
10.90	410.87	8.16	16.20	784.18	7.69
11.00	431.31	8.65	16.30	752.99	7.47
11.10	452.60	9.15	16.40	721.49	7.25
11.20	475.05	9.67	16.50	694.53	7.05
11.30	499.44	10.24	16.60	666.43	6.85
11.40	524.43	10.92	16.70	641.33	6.66
11.50	553.15	11.72	16.80	617.10	6.48
11.60	583.37	12.67	16.90	593.57	6.31
11.70	618.31	13.85	17.00	572.18	6.15
11.80	658.53	15.84	17.10	551.14	5.99
11.90	706.63	19.54	17.20	532.60	5.84
12.00	771.11	25.36	17.30	514.05	5.69
12.10	856.82	35.06	17.40	496.84	5.55
12.20	988.58	52.09	17.50	480.43	5.42
12.30	1,172.38	72.18	17.60	464.21	5.28
12.40	1,405.71	**84.78**	17.70	449.75	5.15
12.50	1,687.33	**87.81**	17.80	434.70	5.02
12.60	2,019.29	84.39	17.90	421.62	4.90
12.70	2,394.78	76.93	18.00	408.46	4.77
12.80	2,794.38	67.91	18.10	396.41	4.65
12.90	3,168.08	59.17	18.20	385.74	4.53
13.00	3,489.26	51.45	18.30	374.63	4.41
13.10	3,744.61	44.93	18.40	365.40	4.30
13.20	3,925.82	39.48	18.50	355.42	4.20
13.30	4,008.63	34.91	18.60	346.48	4.11
13.40	**4,031.46**	31.14	18.70	337.63	4.02
13.50	**3,965.76**	28.12	18.80	328.92	3.93
13.60	3,852.33	25.55	18.90	321.13	3.86
13.70	3,697.79	23.35	19.00	312.85	3.79
13.80	3,500.73	21.64	19.10	305.97	3.72
13.90	3,281.38	20.15	19.20	298.81	3.65
14.00	3,029.46	18.82	19.30	292.36	3.60
14.10	2,792.71	17.63	19.40	286.35	3.54
14.20	2,573.93	16.55	19.50	280.37	3.48
14.30	2,374.93	15.59	19.60	275.43	3.43
14.40	2,195.53	14.77	19.70	270.09	3.38
14.50	2,034.15	14.10	19.80	265.74	3.34
14.60	1,894.28	13.49	19.90	261.31	3.29
14.70	1,766.63	12.93	20.00	257.19	3.25
14.80	1,650.38	12.42	20.10	253.52	3.21
14.90	1,543.74	11.94	20.20	249.54	3.16
15.00	1,447.19	11.50	20.30	246.44	3.12
15.10	1,361.32	11.09	20.40	242.83	3.09
15.20	1,280.25	10.70	20.50	239.77	3.05
15.30	1,211.14	10.33	20.60	236.68	3.01
15.40	1,144.92	9.98	20.70	233.58	2.98
15.50	1,085.91	9.64	20.80	230.95	2.94
15.60	1,031.69	9.32	20.90	227.82	2.91
15.70	979.90	9.01	21.00	225.45	2.89
15.80	935.81	8.71	21.10	222.68	2.87

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
21.20	220.21	2.85	26.50	19.01	0.51
21.30	217.84	2.83	26.60	16.52	0.48
21.40	215.28	2.81	26.70	14.41	0.45
21.50	213.28	2.80	26.80	12.51	0.42
21.60	210.75	2.78	26.90	10.89	0.39
21.70	208.78	2.76	27.00	9.48	0.36
21.80	206.58	2.74	27.10	8.20	0.34
21.90	204.47	2.72	27.20	7.14	0.32
22.00	202.58	2.70	27.30	6.17	0.30
22.10	200.32	2.67	27.40	5.38	0.28
22.20	198.64	2.65	27.50	4.65	0.26
22.30	196.48	2.63	27.60	4.02	0.24
22.40	194.67	2.61	27.70	3.49	0.23
22.50	192.76	2.59	27.80	3.00	0.21
22.60	190.77	2.57	27.90	2.60	0.20
22.70	189.10	2.55	28.00	2.24	0.19
22.80	186.96	2.52	28.10	1.93	0.18
22.90	185.35	2.50	28.20	1.66	0.16
23.00	183.38	2.48	28.30	1.41	0.15
23.10	181.58	2.46	28.40	1.21	0.14
23.20	179.82	2.43	28.50	1.02	0.13
23.30	177.84	2.41	28.60	0.87	0.13
23.40	176.27	2.39	28.70	0.73	0.12
23.50	174.21	2.37	28.80	0.61	0.11
23.60	172.57	2.34	28.90	0.51	0.10
23.70	170.70	2.32	29.00	0.42	0.10
23.80	168.87	2.30	29.10	0.35	0.09
23.90	167.20	2.27	29.20	0.27	0.08
24.00	165.19	2.25	29.30	0.21	0.08
24.10	163.64	2.23	29.40	0.16	0.07
24.20	161.67	2.19	29.50	0.11	0.07
24.30	159.62	2.12	29.60	0.08	0.06
24.40	157.01	2.02	29.70	0.04	0.06
24.50	153.73	1.90	29.80	0.02	0.06
24.60	149.99	1.79	29.90	0.01	0.05
24.70	144.87	1.68	30.00	0.00	0.05
24.80	138.79	1.57	30.10	0.00	0.05
24.90	131.11	1.47	30.20	0.00	0.04
25.00	122.64	1.38	30.30	0.00	0.04
25.10	113.51	1.29	30.40	0.00	0.04
25.20	103.71	1.20	30.50	0.00	0.04
25.30	94.18	1.13	30.60	0.00	0.03
25.40	84.37	1.05	30.70	0.00	0.03
25.50	75.12	0.99	30.80	0.00	0.03
25.60	66.34	0.92	30.90	0.00	0.03
25.70	58.15	0.86	31.00	0.00	0.03
25.80	50.62	0.81	31.10	0.00	0.02
25.90	43.71	0.76	31.20	0.00	0.02
26.00	37.88	0.71	31.30	0.00	0.02
26.10	32.97	0.66	31.40	0.00	0.02
26.20	28.75	0.62	31.50	0.00	0.02
26.30	25.04	0.58	31.60	0.00	0.02
26.40	21.80	0.54	31.70	0.00	0.02

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
31.80	0.00	0.02	37.10	0.00	0.00
31.90	0.00	0.01	37.20	0.00	0.00
32.00	0.00	0.01	37.30	0.00	0.00
32.10	0.00	0.01	37.40	0.00	0.00
32.20	0.00	0.01	37.50	0.00	0.00
32.30	0.00	0.01	37.60	0.00	0.00
32.40	0.00	0.01	37.70	0.00	0.00
32.50	0.00	0.01	37.80	0.00	0.00
32.60	0.00	0.01	37.90	0.00	0.00
32.70	0.00	0.01	38.00	0.00	0.00
32.80	0.00	0.01	38.10	0.00	0.00
32.90	0.00	0.01	38.20	0.00	0.00
33.00	0.00	0.01	38.30	0.00	0.00
33.10	0.00	0.01	38.40	0.00	0.00
33.20	0.00	0.01	38.50	0.00	0.00
33.30	0.00	0.01	38.60	0.00	0.00
33.40	0.00	0.01	38.70	0.00	0.00
33.50	0.00	0.00	38.80	0.00	0.00
33.60	0.00	0.00	38.90	0.00	0.00
33.70	0.00	0.00	39.00	0.00	0.00
33.80	0.00	0.00	39.10	0.00	0.00
33.90	0.00	0.00	39.20	0.00	0.00
34.00	0.00	0.00	39.30	0.00	0.00
34.10	0.00	0.00	39.40	0.00	0.00
34.20	0.00	0.00	39.50	0.00	0.00
34.30	0.00	0.00	39.60	0.00	0.00
34.40	0.00	0.00	39.70	0.00	0.00
34.50	0.00	0.00	39.80	0.00	0.00
34.60	0.00	0.00	39.90	0.00	0.00
34.70	0.00	0.00	40.00	0.00	0.00
34.80	0.00	0.00	40.10	0.00	0.00
34.90	0.00	0.00	40.20	0.00	0.00
35.00	0.00	0.00	40.30	0.00	0.00
35.10	0.00	0.00	40.40	0.00	0.00
35.20	0.00	0.00	40.50	0.00	0.00
35.30	0.00	0.00	40.60	0.00	0.00
35.40	0.00	0.00	40.70	0.00	0.00
35.50	0.00	0.00	40.80	0.00	0.00
35.60	0.00	0.00	40.90	0.00	0.00
35.70	0.00	0.00	41.00	0.00	0.00
35.80	0.00	0.00	41.10	0.00	0.00
35.90	0.00	0.00	41.20	0.00	0.00
36.00	0.00	0.00	41.30	0.00	0.00
36.10	0.00	0.00	41.40	0.00	0.00
36.20	0.00	0.00	41.50	0.00	0.00
36.30	0.00	0.00	41.60	0.00	0.00
36.40	0.00	0.00	41.70	0.00	0.00
36.50	0.00	0.00	41.80	0.00	0.00
36.60	0.00	0.00	41.90	0.00	0.00
36.70	0.00	0.00	42.00	0.00	0.00
36.80	0.00	0.00	42.10	0.00	0.00
36.90	0.00	0.00	42.20	0.00	0.00
37.00	0.00	0.00	42.30	0.00	0.00

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
42.40	0.00	0.00	47.70	0.00	0.00
42.50	0.00	0.00	47.80	0.00	0.00
42.60	0.00	0.00	47.90	0.00	0.00
42.70	0.00	0.00	48.00	0.00	0.00
42.80	0.00	0.00	48.10	0.00	0.00
42.90	0.00	0.00	48.20	0.00	0.00
43.00	0.00	0.00	48.30	0.00	0.00
43.10	0.00	0.00	48.40	0.00	0.00
43.20	0.00	0.00	48.50	0.00	0.00
43.30	0.00	0.00	48.60	0.00	0.00
43.40	0.00	0.00	48.70	0.00	0.00
43.50	0.00	0.00	48.80	0.00	0.00
43.60	0.00	0.00	48.90	0.00	0.00
43.70	0.00	0.00	49.00	0.00	0.00
43.80	0.00	0.00	49.10	0.00	0.00
43.90	0.00	0.00	49.20	0.00	0.00
44.00	0.00	0.00	49.30	0.00	0.00
44.10	0.00	0.00	49.40	0.00	0.00
44.20	0.00	0.00	49.50	0.00	0.00
44.30	0.00	0.00	49.60	0.00	0.00
44.40	0.00	0.00	49.70	0.00	0.00
44.50	0.00	0.00	49.80	0.00	0.00
44.60	0.00	0.00	49.90	0.00	0.00
44.70	0.00	0.00	50.00	0.00	0.00
44.80	0.00	0.00	50.10	0.00	0.00
44.90	0.00	0.00	50.20	0.00	0.00
45.00	0.00	0.00	50.30	0.00	0.00
45.10	0.00	0.00	50.40	0.00	0.00
45.20	0.00	0.00	50.50	0.00	0.00
45.30	0.00	0.00	50.60	0.00	0.00
45.40	0.00	0.00	50.70	0.00	0.00
45.50	0.00	0.00	50.80	0.00	0.00
45.60	0.00	0.00	50.90	0.00	0.00
45.70	0.00	0.00	51.00	0.00	0.00
45.80	0.00	0.00	51.10	0.00	0.00
45.90	0.00	0.00	51.20	0.00	0.00
46.00	0.00	0.00	51.30	0.00	0.00
46.10	0.00	0.00	51.40	0.00	0.00
46.20	0.00	0.00	51.50	0.00	0.00
46.30	0.00	0.00	51.60	0.00	0.00
46.40	0.00	0.00	51.70	0.00	0.00
46.50	0.00	0.00	51.80	0.00	0.00
46.60	0.00	0.00	51.90	0.00	0.00
46.70	0.00	0.00	52.00	0.00	0.00
46.80	0.00	0.00	52.10	0.00	0.00
46.90	0.00	0.00	52.20	0.00	0.00
47.00	0.00	0.00	52.30	0.00	0.00
47.10	0.00	0.00	52.40	0.00	0.00
47.20	0.00	0.00	52.50	0.00	0.00
47.30	0.00	0.00	52.60	0.00	0.00
47.40	0.00	0.00	52.70	0.00	0.00
47.50	0.00	0.00	52.80	0.00	0.00
47.60	0.00	0.00	52.90	0.00	0.00

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)	Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
53.00	0.00	0.00	58.30	0.00	0.00
53.10	0.00	0.00	58.40	0.00	0.00
53.20	0.00	0.00	58.50	0.00	0.00
53.30	0.00	0.00	58.60	0.00	0.00
53.40	0.00	0.00	58.70	0.00	0.00
53.50	0.00	0.00	58.80	0.00	0.00
53.60	0.00	0.00	58.90	0.00	0.00
53.70	0.00	0.00	59.00	0.00	0.00
53.80	0.00	0.00	59.10	0.00	0.00
53.90	0.00	0.00	59.20	0.00	0.00
54.00	0.00	0.00	59.30	0.00	0.00
54.10	0.00	0.00	59.40	0.00	0.00
54.20	0.00	0.00	59.50	0.00	0.00
54.30	0.00	0.00	59.60	0.00	0.00
54.40	0.00	0.00	59.70	0.00	0.00
54.50	0.00	0.00	59.80	0.00	0.00
54.60	0.00	0.00	59.90	0.00	0.00
54.70	0.00	0.00	60.00	0.00	0.00
54.80	0.00	0.00	60.10	0.00	0.00
54.90	0.00	0.00	60.20	0.00	0.00
55.00	0.00	0.00	60.30	0.00	0.00
55.10	0.00	0.00	60.40	0.00	0.00
55.20	0.00	0.00	60.50	0.00	0.00
55.30	0.00	0.00	60.60	0.00	0.00
55.40	0.00	0.00	60.70	0.00	0.00
55.50	0.00	0.00	60.80	0.00	0.00
55.60	0.00	0.00	60.90	0.00	0.00
55.70	0.00	0.00	61.00	0.00	0.00
55.80	0.00	0.00	61.10	0.00	0.00
55.90	0.00	0.00	61.20	0.00	0.00
56.00	0.00	0.00	61.30	0.00	0.00
56.10	0.00	0.00	61.40	0.00	0.00
56.20	0.00	0.00	61.50	0.00	0.00
56.30	0.00	0.00	61.60	0.00	0.00
56.40	0.00	0.00	61.70	0.00	0.00
56.50	0.00	0.00	61.80	0.00	0.00
56.60	0.00	0.00	61.90	0.00	0.00
56.70	0.00	0.00	62.00	0.00	0.00
56.80	0.00	0.00	62.10	0.00	0.00
56.90	0.00	0.00	62.20	0.00	0.00
57.00	0.00	0.00	62.30	0.00	0.00
57.10	0.00	0.00	62.40	0.00	0.00
57.20	0.00	0.00	62.50	0.00	0.00
57.30	0.00	0.00	62.60	0.00	0.00
57.40	0.00	0.00	62.70	0.00	0.00
57.50	0.00	0.00	62.80	0.00	0.00
57.60	0.00	0.00	62.90	0.00	0.00
57.70	0.00	0.00	63.00	0.00	0.00
57.80	0.00	0.00	63.10	0.00	0.00
57.90	0.00	0.00	63.20	0.00	0.00
58.00	0.00	0.00	63.30	0.00	0.00
58.10	0.00	0.00	63.40	0.00	0.00
58.20	0.00	0.00	63.50	0.00	0.00

Primary Comparison (continued)

Time (hours)	Subcat 1TOTAL (cfs)	Pond 5P (cfs)
63.60	0.00	0.00
63.70	0.00	0.00
63.80	0.00	0.00
63.90	0.00	0.00
64.00	0.00	0.00
64.10	0.00	0.00
64.20	0.00	0.00
64.30	0.00	0.00
64.40	0.00	0.00
64.50	0.00	0.00
64.60	0.00	0.00
64.70	0.00	0.00
64.80	0.00	0.00
64.90	0.00	0.00
65.00	0.00	0.00
65.10	0.00	0.00
65.20	0.00	0.00
65.30	0.00	0.00
65.40	0.00	0.00
65.50	0.00	0.00
65.60	0.00	0.00
65.70	0.00	0.00
65.80	0.00	0.00
65.90	0.00	0.00
66.00	0.00	0.00
66.10	0.00	0.00
66.20	0.00	0.00
66.30	0.00	0.00
66.40	0.00	0.00
66.50	0.00	0.00
66.60	0.00	0.00
66.70	0.00	0.00
66.80	0.00	0.00
66.90	0.00	0.00
67.00	0.00	0.00
67.10	0.00	0.00
67.20	0.00	0.00
67.30	0.00	0.00
67.40	0.00	0.00
67.50	0.00	0.00
67.60	0.00	0.00
67.70	0.00	0.00
67.80	0.00	0.00
67.90	0.00	0.00
68.00	0.00	0.00
68.10	0.00	0.00
68.20	0.00	0.00
68.30	0.00	0.00
68.40	0.00	0.00
68.50	0.00	0.00
68.60	0.00	0.00
68.70	0.00	0.00
68.80	0.00	0.00
68.90	0.00	0.00
69.00	0.00	0.00
69.10	0.00	0.00
69.20	0.00	0.00
69.30	0.00	0.00
69.40	0.00	0.00
69.50	0.00	0.00
69.60	0.00	0.00
69.70	0.00	0.00
69.80	0.00	0.00
69.90	0.00	0.00
70.00	0.00	0.00
70.10	0.00	0.00
70.20	0.00	0.00
70.30	0.00	0.00
70.40	0.00	0.00
70.50	0.00	0.00
70.60	0.00	0.00
70.70	0.00	0.00
70.80	0.00	0.00
70.90	0.00	0.00
71.00	0.00	0.00
71.10	0.00	0.00
71.20	0.00	0.00
71.30	0.00	0.00
71.40	0.00	0.00
71.50	0.00	0.00
71.60	0.00	0.00
71.70	0.00	0.00
71.80	0.00	0.00
71.90	0.00	0.00
72.00	0.00	0.00

Appendix C: Tailwater Computations Hydraflow Express Report

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Oct 27 2025

100-Year Woodrun Creek

Trapezoidal

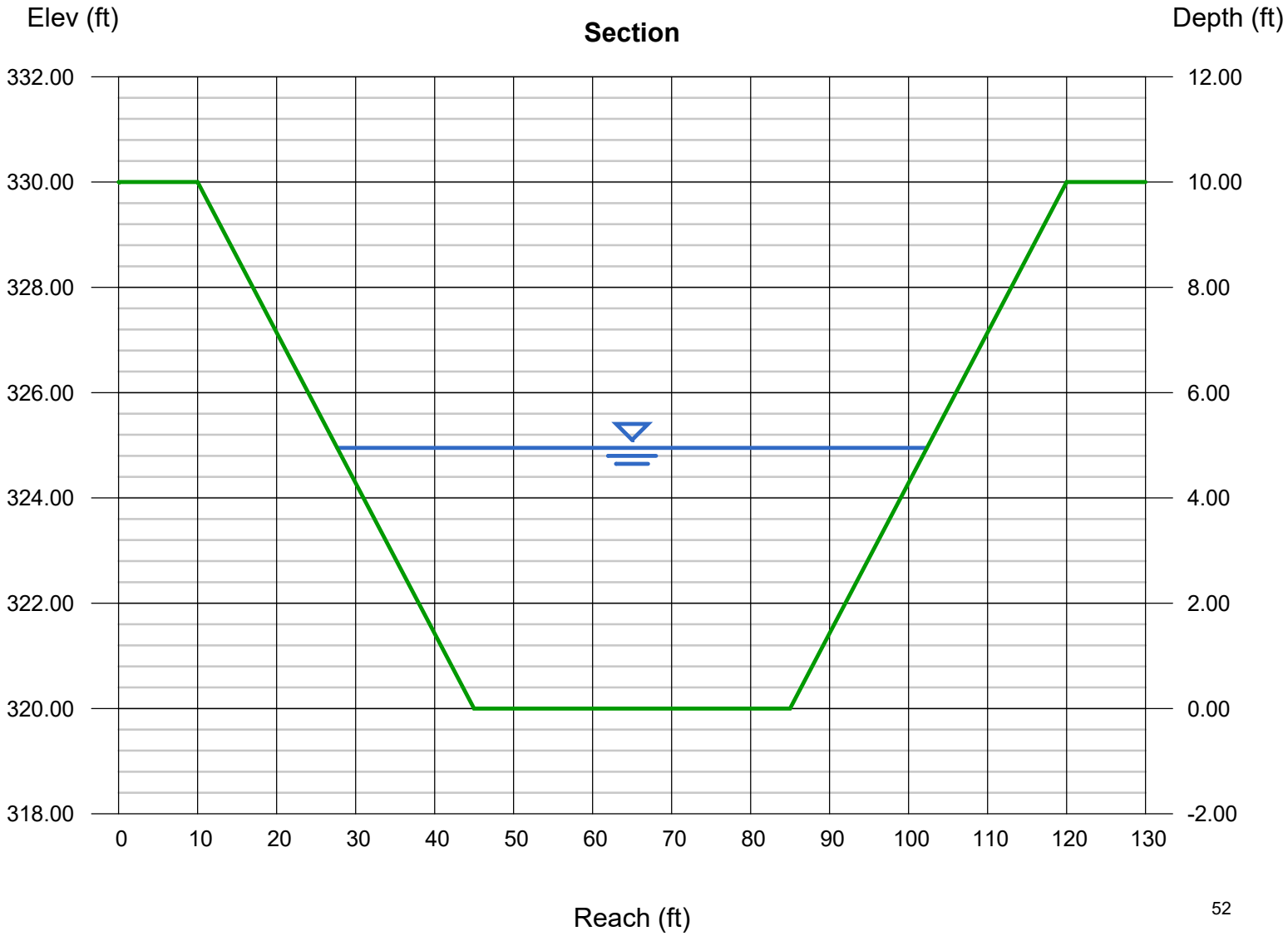
Bottom Width (ft)	= 40.00
Side Slopes (z:1)	= 3.50, 3.50
Total Depth (ft)	= 10.00
Invert Elev (ft)	= 320.00
Slope (%)	= 0.25
N-Value	= 0.030

Calculations

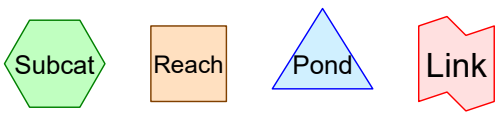
Compute by:	Known Q
Known Q (cfs)	= 1687.33

Highlighted

Depth (ft)	= 4.95
Q (cfs)	= 1,687
Area (sqft)	= 283.76
Velocity (ft/s)	= 5.95
Wetted Perim (ft)	= 76.04
Crit Depth, Yc (ft)	= 3.43
Top Width (ft)	= 74.65
EGL (ft)	= 5.50



Appendix D: Proposed Retention Basin HydroCAD Report



Routing Diagram for 25.12.17 The Summit
Prepared by McMaster & Associates, Inc, Printed 12/17/2025
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25.12.17 The Summit

Prepared by McMaster & Associates, Inc

Printed 12/17/2025

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	4.40	2
2	5-Year	Type III 24-hr		Default	24.00	1	5.80	2
3	10-Year	Type III 24-hr		Default	24.00	1	6.70	2
4	25-Year	Type III 24-hr		Default	24.00	1	7.70	2
5	50-Year	Type III 24-hr		Default	24.00	1	8.60	2
6	100-Year	Type III 24-hr		Default	24.00	1	9.40	2

Events for Subcatchment 1S: Retained, Ex.

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	4.40	31.81	3.947	2.05
5-Year	5.80	50.13	6.176	3.21
10-Year	6.70	62.37	7.683	3.99
25-Year	7.70	76.18	9.405	4.89
50-Year	8.60	88.71	10.986	5.71
100-Year	**9.40**	**99.91**	**12.410**	**6.45**

Events for Subcatchment 2S: Over-Retained, Ex.

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	4.40	8.37	0.815	1.97
5-Year	5.80	13.37	1.286	3.11
10-Year	6.70	16.73	1.606	3.89
25-Year	7.70	20.52	1.972	4.77
50-Year	8.60	23.96	2.309	5.59
100-Year	**9.40**	**27.04**	**2.613**	**6.32**

Events for Subcatchment 4S: Retained, Prop.

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	4.40	56.82	5.972	3.10
5-Year	5.80	80.10	8.534	4.43
10-Year	6.70	95.01	10.207	5.30
25-Year	7.70	111.50	12.080	6.28
50-Year	8.60	126.28	13.774	7.16
100-Year	**9.40**	**139.36**	**15.286**	**7.94**

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Events for Subcatchment 6S: Over-Retained, Prop.

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	4.40	8.37	0.815	1.97
5-Year	5.80	13.37	1.286	3.11
10-Year	6.70	16.73	1.606	3.89
25-Year	7.70	20.52	1.972	4.77
50-Year	8.60	23.96	2.309	5.59
100-Year	**9.40**	**27.04**	**2.613**	**6.32**

Events for Pond 5P: Proposed Retention Basin

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Tertiary (cfs)	Elevation (feet)	Storage (acre-feet)
2-Year	56.82	30.21	30.21	**0.00**	326.48	14.820
5-Year	80.10	45.84	45.84	0.00	326.63	15.384
10-Year	95.01	56.14	56.14	0.00	326.72	15.724
25-Year	111.50	67.76	67.76	0.00	326.82	16.083
50-Year	126.28	78.25	78.25	0.00	326.90	16.394
100-Year	**139.36**	**84.24**	**84.24**	0.00	**326.98**	**16.698**

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Events for Link 3L: Total, Ex.

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-Year	37.97	37.97	**0.00**
5-Year	60.07	60.07	0.00
10-Year	74.79	74.79	0.00
25-Year	91.39	91.39	0.00
50-Year	106.47	106.47	0.00
100-Year	**119.92**	**119.92**	0.00

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Events for Link 7L: Total, Prop.

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
2-Year	34.58	34.58	**0.00**
5-Year	53.10	53.10	0.00
10-Year	65.40	65.40	0.00
25-Year	79.32	79.32	0.00
50-Year	92.01	92.01	0.00
100-Year	**100.26**	**100.26**	0.00

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 31.81 cfs @ 12.42 hrs, Volume= 3.947 af, Depth= 2.05"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=4.40"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 8.37 cfs @ 12.22 hrs, Volume= 0.815 af, Depth= 1.97"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=4.40"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 56.82 cfs @ 12.25 hrs, Volume= 5.972 af, Depth= 3.10"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=4.40"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 8.37 cfs @ 12.22 hrs, Volume= 0.815 af, Depth= 1.97"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-Year Rainfall=4.40"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 3.10" for 2-Year event
Inflow = 56.82 cfs @ 12.25 hrs, Volume= 5.972 af
Outflow = 30.21 cfs @ 12.57 hrs, Volume= 5.972 af, Atten= 47%, Lag= 18.8 min
Primary = 30.21 cfs @ 12.57 hrs, Volume= 5.972 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.48' @ 12.57 hrs Surf.Area= 3.675 ac Storage= 14.820 af (1.732 af above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 64.5 min (879.4 - 814.9)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=30.12 cfs @ 12.57 hrs HW=326.48' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Passes 30.12 cfs of 73.52 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 30.12 cfs of 73.52 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 30.12 cfs @ 2.26 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 2.04" for 2-Year event
Inflow = 37.97 cfs @ 12.37 hrs, Volume= 4.762 af
Primary = 37.97 cfs @ 12.37 hrs, Volume= 4.762 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 2.90" for 2-Year event
Inflow = 34.58 cfs @ 12.50 hrs, Volume= 6.787 af
Primary = 34.58 cfs @ 12.50 hrs, Volume= 6.787 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 50.13 cfs @ 12.40 hrs, Volume= 6.176 af, Depth= 3.21"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 5-Year Rainfall=5.80"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 13.37 cfs @ 12.22 hrs, Volume= 1.286 af, Depth= 3.11"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 5-Year Rainfall=5.80"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 80.10 cfs @ 12.25 hrs, Volume= 8.534 af, Depth= 4.43"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 5-Year Rainfall=5.80"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 13.37 cfs @ 12.22 hrs, Volume= 1.286 af, Depth= 3.11"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 5-Year Rainfall=5.80"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 4.43" for 5-Year event
Inflow = 80.10 cfs @ 12.25 hrs, Volume= 8.534 af
Outflow = 45.84 cfs @ 12.53 hrs, Volume= 8.534 af, Atten= 43%, Lag= 16.9 min
Primary = 45.84 cfs @ 12.53 hrs, Volume= 8.534 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.63' @ 12.53 hrs Surf.Area= 3.700 ac Storage= 15.384 af (2.297 af above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 59.3 min (864.3 - 805.0)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=45.74 cfs @ 12.53 hrs HW=326.63' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Passes 45.74 cfs of 77.24 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 45.74 cfs of 77.24 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 45.74 cfs @ 2.59 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 3.19" for 5-Year event
Inflow = 60.07 cfs @ 12.36 hrs, Volume= 7.462 af
Primary = 60.07 cfs @ 12.36 hrs, Volume= 7.462 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 4.20" for 5-Year event
Inflow = 53.10 cfs @ 12.47 hrs, Volume= 9.821 af
Primary = 53.10 cfs @ 12.47 hrs, Volume= 9.821 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 62.37 cfs @ 12.39 hrs, Volume= 7.683 af, Depth= 3.99"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=6.70"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 16.73 cfs @ 12.21 hrs, Volume= 1.606 af, Depth= 3.89"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=6.70"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 95.01 cfs @ 12.25 hrs, Volume= 10.207 af, Depth= 5.30"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=6.70"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 16.73 cfs @ 12.21 hrs, Volume= 1.606 af, Depth= 3.89"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=6.70"

Area (ac)	CN	Description
* 4.960	75	
4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 5.30" for 10-Year event
Inflow = 95.01 cfs @ 12.25 hrs, Volume= 10.207 af
Outflow = 56.14 cfs @ 12.52 hrs, Volume= 10.207 af, Atten= 41%, Lag= 16.1 min
Primary = 56.14 cfs @ 12.52 hrs, Volume= 10.207 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.72' @ 12.52 hrs Surf.Area= 3.715 ac Storage= 15.724 af (2.636 af above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 56.8 min (856.9 - 800.1)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=56.07 cfs @ 12.52 hrs HW=326.72' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Passes 56.07 cfs of 79.38 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 56.07 cfs of 79.38 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 56.07 cfs @ 2.78 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 3.97" for 10-Year event
Inflow = 74.79 cfs @ 12.36 hrs, Volume= 9.290 af
Primary = 74.79 cfs @ 12.36 hrs, Volume= 9.290 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 5.05" for 10-Year event
Inflow = 65.40 cfs @ 12.46 hrs, Volume= 11.813 af
Primary = 65.40 cfs @ 12.46 hrs, Volume= 11.813 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 76.18 cfs @ 12.39 hrs, Volume= 9.405 af, Depth= 4.89"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=7.70"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 20.52 cfs @ 12.21 hrs, Volume= 1.972 af, Depth= 4.77"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=7.70"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 111.50 cfs @ 12.25 hrs, Volume= 12.080 af, Depth= 6.28"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=7.70"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 20.52 cfs @ 12.21 hrs, Volume= 1.972 af, Depth= 4.77"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=7.70"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 6.28" for 25-Year event
Inflow = 111.50 cfs @ 12.25 hrs, Volume= 12.080 af
Outflow = 67.76 cfs @ 12.51 hrs, Volume= 12.080 af, Atten= 39%, Lag= 15.3 min
Primary = 67.76 cfs @ 12.51 hrs, Volume= 12.080 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.82' @ 12.51 hrs Surf.Area= 3.731 ac Storage= 16.083 af (2.996 af above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 54.5 min (850.1 - 795.6)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=67.70 cfs @ 12.51 hrs HW=326.82' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Passes 67.70 cfs of 81.58 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 67.70 cfs of 81.58 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 67.70 cfs @ 2.96 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 4.87" for 25-Year event
Inflow = 91.39 cfs @ 12.36 hrs, Volume= 11.377 af
Primary = 91.39 cfs @ 12.36 hrs, Volume= 11.377 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 6.01" for 25-Year event
Inflow = 79.32 cfs @ 12.45 hrs, Volume= 14.052 af
Primary = 79.32 cfs @ 12.45 hrs, Volume= 14.052 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 88.71 cfs @ 12.39 hrs, Volume= 10.986 af, Depth= 5.71"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 23.96 cfs @ 12.21 hrs, Volume= 2.309 af, Depth= 5.59"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 126.28 cfs @ 12.25 hrs, Volume= 13.774 af, Depth= 7.16"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 23.96 cfs @ 12.21 hrs, Volume= 2.309 af, Depth= 5.59"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 50-Year Rainfall=8.60"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 7.16" for 50-Year event
Inflow = 126.28 cfs @ 12.25 hrs, Volume= 13.774 af
Outflow = 78.25 cfs @ 12.50 hrs, Volume= 13.774 af, Atten= 38%, Lag= 14.8 min
Primary = 78.25 cfs @ 12.50 hrs, Volume= 13.774 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.90' @ 12.50 hrs Surf.Area= 3.745 ac Storage= 16.394 af (3.307 af above start)

Plug-Flow detention time= 998.4 min calculated for 0.687 af (5% of inflow)
Center-of-Mass det. time= 52.7 min (844.9 - 792.2)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=78.30 cfs @ 12.50 hrs HW=326.90' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Passes 78.30 cfs of 83.42 cfs potential flow)
└─**2=36'-58" x 36" RCAP** (Passes 78.30 cfs of 83.42 cfs potential flow)
└─**3=6'x8' Grate** (Weir Controls 78.30 cfs @ 3.10 fps)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 5.69" for 50-Year event
Inflow = 106.47 cfs @ 12.36 hrs, Volume= 13.295 af
Primary = 106.47 cfs @ 12.36 hrs, Volume= 13.295 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 6.88" for 50-Year event
Inflow = 92.01 cfs @ 12.44 hrs, Volume= 16.083 af
Primary = 92.01 cfs @ 12.44 hrs, Volume= 16.083 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 1S: Retained, Ex.

Runoff = 99.91 cfs @ 12.39 hrs, Volume= 12.410 af, Depth= 6.45"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.40"

	Area (ac)	CN	Description
*	23.100	76	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.6					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 2S: Over-Retained, Ex.

Runoff = 27.04 cfs @ 12.21 hrs, Volume= 2.613 af, Depth= 6.32"
Routed to Link 3L : Total, Ex.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.40"

	Area (ac)	CN	Description
*	4.960	75	
	4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 4S: Retained, Prop.

Runoff = 139.36 cfs @ 12.25 hrs, Volume= 15.286 af, Depth= 7.94"
Routed to Pond 5P : Proposed Retention Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.40"

	Area (ac)	CN	Description
*	23.100	88	
	23.100		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.3					**Direct Entry, Watershed Lag Method**

Summary for Subcatchment 6S: Over-Retained, Prop.

Runoff = 27.04 cfs @ 12.21 hrs, Volume= 2.613 af, Depth= 6.32"
Routed to Link 7L : Total, Prop.

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=9.40"

Area (ac)	CN	Description
* 4.960	75	
4.960		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9					**Direct Entry, Watershed Lag Method**

Summary for Pond 5P: Proposed Retention Basin

Inflow Area = 23.100 ac, 0.00% Impervious, Inflow Depth = 7.94" for 100-Year event
Inflow = 139.36 cfs @ 12.25 hrs, Volume= 15.286 af
Outflow = 84.24 cfs @ 12.51 hrs, Volume= 15.286 af, Atten= 40%, Lag= 15.4 min
Primary = 84.24 cfs @ 12.51 hrs, Volume= 15.286 af
Routed to Link 7L : Total, Prop.
Tertiary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 7L : Total, Prop.

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Starting Elev= 326.00' Surf.Area= 3.596 ac Storage= 13.087 af
Peak Elev= 326.98' @ 12.51 hrs Surf.Area= 3.758 ac Storage= 16.698 af (3.611 af above start)

Plug-Flow detention time= 705.8 min calculated for 2.198 af (14% of inflow)
Center-of-Mass det. time= 51.5 min (841.0 - 789.5)

Volume	Invert	Avail.Storage	Storage Description
#1	322.00'	37.701 af	**25.10.13 BasinStorage - CAD - TOD 332 (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
322.00	2.951	0.000	0.000
323.00	3.110	3.031	3.031
324.00	3.271	3.190	6.221
325.00	3.433	3.352	9.573
326.00	3.596	3.514	13.087
327.00	3.761	3.679	16.766
328.00	3.927	3.844	20.610
329.00	4.095	4.011	24.621
330.00	4.264	4.180	28.800
331.00	4.434	4.349	33.149
332.00	4.669	4.552	37.701

Device	Routing	Invert	Outlet Devices
#1	Primary	321.50'	**48.0" Round 115'-48" RCP W/ FES** L= 122.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 321.50' / 320.50' S= 0.0082 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#2	Device 1	322.00'	**48.0" Round 36'-58" x 36" RCAP** L= 36.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 322.00' / 321.50' S= 0.0139 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf
#3	Device 2	326.00'	**96.0" x 72.0" Horiz. 6'x8' Grate** C= 0.600 Limited to weir flow at low heads
#4	Tertiary	332.00'	**100.0' long x 5.0' breadth TOD - Elev. 332** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=85.18 cfs @ 12.51 hrs HW=326.98' TW=325.00' (Fixed TW Elev= 325.00')
└─**1=115'-48" RCP W/ FES** (Controls 85.18 cfs)
└─**2=36'-58" x 36" RCAP** (Inlet Controls 85.18 cfs @ 6.78 fps)
└─**3=6'x8' Grate** (Passes 85.18 cfs of 89.08 cfs potential flow)

Tertiary OutFlow Max=0.00 cfs @ 0.00 hrs HW=326.00' (Free Discharge)
└─**4=TOD - Elev. 332** (Controls 0.00 cfs)

Summary for Link 3L: Total, Ex.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 6.42" for 100-Year event
Inflow = 119.92 cfs @ 12.36 hrs, Volume= 15.022 af
Primary = 119.92 cfs @ 12.36 hrs, Volume= 15.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Summary for Link 7L: Total, Prop.

Inflow Area = 28.060 ac, 0.00% Impervious, Inflow Depth = 7.65" for 100-Year event
Inflow = 100.26 cfs @ 12.39 hrs, Volume= 17.899 af
Primary = 100.26 cfs @ 12.39 hrs, Volume= 17.899 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Appendix E: Storm Sewer Network Tables

Table E1. Storm Sewer Network, Pipe Characteristics

Line No.	Pipe Type	Pipe Diameter, in	Pipe Length, ft	Drainage Area, acres	Inlet Time, min	Slope of Invert, %	Invert Elevation Up, ft, MSL	Inlet/Rim Elevation Up, ft, MSL
1	RCP	36	96	--	--	2.59	325.49	334.60
2	HP	18	33	0.09	5.0	3.55	326.66	334.25
3	RCP	36	56	0.31	4.5	0.52	325.78	332.45
4	RCP	36	40	0.34	5.9	0.52	325.99	333.46
5	RCP	36	84	--	--	0.50	326.41	333.97
6	HP	24	76	0.19	5.1	0.51	326.80	333.13
7	HP	18	81	0.15	5.0	0.51	327.21	333.58
8	HP	18	45	0.09	5.0	0.51	327.44	334.57
9	HP	18	76	0.17	5.0	0.50	327.59	333.76
10	HP	24	58	0.14	4.4	0.50	326.70	333.57
11	HP	24	75	0.46	6.5	0.51	327.08	333.56
12	HP	24	87	0.13	5.0	0.51	327.52	333.76
13	HP	18	49	0.11	5.0	0.51	327.77	334.50
14	HP	24	62	0.21	6.2	0.50	327.83	333.81
15	HP	18	61	0.17	4.7	0.51	328.14	333.61
16	HP	18	100	0.49	8.9	0.53	328.67	333.44
17	RCP	36	71	0.14	7.8	3.24	325.30	334.08
18	RCP	36	78	0.25	8.7	0.53	325.71	334.35
19	RCP	36	77	0.13	7.9	0.52	326.11	334.02
20	RCP	36	51	--	--	0.51	326.37	333.20
21	HP	18	26	0.27	5.0	0.54	326.51	332.85
22	HP	18	53	0.24	5.0	0.51	326.64	333.03
23	HP	24	55	0.09	5.0	0.51	326.65	333.97
24	HP	24	98	0.24	4.8	0.50	327.14	334.64
25	HP	24	98	0.16	5.0	0.50	327.63	334.28
26	HP	18	68	0.03	5.0	0.51	327.98	334.33
27	HP	18	56	0.15	5.0	0.50	328.26	333.58
28	HP	18	47	0.10	5.0	0.51	328.50	334.53
29	HP	18	78	0.39	3.6	0.50	328.02	334.12
30	HP	18	37	0.06	5.0	0.51	328.21	334.47
31	HP	18	63	0.06	5.0	0.51	328.53	334.88

Table E2. Storm Sewer Network, Pipe Characteristics

Line No.	Pipe Type	Pipe Diameter, in	Pipe Length, ft	Drainage Area, acres	Inlet Time, min	Slope of Invert, %	Invert Elevation Up, ft, MSL	Inlet/Rim Elevation Up, ft, MSL
32	HP	18	73	0.14	7.7	3.16	325.31	334.08
33	HP	18	78	0.25	8.6	0.53	325.72	334.34
34	HP	18	77	0.13	7.9	0.51	326.11	334.02
35	RCP	36	95	0.48	5.3	2.69	325.56	333.33
36	HP	18	82	0.09	5.0	0.50	325.97	334.63
37	RCP	36	141	0.34	4.9	0.51	326.28	333.57
38	HP	18	52	0.05	5.0	0.50	326.54	333.75
39	HP	18	31	0.05	5.0	0.58	326.72	333.74
40	RCP	36	34	--	--	0.62	326.49	333.57
41	HP	18	71	0.22	5.0	0.51	326.85	333.03
42	HP	18	83	0.28	5.0	0.51	327.27	332.84
43	HP	18	75	0.09	5.0	0.51	327.23	333.95
44	HP	18	98	0.21	5.0	0.52	327.74	334.62
45	HP	24	77	0.31	5.4	0.51	326.88	332.97
46	HP	24	77	0.16	5.0	0.51	327.27	333.61
47	HP	18	48	0.11	5.0	0.50	327.51	334.51
48	HP	18	45	0.09	5.0	0.51	327.50	334.55
49	HP	24	77	0.22	4.7	0.51	327.66	333.71
50	HP	18	57	0.04	5.0	0.51	327.95	334.47
51	HP	18	69	0.04	5.0	0.52	328.31	334.51
52	HP	18	58	0.04	5.0	0.45	327.92	334.30
53	HP	18	66	0.16	5.0	0.58	328.30	334.26
54	HP	24	76	0.16	3.7	0.50	328.04	333.54
55	HP	18	96	0.27	3.9	0.50	328.52	333.56
56	HP	18	41	0.34	3.4	0.51	328.73	333.77
57	HP	18	66	0.15	5.0	0.50	328.37	333.49
58	HP	18	47	0.10	5.0	0.51	328.61	334.61
59	HP	18	96	0.39	3.9	0.54	328.89	334.07
60	HP	18	37	0.05	5.0	0.51	329.08	334.61
61	HP	18	63	0.04	5.0	0.54	329.42	335.29

Table E3. Storm Sewer Network, Curb Inlet Characteristics

Line No.	Inlet ID	Structure Description	Inlet Length, ft
3	C.I. 3 W/ 1 Ext.	Double	10
4	C.I. 4 W/ 1 Ext.	Double	10
16	C.I. 22 W/ 2 Ext.	Triple	15
29	C.I. 25 W/ 2 Ext.	Triple	15
35	C.I. 34 W/ 2 Ext.	Triple	15
37	C.I. 36 W/ 2 Ext.	Triple	15
55	C.I. 54 W/ 1 Ext.	Double	10
56	C.I. 55 W/ 2 Ext.	Triple	15
59	C.I. 58 W/ 2 Ext.	Triple	15

Appendix F: Hydraflow Storm Sewers Report

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	96.000	0.00	3.05	0.00	0.00	2.42	0.0	13.2	8.0	19.31	107.4	4.33	36	2.59	323.00	325.49	326.72	326.90	326.00	334.60	1
2	1	33.000	0.09	0.09	0.85	0.08	0.08	5.0	5.0	11.7	0.89	21.42	1.68	18	3.55	325.49	326.66	326.90	327.01	334.60	334.25	2
3	1	56.000	0.31	2.96	0.80	0.25	2.34	4.5	12.8	8.1	18.93	48.00	5.85	36	0.52	325.49	325.78	326.90	327.17	334.60	332.45	3
4	3	40.000	0.34	2.65	0.80	0.27	2.09	5.9	12.6	8.2	17.08	48.32	5.51	36	0.52	325.78	325.99	327.17	327.31	332.45	333.46	4
5	4	84.000	0.00	2.31	0.00	0.00	1.82	0.0	11.9	8.4	15.21	47.16	5.29	36	0.50	325.99	326.41	327.31	327.65	333.46	333.97	5
6	5	76.000	0.19	0.60	0.80	0.15	0.51	5.1	7.1	10.4	5.27	17.55	3.50	24	0.51	326.41	326.80	327.65	327.61	333.97	333.13	6
7	6	81.000	0.15	0.41	0.90	0.14	0.36	5.0	6.5	10.7	3.81	8.09	4.13	18	0.51	326.80	327.21	327.61	327.96	333.13	333.58	7
8	7	45.000	0.09	0.09	0.85	0.08	0.08	5.0	5.0	11.7	0.89	8.13	1.93	18	0.51	327.21	327.44	327.96	327.79	333.58	334.57	8
9	7	76.000	0.17	0.17	0.85	0.14	0.14	5.0	5.0	11.7	1.69	8.04	2.66	18	0.50	327.21	327.59	327.96	328.08	333.58	333.76	9
10	5	58.000	0.14	1.71	0.80	0.11	1.31	4.4	11.6	8.5	11.08	17.33	5.53	24	0.50	326.41	326.70	327.65	327.89	333.97	333.57	10
11	10	75.000	0.46	1.57	0.70	0.32	1.20	6.5	11.3	8.6	10.28	17.44	5.39	24	0.51	326.70	327.08	327.89	328.23	333.57	333.56	11
12	11	87.000	0.13	1.11	0.90	0.12	0.88	5.0	10.7	8.8	7.69	17.43	4.56	24	0.51	327.08	327.52	328.23	328.51	333.56	333.76	12
13	12	49.000	0.11	0.11	0.80	0.09	0.09	5.0	5.0	11.7	1.03	8.13	1.89	18	0.51	327.52	327.77	328.51	328.15	333.76	334.50	13
14	12	62.000	0.21	0.87	0.80	0.17	0.67	6.2	10.2	9.0	6.02	17.33	4.26	24	0.50	327.52	327.83	328.51	328.70	333.76	333.81	14
15	14	61.000	0.17	0.66	0.80	0.14	0.50	4.7	9.8	9.1	4.59	8.11	4.48	18	0.51	327.83	328.14	328.70	328.96	333.81	333.61	15
16	15	100.000	0.49	0.49	0.75	0.37	0.37	8.9	8.9	9.5	3.48	8.28	3.86	18	0.53	328.14	328.67	328.96	329.38	333.61	333.44	16
17	End	71.000	0.14	2.31	0.60	0.08	1.75	7.8	15.4	7.4	12.99	120.0	3.24	36	3.24	323.00	325.30	326.72	326.55	326.00	334.08	17
18	17	78.000	0.25	2.17	0.60	0.15	1.66	8.7	14.8	7.6	12.59	48.35	4.50	36	0.53	325.30	325.71	326.72	326.84	334.08	334.35	18
19	18	77.000	0.13	1.92	0.60	0.08	1.51	7.9	14.2	7.7	11.68	48.07	4.95	36	0.52	325.71	326.11	326.84	327.19	334.35	334.02	19
20	19	51.000	0.00	1.79	0.00	0.00	1.44	0.0	13.8	7.8	11.23	47.62	4.95	36	0.51	326.11	326.37	327.19	327.43	334.02	333.20	20
21	20	26.000	0.27	0.27	0.85	0.23	0.23	5.0	5.0	11.7	2.68	8.35	2.95	18	0.54	326.37	326.51	327.43	327.13	333.20	332.85	21
22	20	53.000	0.24	0.24	0.85	0.20	0.20	5.0	5.0	11.7	2.39	8.12	2.77	18	0.51	326.37	326.64	327.43	327.22	333.20	333.03	22

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

NOTES:Intensity = 48.96 / (Inlet time + 4.80) ^ 0.63; Return period =Yrs. 50 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	20	55.000	0.09	1.28	0.75	0.07	1.00	5.0	13.5	7.9	7.91	17.48	4.85	24	0.51	326.37	326.65	327.43	327.65	333.20	333.97	23
24	23	98.000	0.24	1.19	0.80	0.19	0.93	4.8	13.0	8.0	7.51	17.33	4.87	24	0.50	326.65	327.14	327.65	328.11	333.97	334.64	24
25	24	98.000	0.16	0.95	0.60	0.10	0.74	5.0	12.4	8.2	6.10	17.33	4.33	24	0.50	327.14	327.63	328.11	328.50	334.64	334.28	25
26	25	68.000	0.03	0.28	0.50	0.02	0.24	5.0	7.0	10.4	2.44	8.16	3.03	18	0.51	327.63	327.98	328.50	328.57	334.28	334.33	26
27	26	56.000	0.15	0.25	0.90	0.14	0.22	5.0	6.4	10.8	2.37	8.04	3.70	18	0.50	327.98	328.26	328.57	328.84	334.33	333.58	27
28	27	47.000	0.10	0.10	0.85	0.09	0.09	5.0	5.0	11.7	0.99	8.13	2.24	18	0.51	328.26	328.50	328.84	328.87	333.58	334.53	28
29	25	78.000	0.39	0.51	0.90	0.35	0.41	3.6	11.9	8.4	3.44	8.04	3.72	18	0.50	327.63	328.02	328.50	328.73	334.28	334.12	29
30	29	37.000	0.06	0.12	0.50	0.03	0.06	5.0	10.3	8.9	0.54	8.15	1.56	18	0.51	328.02	328.21	328.73	328.48	334.12	334.47	30
31	30	63.000	0.06	0.06	0.50	0.03	0.03	5.0	5.0	11.7	0.35	8.11	1.91	18	0.51	328.21	328.53	328.48	328.75	334.47	334.88	31
32	End	73.000	0.14	0.52	0.60	0.08	0.31	7.7	11.8	8.4	2.62	20.24	1.49	18	3.16	323.00	325.31	326.72	326.76	326.00	334.08	32
33	32	78.000	0.25	0.38	0.60	0.15	0.23	8.6	10.8	8.7	1.99	8.25	2.34	18	0.53	325.31	325.72	326.77	326.25	334.08	334.34	33
34	33	77.000	0.13	0.13	0.60	0.08	0.08	7.9	7.9	10.0	0.78	8.10	2.06	18	0.51	325.72	326.11	326.25	326.44	334.34	334.02	34
35	End	95.000	0.48	4.48	0.80	0.38	3.64	5.3	18.7	6.8	24.63	109.5	4.96	36	2.69	323.00	325.56	326.72	327.16	326.00	333.33	35
36	35	82.000	0.09	0.09	0.85	0.08	0.08	5.0	5.0	11.7	0.89	8.04	0.55	18	0.50	325.56	325.97	327.16	327.16	333.33	334.63	36
37	35	141.000	0.34	3.91	0.85	0.29	3.18	4.9	18.1	6.9	21.83	47.66	5.94	36	0.51	325.56	326.28	327.16	327.78	333.33	333.57	37
38	37	52.000	0.05	0.10	0.55	0.03	0.05	5.0	8.1	9.8	0.52	8.04	0.31	18	0.50	326.28	326.54	327.78	327.78	333.57	333.75	38
39	38	31.000	0.05	0.05	0.50	0.03	0.03	5.0	5.0	11.7	0.29	8.67	1.14	18	0.58	326.54	326.72	327.78	326.92	333.75	333.74	39
40	37	34.000	0.00	3.47	0.00	0.00	2.84	0.0	18.0	6.9	19.57	52.41	5.74	36	0.62	326.28	326.49	327.78	327.91	333.57	333.57	40
41	40	71.000	0.22	0.80	0.85	0.19	0.66	5.0	7.3	10.2	6.77	8.10	4.13	18	0.51	326.49	326.85	327.91	328.09	333.57	333.03	41
42	41	83.000	0.28	0.28	0.85	0.24	0.24	5.0	5.0	11.7	2.78	8.09	1.71	18	0.51	326.85	327.27	328.43	328.47	333.03	332.84	42
43	41	75.000	0.09	0.30	0.75	0.07	0.24	5.0	6.5	10.7	2.52	8.10	1.53	18	0.51	326.85	327.23	328.43	328.46	333.03	333.95	43
44	43	98.000	0.21	0.21	0.80	0.17	0.17	5.0	5.0	11.7	1.96	8.21	2.38	18	0.52	327.23	327.74	328.50	328.27	333.95	334.62	44

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

NOTES:Intensity = 48.96 / (Inlet time + 4.80) ^ 0.63; Return period =Yrs. 50 ; c = cir e = ellip b = box

Storm Sewer Tabulation

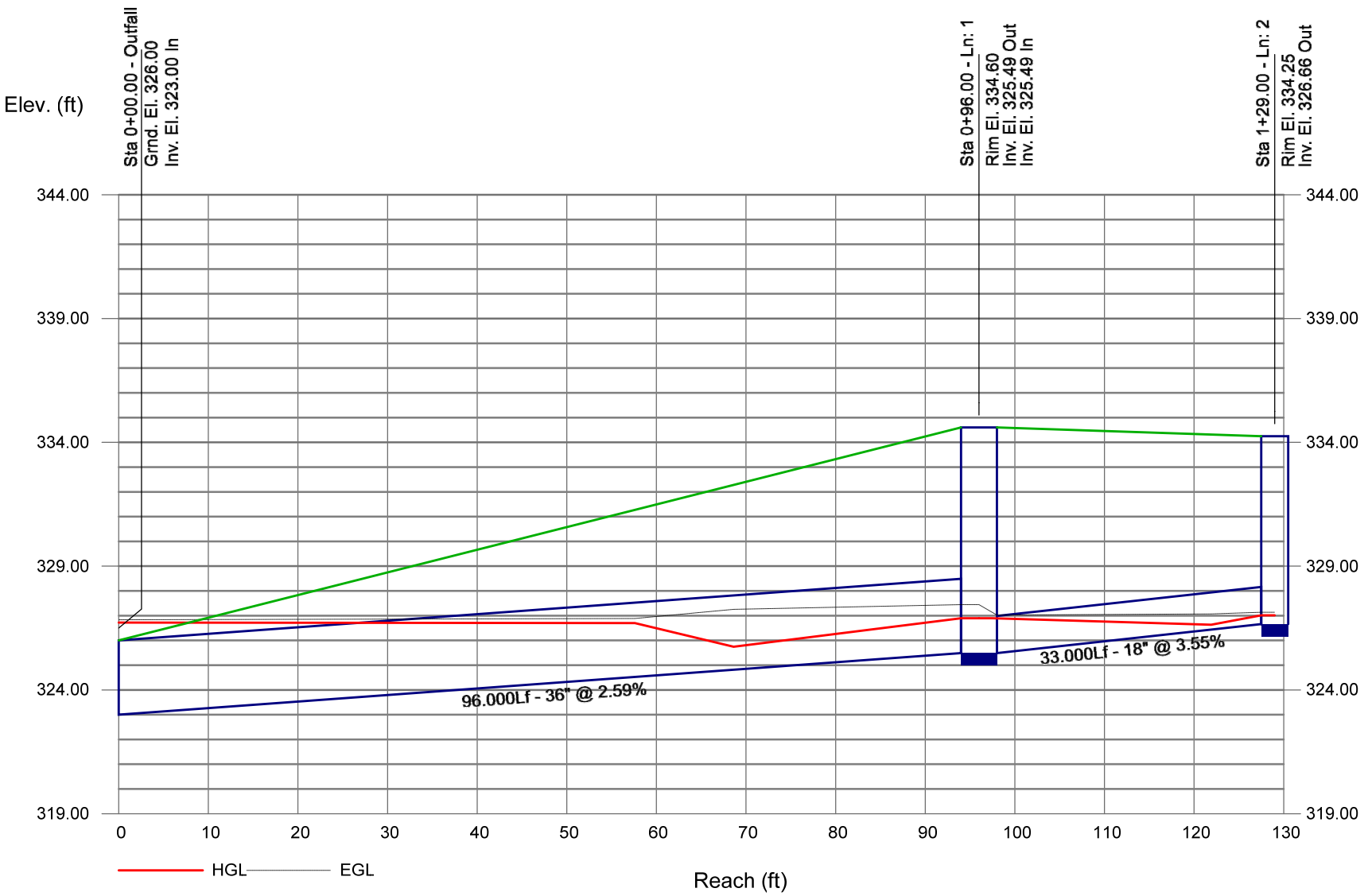
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	40	77.000	0.31	2.67	0.80	0.25	2.18	5.4	17.8	6.9	15.10	17.44	6.25	24	0.51	326.49	326.88	327.93	328.32	333.57	332.97	45
46	45	77.000	0.16	2.36	0.90	0.14	1.93	5.0	17.6	7.0	13.46	17.44	5.38	24	0.51	326.88	327.27	328.62	328.59	332.97	333.61	46
47	46	48.000	0.11	0.11	0.85	0.09	0.09	5.0	5.0	11.7	1.09	8.04	1.83	18	0.50	327.27	327.51	328.59	327.90	333.61	334.51	47
48	46	45.000	0.09	0.09	0.85	0.08	0.08	5.0	5.0	11.7	0.89	8.13	1.69	18	0.51	327.27	327.50	328.59	327.85	333.61	334.55	48
49	46	77.000	0.22	2.00	0.80	0.18	1.62	4.7	17.4	7.0	11.34	17.44	5.44	24	0.51	327.27	327.66	328.59	328.87	333.61	333.71	49
50	49	57.000	0.04	0.08	0.50	0.02	0.04	5.0	13.7	7.9	0.31	8.11	1.17	18	0.51	327.66	327.95	328.87	328.16	333.71	334.47	50
51	50	69.000	0.04	0.04	0.50	0.02	0.02	5.0	5.0	11.7	0.23	8.22	1.79	18	0.52	327.95	328.31	328.16	328.49	334.47	334.51	51
52	49	58.000	0.04	0.20	0.50	0.02	0.13	5.0	6.5	10.7	1.41	7.62	2.07	18	0.45	327.66	327.92	328.87	328.37	333.71	334.30	52
53	52	66.000	0.16	0.16	0.70	0.11	0.11	5.0	5.0	11.7	1.31	8.63	3.06	18	0.58	327.92	328.30	328.37	328.73	334.30	334.26	53
54	49	76.000	0.16	1.50	0.85	0.14	1.27	3.7	16.0	7.3	9.28	17.33	5.00	24	0.50	327.66	328.04	328.87	329.13	333.71	333.54	54
55	54	96.000	0.27	0.61	0.85	0.23	0.52	3.9	3.9	11.7	6.06	8.04	4.77	18	0.50	328.04	328.52	329.13	329.47	333.54	333.56	55
56	55	41.000	0.34	0.34	0.85	0.29	0.29	3.4	3.4	11.7	3.38	8.14	1.96	18	0.51	328.52	328.73	330.06	330.09	333.56	333.77	56
57	54	66.000	0.15	0.73	0.90	0.14	0.62	5.0	15.7	7.4	4.54	8.04	3.96	18	0.50	328.04	328.37	329.13	329.19	333.54	333.49	57
58	57	47.000	0.10	0.10	0.85	0.09	0.09	5.0	5.0	11.7	0.99	8.13	1.96	18	0.51	328.37	328.61	329.19	328.98	333.49	334.61	58
59	57	96.000	0.39	0.48	0.90	0.35	0.40	3.9	15.0	7.5	2.97	8.37	3.52	18	0.54	328.37	328.89	329.19	329.55	333.49	334.07	59
60	59	37.000	0.05	0.09	0.50	0.03	0.05	5.0	12.9	8.1	0.36	8.15	1.36	18	0.51	328.89	329.08	329.55	329.30	334.07	334.61	60
61	60	63.000	0.04	0.04	0.50	0.02	0.02	5.0	5.0	11.7	0.23	8.36	1.71	18	0.54	329.08	329.42	329.30	329.60	334.61	335.29	61

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

NOTES:Intensity = 48.96 / (Inlet time + 4.80) ^ 0.63; Return period =Yrs. 50 ; c = cir e = ellip b = box

Storm Sewer Profile

Proj. file: 25.12.17 The Summit.stm



Storm Sewer Profile

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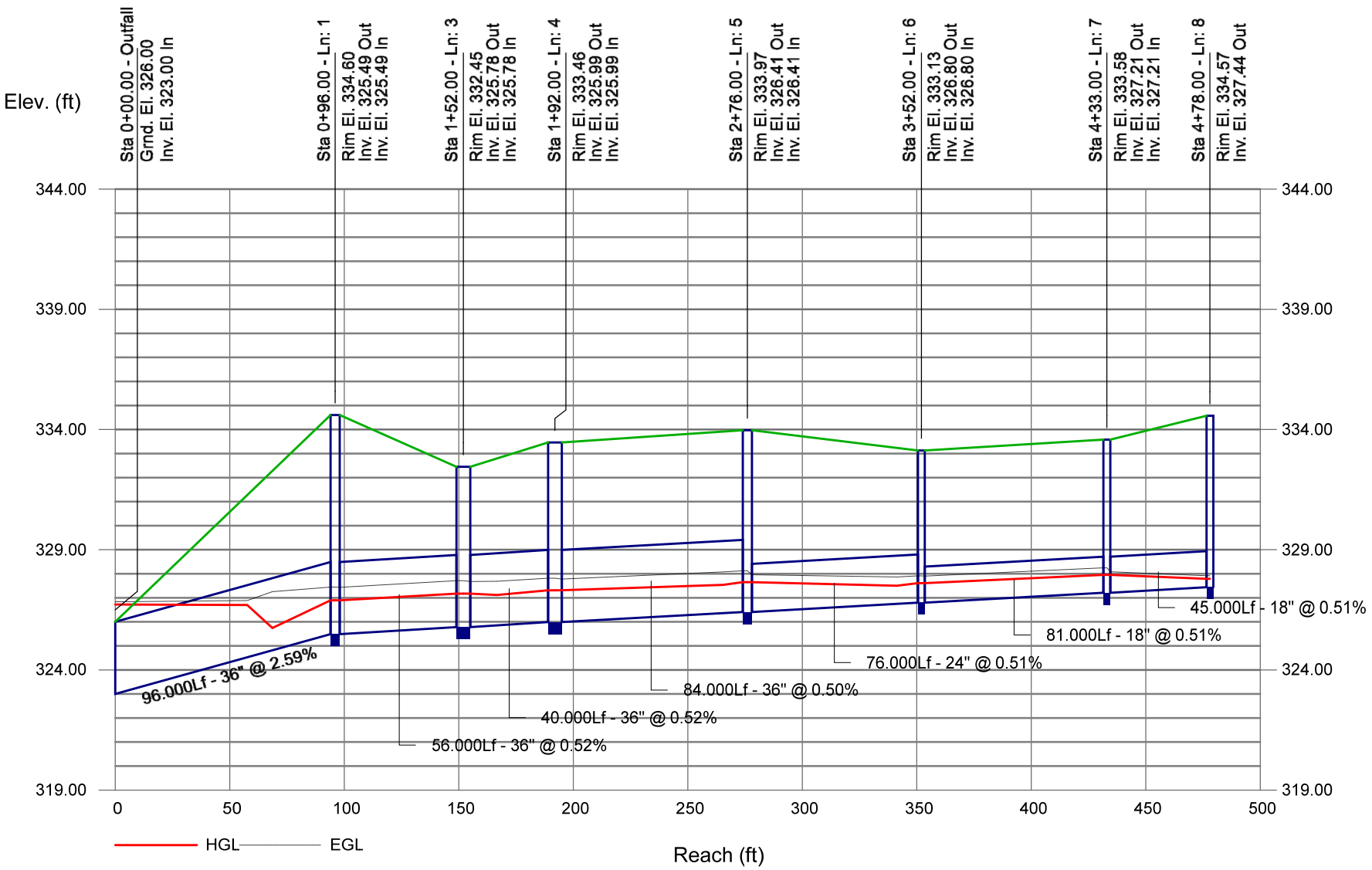

Storm Sewer Profile

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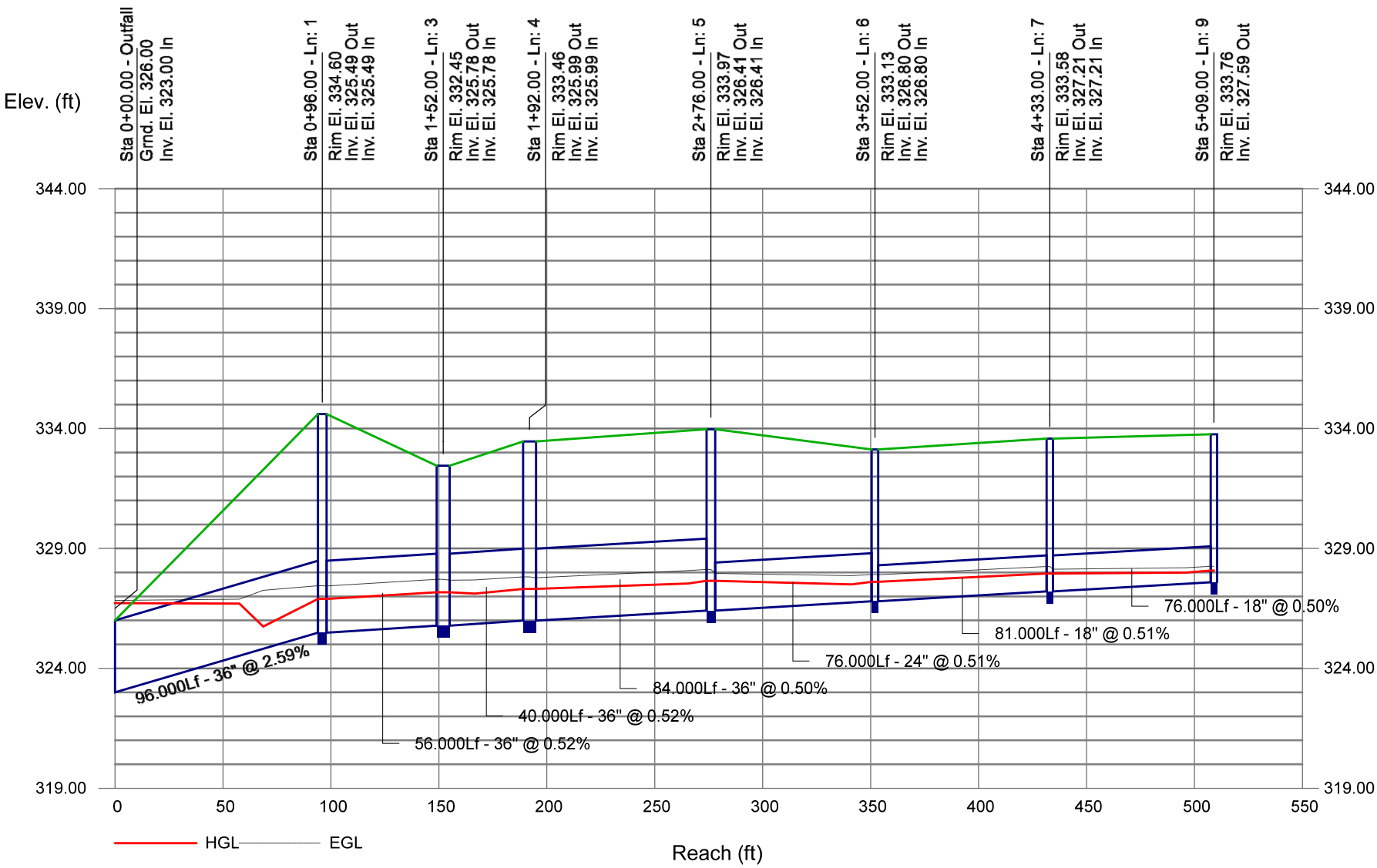

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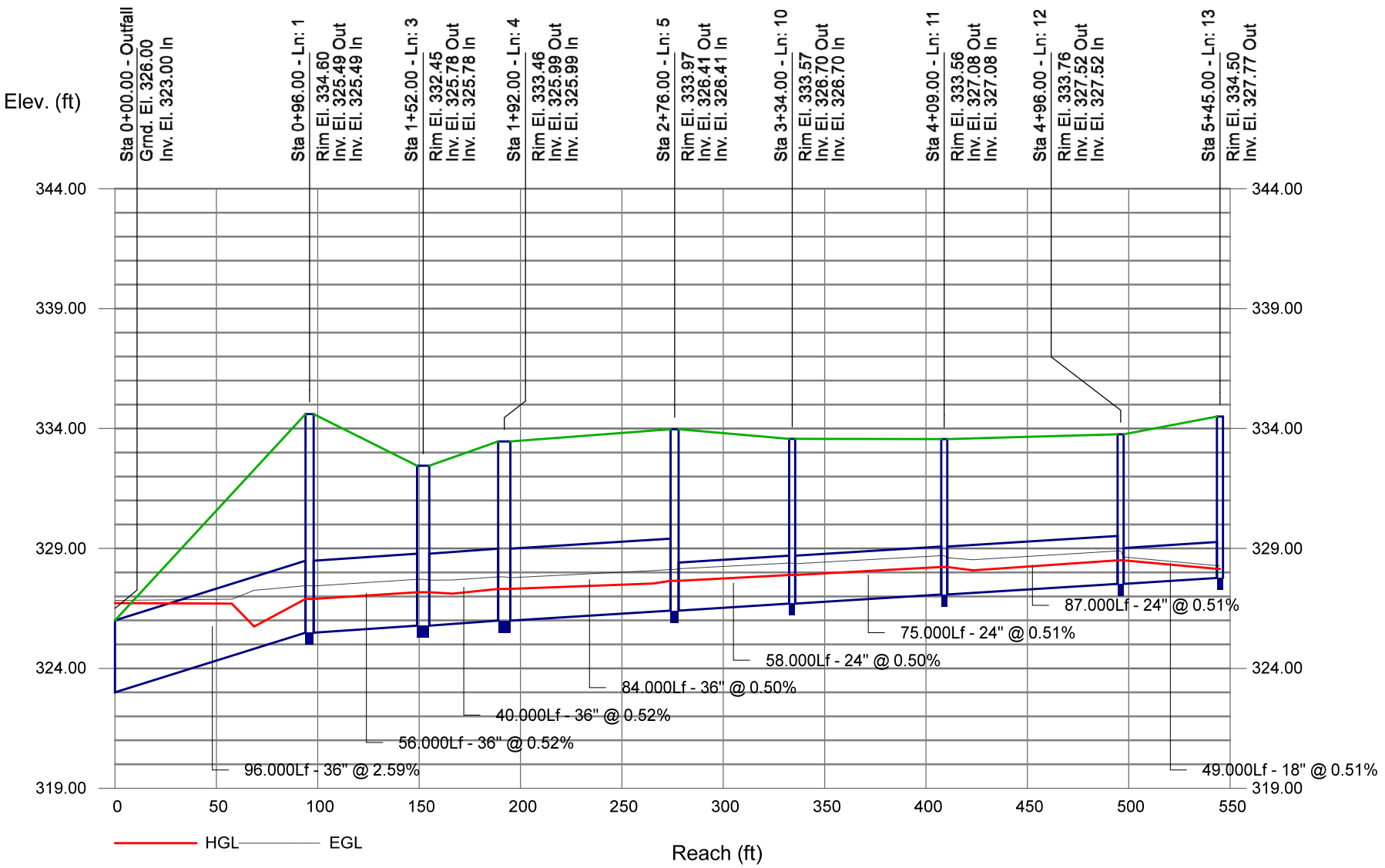

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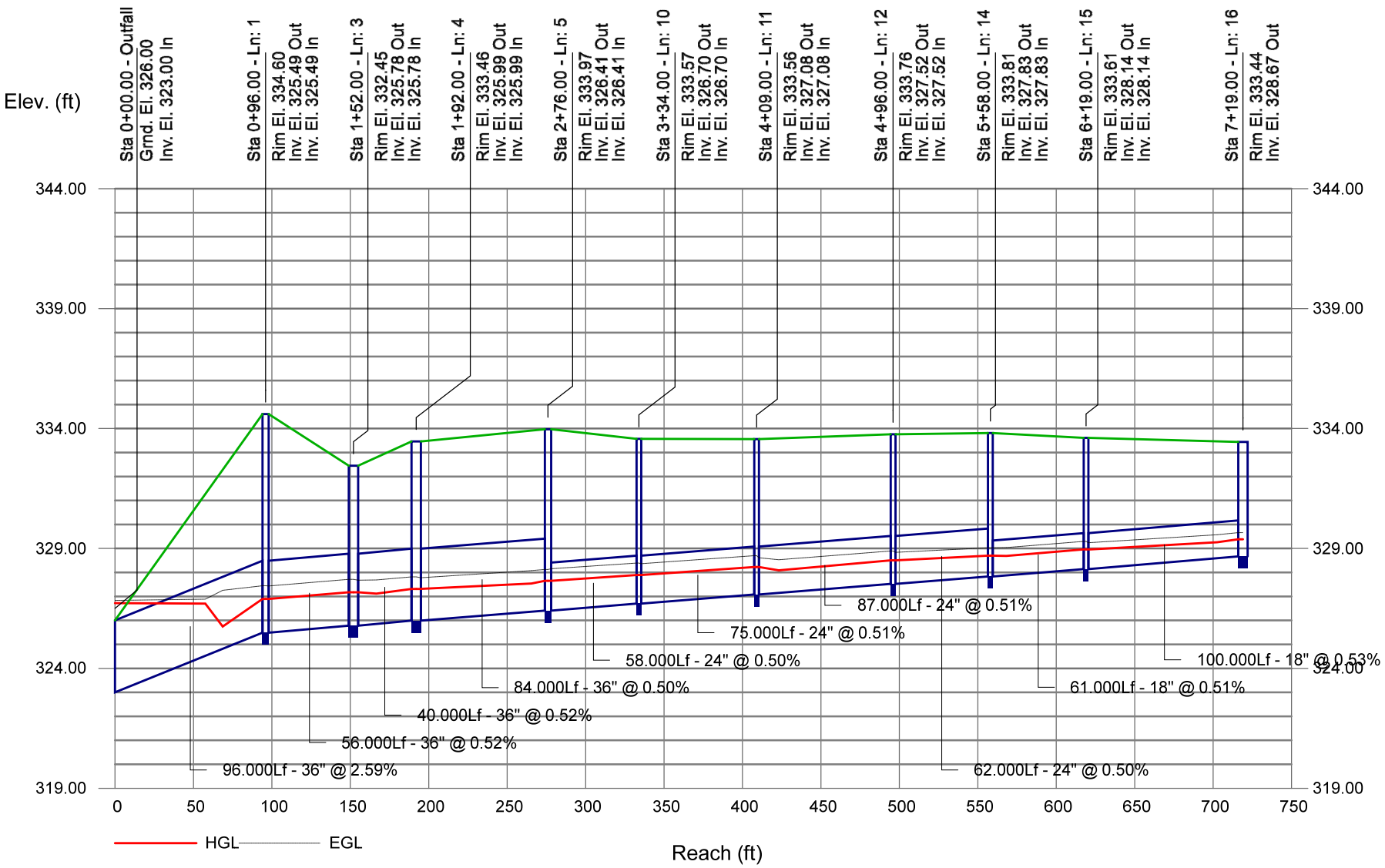

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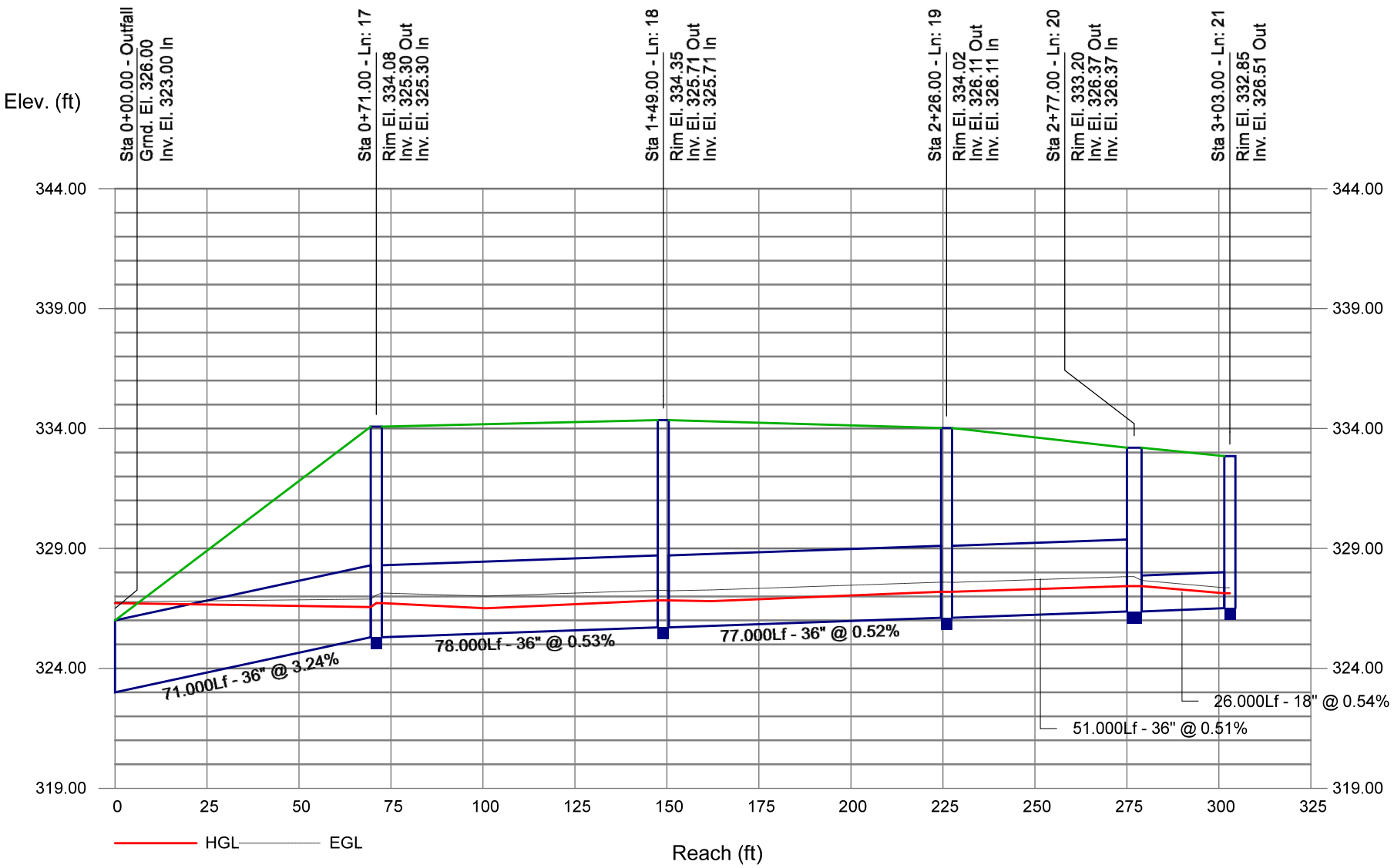

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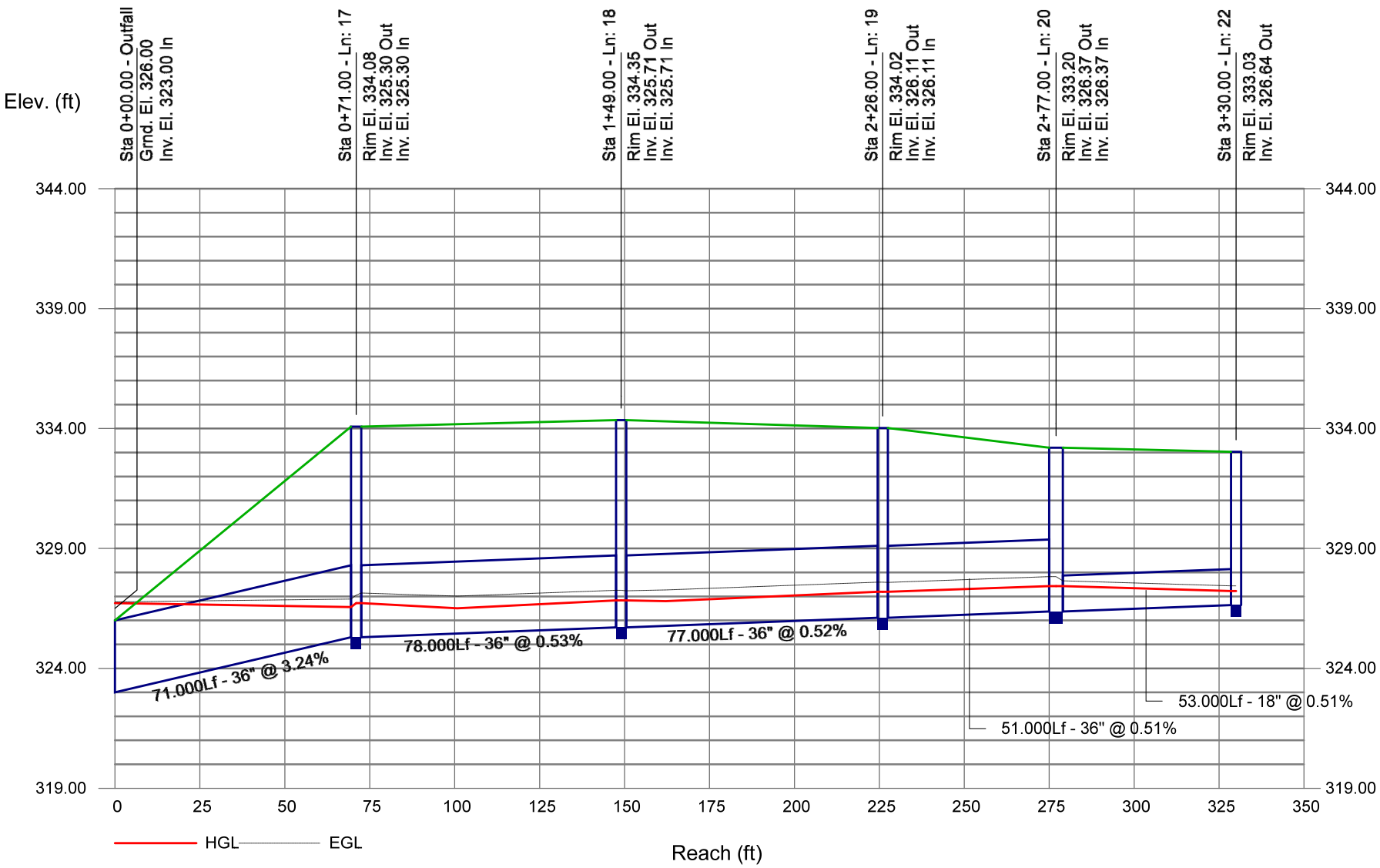
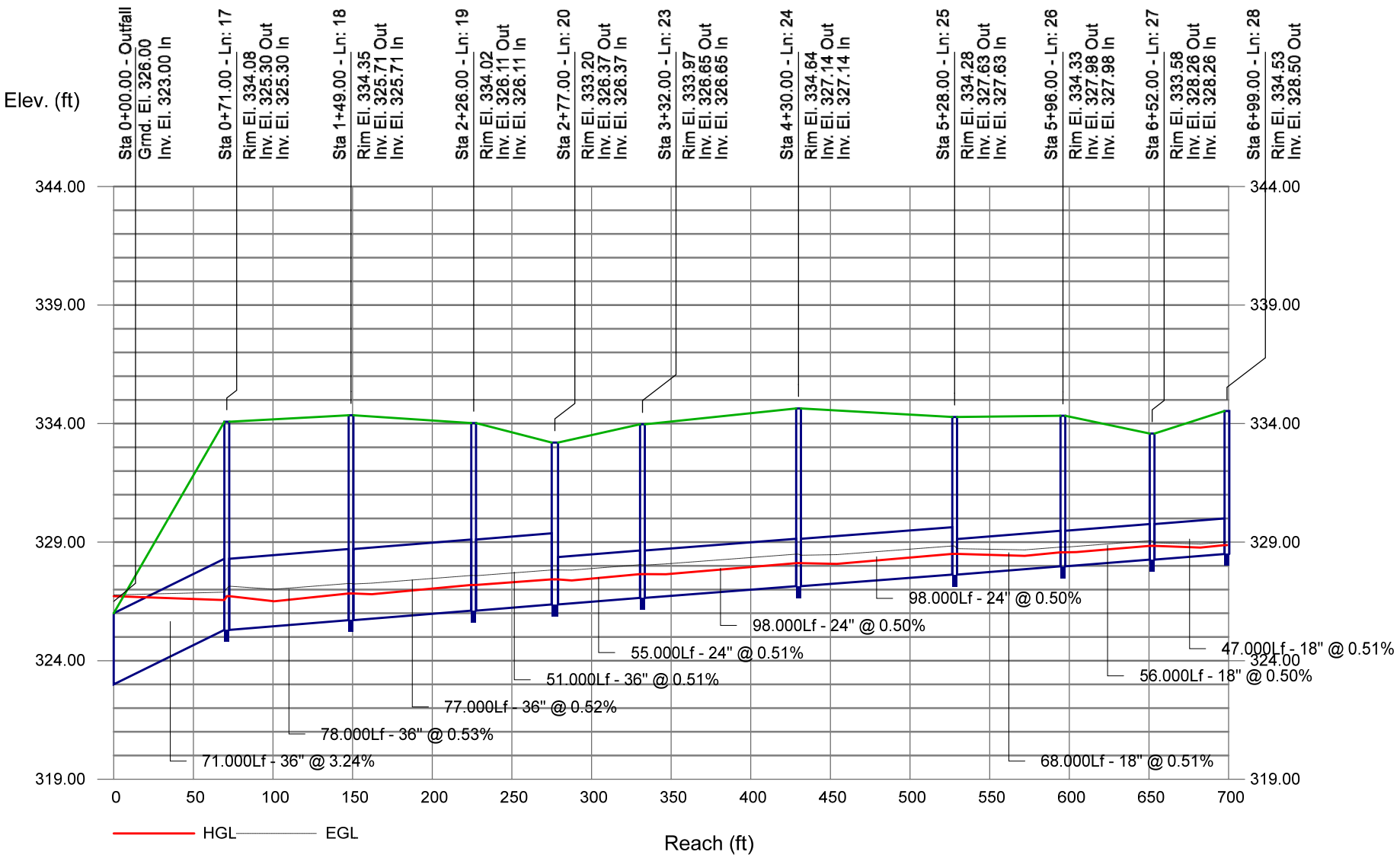
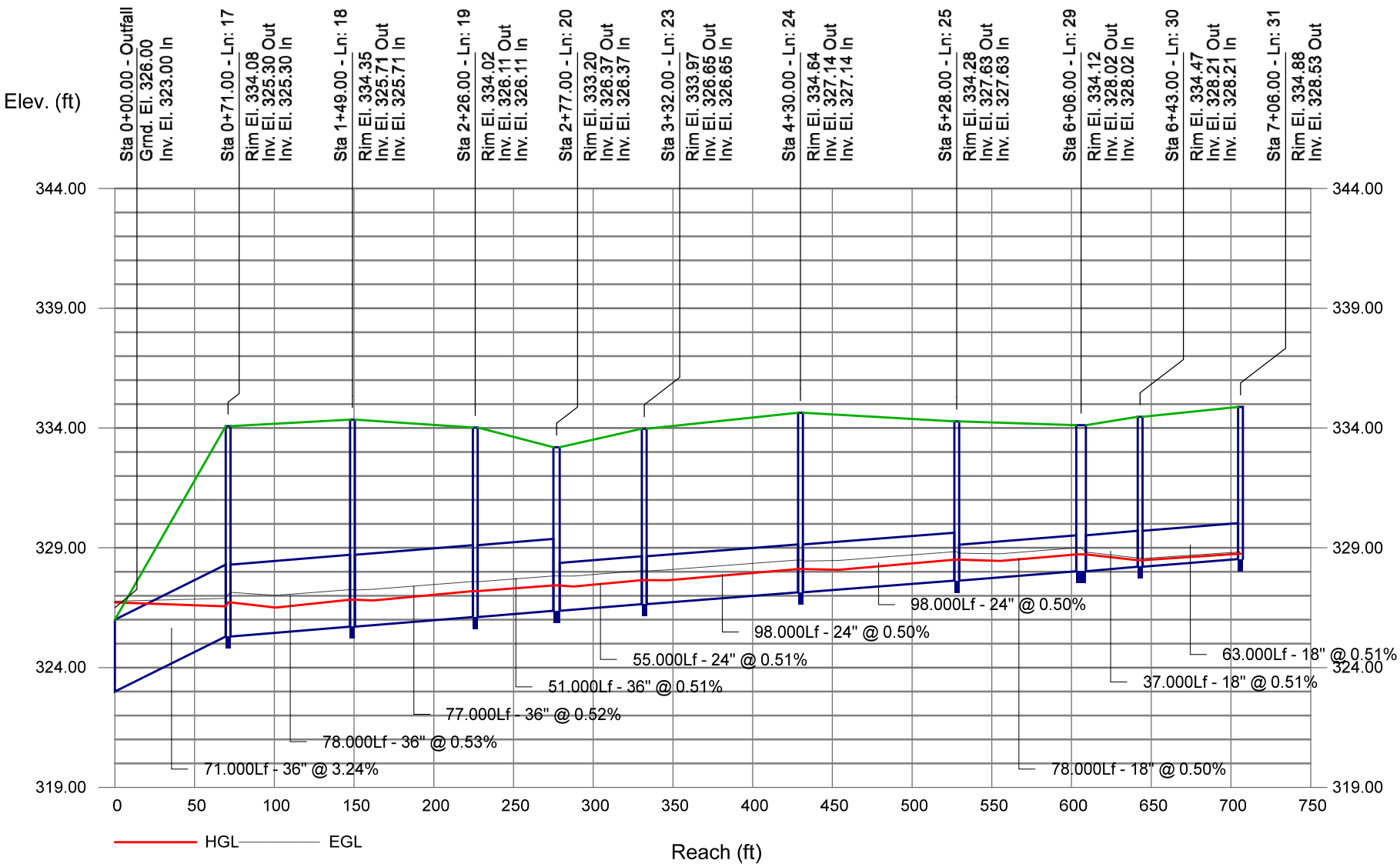


Storm Sewer Profile



Storm Sewer Profile

Proj. file: 25.12.17 The Summit.stm



Storm Sewer Profile

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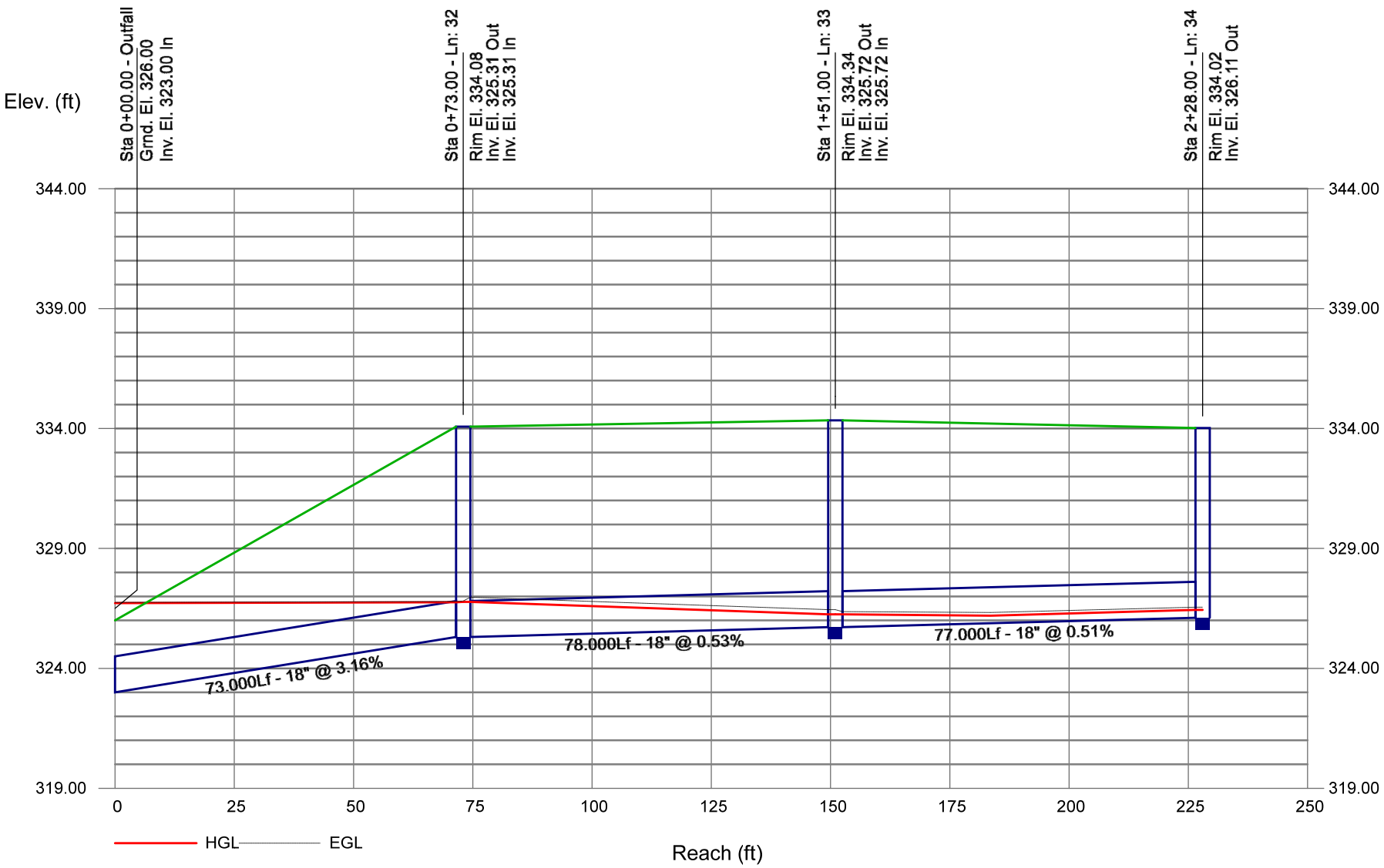

Storm Sewer Profile

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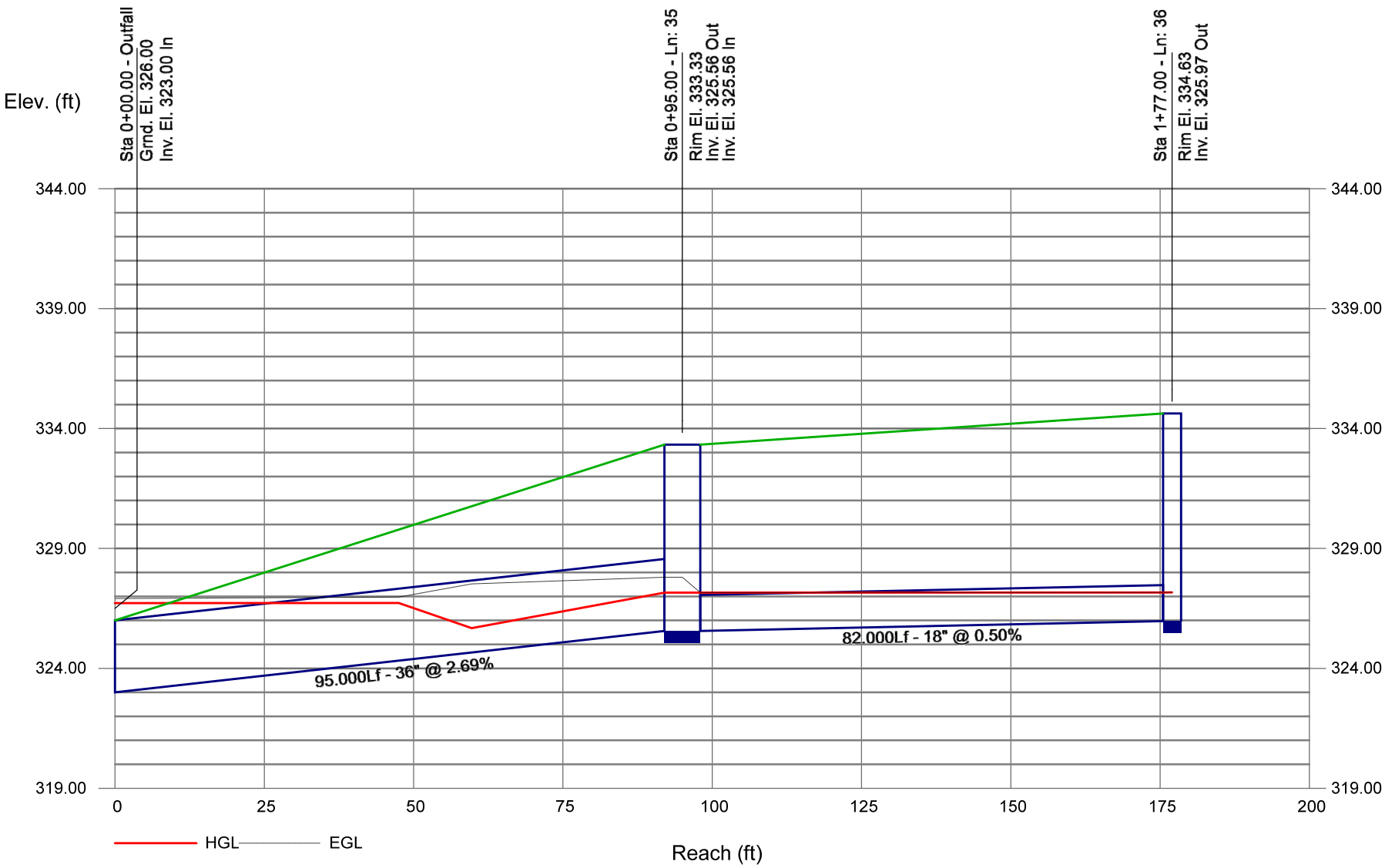

Storm Sewer Profile

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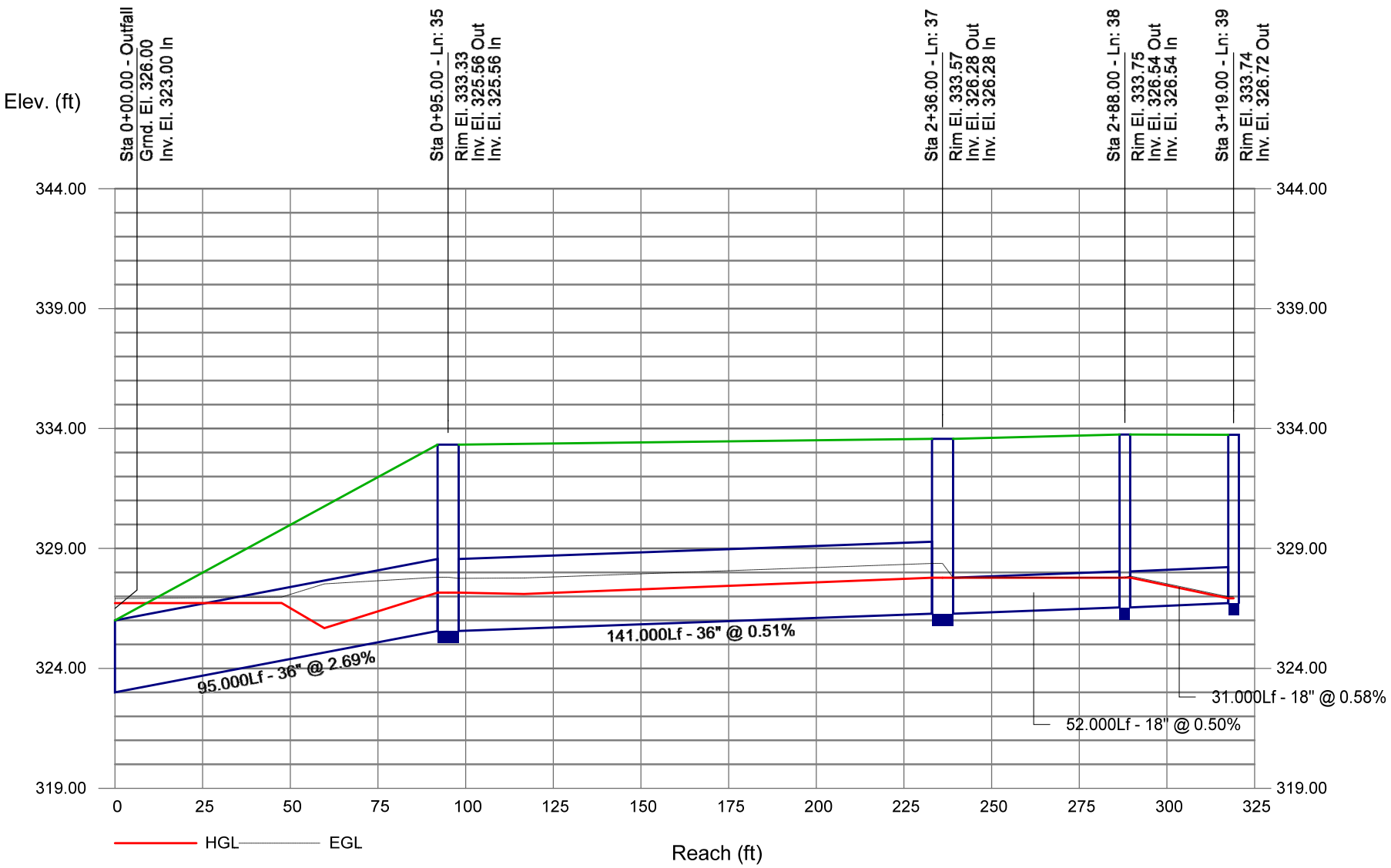

Storm Sewer Profile

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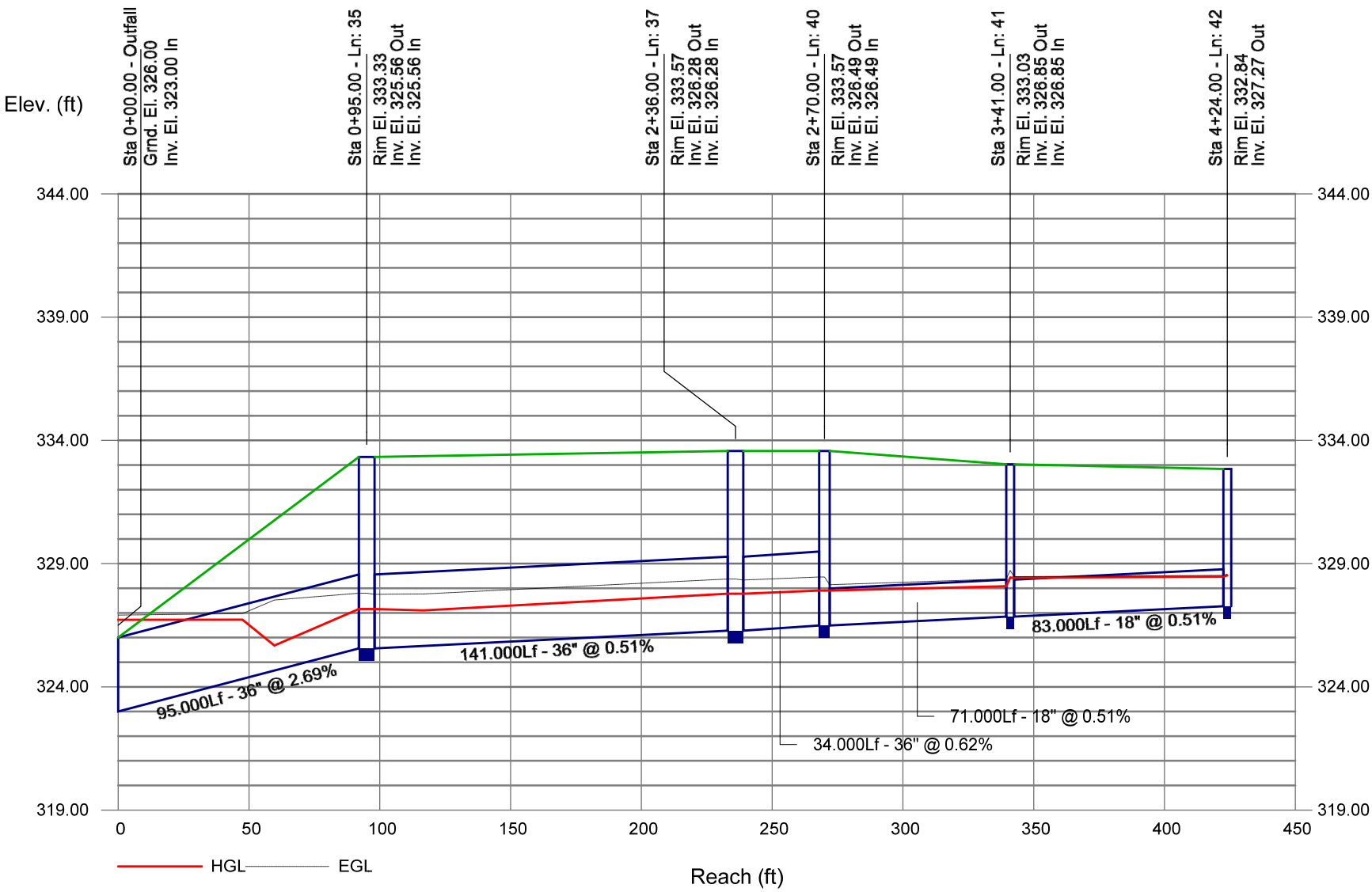

Storm Sewer Profile

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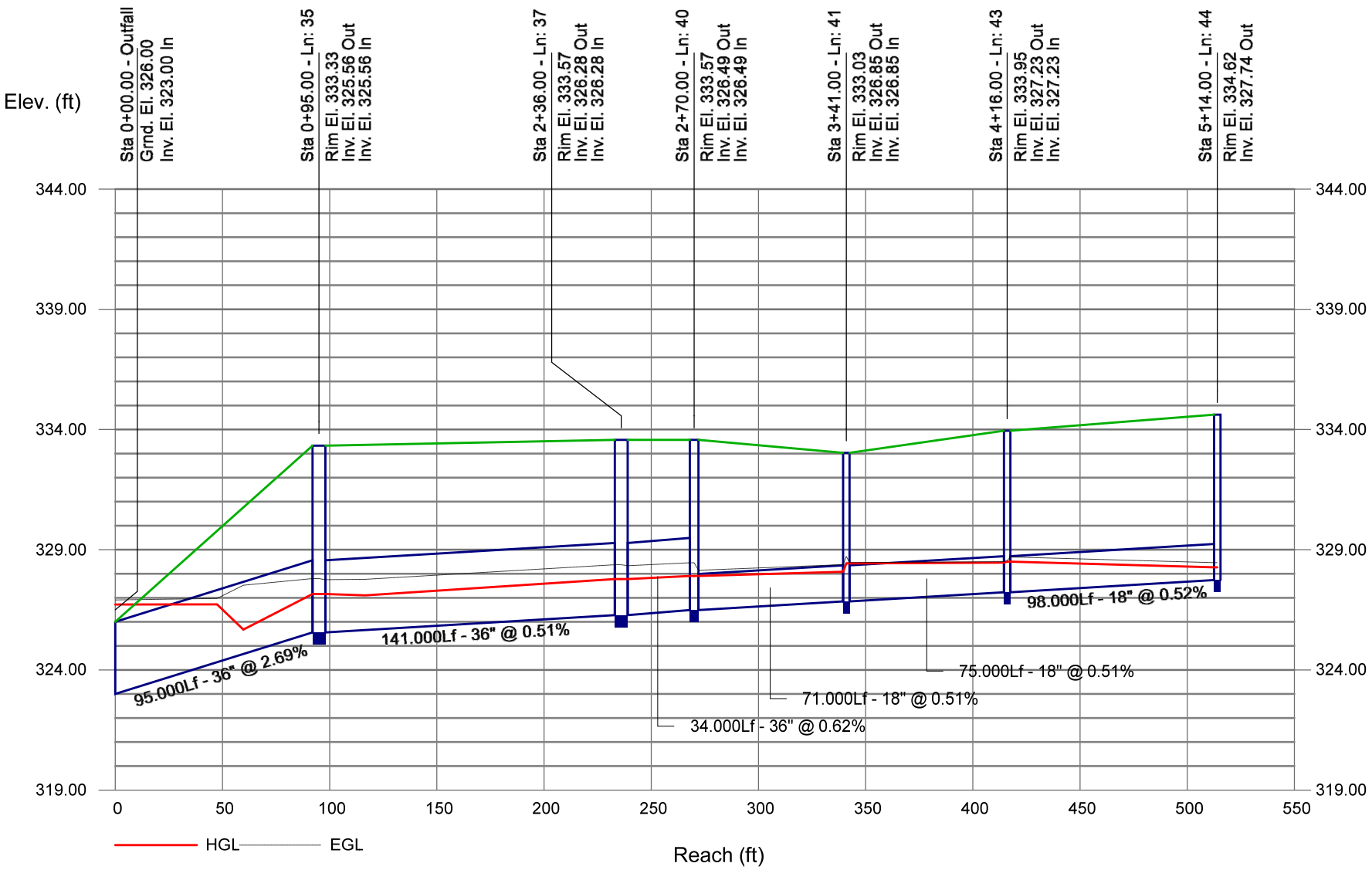

Storm Sewer Profile

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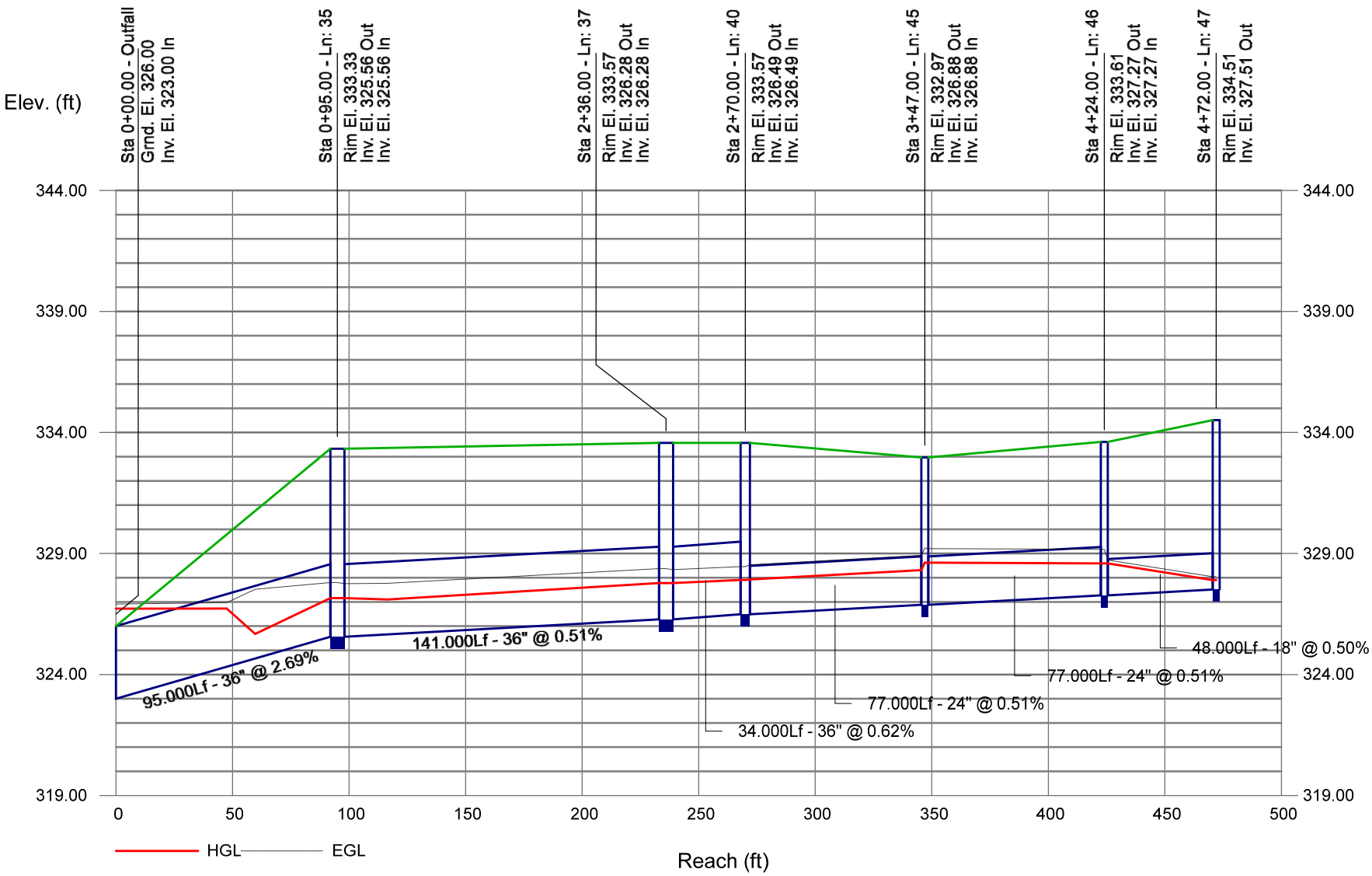

Storm Sewer Profile

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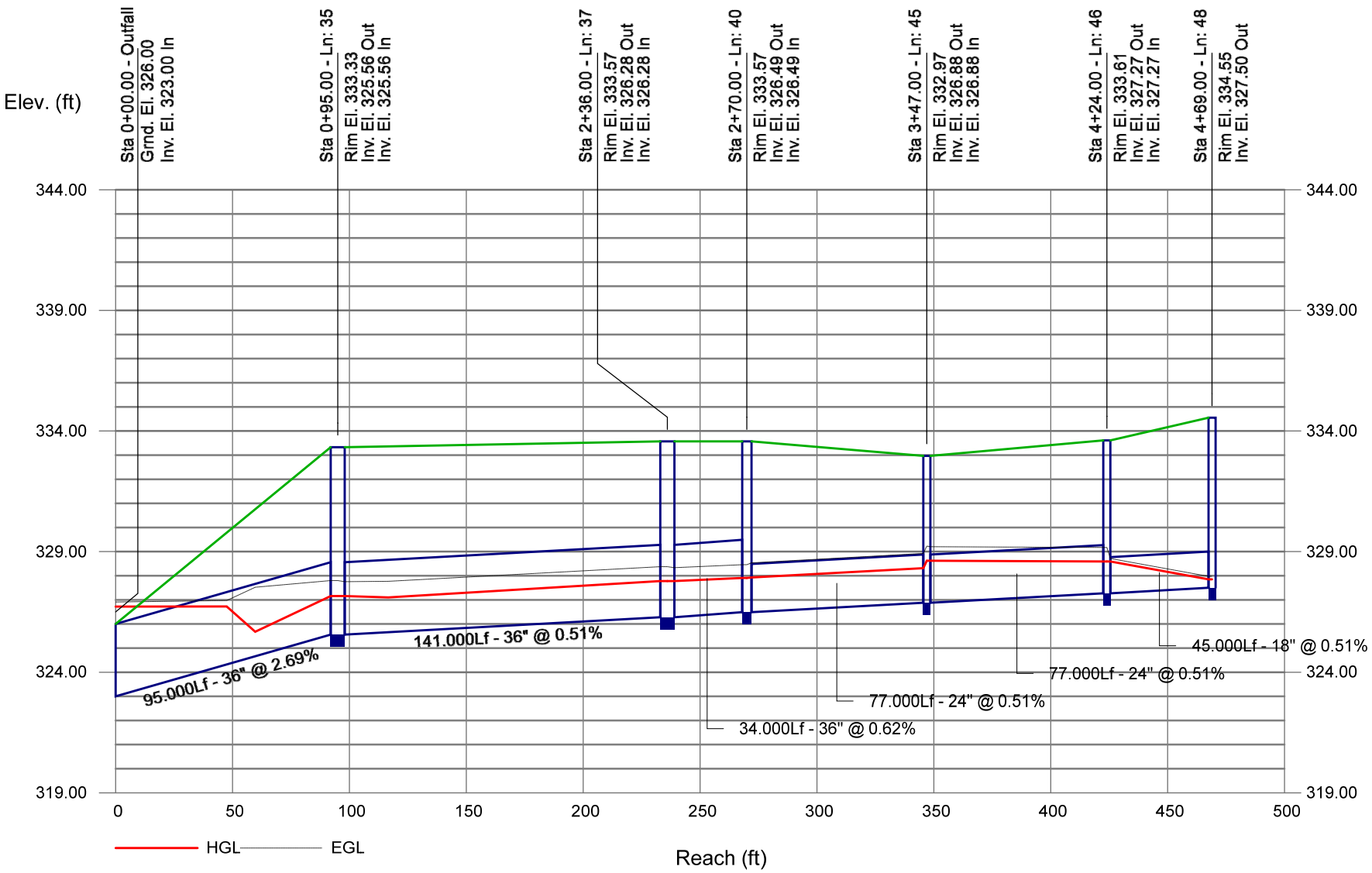

Storm Sewer Profile

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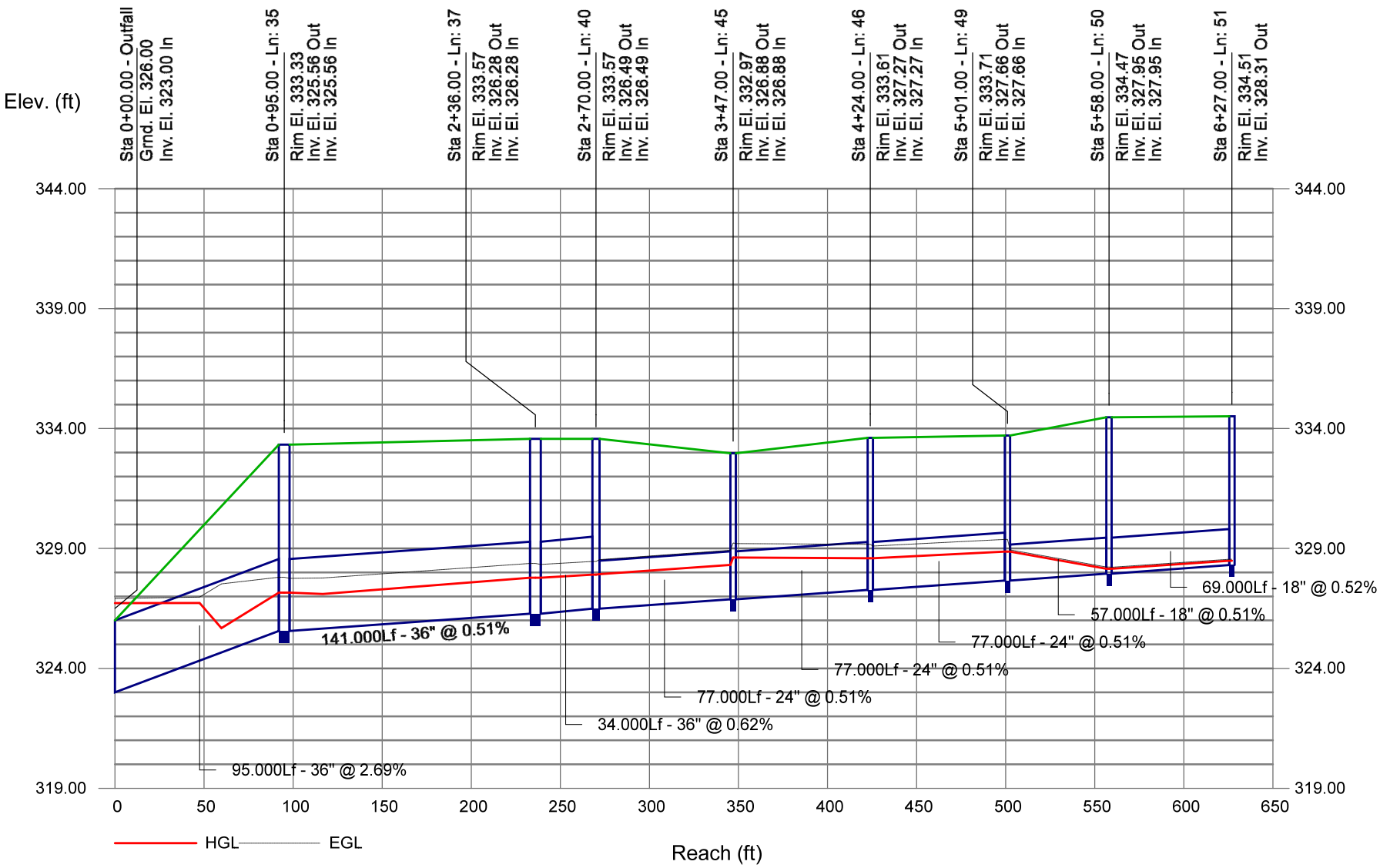

Storm Sewer Profile

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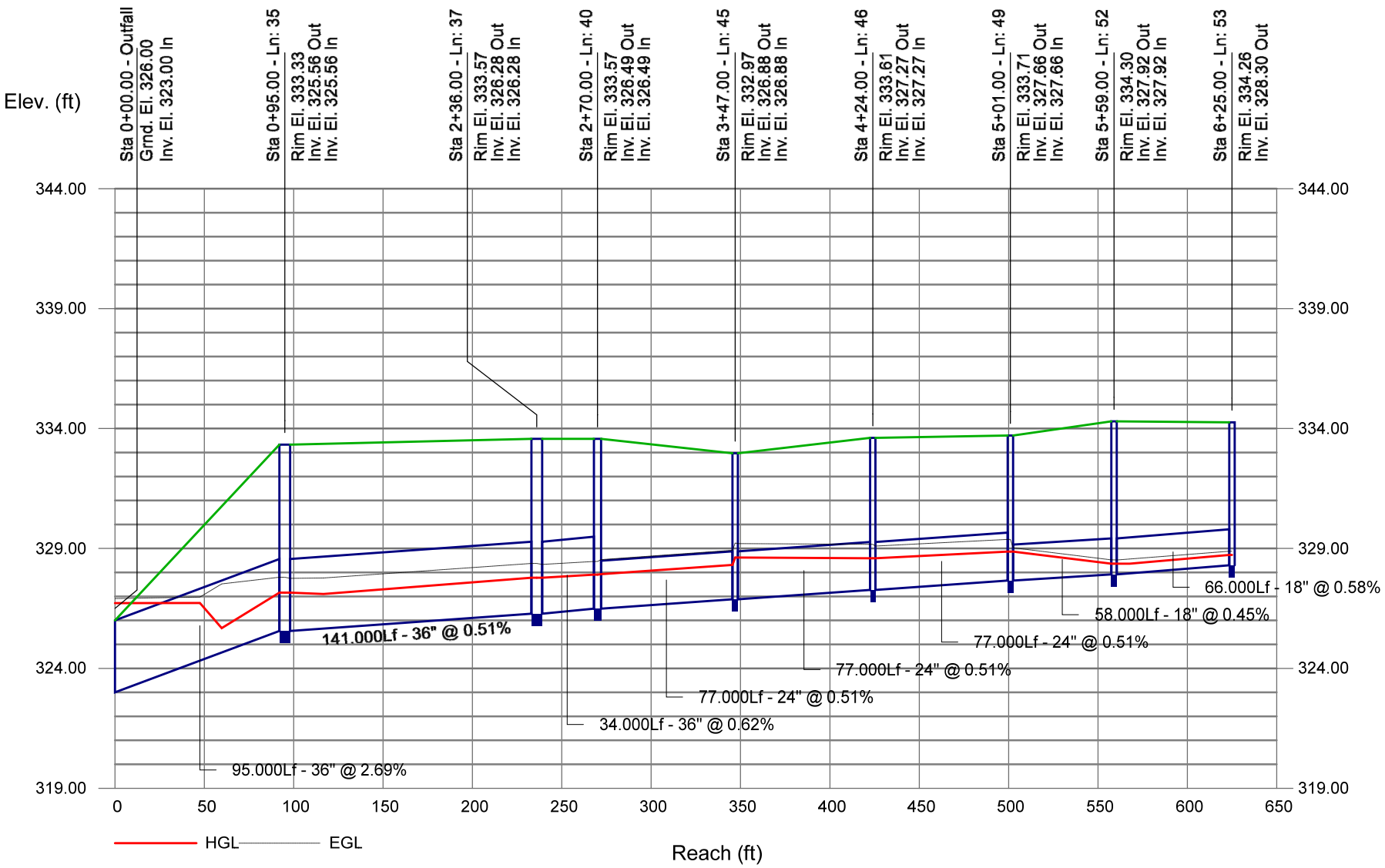

Storm Sewer Profile

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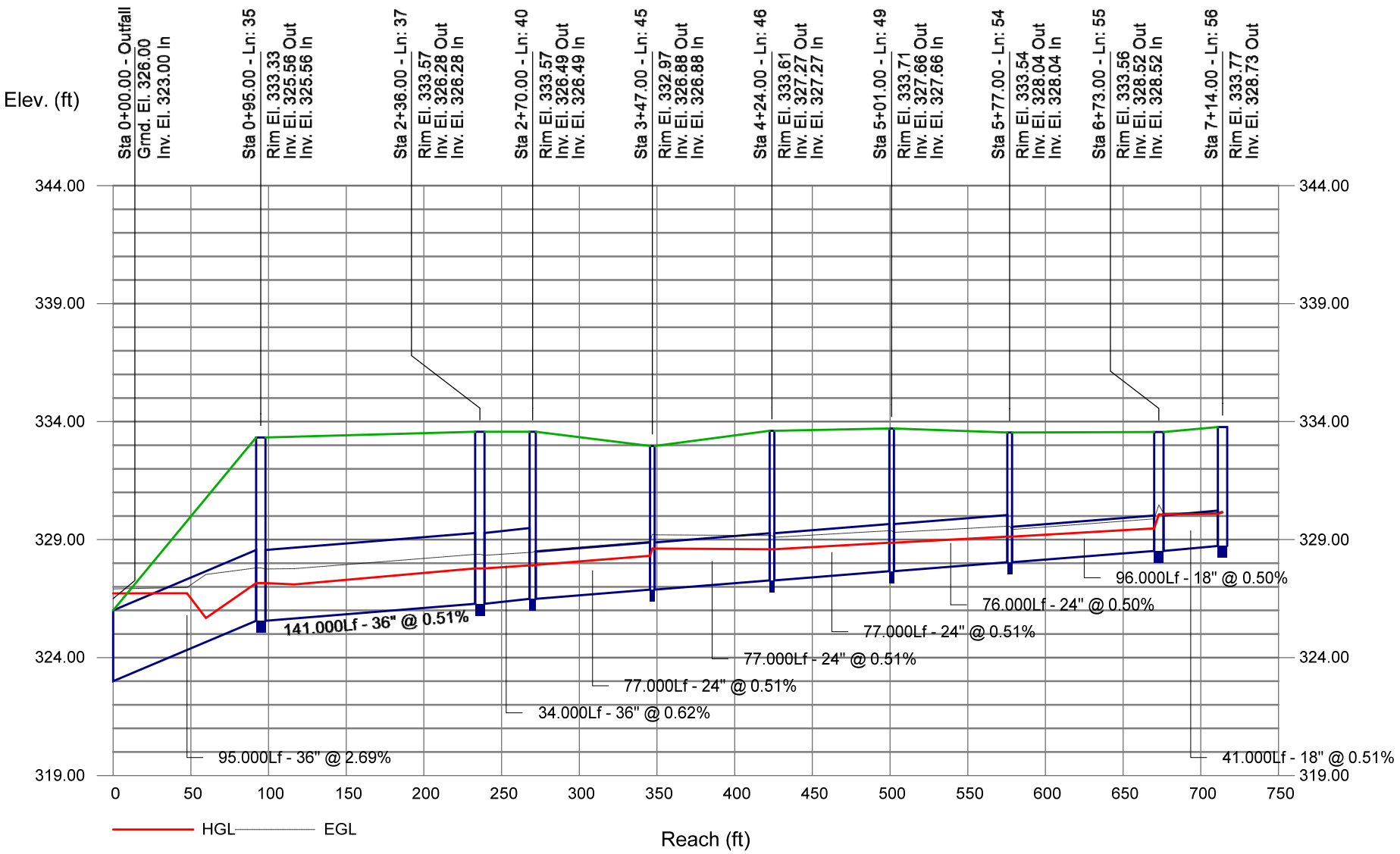

Storm Sewer Profile

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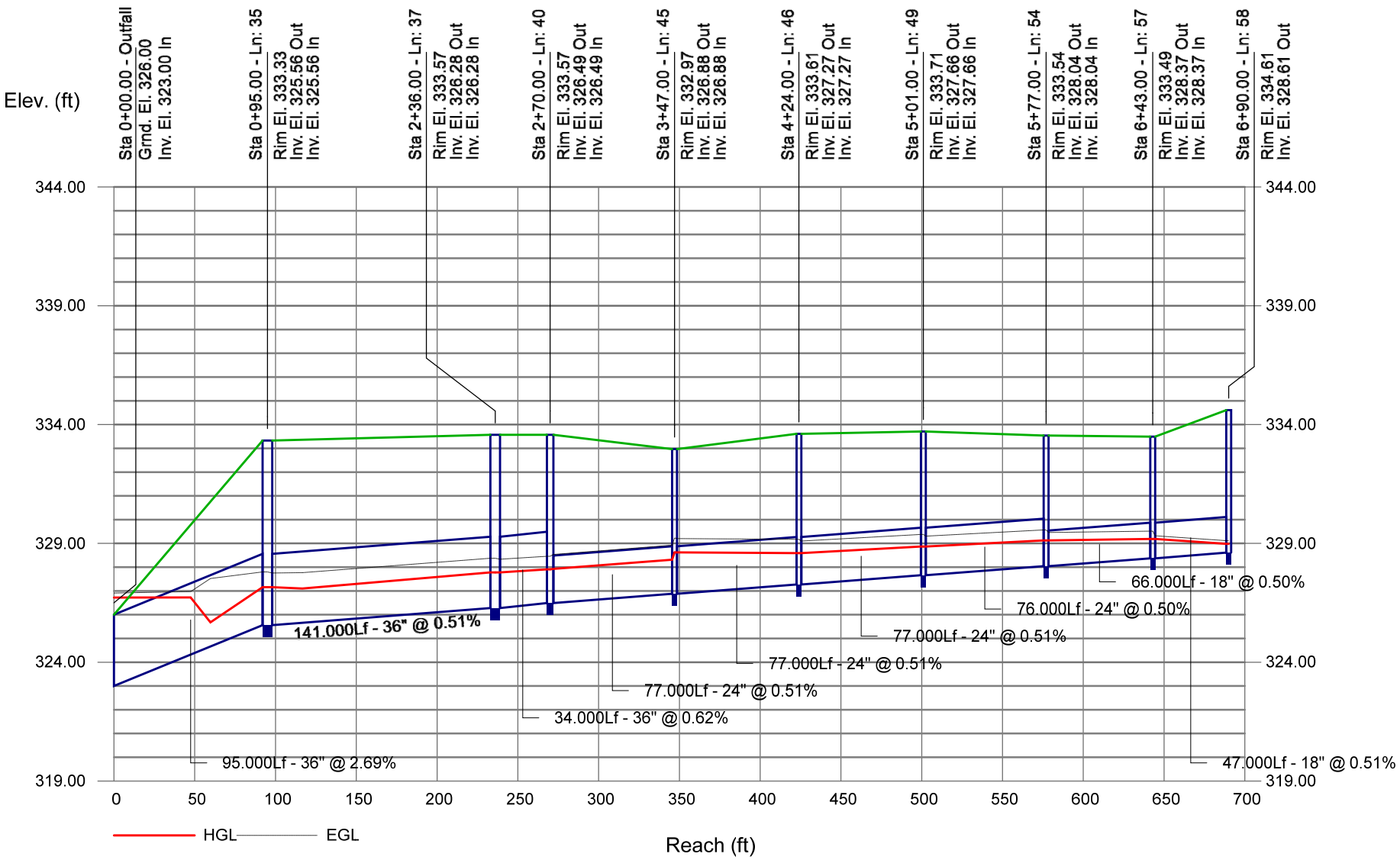
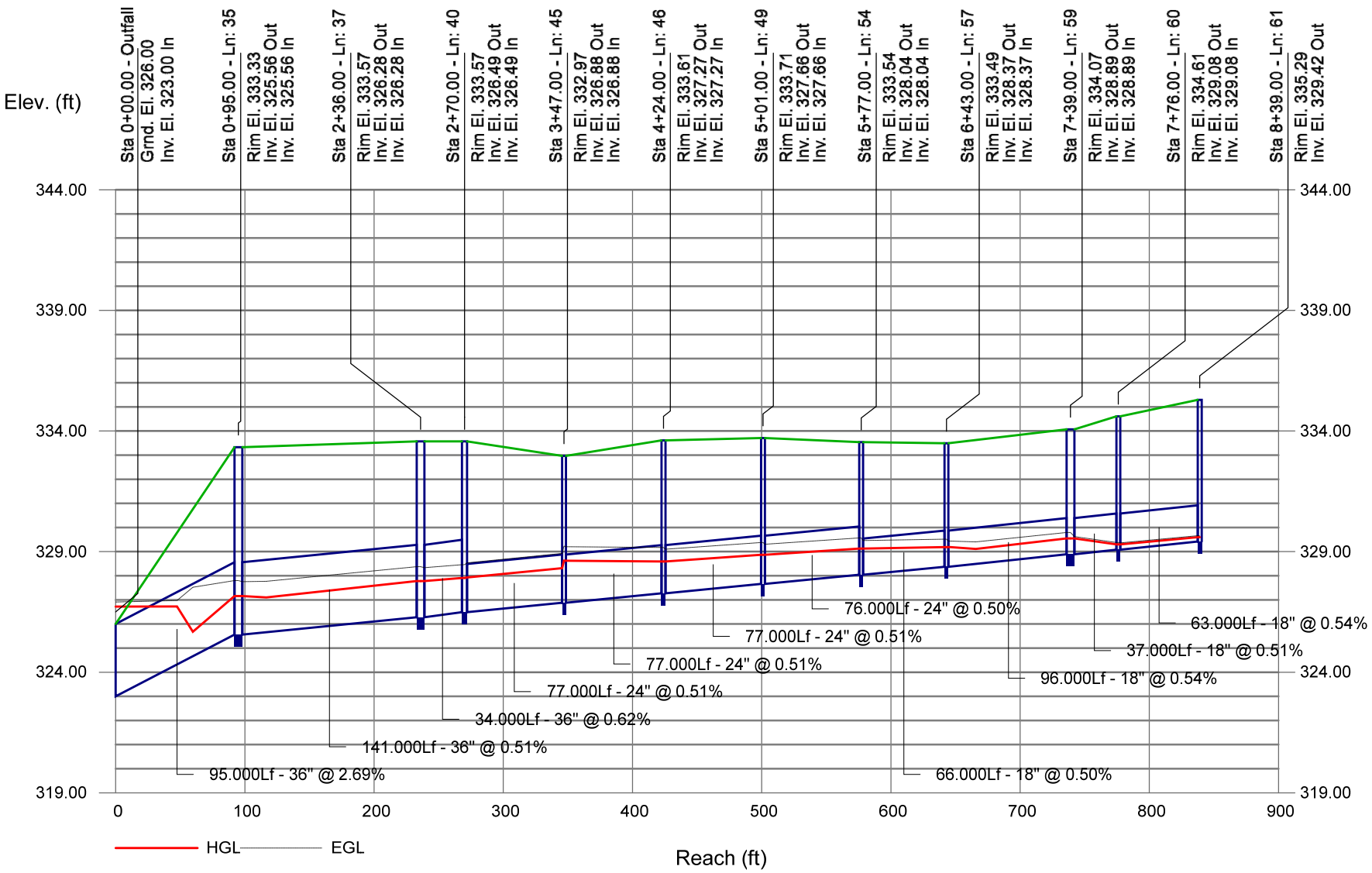


Storm Sewer Profile

Proj. file: 25.12.17 The Summit.stm



Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	J.B. 1	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
2	A.I. 2	0.70	0.00	0.70	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	10.21	0.07	10.21	0.0	Off
3	C.I. 3 W/ 1 Ext.	2.26	0.00	2.26	0.00	Curb	4.0	10.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.18	9.08	0.43	9.08	3.0	Off
4	C.I. 4 W/ 1 Ext.	2.34	0.00	2.34	0.00	Curb	4.0	10.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.19	9.29	0.44	9.29	3.0	Off
5	J.B. 5	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
6	A.I. 10	1.38	0.00	1.38	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	14.35	0.11	14.35	0.0	Off
7	A.I. 11	1.23	0.00	1.23	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.53	0.11	13.53	0.0	Off
8	A.I. 12	0.70	0.00	0.70	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	10.21	0.07	10.21	0.0	Off
9	A.I. 13	1.32	0.00	1.32	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	14.02	0.11	14.02	0.0	Off
10	A.I. 16	1.02	0.00	1.02	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.09	12.29	0.09	12.29	0.0	Off
11	A.I. 17	2.68	0.00	2.68	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.18	20.70	0.18	20.70	0.0	Off
12	A.I. 18	1.07	0.00	1.07	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.10	12.57	0.10	12.57	0.0	Off
13	A.I. 19	0.80	0.00	0.80	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.08	10.91	0.08	10.91	0.0	Off
14	A.I. 20	1.42	0.00	1.42	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.12	14.58	0.12	14.58	0.0	Off
15	A.I. 21	1.24	0.00	1.24	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.58	0.11	13.58	0.0	Off
16	C.I. 22 W/ 2 Ext.	2.71	0.00	2.71	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.16	8.20	0.41	8.20	3.0	Off
17	A.I. 28	0.65	0.00	0.65	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.90	0.07	9.90	0.0	Off
18	A.I. 29	1.11	0.00	1.11	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.10	12.85	0.10	12.85	0.0	Off
19	A.I. 30	0.60	0.00	0.60	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.55	0.07	9.55	0.0	Off
20	J.B. 61	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.013	0.00	0.00	0.00	0.00	0.0	Off
21	A.I. 7	2.09	0.00	2.09	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.15	18.00	0.15	18.00	0.0	Off
22	A.I. 6	1.86	0.00	1.86	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.14	16.86	0.14	16.86	0.0	Off
23	A.I. 8	0.62	0.00	0.62	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.63	0.07	9.63	0.0	Off

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

NOTES: Inlet N-Values = 0.016; Intensity = 39.01 / (Inlet time + 4.80) ^ 0.64; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are throat.

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
24	A.I. 9	1.75	0.00	1.75	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.13	16.31	0.13	16.31	0.0	Off
25	A.I. 15	0.88	0.00	0.88	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.08	11.39	0.08	11.39	0.0	Off
26	A.I. 14	0.14	0.00	0.14	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.013	0.02	5.43	0.02	5.43	0.0	Off
27	A.I. 23	1.23	0.00	1.23	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.53	0.11	13.53	0.0	Off
28	A.I. 24	0.78	0.00	0.78	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.08	10.73	0.08	10.73	0.0	Off
29	C.I. 25 W/ 2 Ext.	3.20	0.00	3.20	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.18	9.17	0.43	9.17	3.0	Off
30	A.I. 26	0.27	0.00	0.27	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.013	0.04	6.86	0.04	6.86	0.0	Off
31	A.I. 27	0.27	0.00	0.27	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.04	6.86	0.04	6.86	0.0	Off
32	A.I. 31	0.66	0.00	0.66	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.93	0.07	9.93	0.0	Off
33	A.I. 32	1.12	0.00	1.12	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.10	12.90	0.10	12.90	0.0	Off
34	A.I. 33	0.60	0.00	0.60	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.55	0.07	9.55	0.0	Off
35	C.I. 34 W/ 2 Ext.	3.45	0.00	3.45	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.19	9.63	0.44	9.63	3.0	Off
36	A.I. 35	0.70	0.00	0.70	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	10.21	0.07	10.21	0.0	Off
37	C.I. 36 W/ 2 Ext.	2.64	0.00	2.64	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.16	8.06	0.41	8.06	3.0	Off
38	A.I. 37	0.25	0.00	0.25	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.04	6.64	0.04	6.64	0.0	Off
39	A.I. 38	0.23	0.00	0.23	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	6.42	0.03	6.42	0.0	Off
40	J.B. 39	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
41	A.I. 40	1.71	0.00	1.71	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.13	16.08	0.13	16.08	0.0	Off
42	A.I. 41	2.17	0.00	2.17	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.15	18.37	0.15	18.37	0.0	Off
43	A.I. 42	0.62	0.00	0.62	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	9.63	0.07	9.63	0.0	Off
44	A.I. 43	1.53	0.00	1.53	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.12	15.18	0.12	15.18	0.0	Off
45	A.I. 44	2.20	0.00	2.20	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.16	18.51	0.16	18.51	0.0	Off
46	A.I. 45	1.31	0.00	1.31	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.99	0.11	13.99	0.0	Off

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

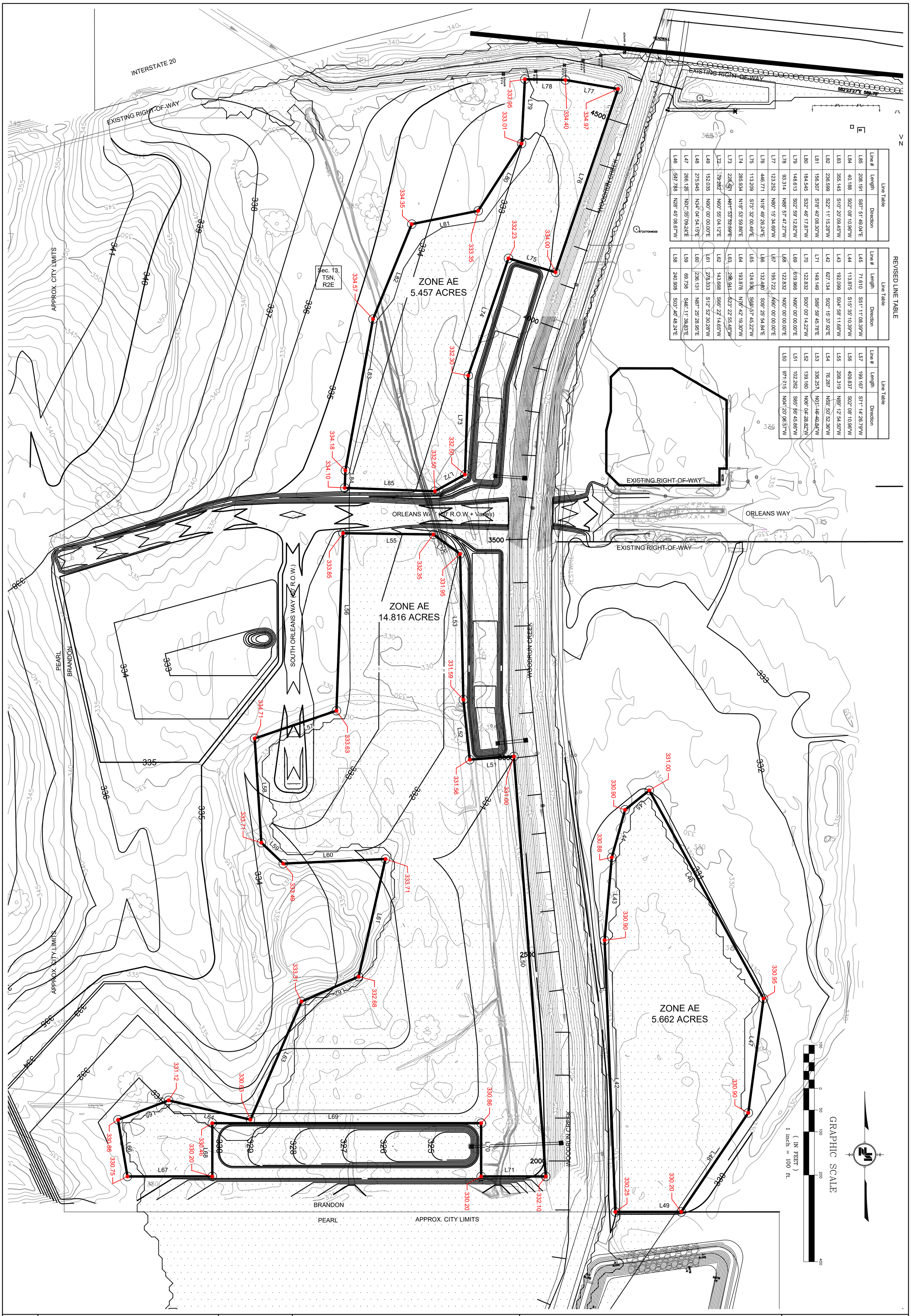
NOTES: Inlet N-Values = 0.016; Intensity = 39.01 / (Inlet time + 4.80) ^ 0.64; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are throat.

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
47	A.I. 46	0.85	0.00	0.85	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.08	11.24	0.08	11.24	0.0	Off
48	A.I. 47	0.70	0.00	0.70	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.07	10.21	0.07	10.21	0.0	Off
49	A.I. 48	1.61	0.00	1.61	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.13	15.56	0.13	15.56	0.0	Off
50	A.I. 49	0.18	0.00	0.18	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	5.95	0.03	5.95	0.0	Off
51	A.I. 50	0.18	0.00	0.18	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	5.95	0.03	5.95	0.0	Off
52	A.I. 51	0.18	0.00	0.18	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	5.95	0.03	5.95	0.0	Off
53	A.I. 52	1.02	0.00	1.02	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.09	12.29	0.09	12.29	0.0	Off
54	A.I. 53	1.24	0.00	1.24	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.58	0.11	13.58	0.0	Off
55	C.I. 54 W/ 1 Ext.	2.09	0.00	2.09	0.00	Curb	4.0	10.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.17	8.62	0.42	8.62	3.0	Off
56	C.I. 55 W/ 2 Ext.	2.64	0.00	2.64	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.16	8.06	0.41	8.06	3.0	Off
57	A.I. 56	1.23	0.00	1.23	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.11	13.53	0.11	13.53	0.0	Off
58	A.I. 57	0.78	0.00	0.78	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.08	10.73	0.08	10.73	0.0	Off
59	C.I. 58 W/ 2 Ext.	3.20	0.00	3.20	0.00	Curb	4.0	15.00	0.00	0.00	0.00	Sag	1.50	0.020	0.020	0.013	0.18	9.17	0.43	9.17	3.0	Off
60	A.I. 59	0.23	0.00	0.23	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	6.42	0.03	6.42	0.0	Off
61	A.I. 60	0.18	0.00	0.18	0.00	DrGrt	0.0	0.00	2.08	3.00	3.00	Sag	0.01	0.020	0.020	0.000	0.03	5.95	0.03	5.95	0.0	Off

Project File: 25.12.17 The Summit.stm | Number of lines: 61 | Run Date: 12/17/2025

NOTES: Inlet N-Values = 0.016; Intensity = 39.01 / (Inlet time + 4.80) ^ 0.64; Return period = 10 Yrs. ; * Indicates Known Q added. All curb inlets are throat.



Line Table		
Line #	Length	Direction
L46	547.788	N28° 45' 08.67"W
L47	266.126	N07° 35' 09.24"E
L48	275.945	N34° 04' 54.15"E
L49	152.035	N90° 00' 00.00"E
L72	79.282	N60° 55' 04.12"E
L73	226.421	N01° 53' 52.59"E
L74	295.934	N18° 53' 59.86"E
L75	113.209	S73° 32' 00.49"E
L76	446.771	N18° 49' 26.24"E
L77	123.252	N80° 15' 34.69"W
L78	93.314	N88° 57' 47.27"W
L79	148.613	S02° 59' 12.82"W
L80	184.545	S32° 46' 17.87"W
L81	156.307	S78° 40' 08.30"W
L82	236.599	S22° 1' 15.28"W
L83	355.145	S10° 20' 09.45"W
L84	40.188	S02° 08' 10.96"W
L85	208.191	S87° 51' 49.04"E

REVISED LINE TABLE

Line Table		
Line #	Length	Direction
L45	71.610	S51° 11' 08.39"W
L44	113.875	S15° 35' 10.39"W
L43	192.099	S04° 58' 11.68"W
L42	627.134	S02° 15' 37.92"E
L71	149.149	S89° 59' 45.78"E
L70	122.832	S00° 00' 14.22"W
L69	619.966	N90° 00' 00.00"E
L68	122.832	N00° 00' 00.00"E
L67	195.722	N90° 00' 00.00"E
L66	132.480	S09° 25' 54.84"E
L65	124.936	S68° 57' 45.22"W
L64	193.878	N76° 42' 19.30"W
L63	296.941	S23° 22' 55.48"W
L62	143.668	S86° 22' 14.65"W
L61	278.333	S12° 52' 30.28"W
L60	236.131	N87° 25' 28.95"E
L59	69.738	S46° 11' 39.83"E
L58	240.905	S03° 40' 48.24"E

Line Table		
Line #	Length	Direction
L57	199.167	S71° 14' 26.79"W
L56	409.837	S02° 08' 10.96"W
L55	208.319	N89° 12' 54.50"W
L54	76.287	N53° 50' 52.36"W
L53	336.257	N01° 46' 40.84"W
L52	139.160	N06° 04' 28.82"W
L51	102.262	S85° 56' 45.86"W
L50	971.715	N04° 20' 06.57"W

DRAWING NUMBER: EX-1	ZONE AE REMOVAL	NEEL-SCHAFFER Solutions you can build upon 215 Waterford Square - Madison, MS 39110 Telephone No.: (601) 898-8118	CHRISTOPHER M. TREBISKY LICENSED PROFESSIONAL ENGINEER AND SURVEYOR PE-21207 PS-25446 STATE OF MISSISSIPPI

ORLEANS WAY
BRANDON, MISSISSIPPI

REVISIONS				DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.: *NS.16269.000*	
				FILENAME:	
				SCALE: *AS SHOWN*	
				DRWN: *CAJ*	DATE: *03/2024*
				CHKD: *CMT*	DATE: *03/2024*
				QA/QC:	DATE:

Federal Emergency Management Agency
Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Federal Emergency Management Agency

Washington, D.C. 20472

September 05, 2024

THE HONORABLE BUTCH LEE
MAYOR, CITY OF BRANDON
1000 MUNICIPAL DRIVE
BRANDON, MS 39042

CASE NO.: 24-04-4999A
COMMUNITY: CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI
COMMUNITY NO.: 280143

DEAR MR. LEE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Ms. Jill Butler

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI	A portion of Section 13, Township 5 North, Range 2 East, as described in the Warranty Deed recorded in Book 811, Pages 551 through 554, in the Office of the Chancery Clerk, Rankin County, Mississippi The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 280143	
AFFECTED MAP PANEL	NUMBER: 28121C0193F	
	DATE: 6/9/2014	
FLOODING SOURCE: WOODRUN CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:32.272022, -90.040665 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Orleans Way	Portion of Property (Parcel A)	X (shaded)	--	--	332.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	FILL RECOMMENDATION
DETERMINATION TABLE (CONTINUED)	REVISED BY LETTER OF MAP REVISION
PORTIONS REMAIN IN THE FLOODWAY	STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Parcel A:
Commencing at a #5 rebar in Asphalt (N1012529.93, E2381959.63) located at the Northwest Corner of said Section 13; thence east 42.56 feet; thence south 260.57 feet to a point, said point being the Point of Beginning of the herein described tract: thence South 02 degrees 59 minutes 12.82 seconds West for a distance of 148.613 feet; thence South 32 degrees 46 minutes 17.87 seconds West for a distance of 184.545 feet; thence South 78 degrees 40 minutes 08.30 seconds West for a distance of 156.307 feet; thence South 22 degrees 11 minutes 15.28 seconds West for a distance of 236.599 feet; thence South 10 degrees 20 minutes 09.45 seconds West for a distance of 355.145 feet; thence South 02 degrees 08 minutes 10.96 seconds West for a distance of 40.188 feet; thence South 87 degrees 51 minutes 49.04 seconds East for a distance of 208.191 feet; thence North 60 degrees 55 minutes 04.12 seconds East for a distance of 79.282 feet; thence North 01 degrees 53 minutes 52.59 seconds East for a distance of 228.421 feet; thence North 18 degrees 53 minutes 59.86 seconds East for a distance of 285.934 feet; thence South 73 degrees 32 minutes 00.49 seconds East for a distance of 113.209 feet; thence North 18 degrees 49 minutes 26.24 seconds East for a distance of 446.771 feet; thence North 80 degrees 15 minutes 34.69 seconds West for a distance of 123.252 feet; thence North 88 degrees 57 minutes 47.27 seconds West for a distance of 93.314 feet to the Point of Beginning

Parcel B:
Commencing at a #5 rebar in Asphalt (N1012529.93, E2381959.63) located at the Northwest Corner of said Section 13; thence west 376.80 feet; thence south 1,307.95 feet to a point, said point being the Point of Beginning of the herein described tract: thence South 02 degrees 08 minutes 10.96 seconds West for a distance of 409.837 feet; thence South 71 degrees 14 minutes 26.79 seconds West for a distance of 199.167 feet; thence South 03 degrees 40 minutes 48.24 seconds East for a distance of 240.905 feet; thence South 46 degrees 11 minutes 39.83 seconds East for a distance of 69.738 feet; thence North 87 degrees 25 minutes 28.95 seconds East for a distance of 236.131 feet; thence South 12 degrees 52 minutes 30.28 seconds West for a distance of 278.333 feet; thence South 66 degrees 22 minutes 14.65 seconds West for a distance of 143.668 feet; thence South 23 degrees 22 minutes 55.48 seconds West for a distance of 296.941 feet; thence North 76 degrees 42 minutes 19.30 seconds West for a distance of 193.878 feet; thence South 68 degrees 57 minutes 45.22 seconds West for a distance of 124.936 feet; thence South 09 degrees 25 minutes 54.84 seconds East for a distance of 132.480 feet; thence North 90 degrees 00 minutes 00.00 seconds East for a distance of 195.722 feet; thence North 00 degrees 00 minutes 00.00 seconds East for a distance of 122.832feet; thence North 90 degrees 00 minutes 00.00 seconds East for a distance of 619.966 feet; thence South 00 degrees 00 minutes 14.22 seconds West for a distance of 122.832 feet; thence South 89 degrees 59 minutes 45.78 seconds East for a distance of 149.149 feet; thence North 04 degrees 20 minutes 06.57 seconds West for a distance of 971.715 feet; thence South 85 degrees 56 minutes 45.86 seconds West for a distance of 102.262 feet; thence North 06 degrees 04 minutes 28.62 seconds West for a distance of 139.160 feet; thence North 01 degrees 16 minutes 40.84 seconds West for a distance of 336.257 feet; thence North 53 degrees 50 minutes 52.36 seconds West for a distance of 76.287 feet; thence North 89 degrees 12 minutes 54.50 seconds West for a distance of 208.319 feet to the Point of Beginning

Parcel C:
Commencing at a #5 rebar in Asphalt (N1012529.93, E2381959.63) located at the Northwest Corner of said Section 13; thence east 329.36 feet; thence south 1,901.25 feet to a point, said point being the Point of Beginning of the herein described tract: thence South 51 degrees 11 minutes 08.39 seconds West for a distance of 71.610 feet; thence South 15 degrees 35 minutes 10.39 seconds West for a distance of 113.875 feet; thence South 04 degrees 58 minutes 11.68 seconds West for a distance of 192.099 feet; thence South 02 degrees 15

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

minutes 37.92 seconds East for a distance of 627.134 feet; thence North 90 degrees 00 minutes 00.00 seconds East for a distance of 152.035 feet; thence North 34 degrees 04 minutes 54.15 seconds East for a distance of 275.945 feet; thence North 07 degrees 35 minutes 09.24 seconds East for a distance of 266.126 feet; thence North 28 degrees 45 minutes 08.67 seconds West for a distance of 547.788 feet to the Point of Beginning

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Orleans Way	Portion of Property (Parcel B)	X (shaded)	--	--	330.2 feet
--	--	--	Orleans Way	Portion of Property (Parcel C)	X (shaded)	--	--	330.2 feet

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 3 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 3 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 3 Properties.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 9/14/2018. The 9/14/2018 LOMR has been used in making the determination/comment for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON **MARCH 16, 2026, AT 6:00 O'CLOCK P.M**. IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A **VARIANCE** SHALL BE GRANTED FOR THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI.

A PARCEL OR TRACT OF LAND, CONTAINING 25.50 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHEAST ¼ OF SECTION 13, T5N-R2E, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI, BEING A PART OF PARCEL 2 OF THE MIRROR LAKE LAND COMPANY PROPERTY AS DESCRIBED IN DEED BOOK 951 AT PAGE 414 OF THE RECORDS OF THE OFFICE OF THE CHANCERY CLERK OF SAID RANKIN COUNTY, AT BRANDON, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

COMMENCING AT A FOUND ½ INCH IRON REBAR LYING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SECTION 13, T5N-R2E, RANKIN COUNTY, MISSISSIPPI AND THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20, AS IT EXISTED IN NOVEMBER, 2022, SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF THE ABOVE REFERENCED PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY PROPERTY, SAID POINT ALSO BEING AND LYING 6,950.25 FEET NORTH AND 5,653.59 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 24, T5N-R2E, RANKIN COUNTY, MISSISSIPPI; RUN THENCE

ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY PROPERTY TO POINTS AT EACH OF THE FOLLOWING CALLS;

SOUTH FOR A DISTANCE OF 288.91 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1,425.73 FEET TO A ½ INCH IRON REBAR; THENCE

SOUTH 00 DEGREES 02 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1,406.58 FEET TO A ½ INCH IRON REBAR; THENCE

SOUTH 89 DEGREES 45 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1,427.97 FEET TO A ½ INCH IRON REBAR; THENCE
SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 949.68 FEET TO A ½ INCH IRON REBAR; THENCE

CONTINUE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 202.04 FEET TO A ½ INCH IRON REBAR LYING ON THE WESTERLY BOUNDARY OF THE CITY OF BRANDON, MISSISSIPPI AS SHOWN ON MAP OR PLAT OF SAME IN RECORDS OF SAID RANKIN COUNTY, MISSISSIPPI, AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE

CONTINUE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROW LAKE LAND COMPANY AND THE WESTERLY BOUNDARY OF THE CITY OF BRANDON, MISSISSIPPI, FOR A DISTANCE OF 1,108.40 FEET TO A ½ INCH IRON REBAR; THENCE

LEAVING THE SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY AND THE WESTERLY BOUNDARY OF SAID CITY OF BRANDON, MISSISSIPPI, RUN NORTH 01 DEGREES 18 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 343.59 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 05 DEGREES 02 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 218.97 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 06 DEGREES 34 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 280.12 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 05 DEGREES 43 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 192.55 FEET TO A ½ INCH IRON REBAR; THENCE

WEST FOR A DISTANCE OF 1,030.09 FEET TO A 1/2 INCH IRON REBAR LYING ON THE WESTERLY BOUNDARY OF THE ABOVE REFERENCED CITY OF BRANDON, MISSISSIPPI; THENCE

SOUTH ALONG THE WESTERLY BOUNDARY OF SAID CITY OF BRANDON, MISSISSIPPI, FOR A DISTANCE OF 1,027.77 FEET TO THE POINT OF BEGINNING OF THE ABOVE-DESCRIBED PARCEL OR TRACT OF LAND.

PARCEL # G8L-1-20

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
PUBLISH 2/25/2026

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 25TH DAY OF FEBRUARY, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

VARIANCE - PARCEL #G8L-1-20

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

Vol 178 No. 34 on the 25th day of February, 2026

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 25th day of February, 2026

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
Rankin County
Commission Expires
January 25, 2030
COMMISSION NUMBER 28593

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

650 words at 12 cents each $78.00

Proof of Publication 3.00

TOTAL **$81.00**

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, AT 6:00 O'CLOCK P.M. IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A VARIANCE SHALL BE GRANTED FOR THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI.

A PARCEL OR TRACT OF LAND, CONTAINING 25.50 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHEAST ¼ OF SECTION 13, T5N-R2E, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI, BEING A PART OF PARCEL 2 OF THE MIRROR LAKE LAND COMPANY PROPERTY AS DESCRIBED IN DEED BOOK 951 AT PAGE 414 OF THE RECORDS OF THE OFFICE OF THE CHANCERY CLERK OF SAID RANKIN COUNTY, AT BRANDON, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AT FOLLOWS:

COMMENCING AT A FOUND ½ INCH IRON REBAR LYING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SECTION 13, T5N-R2E, RANKIN COUNTY, MISSISSIPPI AND THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20, AS IT EXISTED IN NOVEMBER, 2022, SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF THE ABOVE REFERENCED PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY PROPERTY, SAID POINT ALSO BEING AND LYING 6,950.25 FEET NORTH AND 5,653.59 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 24, T5N-R2E, RANKIN COUNTY, MISSISSIPPI; RUN THENCE

ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY PROPERTY TO POINTS AT EACH OF THE FOLLOWING CALLS;

SOUTH FOR A DISTANCE OF 288.91 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1,425.73 FEET TO A ½ INCH IRON REBAR; THENCE

SOUTH 00 DEGREES 02 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1,406.58 FEET TO A ½ INCH IRON REBAR; THENCE

SOUTH 89 DEGREES 45 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1,427.97 FEET TO A ½ INCH IRON REBAR; THENCE

SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 949.68 FEET TO A ½ INCH IRON REBAR; THENCE

CONTINUE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 202.04 FEET TO A ½ INCH IRON REBAR LYING ON THE WESTERLY BOUNDARY OF THE CITY OF BRANDON, MISSISSIPPI AS SHOWN ON MAP OR PLAT OF SAME IN RECORDS OF SAID RANKIN COUNTY, MISSISSIPPI, AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE

CONTINUE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY AND THE WESTERLY BOUNDARY OF THE CITY OF BRANDON, MISSISSIPPI, FOR A DISTANCE OF 1,108.40 FEET TO A ½ INCH IRON REBAR; THENCE

LEAVING THE SOUTHERLY BOUNDARY OF PARCEL 2 OF SAID MIRROR LAKE LAND COMPANY AND THE WESTERLY BOUNDARY OF SAID CITY OF BRANDON, MISSISSIPPI, RUN NORTH 01 DEGREES 18 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 343.59 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 05 DEGREES 02 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 218.97 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 06 DEGREES 34 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 280.12 FEET TO A ½ INCH IRON REBAR; THENCE

NORTH 05 DEGREES 43 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 192.55 FEET TO A ½ INCH IRON REBAR; THENCE

WEST FOR A DISTANCE OF 1,030.09 FEET TO A 1/2 INCH IRON REBAR LYING ON THE WESTERLY BOUNDARY OF THE ABOVE REFERENCED CITY OF BRANDON, MISSISSIPPI; THENCE

SOUTH ALONG THE WESTERLY BOUNDARY OF SAID CITY OF BRANDON, MISSISSIPPI, FOR A DISTANCE OF 1,027.77 FEET TO THE POINT OF BEGINNING OF THE ABOVE-DESCRIBED PARCEL OR TRACT OF LAND;

PARCEL # G8L-1-20

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
February 25, 2026
#249

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: 346 CROSSGATES BOULEVARD – PUBLIC HEARING FOR CONDITIONAL USE PERMIT / RETAIL PACKAGE STORE

John Christian has submitted a Conditional Use Permit application to allow a retail package store at 346 Crossgates Boulevard. The application was presented to the Planning Commission, and the Planning Commission voted 4-0 to recommend approval in accordance with the staff report recommendation, with the contingency that there be no outside consumption, and with two members absent. This item is presented to the Mayor and Board for public hearing and consideration of the requested conditional use permit.

ATTACHMENTS:

1. MBOA Staff Report - CUP 26-001
2. 26-001 Combined

Application # 26-001
Subject Property: 346 Crossgates Boulevard
Applicant: John Christian

STAFF REPORT CASE # 26-001

Project:	Crossgates Wine & Spirits
Project Type:	Conditional Use Permit
Planning Commission:	February 23, 2026
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	CC- Community Commercial
Ward:	4 - Coker

EXECUTIVE SUMMARY:

The applicant requests a Conditional Use Permit to operate a retail package store, first floor only, at 346 Crossgates Boulevard. The application describes the proposed use as a first-floor liquor store with hours of operation from 10:00 a.m. to 8:00 p.m., Monday through Saturday, with approximately six employees and an estimated 250 customers per day. The submitted materials include a compatibility statement, site/parking exhibits, and a floor plan for the proposed first-floor tenant space.

PLANNING COMMISSION REVIEW:

The application was presented to the Planning Commission on February 23, 2026, as a recommendation to the Mayor and Board of Aldermen regarding a Conditional Use Permit application for a retail package store at 346 Crossgates Boulevard. Jim Brooks moved to approve in accordance with the staff report recommendation, not contrary to applicable law, with the contingency that there will be no outside consumption. The motion was seconded by Tom Evans. Jim Brooks, Eric Skipper, Tom Evans, and David Stevens voted aye. Lynn Bullock and Suzanne Ross were absent. The motion passed 4-0.

PUBLIC HEARING PREREQUISITES

Notice of the public hearing was published in the Rankin County News on February 25, 2026. Notice was sent to adjacent property owners by certified mail on February 25, 2026. The subject property was posted on February 24–25, 2026. Based on the staff record as provided, the prerequisites for the public hearing have been met.

Application # 26-001
Subject Property: 346 Crossgates Boulevard
Applicant: John Christian

DESCRIPTION OF THE APPLICATION

The Conditional Use Permit application identifies the property as 346 Crossgates Boulevard, Brandon, Mississippi 39042, and identifies the proposed use as "Liquor Store (1st Floor)" in an existing building. The application states that the current or previous use of the property is vacant.

The applicant's compatibility statement represents that the site is located within a designated commercial corridor, is surrounded by established retail and service businesses, and is intended to function as a retail package store with no on-premise consumption. The applicant further represents that operational measures are intended to include enhanced exterior lighting, security cameras covering entrances and parking areas, strict age-verification procedures and employee training, hours consistent with nearby commercial businesses, and ongoing property maintenance and litter prevention.

The submitted materials also include a first-floor plan showing the proposed tenant layout and site exhibits depicting parking and circulation. The staff report prepared for Planning Commission notes that final parking counts, striping, accessible-space compliance, and any curb or circulation adjustments remain subject to City review prior to final permitting and/or business opening.

PUBLIC COMMENT SUMMARY

Staff is not aware of any direct public correspondence submitted regarding this application. Staff did have informal discussions with a few members of the Mayor and Board, including reference by one alderman to having spoken with an individual who expressed opposition, but no formal written comments or other public submissions were received by staff for inclusion in the record.

STAFF ANALYSIS

The submitted materials reflect a request to occupy an existing commercial building within an established commercial corridor with a first-floor retail package store use. The application materials characterize the proposed operation as off-premise retail sales only, and the Planning Commission recommendation expressly included the contingency that there be no outside consumption.

The record also reflects that the proposed use is intended to operate within an existing developed site rather than as new construction. The submitted compatibility materials describe the surrounding area as commercial in character and indicate that the business is intended to operate with lighting, security, age-verification procedures, and routine property maintenance.

From a site and building-review standpoint, occupancy and any interior buildout remain subject to building permit review, fire/life-safety review, and any required inspections. Exterior signage remains subject to separate City review and approval. Final verification of parking layout, ADA compliance, and any related circulation adjustments should also occur prior to opening. The Planning Commission staff report also notes that the use should be limited to retail package sales only and remain subject to all required State of Mississippi alcohol licensing.

Application # 26-001
Subject Property: 346 Crossgates Boulevard
Applicant: John Christian

STAFF RECOMMENDATION

Staff presents this application for consideration by the Mayor and Board on its merits, based on the application materials, the Planning Commission recommendation, and the public hearing record. If the Mayor and Board elect to approve the requested Conditional Use Permit, the record supports the following limitations and conditions: the use shall be limited to retail package sales only with no on-premise or outside consumption; the applicant shall obtain and maintain all required State of Mississippi alcohol licenses prior to commencement of operations; final verification of parking, striping, accessible-space compliance, and any necessary circulation adjustments shall be completed through the City's review process prior to opening; any interior buildout or occupancy shall remain subject to required building permit, fire/life-safety review, and successful inspections; and any exterior signage shall remain subject to separate City review and approval.

Report Prepared By: Joey Barnette, Community Development Director

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Conditional Use Permit
Application

1/12/26
DATE RECEIVED

260034
PERMIT NUMBER

346 Crossgates Blvd, Brandon, MS 39042 Property Address	CC Current Zoning Classification
Vacant Current or Previous Use of the Property	Liquor Store (1st Floor) Proposed Use of the Property

Provide a Description of the Proposed Use, Including Hours of Operation, Number of Employees, Number of Daily Customers, etc.
1st Floor Liquor Store. Hours: 10am-8pm Mon-Sat. 6 Employees, ~250 Customers per day

John Christian Applicant	John Christian Contact Name
229 Kingsbridge Rd Street Address	601-427-0102 Primary Telephone
Madison / MS / 39110 City / State / Zip Code	JLChristian@GMail.com Email
Owner(s), if different from applicant	Contact Name
Street Address	Primary Telephone
City / State / Zip Code	Email

The following items are required for consideration of a conditional use*:

- ☒ **Completed Application and Non-Refundable $275 Fee**
- ☒ **Ownership Verification Letter**
  - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- ☒ **Legal Written Description of the Property**
  - If not platted, a metes and bounds legal description of the property.
- ☒ **Written Statement**
  - A written statement documenting the reason for the conditional use, including evidence that the request complies with the requirements of a conditional use.
- ☒ **Site Plan**
  - All conditional use permit applications must be accompanied by a fully dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

***Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.**

Applicant's Signature: _____ **Date:** 12/4/2025

zoning@brandonms.org

Revised: 07/18/2017

COMMUNITY DEVELOPMENT

Conditional Use Permit
Acknowledgements

The applicant agrees to:

- If determined by the City Planner or other city officials that a detailed site plan is necessary to review a request to rezone property, a site plan shall be submitted by the applicant in accordance with the Zoning Ordinance of the city and all expenses of the zoning variance review shall be paid by the applicant.
- By signing the application, it is understood and agreed that permission is given to the Department of Community Development to place a sign(s) on said property, giving notice to the public that said property is being considered for zoning action. It is further understood by the applicant that the removal of the sign before the hearing will constitute a withdrawal of the application and the case will not be heard at the next scheduled hearing.
- It is further understood and agreed by the applicant, and permission is hereby granted to the city for inspections, investigations, and/or evaluation reports by the proper departments, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed use, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.
- The application fee for this request is non-refundable regardless of the outcome.

The applicant agrees to attend the official development review meetings listed below:

Planning Commission Meeting: _____

Board of Aldermen Public Hearing: _____

Both meetings are held in the Board Room of the Brandon Municipal Complex, located at 1000 Municipal Drive in Brandon, Mississippi at 6 o'clock in the evening.

The above information is true, correct, and complete to the best of my knowledge, and I acknowledge the stipulations listed herein.

Applicant: _____ Date: 12/4/2025

Owner: _____ Date: 12/4/2025

State of Mississippi
County of ~~Rankin~~ Madison
Sworn to and subscribed before me,
Notary: _____
Date: 12/4/25

STATE OF MISSISSIPPI
ASHLEY FITZGERALD
NOTARY PUBLIC
Madison County
My Commission Expires
December 26, 2027
COMMISSION NUMBER 410296

Revised: 07/18/2017

Crossgates Wine & Spirits
346 Crossgates Blvd
Brandon, MS 39047
601-427-0102

Date: 2/12/2026

City of Brandon
1000 Municipal Drive
Brandon, MS 39042

Re: Compatibility Statement – Proposed Wine & Spirit Store

346 Crossgates Blvd, Brandon, MS 39042

To whom it may concern,

We respectfully submit this compatibility statement in support of a proposed liquor store at **346 Crossgates Boulevard** and to explain why this use is appropriate and consistent with the surrounding commercial environment.

1. The property is located within a designated commercial corridor.
The site is zoned **Community Commercial (C-C)** and is surrounded by established retail and service businesses. This corridor is intended for consumer-oriented commercial activity, and the proposed use aligns with the purpose of the zoning classification. The location is not embedded within residential streets and functions as part of Brandon's primary commercial network.

2. The surrounding retail environment supports this type of business.
The Crossgates area includes a concentration of retail establishments and shopping centers anchored by major tenants such as **Kroger**, along with a mix of national and local businesses that generate consistent daily customer traffic. A liquor store is a complementary retail use within a grocery-anchored commercial district and serves routine consumer demand in a regulated retail setting. Its presence would align with the established character of the corridor.

3. The site is designed to accommodate safe customer access and parking.
The property benefits from proximity to Interstate 20 and major commercial roadways, allowing convenient access without diverting traffic into residential neighborhoods. The building includes adequate on-site parking to support retail operations and maintain orderly traffic flow within the property.

4. The business will operate responsibly and with community standards in mind.
The proposed liquor store will operate strictly as a retail establishment with no on-premise consumption. Operational safeguards will include:

- Enhanced exterior lighting
- Security cameras covering entrances and parking areas
- Strict age-verification procedures and employee training
- Hours consistent with nearby commercial businesses
- Ongoing property maintenance and litter prevention

These measures are intended to ensure the business operates professionally and does not create nuisance conditions.

5. The proposal supports Brandon's continued commercial growth.
Brandon is a growing community with a strong emphasis on economic development and quality of life. Activating an existing commercial building with a responsible tenant supports local investment, job creation, and retail diversity within an established commercial area.

Conclusion

Given the site's commercial zoning, its location within an active retail corridor, its access and parking capacity, and our commitment to responsible operations, we believe the proposed liquor store at **346 Crossgates Blvd** is compatible with the surrounding area and would be a positive addition to the local business environment.

Thank you for your consideration. We welcome any questions or requests for additional information.

Respectfully,

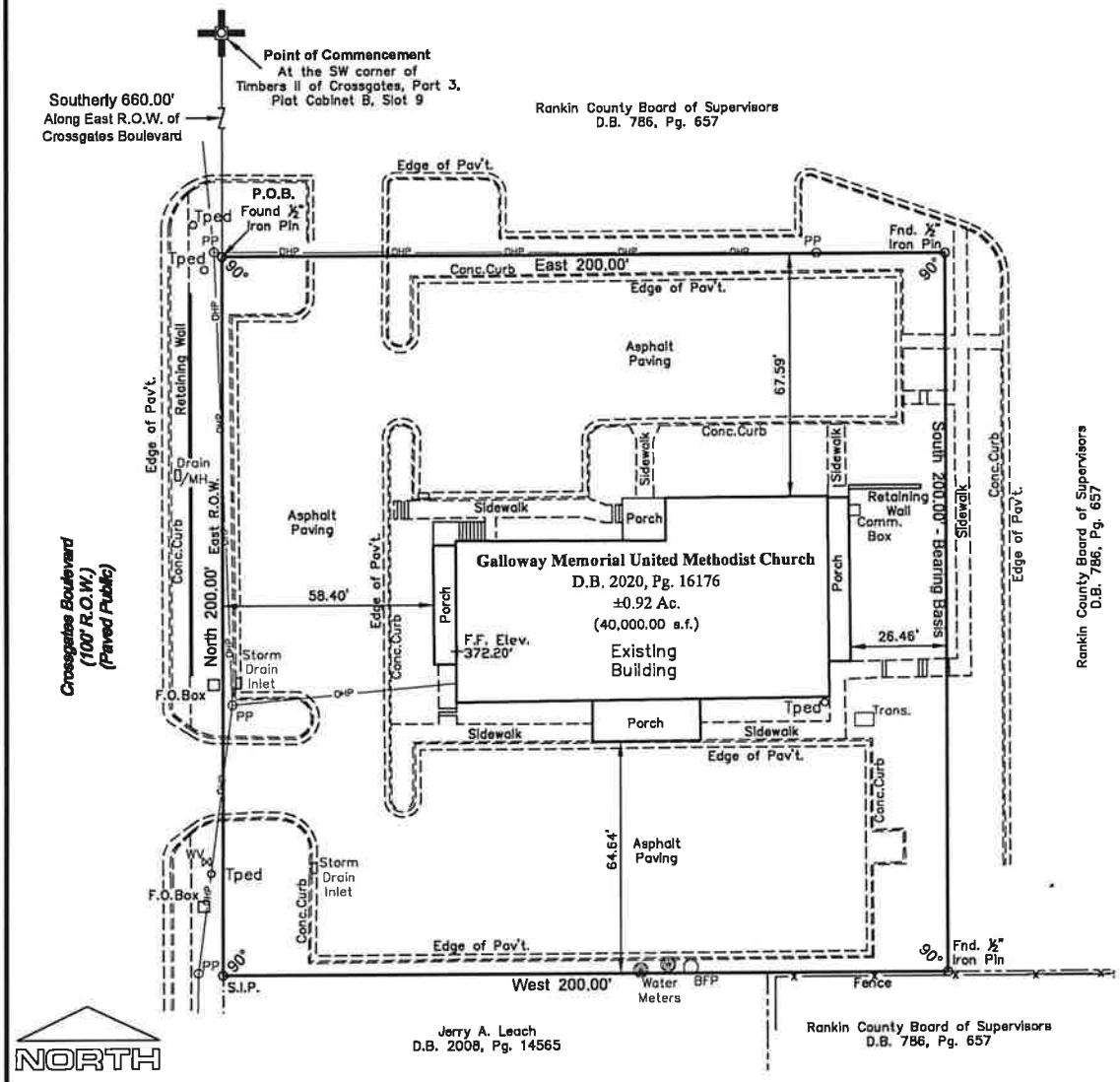
John Christian
Owner
601-427-0102
jlchristian@gmail.com

Josh Sorrell
Owner
601-383-6157
joshasorrell@gmail.com

PLAT OF SURVEY

GALLOWAY MEMORIAL UNITED METHODIST CHRUCH

SITUATED IN THE SW ¼ OF SECTION 7, T5N, R3E,
CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI



SCALE: 1"= 40'

DATE OF FIELD SURVEY: 5-3-24

DEED BOOK 2020, PAGE 16176

BEARINGS BASED ON DEED ROTATION

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. 28121C0191F, COMMUNITY PANEL NO. 280143 0191 F, EFFECTIVE DATE: JUNE 9, 2014.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

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

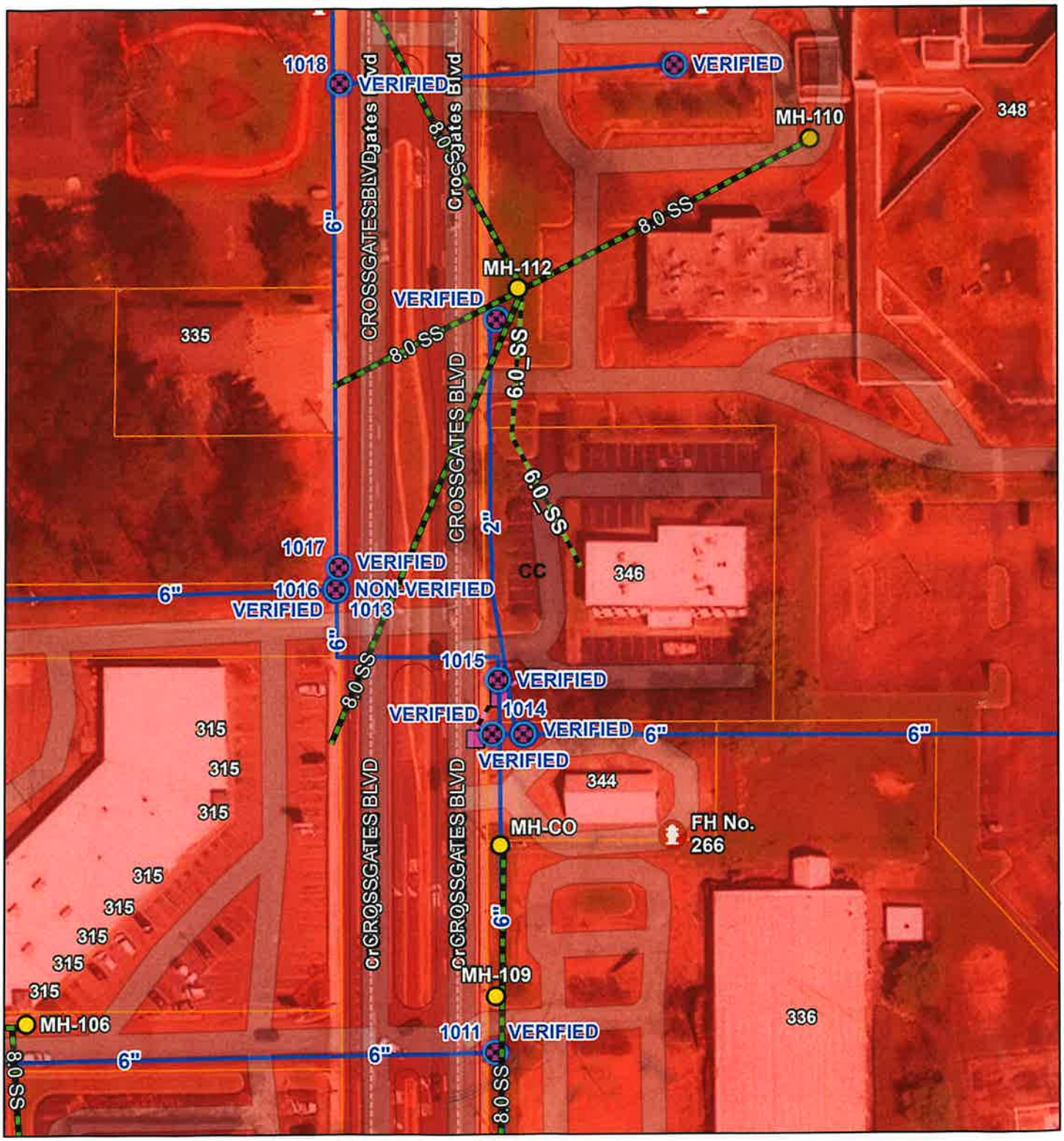
DATE:	5-6-24	DWG. NO:	B-10927.DWG
DRAWN:	MRR	PROJ. NO:	B-10927
CHECKED:	MRL	CREW:	COVINGTON

REVISED:

DWG PATH: F:\PROJECTS\B-10927_Drawings\B-10927.DWG

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL ◆ STRUCTURAL ◆ PLANNING ◆ SURVEYING ◆ UAV MAPPING
BRANDON | FLOWOOD | MADISON
EST. 2004 www.benchmarkms.net 601-627-7780

ArcGIS Web Map



11/7/2025, 10:35:56 AM

1:1,359

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

- Sewer Manholes view
- Sewer Lines view
- Sewer Lines (6 Inch)
- Fire_Hydrant view

Water Valves View

- NON-VERIFIED
- Other

- Water Lines view
- Storm Drain Inlets view
- Storm Drain Pipe view

2024_Zoning

- CC: Community Center
- 2025 Parcel COB
- Addresses_2025
- Streets_2025

- 2021 Edge of Pavement
- 2021 City Limits

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 30cm Resolution Metadata

Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Print Search Again

PPIN	Parcel Number	Section	Township	Range
022097	H09A000005 00000	07	05	03

Google Map	GIS Map	Deed Preview	Building Sketch
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	01

Assessed Owner
DIER ENTERPRISES LLC
218 WHEATLEY ST N RIDGELAND MS39157
Location
346 CROSSGATES BLVD
Legal Description
LOT 200 X 200 IN SW4 & E OF CROSSGATES BLVD DB 392 PG 429 0092879 DB 452 PG 0238 0042283

TAXES	Due	Paid
County	0.00	0.00
City	0.00	0.00
School	0.00	0.00
Total	0.00	0.00
Paid By		
Paid - Receipt #		
Date Paid	0/0/0	
# of Payments	0	
Penalty Paid	0	

Appraised Values	
Land Value	320,000.00
Improvement Value	770,300.00
Total	1,090,300.00
Assessed Values	
Land Value	115,545.00
Improvement Value	48,000.00
Total	163,545.00
Building Info.	
Year Built	1986
Base Area	5278
Adjusted Area	9839
Structure Code	030
Deed Info	
Book	2024
Page	10616
Date	5/17/2024
Miscellaneous	
Homestead Code	

3/32 @ 1 = 2' or 3/64
Hunt Map
Sat
2D
LEACH
JERRY A
SET BACK CURB
GALLOWAY
MEMORIAL
UNITED
ADD PARALLEL PARKING
SET BACK CURB
RE-STRIPE DIAGONAL PARKING
Weather

CROSSGATES WINE & SPIRITS

PARKING = 55 SPACES 4x [H]

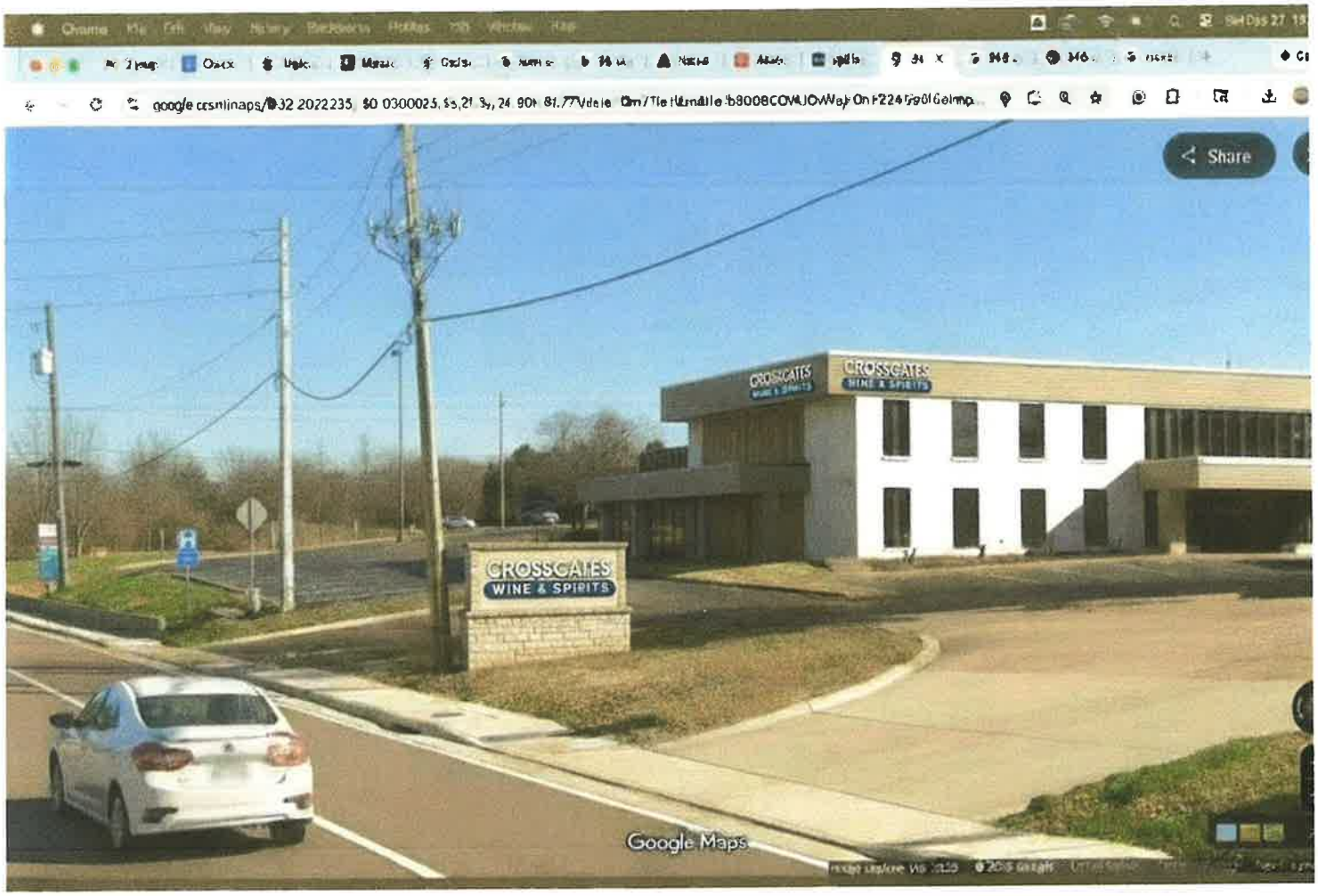
SETTING BACK THE CURBS ALLOWS A BOX TRUCK TO TURN IN TO THE LEFT AND BACK INTO THE LOADING ZONE / TRASH PICK-UP

EXISTING CURBS —

NEW CURBS —

NEW STRIPING —

CROSSGATES WINE & SPIRITS
EXISTING CURBS & PARKING = 59 SPACES & 4 ARE [H] = HANDICAP
PROPOSED DEMOLITION -


Share
CROSSGATES
WINE & SPIRITS
CROSSGATES
WINE & SPIRITS
Google Maps

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 25TH DAY OF FEBRUARY, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

CONDITIONAL USE - LIQUOR STORE - PARCEL #H9A-5-0

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

Vol 178 No. 34 on the 25th day of February, 2026

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, AT 6:00 O'CLOCK P.M., IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE GRANTED FOR A RETAIL PACKAGE STORE (LIQUOR STORE) TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

A CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE TIMBERS II OF CROSSGATES, PART 3, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CHANCERY CLERK AT BRANDON, RANKIN COUNTY, MISSISSIPPI, AS NOW RECORDED IN PLAT CABINET B AT SLOT 9, SAID POINT FURTHER BEING ON THE EAST RIGHT OF WAY OF CROSSGATES BOULEVARD AS NOW LAID AND IN USE, AUGUST 1979);

RUN THENCE SOUTHERLY AND ALONG THE SAID EAST RIGHT OF WAY FOR A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE LEAVING THE SAID EAST RIGHT OF WAY OF CROSSGATES BOULEVARD, TURN LEFT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES AND RUN EASTERLY FOR A DISTANCE OF 200.0 FEET;

TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 90 DEGREES AND 00 MINUTES AND RUN SOUTHERLY FOR A DISTANCE OF 200.0 FEET;

TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES AND RUN WESTERLY FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY OF CROSSGATES BOULEVARD;

TURN THENCE RIGHT THROUGH A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES AND RUN NORTHERLY AND ALONG THE SAID EAST RIGHT OF WAY OF CROSSGATES BOULEVARD FOR A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

PARCEL # H9A-5-0

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
February 25, 2026
#252

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 25th day of February, 2026

STATE OF MISSISSIPPI ★ FRANCES CONGER ★ NOTARY PUBLIC Rankin County Commission Expires January 25, 2030 COMMISSION NUMBER 28593

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

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Proof of Publication 3.00

TOTAL..... $46.44

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: CASE # 26-002 – PUBLIC HEARING - AIRSPACE, LLC / MONOPOLE TELECOMMUNICATIONS CONDITIONAL USE PERMIT

Airspace has submitted Conditional Use Permit and Development Review applications for a proposed monopole telecommunications tower to be located on Parcel No. H8-10-140 at the corner of Highway 18 and Greenfield Road. A similar request was previously approved under Case No. 23-015; however, due to the planned widening of Highway 18 and the applicant not obtaining permits within the required time, the applicant has resubmitted the request under Case No. 26-006 for approval of a revised tower location on the same parcel. The application was presented to the Planning Commission, and the Planning Commission voted 4-0 to recommend approval in accordance with the staff report recommendation, with two members absent. This item is presented to the Mayor and Board for public hearing and consideration of the requested approvals.

ATTACHMENTS:

1. MBOA Staff Report - CUP 26-006
2. 3006 Greenfield Rd Conditional Use Application
3. MS-0035 West Brandon-Final CDs-Rev1-020526
4. Proof of Publication

Application # 26-006
Subject Property: H8-10-140 / 3006 Greenfield Road
Applicant: Airspaces, LLC

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 26-006

Project:	Airspaces – Monopole Telecommunications Tower
Project Type:	Conditional Use Permit
Planning Commission:	February 23, 2026
Mayor & Board of Aldermen:	March 16, 2026
Zoning District:	CC- Community Commercial
Ward:	4 - Coker
Planning Commission Recommendation:	Recommended approval in accordance with the Staff Report recommendation. (Vote 4-0, 2 absent)

EXECUTIVE SUMMARY:

Airspaces, LLC requests approval of a Conditional Use Permit and Development Review for a monopole telecommunications tower to be located on Parcel No. H8-10-140 at the corner of Highway 18 and Greenfield Road. The current request is being processed under Case No. 26-006 because the prior approval granted under Case No. 23-015 is no longer active due to applicable time limitations, and because the proposed tower compound/pad location has been adjusted to accommodate the future Highway 18 expansion project. The proposed facility remains a monopole telecommunications structure with an unmanned equipment compound and limited site activity primarily consisting of periodic maintenance visits.

The applicant's written statement explains that the revised location is on the same parcel as the previously approved site, that the tower height and style will remain the same, and that the revised location was selected to avoid the proposed roadway project, a major power line, and possible future development constraints. The applicant further states that access will continue from Greenfield Road, using the existing concrete entrance on the west side of the Fresh Market restaurant.

PLANNING COMMISSION REVIEW:

The application was presented to the Planning Commission on February 23, 2026. Tom Evans moved to recommend approval in accordance with the staff report recommendation, seconded by Jim Brooks. Voting in favor were Jim Brooks, Eric Skipper, Tom Evans, and David Stevens. Lynn Bullock and Suzanne Ross were absent. The motion passed 4-0.

Application # 26-006
Subject Property: H8-10-140 / 3006 Greenfield Road
Applicant: Airspaces, LLC

PUBLIC HEARING PREREQUISITES

Notice of the public hearing was published in the Rankin County News on February 25, 2026. Notice was sent to adjacent property owners by certified mail on February 25, 2026. The subject property was posted on February 24–25, 2026. Based on the staff record as provided, the prerequisites for the public hearing have been met.

DESCRIPTION OF THE APPLICATION

The Conditional Use Permit application identifies the subject property as 3006 Greenfield Road, zoned CC – Community Commercial, with the proposed use described as a telecommunications tower site. The application describes the facility as unmanned, low traffic, without noise, and as an approximately 180-foot telecommunications tower site located behind the Bumpers restaurant.

The applicant's written statement explains that the original site approved in 2023 could not proceed because MDOT later proposed a road project affecting the prior location. The applicant states that, after coordinating with the property owner and considering the proposed road, major power line, detention pond, and existing ground-mounted electrical transformer, a revised location was selected on the same parcel. The applicant also states that the revised tower site will still be a monopole structure with a height of 180 feet, that the fenced lease area became smaller in order to fit the revised location constraints, and that the pole is not intended to be lit unless required by the FAA.

The submitted lease-area legal description reflects a lease area of approximately 0.0557 acre (2,424 square feet). The recorded option and lease exhibit also depicts the revised compound area as approximately 3,008 square feet (45' x 70') together with a 30-foot wide access and utility easement from Greenfield Road to the site.

PUBLIC COMMENT SUMMARY

Staff is not aware of any public correspondence regarding this application.

STAFF ANALYSIS

The record supports that this is a resubmittal of a previously approved tower concept on the same parcel, with the principal change being the revised location of the tower compound/pad in response to the planned Highway 18 grade separation and expansion project. The applicant has represented that the style and height of the tower are not changing and that the use remains a typical unmanned telecommunications tower facility with periodic service visits.

From a site-review standpoint, access is proposed from Greenfield Road rather than direct access from Highway 18. The fall zone engineering letter included in the submittal states that the proposed 180-foot monopole was designed in accordance with TIA-222-I, with a 3-second gust wind speed of 109 mph for Rankin County, and states that the design conforms to the 2024 International Building Code. That letter also states the structure may theoretically be considered designed for a zero-foot fall radius based on the rarity of failures described by the engineer.

At the same time, there are several remaining review items that are not necessary to resolve for the conditional use determination itself but are relevant to development review and permitting. These include revisions to fencing details to show black chain-link fencing with black slats and no barbed wire; revised gate/post details and finish

specifications; documentation regarding detention pond status; revised floodplain/elevation information showing compliance with minimum elevation requirements; and a grading plan for the access road demonstrating no adverse drainage impacts. It is also important to note that the City Engineer has concerns that the site may be within a flood zone, with an approximate base flood elevation of 330 and a minimum required finished pad elevation of 332. The current submittal reflects a pad elevation of 329.

Based on the submitted materials, the current record supports consideration of the revised tower location on the same parcel, while also reflecting that final development approval and permitting remain dependent on the applicant addressing the outstanding site-design, floodplain, drainage, fencing, and related engineering comments identified by staff and the City Engineer.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit and Development Review applications, Case No. 26-006, submitted by Airspaces, LLC for a monopole telecommunications tower on Parcel No. H8-10-140 at Highway 18 and Greenfield Road, subject to the following: the applicant shall fully address and obtain acceptance of all outstanding staff and City Engineer review comments prior to issuance of any permitting; required revisions shall include fencing and gate materials and finishes, documentation and verification of detention pond status, compliance with floodplain elevation requirements, and submission of roadway grading and drainage plans demonstrating no adverse drainage impacts; and any stormwater or drainage corrections identified through final engineering review shall be incorporated into the final design and completed to the satisfaction of the City Engineer and applicable City staff prior to permit issuance.

Report Prepared By: Joey Barnette, Community Development Director

Case: 26-006

COMMUNITY DEVELOPMENT

Conditional Use Permit Application

2-6-26
DATE RECEIVED

260125
PERMIT NUMBER

3006 GREENFIELD RD.	REGIONAL COMMERCIAL (RC)
Property Address	Current Zoning Classification
GAS STATION, BUMPERS, LIQUOR STORE	TELECOMMUNICATIONS TOWER SITE
Current or Previous Use of the Property	Proposed Use of the Property

Provide a Description of the Proposed Use, Including Hours of Operation, Number of Employees, Number of Daily Customers, etc.

AN UNMANNED, LOW TRAFFIC, NO NOISE, 180' TALL TELECOMMUNICATIONS TOWER SITE RIGHT BEHIND THE BUMPERS RESTAURANT.

AIRSPACES, LLC	TODD JENKINS
Applicant	Contact Name
121 VILLAGE BLVD.	601-209-9393
Street Address	Primary Telephone
MADISON / MS / 39110	tjenkins@airspacesLLC.com
City / State / Zip Code	Email
Owner(s), if different from applicant	Contact Name
Street Address	Primary Telephone
City / State / Zip Code	Email

The following items are required for consideration of a conditional use*:

- [X] **Completed Application and Non-Refundable $275 Fee**
- [X] **Ownership Verification Letter**
  - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- [X] **Legal Written Description of the Property**
  - If not platted, a metes and bounds legal description of the property.
- [X] **Written Statement**
  - A written statement documenting the reason for the conditional use, including evidence that the request complies with the requirements of a conditional use.
- [X] **Site Plan**
  - All conditional use permit applications must be accompanied by a fully dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

***Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.**

Applicant's Signature: _____ **Date:** 2/3/26

zoning@brandonms.org

Revised: 07/18/2017

121 Village Blvd
Madison, MS 39110
601-398-9728

WRITTEN STATEMENT

Mayor and Board of Aldermen
City of Brandon, Mississippi
1000 Municipal Drive
Brandon, Mississippi 39042

RE: Conditional Use Permit for the new location of the wireless communications site near the intersection of Hwy 18 and Greenfield Road on the West side of Brandon.

Dear Mayor and Board:

To introduce myself, let me say that I am a longtime resident of Brandon with years of experience in the wireless communications industry. I am also part owner of AirSpaces, LLC, a Mississippi Limited Liability Company. Airspaces is a local "Build-To-Suit" tower company which is in the business of constructing and managing telecommunications sites in order to provide wireless service providers such as AT&T, C-Spire, Verizon, etc., with viable locations to improve and broaden their customer services.

Back in September of 2023, I came before the Board to ask for approval of a Conditional Use Permit for a monopole tower on parcel # H8-10-140. The Conditional Use Permit was approved, but then several months later after gaining approval, I was notified by Sam Hawkins that MDOT was proposing a new road that will help with traffic from Greenfield Road and Hwy 18. This newly proposed road location was going right where my tower site was approved to be constructed. Therefore, I had to get with the owner of this parcel and come up with a new location that would work with them while avoiding this proposed road, a major power line and possible future development from the landowner. Together, we came up with a new location on the same parcel of land, that seems to work for us and them while staying out of the way of the newly proposed road. I reached out to The City of Brandon to see what I needed to do to gain re-approval of the new location for this tower site. Randy informed me that even though this tower site was already approved and is located on the same parcel of land, I would still need to get approval from the City of Brandon. So, I am asking for your approval for this new location of the tower site, which again, is located on the same parcel of land that I gained approval for back in 2023.

121 Village Blvd
Madison, MS 39110
601-398-9728

Nothing will change with the style and height of this tower site. It will still be a monopole structure with a structure height of 180 feet tall. The lease area is right behind the Bumpers restaurant and it did get smaller because we have to fit this tower site between a gas line, powerline, retention pond and an existing ground mounted electrical transformer. We will still access the site off of Greenfield Road using the existing concrete entrance that is on the West side of the Fresh Market restaurant. We will fence in the lease area. It is our intent that this facility will not be lit unless lighting should be required by the FAA.

This telecommunications site will serve the convenience, welfare and safety of the public because it will be designed, constructed and maintained in compliance with all local, state, and federal codes and regulatory compliance, including FAA, FCC and all other applicable government agencies.

If you should you have any questions or comments or need any additional information from us regarding this wireless facility, please do not hesitate to give me a call at 601-209-9393.

Sincerely,

Airspaces, LLC

By: _____
Todd Jenkins, Member

Legal Description – Lease Area

A 0.0557 Acre (2,424 Square Feet), more or less, Lease Area situated in the Southwest Quarter of Section 18, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi and being more particularly described as follows, To Wit:

COMMENCING at a found concrete monument (having MS State Plane West Zone Coordinates N:1,007,273.99 E:2,392,683.81) marking the Southeast corner of Section 18, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi; run thence North for a distance of 191.96 feet; thence run West for a distance of 4,035.36 feet to a set 1/2" rebar with cap (having MS State Plane West Zone Coordinates N:1,007,465.95 E:2,388,648.46) and the POINT OF BEGINNING for the herein described Lease Area;

thence run South 23 Degrees 51 Minutes 33 Seconds East for a distance of 48.37 feet to a set 1/2" rebar with cap;

thence run South 82 Degrees 24 Minutes 36 Seconds West for a distance of 63.54 feet to a set 1/2" rebar with cap;

thence run North 23 Degrees 51 Minutes 33 Seconds West for a distance of 31.12 feet to a set 1/2" rebar with cap;

thence run North66 Degrees 39 Minutes 10 Seconds East for a distance of 61.00 feet back to the POINT OF BEGINNING.

The above bearings are based on grid per the MS State Plane Coordinate System, West Zone.

Legal Description – 20' Wide Access & Utility Easement

A 0.2829 Acres (13,324 Square Feet), more or less, 20' wide access and utility easement situated in the Southwest Quarter of Section 18 and in the Northwest Quarter of Section 19, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi and being more particularly described as follows, To Wit:

COMMENCING at a found concrete monument (having MS State Plane West Zone Coordinates N:1,007,273.99 E:2,392,683.81) marking the Southeast corner of Section 18, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi; run thence North for a distance of 191.96 feet; thence run West for a distance of 4,035.36 feet to a set 1/2" rebar with cap (having MS State Plane West Zone Coordinates N:1,007,465.95 E:2,388,648.46); thence run South 23 Degrees 51 Minutes 33 Seconds East for a distance of 48.37 feet to a set 1/2" rebar with cap and the POINT OF BEGINNING for the herein described Access and Utility Easement;

thence run South 07 Degrees 35 Minutes 24 Seconds East for a distance of 20.00 feet to a set 1/2" rebar with cap;

thence run South 82 Degrees 24 Minutes 36 Seconds West for a distance of 32.95 feet to a set 1/2" rebar with cap;

thence run South 41 Degrees 34 Minutes 54 Seconds West for a distance of 102.13 feet to a set 1/2" rebar with cap;

thence run South 58 Degrees 11 Minutes 00 Seconds West for a distance of 145.84 feet to a set 1/2" rebar with cap;

thence run North 87 Degrees 36 Minutes 38 Seconds West for a distance of 117.63 feet to a set 1/2" rebar with cap;

thence run North 66 Degrees 29 Minutes 08 Seconds West for a distance of 77.14 feet to a set 1/2" rebar with cap;

thence run North 06 Degrees 46 Minutes 12 Seconds West for a distance of 65.80 feet to a set 1/2" rebar with cap;

thence run North 09 Degrees 09 Minutes 25 Seconds East for a distance of 29.73 feet to a point in a concrete drive;

thence run North 73 Degrees 52 Minutes 52 Seconds West for a distance of 38.46 feet to a point in a concrete drive on the Easterly right-of-way line of Greenfield Road, as now laid out and in use, August 2025;

thence run along said Easterly right-of-way line North 33 Degrees 21 Minutes 12 Seconds East for a distance of 20.94 feet to a point in a concrete drive;

thence leaving said Easterly right-of-way line run South 73 Degrees 52 Minutes 52 Seconds East for a distance of 49.97 feet to a point in a concrete drive; thence run South 09 Degrees 09 Minutes 25 Seconds West for a distance of 44.64 feet to a set 1/2" rebar with cap;

thence run South 06 Degrees 46 Minutes 12 Seconds East for a distance of 51.52 feet to a set 1/2" rebar with cap;

thence run South 66 Degrees 29 Minutes 08 Seconds East for a distance of 61.92 feet to a set 1/2" rebar with cap;

thence run South 87 Degrees 36 Minutes 38 Seconds East for a distance of 107.74 feet to a set 1/2" rebar with cap;

thence run North 58 Degrees 11 Minutes 00 Seconds East for a distance of 136.76 feet to a set 1/2" rebar with cap;

thence run North 41 Degrees 34 Minutes 54 Seconds East for a distance of 76.07 feet to a set 1/2" rebar with cap;

thence run North 07 Degrees 35 Minutes 24 Seconds West for a distance of 20.00 feet to a set 1/2" rebar with cap;

thence run North 82 Degrees 24 Minutes 36 Seconds East for a distance of 63.54 feet back to the POINT OF BEGINNING.

The above bearings are based on grid per the MS State Plane Coordinate System, West Zone.

18.5.3
SWSW

Book:2024 Page:26196-26199
DEED
RCD: 11/25/2024 @01:22:22 PM
Rankin County, MS - Chancery Clerk
MARK S. SCARBOROUGH

4

Prepared by and Return to:
AirSpaces, LLC
121 Village Blvd
Madison, MS 39110
Office: 601-605-9214

Type of Instrument:	Memorandum of Option and Lease Agreement
Optionor/Landlord:	SetCo Holdings, LLC 1554 W Peace St Canton, MS 39046 (601) 613-1188
Optionee/Tenant:	AirSpaces, LLC 121 Village Blvd Madison, MS 39110 Office: 601-605-9214
Indexing Instructions:	SW 1/4 of SW 1/4, Section 18, T5N-R3E Rankin County, Mississippi

MEMORANDUM OF OPTION AND LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that **SetCo Holdings, LLC,** a Mississippi Limited Liability Company, (herein collectively referred to as "Optionor/Landlord"), pursuant to an Option and Lease Agreement dated the 20th day of November, 2024 (the "Option Agreement") has granted, bargained, sold and conveyed unto **AirSpaces, LLC,** a Mississippi Limited Liability Company ("Optionee/Tenant"), and its successors and assigns, the exclusive and irrevocable right and option (the "Option") to lease from Optionor that certain parcel of real property, together with appurtenant rights and easements over adjacent property of Optionor, located in Rankin County, Mississippi, and more particularly described as follows:

(See Exhibit A attached hereto and made a part hereof.)

Together with a non-exclusive right-of-way for access and utility easements to the leased parcel extending from Greenfield Road to the leased parcel.

The real property together with the easement and right-of-way are shown on Exhibit A attached hereto and by reference made a part hereof.

The initial term of the Option expires twelve (12) months from the date of the Option and Lease Agreement, and provides for one (1) successive twelve (12) month extension period, which, if exercised by Lessee, will expire twenty-four (24) months from the aforesaid date of the Option Agreement.

All of the terms and conditions of the Option Agreement are incorporated herein by reference as if fully set forth in this Memorandum of Option. In the event of any conflict between this Memorandum of Option and the Option Agreement itself, the terms of the Option Agreement shall control.

IN WITNESS WHEREOF, Optionor and Lessee have executed, or caused to be executed by their respective duly authorized representatives, this Memorandum of Option as of the 20th day of November, 2024.

OPTIONOR/LANDLORD:

SETCO HOLDINGS, LLC

By: Sandeep Sethi, Member

OPTIONEE/TENANT:

AIRSPACES, LLC

By: Todd Jenkins, Co-Manager/Member

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of November, 2024, within my jurisdiction, the within named **Sandeep Sethi**, who acknowledged that he is **Member** of **SetCo Holdings, LLC**, a Mississippi Limited Liability Company, and that for an on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

(NOTARY PUBLIC)

My commission expires:

State of Mississippi
John Michael Bullard , Notary Public
Madison County
My Commission Expires 10/20/2028
My Commission Number 493401

STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of November, 2024, within my jurisdiction, the within named **Todd Jenkins**, who acknowledged that he is **Co-Manager/Member** of **AirSpaces, LLC**, a Mississippi Limited Liability Company, and that for an on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

(NOTARY PUBLIC)

My commission expires:

State of Mississippi
John Michael Bullard , Notary Public
Madison County
My Commission Expires 10/20/2028
My Commission Number 493401

EXHIBIT A

"PROPERTY"

Being a portion of that certain parcel identified as Parcel No. H08 000010 00140 of the records of the Tax Assessor for Rankin County, Mississippi, and being a portion of the lands, parcel and tract, being situated in Rankin County, Mississippi, as described in that certain instrument, as recorded in the Office of the Chancery Clerk for Rankin County in Book 2021 at Page 26261. Said portion thereof being an area of approximately 3,008 square feet (45' x 70') together with a 30' wide access and utility easement from Greenfield Rd to the said portion of the property.

CHANCERY CLERK
RANKIN COUNTY, MS

Michael F. Plahovinsak, P.E.
18301 State Route 161, Plain City, Ohio 43064
(614) 398-6250 - mike@mfpeng.com

October 10, 2025

Airspaces
121 Village Blvd.
Madison, MS 39110

Re: Proposed 180-ft Monopole
Located in Rankin Co., MS: MS-0035 West Brandon
MFP Project #: 40925-167

I understand that there may be some concern on the part of local building officials regarding the potential for failure of the proposed communication monopole. Communication structures are designed in accordance with the Telecommunications Industry Association TIA-222-I , "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

I have designed this monopole to withstand a 3-sec. gusted wind speed of 109 mph as recommended by TIA-222-I for Rankin Co., MS. The design also conforms to the requirements of the 2024 International Building Code.

Due to the numerous safety factors incorporated into the design standard, failure of the structure would not be expected to occur at the exact moment the design wind speed is exceeded. Therefore, it is extremely rare to encounter a failure of a monopole tower. Statistically, loads reaching 2x the design wind pressures would be required to cause a failure of the structure, where total devastation of the surrounding area would also occur. Most failures of this nature occur due to an Act of God, uncontrollable acts of vandalism, or gross neglect of routine maintenance. A properly designed, erected and maintained monopole is not subject to collapse as a result of structural loads prescribed by Building Code.

Therefore, theoretically, this structure may be considered to be designed for a 0-ft fall radius based on rarity of failures, and the requirements of the Building Code and the TIA-222 Standard.

The structure has been designed with all of the applicable factors as required by the code. Monopoles are safe structures with a long history of reliable operation.

I hope this review of the monopole design has given you a greater degree of comfort regarding the design capacity inherent in pole structures. If you have any additional questions please call me at 614-398-6250 or email mike@mfpeng.com.

Sincerely,

Michael F. Plahovinsak, P.E.
Michael Plahovinsak 2025.10.10 16:28:35 -04'00'

AirSpaces

SITE NAME: WEST BRANDON
SITE NUMBER: MS-0035

PROJECT INFORMATION

ENGINEER:

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
TEL: (337) 886-7176

TOWER OWNER:

AIRSPACES, LLC
TODD JENKINS - MANAGING MEMBER
121 VILLAGE BOULEVARD
MADISON, MS 39110
TEL: (601) 209-9393

PROJECT DATA:

JURISDICTION	: CITY OF BRANDON
ZONING	: C-2
TYPE OF CONSTRUCTION	: II-B
TYPE OF OCCUPANCY	: U
IBC	: 2018
LEASE AREA	: SEE SHEET C-1

GEOGRAPHIC COORDINATES:

LATITUDE	: 32° 16' 08.27" N
LONGITUDE	: 90° 02' 08.12" W

UTILITIES:

POWER COMPANY:
ENTERGY

FIBER COMPANY:
AT&T

PROJECT DESCRIPTION:

NEW TELECOMMUNICATIONS SITE CONTAINING A 2424 SQUARE FOOT LEASE AREA FOR A NEW 180' MONOPOLE TOWER.

DRAWING INDEX

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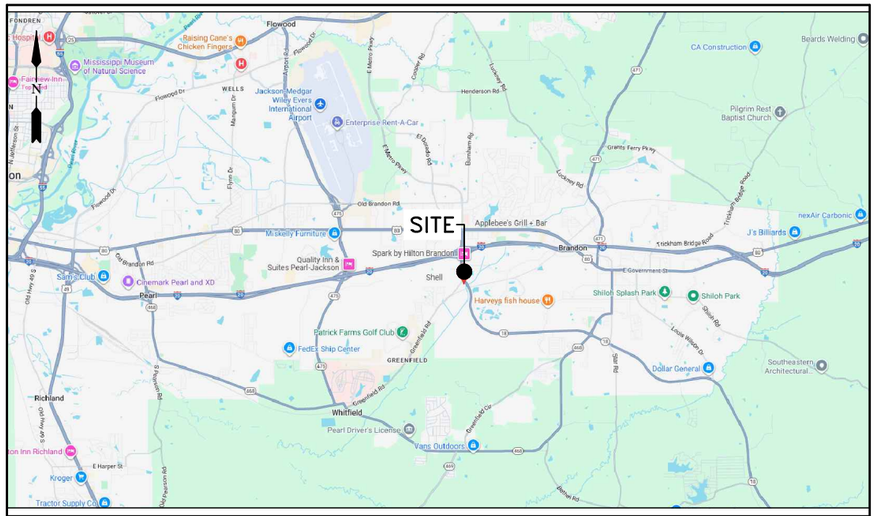
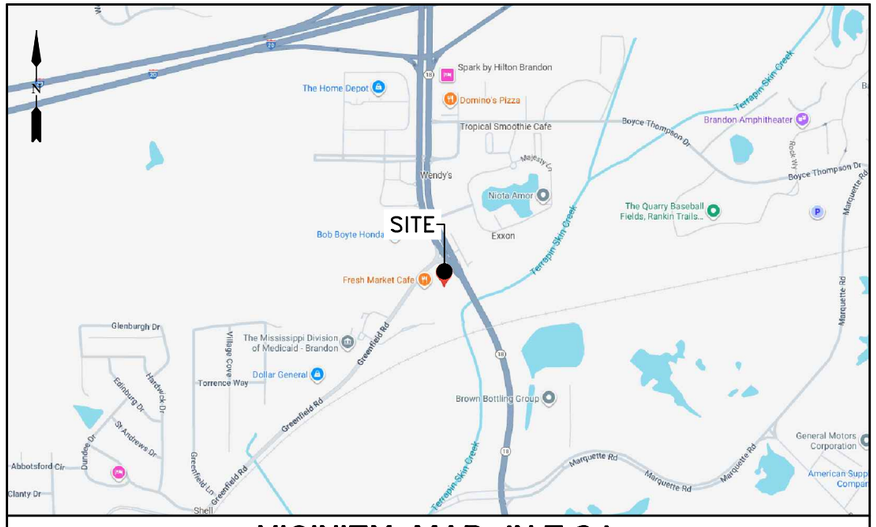
811
Know what's below
Call before you dig.



LOCATION MAP (N.T.S.)



VICINITY MAP (N.T.S.)

DRIVING DIRECTIONS: FROM JACKSON, MS MERGE ONTO I-20 E/I-55 N/US-49 S, 0.5 MILES. KEEP RIGHT TO CONTINUE ON I-20 E, FOLLOW SIGNS FOR MERIDIAN, 6.1 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 52 FOR MS-475 N, 0.2 MILES. USE ANY LANE TO TURN LEFT ONTO MS-475 N/AIRPORT RD S, 1.0 MILES. TURN RIGHT ONTO US-80 E, 0.7 MILES. TURN RIGHT ONTO EXCELL DR, 0.3 MILES. TURN LEFT ONTO LEO PAUL ST, 0.3 MILES. TURN RIGHT ONTO FERN SPRING DR, 0.2 MILES.

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TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION

NO.	DESCRIPTION	BY	DATE
A	PRELIM ISSUE	CJT	09/18/2025
0	FINAL ISSUE	NAS	09/22/2025
1	FINAL ISSUE	MDL	02/05/2026

SITE NUMBER:
MS-0035

SITE NAME:
WEST BRANDON

SITE ADDRESS:
3006 GREENFIELD RD
BRANDON, MS 39042

STAMP HERE:

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

2-5-26

DRAWN BY:	CJT
CHECKED BY:	DMA
DATE DRAWN:	09/18/2025
TEI JOB NO:	2125-120-1001-053

SHEET TITLE:
TITLE SHEET AND PROJECT INFORMATION

SHEET NUMBER:	REV. #
T-1	**1**

T:\2125\120 - verizon\1001 - verizon new site build\053 - vondevender ms\construction drawings (airspaces)\DWG_Rev0\T-1.dwg mlombert Feb 05, 2026 - 3:32pm

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.

6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.

8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.

9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABALIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.

12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CONCRETE AND REINFORCING STEEL NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.	CONCRETE NOT EXPOSED TO EARTH OR WEATHER
CONCRETE EXPOSED TO EARTH OR WEATHER:	OR NOT CAST AGAINST THE GROUND:
#6 AND LARGER.....2 IN.	SLAB AND WALL.....3/4 IN.
#5 AND SMALLER & WWF.....1 1/2 IN.	BEAMS AND COLUMNS.....1 1/2 IN.

5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

GROUNDING NOTES

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.

2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.

3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.

4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.

6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.

9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.

11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWS COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.

4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.

5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.

7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).

8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.

9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.

10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.

12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.

13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).

14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.

22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

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556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

REVISION

NO.	DESCRIPTION	BY	DATE
A	PRELIM ISSUE	CJT	09/18/2025
0	FINAL ISSUE	NAS	09/22/2025
1	FINAL ISSUE	MDL	02/05/2026

SITE NUMBER:
MS-0035

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: **N-1**
REV. # **1**

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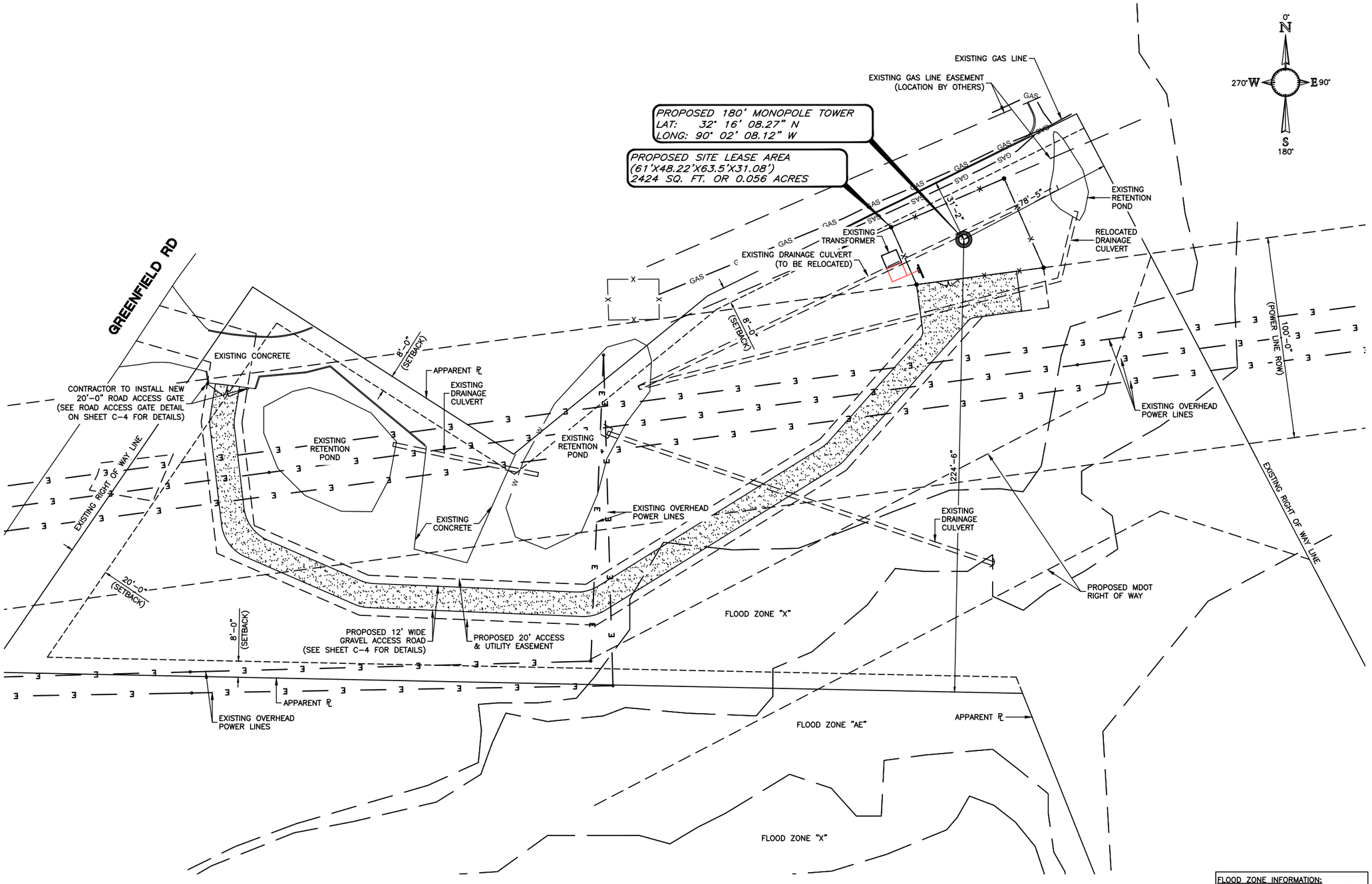

SITE PLAN

50' 0 50'

SCALE: 1"=50'

FLOOD ZONE INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "X" SHADED AND ZONE "AE" ACCORDING TO FEMA MAP PANEL NO. 28121C0193F DATED 06/09/2014.

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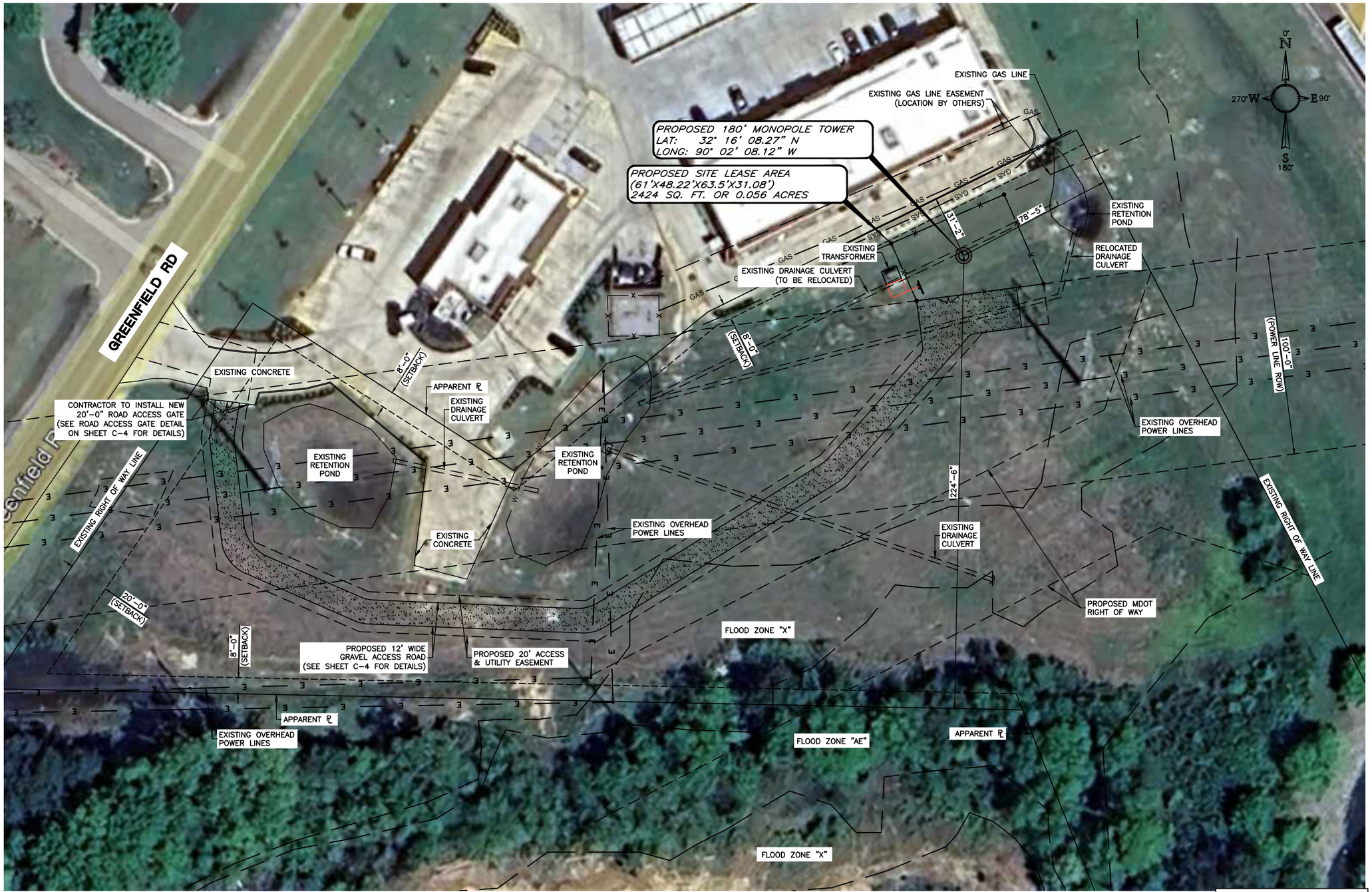
SHEET TITLE:
SITE PLAN

SHEET NUMBER: **C-1**
REV. # **1**



AERIAL OVERLAY

50' 0 50'

SCALE: 1"=50'

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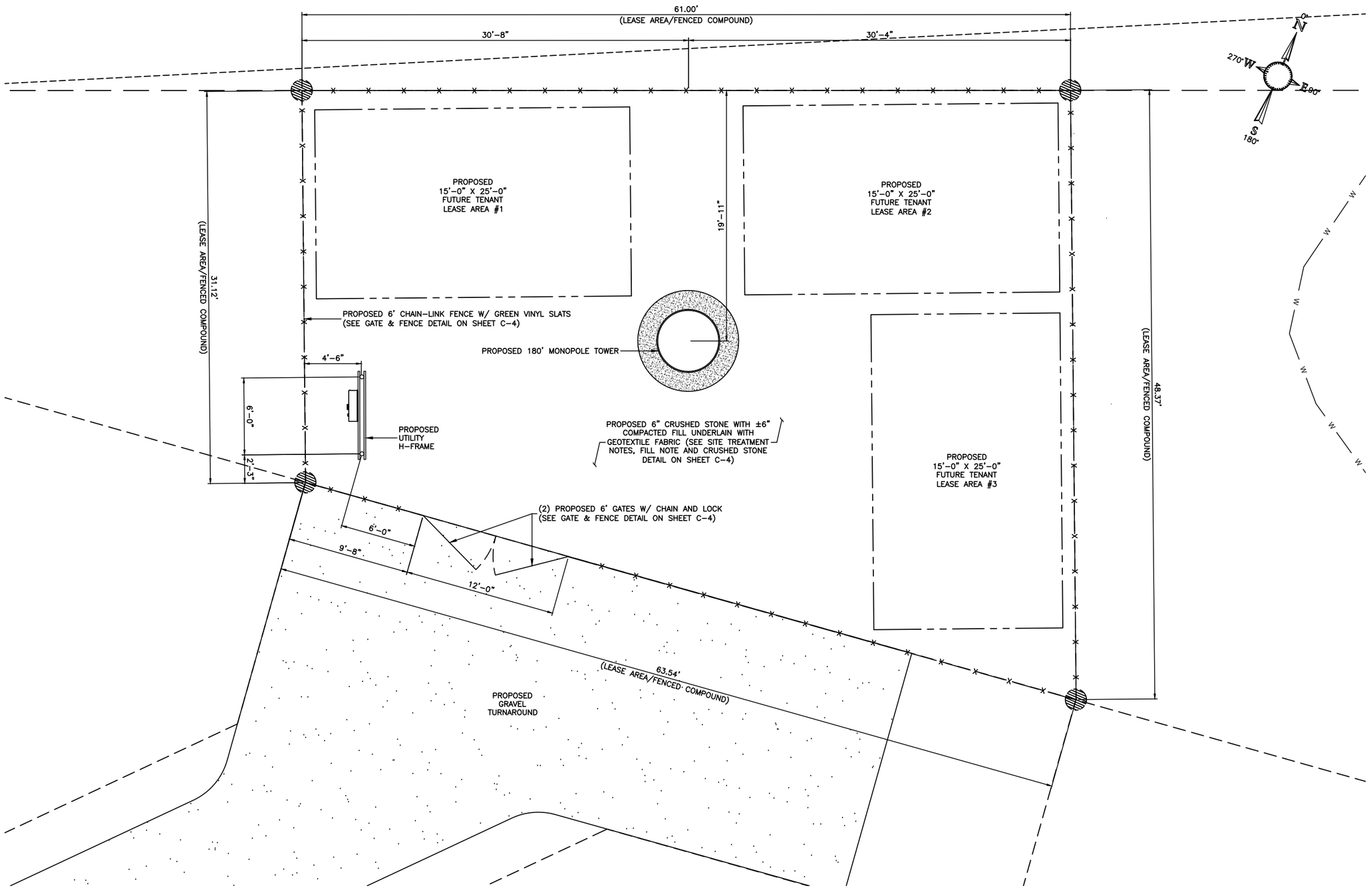

ENLARGED SITE PLAN

4' 0 4' 8'

SCALE: 1/8"=1'-0'

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ENLARGED SITE PLAN

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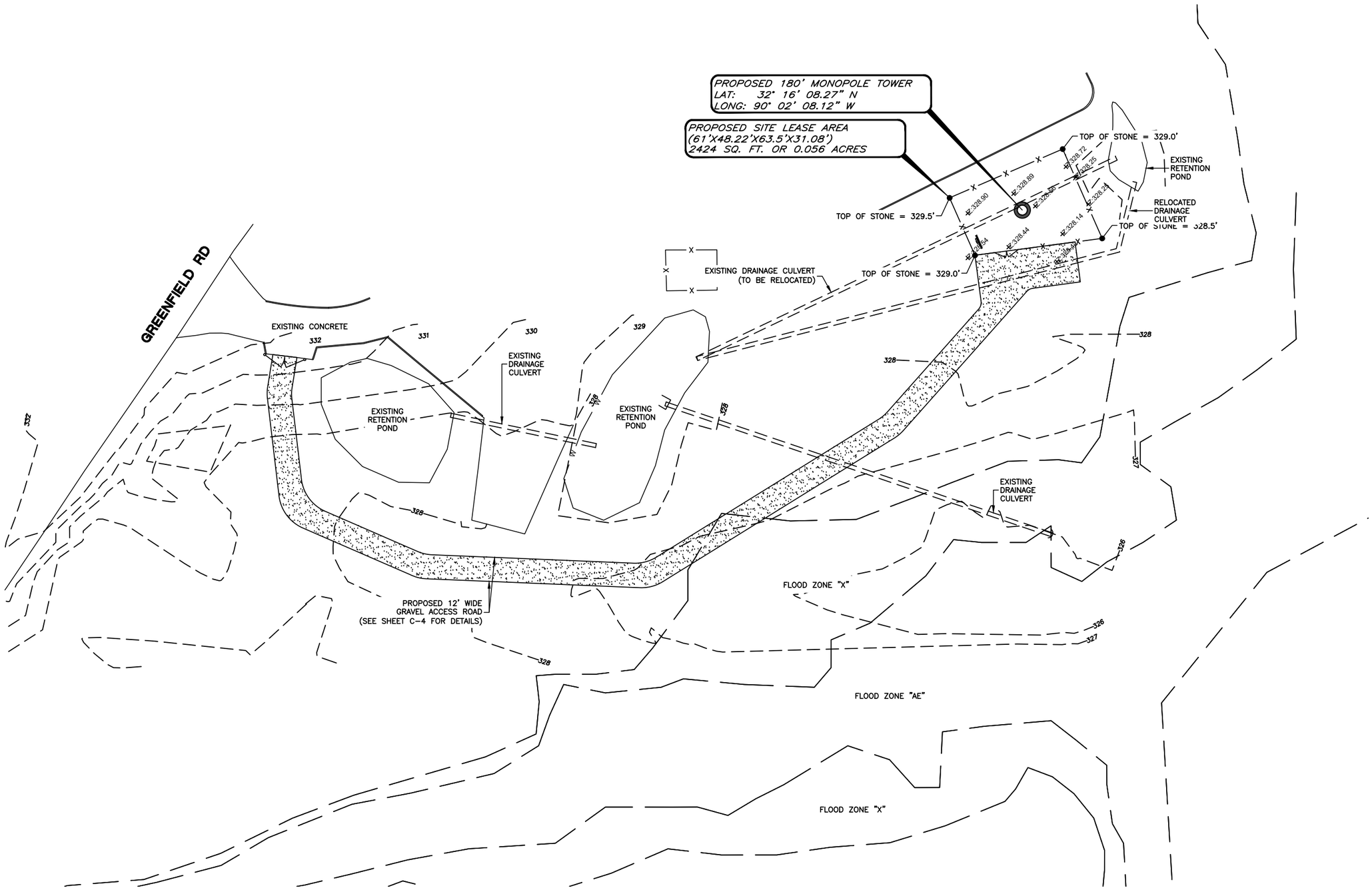
C-2	1



GRADING PLAN

50' 0 50'

SCALE: 1"=50'

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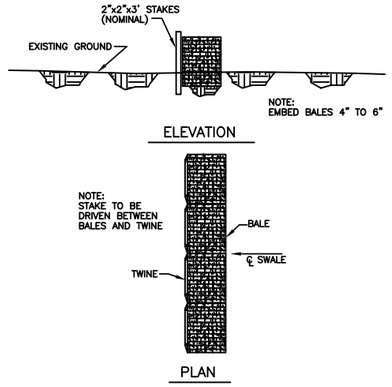

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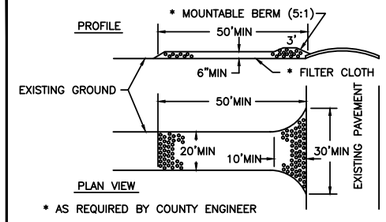
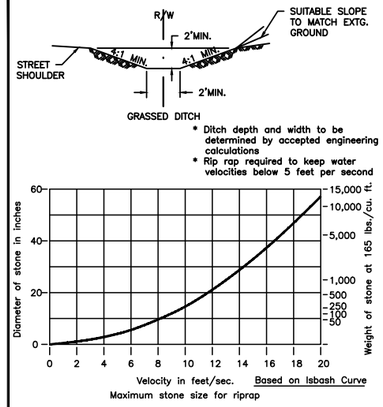
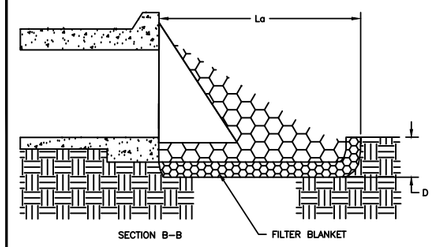


1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX INCHES.
4. WIDTH – FIFTEEN FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
8. ADD 2" TOP DRESSING OF STONE WHERE STONE DEPTH IS REDUCED TO 4" OR AS REQUIRED BY THE ENGINEER.

Co **CONSTRUCTION EXIT**



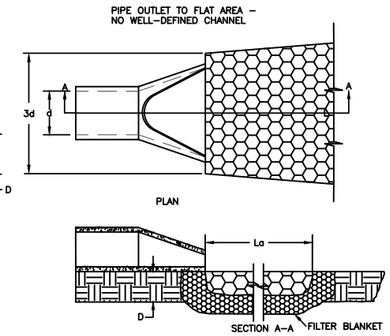
DITCH SECTION DETAIL

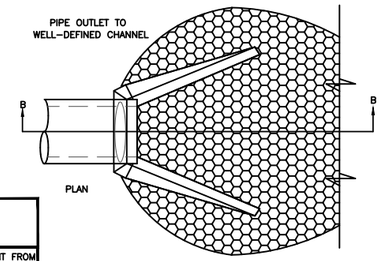


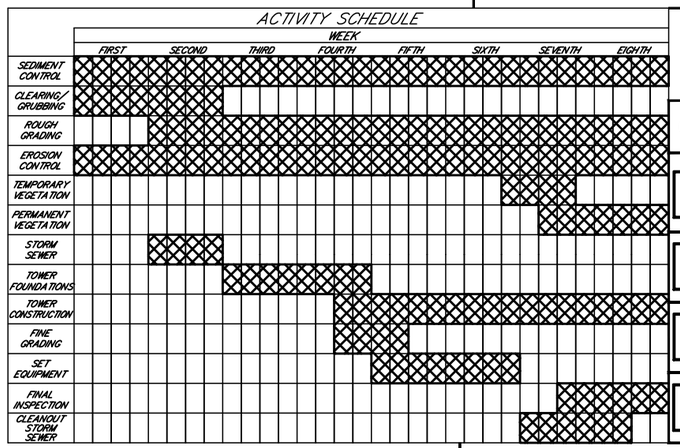
Notes

1. L_a is the length of the riprap apron.
2. D=1.5 times the maximum stone diameter but not less than 6".
3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth or to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

St **STORM DRAIN OUTLET PROTECTION**







VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (Label)	AN UNDISTURBED NATURAL "GREEN BELT" SEPARTING THE LAND–DISTURBED SITE FROM SURROUNDING PROPERTY AND BORDERING STREAMS. IT SERVES TO REDUCE WATER VELOCITY AND REMOVE SOME SEDIMENT. IT IS ALSO AT TIMES A NOISE OR "VISION POLLUTION" BARRIER.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGATATION)		Ds3	ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGATATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROAD–WAYS AND SIMILAR SITES.

STRUCTURAL PRACTICES

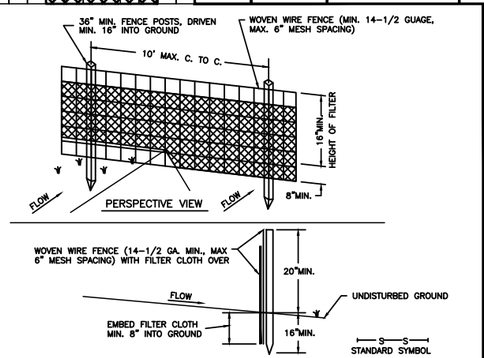
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd	SEDIMENT BARRIER		TYPE (Indicate type)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
St	STORM DRAIN OUTLET PROTECTION		St	A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Co	CONSTRUCTION EXIT		Co (Label)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

PIEDMONT VEGETATIVE COVERS

MONTH	TEMPORARY SEED	RATE/ACRE	PERMANENT SEED	RATE/ACRE
1. JANUARY	RYEGRASS	40–50 LB.	UNHULLED BERMUDA	8–10 LB.
			SERICEA LESPEDEZA[2]	30–40 LB.[1]
2. FEBRUARY			UNHULLED BERMUDA	8–10 LB.
			SERICEA LESPEDEZA[2]	30–40 LB.
			FESCUE	30–50 LB.
3. MARCH	RYE	2–3 BU.	UNHULLED BERMUDA	8–10 LB.
	ANNUAL LESPEDEZA	20–25 LB.	SERICEA LESPEDEZA2	30–40 LB.
	WEEPING LOVEGRASS	4–6 LB.	FESCUE	30–50 LB.
4. APRIL	RYE	2–3 BU.	WEEPING LOVEGRASS	4–6 LB.
	BROWN TOP MILLET	30–40 LB.	HULLED BERMUDA	5–6 LB.
	ANNUAL LESPEDEZA	20–25 LB.	BAHIA	40–60 LB.
	SUDAN ANNUAL	35 LB.		
5. MAY	WEEPING LOVEGRASS	4–6 LB.	WEEPING LOVEGRASS	4–6 LB.
	SUDAN GRASS	35 LB.	HULLED BERMUDA	5–6 LB.
	BROWN TOP MILLET	30–40 LB.	BAHIA	40–60 LB.
6. JUNE	WEEPING LOVEGRASS	4–6 LB.	WEEPING LOVEGRASS	4–6 LB.
	SUDAN GRASS	35 LB.	HULLED BERMUDA	5–6 LB.
	BROWN TOP MILLET	30–40 LB.	BAHIA	40–60 LB.
7. JULY	WEEPING LOVEGRASS	4–6 LB.		
	SUDAN GRASS	35 LB.		
	BROWN TOP MILLET	30–40 LB.		
8. AUGUST	RYEGRASS	40–50 LB.		
	WEEPING LOVEGRASS	4–6 LB.		
9. SEPTEMBER			TALL FESCUE	30–50 LB.
10. OCTOBER	WHEAT	2–3 BU.	UNHULLED BERMUDA	8–10 LB.
			SERICEA LESPEDEZA[2]	30–40 LB.
			FESCUE	30–50 LB.
11. NOVEMBER	WHEAT	2–3 BU.	UNHULLED BERMUDA	8–10 LB.
			FESCE	30–50 LB.
			SERICEA LESPEDEZA	30–40 LB.
12. DECEMBER	RYE	2–3 BU.	UNHULLED BERMUDA	8–10 LB.
	RYEGRASS	40–50 LB.	SERICEA LESPEDEZA	30–40 LB.
	WHEAT	2–3 BU.	FESCUE	30–50 LB.

[1]USE A MINIMUM OF 40 LBS. SCARIFIED SEED. REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.

[2]USE EITHER COMMON SERALA, OR INTERSTATE SERICEA LESPEDEZA.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULDGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT D.O.T. QUALIFIED PRODUCTS LIST.

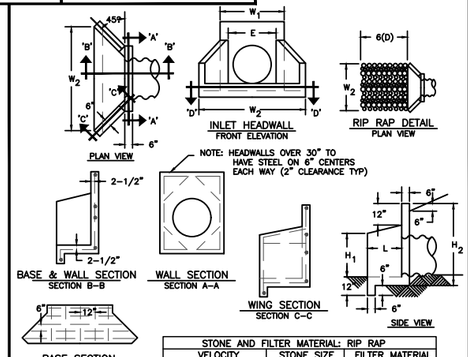
POSTS: STEEL EITHER T OR U TYPE OR 4" HARDWOOD.

FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING. AS DIRECTED BY SPALDING CO.

FILTER CLOTH: FILTER X, MIRAFI 100X' STABIILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

SD1 **SILT FENCE**



STONE AND FILTER MATERIAL: RIP RAP		
VELOCITY	STONE SIZE	FILTER MATERIAL
< 6 FT/SEC.	10–50 LBS.	1.5"
6 TO 8 FT/SEC.	20–100 LBS.	3"
8 TO 11 FT/SEC.	25–250 LBS.	4.5"
STONE OF DURABLE MATERIAL WEIGHING 150 LBS/FT.3		

HEADWALL DIMENSIONS FOR METAL PIPE *									
INSIDE DIA. OF PIPE	W_1	W_2	H_1	H_2	L	E	WT	SQ. FT. IN BASE AREA
18"	3'–2"	4'–3"	1'–3"	3'–2"	1'–3"	1'–9"	1.550	7.34
21", 24"	3'–8"	5'–3"	1'–9"	3'–8"	1'–6"	2'–3"	2.100	9.90
30"	4'–2"	6'–5"	2'–0"	4'–2"	1'–10"	2'–9"	2.850	13.50
	4'–8"	7'–7"	2'–4"	4'–8"	2'–2"	3'–3"	3.700	17.65
42", 48"	5'–8"	10'–11	3'–3"	5'–8"	2'–11	4'–3"	5.600	28.60
54"	6'–8"	11'–11	3'–8"	6'–8"	3'–4"	5'–3"	7.500	35.60

* USE NEXT LARGER SIZE FOR CONCRETE PIPE

1. ALL CONC. SHALL BE 4000 P.S.
2. REINFORCEMENT STEEL SHALL BE 1/2" INTERMEDIATE GRADE.
3. CHAMFER ALL EXPOSED EDGES 3/4".

HEADWALL

DEFINITION

A STRIP OF UNDISTURBED, ORIGINAL LAND OR VEGETATION SURROUNDIING THE LAND–DISTURBING SITE, OR BORDERING STREAMS.

PURPOSE

TO PROVIDE A BUFFER ZONE SERVING ONE OR MORE OF THE FOLLOWING PURPOSES:
- REDUCE STORM RUNOFF VELOCITIES.
- FILTER SEDIMENT IN RUNOFF WATER.
- ACT AS SCREEN FOR "VISION POLLUTION."
- REDUCE CONSTRUCTION NOISE.
- IMPROVE AESTHETICS ON THE LAND DISTURBED.

CONDITIONS

GENERALLY, A NATURAL STRIP OF VEGETATION SHOULD BE PRESERVED AND, IF NEEDED, SUPPLEMENTED TO FORM THE BUFFER AONE. REFER TO THE MINIMUM REQUIREMENTS IN ACT 599 (O.C.G.A. 12–7–1 et.seq.). WHERE NECESSARY, A BUFFER ZONE MAY BE INSTALLED USING THE VEGETATIVE PRACTICES INCLUDED IN THIS MANUAL.

IN MOST CASES, THE BUFFER ZONE WILL BE INCORPORATED INTO THE PERMANENT VEGETATIVE COVER.

DESIGN CONDITIONS

A WIDTH SHOULD BE SELECTED TO PERMIT THE ZONE TO SERVE THE PURPOSE(S) AS LISTED ABOVE. SUPPLEMENTAL PLANTINGS MAY BE USED TO INCREASE THE EFFECTIVENESS OF THE BUFFER ZONE.

BUFFER ZONE (Bf)

SOIL & EROSION CONTROL NOTES

1) THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
2) THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITES AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
3) EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELYII
4) ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
5) CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6) THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
7) FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8) ALL CONSTRUCTION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS.
9) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
10) PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.
11) PROVIDE SILT GATES AT ALL INLETS.
12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 13 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.

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(337) 886–7176 TEL.
2920 KINGMAN ST.
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1	FINAL ISSUE	MDL	02/05/2026

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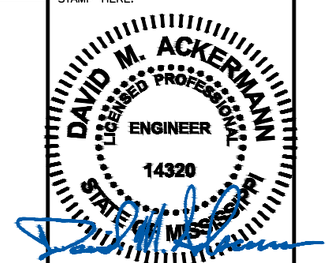

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SHEET TITLE:
EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER: **C-2B**
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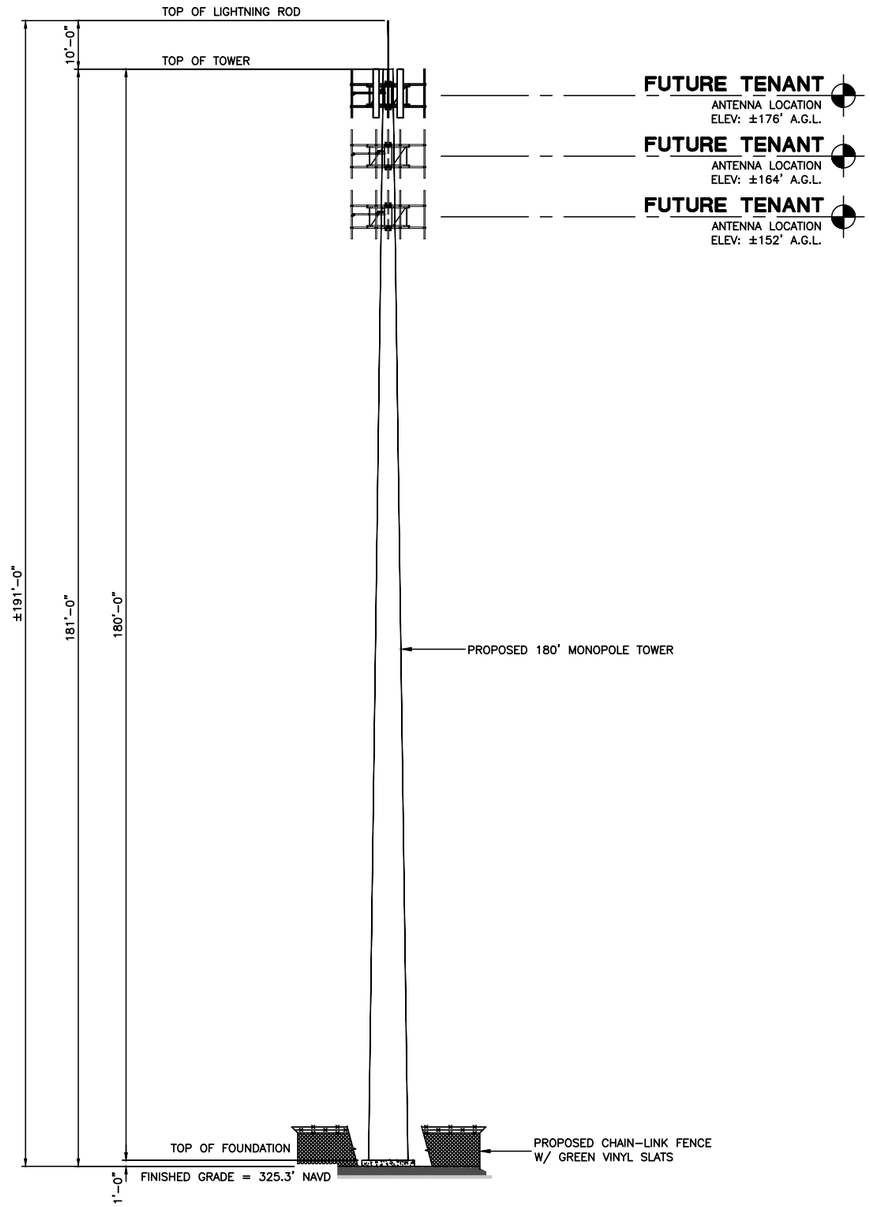

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BRANDON, MS 39042

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DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

2-5-26

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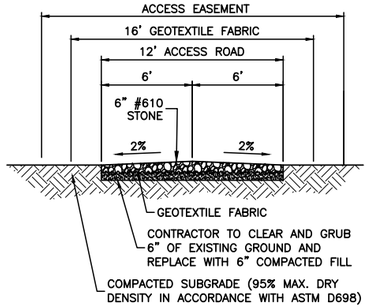

GRAVEL ROAD DETAIL

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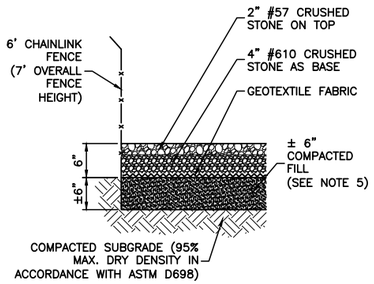


CRUSHED STONE DETAIL

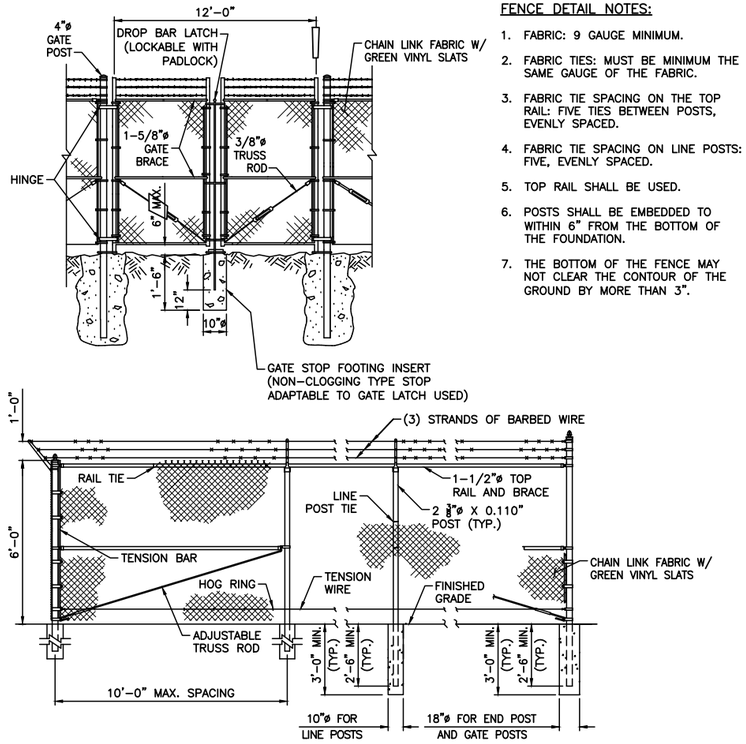
NOT TO SCALE

ROAD CONSTRUCTION NOTES:

1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER TIRED VEHICLE.
3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE TREATMENT NOTES:

1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

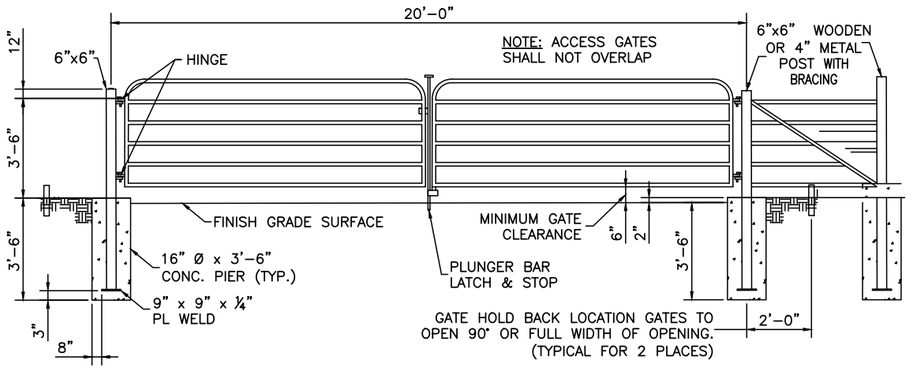


GATE AND FENCE DETAIL

NOT TO SCALE

FENCE DETAIL NOTES:

1. FABRIC: 9 GAUGE MINIMUM.
2. FABRIC TIES: MUST BE MINIMUM THE SAME GAUGE OF THE FABRIC.
3. FABRIC TIE SPACING ON THE TOP RAIL: FIVE TIES BETWEEN POSTS, EVENLY SPACED.
4. FABRIC TIE SPACING ON LINE POSTS: FIVE, EVENLY SPACED.
5. TOP RAIL SHALL BE USED.
6. POSTS SHALL BE EMBEDDED TO WITHIN 6" FROM THE BOTTOM OF THE FOUNDATION.
7. THE BOTTOM OF THE FENCE MAY NOT CLEAR THE CONTOUR OF THE GROUND BY MORE THAN 3".



ROAD ACCESS GATE

NOT TO SCALE

1. GALVANIZE OR ALUMINUM CATTLE TYPE GATE (LOCAL FARM SUPPLY).
2. ALL GATES ARE TO BE INSTALLED AT LEAST 30' OFF THE ROADWAY, TO ALLOW PULLOFF AREA.

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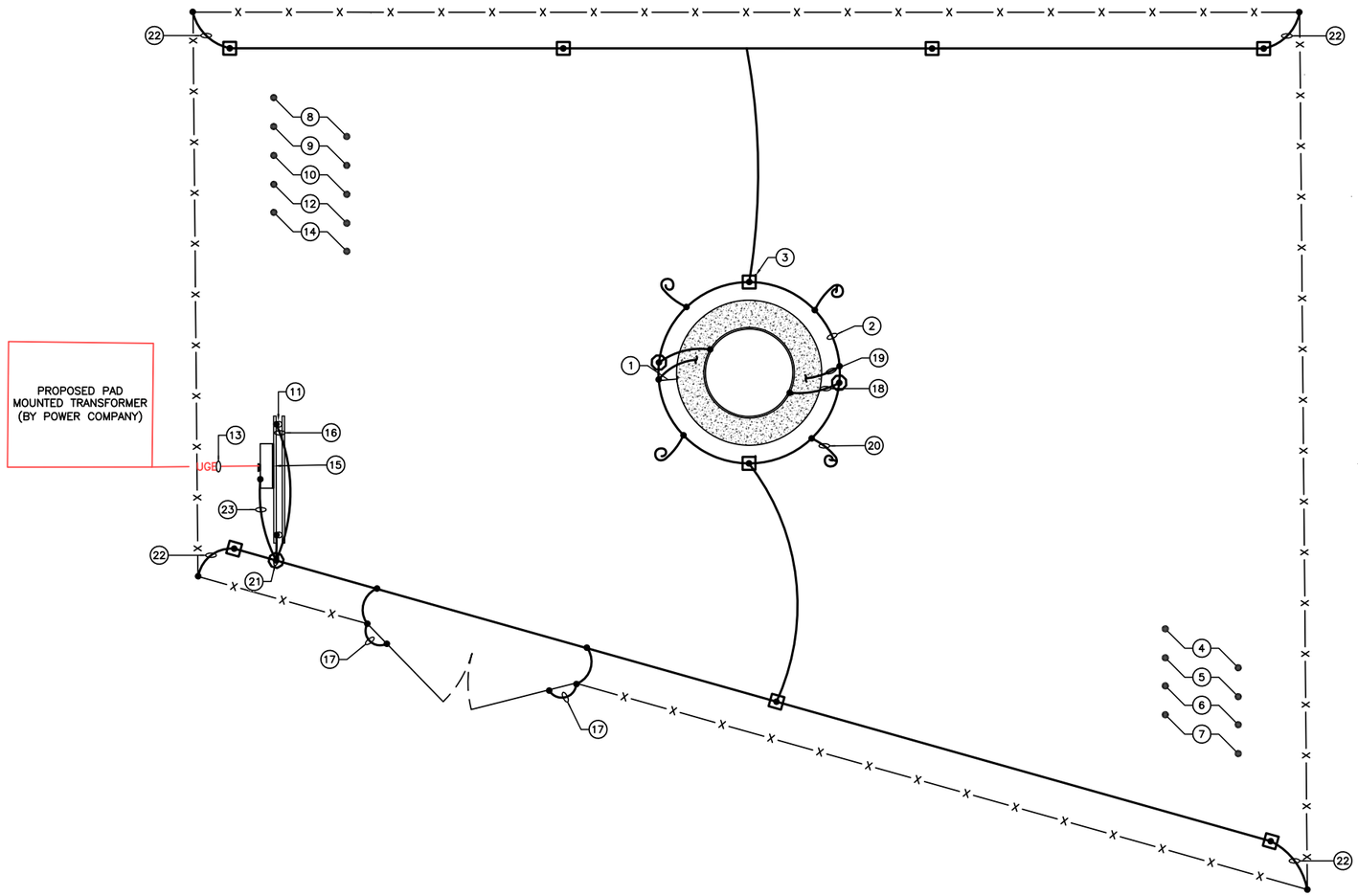

GROUNDING PLAN

8' 0 8'

SCALE: 3/32"=1'-0'

ELECTRICAL NOTES:

1. BURIED GROUND RING SHALL BE INSTALLED 2'-0" FROM TOWER FOUNDATION.
2. BURIED GROUND RING SHALL BE #2 AWG, SOLID, TINNED COPPER CONDUCTOR INSTALLED 18" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED. AN ANTI-OXIDE COMPOUND SHALL BE APPLIED TO ALL EXTERIOR, ABOVE GRADE GROUND CONNECTIONS.
3. GROUND RODS SHALL BE 3/4" DIA. X 8' LONG, COPPER CLAD TYPE. TOP OF ROD SHALL BE 18" BELOW FINISHED GRADE. GROUND RODS SHALL BE FURNISHED WITH AN INSPECTION SLEEVE. SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHT. E-2. ALL GROUND RODS SHALL BE DRIVEN STRAIGHT DOWN, PERPENDICULAR TO FINISHED GRADE. SUITABLE PROTECTION SHALL BE PROVIDED ON END OF RODS TO PREVENT MUSHROOMING DURING INSTALLATION.
4. GROUND CONNECTIONS TO TOWER SHALL BE MADE WITH THE SAME TYPE AND SIZE CONDUCTOR AS THE BURIED GROUND RING CONDUCTOR UNLESS OTHERWISE NOTED.
5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN AND IN THE SPECIFICATIONS, SHALL BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. ALL UNDERGROUND CONNECTIONS TO BURIED GROUND RING SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL).
7. EXACT LOCATION OF GROUND RODS AND GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT AND COMPONENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AS PRACTICAL. GROUND CONDUCTORS SHALL HAVE 9" MIN. BENDING RADIUS AND 90° MAXIMUM BEND.
8. COORDINATE LOCATION AND REQUIREMENTS FOR SERVICE ENTRANCE WITH THE POWER AND FIBER COMPANY. SEE DRAWING E-3 FOR ELECTRIC SERVICE BACKBOARD DETAIL. ROUTING OF CONDUITS MAY BE MODIFIED TO MEET SITE REQUIREMENTS. ALL CONDUITS ABOVE GRADE SHALL BE SCHEDULE 80 PVC. ALL CONDUITS BELOW GRADE SHALL BE SCHEDULE 40 PVC. SEE SHEET E-4 FOR CONDUIT AND WIRING DETAILS.
9. POWER COMPANY : SOUTHERN PINE ELECTRIC
10. FIBER COMPANY : T.B.D.
11. NEW UTILITY RACK. (SEE SHEET E-3)
12. FRICTION ACCESS COVERS FOR GROUND INSPECTION SLEEVE SHALL BE BROUGHT FLUSH WITH STONE, FINISHED GRADE, OR CONCRETE (TYPICAL ALL LOCATIONS). SEE "GROUND INSPECTION SLEEVE DETAIL" ON DRAWING NO. E-2.
13. PROPOSED (2) 3"ø U/G ELECTRICAL CONDUITS W/ PULL-ROPE TO NEW PAD MOUNTED TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY (APPROX. 45')
14. THE ELECTRICAL CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT INFORMATION ON EXACT LOCATIONS OF UNDERGROUND SERVICES. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS TO BE GIVEN TO THE TOWER OWNER.
15. NEW SQUARE-D MPH64200 METER PACK.
16. UTILITY RACK GROUND CONNECTION.
17. GATE POST GROUND CONNECTION.
18. GROUND CONNECTION TO TOWER STEEL (CADWELD). SEE "TOWER GROUNDING DETAIL" ON SHEET NO. E-2.
19. CONCRETE REINFORCING GROUND CONNECTION (CADWELD). SEE "TOWER GROUNDING DETAIL" ON SHEET NO. E-2.
20. GROUND RING LEAD ACCESS POINT FOR FUTURE CARRIERS.
21. ELECTRICAL SERVICE GROUND ROD PER NEC/LOCAL CODES.
22. BOND CORNER FENCE POSTS TO THE GROUND RING WITH #2 AWG SOLID TINNED COPPER WIRE.
23. 125A BREAKER PANEL GROUND CONNECTION.

LEGEND

- GROUND INSPECTION SLEEVE/GROUND ROD
- GROUND ROD
- GROUND CONNECTION (CADWELD)
- GROUND CONNECTION (TWO-HOLE LUG)
- —F— FIBER & CONTROL LINES
- —UGE— UNDERGROUND ELECTRIC LINE

AirSpaces

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0	FINAL ISSUE	NAS	09/22/2025
1	FINAL ISSUE	MDL	02/05/2026

SITE NUMBER:
MS-0035

SITE NAME:
WEST BRANDON

SITE ADDRESS:
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BRANDON, MS 39042

STAMP HERE:

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

2-5-26

DRAWN BY:	CJT
CHECKED BY:	DMA
DATE DRAWN:	09/18/2025
TEI JOB NO:	2125-120-1001-053

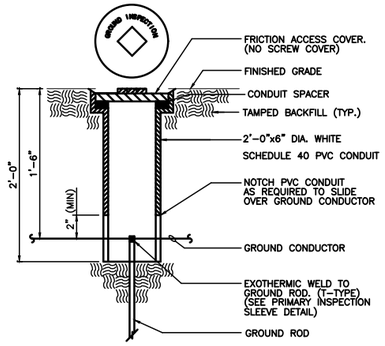
SHEET TITLE:

GROUNDING PLAN

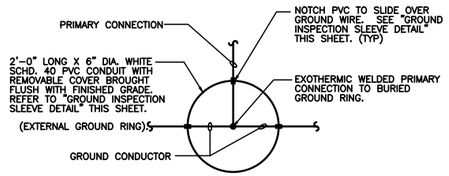
SHEET NUMBER: **E-1**

REV. # **1**

T:\2125\120 - Verizon\1001 - Verizon New Site Build\053 - Vandevender MS\Construction Drawings (AirSpaces)\DWG_Rev0\E-1.dwg mlambert Feb 05, 2026 - 3:43pm



GROUND INSPECTION SLEEVE DETAIL
NO SCALE



PRIMARY CONNECTION INSPECTION SLEEVE DETAIL
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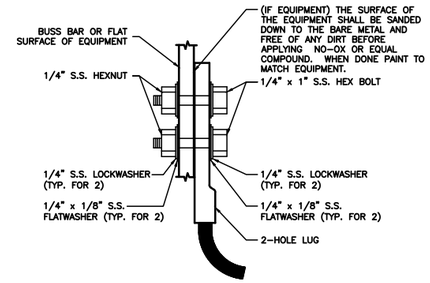
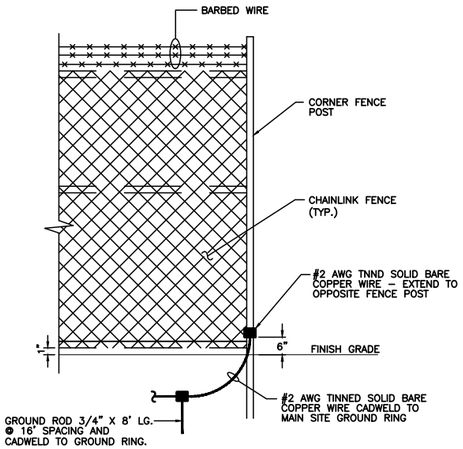
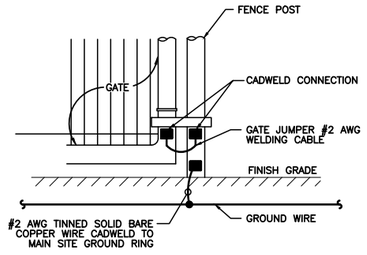


2-HOLE LUG CONNECTION DETAIL
SCALE: NONE

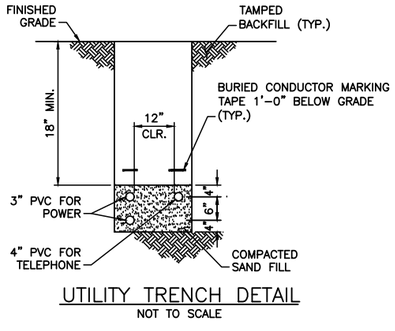


FENCE GROUNDING DETAIL (CORNERS)
NO SCALE



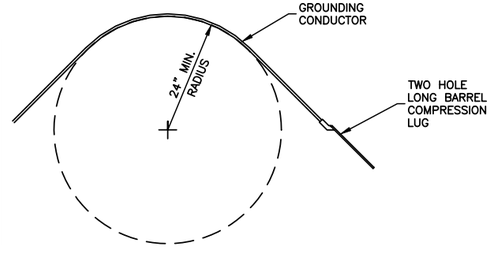
GATE GROUNDING DETAIL
NO SCALE:

TOWER GROUNDING DETAIL
NO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

1. CLEAN SURFACES TO BE WELDED OF ALL PAINT, DIRT, MOISTURE, CORROSION AND OTHER FOREIGN MATTER.
2. MAKE APPROPRIATE WELDED CONNECTION (REFER TO DETAILS). USE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
3. IF WELDED MATERIALS HAVE A GALVANIZED FINISH, APPLY A PROTECTIVE COLD GALVANIZE COATING.



MINIMUM GROUNDING CONDUCTOR RADIUS
NOT TO SCALE

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LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

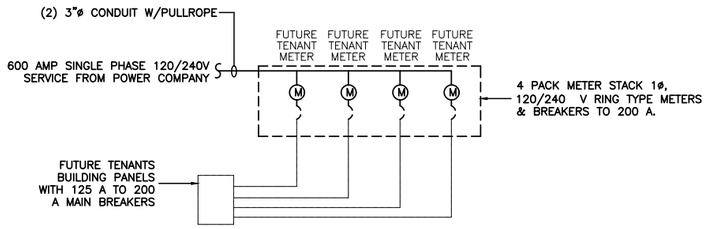
2-5-26

DRAWN BY:	CJT
CHECKED BY:	DMA
DATE DRAWN:	09/18/2025
TEI JOB NO:	2125-120-1001-053

SHEET TITLE:

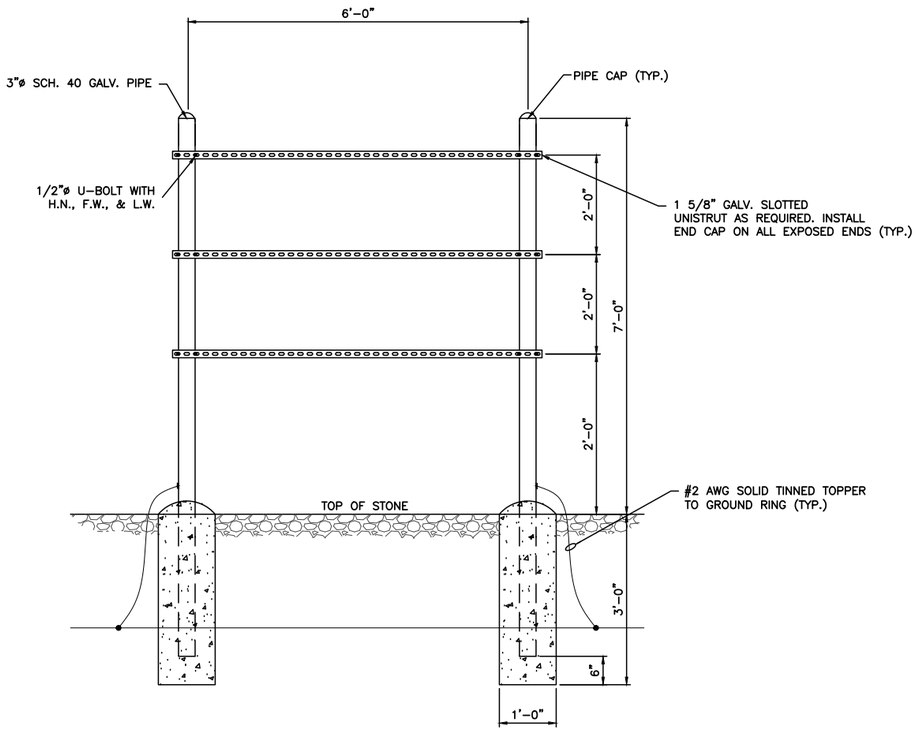
GROUNDING DETAILS

SHEET NUMBER:	REV. #
E-2	**1**



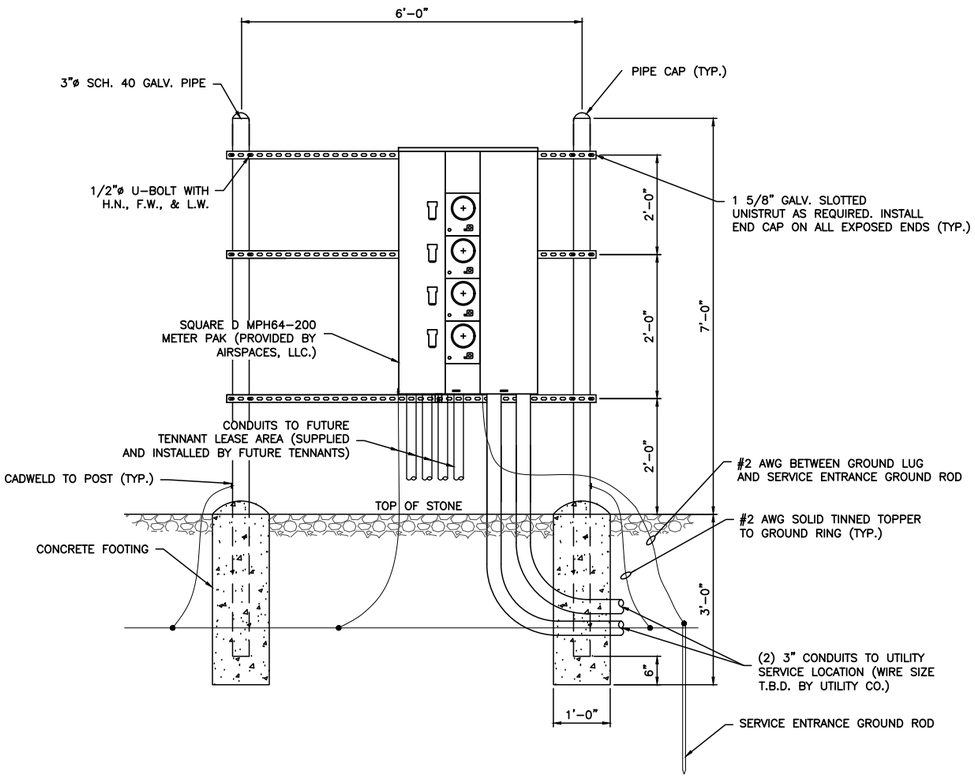
ONE-LINE DIAGRAM-120/240V 1Ø 3W 600A POWER/TELCO BOARD

NO SCALE



TELCO RACK DETAIL

NOT TO SCALE



ELECTRICAL RACK DETAIL

NOT TO SCALE

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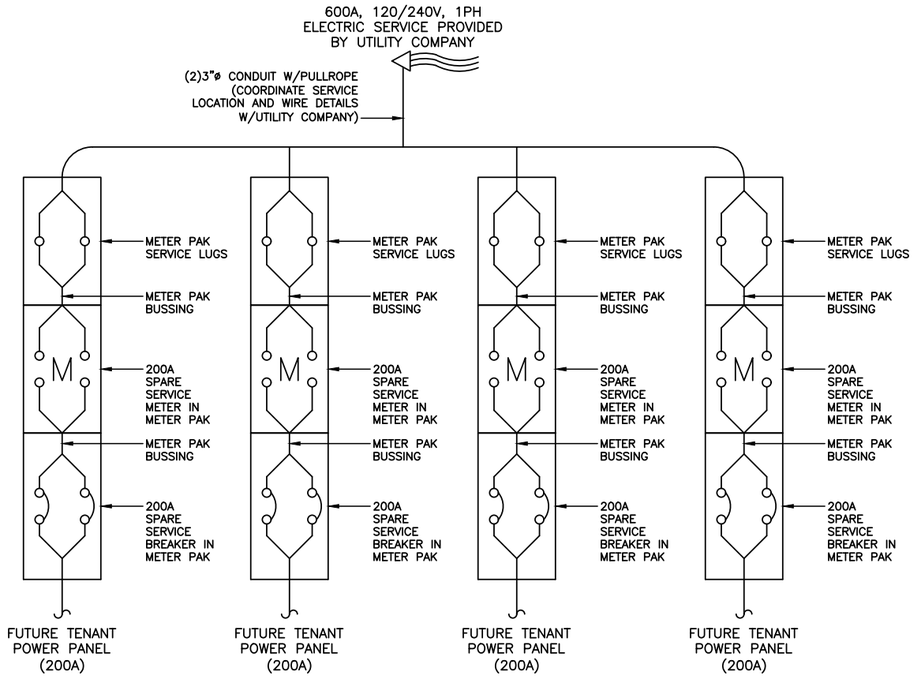
SHEET TITLE:

UTILITY H-FRAME DETAILS

SHEET NUMBER: **E-3**

REV. # **1**



UTILITY WIRING DIAGRAM
NOT TO SCALE

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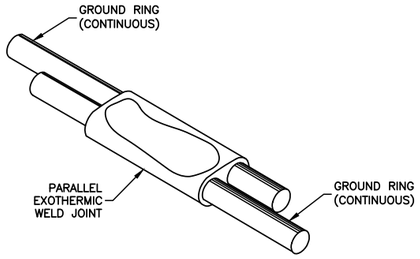
TEI JOB NO:	2125-120-1001-053

SHEET TITLE:

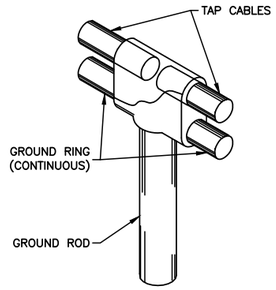
UTILITY WIRING DIAGRAM

SHEET NUMBER:	REV. #
E-4	**1**



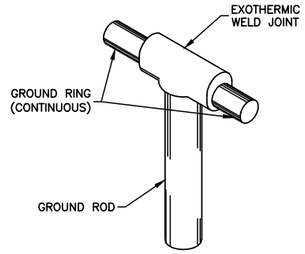
DETAIL A

GROUND RING
CONNECTION OR SPLICE



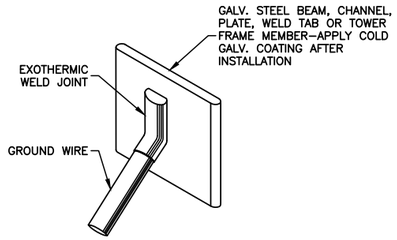
DETAIL B

TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



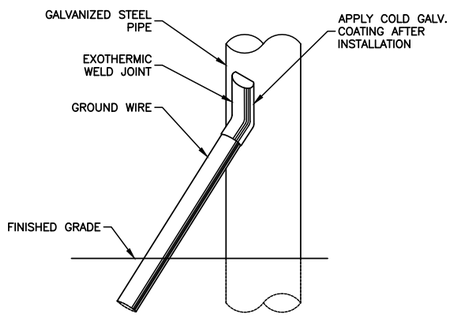
DETAIL C

TEE OF HORIZONTAL
RUN



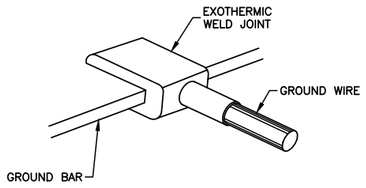
DETAIL D

MISC. STEEL
CONNECTION



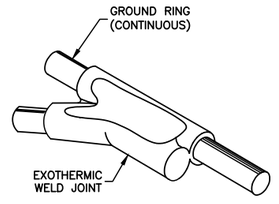
DETAIL E

PIPE
CONNECTION



DETAIL F

GROUND BAR
CONNECTION



DETAIL G

TAP CABLE TO
GROUND RING

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SHEET TITLE:

WELD CONNECTION DETAILS

SHEET NUMBER:	REV. #
E-5	1

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AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 25TH DAY OF FEBRUARY, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

CONDITIONAL USE - MONOPOLE TELECOMMUNICATIONS CELL TOWER

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, AT 6:00 O'CLOCK P.M., IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE GRANTED FOR A MONOPOLE TELECOMMUNICATIONS CELL TOWER TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:

COMMENCING AT A FOUND CONCRETE MONUMENT 9 HAVING MS STATE PLANE WEST ZONE COORDINATES N;1,007,273.99 E:2,392,683.81) MARKING THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 3 EAST, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI;

RUN THENCE NORTH FOR A DISTANCE OF 191.96 FEET;

THENCE RUN WEST FOR A DISTANCE OF 4,035.36 FEET TO A SET ½"REBAR WITH CAP (HAVING MS STATE PLANE WEST ZONE COORDINATES N:1,007,465.95 E:2,388,648.46) AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LEASE AREA, ACESS, AND UTILITY EASEMENT

THENCE RUN SOUTH 23 DEGREES 51 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 48.37 FEET TO A SET 1/2" REBAR WITH CAP;

THENCE RUN SOUTH 82 DEGREES 24 MINUTES 36 SECONDS WEST FOR A DISTANCES OF 63.54 FEET TO A SET 1/2" REBAR WITH CAP;

THENCE RUN NORTH 23 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCES OF 31.12 FEET TO A SET 1/2" REBAR WITH CAP;

THENCE RUN NORTH 66 DEGREES 39 MINUTES 10 SECONDS WEST FOR A DISTANCES OF 61.00 FEET BACK TO THE POINT OF BEGINNING.'

THE ABOVE BEARINGS ARE BASED ON GRID PER THE MS STATE PLANE COORDINATE SYSTEM, WEST ZONE.

PARCEL # H8-10-140

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
February 25, 2026
#250

Vol 178 No. 34 on the 25th day of February, 2026

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 25th day of February, 2026

STATE OF MISSISSIPPI FRANCES CONGER NOTARY PUBLIC Rankin County Commission Expires January 25, 2030 COMMISSION NUMBER 28593

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

307 words at .12 each	$36.84
Proof of Publication	3.00
TOTAL	**$39.84**

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 03/12/2026

SUBJECT: ZONING TEXT AMENDMENTS – PLANNING COMMISSION AND BUILD-TO-RENT PROVISIONS

Proposed zoning text amendments have been prepared relating to Planning Commission structure, appointments, and procedures, and to Build-to-Rent (BTR) provisions within the zoning ordinance. The proposed amendments were presented to the Planning Commission, and the Planning Commission voted 4-0 to recommend approval as presented, with an additional recommendation that the conflict-of-interest provisions be made more specific to address gifts, meals, and donations; to prohibit acceptance of such items except for unsolicited items of nominal value not intended to influence decision-making; and to require disclosure of any personal financial interest, gift, meal, or donation exceeding nominal value to the Planning Commission Chair and Community Development Director, with such disclosure recorded in the minutes of the Planning Commission. Two members were absent. This item is presented to the Mayor and Board for public hearing and consideration of the proposed text amendments.

ATTACHMENTS:

1. MBOA Staff Report - 26-010
2. Zoning Ordinance (DRAFT)_PC and BTR_Amendments and Additions_3.10.2026
3. Proof of Publication

Case # 26-010

BRANDON
MISSISSIPPI

STAFF REPORT CASE # 26-010

Project Type:	Zoning Text Amendment
Planning Commission:	February 23, 2026
Mayor & Board of Aldermen:	March 16, 2026
Ward:	All Wards

EXECUTIVE SUMMARY:

Proposed zoning text amendments have been prepared to amend and add certain provisions of the Brandon Zoning Ordinance relating to two primary subjects: (1) Planning Commission structure, appointments, meeting procedures, attendance, conduct, and related administrative provisions; and (2) Build-to-Rent (BTR) residential development standards, including amendments to Table 4.1, Section 4.4.2(6)(v), new Section 4.4.2(9), and related definitions in Section 10.2.

As drafted, the proposed amendments would revise the Planning Commission provisions to clarify the Commission's structure, role, meeting schedule, quorum, vacancies, appointments, attendance standards, and recordkeeping procedures, while also updating the Mayor and Board's related appointment and removal authority. The proposed amendments would also establish a zoning framework for Build-to-Rent development as a conditional use in the R-8 district, together with specific standards addressing project size, rental concentration, separation, management, parking, and architectural variety.

The proposed text amendments were presented to the Planning Commission, and the Planning Commission voted 4-0 to recommend approval as presented, with an additional recommendation that the conflict-of-interest provisions be made more specific to address gifts, meals, and donations; to prohibit acceptance of such items except for unsolicited items of nominal value not intended to influence decision-making; and to require disclosure of any personal financial interest, gift, meal, or donation exceeding nominal value to the Planning Commission Chair and Community Development Director, with such disclosure recorded in the minutes of the Planning Commission. Two members were absent.

PLANNING COMMISSION REVIEW:

The proposed zoning text amendments were presented to the Planning Commission on February 23, 2026. David Stevens moved to recommend approval as presented, with the additional recommendation that the conflict-of-interest provisions be made more specific as they relate to gifts, meals, and donations; that acceptance of such items be prohibited except for unsolicited items of nominal value that may be accepted if customary and not

intended to influence decision-making; and that any personal financial interest, gift, meal, or donation exceeding nominal value be disclosed to the Planning Commission Chair and Community Development Director and recorded in the minutes of the Planning Commission. The motion was seconded by Jim Brooks.

Voting in favor were Jim Brooks, Eric Skipper, Tom Evans, and David Stevens. Lynn Bullock and Suzanne Ross were absent. The motion passed 4-0.

PUBLIC HEARING PREREQUISITES

Notice of the public hearing was published in a newspaper of general circulation stating that a public hearing would be held on March 16, 2026, at 6:00 p.m. at Brandon City Hall, 1000 Municipal Drive, Brandon, Mississippi, and describing the proposed amendments relating to Build-to-Rent provisions and Planning Commission provisions. Based on the staff record, the prerequisites for the public hearing have been met.

DESCRIPTION OF THE PROPOSED TEXT AMENDMENTS

The proposed ordinance would amend the Brandon Zoning Ordinance in several related respects.

First, the draft would amend Table 4.1 to add Build-to-Rent (BTR) Residential Development as a conditional use in the R-8 district.

Second, the draft would amend Section 4.4.2(6)(v)(2) relating to lease limitations and protective covenants in new single-family subdivisions or phases that create a homeowners association or other shared/common ownership structure. The proposed language would require draft protective covenants to be submitted for City review and approval prior to final plat recordation and would require inclusion of specific lease limitation language, lease-term standards, HOA review provisions, limited exceptions, and a provision restricting amendment of certain covenant provisions without written consent of the governing authority. The draft would further clarify that these provisions do not apply to developments approved as BTR developments under Section 4.4.2(9), while still requiring compliance with other applicable procedural and development requirements.

Third, the draft would add new Section 4.4.2(9) establishing a zoning framework for Build-to-Rent Development (BTR). The proposed language defines BTR as a unified residential development of detached or attached single-family dwellings designed, constructed, and operated for long-term rental occupancy, held in common ownership and under single on-site or centralized professional management. The proposed standards would provide for parking, no loading requirement, and additional standards addressing project size, rental limitations in mixed-tenure developments, radial separation from other BTR developments, on-site or centralized management, architectural variation, and garage placement.

Fourth, the draft would amend Section 10.2 to add a definition for Build-to-Rent (BTR) Development and to revise the definition of Regular Meeting of the Planning Commission to correspond with the proposed revised meeting schedule.

Fifth, the draft would amend Section 9.4 to reorganize and expand the Planning Commission provisions by establishing new subsections addressing establishment, regular meetings, special meetings, election of officers, conflict of interest, role and responsibility, findings, minutes and records, agenda preparation, public-meeting requirements, voting procedures, compensation, attendance standards, and conduct standards.

Sixth, the draft would amend Section 9.5 to clarify the authority of the Mayor and Board of Aldermen and to revise provisions addressing Planning Commission appointments, removals, terms, vacancies, and interim appointments. As proposed, the Planning Commission would consist of seven members, with one member associated with each ward and one at-large member, nominated by the respective elected officials and appointed by majority vote of the Mayor and Board of Aldermen.

PUBLIC COMMENT SUMMARY

No separate public correspondence has been summarized here beyond the Planning Commission recommendation provided.

STAFF ANALYSIS

The proposed amendments address two separate but related ordinance-management topics.

With respect to the Planning Commission provisions, the draft amendments would provide a more detailed and structured framework for the composition, appointment, duties, meeting schedule, quorum, attendance, and recordkeeping of the Planning Commission. The amendments would also clarify that the Planning Commission acts in an advisory capacity and that final land-use decisions remain with the Mayor and Board of Aldermen unless otherwise expressly provided. From an administrative standpoint, the proposed language would provide clearer procedural guidance than the current ordinance language and would better define responsibilities relating to meeting schedules, official records, vacancies, interim appointments, and continuity of service.

With respect to Build-to-Rent development, the draft amendments would create a defined land-use category and a set of supplemental standards where such developments are proposed. As written, the draft would treat BTR as a conditional use in the R-8 district and would distinguish dedicated BTR developments from mixed-tenure subdivisions and from conventional single-family subdivisions subject to lease-limitation covenant requirements. The proposed standards appear intended to address issues of project scale, rental concentration, spacing between developments, architectural variety, and operational management. The amendments also continue to require general compliance with the City's development regulations and other applicable ordinances and procedures.

The proposed amendments to Section 4.4.2(6)(v)(2) would also formalize the City's review of lease-related protective covenant language for certain new subdivisions or phases and would expressly provide that such requirements are conditions of subdivision approval and enforceable under the ordinance, while preserving private enforcement responsibility for recorded covenants by homeowners' associations or affected property owners.

The Planning Commission recommended an additional revision to the conflict-of-interest language to more specifically address gifts, meals, and donations, including a nominal-value exception and a disclosure requirement. That recommendation is not fully incorporated into the draft language quoted above and should be reflected either in the final ordinance text or through an amendment prior to adoption if the Mayor and Board wish to include the Planning Commission's additional recommendation in the final enacted version.

Case # 26-010

STAFF RECOMMENDATION

Staff recommends approval of the proposed zoning text amendments relating to Planning Commission structure, appointments, and procedures, and Build-to-Rent (BTR) provisions, as set forth in the draft ordinance and attached Exhibit "A."

Report Prepared By: Joey Barnette, Community Development Director

ORDINANCE OF THE CITY OF BRANDON, MISSISSIPPI, AMENDING AND ADDING CERTAIN PROVISIONS TO THE ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF BRANDON, MISSISSIPPI

WHEREAS, pursuant to Mississippi Code Annotated §§ 17-1-3(1), 17-1-15, and 17-1-17, the City is authorized to adopt and amend zoning regulations for the purpose of promoting the public health, safety, morals, and general welfare; and

WHEREAS, notice of a public hearing on the proposed zoning text amendments was published in a newspaper of general circulation, stating that a public hearing would be held on March 16, 2026, at 6:00 p.m. at Brandon City Hall, 1000 Municipal Drive, Brandon, Mississippi, and describing the proposed amendments relating to Build-to-Rent (BTR) provisions and Planning Commission provisions; and

WHEREAS, the Mayor and Board of Aldermen held said public hearing, considered the record, and determined that adoption of the amendments set forth in Exhibit "A" is reasonable and serves legitimate zoning purposes; therefore

BE IT ORDAINED THAT the Zoning Ordinance of the Code of Ordinances of the City of Brandon, Mississippi is hereby amended and added to by: (i) amending Table 4.1 (Table of Uses) to add Build-to-Rent (BTR) Residential Development; (ii) amending Section 4.4.2(6)(v); (iii) adding a new Section 4.4.2(9) to establish supplemental standards for BTR development; (iv) amending Section 10.2 to add definitions related to BTR and Planning Commission; and (v) amending Sections 9.4 and 9.5 relating to the Planning Commission, as set forth herein, to wit;

See Exhibit "A" attached hereto and incorporated herein by reference.[1]

****

1. This Ordinance shall supersede any and all ordinances, or parts of ordinances, which are in conflict herewith, to the extent of such conflict.

2. This Ordinance is adopted to promote the public health, safety, morals, and general welfare.

[1] Note: deleted language is stricken-through and added language is underlined.

3. This Ordinance, to preserve the public health, safety, and welfare, upon unanimous vote of the members, shall go into effect immediately. If the vote of the members is less than unanimous, the Ordinance shall go into effect thirty (30) days after the adoption hereof.

4. Said Ordinance amendment having been previously reduced to writing, a motion was made by Alderman _____ and seconded by Alderman _____ to adopt the Ordinance amendment and no request having been made by the Mayor or any member of the Board of Aldermen that said Ordinance amendment be read by the City Clerk before a vote was taken, and reading of such having been waived, said Ordinance amendment was adopted by the vote of the Board of Aldermen, the results being as follows:

Sharon Womack, Alderman at Large	_____
Jarrad Craine, Alderman Ward 1	_____
Cris Vinson, Alderman Ward 2	_____
Harry Williams, Alderman Ward 3	_____
Lu Coker, Alderman Ward 4	_____
Jereme King, Alderman Ward 5	_____
David Farris, Alderman Ward 6	_____

The Mayor thereby declared the Motion carried and the Ordinance adopted and approved on this the _____ day of _____A.D., 2026.

_____
BUTCH LEE, MAYOR

ATTEST:

_____
MARY ANN HESS, CITY CLERK

EXHIBIT "A"
CITY OF BRANDON ZONING ORDINANCE – TEXT AMENDMENTS

NOTE FOR CODIFICATION: "ADD" means insert new language; "AMEND" means replace existing section text as shown.

1) TABLE OF USES – TABLE 4.1 - (ADD)

Table 4.1 is hereby amended by ADDING the following listed use:

PERMITTED USES TABLE																	
Use	Zoning District																
	Residential							Commercial			Employment			Special Districts			
	RR	R-12	R-8	RM-8	RM-4	RH	MH	NC	CC	RC	I-1	I-2	ORC	VMU	PUD	TND	
Agriculture																	
Agriculture	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Residential																	
Duplex	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Boarding house	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	
Manufactured home	C	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Multifamily, four or fewer units	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	P	
Multifamily, more than four units	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	P	
Secondary Attached/ Detached Dwellings	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	
Single family	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P	P	
Upper Floor Residential	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	P	
Build-to-Rent Development	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial																	

2) SUPPLEMENTAL STANDARDS – SECTION 4.4.2(6)(v) AND SECTION 4.4.2(9) - (ADD)

Section 4.4.2(6)(v) and Section 4.4.2(9) are hereby amended by ADDING the following:

6. **Single-family.**

i. **Definition:** A site-built residential building designed for occupancy by one family. For the purposes of this ordinance, single-family dwelling does not refer to mobile, manufactured, modular, panelized or pre-cut homes.

ii. **Districts permitted:** RR, R-12, R-8, RM-8, RM-4, RH, VMU, PUD, TND.

iii. **Parking:** There shall be a minimum of two covered parking spaces, side by side, having a minimum dimension of 400 square feet per single-family dwelling unit.

iv. **Loading:** This use has no loading requirements.

v. **Additional standards:**

- ~~Single-family units in RM-4, VMU, and TND may be attached.~~

1. Single-family units in RM 4, VMU, and PUD may be attached.

2. Lease limitation and protective covenant shall be subject to the following requirements:

a. **Applicability.** The following provisions apply only to new single-family subdivisions or phases, approved by the governing authority, that create a homeowners association (HOA) or other form of shared or common ownership. They do not apply to individual infill homes, existing build-ready lots or tracts of record that are not part of a subdivision or HOA, or within an existing subdivision:

i. **Protective covenant language.** Prior to the recordation of the final plat for any phase, the developer shall submit draft protective covenants for that phase to the City for review and approval by the governing authority. After approval, the developer shall record the protective covenants for that

phase, which shall, at a minimum, include all of the following provisions:

1. "Not more than five percent (5%) of the gross total number of lots in this Phase, regardless of the nature of the lease, or the purpose of the lease, may be leased for any reason. For any such lease, no part or portion of a lot or dwelling (as distinguished from the entire lot or dwelling) shall be rented for any period. The entire dwelling and all the improvements on the lots must be leased and then only for a minimum term of twelve (12) months, except as otherwise provided herein.

2. No lots or dwellings shall be leased or rented under any time-sharing, time interval, or right-to-use programs. Any owner or tenant of any lot or dwelling who shall lease or rent such lot or dwelling shall promptly, following execution of a rental agreement, or upon the request in writing of the Board of Directors, forward a conformed copy of such rental agreement to the Board of Directors and to the Management Agent, if any.

3. All lease or rental agreements, other than for Build-to Rent Developments approved under the City of Brandon, Mississippi's adopted Zoning Ordinance, as amended from time to time, and shall be in writing and must be submitted to the HOA for approval. Any such agreements shall contain, or shall be deemed to contain, a provision to the effect that the rights of the tenant to use and occupy the dwelling shall be subject and subordinate in all respects to the provisions of this Declaration, Bylaws, and to such

reasonable Neighborhood Rules as the Board of Directors may from time to time duly adopt and promulgate among the Members. Each lease agreement shall further provide that any failure by the tenant to comply with any of the same shall be a default under the lease agreement.

4. An allowance is permitted for 'cover leases' by residential homebuilders within the first thirty-six (36) months after the issuance of a Certificate of Occupancy for up to thirty-six (36) months. By the terms hereof, a 'cover lease' is a lease by the homebuilder to enable them to place their newly-built houses for lease to provide 'cover' for the homebuilder if the house is on the market for a greater than anticipated or expected period of time before sale.

5. The prohibitions of this section shall not be interpreted or construed to prevent the use and occupancy of a dwelling by a member of an Owner's immediate family, related by blood or marriage, during a term of limited duration when the Owner is away for an extended period of time but is expected to return.

6. An allowance or exception is made for true lease-purchases, whereby the owner is required to close on the purchase of the dwelling house within a certain set period of time, not to exceed three years after the inception of the lease-purchase agreement, and at least five percent (5%) of each lease payment is applied as a credit against the purchase price, and the lessee, in addition to lessor, is liable for compliance with the

protective covenants.

7. The provisions for Protective Covenants notwithstanding, this Section Paragraphs 1-6, may not be amended without the written consent of the governing authority of the City of Brandon, Mississippi."

ii. **Preliminary plat submittal.** Draft protective covenants shall be submitted with any application for preliminary plat approval. The Department of Community Development shall verify that the draft covenants contain the required provisions prior to scheduling the subdivision for consideration by the Mayor and Board of Aldermen.

iii. **Exception.** The provisions of Section 4.4.2(6)(v)(2) do not apply to developments approved as a Build-to-Rent Development under Section 4.4.2(9); however, all such developments shall remain subject to the procedural and submittal requirements of this Zoning Ordinance, the City's Development Ordinance, and any other applicable ordinances, rules, and regulations.

b. **Enforceability.** The provisions of this Section shall constitute conditions of subdivision approval under this Ordinance and shall be enforceable under Section 9.13 of this Zoning Ordinance. Compliance shall also be reflected in the protective covenants recorded for each phase. Private enforcement of the recorded covenants remains the responsibility of the homeowners' association or affected property owners.

c. **Rental Standards Compliance.** All rental or lease activity permitted under Section 4.4.2(6)(v)(2) shall comply with all applicable standards, requirements, and procedures established by the City of Brandon for the regulation of rental dwellings, whether now in effect or hereafter adopted, including any registration, inspection, or licensing provisions, and any rules or guidelines promulgated thereunder.

7. **Secondary attached/detached dwelling unit.**

i. **Definition:** An attached or detached dwelling unit created on a lot with a principle dwelling unit. The secondary dwelling unit is created auxiliary to, and is smaller than, the main dwelling. Secondary dwelling units can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, or the construction of an entirely new building. Secondary dwelling units shall not be utilized for short term rentals or for transient lodgings (see bed and breakfast). Examples of secondary dwelling units are: granny flats, in-law units/suites, etc.

ii. **Districts permitted:** Conditional use in RR, R-12, VMU, PUD, TND.

iii. **Parking:** One space per unit.

iv. Additional standards:

1. The principle single-family dwelling must be owner occupied and not a rented or leased dwelling unit. If, at any time, the principle dwelling is not owner-occupied, then the secondary attached/detached structure shall not be occupied as a secondary dwelling unit.

2. Secondary attached/detached dwellings shall be an extension of the principle single-family dwelling and shall only be occupied by the same single-family unit.

3. Secondary detached dwellings shall only be permitted on lots with a one acre minimum.

4. Secondary attached dwellings shall only be permitted on lots with a one-half acre minimum.

5. The setback/minimum yard requirements for the secondary detached dwelling shall be the same as the principle dwelling.

6. Secondary attached/detached dwellings shall not have separate street addresses from the principle dwelling.

7. Secondary attached/detached dwellings shall utilize the same driveway as the principle dwelling.

8. Secondary attached/detached dwellings shall be architecturally compatible with the principle dwelling.

9. Secondary attached/detached dwellings shall be limited to 30 percent of the total square footage of the heated/cooled space of the principal dwelling.

10. Secondary attached/detached dwellings shall be limited to one per principal dwelling.

11. Secondary detached dwellings shall be a minimum of ten feet from the principle dwelling or other accessory structures.

8. **Upper floor residential.**

i. **Definition:** A structure containing dwelling units on the second story or above with commercial or office space on the ground floors.

ii. **Districts permitted:** NC, CC, VMU, PUD, TND.

iii. **Parking:** One space per unit.

iv. **Loading:** This use has no loading requirements.

v. **Additional standards:** None.

9. **Build-to-Rent Development (BTR).**

i. **Definition.** A unified residential development of detached or attached single-family dwellings that are designed, constructed, and operated for long-term rental occupancy, held in common ownership and under single on-site or centralized professional management.

ii. **Districts Permitted.** Conditional use in R-8.

iii. **Parking.** Two spaces per unit; units dedicated to elderly housing, 0.5 spaces per unit.

iv. **Loading.** This use has no loading requirements.

v. **Additional standards:**

1. **Project size.** A maximum of twenty-five (25) homes shall be permitted in a single development where BTR housing is present.

2. **Rental Limitation.** In any mixed-tenure subdivision or phase containing both for-sale and for-rent dwellings, no more than ten percent (10%) of homes within that phase may be offered for lease unless the project has been approved as a dedicated BTR development under this subsection.

3. **Separation.** A BTR development shall be located at least one (1) mile, measured radially from the nearest point of the lot line of one Build-to-Rent development to the nearest point of the lot line of another, to ensure adequate separation between such developments.

4. **On-Site Management.** Professional on-site or centralized management shall be required. Any management or leasing office shall be designed as an accessory structure consistent with the architectural style, materials, and character of the overall development.

5. **Design Variety (Anti-Monotony):**

   a. Developments containing ten (10) or more dwellings shall provide at least four (4) substantially distinct front-elevation configurations.

   b. Developments containing fewer than ten (10) dwellings shall provide at least two (2) substantially distinct configurations.

   c. The same front-elevation configuration shall not repeat within four (4) consecutive lots on either side of a street segment or directly across the street from one another.

   d. Side and rear building elevations, garages, carports, and accessory structures shall include the same level of architectural detailing and materials as the front façade.

6. **Garage Placement.** Garages shall be recessed behind the principal façade and shall be architecturally integrated to reinforce variation in the streetscape.

3) PLANNING COMMISSION – SECTION 9.4 - (AMEND)

Section 9.4 is hereby amended and replaced in full as follows:

9.4 - Brandon Planning Commission duties and conduct.

~~The Brandon Planning Commission is hereby created under the laws of the State of Mississippi and appointed in accordance with this ordinance shall duly function to carry out the purposes of this ordinance.~~

~~The commission shall adopt such rules, not inconsistent with municipal ordinance or state law as necessary for the conduct of its affairs in keeping with the provisions of this ordinance. Notwithstanding other duties of the commission and any other rules which that body may adopt, the following shall apply:~~

~~a. The planning commission shall meet on the fourth Monday of each month at 6:00 p.m., in the regular board meeting room at Brandon City Hall, 1000 Municipal Drive. Special meetings of the planning commission may occur at any other time called by the written notice of the chairman of the commission or the director of community development or his or her designee. Such special meetings shall occur at the regular meeting location of the planning commission unless otherwise designated in the notice but in no such event shall such special called meetings occur outside of Brandon City Hall. Notice of any special meeting shall be given to the members of the planning commission who have not signed it and who can be found, and the director of community development or his or her designee, if not signed by the director or his or her designee, who can be found, at least three hours before the time fixed for the meeting. The notice shall state the time of the meeting, the location of the meeting, shall distinctly specify the subject matters of business to be acted upon and shall be signed by the person calling the meeting. No business other than set forth in the special meeting notice shall occur at the special called meeting. Any recess meeting, adjourned meeting, interim meeting or called special meeting of the planning commission shall be posted within one hour of the meeting in a prominent place in Brandon City Hall available for inspection and examination by the general public. A copy of the notice shall be made a part of the minutes of the planning commission. The regular monthly meeting shall not be required in the event that there is not business to be conducted. Notice of cancellation of a regular monthly meeting for~~

such reason shall be provided to the members of the commission by the director of community development or his or her designee within a reasonable time for the time for the regular meeting and shall be entered on the minutes of the planning commission at the next regular monthly meeting.

b. The planning commission shall elect its own chairman, vice-chairman, and secretary from among the members.

c. No member of the planning commission shall participate in the hearing of the singular item nor vote on any matter before the commission in which he has a personal financial interest.

d. All matters relating to and in keeping with the provisions and interest of this ordinance shall be reviewed by the planning commission in meetings open to the public. The commission shall make a written statement of its findings in each instance which shall be a recommendation to the mayor and board of aldermen to grant, deny, or modify, in whole or in part, any request, application, proposed amendment to the zoning ordinance, or any other matters as may be referred to the commission by the mayor and board of aldermen.

e. The planning commission shall keep minutes of its proceedings showing the members present, or if absent or failing to vote, indicating such fact; and shall keep records of its examination and other official actions, all of which shall be a public record and copies thereof shall be filed with the city clerk as soon as reasonably practical following each meeting of the commission. The city clerk shall be responsible for forwarding copies of such minutes to the department of community development and mayor and board of aldermen.

f. All items to be discussed by the planning commission shall be placed on an agenda.

g. In accordance with MCA 1972, § 25-41-5, all meetings of the planning commission shall be open to the public at all times unless an executive session is declared as provided in MCA 1972, § 25-41-7. Voting by the planning commission on all matters coming before that body shall be held in public except for voting during executive sessions as provided above.

h. All members are required to regularly attend the meetings of the planning commission. Any member who misses three consecutive meetings or five or more meetings in any calendar year shall be removed from the planning commission, provided the absences are not beyond the reasonable control of the planning commission member for reasons of

~~illness or injury. The planning commission minutes shall reflect the attendance of the members and others present. Any vacancy shall be filled as provided herein.~~

~~i. Action by the planning commission shall occur by a majority vote of the members present at any regular session or duly called meeting wherein the matter is presented for consideration and action.~~

~~j. Each member of the planning commission shall be paid a per diem of $50.00 for each day or portion thereof spent in the performance of his duties; however, no member of the planning commission shall be paid more than $120.00 in the aggregate per month.~~

9.4.1 **Establishment.** The Brandon Planning Commission (also referred to throughout this Ordinance as the "Planning Commission") is hereby created under the laws of the State of Mississippi and shall be appointed in accordance with Section 9.5.2 of this ordinance shall duly function to carry out the purposes of this Ordinance. The Planning Commission shall adopt such rules, not inconsistent with municipal ordinance or state law, as necessary for the conduct of its affairs in keeping with the provisions of this Ordinance. Notwithstanding other duties of the Planning Commission and any other rules which that body may adopt, the following shall apply:

a. **Regular meetings.** The Planning Commission shall hold two (2) regular meetings each month, scheduled for the second (2nd) Monday and the fourth (4th) Monday of every month at 6:00 p.m., in the regular board meeting room at Brandon City Hall, 1000 Municipal Drive, Brandon, Mississippi 39042, or, when necessary, in another room within City Hall. When an alternate room is used, clear signage shall be posted in a conspicuous location within City Hall to direct attendees to the meeting location.

   The meeting scheduled for the second (2nd) Monday of each month may be cancelled by the Community Development Director if no items of business are on the agenda. The meeting scheduled for the fourth (4th) Monday of each month shall be held as the principal business meeting of the Planning Commission, subject only to cancellation in accordance with the Attendance Standards in Section 9.4.2 of this Ordinance or in cases of emergency, inclement weather, or official closure.

   A quorum shall consist of four (4) members of the seven-member Planning Commission. No official action or recommendation may be taken without a quorum present.

b. **Special Meetings.** Special meetings of the Planning Commission may occur at any other time called by the written notice of the chairman of the Planning Commission, the Community Development Director, or the Mayor. Such special meetings shall occur at the regular meeting location of the Planning Commission, unless otherwise

designated in the notice, but in no such event shall such special called meetings occur outside of Brandon City Hall. Notice of any special meeting shall be provided in writing, which may include electronic mail, to all members of the Planning Commission, and to the Community Development Director if not the issuing party, at least three (3) hours before the scheduled meeting time. The notice shall state the time of the meeting, the location of the meeting, shall distinctly specify the subject matters of business to be acted upon and shall be signed by the person calling the meeting. No business other than set forth in the special meeting notice shall occur at the special called meeting. Any recess meeting, adjourned meeting, interim meeting, or call special meeting of the Planning Commission shall be posted within one (1) hour of the meeting in a prominent place in Brandon City Hall available for inspection and examination by the general public. A copy of the notice shall be made a part of the minutes of the Planning Commission.

c. **Election, Planning Commission.** The Planning Commission shall elect its own chairman, vice-chairman, and secretary from among the members.

d. **Conflict of Interest.** No member of the Planning Commission shall participate in the hearing of the singular item nor vote on any matter before the Planning Commission in which he or she has a personal financial interest.

e. **Responsibility and role.**

i. The Planning Commission shall review and provide a recommendation to the Mayor and Board of Aldermen on the following matters in meetings open to the public:

1. Applications for amendments to the Zoning Ordinance text or Official Zoning Map.

2. Applications for conditional-use permits and dimensional variances.

3. Proposed amendments to the Comprehensive Plan and Future Land Use Plans/Maps

4. Any other matters as may be referred to the Planning Commission by the Community Development Director or the Mayor and Board of Aldermen.

ii. The Planning Commission's recommendation, respectively, shall include findings of fact as to how the proposal:

1. Conforms to the Comprehensive Plan;

2. Is consistent with the purpose and intent of this ordinance and applicable district standards;

3. Addresses any significant public-infrastructure, traffic, pedestrian connectivity, stormwater, or design-compatibility issues;

iii. The Planning Commission shall act in an advisory capacity only; the final decision on any application shall rest with the Mayor and Board of Aldermen unless this Ordinance explicitly provides otherwise.

f. **Minutes and Records.** Minutes of each meeting of the Planning Commission shall be prepared by staff of the Department of Community Development and shall show the members present and absent, and any members failing to vote, together with all motions, actions, and votes taken. Draft minutes shall be provided to the Planning Commission for review and formal approval at its next regular meeting. Upon approval, the official minutes and all records of the Planning Commission's examinations and actions shall constitute public records. The Department of Community Development shall file approved copies with the City Clerk as soon as reasonably practical following each meeting, and the City Clerk shall forward copies to the Mayor and Board of Aldermen for information.

g. **Agenda Preparation.** All items to be discussed by the Planning Commission shall be placed on an agenda.

h. **Public Meeting requirements.** In accordance with MCA 1972, § 25-41-5, all meetings of the Planning Commission shall be open to the public at all times unless an executive session is declared as provided in MCA 1972, § 25-41-7. Voting by the Planning Commission on all matters coming before that body shall be held in public except for voting during executive sessions as provided above.

i. **Voting Procedures.** Action by the Planning Commission shall occur by a majority vote of the members present at any regular session or duly called meeting wherein the matter is presented for consideration and action.

j. **Compensation.** Each member of the Planning Commission may be paid a monthly stipend for their service in an amount determined by the City of Brandon, not to exceed one hundred twenty dollars ($120.00) per month, as authorized by MCA § 17-1-11. Payment shall be made from municipal funds and shall constitute full compensation for attendance and participation in any and all official meetings or activities of the Planning Commission held during that month. Any change to this amount shall require an amendment to this Ordinance adopted by the Mayor and Board of Aldermen.

9.4.2 **Attendance Standards.** All members are required to regularly attend the meetings of the Planning Commission. Any member who misses two (2) consecutive regular monthly meetings or a total of five (5) or more meetings of any type, whether regular or special, within a calendar year may be removed from serving on the Planning Commission by the Board of Aldermen in accordance with Section 9.5.2(b) of this Ordinance, provided the absences are not beyond the reasonable control of the member for reasons such as illness or injury. The Planning Commission minutes shall reflect the attendance of the members and others present. Any vacancy shall be filled as provided herein.

9.4.3 **Conduct Standards.** Members of the Planning Commission are expected to conduct themselves in a manner that upholds the integrity and public trust of the City of Brandon. Conduct constituting neglect of duty, misconduct, or behavior unbecoming a member of the Planning Commission may constitute cause for removal from office by the Board of Aldermen, in accordance with Section 9.5.2(b) of this Ordinance.

4) MAYOR AND BOARD OF ALDERMEN – SECTION 9.5 – (AMEND)

Section 9.5 is hereby amended and replaced in full as follows:

9.5 - Mayor and board of aldermen.

~~The mayor and board of aldermen of the City of Brandon shall have the final authority to approve, deny, modify or otherwise change applications for amendments (to the text or official zoning map), appeals, variances, conditional uses and any other provisions of this ordinance.~~

~~The duties of the mayor and board of aldermen shall include, but not necessarily be limited to:~~

~~• Administrative review under which the mayor and board of aldermen hears and decides appeals from actions of the department of community development.~~

~~• Acting upon requests for conditional use permits, variances and zoning amendments (i.e., amendments to the zoning ordinance text or the official zoning map).~~

~~• Taking action upon applications for building permits and site plan review permits which the department of community development did not act upon during the time limit.~~

~~• Holding all public hearings on matters related to and keeping with the provisions of this ordinance.~~

~~Appointment of the planning commission:~~

~~• The planning commission shall consist of five members who shall be residents of the city and shall be appointed by the mayor and confirmed by majority vote of the board of aldermen.~~

~~• A member shall serve at the will of the mayor and board of aldermen and may be removed by a majority vote of the members of the board of aldermen at any time.~~

~~• Members may be reappointed for successive terms any number of times.~~

~~• Vacancies caused by removal or other cause shall be filled as provided herein, except that in the event vacancies occur wherein the planning commission has less than three members to attend a meeting of the planning commission, the mayor is authorized to make interim appointments to fill such vacancies. Such interim appointments shall be in writing and shall be entered in the minutes of the planning commission and the board of aldermen. Interim appointments shall be presented for confirmation at the next regular meeting of the board of aldermen. If an interim appointee is not confirmed at said meeting, the interim appointment shall be terminated at that time. Notice of such action shall be entered in the minutes of the planning commission.~~

9.5.1 **Authority.** The Mayor and Board of Aldermen of the City of Brandon shall have the final authority to approve, deny, modify or otherwise change applications for amendments (to the text or official zoning map), appeals, variances, conditional uses, and any other provisions of this Ordinance. The duties of the Mayor and Board of Aldermen shall include, but not be limited to:

a. **Administrative Review.** The Mayor and Board of Aldermen shall hear and decide appeals from actions of the Department of Community Development.

b. **Land-Use Requests.** The Mayor and Board of Aldermen shall act upon requests for conditional use, variances, and zoning amendments (including, but not limited to, text or map amendments).

c. **Permit Applications.** Taking action upon applications for building permits and site plan review permits which the Department of Community Development did not act

upon within a reasonable time, as deemed by the Mayor and Board of Aldermen.

9.5.2 **Appointment, Removals, and Vacancies.** Appointments, removals, and vacancies of the Planning Commission shall be governed as follows:

a. **Appointments.** The Planning Commission shall consist of seven (7) members [one (1) representing each Ward and one (1) At-large] who shall be residents of the City of Brandon. Each Alderman of Wards 1 through 6 shall nominate an individual resident of their Ward to serve on the Planning Commission, and the Alderman At-large shall nominate an individual resident to serve on the Planning Commission. Members of the Planning Commission shall be appointed to serve by majority vote of the Mayor and Board of Aldermen.

b. **Removal of Members.** A member shall serve at the will of the Mayor and Board of Aldermen and may be removed by a majority vote of the Board of Aldermen at any time.

c. **Terms Established.** Members of the Planning Commission shall serve terms concurrent with the election cycle of the Board of Aldermen, corresponding to the office of the elected official making the nomination. Each term shall expire upon the qualification of the newly elected governing body following each municipal election, unless the member is reappointed. Upon expiration, each nominating official shall have the opportunity to nominate a new appointee or to reappoint the incumbent. Members shall continue to serve until their successors are duly appointed to maintain continuity of service. Vacancies shall be filled only for the remainder of the unexpired term. Ward or At-large designations shall remain attached to each seat for the duration of that term, and members may be reappointed for successive terms without limitation.

d. **Vacancies and Interim Appointments.** Vacancies caused by removal, resignation, or other cause shall be filled as provided in this Section. In the event vacancies result in fewer than four (4) qualified members being available to attend a meeting, the Mayor is authorized to make interim appointments to ensure a quorum. A nominee for any vacancy shall be presented to the Board of Aldermen following such vacancy. The interim appointee shall serve until the Board of Aldermen confirms an appointment to fill the vacancy for the remainder of the then-current calendar year. All interim appointments shall be made in writing and entered into the minutes of both the Planning Commission and the Board of Aldermen. Ward or At-large designations shall remain attached to each seat.

5) DEFINITIONS – SECTION 10.2 - (ADD and AMEND)

Section 10.2 is hereby amended by ADDING the following definition (alphabetize as needed to match the Code):

- **Build-to-Rent (BTR) Development.** A unified residential development of detached or attached single-family dwellings that are designed, constructed, and operated for long-term rental occupancy, held in common ownership and under single on-site or centralized professional management.

- **Regular meeting of ~~planning commission~~ the Planning Commission.** ~~Meetings shall be held on the first~~ Regular meetings shall be held at City Hall on the second (2nd) and fourth (4th) Monday of each month at 6:00 p.m., ~~[after the first official board meeting of each month],~~ unless that day falls on a recognized state holiday, or the City is otherwise officially closed, in which case the meeting ~~will~~ shall be held on the ~~second Monday of the month.~~ next business day on which the City is open, at the same time and location, unless otherwise rescheduled in accordance with this Ordinance and applicable law.

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 25TH DAY OF FEBRUARY, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

AMENDMENTS TO ZONING ORDINANCE

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

Vol 178 No. 34 on the 25th day of February, 2026

NOTICE OF ZONING HEARING FOR THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING ON MARCH 16, 2026, AT 6:00 O'CLOCK P.M. IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE FOLLOWING AMENDMENTS SHALL BE MADE TO THE ZONING ORDINANCE OF THE CITY OF BRANDON, MISSISSIPPI.

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE

1. BUILD-TO-RENT (BTR) PROVISIONS. CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE TO ADD AND/OR REVISE STANDARDS APPLICABLE TO BUILD-TO-RENT ("BTR") RESIDENTIAL DEVELOPMENT, INCLUDING BUT NOT LIMITED TO: DEFINITIONS; PERMITTED ZONING DISTRICTS; DEVELOPMENT STANDARDS AND DESIGN REQUIREMENTS; APPLICATION AND REVIEW PROCEDURES; AND OTHER RELATED PROVISIONS AS MAY BE CONSIDERED BY THE MAYOR AND BOARD OF ALDERMEN.

2. ARTICLE 9 – PLANNING COMMISSION. CONSIDERATION OF AMENDMENTS TO ARTICLE 9 OF THE ZONING ORDINANCE RELATING TO THE PLANNING COMMISSION, INCLUDING BUT NOT LIMITED TO: APPOINTMENTS AND TERMS; ORGANIZATION; MEETING REQUIREMENTS AND PROCEDURES; POWERS AND DUTIES; AND OTHER RELATED PROVISIONS

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.

MARY ANN HESS
CITY CLERK
February 25, 2026
#248

Marcus Bowers
MARCUS BOWERS, Publisher

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
Rankin County
Commission Expires
January 25, 2030
COMMISSION NUMBER 28593

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 25th day of February, 2026

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

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BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 02/27/2026

SUBJECT: REQUEST PERMISSION FOR BATTALION CHIEF BRYHN BECK TO TRAVEL TO BILOXI, MS TO ATTEND THE ANNUAL FIRE CHIEF/FIREFIGHTER CONFERENCE FROM MAY 26, 2026, TO JUNE 1, 2026, AND APPROVE ALL TRAVEL EXPENSES.

The fire department respectfully requests permission for Battalion Chief Bryhn Beck to travel to Biloxi, MS from May 26, 2026, to June 1, 2026, to attend the annual Fire Chief/Firefighter Conference and approve all travel expenses (including hotel, fuelman and conference fees).

This is a budgeted item in our FY 26 budget and there are funds available.

Thank you for your consideration.

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 03/10/2026

SUBJECT: CONSIDERATION TO PROMOTE THE FOLLOWING SERGEANTS/FIREFIGHTERS TO LIEUTENANTS AND SET THE RATE OF PAY IN ACCORDANCE TO THE MEMO.

The fire department respectfully recommends the following sergeants/firefighters to be promoted to lieutenant effective March 16, 2026. Each of these men went through all the testing required for the promotion. The new salary increase for their promotions is listed below.

- Firefighter/Paramedic Maxwell Chandler — $81,000 annually (includes his paramedic stipend)
- Sergeant/Paramedic Adam Denson - $81,000 annually (includes his paramedic stipend)
- Sergeant Brad Grice — $76,000 annually (same salary, but received promotion to LT)
- Firefighter Tyler Herring – $76,000 — annually
- Sergeant Daniel Mabus - $76,000 - annually

Thank you for your consideration.

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 03/11/2026

SUBJECT: REQUEST CONSIDERATION TO APPLY FOR THE LOWE'S 2026 COMMUNITY IMPACT GRANT.

The department respectfully requests your consideration to apply for the Lowe's 2026 Community Impact Grant. This grant includes funding for first responder facilities. Attached is a copy of the grant application and grant program terms and conditions.

Thank you for your consideration.

ATTACHMENTS:

1. Lowe's 2026 Community Impact Project

NOMINATION FORM

2026 Community Impact Project Nomination Form

To submit a project nomination, please use the form provided below. Responses should be entered directly into the form. Please do NOT draft answers in other applications (e.g., Word, email, or notes apps) and paste them in, as doing so will prevent successful submission.
All answers must be typed directly into this form for your submission to be accepted.

As you complete your nomination, please keep in mind the following:

All nominations must be submitted by March 20, 2026 at 11:59pm ET.

Project ideas must be related to making physical improvements to a community space. Lowe's will not consider ideas that improve an individual's home or for-profit business location.

A local nonprofit, school or city/municipality must be willing and able to lead the project.

Do not enter more than one nomination per project - nominating a project multiple times will not increase the likelihood of a project being selected.

If you are unsure if your project qualifies, please see the Program Terms and Conditions and check out Past Projects.

Thank you. We can't wait to hear from you!

* = Indicates question is required

FIRST NAME*

LAST NAME*

EMAIL ADDRESS*

PHONE NUMBER*

ARE YOU AT LEAST 21 YEARS OLD?*

- Select -

I UNDERSTAND THAT LOWE'S COMMUNITY IMPACT PROJECTS ARE MEANT FOR LOCAL NONPROFITS, SCHOOLS OR CITIES/MUNICIPALITIES.*

- Select -

WHAT TYPE OF ORGANIZATION ARE YOU NOMINATING?*

- Select -

NAME OF ORGANIZATION YOU ARE NOMINATING*

Nonprofit Contact Details

CONTACT NAME*

PHONE NUMBER*

EMAIL ADDRESS*

EIN NUMBER (OPTIONAL)

ADDRESS (NO P.O. BOXES)*

CITY*

STATE*

- Select -

ZIP CODE*

Tell us about the project you are nominating.

WHERE IS THE PROJECT LOCATED? (IF THE PROJECT DOESN'T HAVE AN EXACT ADDRESS PLEASE PROVIDE THE ADDRESS OF THE NEAREST LANDMARK)*

ADDRESS (NO P.O. BOXES)*

CITY*

STATE*

- None -

ZIP CODE*

PLEASE ESTIMATE THE DISTANCE BETWEEN THIS PROJECT AND THE NEAREST LOWE'S STORE:*

- Select -

WHAT IS THE CLOSEST LOWE'S STORE TO THIS PROJECT LOCATION? IF YOU ARE UNSURE, PLEASE CHECK THE LOWE'S STORE LOCATOR.*

- Select -

DESCRIBE THE SPACE YOU ARE PROPOSING TO IMPROVE AND THE WORK TO BE COMPLETED AS A PART OF THE RENOVATION.*

WHY IS THE PROJECT YOU'RE NOMINATING IMPORTANT AND HOW WILL IT MAKE A LONG-TERM DIFFERENCE IN THE COMMUNITY?*

250 word(s) remaining

250 word(s) remaining

WHAT IS THE INSPIRATION BEHIND THIS PROJECT? WHY IS THIS PROJECT IMPORTANT TO YOU?*

250 word(s) remaining

HOW WILL THIS LOWE'S COMMUNITY IMPACT GRANT BE USED?*

- Select -

WHAT IS THE CURRENT STATUS OF THIS PROJECT?*

- Select -

CAN THE PROJECT BE COMPLETED BETWEEN AUGUST 7 – DECEMBER 15, 2026?*

- Select -

WHAT GRANT AMOUNT IS REQUESTED?*

- Select -

HOW DID YOU FIRST HEAR ABOUT LOWE'S COMMUNITY IMPACT GRANT PROGRAM?*

- Select -

☐ CLICK HERE TO CONFIRM YOU HAVE READ AND ACCEPT THE PROGRAM TERMS AND CONDITIONS.*

☐ I'm not a robot
reCAPTCHA
Privacy - Terms

Submit

2026 Community Impact Grant Program Terms and Conditions

1. **OVERVIEW:** Lowe's wants to enhance the communities in which we all live by providing funding for up to 100 charitable projects that improve community resources/spaces. While Lowe's may select some of the projects based on its own charitable initiatives, Lowe's invites customers from across the United States to nominate community impact projects through the Community Impact Grant Program ("**Program**"). From the nominations received through the Program website, lowes.com/bucketlist ("**Website**"), Lowe's selection committee ("**Selection Committee**") will ultimately select eligible community impact projects ("**Community Impact Project(s)**") to fund ("**Grant(s)**") for completion by local nonprofits and/or government entities ("**Grant Recipients**") as further set forth below. Separately, customer nominations may also inform more than 2,000 projects to improve communities across the country.

2. **PROGRAM PERIOD:** The Program nomination phase starts on February 18, 2026 at 12:00 AM (midnight) Eastern Time ("**ET**") and ends on March 20, 2026 at 11:59:59 PM ET ("**Program Nomination Period**"). The official time keeping device for this Program is the Website.

3. **WHO CAN NOMINATE:** This Program is open to legal residents of the fifty (50) United States and the District of Columbia, who are at least twenty-one (21) years of age or older at the time of nomination. Each eligible entrant is a "**Nominator**".

   The following individuals are not eligible to nominate a Community Impact Project:

   (i) Any individual member of the Selection Committee reviewing nominations and helping narrow down or select Grant Recipients ("**Program Reviewer(s)**");

   (ii) Any employee, officers, directors, and agents of any for profit company or for-profit entity (excluding Lowe's Companies, Inc. and its affiliates) involved in the implementation and execution of Program ("**Program Implementor(s)**"); and

   (iii) Immediate Family Members of any Program Reviewer and/or Program Implementor ("**Immediate Family Member(s)**" defined as (1) spouse; and (2) parent, child, sibling, and each of their respective spouses and "steps" of each, regardless of where they reside); and

   (iv) Any individual who lives in the same household as a Program Reviewer and/or Program Implementor.

   For avoidance of doubt, associates of Lowe's Companies, Inc. and its affiliates (collectively, "**Lowe's**"), other than those included in 3(i) above, are eligible to nominate community impact projects.

   Nominator's participation constitutes his/her full and unconditional agreement to these Terms and Conditions. Lowe's, or at Lowe's election its third-party entities' helping implement and execute the Program ("**Third-Party Vendors**") decisions and interpretations, are final and binding in all matters related to the Program. Awarding any Grant is contingent upon fulfilling all requirements set forth herein and any other condition provided by Lowe's and Selection Committee's sole and absolute discretion. Nominators and/or potential Grant Recipients may be required to provide proof of identification and eligibility as requested by Lowe's or any of its Third-Party Vendors.

   NO PURCHASE OR PAYMENT NECESSARY TO APPLY OR RECEIVE A GRANT. PURCHASE HISTORY WILL NOT IMPACT GRANT DECISIONS.

4. **ELIGIBLE PROJECTS: Community Impact Projects must meet the following requirements ("Eligible Community Impact Projects"):**

(i) Must be capable of being sponsored by nonprofit entity recognized under Section 501(c)(3) of the Internal Revenue Code ("**Nonprofit**") or a government entity;

(ii) Must benefit the community as a whole as opposed to small group or individual;

(iii) Must involve making physical improvements or enhancements;

(iv) Must fall into at least one of the following categories:

- Community Centers/Services (e.g. youth centers, senior citizen centers, veteran's centers, food pantries, etc.);
- Safe Affordable Housing (e.g. homeless shelters, tiny home villages, etc.);
- First Responder Facilities (e.g. fire stations, police stations, etc.);
- Community Revitalization (e.g. school, community park, community garden, renovations to downtown plaza, historic theaters, etc.);
- Skilled Trades Education initiatives (e.g. mobile training programs, high school vocational, etc.)

(v) Must not benefit or sponsor:

- A single individual (e.g. an individual that needs his/her home improved or repaired, etc.);

(vi) Must not sponsor:

- Community sports teams, activities, or events;

(vii) Must be able to be completed on or before December 15, 2026;

(viii) Must be able to provide volunteer opportunities for Lowe's associates;

(ix) Must be able to be completed with Lowe's grant funding;

(x) Physical location of the nominated Community Impact Project must be located in the United States and be within 30 miles of a Lowe's store; and

(xi) Must not be a Community Impact Project that Nominator or Nominator's Immediate Family Members receive financial benefit from.

5. **HOW TO NOMINATE A PROJECT:** During the Program Nomination Period, a Nominator must visit lowes.com/bucketlist and enter the information requested on the nomination form (collectively, "**Submission**"), which may include without limitation:

(i) Nominator's first and complete last name (no initials), phone number, and email address;
(ii) Name of the nonprofit that will lead the Community Impact Project;
(iii) Contact information for the nonprofit (contact first name, last name, phone number, email address and mailing address);
(iv) Community Impact Project location; and
(v) Description of the Community Impact Project work that needs to be done;
(vi) Why the Community Impact Project is important to the Nominator;
(vii) Current status of the Community Impact Project;
(viii) Whether or not the Community Impact Project can be started or continued and completed between August – December 15, 2026;
(ix) How the Grant funds will be used; and

(x) Estimated cost to complete the Community Impact Project

NOTE: By submitting a Submission, each Nominator agrees that his/her Submission conforms to the Submission Requirements set forth in Section 5 below and all other terms and conditions in these Terms and Conditions and that Lowe's, or its Third Party Vendors, may, in their sole and absolute discretion, disqualify him/her from the Program if Lowe's (in its sole discretion) decides that his/her Submission fails to conform to the Submission Requirements or any other provision of these Terms and Conditions.

6. **SUBMISSION GUIDELINES AND REQUIREMENTS:** Each Submission must comply with the following Terms and Conditions:

(i) Must not contain material that violates or infringes another's rights, including, but not limited to, privacy, publicity, or intellectual property rights, including copyright infringement, or legal or moral rights of any third party, living or deceased;

(ii) Must not disparage Lowe's or any other person or party affiliated with the operation and administration of this Program;

(iii) Must not include any personally identifiable information other than as necessary to complete the nomination form;

(iv) Must be the original work of the Nominator and must not contain music, quotes, parodies, or other materials not created by Nominator;

(v) Must not contain, facilitate, reference, or use material that is fraudulent, inappropriate, indecent, lewd, pornographic, obscene, hateful, tortious, defamatory, slanderous, or libelous;

(vi) Cannot be sexually explicit or suggestive, unnecessarily violent or derogatory of any ethnic, racial, gender, religious, professional or age group, profane or pornographic, or contain nudity or any materially dangerous activity;

(vii) Must not contain, facilitate, reference, or use material that contains prohibited content which shall include, but is not limited to content that promotes, suggests, or encourages:

(a) gambling, including without limitation, any content related to online casinos, sports books, bingo, or poker;

(b) the use of firearms/weapons/ammunition, any illegal drugs, prostitution, pornography, nudity, profanity or other adult content, violence, or the use of alcohol or tobacco products; and

(c) the taking up of arms against any person, government or entity or otherwise challenge or seek to overthrow any government;

(viii) Must not contain any viruses, spyware, malware, or other malicious components that are designed to harm the functionality of a computer in any way;

(ix) Must not contain, facilitate, reference, or use material that promotes bigotry, racism, hatred or harm against any group or individual or promotes discrimination based on race, gender, ethnicity, religion, nationality, disability, sexual orientation, political orientation, citizenship, ancestry, marital status, or age; and

(x) Must not contain material that is unlawful, in violation of or contrary to the laws or regulations in any jurisdiction where the photograph or video was created.

NOTE: If any Submission fails to comply with any of these Submission Requirements or any other provisions of these Terms and Conditions, Lowe's and/or its Third-Party Vendors reserve the right, but are not obligated, to disqualify the Submission.

Further, no Community Impact Project will be eligible to receive funding from a Grant unless Lowe's determines, in its sole and absolute discretion, that such Community Impact Project is capable of and is sponsored by or otherwise adopted for implementation and execution by a Nonprofit or government entity.

Each person who fills out a nomination form for this Program represents and warrants as follows:

(i) the Submission is the Nominator's own original;

(ii) the Submission does not contain any computer virus (as applicable), is otherwise uncorrupted, is wholly original with Nominator, and as of the date of submission, is not the subject of any actual or threatened litigation or claim;

(iii) the Submission does not and will not violate or infringe upon the intellectual property rights or other rights of any third party;

(iv) Nominator has obtained permission from any person whose name is used in the Submission; and

(v) the Submission does not and will not violate any applicable laws and is not and will not be defamatory or libelous.

Nominator hereby agrees to indemnify and hold Lowe's Companies, Inc, its affiliates and subsidiaries, any individual, company, organization or an entity involved in the execution and/or implementation of the Program, as well as any of the foregoing entities' employees, officers, directors, representatives, and agents (collectively, "**Program Entities**") harmless from and against any and all claims, actions or proceedings of any kind and from any and all damages, liabilities, costs and expenses relating to or arising out of any non-compliance with the Terms and Conditions, including breach or alleged breach of any of the warranties, representations or agreements of entrant hereunder.

By submitting a Submission, Nominator hereby grants permission for the Submission to be publicly posted, at Lowe's sole discretion. By submitting a Submission, Nominator grants Lowe's an unlimited, worldwide, royalty-free, irrevocable, perpetual, transferable license and right to publish, use, publicly perform and display the Submission in whole or in part, in any way, in any and all media, without limitation, and without consideration to the Nominator, for promotional or marketing purposes. The Program Entities are not responsible for lost, late, stolen, damaged, incomplete, invalid, un-intelligible, garbled, delayed or misdirected Submissions – all of which will be void. Lowe's reserves the right to disqualify any Nominator and/or Submission in its sole and absolute discretion.

7. **JUDGING AND SELECTION OF GRANT RECIPIENTS.** There are two (2) rounds of judging:

(i) **First Round.** Throughout the Program Nomination Period, the eligible Submissions will be judged by a panel of qualified judges compromised of employees of Lowe's and its Third-Party Vendor ("**Judges**") according to the following judging criteria: (i) Type of Community Impact; (ii) Demonstrated Need; (iii) Feasibility and; (iv) Lasting Benefit (collectively, "**Judging Criteria**"). The Judges will select the top two hundred (200) nominated Eligible

Community Impact Projects ("**Finalists**").

(ii) **Second Round:** Lowe's and/or its designee will obtain additional information about the Finalists, and the Judges will evaluate the Finalists based on the judging criteria, additional information obtained, and the following criteria and select up to one hundred (100) Submissions to be potential Grant Recipients:

(a) Balanced number of Community Impact Projects in urban/rural communities;

(b) Disperse geographic reach across the United States;

(c) Economic impact on the community served;

(d) Willingness of a Nonprofit or government entity to facilitate and oversee the Community Impact Project; and

(e) Ability to Complete Community Impact Project on or before December 15, 2026.

The potential Grant Recipients are each considered a potential Grant Recipient pending verification of eligibility and compliance with these Terms and Conditions, and agreement to grant conditions as further described below. Decisions of the Judges are final, and binding and Nominator hereby waives any and all rights to view the evaluations, scoring, rating methodology, or anything related thereto. Judge's decisions are final and non-appealable. Judges shall avoid approval of any projects from which they may personally benefit. Any Judge who may benefit from a particular nominated project shall recuse himself or herself from voting on that nominated project. Should a majority of Judges potentially benefit from a specifically nominated project, such nominated project shall be disqualified.

(iii) Customer submissions that are not selected for a Community Impact Grant may be provided to stores to inform their community engagement efforts.

8. GRANTS AND CONDITIONS:

(i) **Grants:** Amount of each Grant awarded will be determined by Lowe's in its sole and absolute discretion and may take into consideration the Community Impact Project budget, other Community Impact Projects that have received grants, available funds and/or other Judging Criteria. Each Grant will be awarded by Lowe's or its designee to a Nonprofit or government entity who can and is willing to accept responsibility for completion of the Community Impact Project. Grants may be in the form of cash or Lowe's gift cards in Lowe's sole discretion.

(ii) **Grant Conditions: Each Grant Recipient will be required to sign a separate agreement with Lowe's and/or its designee which governs the terms and conditions of the Grant.** The Program Entities shall not be held responsible for any delays in awarding or fulfilling a Grant for any reason. It is Lowe's 's intent to fund up to one hundred (100) Community Impact Projects.. In the event of an insufficient number of eligible Submissions and/or qualified Community Impact Projects, Lowe's may in its sole discretion, select projects from outside the Program. The actual number and amount of Grants funded by the Program will depend upon the number of eligible Submissions, qualified Community Impact Projects and the number of projects selected by Lowe's to fund outside the Program.

Potential Grant Recipients are subject to verification of eligibility and compliance with these Terms and Conditions. **Lowe's and/or its Third-Party Vendors may request additional**

information from Nominator, Community Impact Project representatives, Nonprofit and/or government entity or require that Grant recipients enter into a separate agreement with Lowe's or its designee which contains separate terms and conditions.

Each Grant Recipient may be subject to additional due diligence before the Grant is awarded. Lowe's reserves the right to disqualify the Submission, including Community Impact Project and/or potential Grant recipient related thereto based on the results of such background check and/or due diligence if Lowe's determines in its sole discretion that the awarding of the Grant or the Community Impact Project itself might reflect negatively on Lowe's. Potential Grants and Community Impact Projects are subject to verification of eligibility and compliance with these Terms and Conditions. Failure to provide all required information within the stated time period may result in no longer being considered for a Grant or otherwise a forfeiture of the Grant.

Each Grant Recipient will be required to sign a separate agreement with Lowe's or its designee, including a Liability/Publicity Release and/or a performance contract confirming the recipient's eligibility and that it will use Grant funds toward completion of the Community Impact Project and fulfillment of Grant conditions, which may require that the recipient provide Lowe's or its designee with status reports and social media posts regarding progress and permit Lowe's or its designee to photograph or videotape progress on the Community Impact Project and post same in promoting the Community Impact Project, the Program and/or Lowe's business. Upon verification of eligibility, the contact for the Grant recipient will be contacted regarding Grant issuance. The Program Entities shall not be held responsible for any delays in awarding or fulfilling a Grant or completing a Community Impact Project for any reason. Grants are not transferable. Grant recipients are responsible for all aspects of the Community Impact Project other than the Grant funds provided by Lowe's pursuant to this Program.

Additionally, each Grant Recipient must maintain the following insurance coverage: (i) a general liability insurance policy no less than USD $500,000 per occurrence and USD $500,000 in aggregate; (ii) umbrella or excess liability coverage not less than USD $1,000,000 per occurrence and USD $1,000,000 in aggregate; (iii) hired and non-owned auto liability coverage not less than USD $300,000; (iv) and workers compensation coverage as required by applicable law. Grant Recipient shall name Points of Light and Lowe's as an additional insured under general liability, automobile and umbrella policies, and coverage shall be provided on a primary and non-contributory basis. Grant Recipient shall be permitted to use up to five thousand dollars ($5,000) of the Grant to satisfy the insurance requirements. Additionally, Grant Recipients are strongly encouraged to maintain directors and officers liability insurance. Notwithstanding the above, in the event that Grant Recipient maintains a general liability policy in the amount of $2,000,000 in aggregate and hired and non-owned auto liability coverage of USD $1,000,000, Grant Recipient is not required to comply with subsection (ii) regarding umbrella or excess liability coverage.

9. **LIMITATION OF LIABILITY; CONDITIONS; FORCE MAJEURE:** By participating in this Program, Nominators and Grant recipients on behalf of themselves and/or any organization that they represent, agree that the Program Entities and each of their respective affiliates, subsidiaries, representatives, consultants, contractors, legal counsel, advertising, public relations, promotional, fulfillment and marketing agencies, website providers and each their respective officers, directors, stockholders, employees, representatives, designees and agents ("**Released Parties**") are not responsible for: (i) lost, late, incomplete, stolen, misdirected, postage due or undeliverable e-mail notifications, telephone calls, or postal mail; (ii) any computer, telephone, satellite, cable, network, electronic or Internet hardware or software malfunctions, failures, connections, or availability; (iii) garbled, corrupt or jumbled transmissions, service provider/Internet/website/UseNet accessibility,

availability or traffic congestion; (iv) any technical, mechanical, printing or typographical or other error; (v) the incorrect or inaccurate capture of registration information or the failure to capture, or loss of, any such information; (vi) any error, omission, interruption, deletion, defect, delay in operation or transmission, communications line failure, technical error, theft or destruction or unauthorized access to the Program; (vii) any injury or damage, whether personal or property (including any injury related to implementation of the Community Impact Project or use of the Grant), to Nominator's or to any person's computer related to or resulting from participating in the Program and/or accepting or using the Grant; and (viii) Submissions that are late, forged, lost, misplaced, misdirected, tampered with, incomplete, deleted, damaged, garbled or otherwise not in compliance with the Terms and Conditions. Further, the Released Parties are not responsible for any undelivered telephone calls, messages or e-mails, including without limitation, e-mails that are not received because of a Nominator's privacy or spam filter settings that may divert any winner notification or other Program related e-mail to a spam or junk folder.

By entering the Program, each Nominator and Grant recipient agrees: (i) to be bound by these Terms and Conditions, including Submission requirements; (ii) to waive any rights to claim ambiguity with respect to these Terms and Conditions; (iii) to waive all of his/her rights to bring any claim, action or proceeding against any of the Released Parties in connection with the Program; and (iv) to forever and irrevocably agree to release and hold harmless each of the Released Parties from any and all claims, lawsuits, judgments, causes of action, proceedings, demands, fines, penalties, liability, costs and expenses (including, without limitation, reasonable attorneys' fees) that may arise in connection with: (a) the Program, including, but not limited to, any Program-related activity or element thereof, and the Nominator's Submission, participation or inability to participate in the Program; (b) the violation of any third-party privacy, personal, publicity or proprietary rights; (c) acceptance, attendance at, receipt, travel related to, participation in, delivery of, possession, defects in, use, non-use, misuse, inability to use, loss, damage, destruction, negligence or willful misconduct in connection with the use of the Grant (or any component thereof); (d) any change in the Grant (or any components thereof); (e) human error; (f) any wrongful, negligent, or unauthorized act or omission on the part of any of the Released Parties; or (g) the negligence or willful misconduct by Nominator.

If, for any reason, the Program is not capable of running as planned, or the integrity and or feasibility of the Program is severely undermined by any event beyond the control of Lowe's, including but not limited to fire, flood, epidemic, pandemic, earthquake, explosion, labor dispute or strike, act of God or public enemy, satellite or equipment failure, riot or civil disturbance, war (declared or undeclared), terrorist threat or activity, or any federal, state or local government law, order, or regulation, order of any court or jurisdiction, infection by computer virus, unauthorized intervention, technical failures or other cause not reasonably within the control of Sponsor (each a "**Force Majeure**" event or occurrence), or in the event of insufficient submissions or insufficient qualified projects, Lowe's reserves the right, at its sole discretion, to abbreviate, cancel, terminate, modify, suspend or extend the Program and/or proceed with the Program, including at its discretion, the selection of Grant recipients in a manner it deems fair and reasonable, including the selection of Grant recipients from among eligible Submissions received prior to such cancellation, termination, modification or suspension without any further obligation provided such Submissions include an Eligible Community Impact Project and such Grant recipient follows all other terms and conditions of the Program and/or separate agreement between Lowe's and/or designee.

10. **DISPUTES: THIS PROGRAM IS GOVERNED BY, AND WILL BE CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NORTH CAROLINA, AND THE FORUM AND VENUE FOR ANY DISPUTE SHALL BE IN THE MECKLENBURG COUNTY, NORTH CAROLINA. IF THE CONTROVERSY OR CLAIM IS NOT OTHERWISE RESOLVED THROUGH DIRECT DISCUSSIONS OR MEDIATION, IT SHALL THEN BE RESOLVED BY**

FINAL AND BINDING ARBITRATION ADMINISTERED BY JAMS IN ACCORDANCE WITH ITS ARBITRATION RULES AND PROCEDURES OR SUBSEQUENT VERSIONS THEREOF ("JAMS RULES"). THE JAMS RULES FOR SELECTION OF AN ARBITRATOR SHALL BE FOLLOWED, EXCEPT THAT THE ARBITRATOR SHALL BE EXPERIENCED AND LICENSED TO PRACTICE LAW IN NORTH CAROLINA. ALL PROCEEDINGS BROUGHT PURSUANT TO THIS PARAGRAPH WILL BE CONDUCTED IN CHARLOTTE, NORTH CAROLINA. THE REMEDY FOR ANY CLAIM SHALL BE LIMITED TO ACTUAL DAMAGES, AND IN NO EVENT SHALL ANY PARTY BE ENTITLED TO RECOVER PUNITIVE, EXEMPLARY, CONSEQUENTIAL OR INCIDENTAL DAMAGES OR HAVE DAMAGES MULTIPLIED OR OTHERWISE INCREASED, INCLUDING ATTORNEYS' FEES OR OTHER SUCH RELATED COSTS OF BRINGING A CLAIM, OR TO RESCIND THIS AGREEMENT OR SEEK INJUNCTIVE OR ANY OTHER EQUITABLE RELIEF. NOMINATORS AGREE THAT THE RIGHTS AND OBLIGATIONS OF ANY NOMINATOR AND/OR RELEASED PARTIES AND/OR ANY OTHER PARTY SHALL BE RESOLVED INDIVIDUALLY, WITHOUT RESORT TO ANY FORM OF CLASS ACTION. ANY DEMAND FOR ARBITRATION MUST BE FILED WITHIN ONE (1) YEAR FROM THE END OF THE PROGRAM PERIOD, OR THE CAUSE OF ACTION SHALL BE FOREVER BARRED.

11. **PRIVACY STATEMENT:** Lowe's privacy statement is available at https://www.lowes.com/l/privacy- and-security-statement.html.

12. **PUBLICITY RIGHTS:** By participating in this Program, each Nominator agrees to allow Lowe's and its designees the perpetual right to use his/her name, address (city and state), biographical information, likeness, picture and other information and content provided in connection with the Program or related to the Community Impact Project for promotion, trade, commercial, advertising and publicity purposes in all media worldwide including, but not limited to, on television and the Internet, without notice, review or approval and without additional compensation, except where prohibited by law.

13. **RELEASE:** By participating in the Program, each Nominator and Grant Recipient release and agree to indemnify and hold harmless Program Entities, from and against any and all costs, claims, damages, or any other injury, whether due to negligence or otherwise, to person(s) or property (including, without limitation, death or violation of any personal rights, such as violation of right of publicity/privacy, libel, or slander), due in whole or in part, directly or indirectly, to participation in the Program, creation of an Submission, acceptance or usage of the Grant, or arising out of participation in any Program, use of the Grant or Community Impact Project-related activity, whether hosted by Lowe's or a third party.

14. **MISCELLANEOUS:** This Program is subject to all applicable federal, state, and local laws. Awarding a Grant is contingent upon fulfilling all requirements set forth herein. Any attempted form of participation in this Program other than as described herein is void and may result in disqualification or revocation of the Grant in Lowe's sole discretion. Lowe's reserves the right to disqualify any individual found, in its sole opinion, to be tampering with the operation of the Program, to be acting in violation of these Terms and Conditions or to be acting in an unsportsmanlike manner or with the intent to disrupt the normal operation of the Program or use of any Grant. Any use of robotic, automatic, macro, programmed, third- party or like methods to participate in the Program will void any attempted participation effected by such methods and the disqualification of the individual utilizing the same. **CAUTION AND WARNING: ANY ATTEMPT TO DELIBERATELY DAMAGE ANY WEBSITE OR TO UNDERMINE THE LEGITIMATE OPERATION OF THIS PROGRAM IS A VIOLATION OF CRIMINAL AND CIVIL LAWS. SHOULD SUCH AN ATTEMPT BE MADE, THE LOWE'S RESERVES THE RIGHT TO SEEK DAMAGES OR OTHER REMEDIES FROM ANY SUCH PERSON(S) RESPONSIBLE**

FOR THE ATTEMPT TO THE FULLEST EXTENT PERMITTED BY LAW.

If any provision of these Terms and Conditions or any word, phrase, clause, sentence or other portion thereof should be held unenforceable or invalid for any reason, then that provision or portion thereof shall be modified or deleted in such manner as to render the remaining provisions of these Terms and Conditions valid and enforceable. The invalidity or unenforceability of any provision of these Terms and Conditions or any Program documents will not affect the validity or enforceability of any other provision. Lowe's failure to enforce any term of these Terms and Conditions shall not constitute a waiver of that provision and such provision shall remain in full force and effect. All entries and/or materials submitted will not be returned. In the event of any conflict with any Program details contained in these Terms and Conditions and the Program details contained in any Program promotional materials (including, but not limited to, point of sale, television and print advertising, or any other promotional media), the details of the Program as set forth in these Terms and Conditions shall prevail. In the event of any conflict between the Terms and Conditions and the Website terms and conditions, the terms and conditions of the Terms and Conditions will prevail.

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BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 03/12/2026

SUBJECT: HOMELAND SECURITY GRANT

The department respectfully requests permission to apply for the FY 2026 Homeland Security Grant to purchase search and rescue equipment and authorize Mayor Butch Lee, Chief Brian Roberts, and Carolyn Palmer to execute all necessary documents. This grant is 100% reimbursable. However, we purchase the equipment up front and then ask for reimbursement.

Thank you for your consideration.

ATTACHMENTS:

None