

APPLICATION FOR CONDITIONAL USE

Name and Address of Applicant: Strategic Sites, LLC 217 Calumet Drive, Madison, MS 39110 Mike Jarvis, michaeljarvis823@gmail.com (601) 955-9799	Street Address of Property (if different address): Site Location address is being determined, it is adjacent to the Mega Site Elevated tank which has an address of 153Z Madison County Parkway, Canton, MS 39046
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
12-30-2022	Heavy Industrial	See (Exhibit A)	092H-28-002/05.00	NA	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments Strategic Site, LLC in conjunction with the Madison County Economic Development Authority, propose to construct an approximately 220 ft tall monopole cellular tower at the Madison County Mega Site. This tower will be jointly owned by SS, LLC and MCEDA. The proposed tower will be capable of serving multiple cellular service companies.
 The tower location is on property currently owned by MCEDA, zoned Heavy Industrial and located directly behind and west of the existing Entergy electrical substation and due north of the existing CMU elevated water storage tank.
 The site will be accessed by an existing access easement for the Entergy Substation and the CMU Elevated Tank.

Respectfully Submitted



Chad A. Wages, P.E., Engineering Manager, Civil-Link, LLC

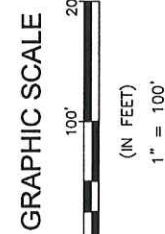
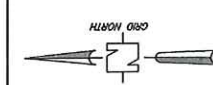
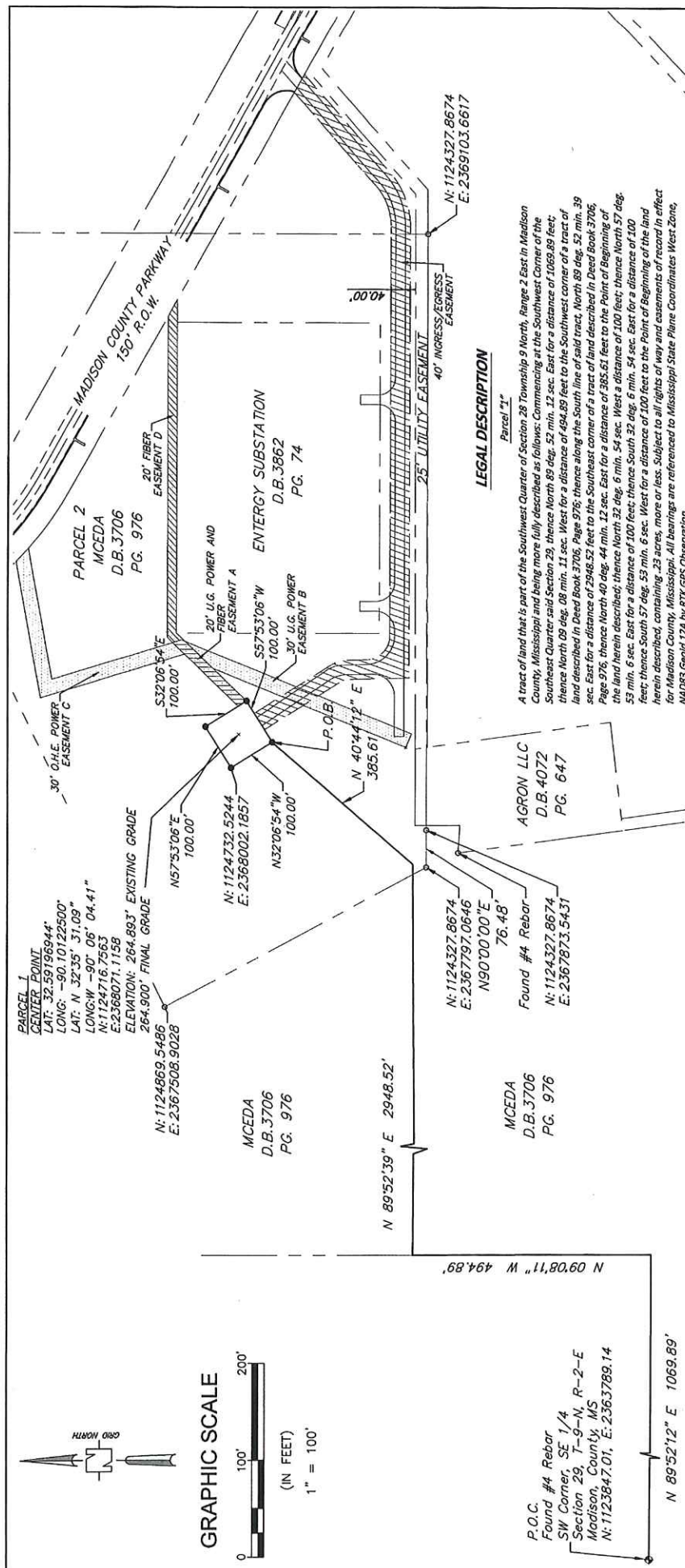
276 Nissan Parkway Building B Suite 300, Canton MS 39046 601-499-1723_

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____



- NOTES:**
- A PORTION OF THIS PROPERTY IS LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP 28089C0405F EFFECTIVE 03/17/2010.
 - 1/2" x 18" IRON ROD SET WITH CAP BEARING "CIVIL-LINK".
 - BENEFIT OF A TITLE COMMITMENT.
- REVISIONS:**
- INDEXING REVISION TO SECTION CALL 1/23/2023

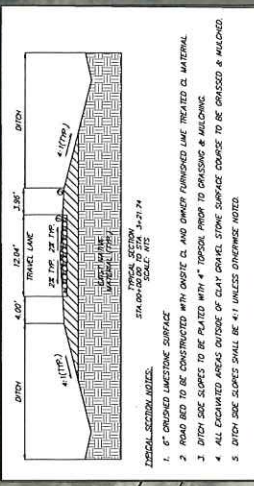
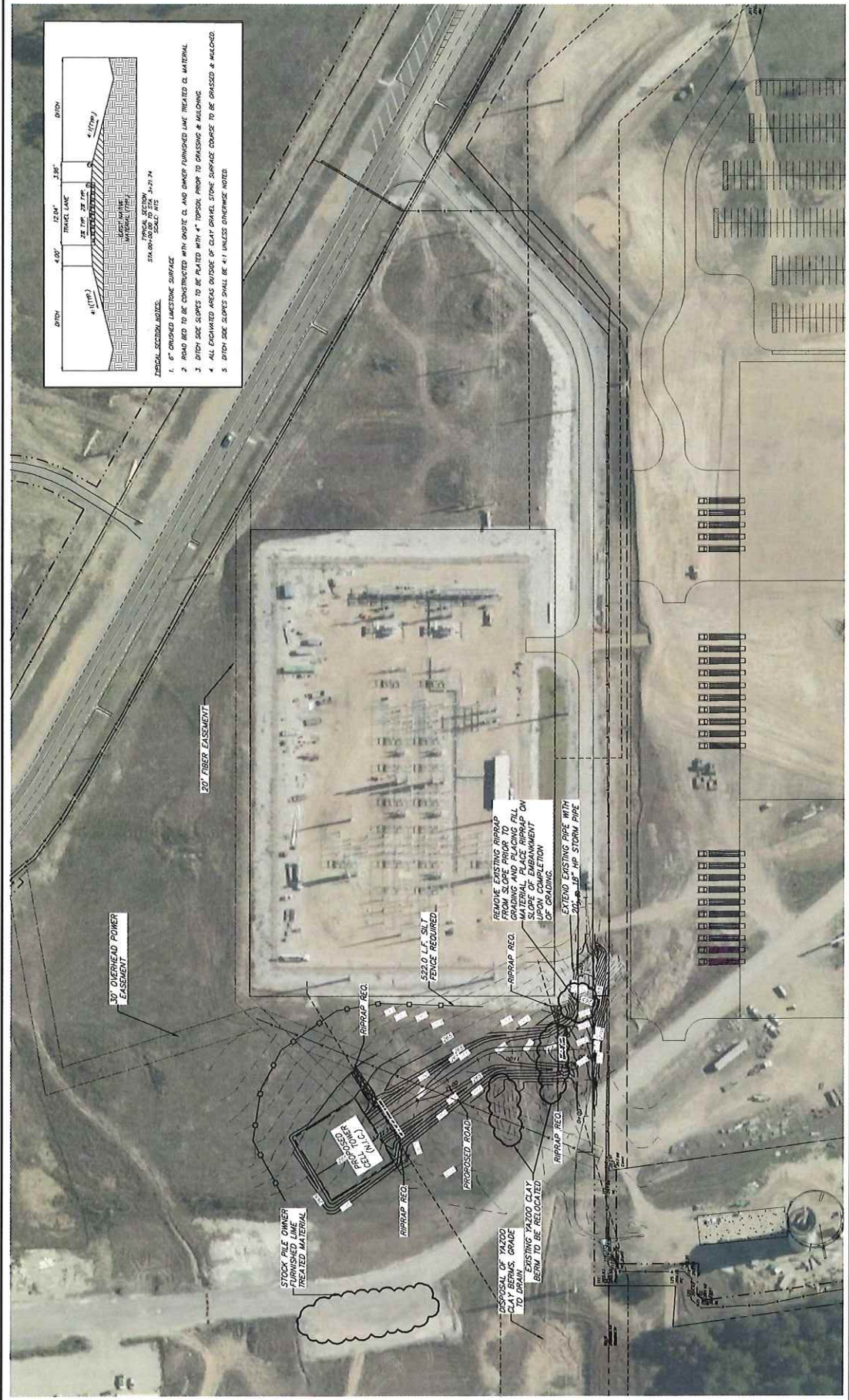
PROPERTY LINE	—
ADJACENT PROPERTIES	---
OVERHEAD UTILITY	—X—
FENCE	X
UTILITY EASEMENT	—/—
INGRESS/EGRESS ESM.	—/—
POWER ESM.	—/—
FIBER ESM.	—/—

BOUNDARY SURVEY OF
 PARCEL 1
 PROPOSED CELL TOWER LOCATION
 MADISON COUNTY ECONOMIC DEVELOPMENT
 AUTHORITY 0.23 AC±
 PREPARED FOR THE
 MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY
 135 MISSISSIPPI PARKWAY
 CANTON, MS 39046
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28
 TOWNSHIP 9 NORTH RANGE 2 EAST IN
 MADISON COUNTY, MISSISSIPPI
 DECEMBER 2022

CLASS OF SURVEY: B
 NORTH REFERENCE: GPS RTK OBSERVATION MS ST PLANE WEST/ NAD 83 GEOID 12A
 DRAWING DATE: 12/09/22
 FIELD SURVEY DATE: 10/25/2022
 REFERENCE MATERIAL: D.B. 3706 PG. 976; D.B. 4072 PG. 647; D.B. 3862 PG. 74
 COMBINED SCALE FACTOR: 0.999955576984
 CONVERGENCE ANGLE: 0°07'19.34"



SURVEYOR: DANNY W. CORDELL PS02866



Civil Link
 COMMERCIAL ENGINEERS

MADISON COUNTY, MISSISSIPPI
 MADISON COUNTY MEGA SITE CELL TOWER
 ACCESS & ROAD IMPROVEMENTS

NO. DATE BY REVISION DESCRIPTION

DATE: 07/27/2023
 DRAWN: MMS DATE: 07/27/2023
 CHECK: MMS DATE: 07/27/2023

SCALE: 1" = 40'

PROJECT INFORMATION
 C.L. PROJECT NO.: 23102-001
 SURVEYED BY: MMS
 DESIGN: MMS DATE: MMS
 DRAWN: MMS DATE: 07/27/2023
 CHECK: MMS DATE: 07/27/2023

NOTICE TO THE USER: THESE PLANS AND SPECIFICATIONS WERE PREPARED BY CIVIL LINK, LLC. UNLESS OTHERWISE NOTED, THE USER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT AND THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO CIVIL LINK, LLC. CIVIL LINK, LLC. ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO CIVIL LINK, LLC. CIVIL LINK, LLC. ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO CIVIL LINK, LLC.

SITE LAYOUT / GRADING / EROSION CONTROL
 DRAWING NUMBER: SL-1
 SHEET NUMBER: 1

LEGAL DESCRIPTION

See Exhibit "A"

Parcel "1"

A tract of land that is part of the Southwest Quarter of Section 28, Township 9 North, Range 2 East in Madison County, Mississippi and being more fully described as follows: Commencing at the Southwest Corner of the Southeast Quarter said Section 29, thence North 89 deg. 52 min. 12 sec. East for a distance of 1069.89 feet; thence North 09 deg. 08 min. 11 sec. West for a distance of 494.89 feet to the Southwest corner of a tract of land described in Deed Book 3706, Page 976; thence along the South line of said tract, North 89 deg. 52 min. 39 sec. East for a distance of 2948.52 feet to the Southwest corner of a tract of land described in Deed Book 3706, Page 976, thence North 40 deg. 44 min. 12 sec. East for a distance of 385.61 feet to the Point of Beginning of the land herein described; thence North 32 deg. 6 min. 54 sec. West a distance of 100 feet; thence North 57 deg. 53 min. 6 sec. East for a distance of 100 feet; thence South 32 deg. 6 min. 54 sec. East for a distance of 100 feet; thence South 57 deg. 53 min. 6 sec. West for a distance of 100 feet to the Point of Beginning of the land herein described, containing .23 acres, more or less. Subject to all rights of way and easements of record in effect for Madison County, Mississippi. All bearings are referenced to Mississippi State Plane Coordinates West Zone, NAD83 Geoid 12A by RTK GPS Observation.