



REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, March 17, 2026 at 3:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Tuesday, March 17, 2026, at 3:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call Meeting to Order and Roll Call**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) Consideration of Minutes-Special Call Meeting 3/5/26
4. **New Business**
 - A) Consideration of Exterior Color Scheme for Renovation-Gluckstadt Management LLC, 110 Weisenberger Rd
 - B) Consideration of Architectural Design and Landscaping-Martin Group, Gluckstadt Office Park 104 Office Park Dr
 - C) Consideration of Architectural Design and Landscaping-Taco Bell 1021 Gluckstadt Rd
 - D) Consideration of Architectural Design and Landscaping-Sahler Baseball Facility Stout Rd
5. **Old Business**
6. **Public Comment**
7. **Next Meeting**
8. **Adjourn**

Commissioner Kayce Saik _____

Commissioner Melanie Greer Smith _____

Commissioner Lee Sahler _____

**Special Call Meeting of the Architectural Review Committee
of the City of Gluckstadt, Mississippi
Thursday, March 5, 2026, at 3:00 PM**

Minutes

The business of this meeting with Committee Members Melanie Greer and Kayce Saik were as follows:

1. Chairman Kayce Saik called the meeting to order; Melanie Greer was present and Lee Sahler was absent.
2. Kayce Saik gave the opening Prayer and Melanie Greer gave the Pledge of Allegiance.
3. Consideration of Minutes:
Melanie Greer made the motion to approve the minutes of February 24, 2026, meeting minutes meeting as presented.
Kayce Saik seconded the motion with both members voting “AYE” the motion carried.
4. **New Business**
No business was discussed.
5. **Old Business**
 - A) Continued Discussion of Architectural Standards
 1. Chris Watson, City Planner, presented updated Architectural District Standards incorporating past discussions
 2. Reviewed past discussions regarding Architectural Districts
 3. Revisited storefronts, building façade and roll-up doors in the Village and Neighborhood Commercial districts
 4. Discussed, drive through facilities are strongly discouraged but not prohibited in these zones.
 - B) Standards for Highway Commercial District
 1. Went through each provided standard and adjusted as needed
 2. Noted that once District Standards are set, we will need to coordinate Design Districts areas to Zoning areas. Design districts will not identically match zoning areas
 - C) Standards for Service Commercial Design District & Industrial Design District
 1. Went through each provided standard and adjusted as needed
 2. Noted that this Design District will have similar zoning uses as Highway Commercial District but less restrictive design standards. Coordination between Design Districts and zoning will be needed.

D) Wrapped up individual district standard discussions. Next meeting will provide the updated District standards and we will focus on the Architectural types and styles

E) No actions were taken as these discussions will continue

6. Public Comment

No members of the public signed up to address the board.

7. Next Meeting

Tentative Special Call Meeting, March 19, 2026, at 3:00 PM, 343 Distribution Dive, Gluckstadt, MS 39110.

8. Adjourn

Melanie Greer made the motion to adjourn; Kayce Saik seconded the motion with both members voting "AYE" the motion passed.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

KAYCE SAIK, Chairman

MELANIE GREER, Vice Chairman



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/17/2026

SUBJECT: Architectural Review Consideration-Gluckstadt Management, LLC

As discussed in our February meeting, Gluckstadt Management purchased the 110 Weisenberger property. We approved them to finish out the brick front contingent on providing a finish color scheme to the ARC for approval. They have since sold the building but plan to fulfill their commitment to paint the new brick front with the ARC board's approval. Attached is the current state of the building, property to its North, Property to its South, and a color rendering of how they plan to finish recently installed brick. They request the approval of this color scheme in order to finish up and transfer this building to the new owner.



MEA
Medical Clinics

Medical Clinics
BLUCKSTADT
Monday-Friday 9am-5pm
Call 859-855-0100 for an appointment.



← 180 Weisenberger Rd
Madison, Mississippi

 Google Street View

Dec 2025 [See more dates](#)

Section 4, Item A)







CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/17/2026

SUBJECT: Architectural Review Consideration-Martin Group-104 Office Park Dr

Martin Group, PLLC is planning to build a 2100 SF office building at Gluckstadt Office Park off of Old Jackson Rd. The proposed exterior is consistent with the other buildings in this area and has provided the appropriate landscaping for this build. The applicant requests the Board's approval and is present here today if any discussion is needed.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 342 Old Jackson Rd., Madison, MS 39110

Parcel #: 082E-15-003/00.00

Owner: The Martin Firm PLLC and the Martin Group **Applicant:** The Martin Firm PLLC and the Martin Group

Address: 513 N. State St., Jackson, MS

Address: 513 N. State St., Jackson, MS

Phone #: (601) 624-2678

Phone #: (601) 624-2678

E-Mail: Sam@MartinFirmMS.c o m

E-Mail: Sam@MartinFirmMS.c o m

Current Zoning District: C-2 Highway Commercial Distric

Acreage of Property (If applicable): .52 Acres **Use sought of Property:** Commercial

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Color Rendering & Elevations at time of submittal
5. Color samples or color identification codes

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

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 thorough evaluation of the proposed use, including a traffic study.

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st 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 1st 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 the site plan is subject to Board approval.

S. Martin
Applicant Signature

2/27/2026
Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 2/27/2026

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

Yes No

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



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number:

R00011650

Cashier Name:

BRIDGE

Section 4, Item B)

Terminal Number:

24

Receipt Date: 2/27/2026 12:54:35 PM

MARTIN LAW FIRM, THE
513 N STATE ST
JACKSON MS 39201

Trans Code: 400.00 - Permit Payments
2026029 100.00CR

Account: 2026029 MARTIN LAW FIRM, THE

\$100.00

Total Balance Due:

\$100.00

Payment Method: Check

Payor: MARTIN LAW FIRM, THE

Reference: 201282480

Amount: \$100.00

Total Payment Received:

\$100.00

Change:

\$0.00



Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
2/21/2025 2:35:51 PM
INST. 1022363 PAGE 1 OF 3
BOOK W - 4527/133
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

PREPARED BY AND RETURN TO:

Gardner Richey (MS Bar #: 105292)
Maples & Richey, PLLC
801 Baptist Drive, Suite 203
Madison, Mississippi 39110
Phone: (601) 707-4114

INDEXING INSTRUCTIONS:

SW 1/4 of SW 1/4, Section 15,
Township 8 North, Range 2 East,
Madison County, Mississippi

Parcel #: Part of 082E-15-003/00.00

GRANTOR:

Jerry M. Goolsby
155 East Ridge Lane, Canton, MS 39046
Phone: (601) 573-6763

GRANTEE:

The Martin Firm, PLLC
128 Stokes Road, Flora, MS 39071
Phone: (601) 624-2678

The Martin Group LLC
157 North Union Street, Canton, MS 39046
Phone: (601) 624-2974

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Jerry M. Goolsby** ("Grantor") does hereby GRANT, BARGAIN, SELL, CONVEY AND WARRANT to **The Martin Firm, PLLC**, a Mississippi Professional Limited Liability Company, and **The Martin Group LLC**, a Mississippi Limited Liability Company (collectively, "Grantee") the following described land (the "Property"):

A tract or parcel of land containing 0.52 acres, lying and being situated in the Southwest quarter of the Northeast quarter of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995653 and a grid to geodetic azimuth angle of 00 degrees 07 minutes 55 seconds developed at the below described POINT OF BEGINNING:

Beginning at a found 1/2 inch rebar that is 1,319.24 feet North of and 20.79 feet East of the Southwest corner of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi;

From said point run North 89 degrees 29 minutes 14 seconds East for a distance of 307.17 feet to a set 1/2 inch rebar;

Thence run South 00 degrees 15 minutes 45 seconds East for a distance of 74.49 feet to a set 1/2 inch rebar;

Thence run South 89 degrees 31 minutes 32 seconds West for a distance of 307.20 feet to a set 1/2 inch rebar on the East Right of Way of Old Jackson Road;

Thence run North 00 degrees 14 minutes 18 seconds West, along said Right of Way, for a distance of 74.29 feet, back to the POINT OF BEGINNING.

All set 1/2 inch rebars have a plastic cap that has C.O.A. S-64 engraved in it.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated December 12, 2024.

TOGETHER WITH all improvements and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway appertaining, to have and to hold the same in fee simple forever.

This conveyance and the warranty hereof are SUBJECT TO (a) ad valorem real property taxes and assessments for the current and subsequent years; (b) all zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise; (c) all reservations, severances, leases, or other conveyances of oil, gas, or other minerals, if any, including all easements or rights of way for the use and enjoyment of the same; (d) title to, and easements in, any portion of the Property lying within any highways, roads, streets, or other ways, whether public or private, and whether open or closed; (e) Terms and conditions of that Access and Utility Easement by and among The Martin Firm, PLLC, The Martin Group LLC, Gluckstadt Office Park, LLC, and Jerry Goolsby executed contemporaneously with this Warranty Deed, and (f) all matters shown on that Plat of Survey by J. Wayne Morrison, dated December 12, 2024, and designated as Job No. 19-2024-1783.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years. The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on the date acknowledged below.


Jerry M. Goolsby

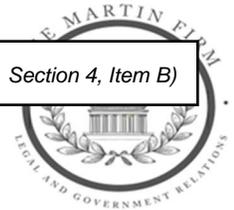
STATE OF MISSISSIPPI
COUNTY OF MADISON

This record was acknowledged before me on February 13, 2025, by Jerry M. Goolsby.


Notary Public



WARRANTY DEED



City of Gluckstadt
Planning and Zoning Department
343 Distribution Drive
Gluckstadt, MS 39110

February 27, 2026

Subject: Intent of Project for Site Plan Review – 2,100 Square Foot Commercial Building

Dear Planning and Zoning Department,

This letter is to describe the intent of the proposed project located at 342 Old Jackson Rd. for which a site plan application is being submitted. The project proposes the construction of a new 2,100 square foot commercial building intended to house office space, including my law office.

The building will function as a multi-tenant professional office space. The use is consistent with the zoning and land-use designations of the site. The structure is designed to accommodate reception/waiting area, private and conference offices, client meeting rooms, supporting services (restrooms, storage, small kitchenette/refreshment area), and staff work areas. The interior layout will emphasize secure, confidential spaces and accessible design.

A quick summary of the Project:

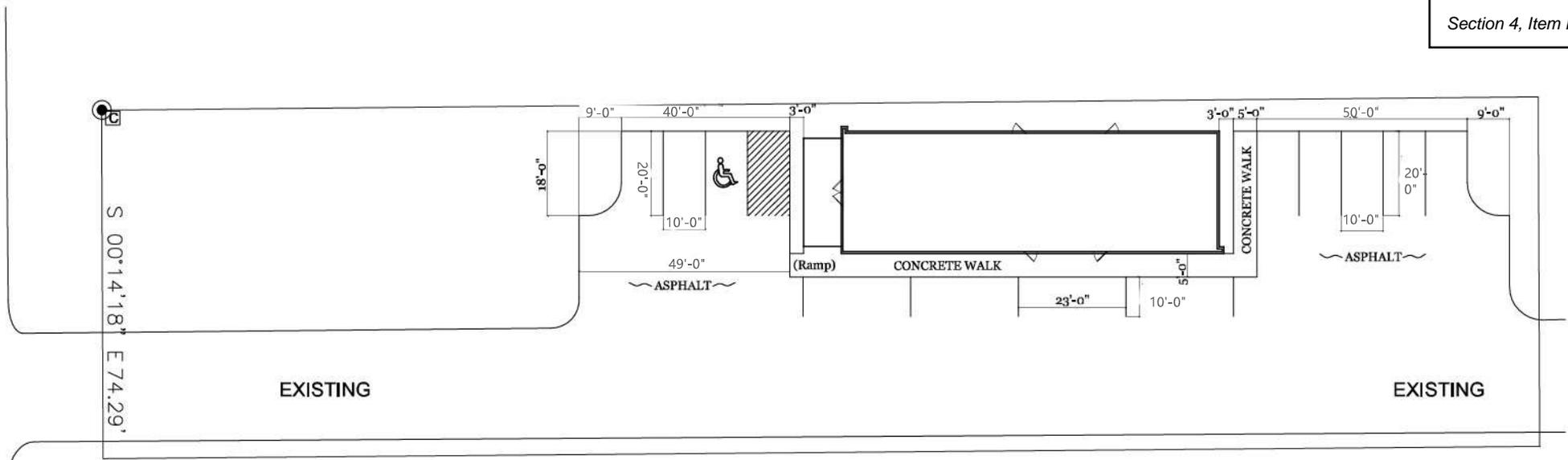
- **Compatibility with surroundings:** The project is sited to minimize impacts on adjacent properties through appropriate setbacks, landscaping, lighting, and buffering. The project has the same architectural treatment and color as the adjacent properties to ensure seamless transition between parcels and appropriate aesthetics. The project will use the existing dumpster on the adjacent property owned by Gluckstadt Office Park LLC.
- **Parking and circulation:** Adequate parking and vehicular circulation will be provided in compliance with local zoning and parking standards.
- **Regulatorily compliant design:** The project will adhere to applicable building, fire, life-safety, accessibility (ADA), and energy efficiency codes. All required permits and inspections will be pursued in coordination with the appropriate city departments.
- **Community impact:** The development aims to contribute to the area by providing a professional service anchor, with minimal disruption to traffic and neighboring properties. Site features such as lighting, screening, and landscaping will be designed to enhance safety and aesthetics.

This letter is intended to document the project's purpose and scope for the city's site plan review process. We would appreciate the approval of the site plan and are excited to move our office to Gluckstadt! If additional information or revisions are required, please contact me at (601) 624-2678 or Sam@MartinFirmMS.com and we will promptly provide the requested materials.

Sincerely,

Sam Martin

513 N. State St.
Jackson, MS 39201
www.MartinFirmMS.com



EXISTING

EXISTING

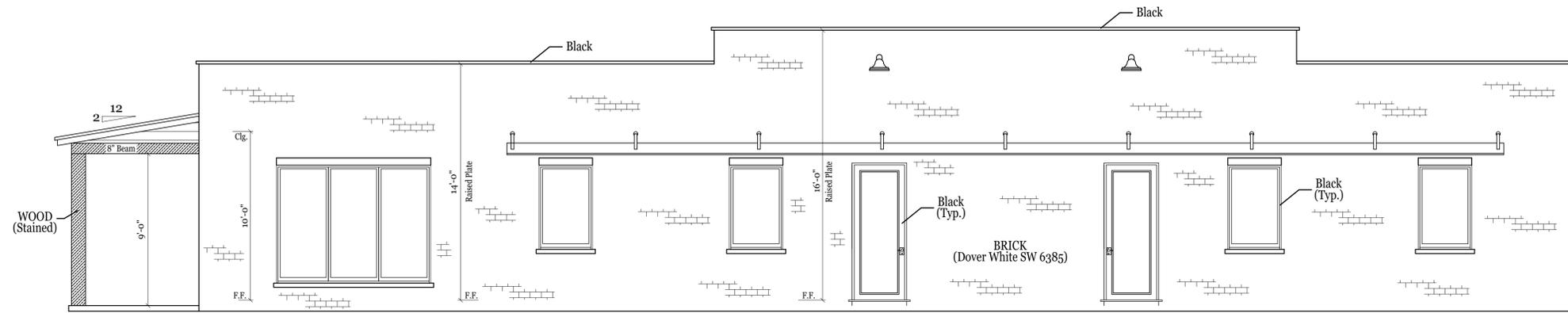
PARKING
SCALE : 1" = 20'-0"

20'-0"

Landscape Plan

Old Jackson Road





Front

Scale: 1/4" = 1'-0"



GALVALUME



Dover White SW 6385



Left

Scale: 1/4" = 1'-0"



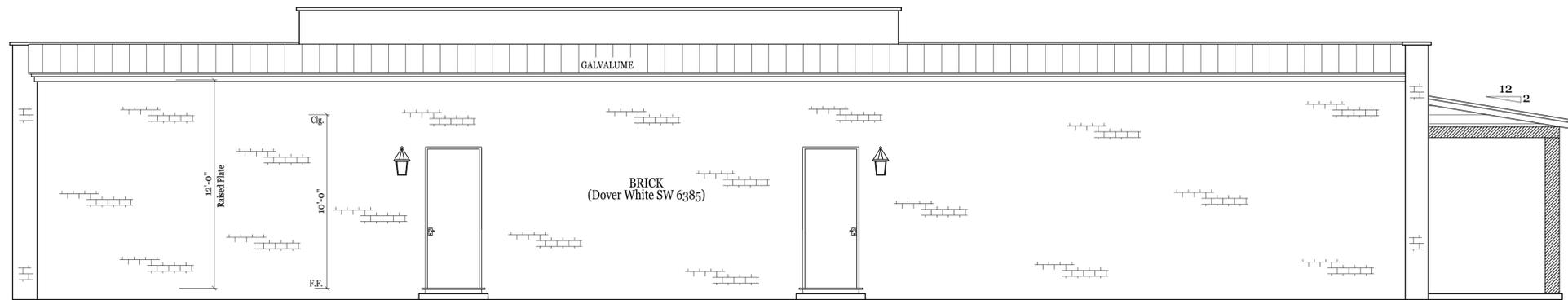
Plan No. 26-001

Drawn By: JCP

Date: 1-12-26

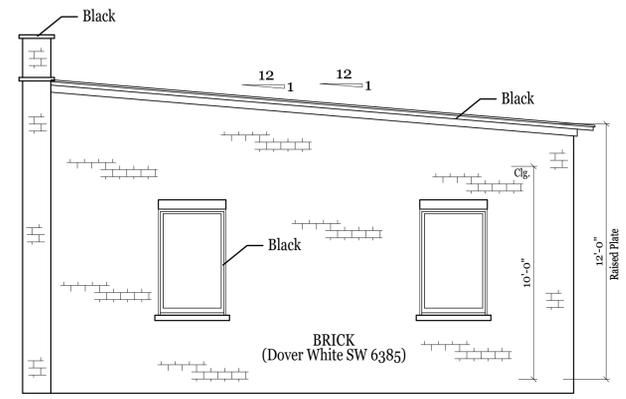
Revised:

6 OF 10



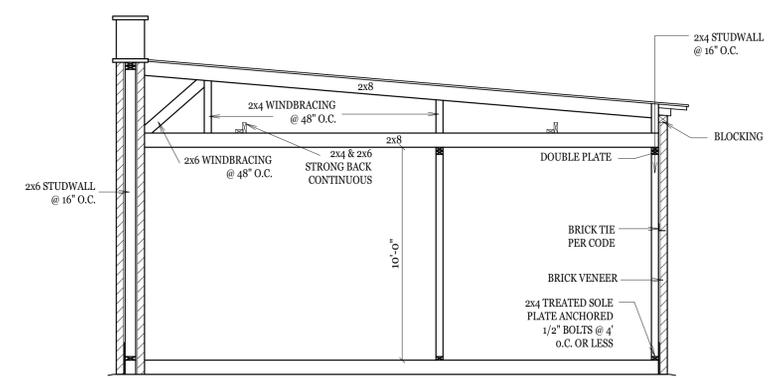
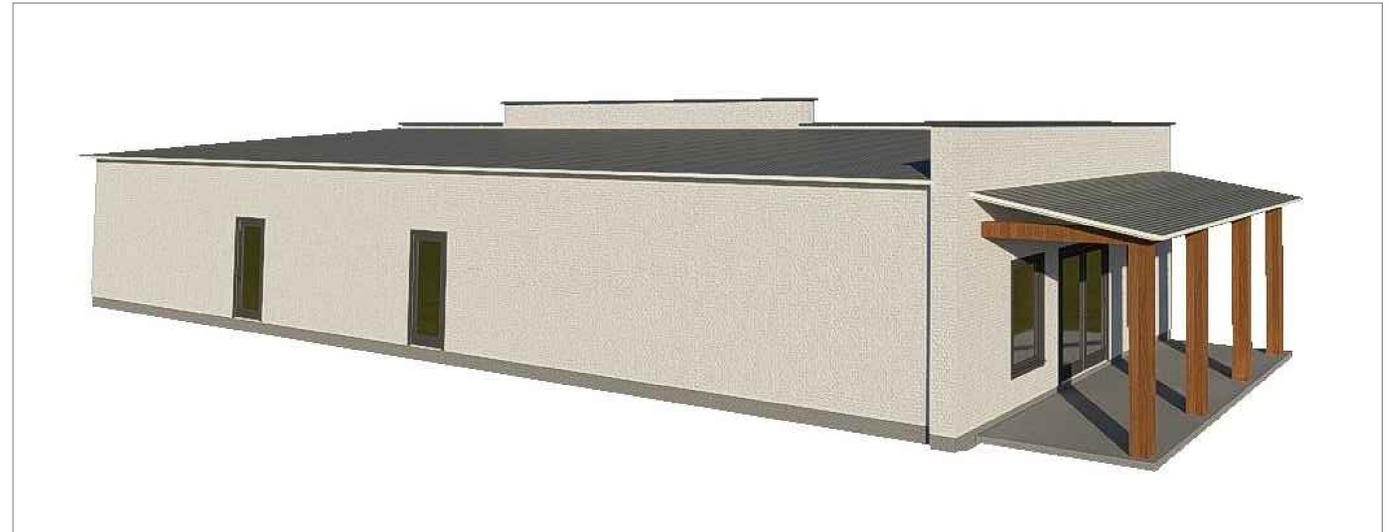
Rear

Scale: 1/4" = 1'-0"



Right

Scale: 1/4" = 1'-0"



Plan No. 26-001
 Drawn By: JCP
 Date: 1-12-26
 Revised:

7 OF 10



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/17/2026

SUBJECT: Architectural Review Consideration-Pacific Bell, LLC-1021 Gluckstadt Rd

Pacific Bell, LLC plans to build a 2,241 SF Taco Bell at 1021 Gluckstadt Rd. Attached are the design drawings detailing the building layout, landscaping plan, building elevations, and color renderings. This project will share a drive with the recently opened Take 5. The design team has submitted a well thought out and detailed design plan that blends in with and enhances the character of this area. They have accounted for their proximity to Red Oak subdivision with a privacy fence and additional landscaping in that SW corner. The Design team is here today via a TEAMS link and will be glad to take any questions if needed.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: TBD - Site Address Currently is 1029 Gluckstadt Rd.

Parcel #: West side of 082I-29 -010/22.00

Owner: RPM Realty, LLC.
Attn: Matthew J. Smith, Manager

Applicant: Albert Palacios - Pacific Bells LLC

Address: 114 Layfair Drive, Suite D
Flowood, MS 39232

Address: 111 W. 39th Street
Vancouver, WA 98660

Phone #: _____

Phone #: 208-890-2322

E-Mail: Matthew.Smith@rpmventuresllc.com

E-Mail: ATPalacios@anchorpointmg.com

Current Zoning District: C-2

Acreage of Property (If applicable): 0.647 acres

Use sought of Property: Quick Serve Restaurant with Drive Thru

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes

*2026028 Permit #
26-001 Project #*

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, & Landscape Ordinance #2025-04)

- 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. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
- 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 (Ordinance #2023-06)
- 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 thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

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


 _____ 2.25.2026
 Applicant Signature Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

Date Received: 2/27/2026

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

Yes No

Signature: 

 Planning & Zoning Administrator (or Authorized Representative)



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number:

R00011656

Cashier Name:

BRIDGE

Section 4, Item C)

Terminal Number:

24

Receipt Date: 2/27/2026 12:32:09 PM

ALBERT PALACIOS - PACIFIC
C/O EXCEL ENGINEERING, INC
100 CAMELOT DR
FOND DU LAC, WI 54935-8030

Trans Code: 400.00 - Permit Payments
2026028 100.00CR

Account: 2026028 ALBERT PALACIOS - PACIFIC

\$100.00

Total Balance Due: \$100.00

Payment Method: Check Payor: ALBERT PALACIOS - PACIFIC Reference: 101414

Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS

A parcel of land being situated in the Northeast ¼ of Section 29, Township 8 North, Range 2 East, City of Gluckstadt, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Commence at the southwest corner of Lot 1 of Gluckstadt Office Park, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slide 103A in the Chancery Records of Madison County at Canton, Mississippi and run thence North 00° 07' 27" West for a distance of 237.32 feet along the western line of the said Lot 1 of Gluckstadt Office Park to the southern right of way line of Gluckstadt Road; thence South 89° 52' 10" West for a distance of 333.54 feet along the said southern right of way line to a 5/8" iron pin found; thence continue South 89° 52' 10" West for a distance of 321.49 feet along the said southern right of way line to a 5/8" iron pin found; thence North 86° 26' 09" West for a distance of 78.71 feet along the said southern right of way line to a 5/8" iron pin found on the western property line of that certain parcel of land as describe din Book 4221 at Page 98, also being the eastern property line of that certain parcel of land as described in Book 3143 at Page 522, both in the Chancery Records of Madison County at Canton, Mississippi; thence leave said southern right of way line of Gluckstadt Road and run South 00° 28' 51" East for a distance of 230.72 feet along the said eastern and western property line to a 5/8" iron pin set at the southeast property corner of that said certain parcel of land as described in Book 3143 at Page 522; thence South 89° 48' 50" West for a distance of 122.93 feet along the southern property line of that said certain parcel of land as described in Book 3143 at Page 522 to a 5/8" iron pin set which marks the POINT OF BEGINNING for the parcel herein described; thence North 00° 11' 14" West for a distance of 239.99 feet to a 5/8" iron pin set on the northern property line of that certain parcel of land as described in Book 3143 at Page 522, also being on the southern right of way line of Gluckstadt Road; thence South 89° 48' 50" West for a distance of 118.30 feet along the southern right of way line to a 5/8" iron pin set at the northwest property corner of that said certain parcel of land as described in Book 3143 at Page 522; thence leave said southern right of way line of Gluckstadt Road and run South 00° 38' 24" East for a distance of 187.33 feet along the western property line of that said certain parcel of land in Book 3143 at Page 522 to a ½" iron pin found; thence South 00° 05' 09" West for a distance of 52.67 feet along the said western property line to a 5/8" iron pin set at the southwest corner thereof; thence North 89° 48' 50" East for a distance of 117.07 feet along the said southern property line of that certain parcel of land as described in Book 3143 at Page 522 to the POINT OF BEGINNING, containing 0.6469 acres (28,181 square feet, more or less.

The reference meridian for the above description is based on monuments found in Book 2807 at Page 381.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

72C170B

ALTA Commitment for Title Insurance (7-1-21)

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PD.60191074.1





February 26, 2026

Project Narrative

Project: Taco Bell
 Current Address: 1021 Gluckstadt Road
 Gluckstadt, MS 39110

Pacific Bells LLC is requesting site plan review and approval for a new Taco Bell quick-serve restaurant with a drive-thru located at 1021 Gluckstadt Road (PIN: 0821-29-010/22.001803) in the City of Gluckstadt. The existing parcel is 1.32 acres and the proposed Taco Bell development is 0.647 acres on the west side of the existing vacant parcel. The property is zoned C-2 Highway Commercial District, and the proposed use is permitted.

The proposed Taco Bell will be single-story with a building footprint of 2,241 square feet with a single drive-thru lane around the east side of the building. The ordering station for the drive-thru will be on the south end of the site, and vehicle flow for the drive-thru will be counterclockwise around the building. Vehicle parking for dine-in or pick-up orders will be on the north and east sides of the building with additional stall on the south side of the site. A waste enclosure is proposed on the southwest side of the site.

Access to the site is from Gluckstadt Road off the existing access installed by Take 5. Proposed parking includes 16 spaces (including 1 handicap accessible stalls). Exterior materials are represented in the attached color elevations and waste enclosure detail. The building and site will blend in with and enhance the character of the area. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. To buffer the residential area to the southwest, a 6-foot-tall solid fence is proposed on the southwest corner of the lot along with landscaping on the site side of the fence that will grow taller than the fence to help buffer the development.

Building signage is proposed approximately as illustrated in the attached elevations. A monument sign is also proposed, as shown on the site plan. Official sign submittals for permitting will be provided by others.

The site will follow existing drainage patterns and generally discharge to the northwest side of the site. Site disturbance will remain under one (1) acre and an NPDES permit will not be required. Sanitary and water utilities will connect to the existing mains along the north side of the parcel.

NEW BUILDING FOR: PACIFIC BELLS LLC

MADISON, MISSISSIPPI

PROJECT INFORMATION

FLOOD INFORMATION

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.MC.FEMA.GOV
 DETERMINATION METHOD: GRAPHICAL PLOTTING ONLY
 MAP NUMBER: 2008020415G
 EFFECTIVE DATE: 01/17/2025
ZONE "X" MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

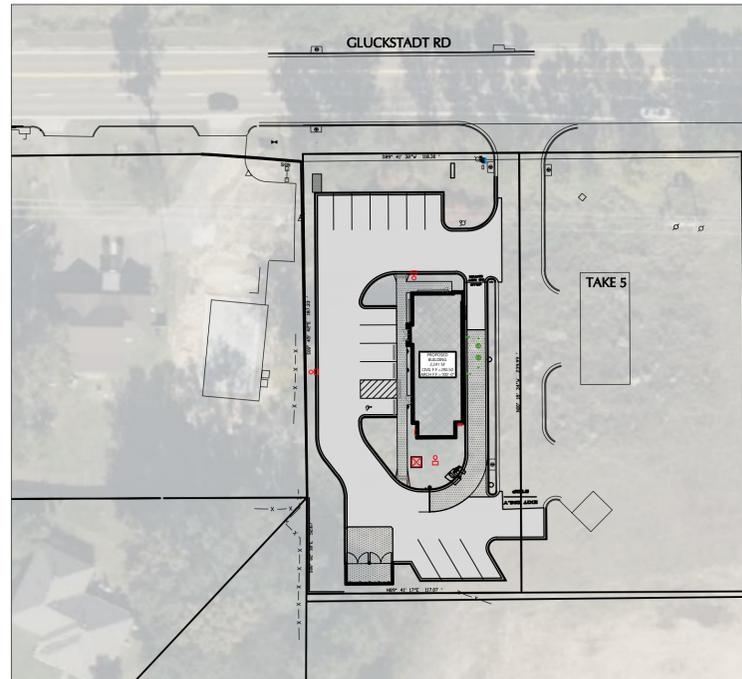
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS:

FOR INFORMATION ONLY:

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 EAST, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TO WIT

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF GLUCKSTADT OFFICE PARK, A SUBDIVISION, THE MAP OR PLAT OF WHICH IS RECORDED IN PLAT CABINET E AT SLIDE 103A IN THE CHANCERY RECORDS OF MADISON COUNTY AT CANTON, MISSISSIPPI AND RUN THENCE NORTH 00° 07' 27" WEST FOR A DISTANCE OF 237.32 FEET ALONG THE WESTERN LINE OF THE SAID LOT 1 OF GLUCKSTADT OFFICE PARK TO THE SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD; THENCE SOUTH 89° 52' 10" WEST FOR A DISTANCE OF 333.54 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND; THENCE CONTINUE SOUTH 89° 52' 10" WEST FOR A DISTANCE OF 321.49 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND; THENCE NORTH 89° 26' 09" WEST FOR A DISTANCE OF 78.71 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND ON THE WESTERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 4221 AT PAGE 98; ALSO BEING THE EASTERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522; BOTH IN THE CHANCERY RECORDS OF MADISON COUNTY AT CANTON, MISSISSIPPI; THENCE LEAVE SAID SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD AND RUN SOUTH 00° 28' 51" EAST FOR A DISTANCE OF 230.72 FEET ALONG THE SAID EASTERN AND WESTERN PROPERTY LINE TO A 5/8" IRON PIN SET AT THE SOUTHEAST PROPERTY CORNER OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522; THENCE SOUTH 89° 48' 50" WEST FOR A DISTANCE OF 122.93 FEET ALONG THE SOUTHERN PROPERTY LINE OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO A 5/8" IRON PIN SET WHICH MARKS THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00° 11' 14" WEST FOR A DISTANCE OF 239.99 FEET TO A 5/8" IRON PIN SET ON THE NORTHERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522; ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD; THENCE SOUTH 89° 48' 50" WEST FOR A DISTANCE OF 118.30 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN SET AT THE NORTHWEST PROPERTY CORNER OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522; THENCE LEAVE SAID SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD AND RUN SOUTH 00° 38' 24" EAST FOR A DISTANCE OF 187.33 FEET ALONG THE WESTERN PROPERTY LINE OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO A 1/2" IRON PIN FOUND; THENCE SOUTH 00° 05' 09" WEST FOR A DISTANCE OF 52.87 FEET ALONG THE SAID WESTERN PROPERTY LINE TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89° 48' 50" EAST FOR A DISTANCE OF 117.07 FEET ALONG THE SAID SOUTHERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO THE POINT OF BEGINNING, CONTAINING 0.6489 ACRES (28,181 SQUARE FEET), MORE OR LESS

UPON RECEIPT OF A CERTIFIED SURVEY SHOWING THE PREMISES TO BE CONVEYED, SCHEDULE A HEREIN WILL BE REDRAFTED



SITE PLAN OVERVIEW



EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
PROPOSED	SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	0000.00 TC 0000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
EXISTING	GRADE SPOT ELEVATIONS	0000.00 TW 0000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED	SPOT ELEVATIONS (REFERENCE R-WALL OR FINISHED SURFACE GRADE AT BACK OF WALL UNLESS OTHERWISE SPECIFIED)		
PROPOSED	RAINAGE FLOW	CO	PROPOSED CLEANOUT
PROPOSED	WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
PROPOSED	WELL		PROPOSED APRON END SECTION
PROPOSED	LIGHT POLE		SOIL BORING
PROPOSED	STORM CATCH BASIN - ST CB		CENTER LINE
PROPOSED	STORM FIELD INLET - ST FI		PROPOSED HANDICAP PARKING STALL
PROPOSED	STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LINETYPES			
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH		EXISTING GROUND CONTOUR
W	PROPOSED WATER LINE AND HYDRANT		PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER		POL
	GRADING/SEEDING LIMITS		PROPOSED POLISH SEWER AND MANHOLE
	RIGHT-OF-WAY LINE		P
			PROPOSED PROCESS SEWER AND MANHOLE
			CLW
			PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

PROJECT CONTACTS

OWNER INFORMATION:

Pacific Bells, LLC
 Albert Palacios
 111 W. 59th Street
 Vancouver, WA 98660-3303
 Phone: (206) 890-2322
 Email: atpalacios@pacificbells.com

CIVIL:

EOR: Eric Drazkowski, P.E.
 Contact: Devin Winter
 Phone: (920)926-9800
 E-mail: devin.winter@excelengineer.com

CITY PLANNER:

Caine Dearman
 Phone: (769)567-23087E-mail:
 Email: caine.dearman@gluckstadtnet

CITY ENGINEER:

Brad Engles
 Phone: (601)354-0696
 E-mail: brad.engles@stntec.com

CITY FIRE CHIEF:

Henry Davis
 Phone: (601)856-1770

CITY BUILDING INSPECTOR:

Mike McCollum
 Phone: (769)567-2314
 E-mail: mike.mccollum@gluckstadtnet

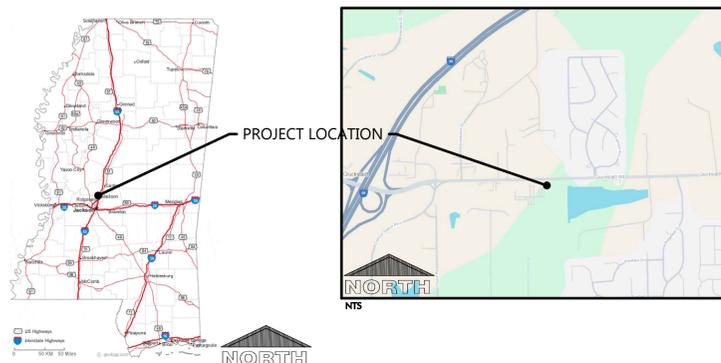
CITY DIRECTOR OF PUBLIC WORKS:

Chris Buckner
 Phone: (769)567-2309
 E-mail: chris.buckner@gluckstadtnet

ENERGY TRANSMISSION LINE CONTACT:

Preston McGowa
 Phone: (601)308-9099
 E-mail: pmcgowa@entergy.com

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- OWNER SHALL REVIEW PROPERTY WITH LAND OWNER AND ENSURE NECESSARY EASEMENTS ARE PROVIDED FOR UTILITIES CROSSING THE PROPERTIES AND CROSS ACCESS
- CONTRACTOR MUST BE AWARE OF OVERHEAD ELECTRIC TRANSMISSION LINES THROUGH THE SITE DURING CONSTRUCTION. OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ENTERGY REQUIREMENTS. CONTACT ENTERGY PERSONNEL FOR ANY QUESTIONS.**

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

SURVEY INFORMATION

BEARINGS, DISTANCES AND ELEVATIONS BASED ON THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION GPS RTK NETWORK DERIVED USING THE FOLLOWING NAVD 88, GEOID 12B, MISSISSIPPI STATE PLANE COORDINATES (WEST ZONE) HAVING A GROUND TO GRID COMBINED SCALE FACTOR OF _____ AND A CONVERGENCE ANGE OF 0.99994542151757

LEGEND

- FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR (UNLESS OTHERWISE NOTED)
- X — WOODEN FENCE AND/OR SILT FENCE
- POWER POLE

SURVEY NOTE

EXISTING CONDITIONS SURVEY WAS COMPLETED BY RICHARD TOLBERT OF TOLBERT SURVEYING, LLC ION FEBRUARY 9TH AND 10TH, 2026. CONTACT RICHARD TOLBERT @ TOLBERT.RICHARD@GMAIL.COM OR 601-750-1669 FOR QUESTIONS ON EXISTING CONDITIONS.



Always a Better Plan

100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
 1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL



SHEET DATES

ISSUED FOR APPROVAL
 IFA FEB. 26, 2026

JOB NUMBER

260015100

SHEET NUMBER

C0.1



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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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NEW BUILDING FOR:
PACIFIC BELLS LLC
1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL
IFA FEB. 26, 2026
IFA MAR. 9, 2026

JOB NUMBER

260015100

SHEET NUMBER

C1.1

LEGEND:

	STANDARD ASPHALT		SIDEWALK CONCRETE
	HEAVY DUTY ASPHALT		HEAVY DUTY CONCRETE
	INVERTED CURB & GUTTER		DUMPSTER PAD CONCRETE
	SHEDDING CURB & GUTTER		

SITE INFORMATION:

PROPERTY AREA: 28,243 S.F. (0.648 ACRES).
 EXISTING ZONING: C-2
 PROPOSED ZONING: C-2
 EXISTING USE: VACANT
 PROPOSED USE: QUICK SERVE RESTAURANT W/ DRIVE-THRU
 AREA OF SITE DISTURBANCE: 25,542 S.F. (0.59 AC)
 SETBACKS:
 BUILDING: FRONT(NORTH) = 35'
 SIDE(EAST) = 5'
 SIDE(WEST) = 5'
 SIDE(ABUT RES) = 50' (20' W/ FENCE VIA ZA APPROVAL)
 REAR(SOUTH) = 5'
 PAVEMENT: FRONT(NORTH) = 15'
 SIDE(EAST/WEST) = 0'
 REAR(SOUTH) = 0'
 BUFFERYARDS:
 FRONT(NORTH) = 15'
 SIDE (WEST) = 20'
 PROPOSED BUILDING HEIGHT: 23'-0" (MAX. HEIGHT ALLOWED: 40'-0")
 PARKING REQUIRED: 1 SPACE PER 225 S.F. OF GFA (9 SPACES REQ), 5 QUEUE
 PARKING PROVIDED: 16 SPACES (1 H.C. ACCESSIBLE) - 7 QUEUE
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

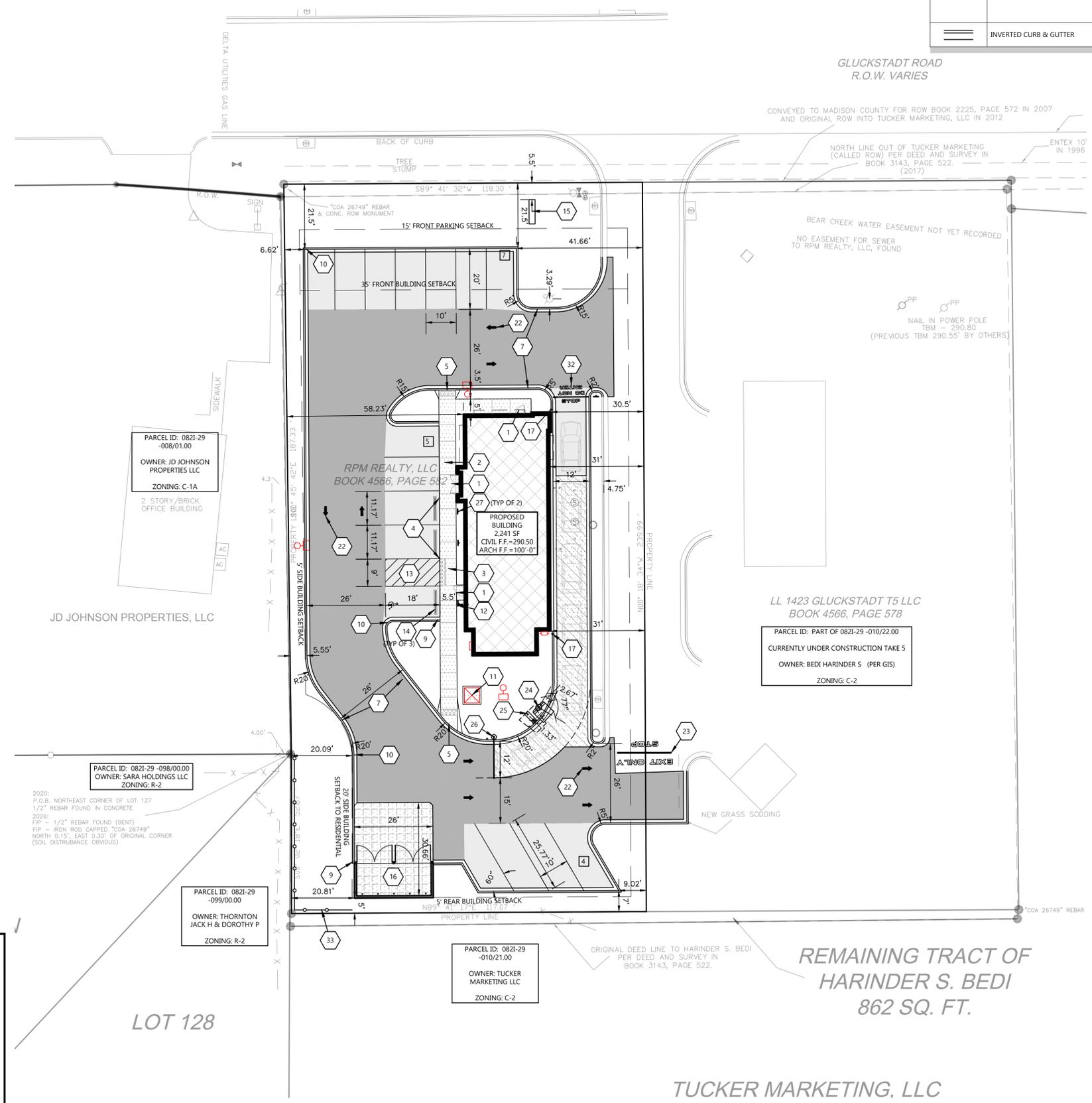
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.06	2,660	9.4%
TOTAL IMPERVIOUS	0.06	2,660	9.4%
LANDSCAPE/ OPEN SPACE	0.59	25,583	90.6%
PROJECT SITE	0.65	28,243	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.05	2,241	7.9%
PAVEMENT (ASP. & CONC.)	0.41	17,771	62.9%
TOTAL IMPERVIOUS	0.46	20,012	70.9%
LANDSCAPE/ OPEN SPACE	0.19	8,231	29.1%
PROJECT SITE	0.65	28,243	100.0%

KEYNOTES

- 1 CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
- 2 RAISED WALK (SEE DETAIL)
- 3 FLUSH WALK (SEE DETAIL)
- 4 TAPER ASPHALT 0" TO 6" IN 20'
- 5 CURB RAMP (SEE DETAIL)
- 7 18" CURB & GUTTER (SEE DETAIL)
- 9 CURB TAPER (SEE DETAIL)
- 10 CURB CUT (SEE DETAIL)
- 11 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- 12 HANDICAP SIGN PER STATE CODE (SEE DETAIL)
- 13 HANDICAP STALL & STRIPING PER STATE CODES
- 14 PRECAST CONCRETE WHEEL STOP (TYP.)
- 15 MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 16 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 17 6" CONCRETE BOLLARDS (SEE ARCH PLANS FOR DETAILS)
- 22 TRAFFIC FLOW ARROWS (TYP), COLOR TO MATCH PARKING STALL STRIPING
- 23 PAINT STRIPING (TYP), COLOR TO MATCH PARKING STALL STRIPING
- 24 MENU BOARD PER TENANT REQUIREMENTS/DETAILS.
- 25 SPEAKER POST, CANOPY, AND BOLLARD PER TENANT DETAILS
- 26 CLEARANCE BAR AND BOLLARD PER TENANT REQUIREMENTS/DETAILS.
- 27 MOBILE PICKUP SIGN PER CORPORATE STANDARDS. SEE DETAIL ON C2.0
- 32 DO NOT ENTER/STOP SIGN PER MUTCD REQUIREMENTS (TYP)
- 33 70 LF OF 6' TALL BOARD ON BOARD FENCE WITH POSTS INSET TO PROPERTY (SEE DETAIL)



CIVIL SITE PLAN

Mississippi 811
 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSISSIPPI
 CALL MISSISSIPPI 811
 1-800-227-6477
 MISSISSIPPI LAW REQUIRES MINIMUM OF TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS ADVANCE NOTICE BEFORE YOU EXCAVATE

LOT 128

REMAINING TRACT OF HARINDER S. BEDI
862 SQ. FT.

TUCKER MARKETING, LLC



Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
 1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL
 IFA FEB. 26, 2026
 IFA MAR. 9, 2026

JOB NUMBER

260015100

SHEET NUMBER

C1.4

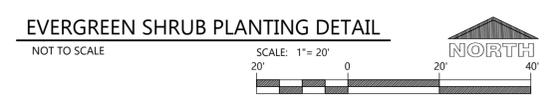
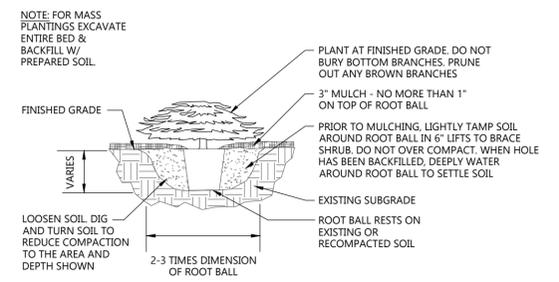
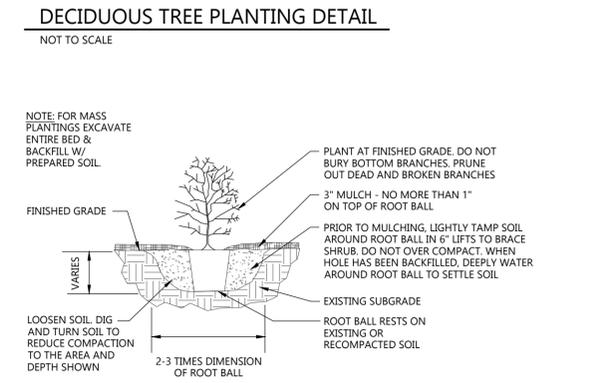
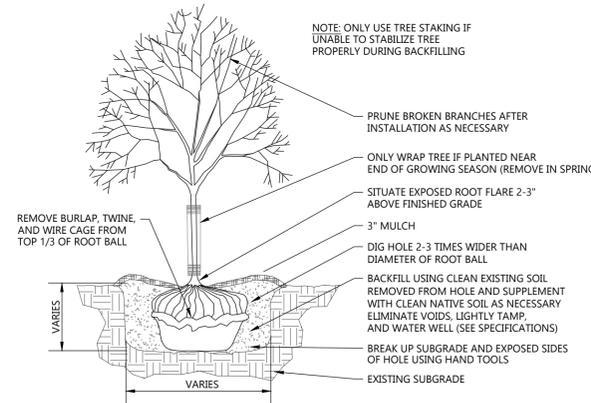
PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
☉	Sweet Gum	Liquidambar styraciflua 'Rotundifolia'	3	2 1/2" CAL.	B&B
☉	Firestarter Black Tupelo	Nyssa sylvatica 'JFS-red'	2	2 1/2" CAL.	B&B
EVERGREEN TREES					
☉	Hetzl Upright Juniper	Juniperus chinensis 'Hetzl Cloumarris'	4	6' HT.	B&B
DECIDUOUS SHRUBS					
☉	Invincebelle Limetta Hydrangea	Hydrangea arborescens 'NCHA8'	7	18" HT.	CONT.
☉	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	12	18" HT.	CONT.
EVERGREEN SHRUBS					
☉	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	23	18" HT.	CONT.
☉	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	17	18" HT.	CONT.
PERENNIALS					
☉	Sapphire Surf Bluebeard	Caryopteris x clandonensis 'Blauer Splat'	18	1 GAL.	CONT.
☉	White Cloud Muhly Grass	Muhlenbergia capillaris 'White Cloud'	15	1 GAL.	CONT.
☉	Blue Spires Rosemary	Rosmarinus officinalis 'Blue Spires'	12	1 GAL.	CONT.

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET PROTECTIVE YARD	- 1 TREE PER 50 LF OF ROAD FRONTAGE - 10 SHRUBS PER 50 LF OF ROAD FRONTAGE - 17 SHRUBS PER 50 LF REQUIRED IN FRONT OF PARKING - NO MORE THAN 15% IMPERVIOUS COVER IN YARD - TREE SIZE: MIN. 8' HEIGHT AND 6 1/4" CIRCUMFERENCE 118/50 = 2.4 TREES 48/50 x 10 = 9.6 SHRUBS 70/50 x 17 = 23.8 SHRUBS	3 TREES 34 SHRUBS
VEHICLE SURFACE AREA	- PARKING AREAS WITHIN 50' OF R.O.W. TO BE SCREENED - 75% OF VEHICULAR RECTANGULAR PLANE TO BE SCREENED AT 3' HEIGHT - 4' WIDE BREAK IN SCREENING MAXIMUM - 1 SHADE TREE PER 10 PARKING SPACES - 1 SHRUB PER 3 PARKING SPACES	VEHICLE SURFACE AREA SCREENED AS REQUIRED
INTERIOR	16/10 = 1.6 TREES 16/3 = 5.3 SHRUBS	2 TREES 6 SHRUBS

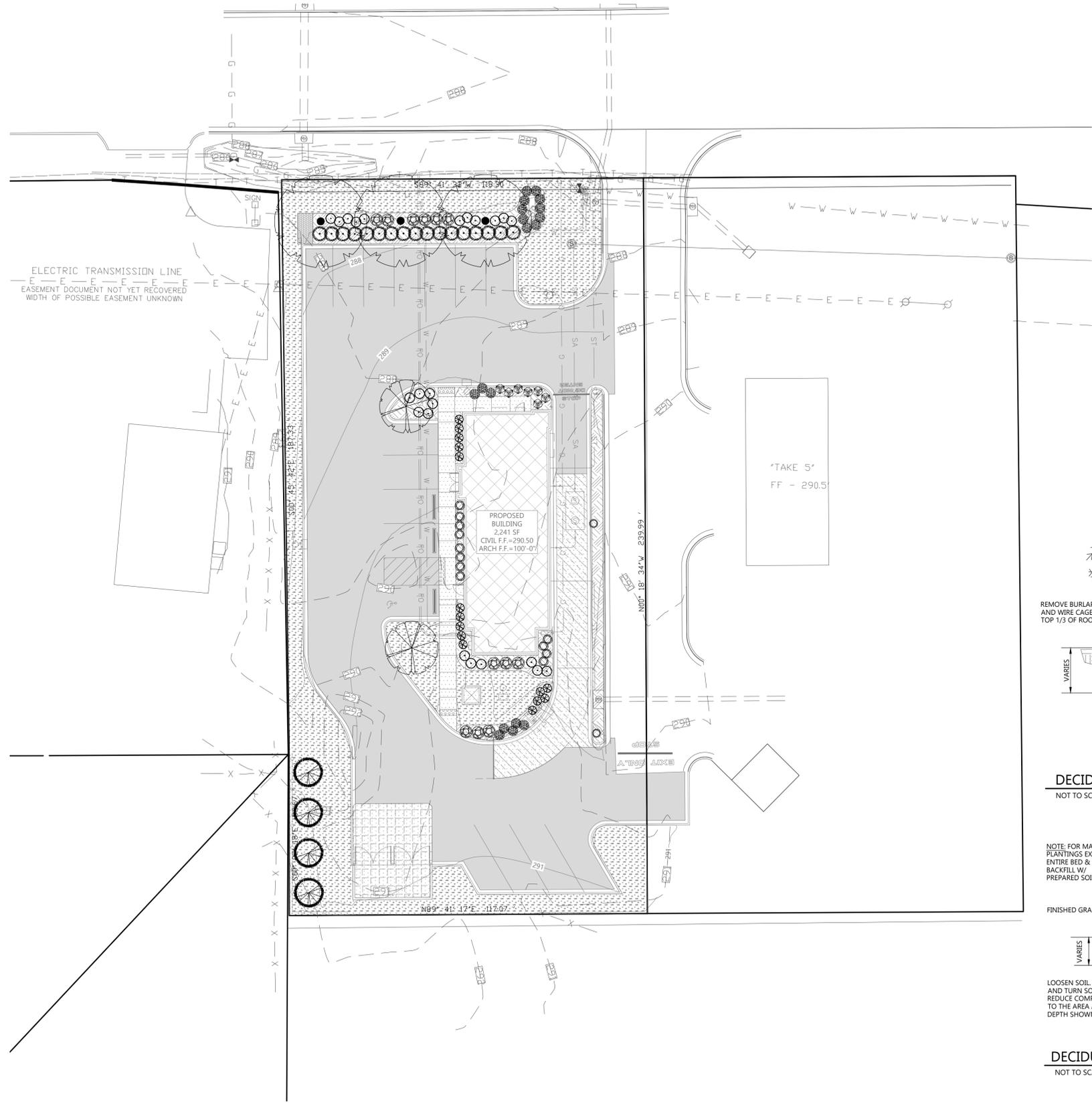
GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL DISTURBED BARE SOIL OUTSIDE OF MULCH AREAS TO BE SEEDED/SODDED.

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	BLACK STAR GRANITE DECORATIVE LANDSCAPE STONE
	SEEDED/SODDED LAWN



CIVIL LANDSCAPE AND RESTORATION PLAN





Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 27, 2026

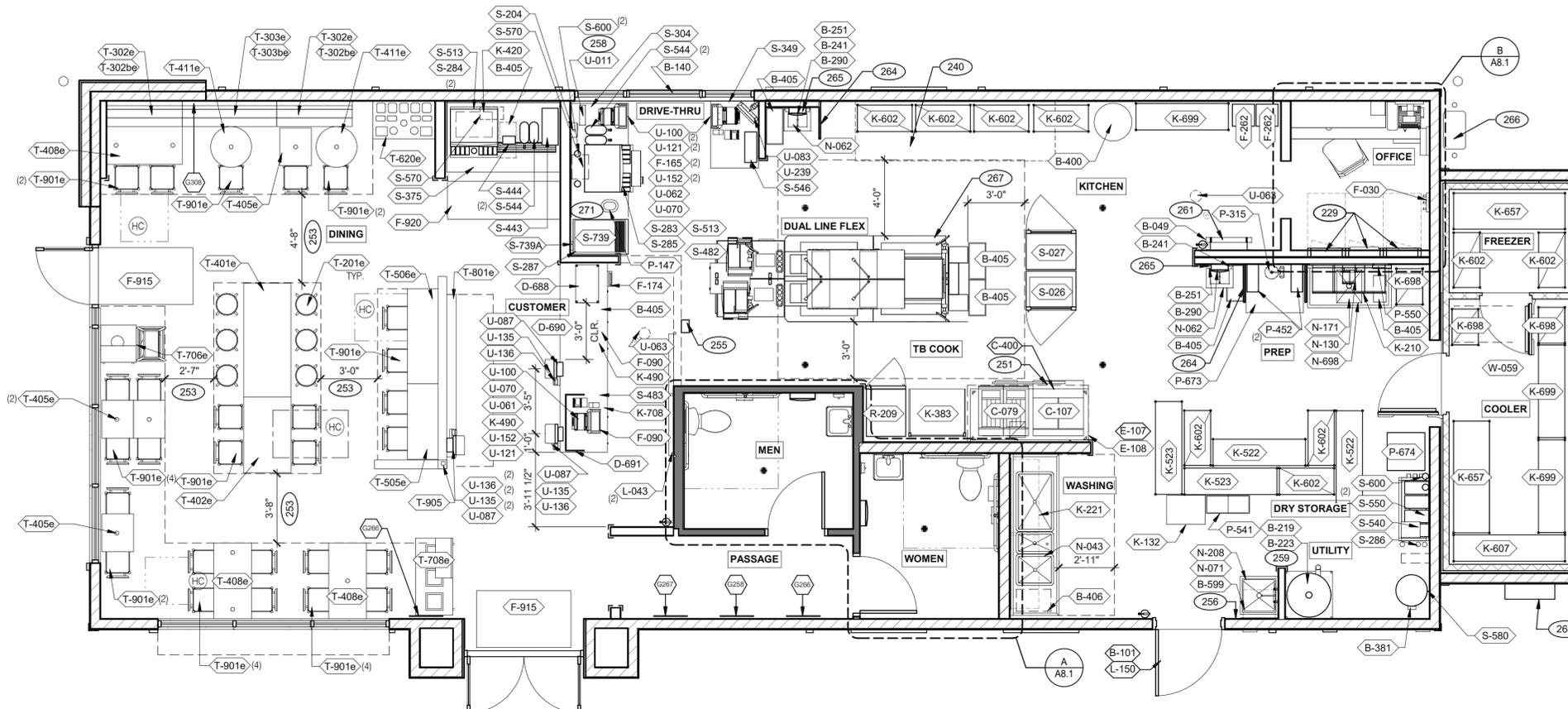
NOT FOR CONSTRUCTION

JOB NUMBER

260015100

SHEET NUMBER

A2.0



EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" **A**

TAG	QTY	ITEM DESCRIPTION
D-688	1	COUNTER MOUNT MOBILE SHELVING
D-690	1	SERVICE COUNTER
D-700	11	28.5" H CORE DRILL TABLE BASE
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	2	BENCH BACK REST - 48"
T-302e	2	BENCH SEAT - 48"
T-303be	1	BENCH BACK REST - 60"
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	4	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-620e	1	CONDIMENT COUNTER - RECTANGLE

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. **E**

TAG	QTY	ITEM DESCRIPTION
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	27	CHAIR - LAMINATE SEAT
T-905	1	POWER POLE

QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
1	CONCRETE GRAFFITI	C	M01	H6'-4" x W17'-6 1/2"	SEE A8.0
2	TACO TYPE	C	F01	28x40	SEE A8.0
1	TACO TYPE	C	F01	28x40	SEE A8.0
1	ANSWER IS TACOS	C	F01	28x40	SEE A8.0
2	CHALK BOARD GRAFFITI	C	M02	48x96	SEE A4.0 & A4.1
1	CHALK BOARD GRAFFITI	C	M02	48x96	SEE A4.0
1	CHALK BOARD GRAFFITI	C	M02	48x96	SEE A4.1

ARTWORK SCHEDULE **D**

STORAGE TYPE	LINEAR FT.
DRY STORAGE	46
COLD STORAGE	26
FROZEN STORAGE	12

SHELVING QUANTITIES **C2**

- DECOR**
- REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITY
 - (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

GENERAL NOTES	C1
229	ELECTRICAL PANELS.
240	FUTURE I-LINE FLEX.
251	HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
253	MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORWAYS AND CASED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
255	ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
256	PULL STATION @ 3'-8" A.F.F.
258	COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
259	6" HIGH WATER HEATER PLATFORM.
261	ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
264	SPLASH GUARD.
265	AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
266	GAS METER.
267	FOR DUAL-FLEX LINE AND I-FLEX LINE SUB-EQUIPMENT SEE SHEET A8.3.
268	ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS.
271	WALL MOUNTED 32" MANAGER MONITOR. PROVIDE POWER AND DATA.

KEY NOTES **B**

C:\p\l\l\l\260015100_Arch_Cenat_B25_Help\ACFI\B61.docx 2/23/2026 12:48:38 PM



Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
 1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 27, 2026

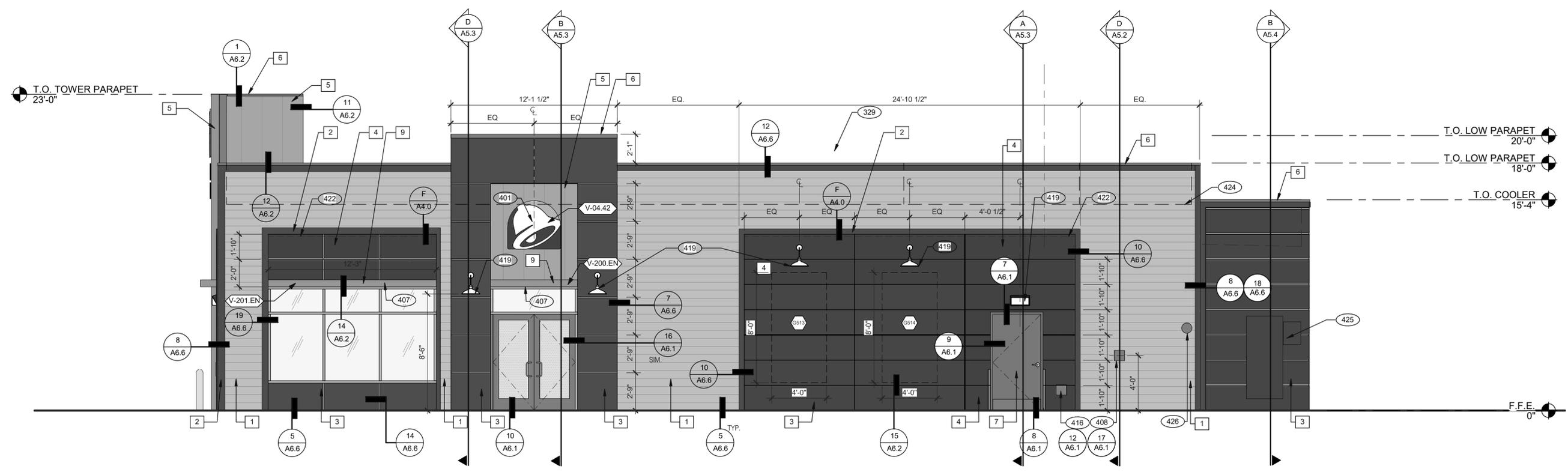
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JOB NUMBER

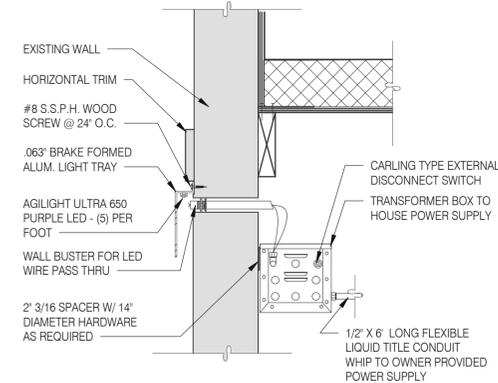
260015100

SHEET NUMBER

A4.0



WALK UP ELEVATION 1/4" = 1'-0" 1



LED WALL WASHER DETAIL F

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6' 2" X 3' 0" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 6" X 4' 0" BLACK	A4.1
V-102.DT	1	DT AWNING (OVER DT) 6' 0" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-10" X 6' H X 1' 4' D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'-9" L X 6' H X 1' 4' D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'-3" L 6' H X 1' 4' D BLACK	A4.0

SIGNAGE E

MISCELLANEOUS
 A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS)
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.
CRITICAL DIMENSIONS
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.
 NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE FRANCHISEE WILL COORDINATE THE SIGN INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED BLOCKING, PROPER DIMENSIONS, ELECTRICAL AND MUST PROVIDE ACCESS TO SITE AND BUILDING FOR FRANCHISEE'S SIGN INSTALLER.

GENERAL NOTES C

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
G513	CHALK BOARD GRAFFITI	C	M02	48x96	A4.0
G514	CHALK BOARD GRAFFITI	C	M02	48x96	A4.0
G515	CHALK BOARD GRAFFITI	C	M02	48x96	A4.1

PAINTING
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
 PRIMER: 1 COAT SW A24WS300
 FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.
 A-100 EXTERIOR LATEX SATIN.

PAINT NOTES A

*MUST SELECT ONE COMPLETE OPTION FOR #1 THROUGH #4 AND INCLUDE LETTER IN SYMBOL TAG IF CHOOSING A OR B

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	ALT. MANUFACTURER SPEC 'A'	ALT. MATERIAL SPEC 'A'	ALT. MANUFACTURER SPEC 'B'	ALT. MATERIAL SPEC 'B'	COLOR	CONTACT INFO
1	SIDING - HORIZONTAL APPLICATION	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W, 7" EXPOSURE COMES PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior V-RUSTIC 192L x 7.5"W, 7" EXPOSURE; PRIMED FOR PAINT	NICHIHA	TruExterior V-RUSTIC 192L x 7.5"W, 7" EXPOSURE; PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	REFER TO EXTERIOR FINISH VENDOR CONTACTS ON A7.2 FOR TACO BELL NATIONAL ACCOUNT REPRESENTATIVES (DO NOT CALL MANUFACTURER 1-800 OR GENERAL CONTACT NUMBERS AS YOU WILL NOT RECEIVE CORRECT INFORMATION TO BRAND SPECIFIED PRODUCTS.
2	BUILDING TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH; 1"x5.5" PRIMED FOR PAINT	WESTLAKE ROYAL BUILDING PRODUCTS	TruExterior TRIM 5/4 x 6, 1" x 5.5" PRIMED FOR PAINT	NICHIHA	TruExterior TRIM 5/4 x 6, 1" x 5.5" PRIMED FOR PAINT	CYBERSPACE (SW7076), SEMI-GLOSS	
3	REVEAL PANEL **CONSULTANT TO REVISE REVEAL BREAKS FOR USING NICHIHA ILLUMINATION PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLIN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	CYBERSPACE (SW7076), SEMI-GLOSS	
4	REVEAL PANEL **CONSULTANT TO REVISE REVEAL BREAKS FOR USING NICHIHA ILLUMINATION PANEL	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING W/ ALUM TRIM FROM FRY REGLET AND/OR TAMLIN	N/A	USE HARDIE PANEL	NICHIHA	USE HARDIE PANEL	SW PURPLE (TB2603C), SEMI-GLOSS	
5	DRIVE THRU CORNER TOWER & ENTRY PORTAL RECESS	WESTERN STATES	T-GROOVE 24GA PAINTED 18" PANEL	----	----	----	----	WEATHERED RUSTIC	
6	METAL PARAPET CAP	----	24GA GALVANIZED	----	----	----	----	CYBERSPACE (SW7076) KYNAR 500 COATING	
7	HOLLOW METAL DOOR	----	----	----	----	----	----	SW PURPLE (TB2603C), SEMI-GLOSS	
8	NOT USED	----	----	----	----	----	----	----	
9	AWNINGS	BRAND APPROVED SIGNAGE VENDOR	----	----	----	----	----	BLACK (BY THE SIGNAGE VENDOR)	

EXTERIOR FINISH SCHEDULE D

- 329 MECHANICAL UNIT. SEE ROOF PLAN.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18" A.F.F.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 424 LINE OF ROOF BEYOND.
- 425 SWITCH GEAR. WALL SHALL BE FINISHED PRIOR TO INSTALLATION.
- 426 OIL RECLAMATION PORT.

KEY NOTES XXX B

EXTERIOR ELEVATIONS



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

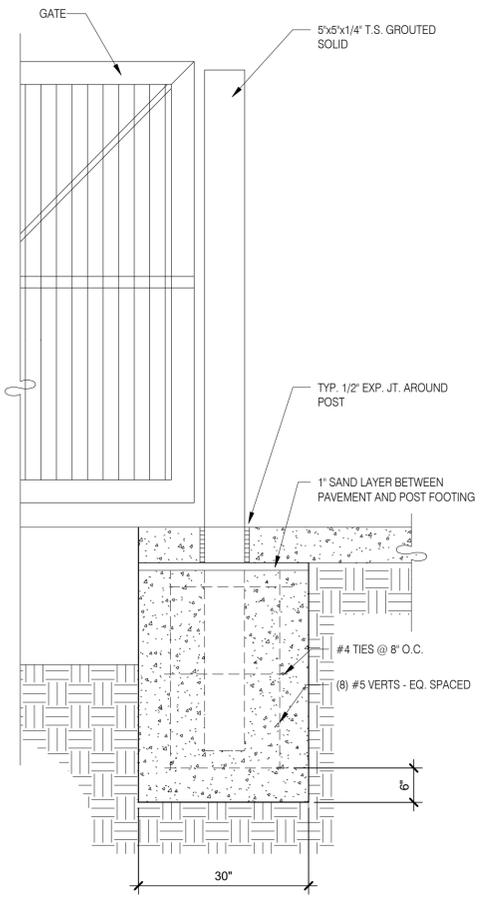
PRELIMINARY DATES
FEB. 27, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
260015100

SHEET NUMBER

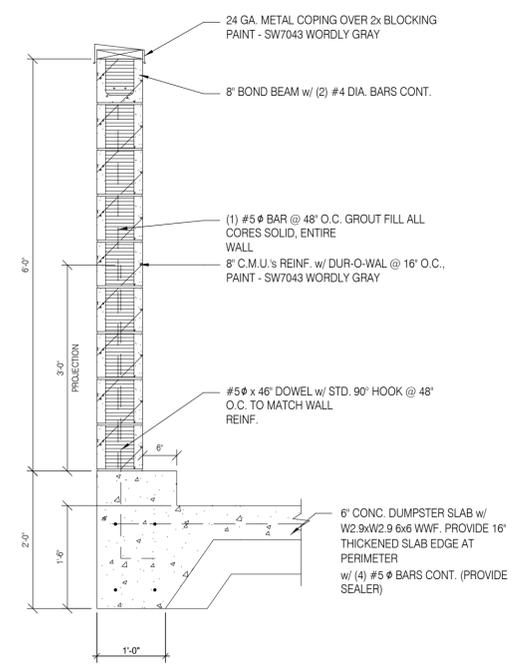
G2.0



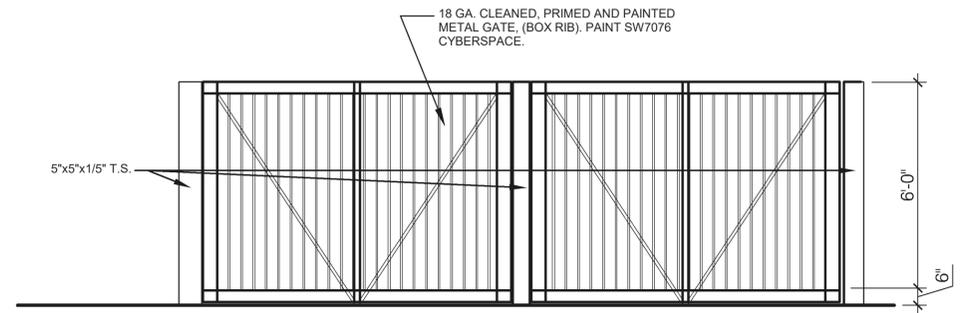
GATE POST FOOTING 3/4" = 1'-0" **H**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.
GATE NOTES: (4) 6'-0" HIGH MTL. GATES, TYPE B 1 1/2" DECKING, 18GA. W/ 1" X .1875" BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

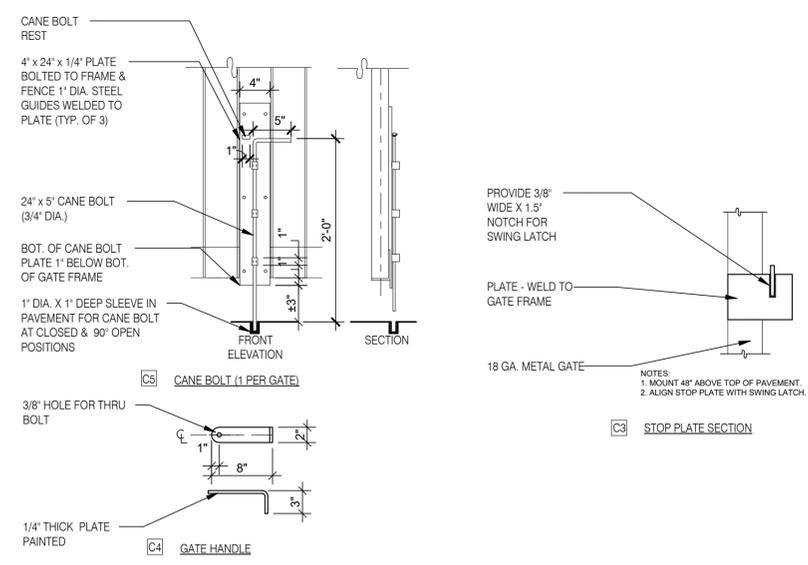
ENCLOSURE NOTES N.T.S. **G**



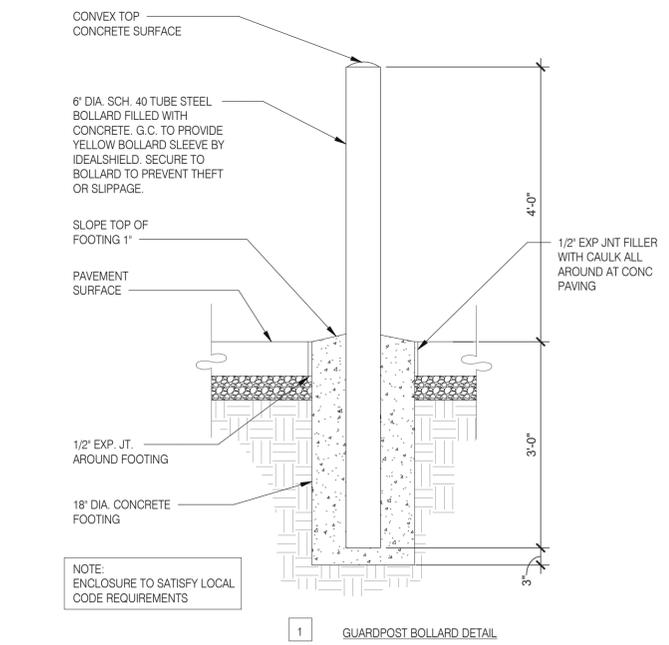
ENCLOSURE SECTION 3/4" = 1'-0" **F**



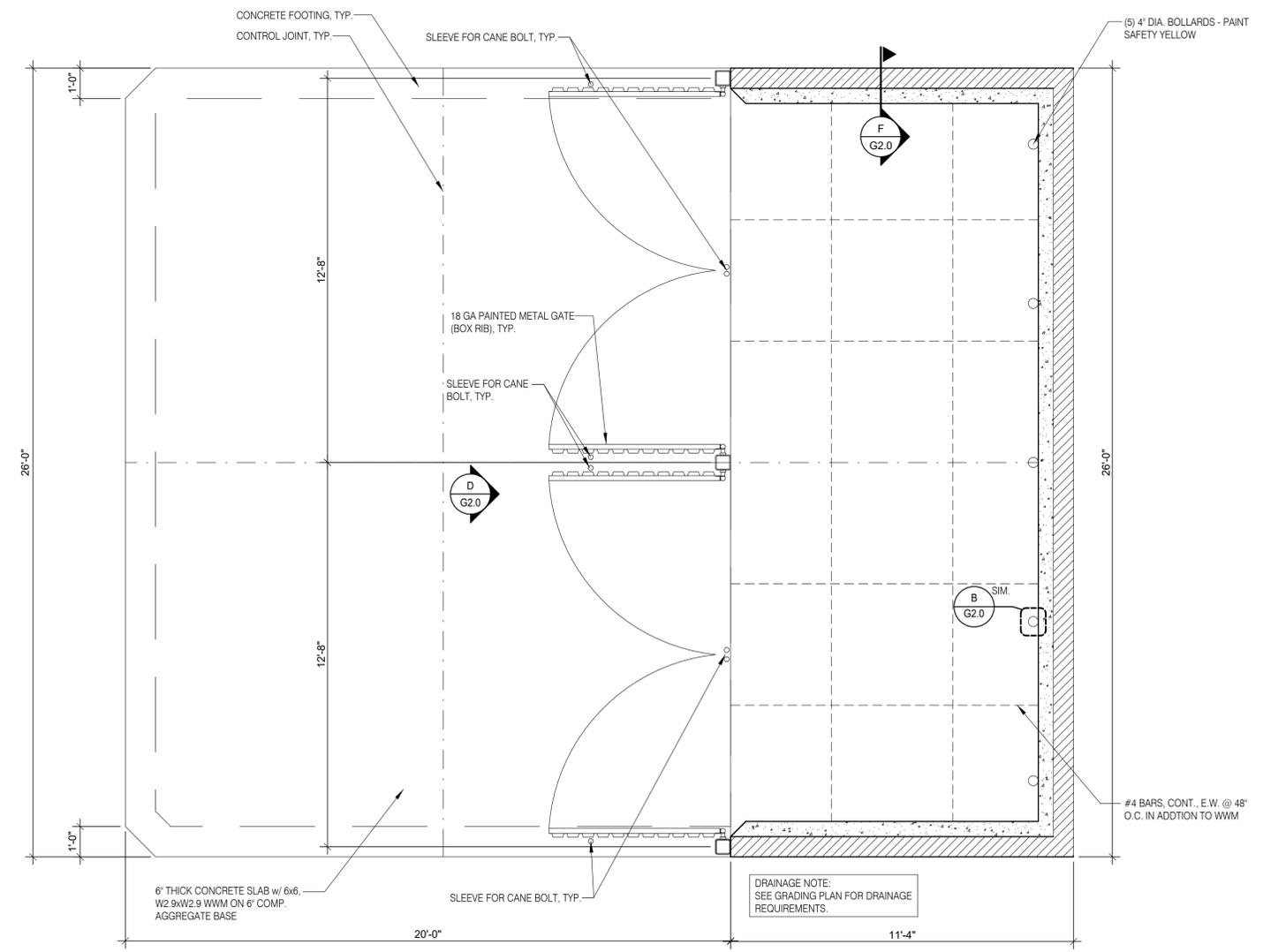
ENCLOSURE FRONT ELEVATION N.T.S. **D**



GATE DETAILS N.T.S. **C**



TRASH ENCLOSURE BOLLARD DETAILS 3/4" = 1'-0" **B**



DUMPSTER ENCLOSURE LAYOUT 3/8" = 1'-0" **A**

TRASH ENCLOSURE DETAILS











CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/17/2026

SUBJECT: Architectural Review Consideration-Sahler Baseball Facility-Stout Rd

JLS Construction is proposing an indoor/outdoor baseball facility off Stout Rd in the NW portion of the City. Approximately 10 acres of the 40 acre parcel will be dedicated to this facility. Preliminary building exteriors and landscaping are attached for review. Currently, they plan on bricking the entire building with two different types of brick. Owner has some other ideas as well and is willing to discuss with the board. Regarding landscaping, we will need some parking space separation with curbed landscaping islands every 10 spaces as well as landscaping along the building's front. They attached a rendering example for the building landscaping. Owner is here for any discussion needed.

City of Gluckstadt**Application for Site Plan & Architectural Review**

Subject Property Address: Stout Road - Gluckstadt MS
Parcel #: 082B-09-005/01.00
Owner: Cotton Row Investors LLC Applicant: Lee Sahler / JLS Construction LLC
Address: 302 Sycamore Street Address: 103 Eastwick Lane
LeFlore MS 38736 Madison, MS 39110
Phone #: 662.820.9663 Phone #: 601.503.6860
E-Mail: Stallings CPA@hotmail.com E-Mail: JLSconst. @Yahoo.com
Current Zoning District: A1 rezoning request for C-1A
Acreage of Property (If applicable): 40
Use sought of Property: indoor/outdoor baseball practice facility

Requirements of Applicant:

- ✓1. Overview letter briefly describing the intent of the project
 - ✓2. Copy of written legal description
 3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
 4. Architectural Design Standards as stated in Ordinance #2025-01
 5. Color Rendering & Elevations at time of submittal
 6. Color samples and/or color identification codes
- 2/26/25. \$100.00 fee required for processing

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

- 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. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
- G. All existing and proposed easements
- H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
- I. 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.

- J. Contours at vertical intervals of five (5) feet or less
- K. Floodplain designation, according to FEMA Maps
- L. Landscaped areas and planting screens (Ordinance #2023-06)
- M. Building lines and the locations of all structures, existing and proposed
- N. Proposed uses of the land and buildings, if known
- O. Open space and recreation areas where required
- P. Area in square feet, and/or square acres of parcel
- Q. Proposed gross lot coverage in square feet
- R. Number and type of dwelling units where proposed
- S. Location of sign structures and drawings (Section 701)
- T. Location of garbage dumpster and enclosure (Section 406.06)
- U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

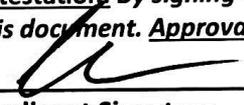
Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final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

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

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



 Applicant Signature

3/3/2024

 Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

Yes _____ No _____

Signature: _____
 Planning & Zoning Administrator (or Authorized Representative)

JLS CONSTRUCTION LLC
103 EASTWICK COVE
MADISON, MS 39110

2545

85-230-653

DATE 2/26/26

CHECK ARMOR

PAY TO THE ORDER OF

City of Gwinnestadt

\$ 600.⁰⁰

Six hundred dollars and no/100

DOLLARS

Photo Safe Deposit

PriorityOne Bank

MADISON, MS Site 160 Member FDIC

FOR Stout Road - we zone 250



Conditional use 250

⑈002545⑈ ⑆065302303⑆ ⑈193 8666 9⑈



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number:

RO0011600

Cashier Name:

BRIDGE

Section 4, Item D)

Terminal Number:

24

Receipt Date: 3/3/2026 11:07:48 AM

JLS CONSTRUCTION
103 EASTWICK COVE
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments
2026032 100.00CR

Account: 2026032 JLS CONSTRUCTION

\$100.00

Total Balance Due:

\$100.00

Payment Method: Check

Payor: JLS CONSTRUCTION

Reference: 2545

Amount: \$100.00

Total Payment Received:

\$100.00

Change:

\$0.00

JLS Construction, LLC.
Lee Sahler
103 Eastwick Cove
Madison, MS 39110
601.503.6860
jlsconst@yahoo.com

March 3, 2026

City of Gluckstadt Planning & Zoning Commission
Re: Application for Site Plan & Architectural Review

To whom it may concern,

I am submitting this letter to describe the intent of the desired development for the property located on Stout Road, Parcel 082B-09-005/01.00. The proposed project will include an indoor and outdoor baseball training facility. The facility's proposed building exterior consists of a combination of finish materials such as brick and hardie to cover at least 50% of the exterior of the building per the City of Gluckstadt's Building Exterior requirements outlined in the ARC Standards Ordinance No. 2025-01.

I respectfully request your favorable consideration of this application. Please feel free to contact me if additional information or clarification is needed.

Thank you for your time and consideration. JLS Construction, LLC. looks forward to working collaboratively with the City of Gluckstadt throughout this process.

Sincerely,



Lee Sahler

PARCEL: 082B-09-005/01.00, STOUT ROAD, GLUCKSTADT

The following described property lying and being situated in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, consisting of forty (40) acres, more or less, and being more particularly described as follows, to-wit:

Beginning at an established fence corner marking the SW corner of the NE ¼ of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, being that same corner used as a Point of Beginning in the description of subject property as recorded in Book 301 at Page 303 of the public records of Madison County, Mississippi, run thence N 00 03'11" W a distance of 1265.73 feet along a fence line to an iron pin on the South right-of way of Stout Road, said pin being situated 2640.80 feet East and 19.78 feet South from a concrete monument marking the SW corner of the NW ¼ of the NW ¼ of said Section 9; thence N 89 31' 01" E a distance of 1384.89 feet along the South right-of-way of Road, to an iron pin at a fence corner; departing said right-of way, run thence S 00 03'11" E a distance of 1253.26 feet to an iron pin at a fence corner; thence S 89 06'55" W a distance of 914.23 feet along a fence line to a point; thence S 89 33'14" W a distance of 299.36 feet along said fence line to a fence corner and the Point of Beginning and Close; said tract containing 40.00 acres, more or less, lying and being situated in the South ½ of the NE ¼ of Section 9, Township 8 North, and Range 2 East, Madison County, Mississippi.

Parcel Details

Parcel number	082B-09-005/01.00
PPIN	46903
Owner's name	COTTON ROW INVESTORS LLC
Physical street number	0
Physical street name	
Mailing address	302 SYCAMORE ST
Mailing city	LELAND
Mailing state	MS
Mailing zip	38796
True Values	
Land	16960
Improvement	0
Total	16960
Assessed Values	
Total	2545
Legal description	40 AC IN S1/2 NE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	09
Taxing District:	4GC
Taxing Exempt:	NO
Supervisor District	4
Municipality	GLUCKSTADT
School District	CANTON SEPARAT
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST
Deeds signed through 12/31/2024 and recorded by 1/7/2025	
Book / Page / Date	
2079 / 657 / 2006-07-28	[View Deed]
2079 / 657 / 2006-07-28	[View Deed]
	[Search By Legal Description]
Date	2006-07-28
Homestead	NO

Available Maps

- 082B.PDF

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

No Improvements For This Parcel

Return to Owners Name Search



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.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

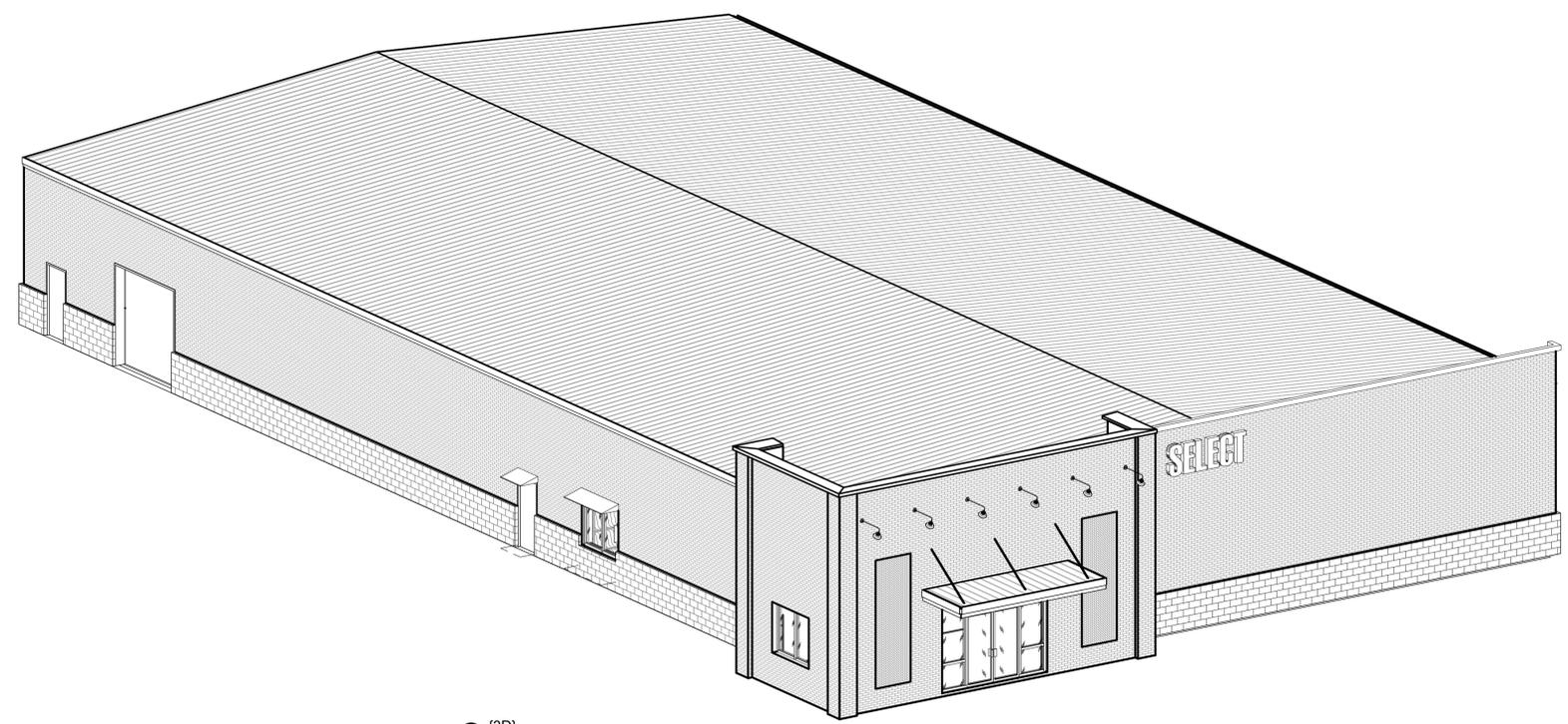
**ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY**

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PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:36
PM

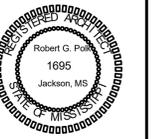
SHEET
ARB 1



① (3D)



COVER
Scale:



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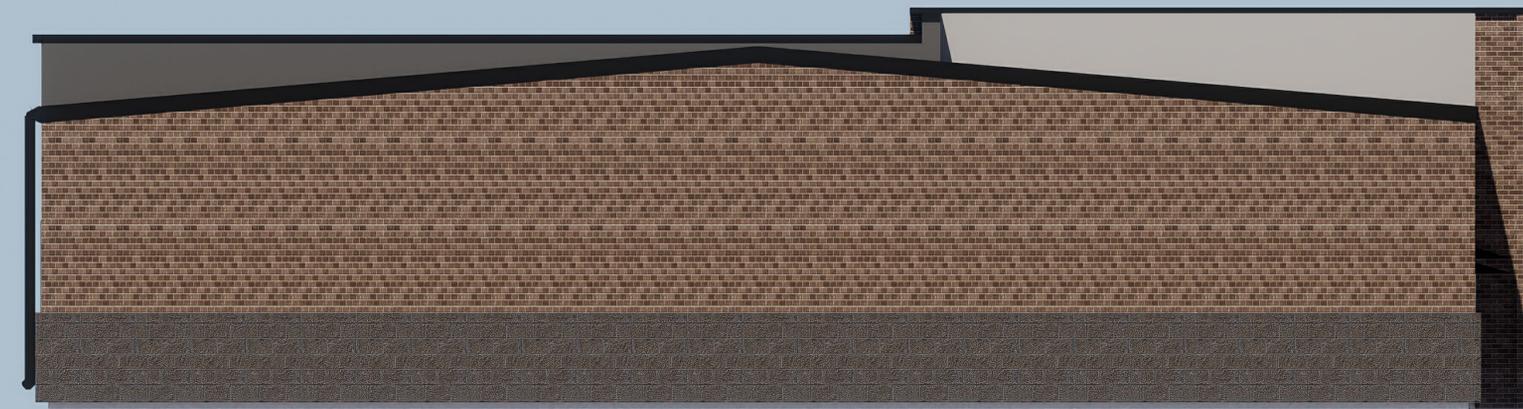
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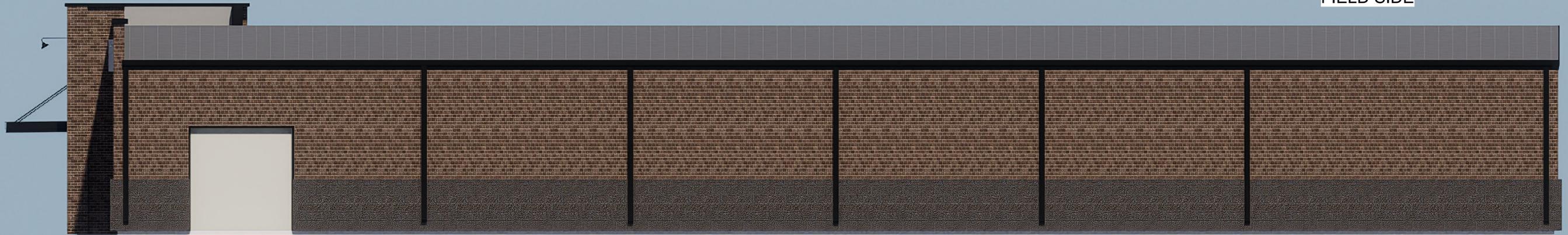
FRONT



REAR



FIELD SIDE



STREET SIDE

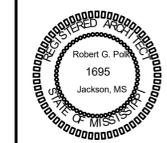
COLOR ELEVATIONS

Scale:

PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:43
PM

SHEET
ARB 4



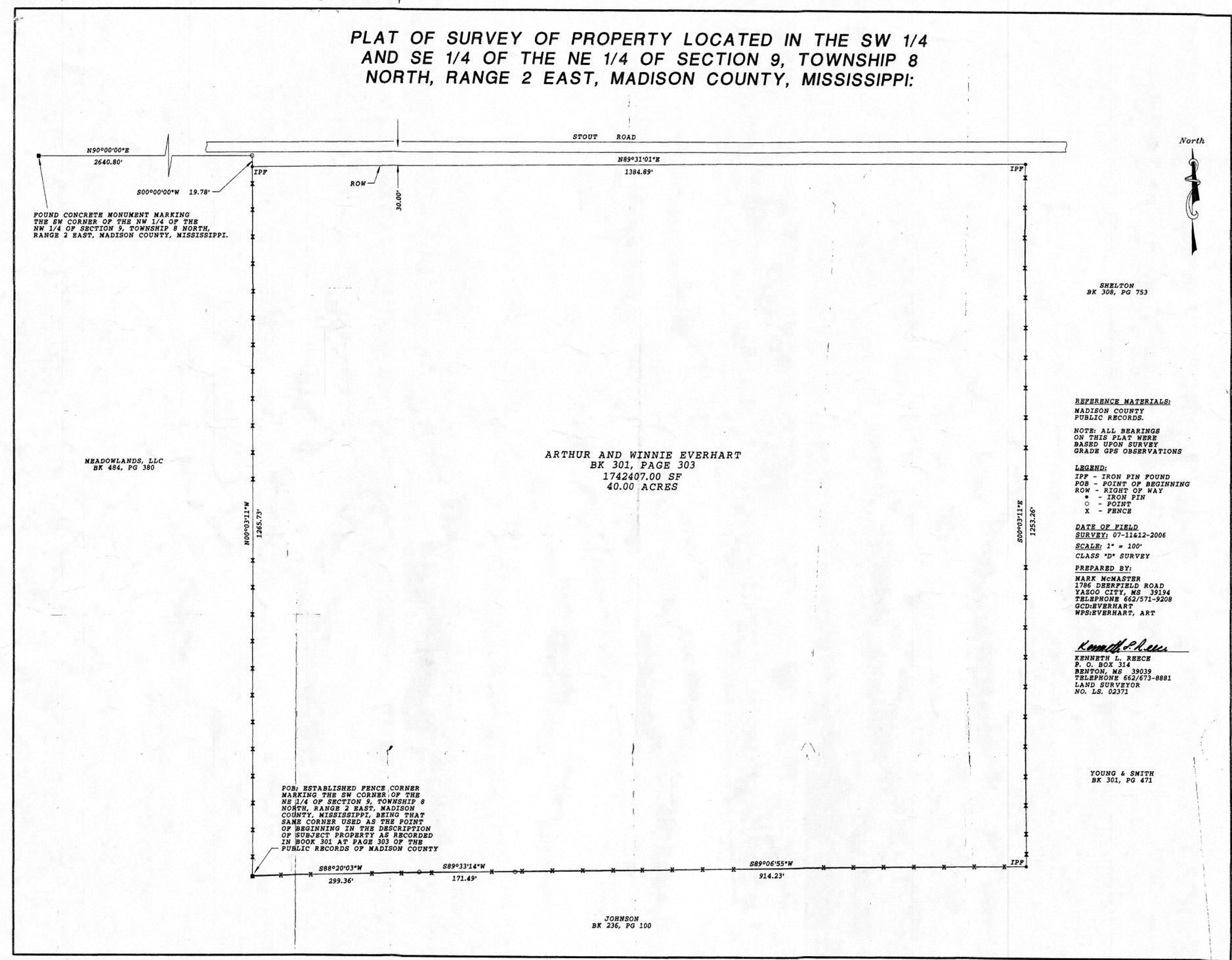
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PLAT OF SURVEY OF PROPERTY LOCATED IN THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI:



FOUND CONCRETE MONUMENT MARKING THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.

MEADOWLANDS, LLC
BK 484, PG 380

ARTHUR AND WINNIE EVERHART
BK 301, PAGE 303
1742407.00 SF
40.00 ACRES

POB: ESTABLISHED FENCE CORNER MARKING THE SW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, BEING THAT SAME CORNER USED AS THE POINT OF BEGINNING IN THE DESCRIPTION OF SUBJECT PROPERTY AS RECORDED IN BOOK 301 AT PAGE 303 OF THE PUBLIC RECORDS OF MADISON COUNTY

JOHNSON
BK 236, PG 100

SHELTON
BK 306, PG 753

REFERENCE MATERIALS:
MADISON COUNTY
PUBLIC RECORDS.

**NOTE: ALL BEARINGS
ON THIS PLAT WERE
BASED UPON SURVEY
GRADE GPS OBSERVATIONS**

LEGEND:
IPF - IRON PIN FOUND
POB - POINT OF BEGINNING
ROW - RIGHT OF WAY
* - IRON PIN
O - POINT
X - FENCE

**DATE OF FIELD
SURVEY:** 07-11&12-2006
SCALE: 1" = 100'
CLASS: "D" SURVEY

PREPARED BY:
MARK McMASTER
1786 DERRFIELD ROAD
YAZOO CITY, MS 39194
TELEPHONE 662/571-9208
CDE:EVERHART
WFS:EVERHART, ART

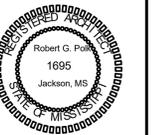
Kenneth L. Reece
KENNETH L. REECE
P. O. BOX 314
BENTON, MS 39035
TELEPHONE 662/571-8881
LAND SURVEYOR
NO. LS. 02371

YOUNG & SMITH
BK 301, PG 471

SURVEY
Scale:

PLOTTED:
3/13/2026
3:19:30
PM
SHEET
C-0

BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS



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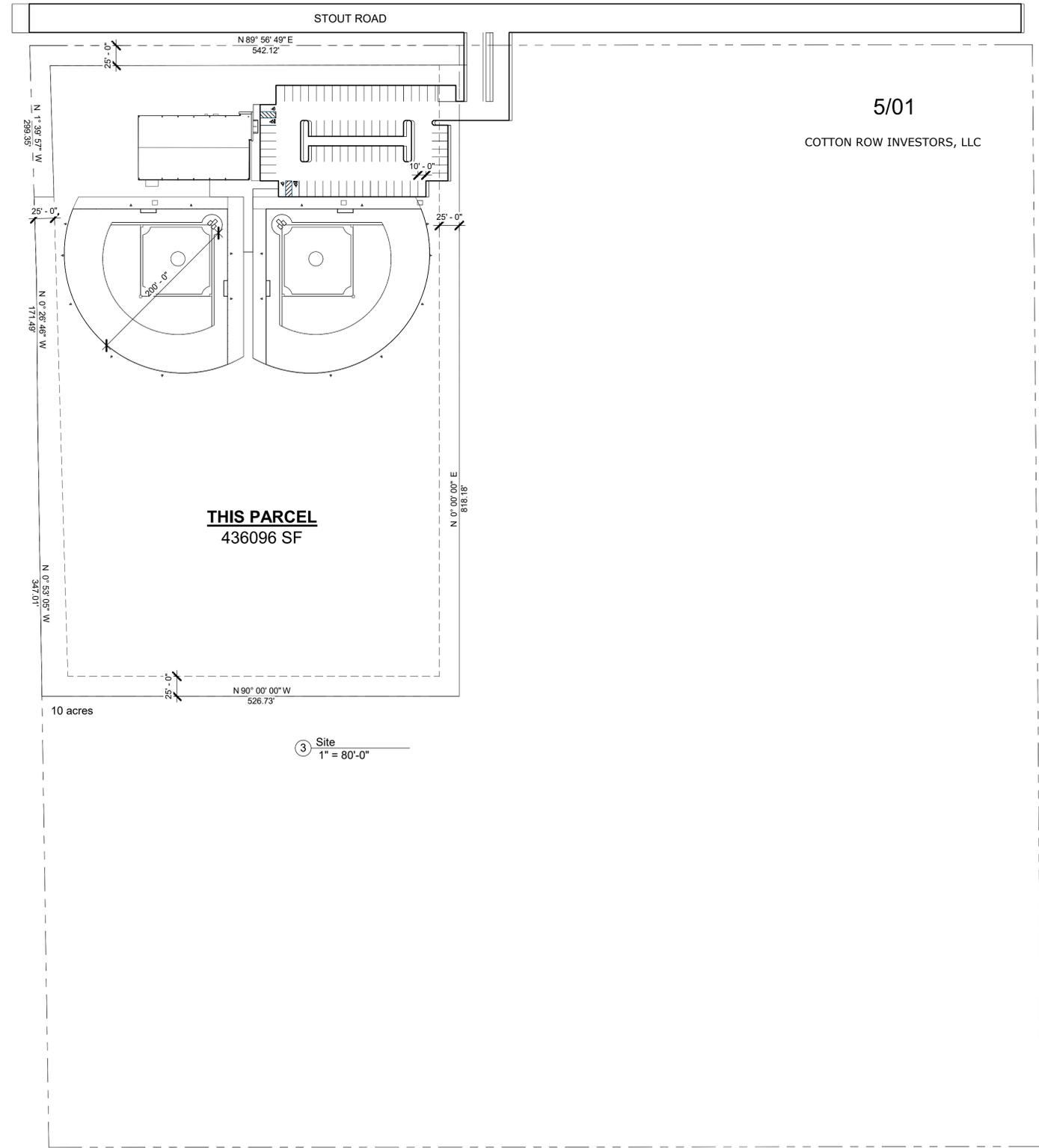
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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C-1

PROPOSED SITE PLAN

Scale: 1" = 80'-0"



5/01
COTTON ROW INVESTORS, LLC



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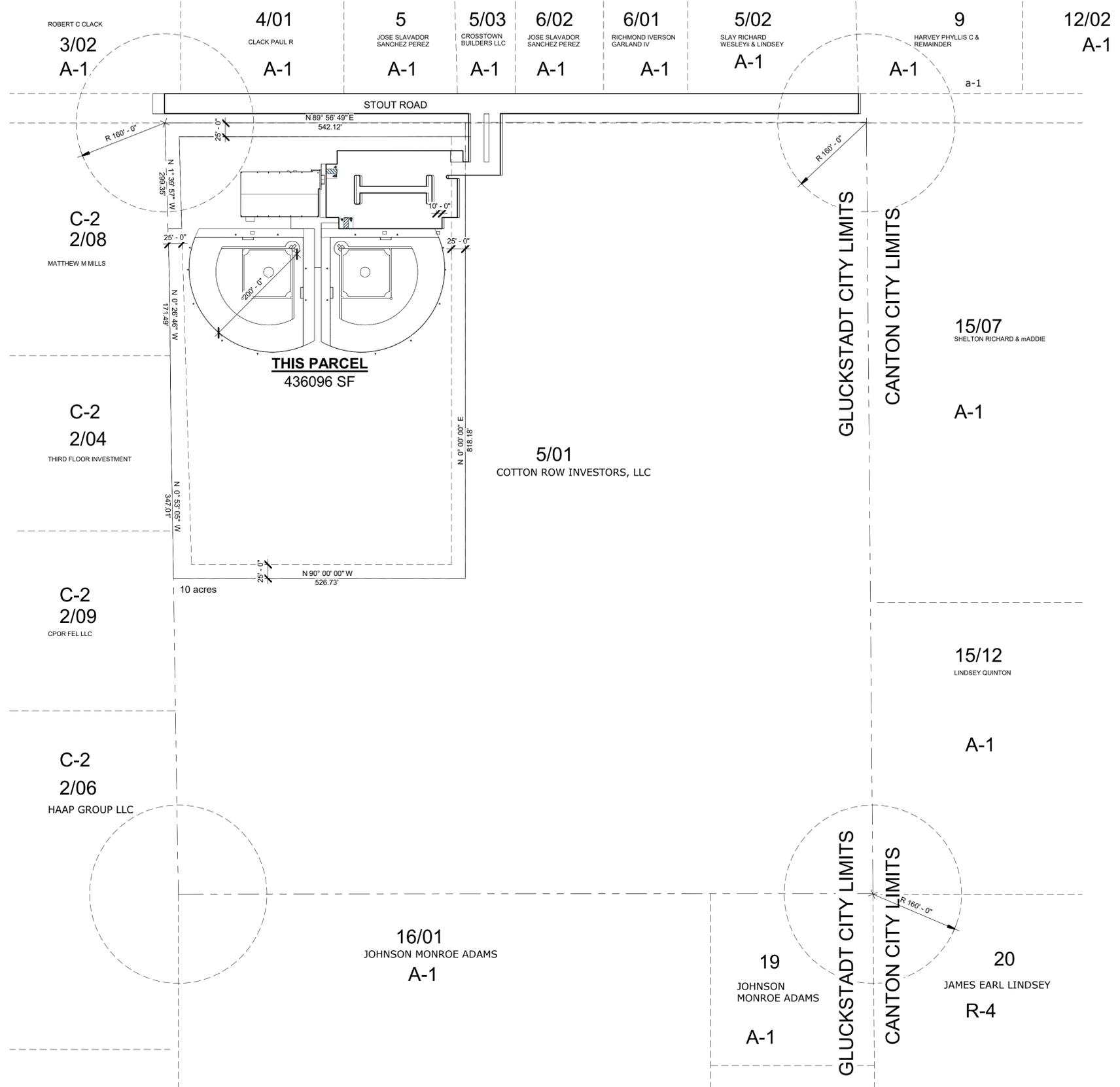
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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

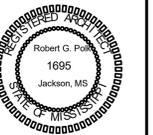
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SHEET
C-2



14

1 SITE OWNERS AND ZONING
1" = 100'-0"



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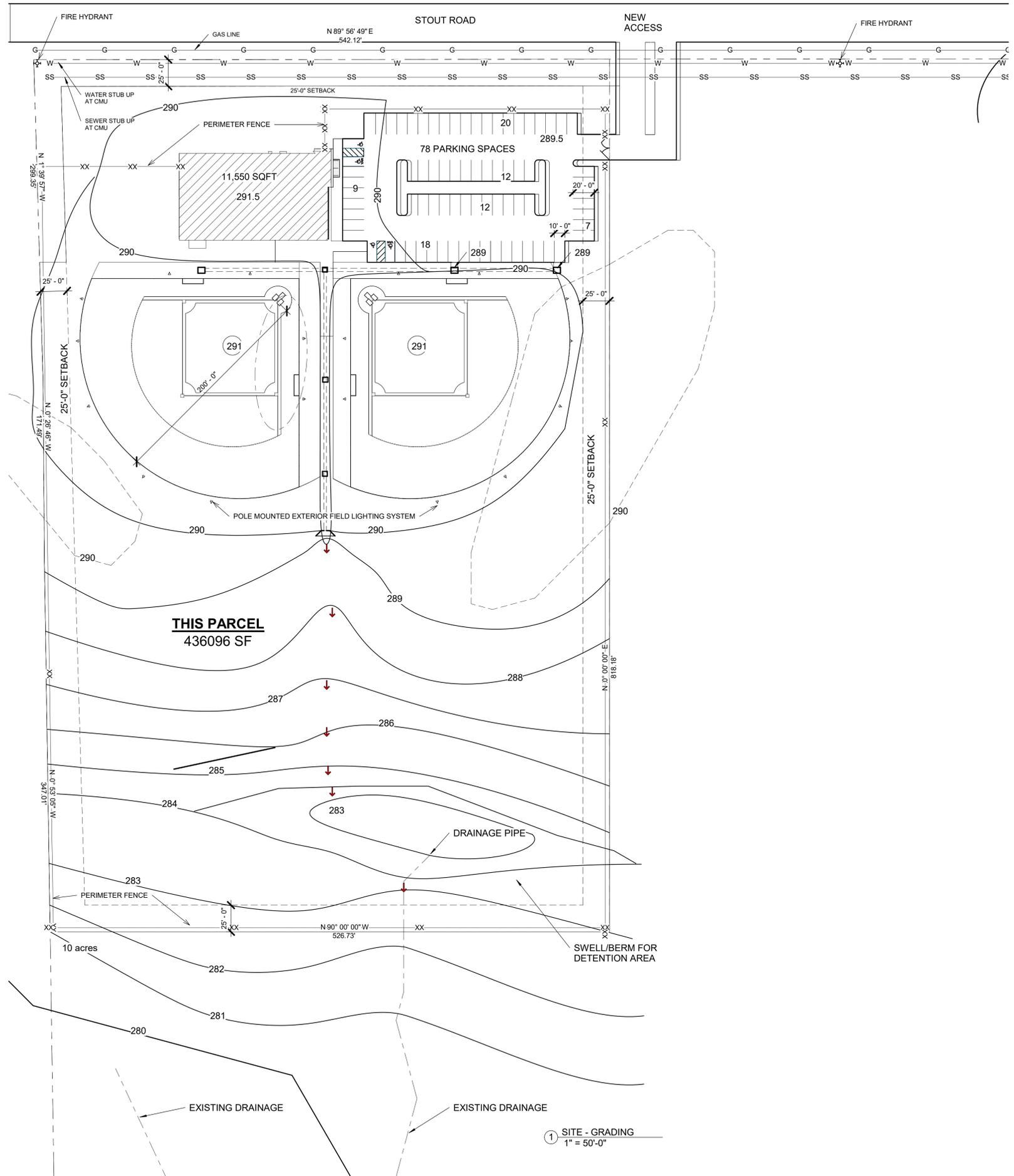
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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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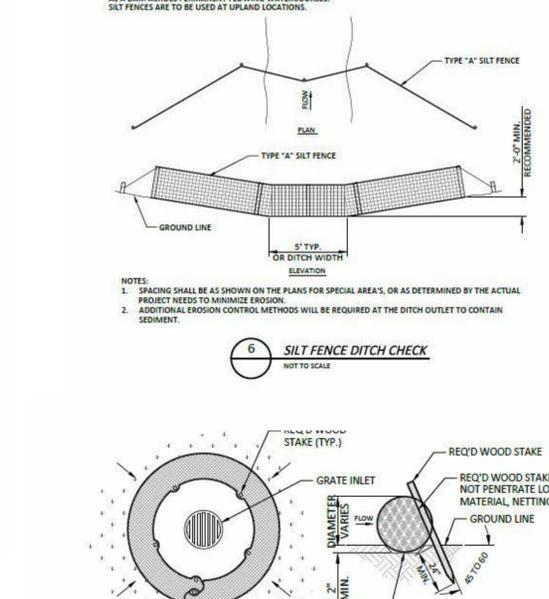
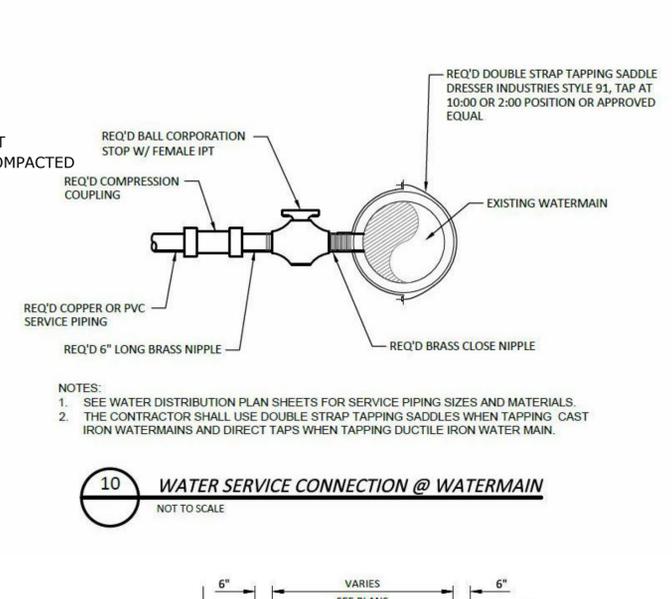
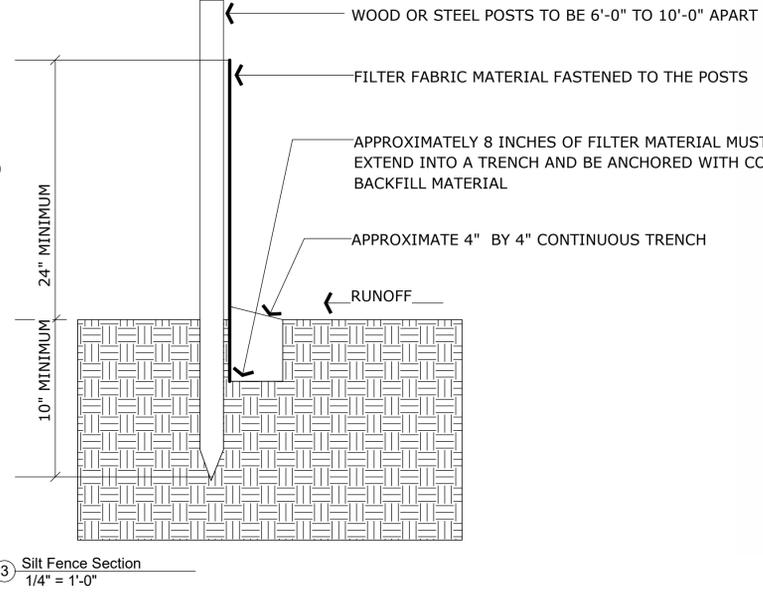
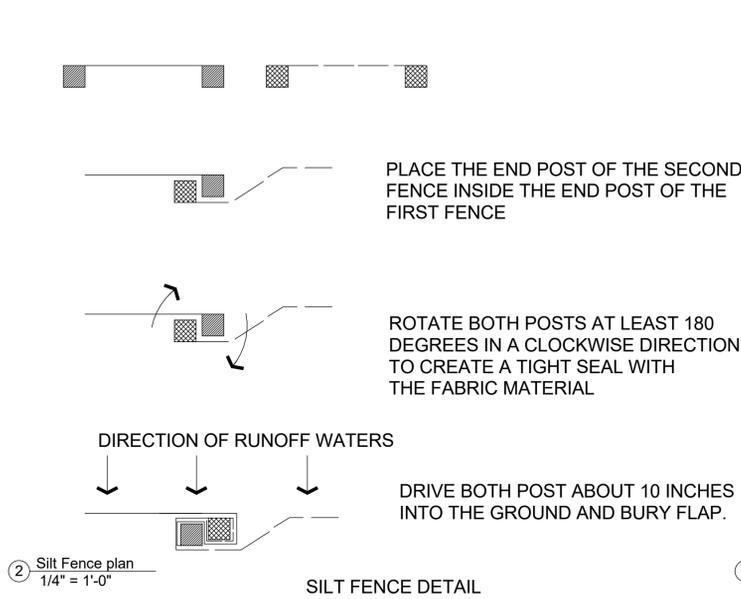
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C-3



GRADING PLAN
Scale: 1" = 50'-0"

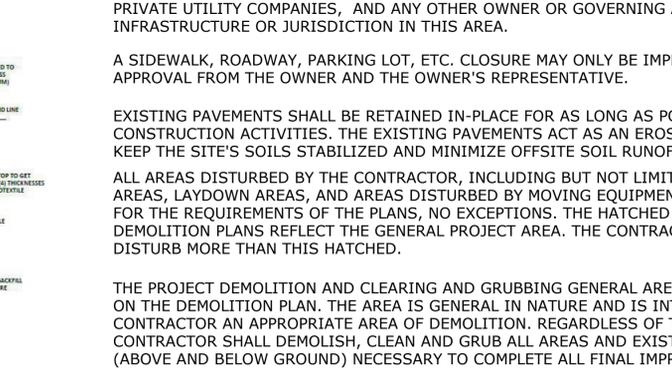
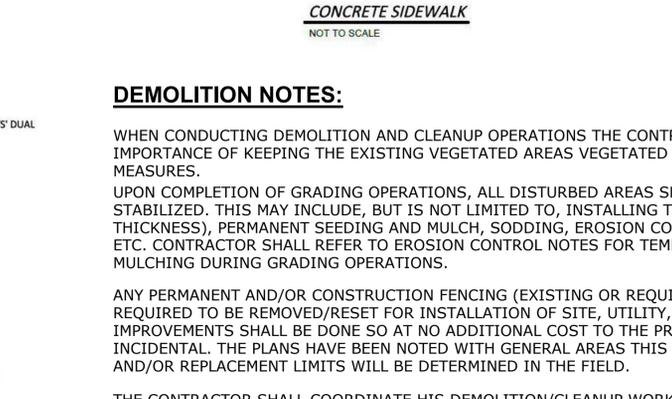
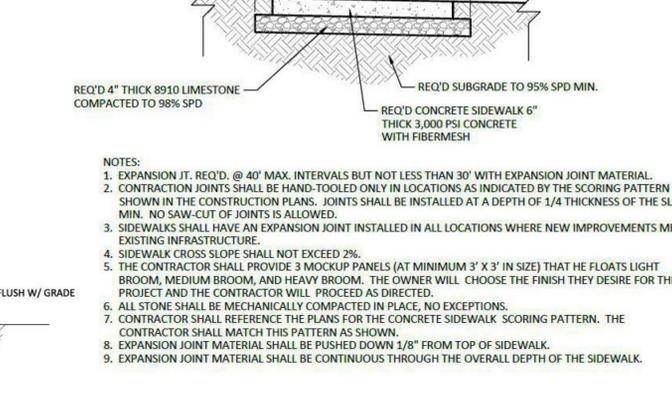
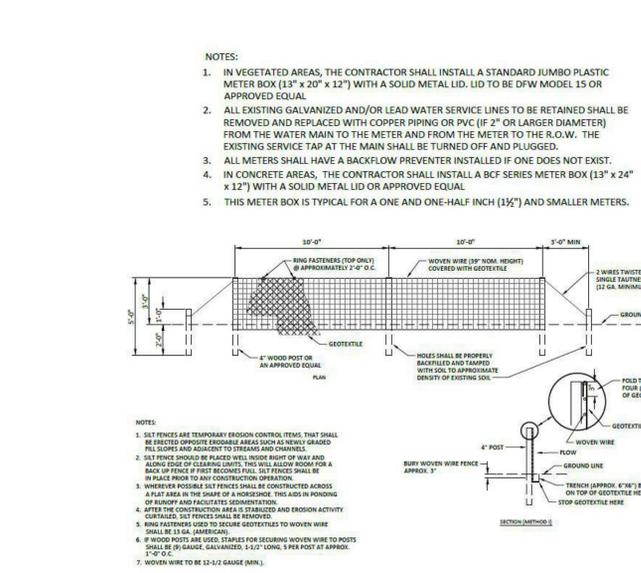
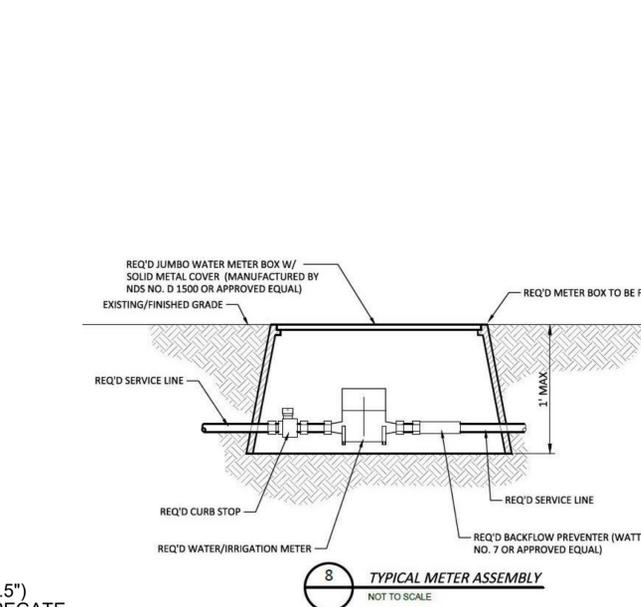
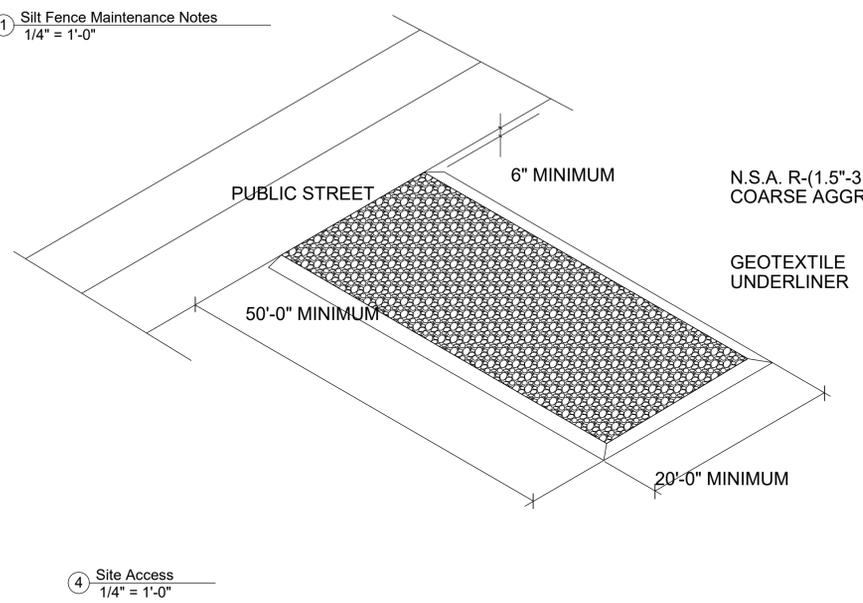
① SITE - GRADING
1" = 50'-0"

ATTACHING TWO SILT FENCES



SILT FENCE MAINTENANCE PLAN

- CARE SHALL BE TAKEN TO MINIMIZE THE MOVEMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES AND PUBLIC STREETS UNTIL THE IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- A DROP INLET SEDIMENT TRAP WITH PERIMETER SILT FENCING OR PROPERLY INSTALLED HAYBALE BARRIERS IS THE RECOMMENDED METHOD OF INLET PROTECTION. SEDIMENT WILL BE REMOVED FROM THE EXCAVATED DROP INLET SEDIMENT TRAP AND RESTORED TO THE ORIGINAL DEPTH WHEN SEDIMENT ACCUMULATION HAS REACHED HALF THE DEPTH OF THE TRAP.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATIONAL INTEGRITY FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE, LESS THAN EVERY WEEK. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN THE MEASURE'S PERFORMANCE AS DESIGNATED.
- SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE WHEN IT REACHES A MAXIMUM SIX-INCH (6") DEPTH AT THE FENCE. THE FENCE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.



DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.

UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

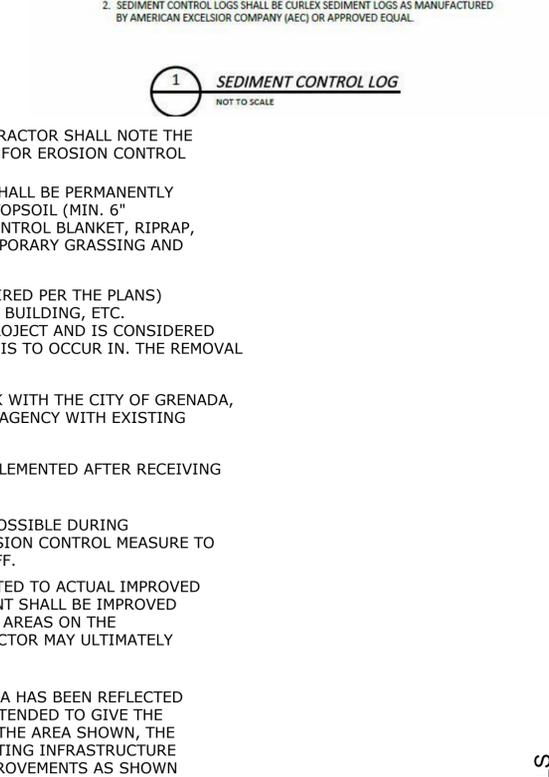
THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GRENADA, PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.



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Section 4, Item D)

RGPA pa

ROBERT G. POLK ARCHITECT, P.A.

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

Robert G. Polk
1695
Jackson, MS

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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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3/13/2026
3:19:39
PM

SHEET
C-4

DETAILS
Scale: 1/4" = 1'-0"



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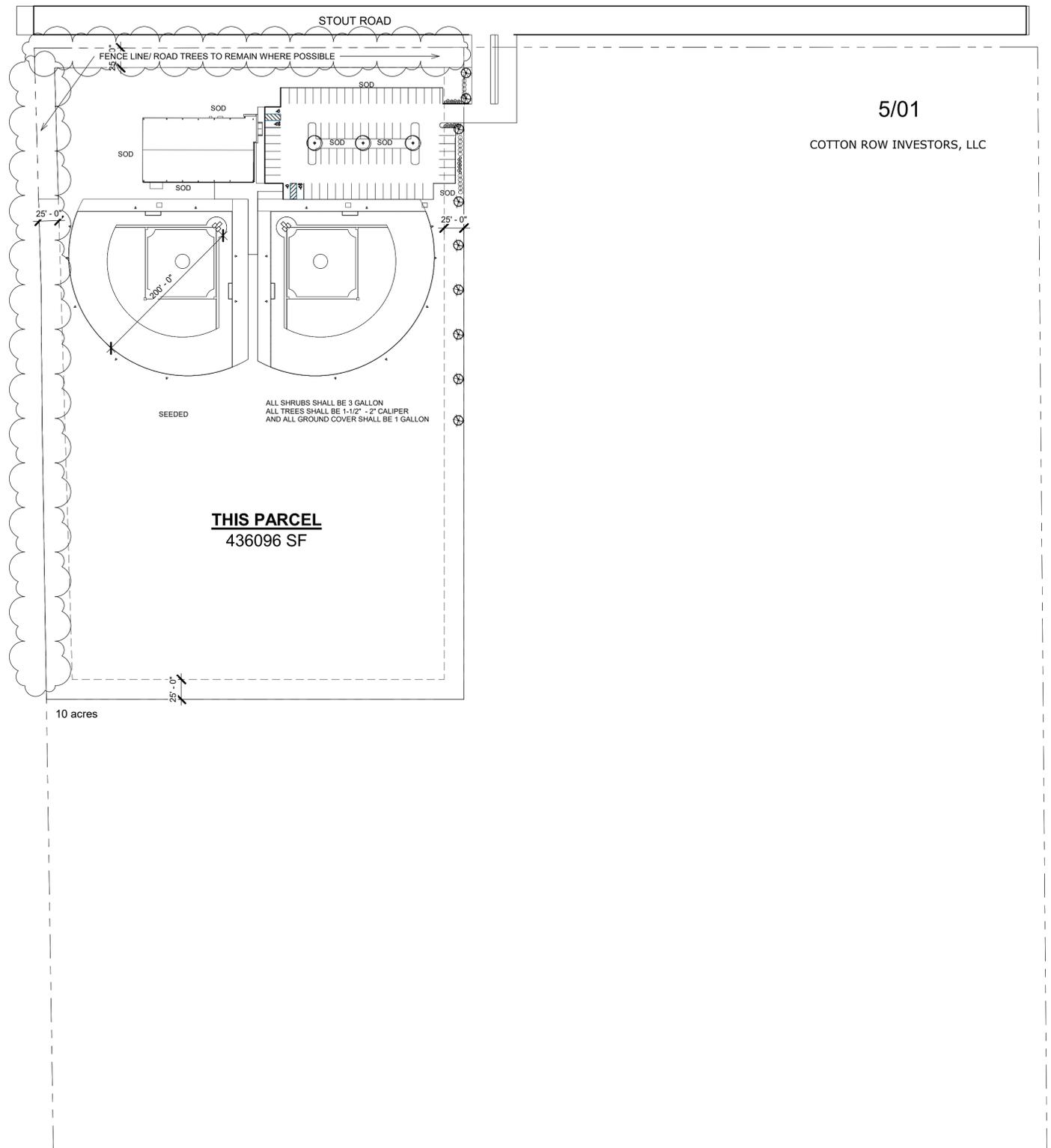
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GLUCKSTADT, MS

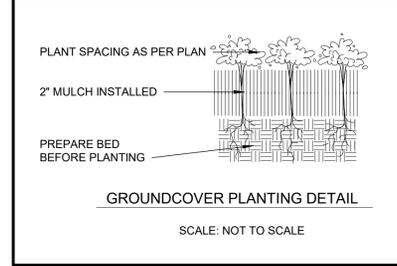
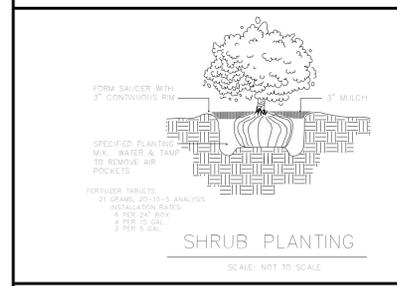
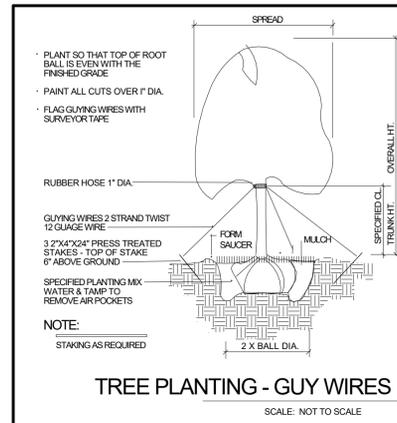
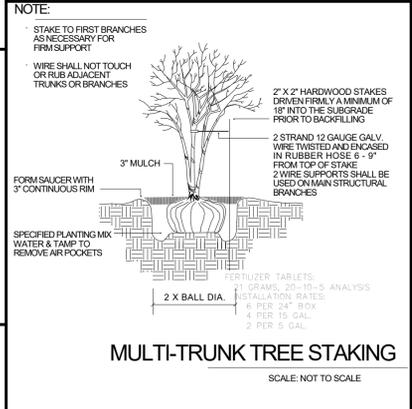
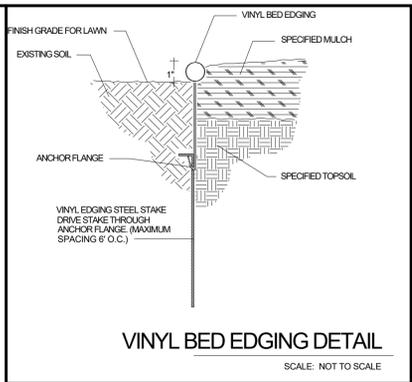
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SHEET
C-5

LANDSCAPING
Scale: As indicated



PLANT LIST			
TYPE	ABBREVIATION	COMMON NAME	QUANTITY
Trees			SEE PLAN
12-14 MINIMUM HEIGHT	CRM	Crape Myrtle-color as selected	
	SWB	Sweetbay Magnolia	
	WIL	Willow Oak	
	PIN	Pine	
	MAP	October Glory Maple	
	VIT	Vitex	
	SWO	Sweet Olive	
	POP	Tulip Poplar	
	SYC	Sycamore	
	NUT	Nutall Oak	
Shrubs			
3 GALLON MINIMUM	GAR	Gardnia	
	NAN	Compact Nandina (Moonbay)	
	BAR	Crimson Pigeon Barbary	
	IND	Clara Indian Hawthorn	
	DWY	Dwarf Yaupon Holly	
	DFG	Dwarf Fountain Grass	
	AZE	AZALEA (color as selected)	
Groundcovers			
	GGL	Green Giant Linxpe	
	PAR	Parsons Juniper	
	ANN	Annual Color	
	ASJ	Asiatic Jasmine	
Misc.			
	Bed Prep	See Specifications	
	Mulch	Hardwood Mulch	
	Sod	BERMUDA (MATCHES EXISTING)	
	Seed	Parana Bermuda	



2 Landscape Plant Details
1/8" = 1'-0"

1 LANDSCAPING
1" = 80'-0"





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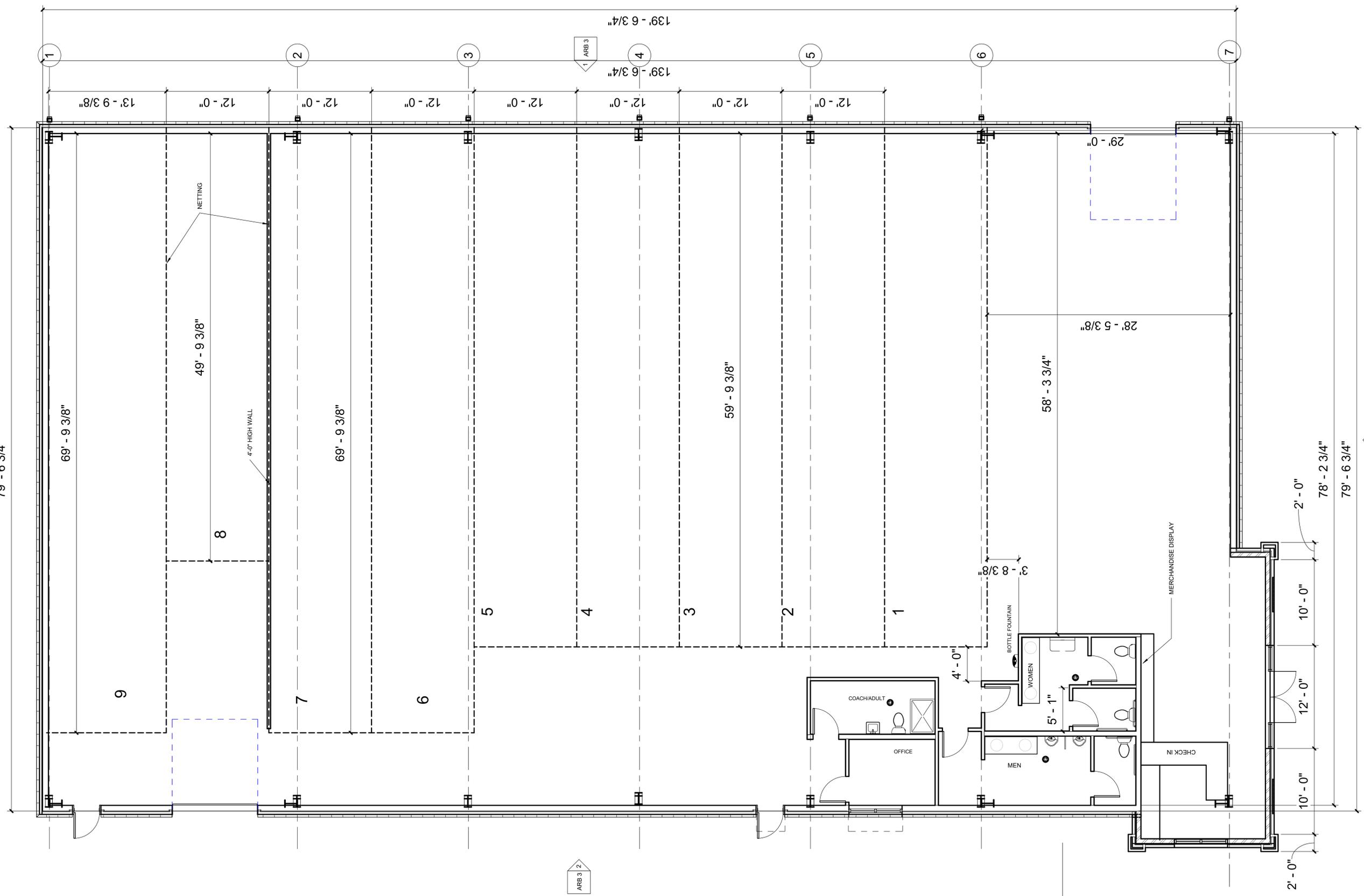
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PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

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3/13/2026
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PM

SHEET
ARB 2



① Level 1
3/16" = 1'-0"

FLOOR PLAN
Scale: 3/16" = 1'-0"





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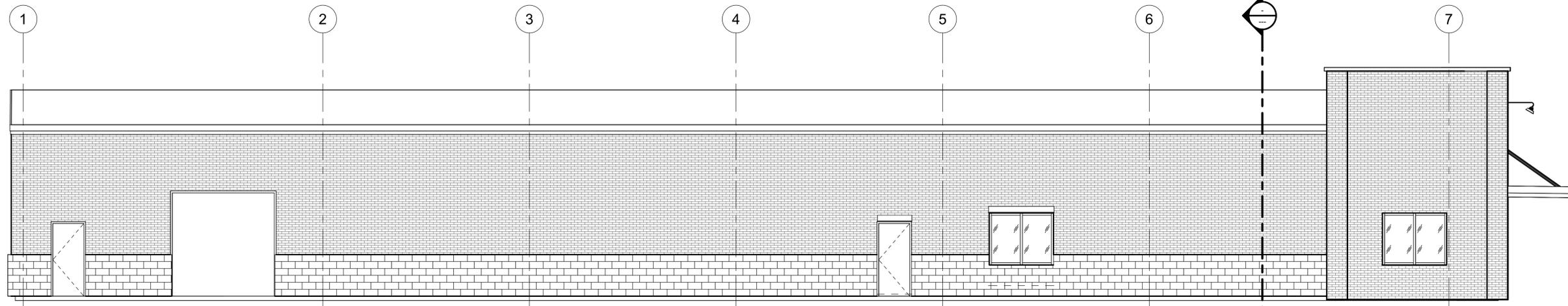
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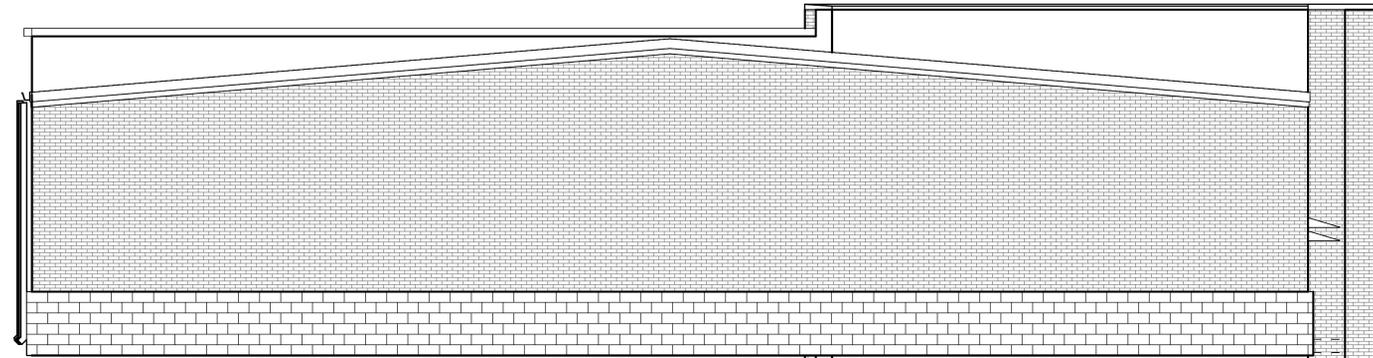
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LEE SAHLER
GLUCKSTADT, MS 39110

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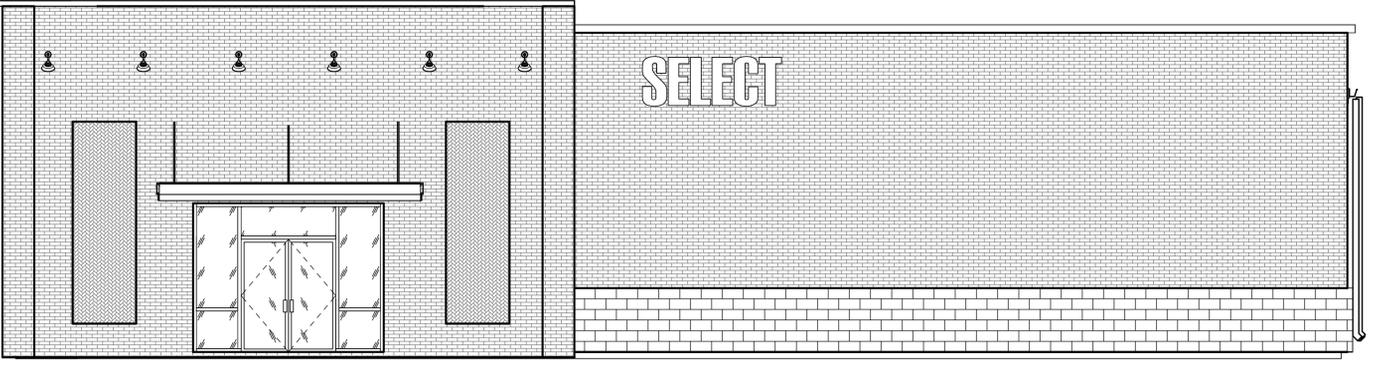
SHEET
ARB 3



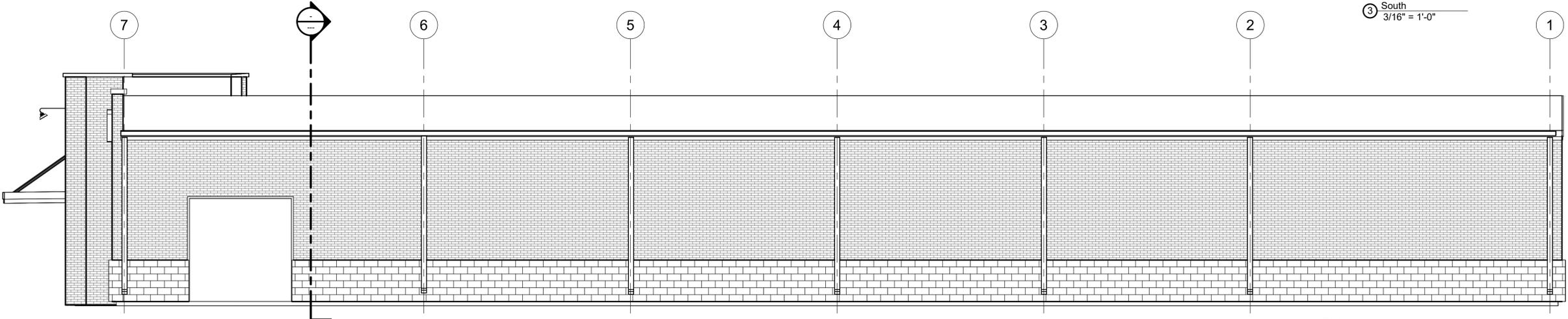
② WEST
3/16" = 1'-0"



④ North
3/16" = 1'-0"



③ South
3/16" = 1'-0"



① East
3/16" = 1'-0"

ELEVATIONS
Scale: 3/16" = 1'-0"



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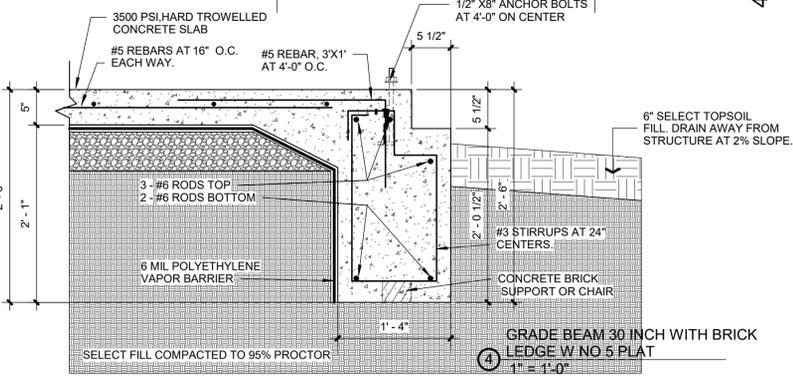
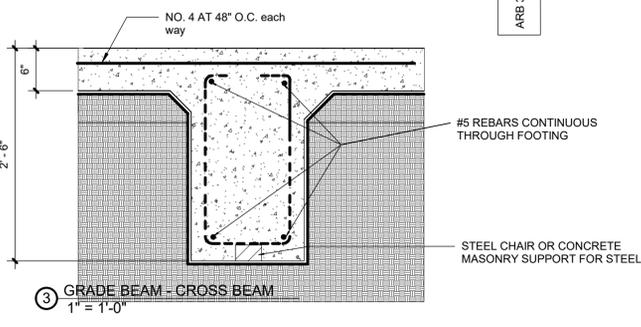
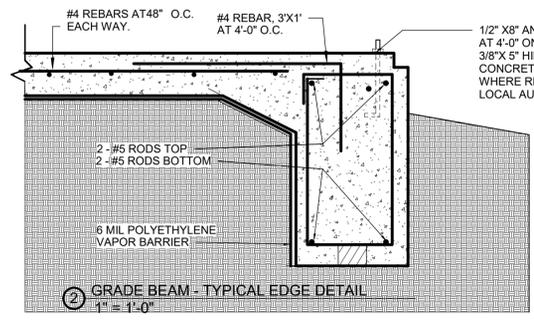
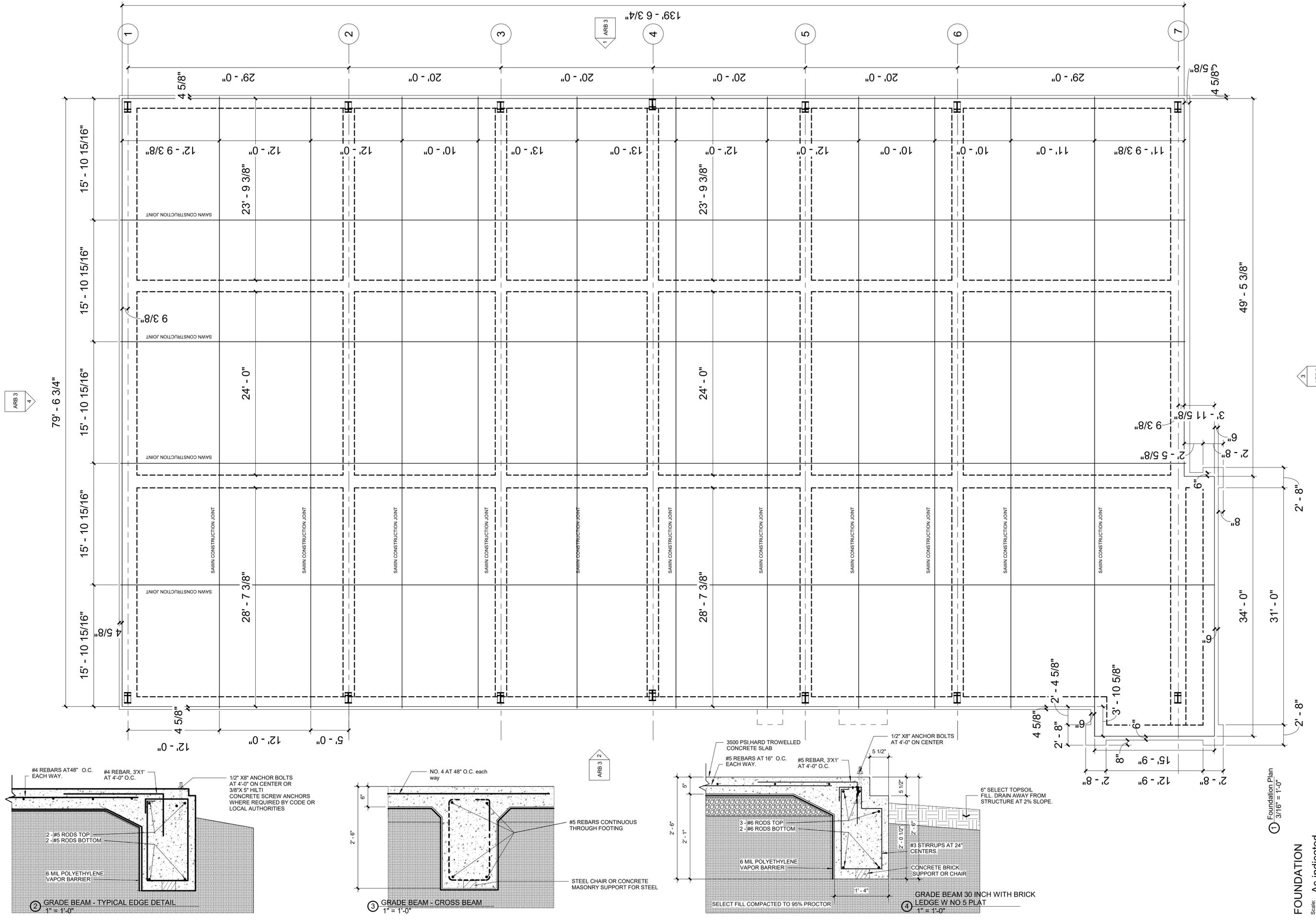
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PROPOSED BLDG - SELECT
 LEE SAHLER
 GLUCKSTADT, MS 39110

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 3/13/2026
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 ARB 5



FOUNDATION
 Scale: As indicated

PROJECT ADDRESS: BUILDING ONE SAHLER PARK CANTON, MS

CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:

BUILDING CODE: 2018 IBC, ADA-AG 2010

TABLE 506.2 ALLOWABLE AREA FACTOR (A_f = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET^{a, b}

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V
		A	B	A	B	A	B	HT	A	B
B	NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000

THIS PROJECT IS NEW CONSTRUCTION

PROPERTY IS ZONED C2 - SPECIAL USE PERMIT

OCCUPANCY CLASSIFICATION:

GROUP B - BUSINESS (IBC SECTION 304)

NUMBER OF STORIES - 1

TYPE OF CONSTRUCTION:

IBC 2018 TYPE III-B, UNPROTECTED, UNSPRINKLED.

SQUARE FOOTAGES:

PER TABLE 506.2 (above) ONE STORY - B - BUSINESS

UNSPRINKLED 19,000 SQUARE FEET MAXIMUM

THIS PROJECT IS 11,485 GROUND FLOOR SQUARE FEET GROSS

BUILDING HEIGHT MAX PER CODE 75 FT. (IBC TABLE 504 AND 506)

MINIMUM OCCUPANT LOADS BY CODE:

1 PER 150 S.F. - GROUP B (IBC TABLE 1004.5)

BUILDING HEIGHT MAX PER CODE 75 FT. (IBC TABLE 504 AND 506)

MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED TABLE 1016.1: (UNSPRINKLED) 200 FT.

NUMBER OF EXITS REQUIRED (IBC TABLE 1018.1): 2, THREE (3) PROVIDED

MINIMUM CORRIDOR AND STAIR WIDTH, 44 INCHES

MINIMUM CLEAR OPENING OF EXIT DOORS 32 INCHES (36" DOOR)

OCCUPANT LOAD - 11,485/150 = 76.56 = 77 OCCUPANTS

CONTROLLING EXIT NUMBER 77 TOTAL

77 X .20 EXIT UNITS = 15.4 INCHES USE MINIMUM OF 36 INCHES (32" MINIMUM CLEAR)

128 INCHES EXIT UNITS PROVIDED

16 INCHES REQUIRED - LS101 - 2/3 ON ENTRY = 32" MINIMUM - 64" PROVIDED.

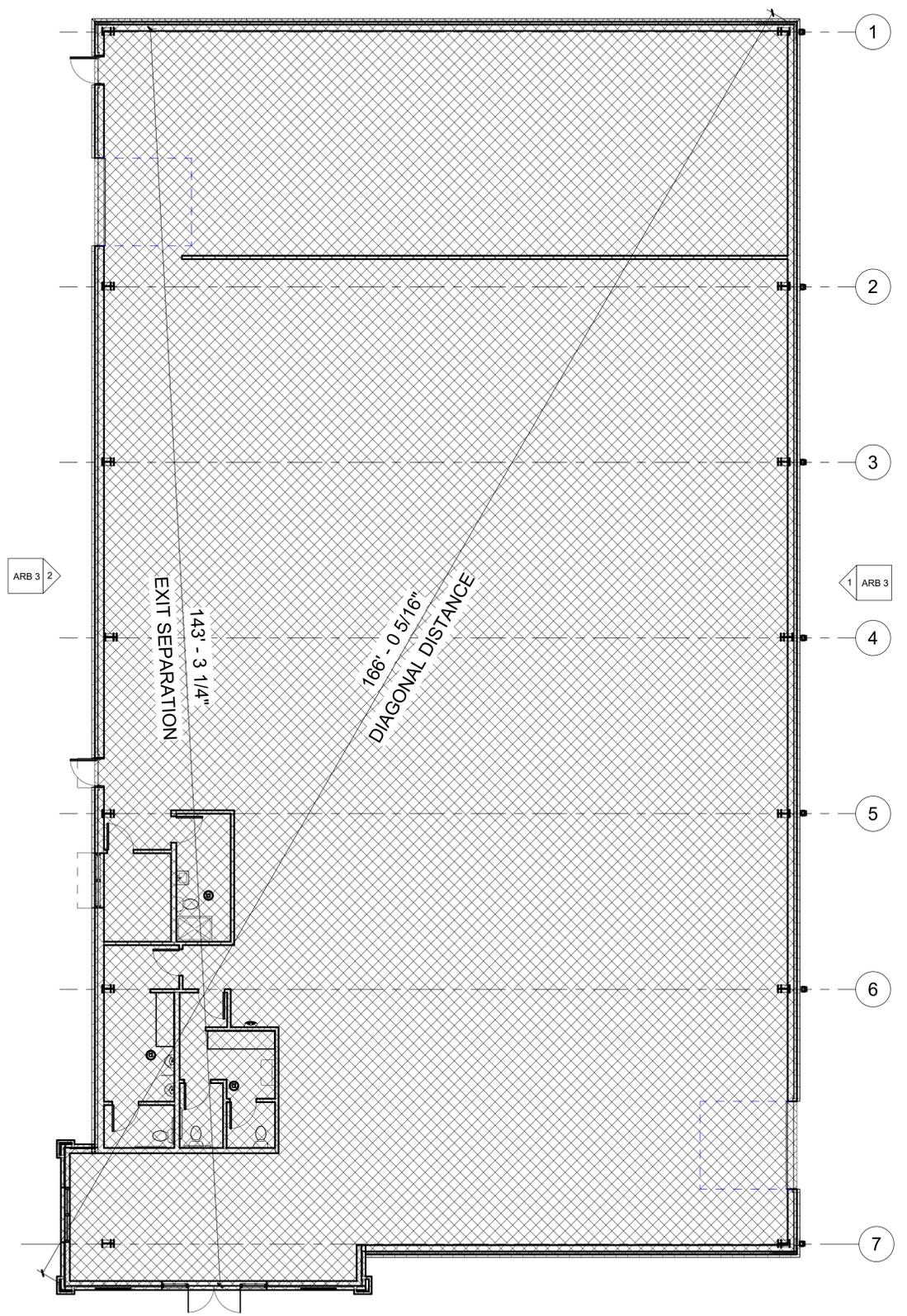
DIAGONAL DISTANCE - 166'-4"

SEPARATION OF EXITS- 1/2 DIAGONAL DISTANCE = 83'-2"

SEPARATION OF EXITS PROVIDED -143'-3" EXCEEDS MINIMUM SEPARATION

FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED IN

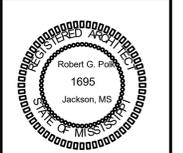
COUNT, TYPE AND LOCATION AS REQUIRED BY FIRE MARSHAL



① Life safety
1/8" = 1'-0"

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

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



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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SHEET
ARB 6

Life Safety
Scale: As indicated

ARB 3
4

ARB 3
2

1 ARB 3

ARB 3
3



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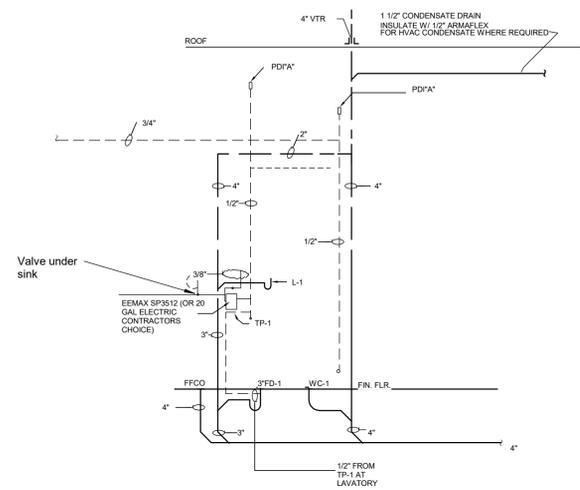
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SHEET
ARB 7

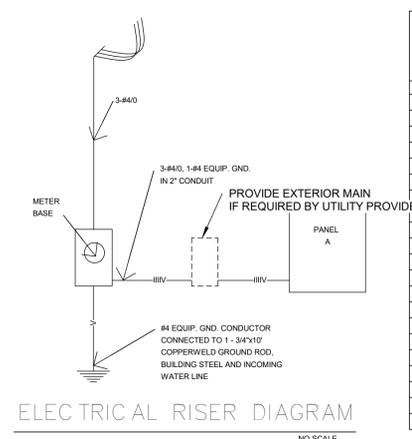


TYPICAL TOILET RISER

- A DIVISION 15 SHALL FURNISH, INSTALL AND CONNECT ALL WATER LINES, WASTE LINES, ETC. (DIRECT, INDIRECT AND/OR CONTINUOUS) AS APPLIES TO THE PROJECT.
- B ALL PIPES AND RELATED ROUGH-IN MATERIAL, ARE TO BE RUN CONCEALED BELOW FLOOR OR IN WALL. PIPING CAN BE ABOVE CEILING IF CEILING IS INSTALLED. IF NOT ALL PIPING ETC, SHALL BE A MINIMUM OF 11'-0" ABOVE FINISHED FLOOR. ANY WATER LINES ON OR IN AN EXTERIOR WALL SHALL BE FULLY INSULATED WITH FLEXIBLE FOAM INSULATION
- C CONTRACTOR AND PLUMBING SUBCONTRACTOR TO COORDINATE ALL FINAL WATER, SEWER AND CONNECTIONS TO ANY EQUIPMENT PROVIDED BY OWNER.

1 Plumbing Plan Notes
1/4" = 1'-0"

MARK	DESCRIPTION	MAKE	MODEL	SUPPLY FITTING	SUPPLY PIPE(S)	DRAIN	TRAP	ROUGH-IN SIZES				REMARKS
								C.W.	H.W.	WASTE	VENT	
WC-1	WATER CLOSET - FLR. MTD. TANK TYPE - A.D.A.	KOHLER	K-3427	---	McGURE H2169CC	---	---	1/2"	---	4"	4"	W/BIENEKE 523 CHSS WHITE AND BOLT CAPS.
U-1	URNAL WALL HUNG FLUSH VALVE, A.D.A.	KOHLER	K-3432	---	McGURE H2169CC	---	---	3/4"	---	2"	2"	MOUNT AT A.D.A HEIGHT
L-1	LAVATORY, COUNTER MOUNTED, ADA	KOHLER	K-2196-4	DELTA 521 WF-HGMHDF	McGURE H2169CC	McGURE 159WC	McGURE 8902C	1/2"	1/2"	2"	2"	COORDINATE ROUGH-IN W/DRAIN ASSEMBLY, INSULATE P-TRAP AND SUPPLY PIPES W/ TRUEBRO 120X105.
TP-1	TRAP PRIMER = PPP ABOVE CEILING	ZURN	---	---	---	---	---	1/2"	---	---	---	MOUNT ABOVE CEILING
EDF-1	ELECTRIC DRINKING FOUNTAIN	ELKAY	EBFSA-8	---	McGURE H2169CC	---	---	1/2"	---	2"	2"	BASE RATE - 8.1
HB-1	HOSE BIBB	WOODFORD	24-P	---	---	---	---	3/4"	---	---	---	WITH VACUUM BREAKER, VERIFY MOUNTING HEIGHT ON JOB SITE WITH OWNER.
FD-1	FLOOR DRAIN - POLISHED BRONZE WITH TRAP PRIMER CONNECTION	ZURN	ZB-415-B-P	---	---	---	---	1/2"	---	---	---	WITH TRAP PRIMER CONNECTION



ELECTRIC RISER DIAGRAM
NO SCALE

PANEL A		225 AMPERE MAIN BREAKER		SQ. 17 NOOD OR EQUAL		PER PHASE		NEUTRAL					
Ckt. No.	Description	Amp	Pole	Type	Phase A	Phase B	Phase B	Phase A	Type	Pole	Amp	Description	Ckt. No.
1	spare	20	1	QOB					QOB	2	20	spare	22
2	Warehouse lights	20	1	QOB		1.223	1.223		QOB	20	20	Warehouse lights	23
3	Warehouse lights	20	1	QOB	1.223			1.223	QOB	2	20	Warehouse lights	24
4	Exit & Emerg. Lights	20	1	QOB		0.500			QOB	20	20	space	25
5	Warehouse lights	20	1	QOB		1.223	1.223		QOB	1	20	Warehouse lights	26
6	Warehouse lights	20	1	QOB	1.223			1.223	QOB	1	20	Warehouse lights	27
7	Ext. Wall Packs	20	2	QOB	1.150			1.150	QOB	1	20	Ext. Wall Packs	28
8	Ext. Wall Packs					1.150	1.150		QOB			Ext. Wall Packs	29
9	Receptacles	20	1	QOB	0.500			0.500	QOB	1	20	Receptacles	30
10	Receptacles	20	1	QOB		0.500	0.500		QOB	1	20	Receptacles	31
11	Receptacles	20	1	QOB	0.500			0.500	QOB	1	20	Receptacles	32
12	Receptacles	20	1	QOB		0.500	0.500		QOB	1	20	Receptacles	33
13	Receptacles	20	1	QOB	0.500			0.500	QOB	1	20	Receptacles	34
14	Receptacles	20	1	QOB		0.500	0.500		QOB	1	20	Receptacles	35
15	space											space	36
16	space											space	37
17	space											space	38
18	space											space	39
19	space											space	40
20	space											space	41
21	space											space	42

Phase A: 10.192
Phase B: 10.692

NO BREAKER TO BE LOADED BEYOND 80% OF ITS RATED CAPACITY
CONFIRM WITH UTILITY PROVIDER IF EXTERIOR MAIN REQUIRED

LIGHT FIXTURE SCHEDULE						
SYMBOL	MFGR.	CAT. NO.	LAMPS	VOLTS	MOUNTING	FIXTURE DESCRIPTION
A	DAYBRIGHT	2TG8232-12-UNV-1/2 EB	2- 32w T8	120	LAY-IN	2X4 2 LAMP FLOURESCENT TROFFER
B	DAYBRIGHT	VERWEM	LED	120	SURFACE	SURFACE EXIT LIGHT WITH BATTERY BACKUP
C	DAYBRIGHT	WTM150MMT-SC2-LP	150W	208	SURFACE	HID WALL PACK
D	DAYBRIGHT	TT232-UNV-1/4 -EB	4 - 4'-0" T8	120	SURFACE	4L,8' STRIP
E	PRESCOLITE	D4LED3-4D9LED335K7FL25MFCB24	4 LED	120	CEILING	ARCHITEKTUR 4" LED DOWNLIGHT
F	UTOPIA	EM3	2 -6V 5W DC	120	SURFACE	TWO HEAD EMERGENCY LIGHT WITH 90 MINUTE BATTERY LIFE

CONTRACTOR TO PROVIDE LED ALTERNATIVES FOR WAREHOUSE AND OFFICE LIGHTING



6 Level 1
1/8" = 1'-0"

service
Scale: As indicated