REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, February 24, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Planning & Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Tuesday, February 24, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of December Meeting Minutes

4. Request for Rezoning

A) Request for Approval of Mt Pleasant Baptist Church Conditional Use

5. New Site Plan Considerations

A) Request for Approval of Mt Pleasant Baptist Church Family Life Building Site Plan

B) Request for Approval of BRH Asset Management Warehouse Addition Site Plan

6. New Business

A) Request for Approval of Kayo Center Site Plan Amendment

7. Next Meeting

A) Regular Meeting March 24th, 2026, City Hall 343 Distribution Dr, Gluckstadt, MS

8. Adjourn

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GLUCKSTADT, MISSISSIPPI

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi ("the Board"), was duly called, held, and conducted on Tuesday, December 23, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Lauren Bishop
Patrick Beasley
Andrew Duggar
Phillips King
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, Attorney
Mike McCollum and Chris Buckner, City of Gluckstadt

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

Vice Chairman Kayce Saik opened the meeting with prayer and Melanie Greer led the Pledge of Allegiance.

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

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Request for Rezoning

A) Roman Mora Conditional Use Public Hearing

4. Request for Rezoning

A) Sign Regulations Dimensional Variance Request for Mitchell Sign Bank of Commerce Calhoun Station Parkway

5. New Business

6. Next Meeting

7. Adjourn

Public Hearing for Application for Conditional Use Permit for Roman Mora

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Roman Mora for property located at 547 Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-001/04.02. S & D Realty, LLC is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum confirmed notice was accomplished and advised the Board that physical posting and publication requirements were met establishing jurisdiction. Mr. McCollum advised the Board that the Applicant is seeking a condition use to allow a food truck on the subject property in the C-2 zoning district. The proposed food truck will be located in the rear parking lot occupying three (3) parking spaces and have a generator for power. Applicant was not present.

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

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a food truck on the subject property located in the C-2 zoning district with the condition that the food truck is only allowed to be located in the rear parking lot behind the building. The Chairman declared the motion carried.

Application by Mitchell Signs, Inc. for Sign Variance for Bank of Commerce

First came on for consideration an Application for Variance from the Sign Regulations by Mitchell Signs, Inc. Bank of Commerce for property located at 264 Calhoun Station Parkway in

the City of Gluckstadt. Mike McCollum discussed the application. Patrick Jacobs with Bank of Commerce appeared and spoke in favor of the requested sign variance. Mr. Jacobs advised that the sign was originally measured incorrectly at 28 sq. ft. but is actually 20 sq. ft. The original sign was 41.24 sq. ft. but can only be 30 sq. ft. Petitioner is requesting the sign variance to allow the 30.19 sq. ft. sign.

After discussion, Chairman Melanie Greer called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested variance for Applicant to allow the 30.19 sq. ft. Bank of Commerce sign on the subject property. The Chairman declared the motion carried.

NEW BUSINESS

Mike McCollum advised the Board of the hiring of Cain Dearman as Zoning Director beginning in January.

Mr. McCollum advised that the next meeting of the Planning & Zoning Commission will be January 27, 2026.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Phillips King and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

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

_____
MELANIE GREER, Chairman

_____
KAYCE SAIK, Vice Chairman/Secretary

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 02/24/2026

SUBJECT: Conditional Use-Mt Pleasant Baptist Church-729 Gluckstadt Rd

Mount Pleasant Baptist Church is requesting a conditional use for an addition to the church campus located on 729 Gluckstadt Rd. This property is currently zoned R-1 and has been operating here since before the City's incorporation. The new addition will be a Family Life and Multi-Purpose facility. It is permitted as a conditional use in the R-1 district. They have provided all the required information which is attached within. Church representatives are present today to discuss, if needed.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 729 Gluckstadt
Parcel #: 082I-30-002-00.00

Owner: Mt Pleasant
Address: 729 Gluckstadt Rd

Applicant: Sylvester Bouldin
Address: 450 Catlett Rd
Madison, Ms. 39110

Phone #: 601-503-7489
E-Mail: George.Paul1902@Gmail.Com

Phone #: 769-610-9261
E-Mail:

Current Zoning District: R-1
Acreage of Property (If applicable): 3
Use sought of Property:

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing
5. Site Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

(a). Ingress and egress to property and proposed structures
(b). Off-Street parking and loading areas
(c). Refuse and service areas
(d). Utilities, with reference locations, availability, and compatibility.
(e). Screening and buffering with reference to type, dimensions, and character.
(f). Required yards and other open spaces.
(g). General compatibility with adjacent properties and other properties in the district.
(h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

BOOK 3222 PAGE 801 DOC 01 TY W
INST # 760744 MADISON COUNTY MS.
This instrument was filed for
record 6/29/15 at 10:28:16 AM
RONNY LOTT, C.C. BY: KAA D.C.

GRANTOR:
Cherry Hill Plantation Limited Partnership
637 Gluckstadt Road
Madison, MS 39110
Telephone:

GRANTEE:
Trustees of Mt. Pleasant Baptist Church
P.O. Box 1505
Madison MS 39130
601-842-2462

INDEXING INSTRUCTIONS: NW 1/4 NW 1/4, Sec 30, T8N, R2E, Madison Co., MS

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Giddens Law Firm, PLLC 136-12
385 Edgewood Terrace Drive
Jackson, MS 39206
(601) 373-4647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Cherry Hill Plantation Limited Partnership**, does hereby sell, convey and warrant unto **Mount Pleasant Baptist Church, an unincorporated church association,** the following described land and property located and situated in Madison County, Mississippi, being more particularly described as follows, to-wit:

SEE EXHIBIT "A"

THIS CONVEYANCE is subject to all easements, restrictive covenants, and mineral

reservations affecting the above described property.

IT IS AGREED and understood that the Madison County taxes for the current year will be prorated on an estimated basis only. Once the actual tax amount is determined, if the proration as of this date is incorrect, the parties herein agree to pay any amounts owed to one another.

WITNESS THE SIGNATURE of the Grantor this 19 day of June, 2015.

Cherry Hill Plantation Limited Partnership

Marcus S. Sharpe
GENERAL PARTNER

Mary Anne Sharpe Narron
GENERAL PARTNER

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this 19 day of June, 2015, within my jurisdiction, the within named Marcus S Sharpe & Mary Anne Sharpe Narron who acknowledged that he/she/they is/are the General Partners of **Cherry Hill Plantation Limited Partnership,** a Mississippi Limited Partnership, and that for and on behalf of the said limited partnership, and as its act and deed, he/she/they executed the above and foregoing instrument of writing on the date listed above, after first having been duly authorized so to do.

BOOK 3222 PAGE 803

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
GREGORY GIDDENS
ID No
46206
NOTARY PUBLIC
Comm Expires
July 11, 2016
COPIAH COUNTY

EXHIBIT "A"

A parcel or tract of land, containing **3.00 acres**, more or less, lying and being situated in the NW ¼ of the NW ¼ of Section 30, T8N-R2E, Madison County, Mississippi, being a part of the Cherry Hill Plantation Limited Partnership property as described in Deed Book 368 at Page 494 and being a part of the Mount Pleasant Baptist Church property as described in Deed Book "CCC" at Page 263 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW ¼ of the NW ¼ of Section 30, T8N-R2E, Madison County, Mississippi; run thence

South 00 degrees 06 minutes 25 seconds East along the Westerly boundary of the NW ¼ of the NW ¼ of said Section 30, T8N-R2E, for a distance of 34.27 feet to an iron pin lying on the Southerly boundary of Gluckstadt Road, as it existed in April, 2015 and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Westerly boundary of the NW ¼ of the NW ¼ of said Section 30, T8N-R2E, run South 88 degrees 18 minutes 46 seconds East along the Southerly boundary of said Gluckstadt Road, for a distance of 120.23 feet to an iron pin at the NW corner of the above referenced Mount Pleasant Baptist Church property; thence

South 87 degrees 04 minutes 27 seconds East along the Southerly boundary of said Gluckstadt Road and Northerly boundary of said Mount Pleasant Baptist Church property, for a distance of 138.76 feet to a concrete monument at the NW corner of the Madison County, Mississippi property as described in Deed Book 2249 at Page 708 of the Records of said Madison County, Mississippi; thence

Leaving the Southerly boundary of said Gluckstadt Road and the Northerly boundary of said Mount Pleasant Baptist Church property, run South 03 degrees 38 minutes 28 seconds West along the Westerly boundary of said Madison County, Mississippi property, for a distance of 10.71 feet to a concrete monument at the SW corner, thereof; thence

Along the Southerly boundary of said Madison County, Mississippi property, 73.61 feet along the arc of a 11494.16 foot radius curve to the left, said arc having a 73.61 foot chord which bears South 86 degrees 32 minutes 33 seconds East to an iron pin lying at the SE corner, thereof, said point also lying on the Easterly boundary of said Mount Pleasant Baptist Church property; thence

South along the Easterly boundary of said Mount Pleasant Baptist Church property, for a distance of 189.27 feet to the SE corner, thereof; thence

South for a distance of 188.34 feet to an iron pin; thence

West for a distance of 330.79 feet to an iron pin lying on the Westerly boundary of the NW ¼ of the NW ¼ of said Section 30, T8N-R2E; thence

North 00 degrees 06 minutes 25 seconds West along the Westerly boundary of the NW ¼ of the NW ¼ of said Section 30, T8N-R2E, for a distance of 403.37 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

LESS AND EXCEPT;

That certain one (1) acre parcel or tract of land conveyed to Mount Pleasant Baptist Church in Deed Book "CCC" at Page 263 of the Records of the Office of the Chancery Clerk of Madison County, at Canton, Mississippi.

The above described parcel containing in the aggregate 2.00 acres, more or less.

Caine Dearman

From: Bridgette Smith
Sent: Friday, January 30, 2026 12:38 PM
To: KEITH Gayden; George Adams; Caine Dearman
Subject: RE: Statement of Intended Use for Family Life and Multipurpose Facility

Hello,
Received, thank you.

From: KEITH Gayden <ministergayden@gmail.com>
Sent: Friday, January 30, 2026 12:04 PM
To: George Adams <georgepaul1902@gmail.com>; Bridgette Smith <bridgette.smith@gluckstadt.net>; Caine Dearman <caine.dearman@gluckstadt.net>
Subject: Statement of Intended Use for Family Life and Multipurpose Facility

Mount Pleasant Missionary Baptist Church
729 Gluckstadt Road
Gluckstadt, MS 39110
Phone: (601*) *- 842-2462
Email: Ministergayden@gmail.com

Date: January 12, 2026

City of Gluckstadt
Planning and Zoning Committee
Gluckstadt, MS

Re: Purpose and Intended Use of Family Life / Multipurpose Facility

Dear Members of the Planning and Zoning Committee,

On behalf of Mount Pleasant Missionary Baptist Church, located at 729 Gluckstadt Road, Gluckstadt, Mississippi, I respectfully submit this letter to outline the purpose and intended use of our proposed Family Life and Multipurpose Facility.

The vision for this facility is to serve as an extension of the church's long-standing commitment to spiritual growth, family enrichment, and community engagement within the City of Gluckstadt. The building will be used primarily for religious, educational, and community-oriented purposes consistent with the mission of Mount Pleasant Missionary Baptist Church.

Intended uses of the Family Life and Multipurpose Facility include, but are not limited to:

- Religious services and church-related gatherings
- Worship services and ministry events

- Church banquets and fellowship meals
- Youth activities and youth development programs
- Weddings and wedding-related ceremonies
- Educational workshops, meetings, and community outreach activities

In addition, this facility will be made available to serve as a voting precinct for the City of Gluckstadt, supporting civic participation and contributing to the democratic process within our community.

All activities conducted within the facility will be managed responsibly and in accordance with applicable city ordinances, zoning regulations, and safety requirements. Our goal is to ensure that the facility is a positive, respectful, and beneficial presence for both our congregation and the surrounding community.

We appreciate the continued support and cooperation of the City of Gluckstadt and the Planning and Zoning Committee as we seek to expand our capacity to serve. Should additional information or clarification be required, please do not hesitate to contact us.

Thank you for your time, consideration, and service to our city.

Respectfully submitted,

Rev. Dr. Keith E. Gayden
Pastor
Mount Pleasant Missionary Baptist Church

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 02/24/2026

SUBJECT: Site Plan Consideration-Mt Pleasant Baptist Church-729 Gluckstadt Rd

Mount Pleasant Baptist Church is requesting approval of the site plan for an addition to the church campus located on 729 Gluckstadt Rd. This property is currently zoned R-1 and has been operating here since before the City's incorporation. The new addition will be a Family Life and Multi-Purpose facility. They have provided all the required information which is attached within. The plan consists of an approximately 9100 SF multi-purpose building. They exceed the amount of required parking spaces, landscaping along the front of the building, and have the appropriate setbacks for this build. Church representatives are present today to discuss, if needed

RECEIVED
JAN 16 2026
By B Smith

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: 729 Gluckstadt Rd ~~Madi~~ Gluckstadt, Ms.

Parcel #: _____

Owner: Mt Pleasant
Address: 729 Gluckstadt Rd
Gluckstadt, Ms 39110

Applicant: Mt Pleasant
Address: 729 Gluckstadt Rd
Gluckstadt, Ms 39110

Phone #: _____
E-Mail: MtPleasantMadison@Gmail

Phone #: _____
E-Mail: MtPleasantMadison@Gmail.Com

Current Zoning District: _____

Acreage of Property (If applicable): 3

Use sought of Property: Meetings and Banquet ~~Reg~~ Relogist Ministry

2026009

Requirements of Applicant:

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

Site Plan Specifications (Section 809, Zoning Ordinance)

A. Lot Lines (property lines)
B. Zoning of the adjacent lots
C. The names of owners of adjacent lots
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
F. All existing and proposed easements
G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

I. Contours at vertical intervals of five (5) feet or less.
J. Floodplain designation, according to FEMA Maps.
K. Landscaped areas and planting screens.
L. Building lines and the locations of all structures, existing and proposed
M. Proposed uses of the land and buildings, if known
N. Open space and recreation areas, where required.
O. Area in square feet, and/or square acres of parcel
P. Proposed gross lot coverage in square feet
Q. Number and type of dwelling units where proposed
R. Location of sign structures and drawings. (Section 701)
S. Location of garbage dumpster and enclosure. (Section 406.06)
T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.

Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

Site Plans shall be submitted by the 5:00 pm on the 5th day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5th of the following month for the next monthly meeting of the Planning and Zoning Commission.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.***

Applicant Signature

Date 1/13/2026

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

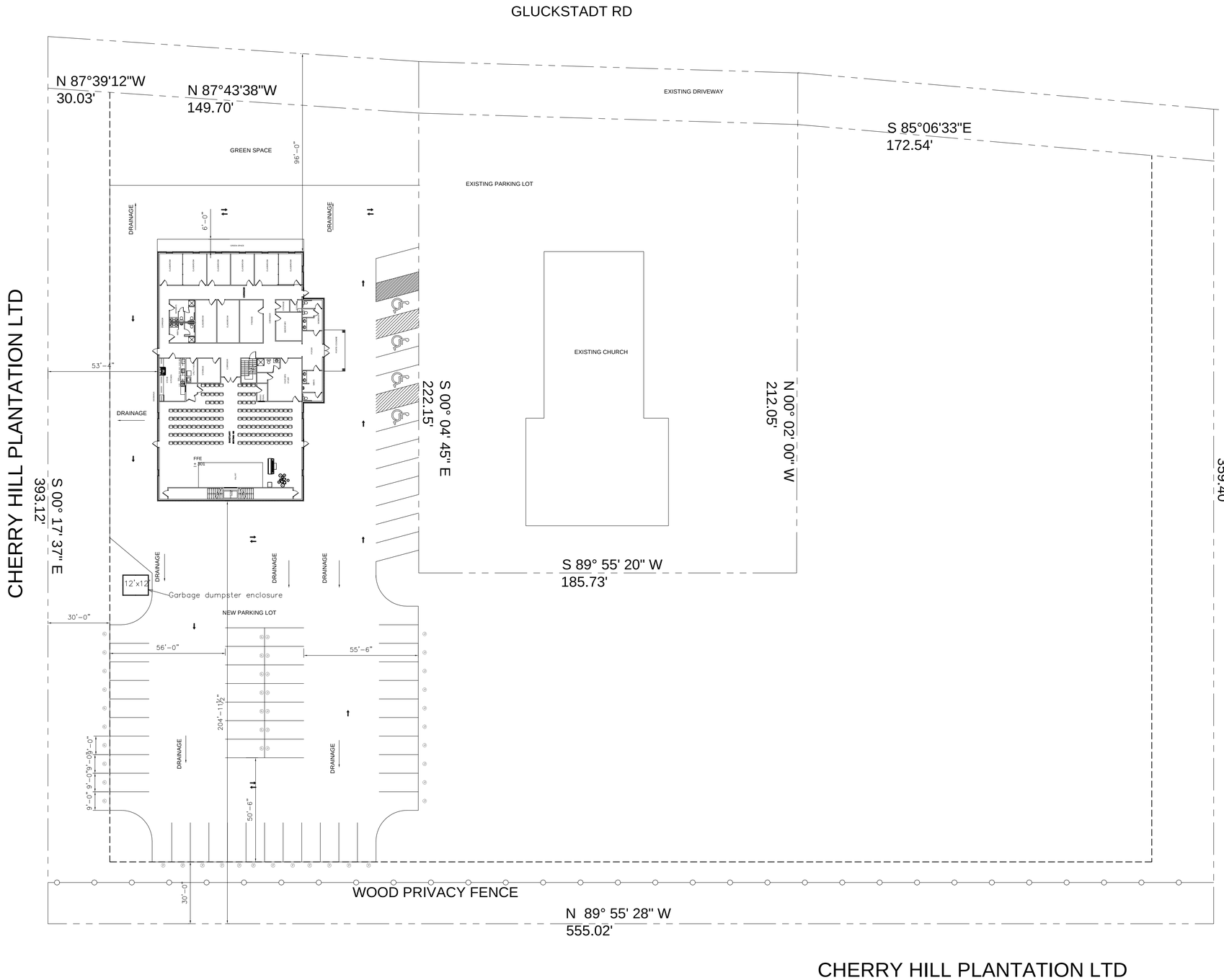
Date Received: 1/16/2026

Application Complete & Approved to Submit to P&Z Board (please check):

Yes_____ **No** ✓

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)



SITE PLAN

SCALE 1:40

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITIES FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS EXCEPT WHEN THEY HAVE BEEN MADE TO ELIMINATE ERRORS AND OMISSIONS. HOWEVER THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

PLOT DATE:

SCALE: 1:40

MT PLEASANT MB CHURCH

G&M

CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

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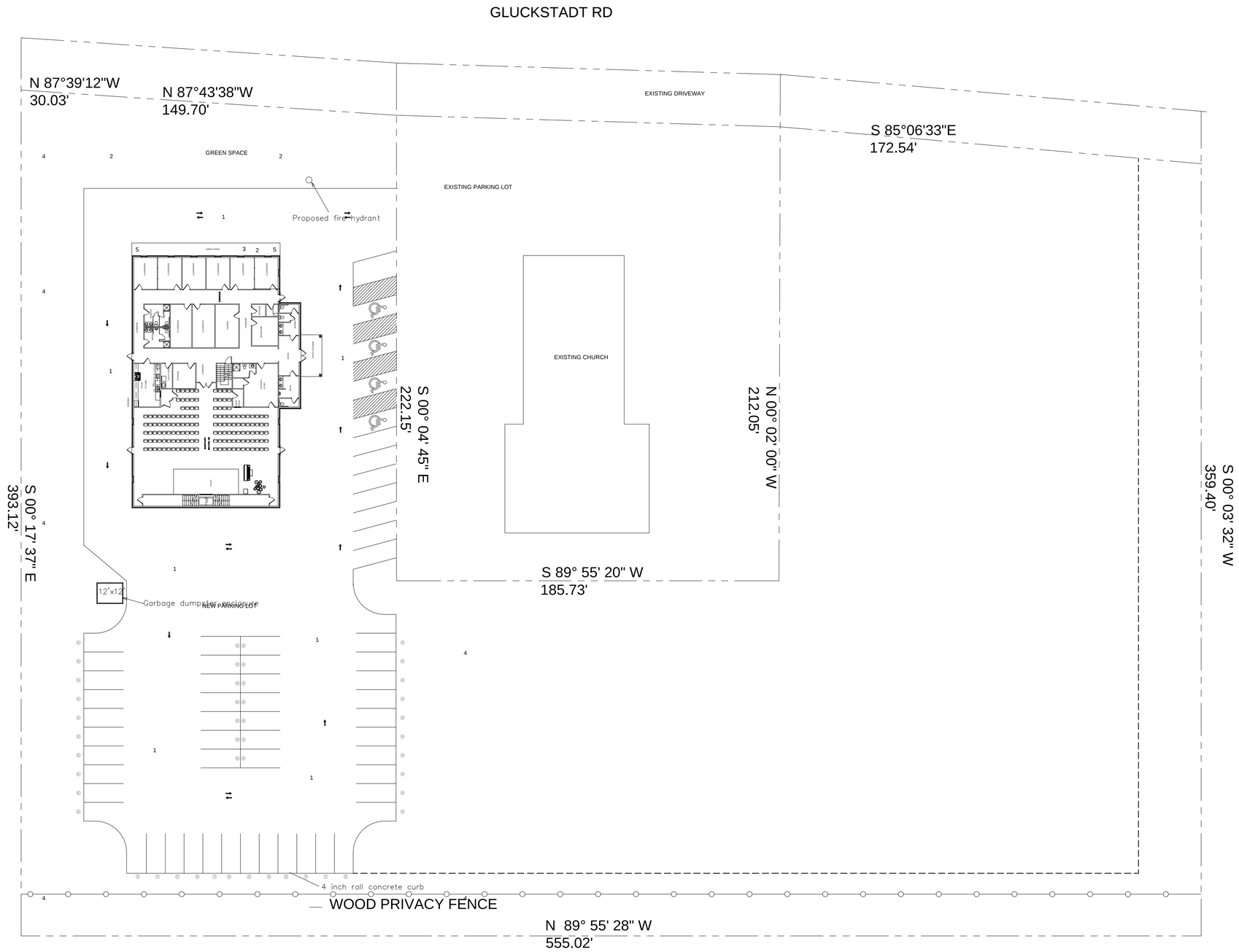

LANDSCAPE

SCALE 1:40

LEGEND
1. ASPHALT
2. SOD
3. 3FT HEDGE
4. EXISTING TREES
5. CRATE MERDEL TREE

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITIES FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS EXCEPT FOR WHAT HAS BEEN MADE TO EVERYTHE REASONABLE EFFORT HAS BEEN MADE TO ELIMINATE ERRORS AND OMISSIONS. HOWEVER THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

PLOT DATE:

SCALE: 1:40

MT PLEASANT MB CHURCH

G&M

CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

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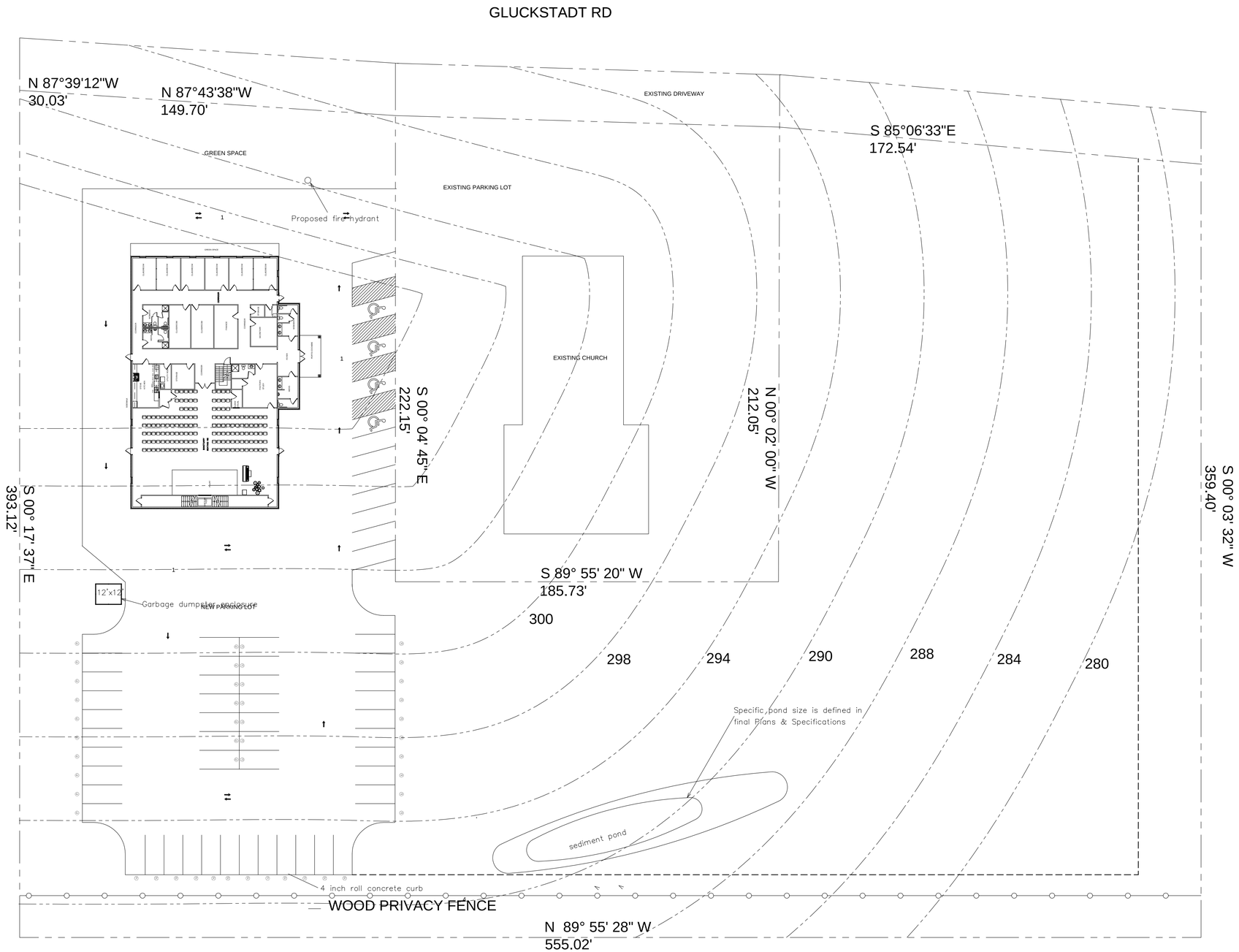

TOPO

SCALE 1:40

W/ BRICK SQ FT
9100 SQ.FT

FRAMED SQ FT
8934 SQ.FT

DISCLAIMER

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PLOT DATE:

SCALE:

MT PLEASANT MB CHURCH

G&M

CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

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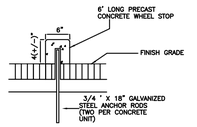
CONCRETE WHEEL STOP DETAILS

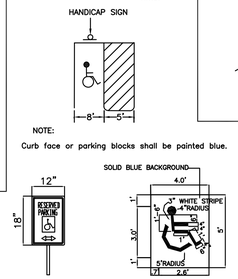
N.T.S.



NOTE:
ALTERNATE TYPE OF WHEELSTOP MAY BE USED UPON THE APPROVAL OF THE ENGINEER.

HANDICAP DETAILS

N.T.S.



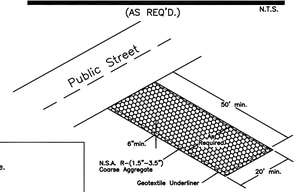
NOTE:
Curb face or parking blocks shall be painted blue.

VAN ACCESSIBLE PLATE IS TO BE PLACED ON SIGN POST DESIGNATED FOR VAN HANDICAP PARKING

CONSTRUCTION INGRESS/EGRESS DETAIL

(AS REQ'D.)

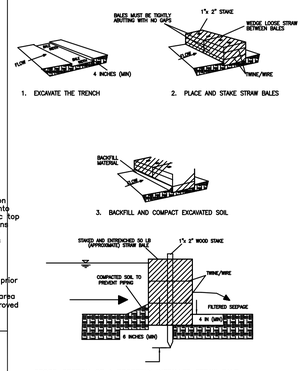
N.T.S.



1.) The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or clean out of any structure used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

2.) Wheels must be cleaned to remove mud prior to entrance onto public right-of-way. When washing is required, it shall be done on an area with crushed stone which drains into an approved sediment trap or sediment basin.

INSTALLATION OF STRAW BALES



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

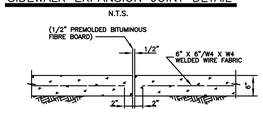
NOTE: HAY BALES SHALL BE REQ'D. AROUND STORM INLETS PRIOR TO THE INSTALLATION OF ASPHALT PAVEMENT.

STORMWATER MANAGEMENT PLAN

1) The Contractor shall install/implement measures as needed to take all prudent and reasonable measures to protect properties from damage caused by the construction
2) The Contractor shall install all the silt fencing, straw bales, sediment control ponds, drainage pipes, and rock riprap required, prior to the beginning of any stripping and/or excavation.
3) The Contractor shall maintain a minimal buffer of undisturbed areas, where practical, around the perimeter of the site. This buffer will reduce the erosion caused by wind and water and also help reduce the amount of sediment leaving the site.
4) Earth fill procedures will utilize temporary diversions to eliminate surface runoff.
5) The Contractor shall provide for protective measures for the containment of hazardous materials, including petroleum products and lubricants, etc.
6) The Contractor shall provide for trash containers on site for disposal of all construction materials and prevent trash from the site from entering into the storm drainage system.
7) The Contractor shall inspect all installed erosion control measures and repair as necessary during the length of the construction at least every seven (7) days during dry periods. The Contractor shall diligently inspect and repair, within 24 hours of a rainfall event, all erosion control measures.
8) The Contractor shall maintain the erosion control measures required to assure that the storm water discharged shall be free from:
a. Debris, oil, scum and other floating materials, other than in trace amounts;
b. Eroded soils and other materials that will settle to form objectionable deposits in receiving waters;
c. Suspended solids, turbidity and color at levels inconsistent with the receiving waters;
d. Chemicals in concentrations that would cause violation of the State Water Quality Criteria in the receiving waters.
9) The Contractor shall maintain adequate record keeping documenting inspection and repair of all erosion control measures installed.
10) The Contractor shall make himself familiar with the Storm Water Construction General Permit Regulations and the "Planning and Design Manual for the Control of Erosion , Sediment and Stormwater", published by the MDEQ, Mississippi Soil & Water Commission and the USDA Soil Conservation Service.
11) This plan contains the minimum erosion control measures to be taken. The Contractor shall utilize the BMP's outlined in the above referenced material for implementation of additional measures, as required.

SIDEWALK EXPANSION JOINT DETAIL

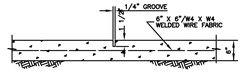
N.T.S.



GRADE AND COMPACT EXISTING GROUND AS REQ'D.

SIDEWALK CONTRACTION JOINT DETAIL

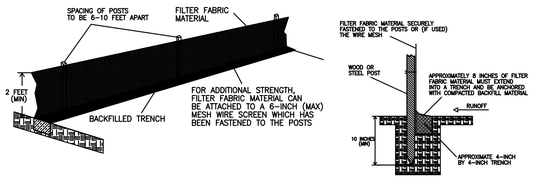
N.T.S.



GRADE AND COMPACT EXISTING GROUND AS REQ'D.

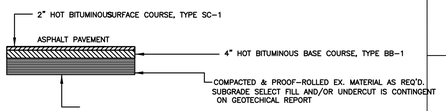
INSTALLATION OF SILT FENCE

(AS REQ'D.)



TYPICAL SECTION FOR NEW PARKING LOT & DRIVEWAY

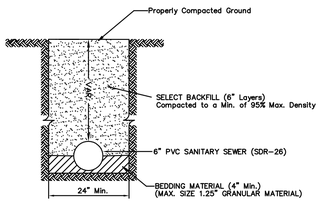
N.T.S.



NOTE:
IN LOCATIONS WHERE BORROW MATERIAL IS REQ'D. TO ACHIEVE GRADE, SUITABLE MATERIAL SHALL BE INSTALLED AND COMPACTED TO 95 % OF THE SPD.

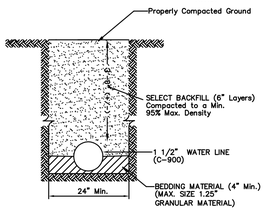
TYPICAL SEWER PIPE INSTALLATION

N.T.S.

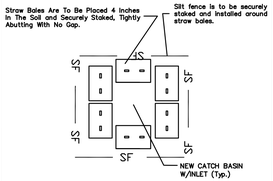


TYPICAL WATER LINE INSTALLATION

N.T.S.



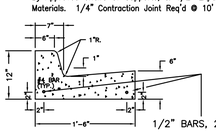
INLET PROTECTION DETAILS



CURB & GUTTER DETAILS

N.T.S.

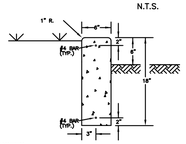
NOTE:
1/2" Expansion Joints Required @ 30' c.c. 2-3/4" Dowel Bars, 15" Long Req'd At All Expansion Joints. They Shall Be Held In Place By Approved Chairs Or Supports, & 1/2" Expansion Materials. 1/4" Contraction Joint Req'd @ 10' c.c.



1/2" BARS, 29' – 6" LONG

HEADER CURB DETAILS

N.T.S.



NOTES:
1/2" Expansion Joints Required @ 30' c.c. 2-3/4" Dowel Bars, 15" Long Req'd At All Expansion Joints. They Shall Be Held In Place By Approved Chairs Or Supports, & 1/2" Expansion Materials. 1/4" Contraction Joint Req'd @ 10' c.c.

SITE PLAN

SCALE 1:40

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITIES FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS EXCEPT THOSE EFFORTS WHICH WERE MADE TO ELIMINATE ERRORS AND OMISSIONS. HOWEVER THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

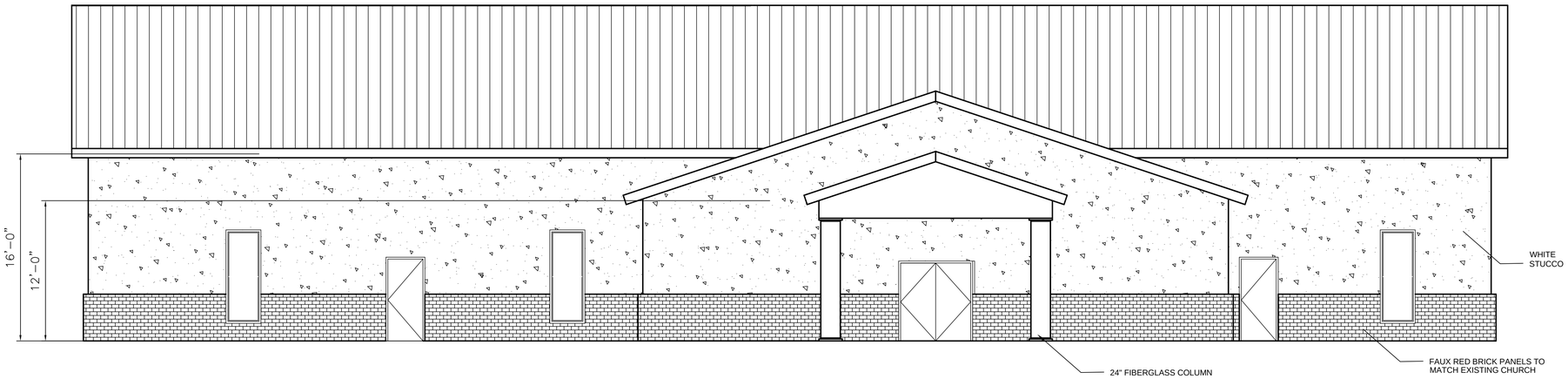
PLOT DATE:

SCALE: 1:40

G&M

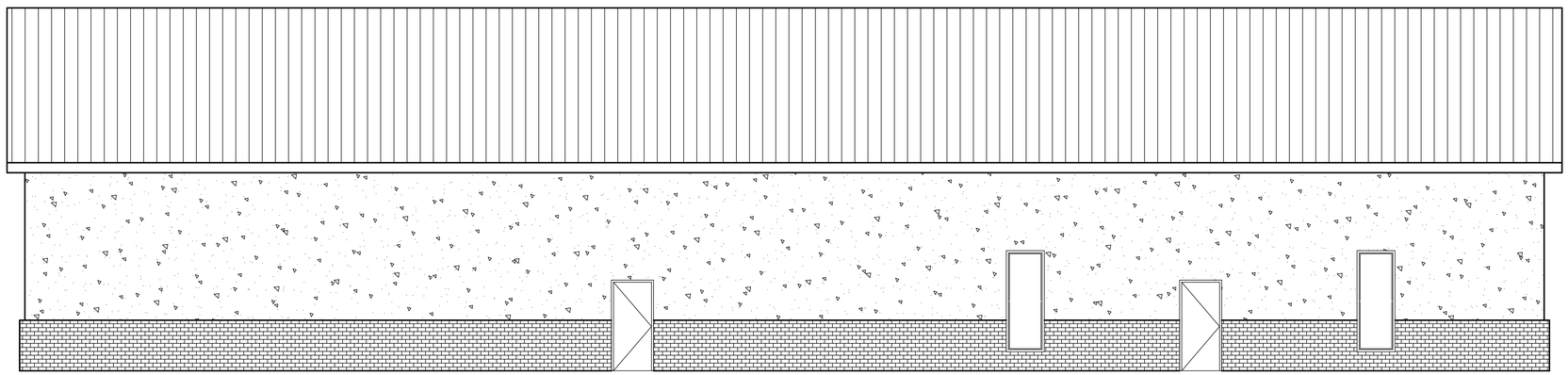
CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

PDF created with pdfFactory Pro trial version pdffactory.com



FRONT ELEVATION

SCALE 3/16"=1'-0"



REAR ELEVATION

SCALE 3/16"=1'-0"

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITIES FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS EXPRESSLY OR IMPLIED, THAT HAVE BEEN MADE TO ELIMINATE ERRORS AND OMISSIONS. HOWEVER THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

PLOT DATE:

SCALE:

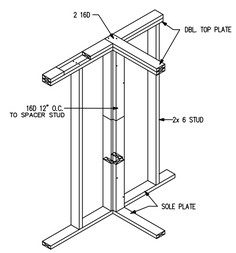
ELEVATION

MT PLEASANT MB CHURCH

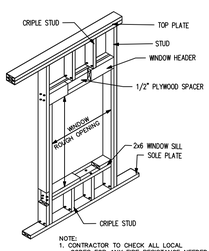
G&M

CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

PDF created with pdfFactory Pro trial version pdffactory.com

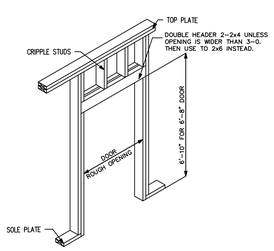


PARTITION TO WALL
SCALE NTS

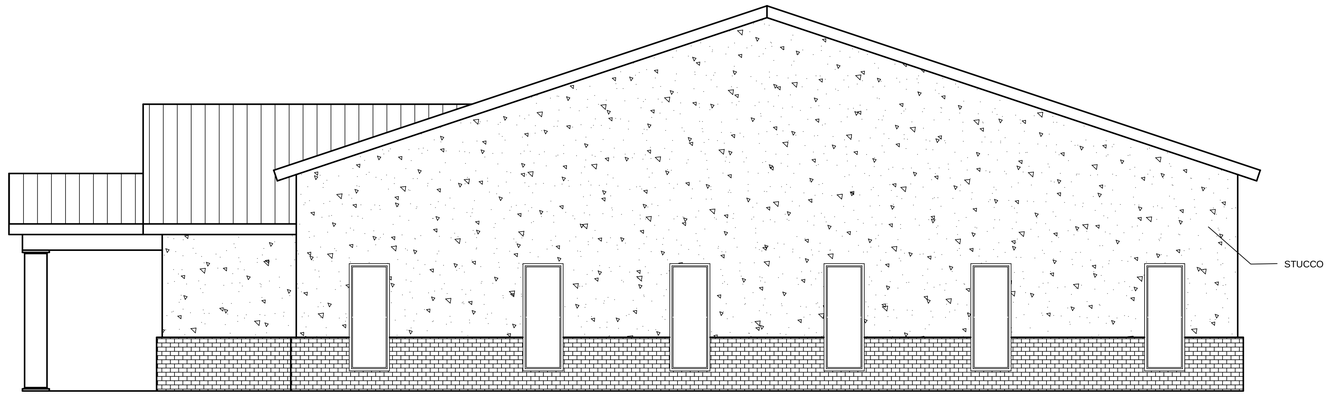


NOTE:
1. CONTRACTOR TO CHECK ALL LOCAL CODES FOR ANY FIRE RESISTANCE NEEDED.

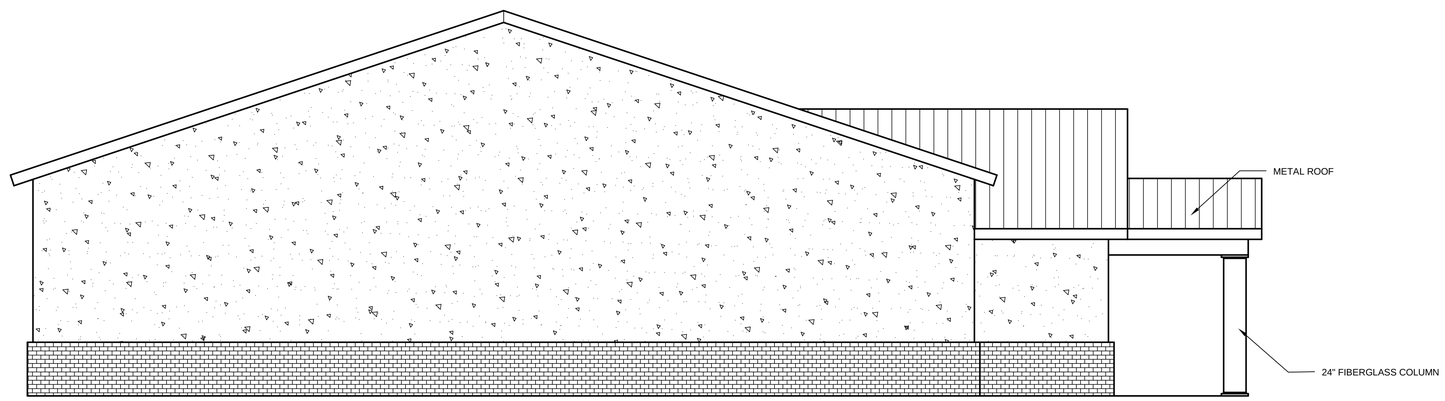
WINDOW OPENING
SCALE NTS



DOOR OPENING
SCALE NTS



RIGHT ELEVATION
SCALE 3/16"=1'-0"



LEFT ELEVATION
SCALE 3/16"=1'-0"

DISCLAIMER

G&M CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT ASSUMES NO LIABILITIES FOR ANY PROJECT CONSTRUCTED FROM THESE DRAWINGS EVEN REASONABLE EFFORTS HAVE BEEN MADE TO ELIMINATE ERRORS AND OMISSIONS. HOWEVER THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION BEGINS.

PLOT DATE:
SCALE: 1/4"=1'

ELEVATION

MT PLEASANT MB CHURCH

G&M
CONSULTING ENGINEERS AND ENVIRONMENTAL MANAGEMENT

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CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 02/24/2026

SUBJECT: Site Plan Consideration-BRH Asset Management-130 American Way

BRH Asset Management is requesting approval of a 13,500 SF addition to their property at 130 American Way. This space will be utilized as warehousing. They have incorporated the additional parking spaces needed for this property, new concrete paving for vehicle access, and landscaping. Attached within is the site plan that includes building elevations with exterior colors and materials depicted. Also, exterior color samples are here for your review. Representatives are here for any discussion needed.

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: 130 American Way

Parcel #: 0821-29-010/07.00

Owner: BRH Asset Management

Address: 130 American Way
Madison, MS

Applicant: Daniel Wooldridge

Address: 464 Church Rd Suite 700

Phone #: 601-209-8665

E-Mail: wooldridgearchitecture@yahoo.com

Phone #:

E-Mail:

Current Zoning District: I-2

Acreage of Property (If applicable): 4.96 ac

Use sought of Property: Manufacturing

20260020

Requirements of Applicant:

1. Copy of written legal description.
2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
3. Color Rendering & Elevations at time of submittal ✓

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required. ✓

Site Plan Specifications (Section 809, Zoning Ordinance)

045

A. Lot Lines (property lines) ✓
B. Zoning of the adjacent lots ✓
C. The names of owners of adjacent lots ✓
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan ✓
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided ✓
F. All existing and proposed easements ✓
G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.

PERMIT FEE $ 100.00

PAID BY CHECK NUMBER 2049

PAID BY CASH AMOUNT 0

RECEIVED BY [signature] DATE 1/29/2026

I. Contours at vertical intervals of five (5) feet or less.
J. Floodplain designation, according to FEMA Maps.
K. Landscaped areas and planting screens. ✓
L. Building lines and the locations of all structures, existing and proposed ✓
M. Proposed uses of the land and buildings, if known ✓
N. Open space and recreation areas, where required. ✓
O. Area in square feet, and/or square acres of parcel ✓
P. Proposed gross lot coverage in square feet ✓
Q. Number and type of dwelling units where proposed ✓
R. Location of sign structures and drawings. (Section 701)
S. Location of garbage dumpster and enclosure. (Section 406.06)
T. Any other data necessary to allow for a through evaluation of the proposed use, including a traffic study.

Applicant shall be present at the monthly meeting of the Planning and Zoning Commission when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

Site Plans shall be submitted by the 5:00 pm on the 5th day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5th of the following month for the next monthly meeting of the Planning and Zoning Commission.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of site plan is subject to Board approval.***

Applicant Signature _____ **Date** 1-28-26

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 1/28/2026

Application Complete & Approved to Submit to P&Z Board (please check):

Yes_____ **No** ✓

Signature: Bridgette Smith
Planning & Zoning Administrator (or Authorized Representative)

VentureSouth
CONSTRUCTION COMPANY, INC.

February 10, 2026

City of Gluckstadt
107 Lone Wolf Drive
Gluckstadt, Ms. 39110

Re: **Overview Letter For:**
BRH ASSET MANAGEMENT, LLC
(Green Steel)
130 American Way
Gluckstadt, Ms. 39110

Attn: Mr. Dearman:

We plan to construct a 13,500/sf pre-engineered metal building on the site, per plan. We include sitework, concrete foundation for the building, concrete paving as shown, plumbing for the rest room, fans/louvers and electrical. We include a loading dock on the south side of the building. We include new vehicle paving and landscaping per plan. This building will be used to store Green Steels products and shipped out as purchased.

Respectfully Submitted,

VENTURE SOUTH CONSTRUCTION COMPANY, INC.

Charles Hutson

P.O. Box 16549 ▼ Jackson, Mississippi 39236-6549 ▼ Office: 601.368.9407 ▼ Fax: 601.368.9107
General Contractors ▼ Design Builders ▼ Pre-Engineered Buildings

Instrument Prepared by and Return to:
Paul Randall
Miss. Bar Roll No.: 99960
RANDALL, SEGREST, WEEKS & REEVES, PLLC
1030 Northpark Drive
Ridgeland, MS 39157
(601)956-2615 (voice)
www.randallsegrest.com
File No.: RS20-09-1148

Indexing Instructions:
Section 29,
Township 8 North, Range 2 East,
Madison County, Mississippi

Property Derivation:
Book 3698 at Page 927

Grantors:
102 Planatation Drive
Madison, MS 39110
(601)853-9959

Grantees:
6535 Old Canton Road
Ridgeland, MS 39157
225-324-0809

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **MP&G, INC. A MISSISSIPPI CORPORATION** ("Grantor(s)") does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **HARMON QUALITY BUILDERS, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY** ("Grantee(s)") that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Being situated in the East ½ of Section 29, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of the Northeast ¼ of aforesaid Section 29 and run thence South 0 degrees 07 minutes East along the line between the East ½ and the West ½ of the East ½ of the aforesaid Section 29, 1,298.20 feet and the Southeast corner of the Schmidt property and the Point of Beginning for the property herein described; continue thence South 0 degrees 07 minutes East along the line between the East ½ and the West ½ of the East ½ of said

Section 29, 358.23 feet; run thence South 53 degrees 46 minutes 08 seconds West, 525.78 feet; run thence North 0 degrees 07 minutes West, 667.26 feet; run thence North 89 degrees 45 minutes 58 seconds East, along the South boundary of the aforesaid Schmidt property and the Westerly projection thereof, 424.77 feet to the Point of Beginning; containing 5.0 acres, more or less.

Being the same property as described in Warranty Deed recorded in Book 3698 at Page 924.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

MP&G, Inc.,
a Mississippi corporation

By: _____
Robert Garrett, President

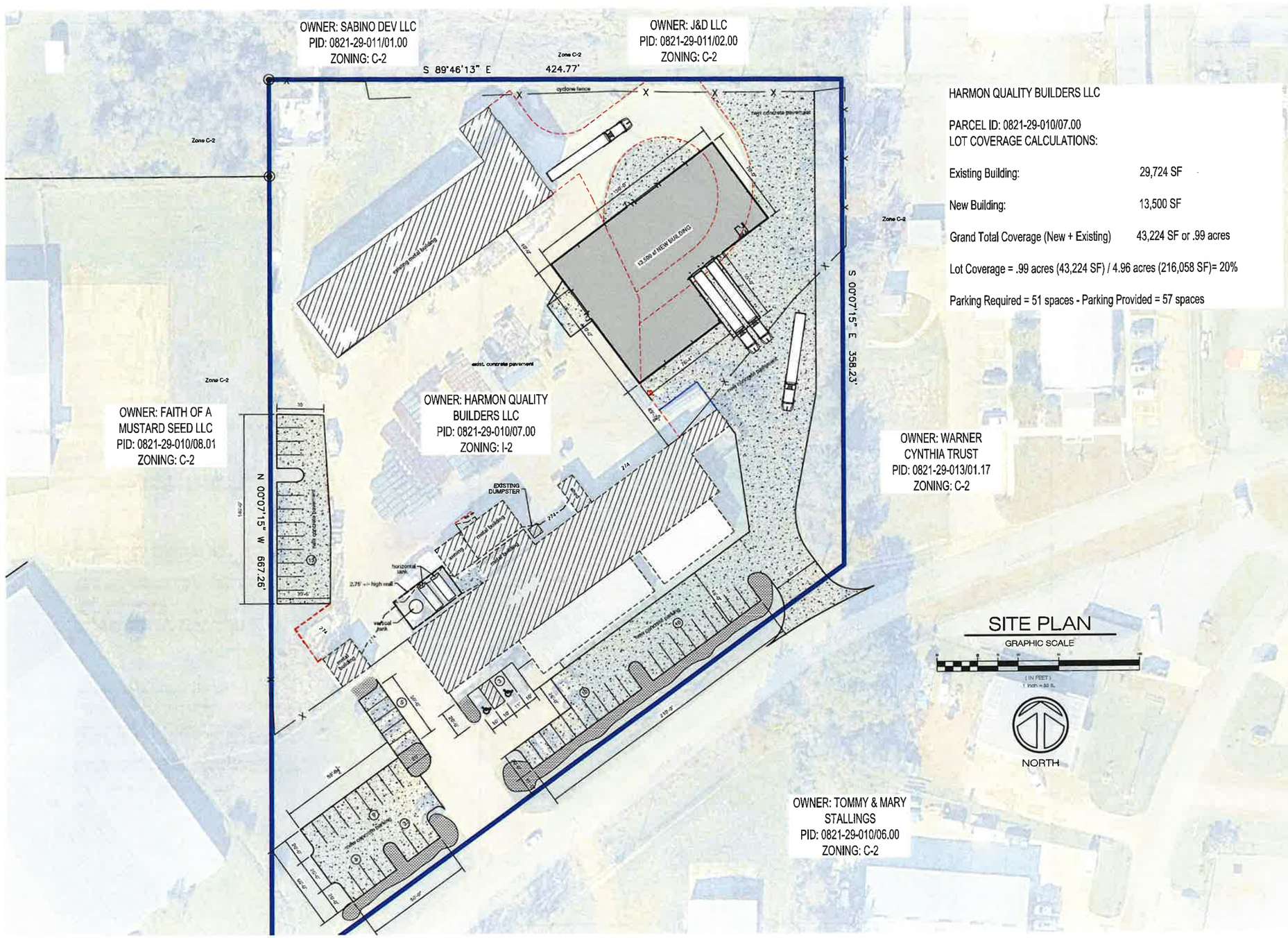
STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____ 2020, within my jurisdiction, the within named Robert Garrett who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: _____

My commission expires: _____

(Affix official seal, if applicable)



HARMON QUALITY BUILDERS LLC

PARCEL ID: 0821-29-010/07.00
LOT COVERAGE CALCULATIONS:

Existing Building:	29,724 SF
New Building:	13,500 SF
Grand Total Coverage (New + Existing)	43,224 SF or .99 acres

Lot Coverage = .99 acres (43,224 SF) / 4.96 acres (216,058 SF)= 20%

Parking Required = 51 spaces - Parking Provided = 57 spaces

REVISIONS	BY

WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD, SUITE 100
MADISON, MS 39110
601-209-6665

VENTURESOUTH CONSTRUCTION COMPANY

NEW BUILDING FOR:
BRH ASSET MANAGEMENT, LLC

130 AMERICAN WAY
MADISON, MS 39110

DRAWN: WOOLDRIDGE
CHECKED:
DATE: 12 FEBRUARY 2026
SCALE:
JOB NO.
SHEET: SITE

Date of field survey: December 23, 2025.

Reference Bearing are based on the Mississippi State Plane Coordinate System, NAD 83 – Mississippi West Zone.

Subject property is located in Flood Zone X according to the FIRM Map for the Madison County (280228), map reference 28089 C 415F, effective date March 17, 2010.

Property located in Zone I–2 (Heavy Industrial District)
Front Yard: 100'
Side/Rear Yard not Abutting Res.: 20'

This topographic survey was performed and this plat was prepared by Baird Engineering, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925–5015

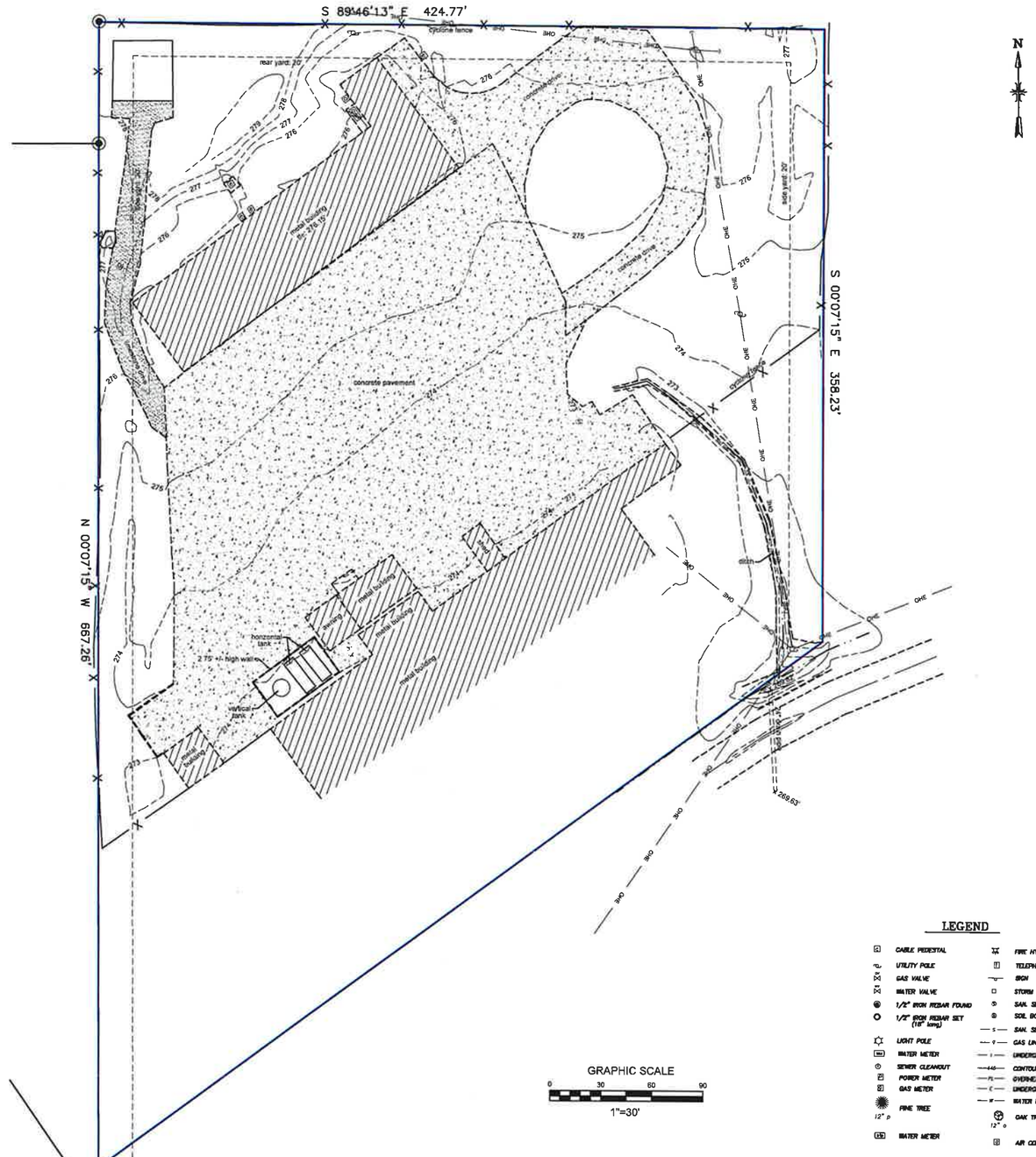
This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on December 23, 2025

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Vertical elevations are referenced to NAVD88

No boundary survey was performed as a part of this survey.



Property Address: 130 American Way, Gluckstadt, MS

No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 4564
Date: 12/23/2023
Scale: 1" = 30'
Drawn By: CLB
Reviewed By: CLB

TOPOGRAPHIC SURVEY for Green Steel

C 0.0

1) PROPERTY IS ZONED I-1 (HEAVY INDUSTRIAL DISTRICT), MADISON COUNTY ZONING ORDINANCE, AMENDED DECEMBER 2019.

2) ADJOINING PROPERTIES ARE ZONED I-1 (HEAVY INDUSTRIAL DISTRICT)

3) SETBACKS:
   FRONT – 100 FEET (30 FOOT OPTION IF CORNER LOT)
   SIDE – 20 FEET
   REAR – 20 FEET
   MAXIMUM HEIGHT RESTRICTION: 40 FEET

4) PROPERTY ADDRESS: 130 AMERICAN WAY, GLUCKSTADT, MS

5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.

6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415F, MADISON COUNTY, REVISION DATE-03/17/2010

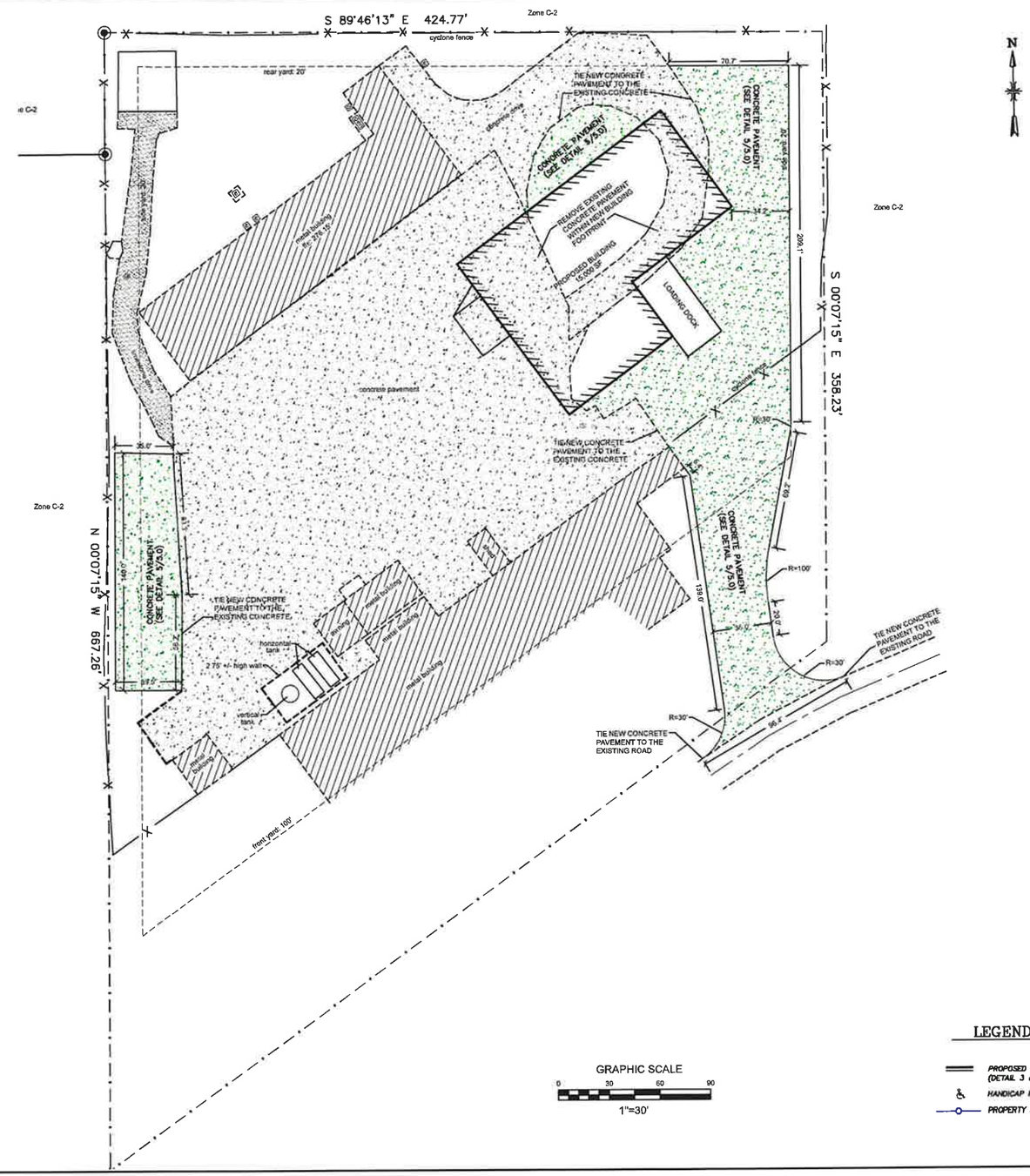
7) THIS PROJECT INVOLVES A BUILDING ADDITION AND CONCRETE DRIVE IN THE REAR OF THE PROPERTY AS SHOWN ON THIS SHEET.

SITE PLAN NOTES

GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 03-05-2022. BOUNDARY SURVEY BY OTHERS.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. ADDITIONAL PARKING PROVIDED IN THIS PROJECT:
    0 ADA COMPLIANT PARKING SPACES
    0 STANDARD PARKING SPACES
    0 TOTAL PARKING SPACES PROVIDED

COLIN LANE BAIRD
MISSISSIPPI
PROFESSIONAL
ENGINEER
AND
SURVEYOR
PE 29599
PS 2701
STATE OF MISSISSIPPI
12/27/23



GRAPHIC SCALE
0 30 60 90
1"=30'

LEGEND

- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE

No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
508 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-3818

Project No.: # 4564
Date: 12/23/2023
Scale: 1" = 30'
Drawn By: CLB
Reviewed By: CLB

SITE PLAN for Green Steel

C 1.0

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF GLUCKSTADT STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. CLEAN-UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBIRS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

PROFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 95% ASTM D698 PRIOR TO FILL PLACEMENT.

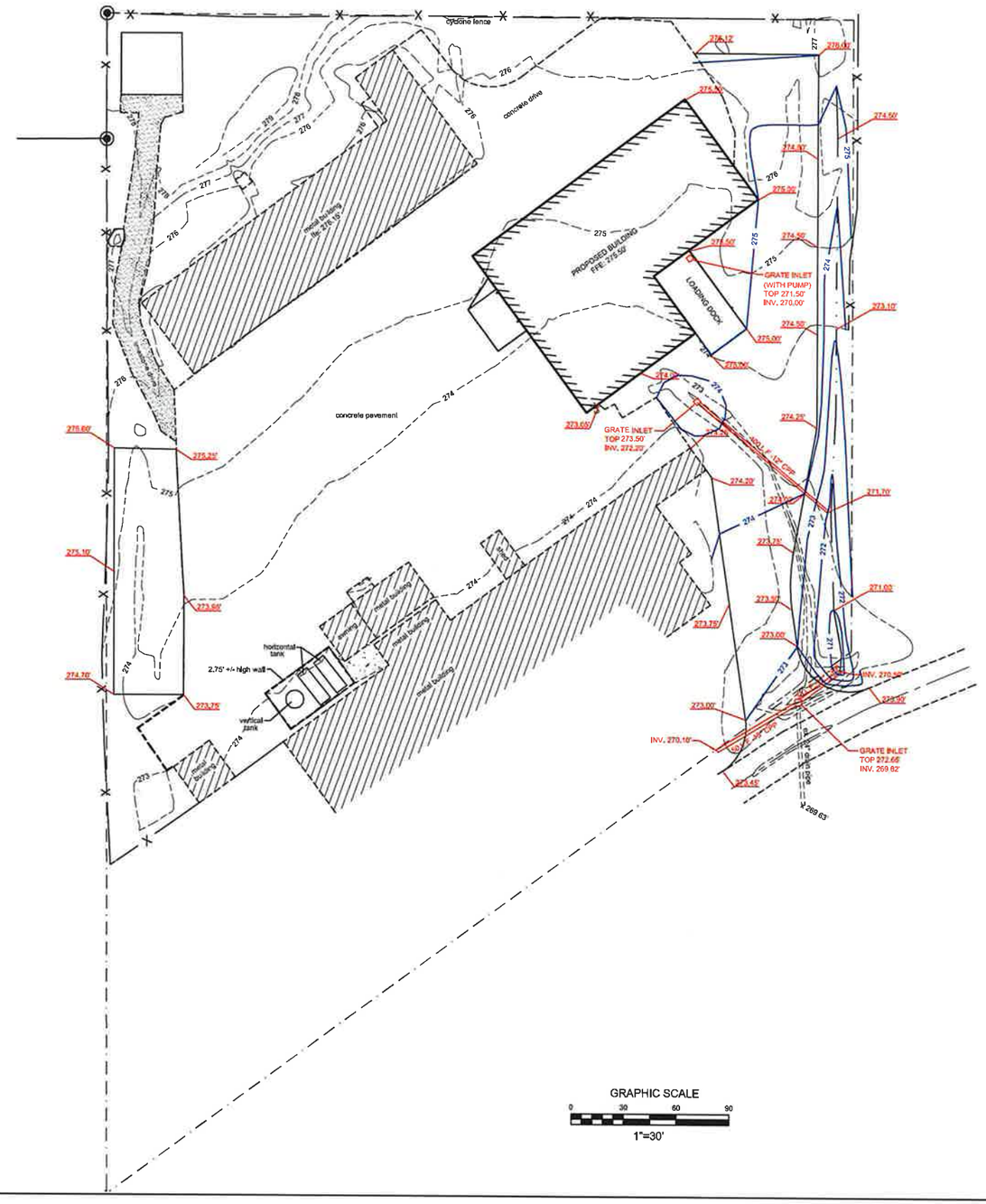
CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO OR MAXIMUM DENSITY WITHIN 2 % OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.



GRAPHIC SCALE

0 30 60 90

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Reviewed By: CLB

GRADING PLAN for Green Steel

C 2.0

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON-RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

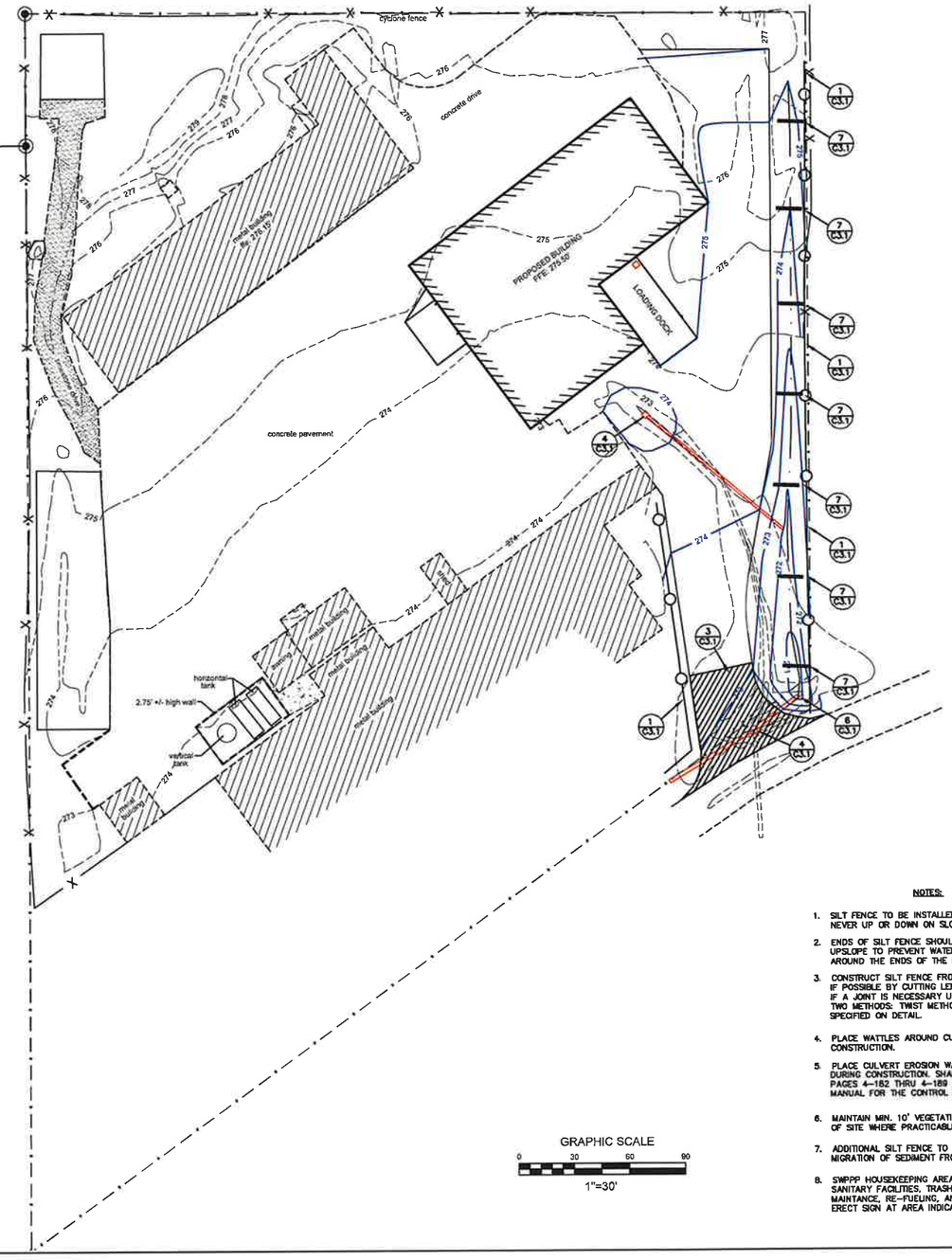
Implementation BMP Sequence:

1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilization Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re-disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

JOHN LANE BAIRD
LICENSED PROFESSIONAL
ENGINEER
AND
SURVEYOR
PE 29599
PS 2701
STATE OF MISSISSIPPI
12/22/25



NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL. IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4-182 THRU 4-189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE-FUELING, AND CONCRETE WASH-OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".

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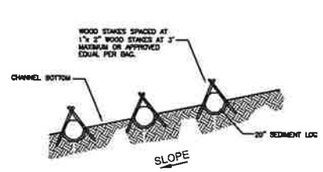
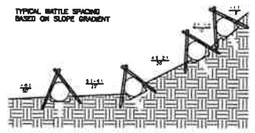
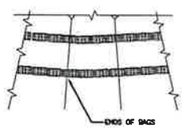
EROSION CONTROL PLAN for Green Steel

C 3.0







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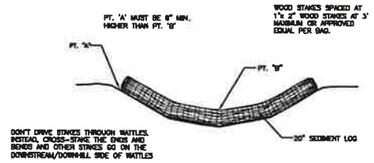
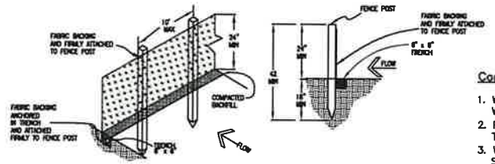


CROSS SECTION

7 C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



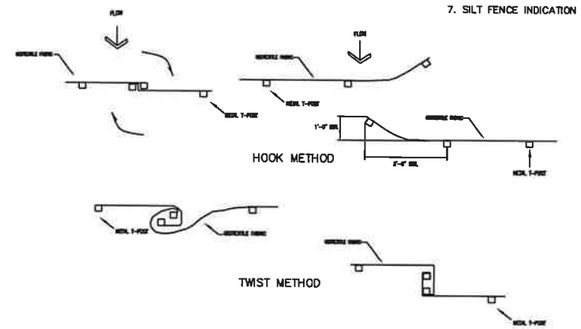
1 C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

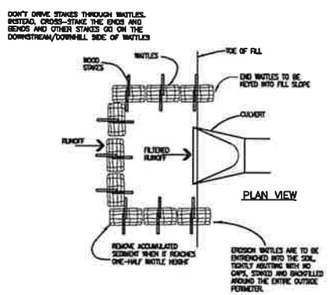
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

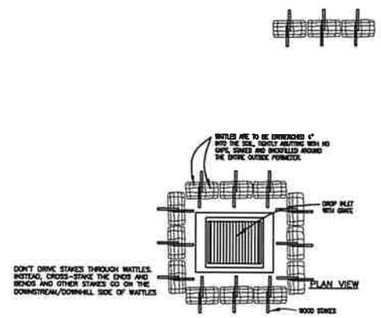
6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS —o—o—o—

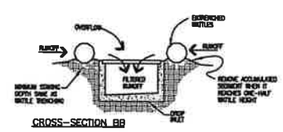


2 C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.



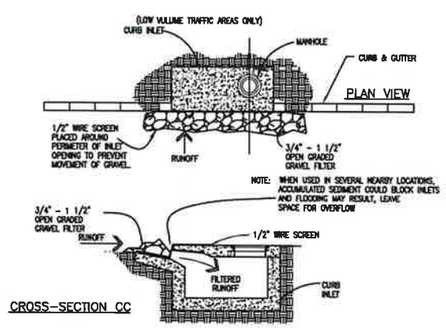
6 C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.





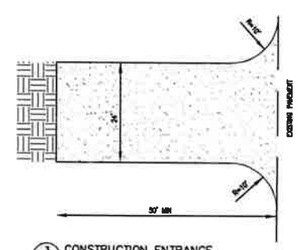
CROSS-SECTION BB

4 C3.1 DROP INLET EROSION FILTER
N.T.S.



CROSS-SECTION CC

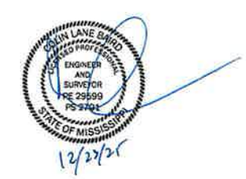
5 C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



3 C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE – USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS – NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH – 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.



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EROSION CONTROL DETAILS
GREEN STEEL
GLUCKSTADT, MISSISSIPPI

C 3.1

UTILITIES NOTES

1. GENERAL

THE SITE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE MOST CURRENT DATA PROVIDED BY THE OWNER.

ALL WATER AND SANITARY SEWER SERVICES TO BE INSTALLED TO WITHIN 5 FEET OF BUILDING LINE. SINCE WATER AND SEWER IS PRIVATELY OWNED AND MAINTAINED ON SITE, ALL SERVICES AND MATERIALS WILL BE TO STATE REGULATORY STANDARDS.

THE SITE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES OR PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE SITE CONTRACTOR MUST MAKE CONTACT WITH APPROPRIATE UTILITY COMPANY OR OWNER PRIOR TO EXCAVATION. THE PRIVATE OWNER MAY OR MAY NOT HAVE KNOWLEDGE OF LOCATION OF UTILITIES AND THE SITE CONTRACTOR IS RESPONSIBLE FOR LOCATING IN NON-INVASIVE AND NON-DESTRUCTIVE MEANS IF POSSIBLE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.

SEE ARCHITECTURAL SHEETS FOR BUILDING CONNECTIONS.

ELECTRIC SERVICE TO BE COORDINATED WITH ENTERGY.

GAS SERVICE TO BE COORDINATED WITH ATMOS.

2. SANITARY SEWER AND WATER CONNECTIONS

CONNECTION OF SANITARY SEWER AND WATER TO THE EXISTING INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.

SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, STORM SEWER, SANITARY SEWER, IRRIGATION SYSTEMS, ELECTRICAL CONDUIT, ETC) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION.

SEWER PIPE AND FITTINGS SHALL BE PVC, ASTM D-3034, SDR-26, ELASTOMETRIC GASKET JOINTS.

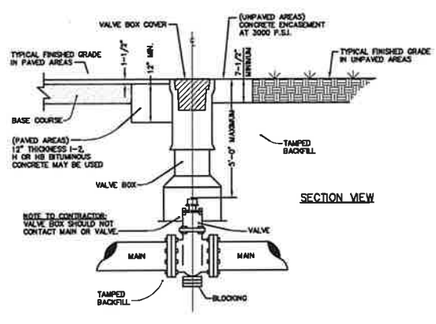
ALL WATER SERVICE LINES 3" AND UNDER SHALL BE PB, AWWA STD, C-902 CLASS 160.

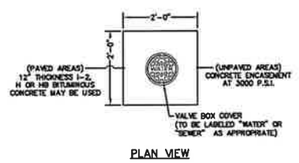
SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES TO REMAIN AND FOR ALL INTERUPTIONS CAUSED BY A RESULT OF HIS WORK.

ALL SANITARY SEWER AND WATER UTILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH STATE REGULATORY AGENCY STANDARDS.

WATER METERS ARE TO BE INSTALLED BY CITY OF TUPELO. CURB STOPS ARE TO END AT, OR REASONABLY CLOSE, TO THE RIGHT-OF-WAY IN AN AREA THAT IS ACCESSIBLE FOR READING OR MAINTENANCE.

CONTRACTOR TO FOLLOW THE CITY OF CLICKSTADT UTILITY CONNECTION INSPECTION GUIDE



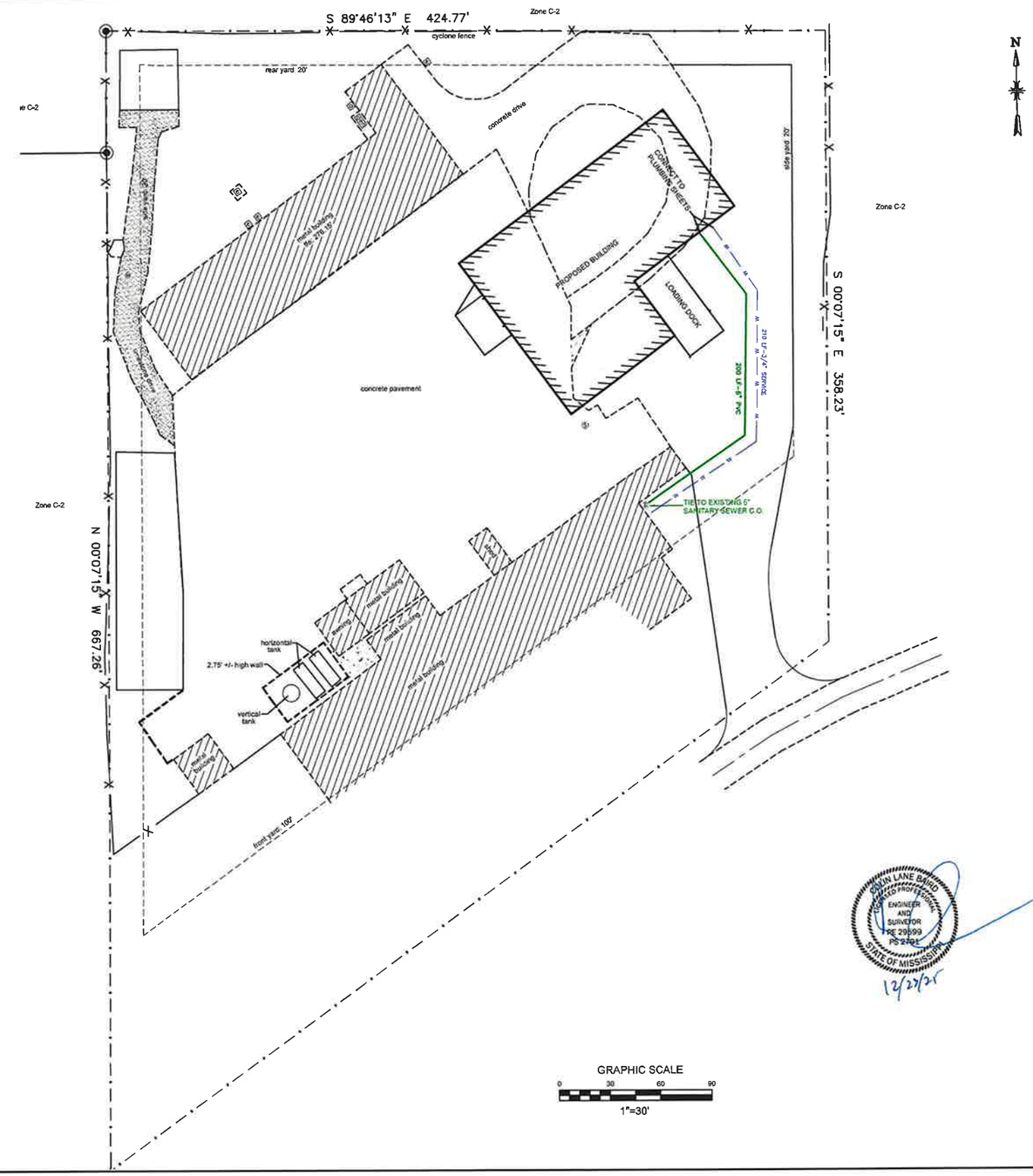


PLAN VIEW

NOTES:

1. ONLY MANUFACTURED VALVE BOX EXTENSIONS SHALL BE ALLOWED.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 3' (ft.) FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.

VALVE BOX DETAIL



JOHN LANE BAIRD
REGISTERED PROFESSIONAL
ENGINEER AND SURVEYOR
PE 29999
PS 2701
STATE OF MISSISSIPPI
12/23/25

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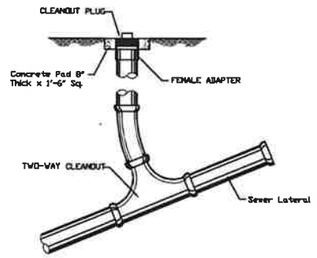
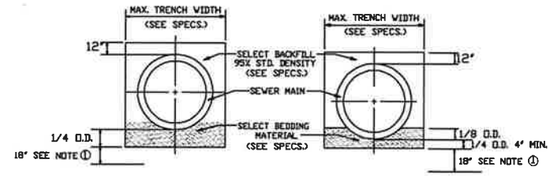
UTILITY PLAN for Green Steel

C 4.0



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL
NTS

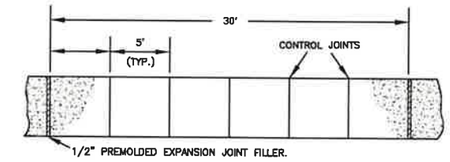


TYPICAL SECTION
CLASS 'B' BEDDING

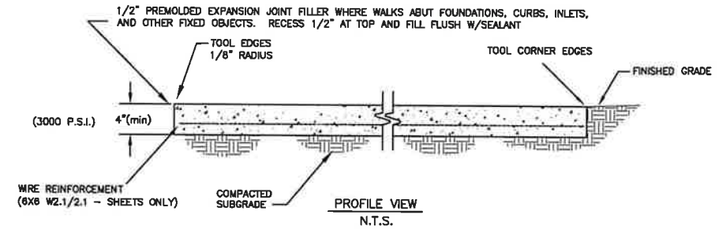
TYPICAL SECTION
CLASS 'C' BEDDING

① DEWATERING REQ'D. TO THIS LEVEL (MIN). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



PLAN VIEW
N.T.S.



PROFILE VIEW
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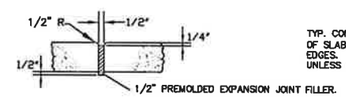
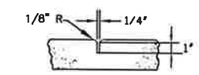


EXPANSION JOINT
N.T.S.

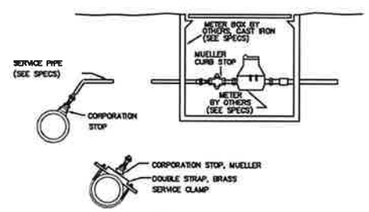
TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



CONTROL JOINT
N.T.S.

NOTES:
1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 / 5.0 CONCRETE SIDEWALK SECTION DETAILS
N.T.S.

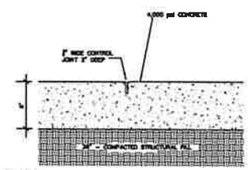


2 / 5.0 TYPICAL SERVICE ASSEMBLY

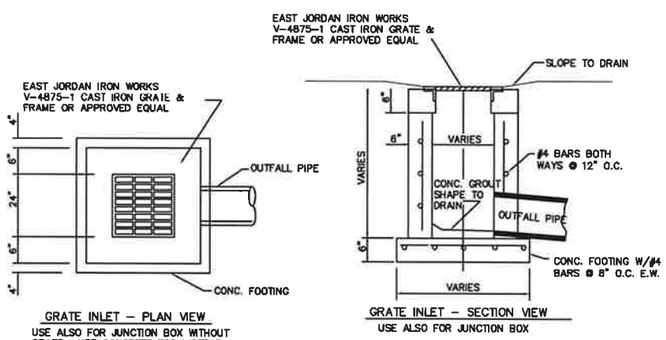
NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY

SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'x20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
4. AS SHOWN IN THE GEOTECHNICAL REPORT, THIS IS A JOINTED PLAIN (UN-REINFORCED) PCC PAVEMENT.
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT)
6. SEE GEOTECHNICAL REPORT BY LADNER TESTING, INC. DATED NOV. 20, 2019 FOR ALL PAVEMENT RECOMENDATIONS.



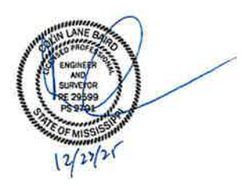
5 / 5.0 MEDIUM DUTY CONCRETE PAVEMENT DETAIL
N.T.S.

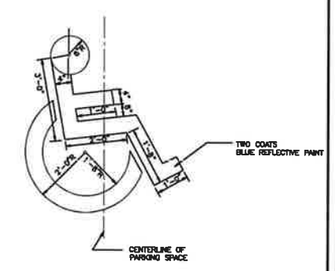


GRATE INLET – PLAN VIEW
USE ALSO FOR JUNCTION BOX WITHOUT GRATE. USE CONCRETE TOP INSTEAD.

GRATE INLET – SECTION VIEW
USE ALSO FOR JUNCTION BOX

6 / 5.0 GRATE INLET DETAIL
N.T.S.





4 / 5.0 ACCESSIBILITY PARKING SYMBOL
N.T.S.

NOTES

1. ACCESSIBILITY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

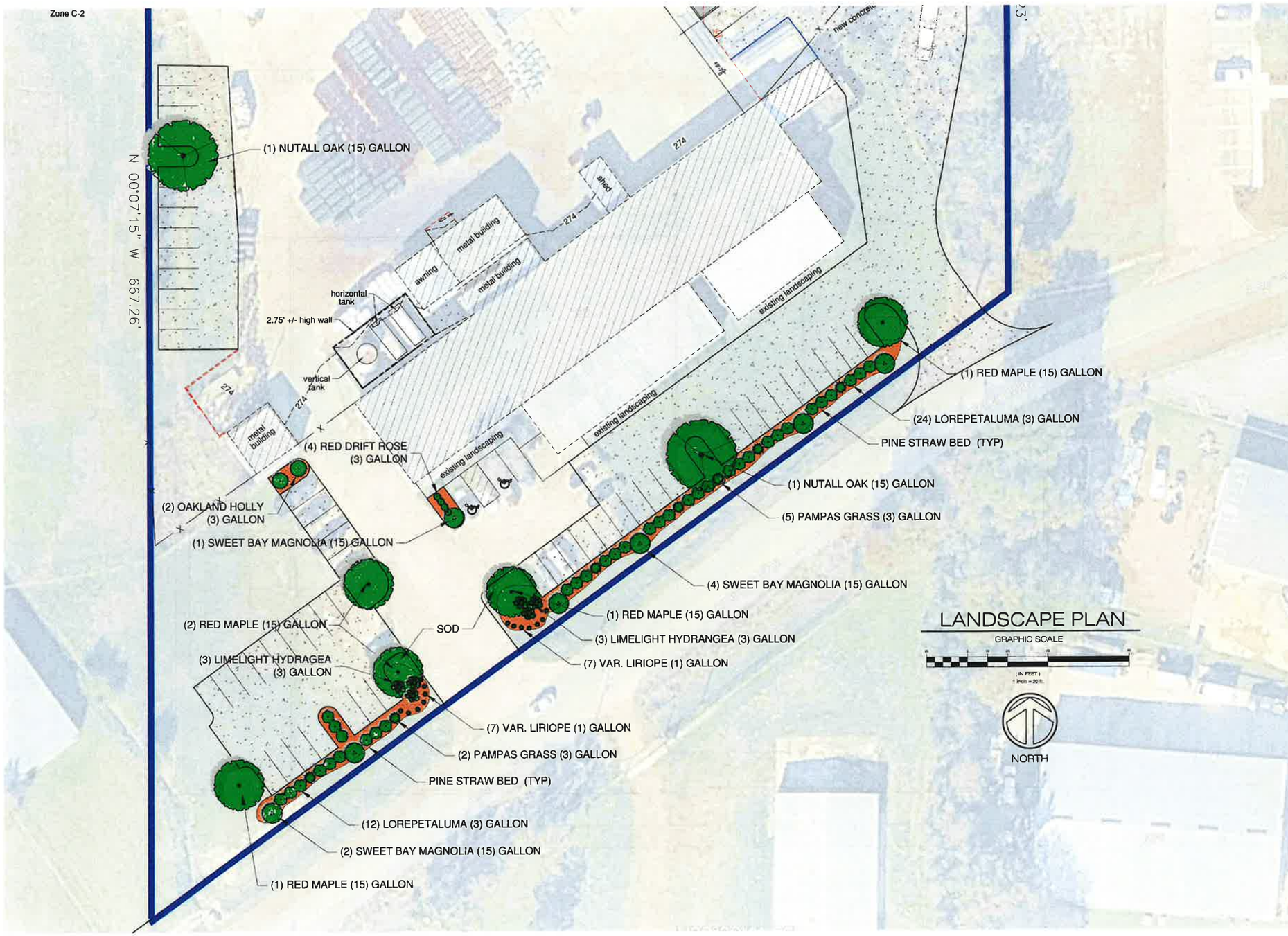
No.	Revisions:	By:	Date:

BAIRD ENGINEERING, INC.
508 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 – 5015

Project No.: # 4564
Date: 12/23/25
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB

SITE DETAILS for Green Steel

SHEET C 5.0



REVISIONS BY

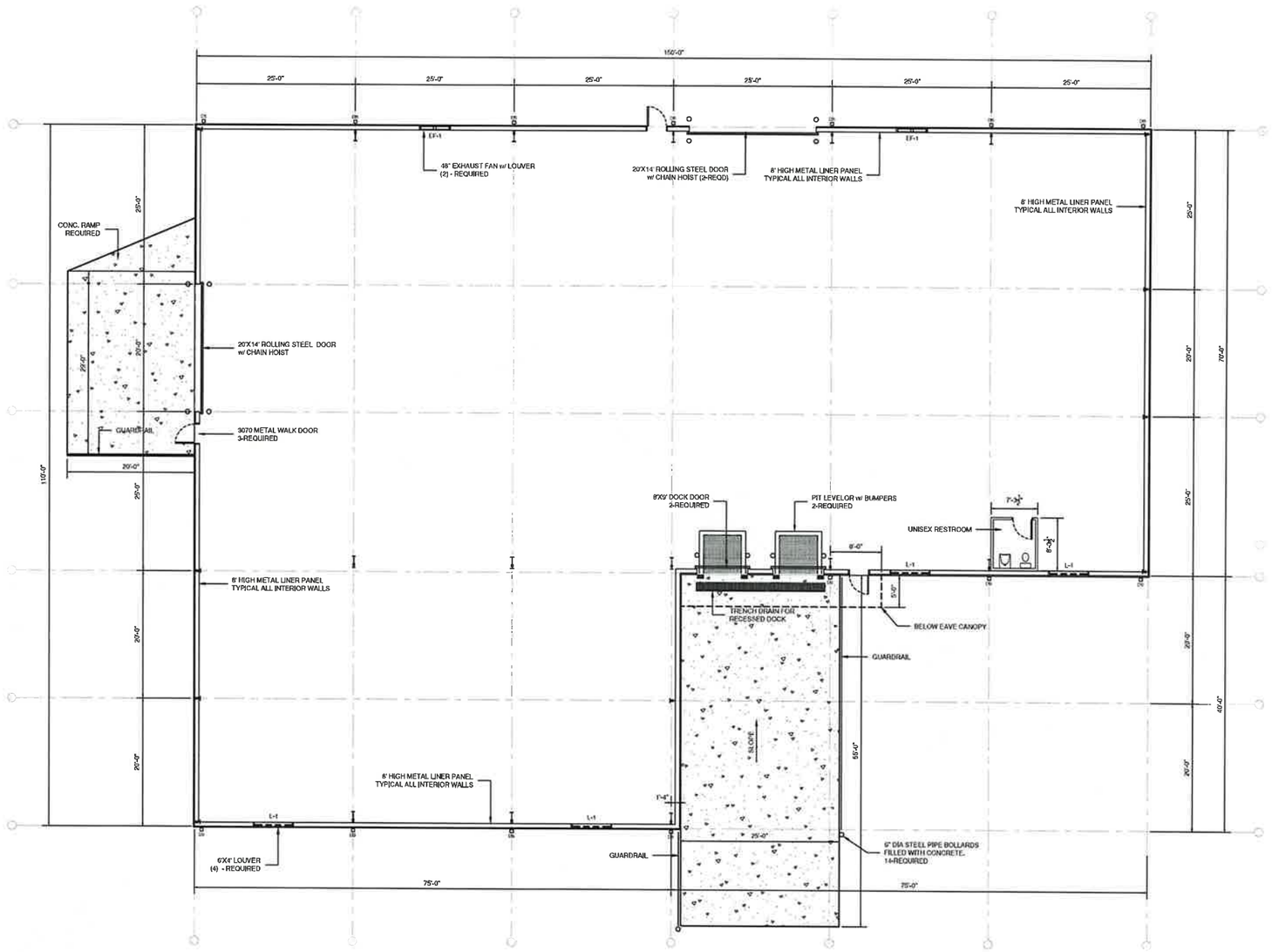
WOOLDRIDGE ARCHITECTURAL PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-206-0665

VENTURESOUTH CONSTRUCTION COMPANY

130 AMERICAN WAY
MADISON, MS 39110

NEW BUILDING FOR:
BRH ASSET MANAGEMENT, LLC

DRAWN
WOOLDRIDGE
CHECKED
DATE
20 JANUARY 2026
SCALE
JOB NO
SHEET
L1.0



N

A FLOOR PLAN
1/8" = 1'-0"

REVISIONS	BY

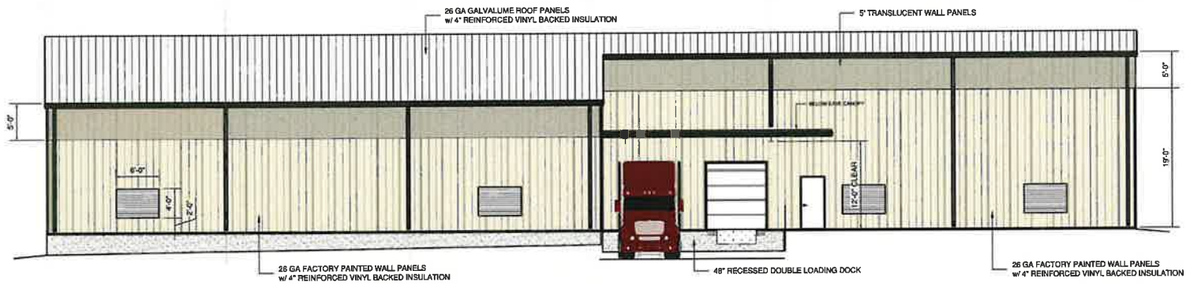
WOOLLEN'S ARCHITECTURE, PLLC
404 CHURCH RD. SUITE 700
MADISON, MS 39110
601-899-8665

VENTURESOUTH
CONSTRUCTION COMPANY

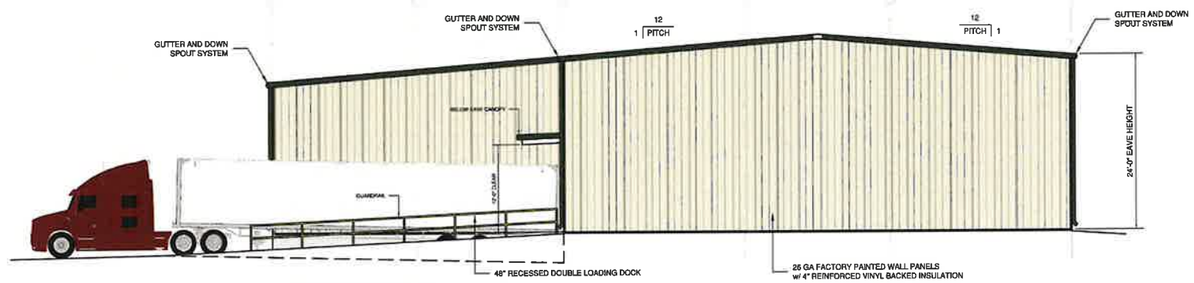
130 AMERICAN WAY
MADISON, MS 39110

NEW BUILDING FOR*
BRH ASSET MANAGEMENT, LLC

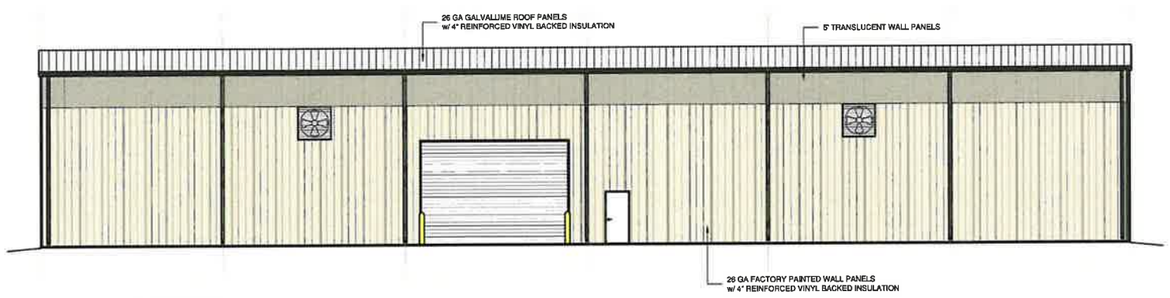
DRAWN
WOOLDRIDGE
CHECKED
DATE
20 JANUARY 2026
SCALE
JOB NO.
SHEET
A1.0



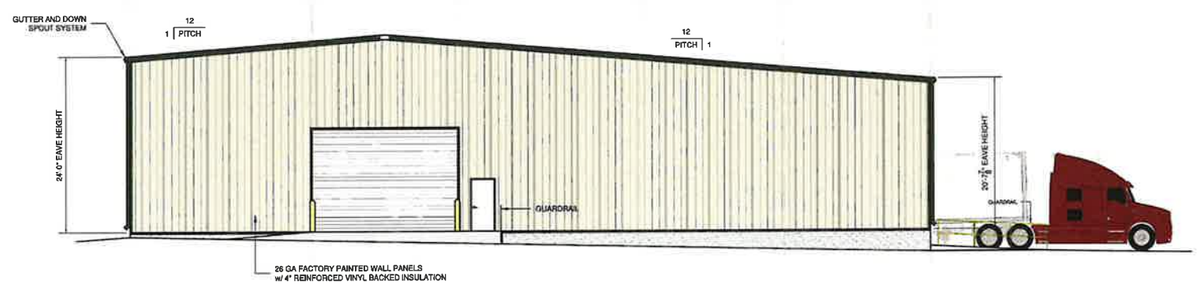
A SOUTH ELEVATION
1/8" = 1'-0"



B EAST ELEVATION
1/8" = 1'-0"



C NORTH ELEVATION
1/8" = 1'-0"



D WEST ELEVATION
1/8" = 1'-0"

REVISIONS	BY

WOOLDRIDGE CONSTRUCTION, PLLC
484 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665

VENTURESOUTH CONSTRUCTION COMPANY

130 AMERICAN WAY
MADISON, MS 39110

NEW BUILDING FOR:
BRH ASSET MANAGEMENT, LLC

DRAWN
WOOLDRIDGE
CHECKED
DATE
21 NOVEMBER 2025
SCALE
JOB NO
SHEET
A2.0

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

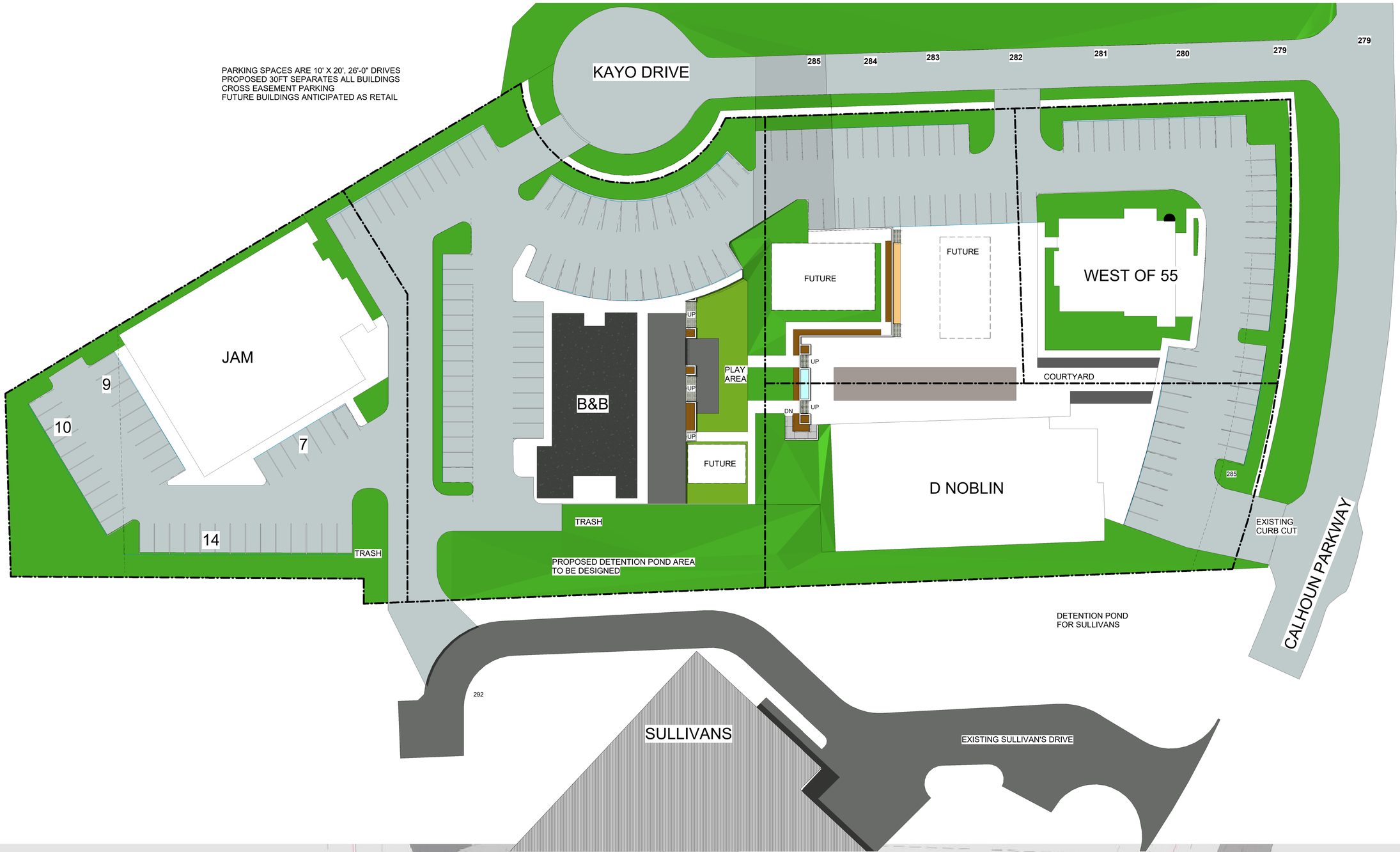
FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 02/24/2026

SUBJECT: Site Plan Amendment-Kayo Center

The Kayo Center site plan was approved back in 2025. Due to one of the businesses pulling out of the development, the developer has rearranged overall site layout. The developer request approval of a site plan amendment, by moving Burgers & Blues to the frontage of Calhoun Station where D Noblin was supposed to be. Also, replacing the original B & B location with multiple multipurpose buildings in the middle section of the development. This portion of the development is still under design. Once design is ready, it will go thru the full process of review.

PARKING SPACES ARE 10' X 20', 26'-0" DRIVES
PROPOSED 30FT SEPARATES ALL BUILDINGS
CROSS EASEMENT PARKING
FUTURE BUILDINGS ANTICIPATED AS RETAIL



KAYO CENTER

CONCEPT OVERALL SITE

Scale: 1" = 30'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

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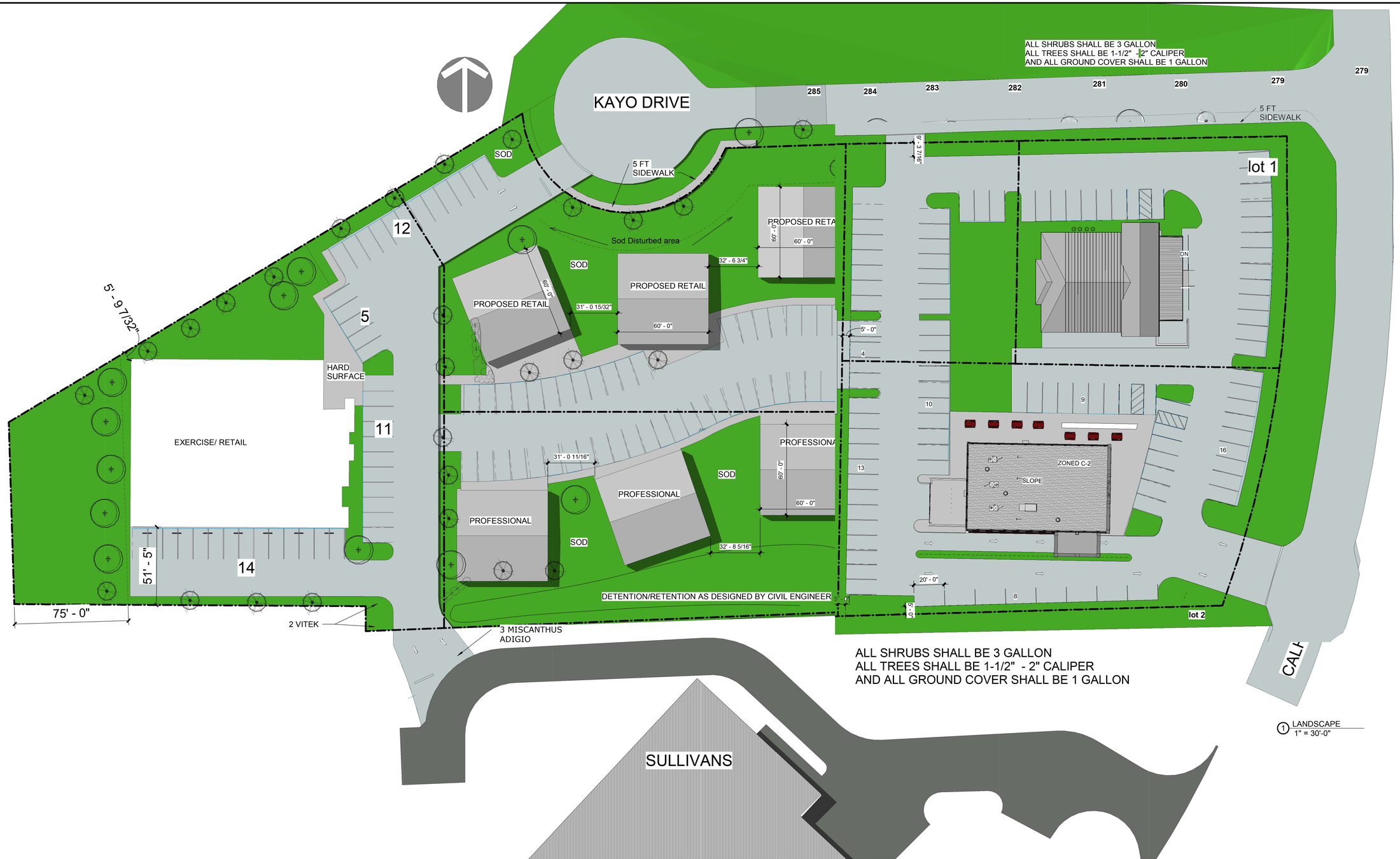
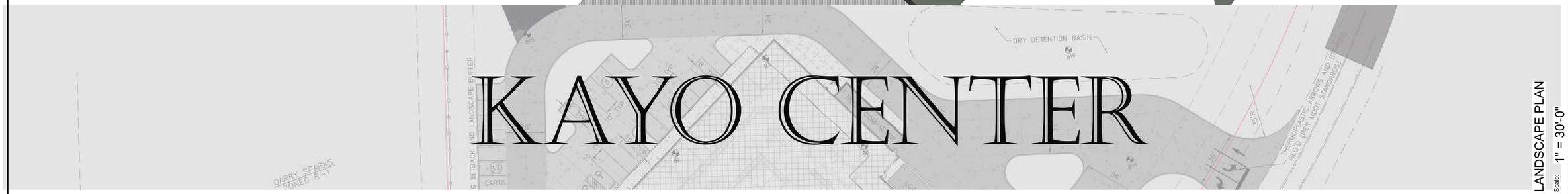
KAYO CENTER DEVELOPMENT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
7/31/2025
10:30:07
AM

SHEET
CP -1



1 LANDSCAPE
1" = 30'-0"



LANDSCAPE PLAN

Scale: 1" = 30'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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KAYO CENTER DEVELOPMENT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
12/11/2025
9:19:44
AM

SHEET
L-1