

1. APPLICATION

Application

Commercial Development and Establishments

For purpose of a Soil and Site Evaluation and a written recommendation for a "new" Individual On-site Wastewater Disposal System(s)

Development/Establishment Name: _____ County: Madison
Site Address: 1129 Sharon Rd City: Canton Zip Code: 39046
Contact Name: Ashad Smith Telephone: _____ E-mail: eci.developers.601@gmail.com
Contact Address: 1153 Sharon Rd City: Canton State: MS Zip Code: 39046

TYPE: Commercial Development

- | | | |
|---|------------------------|---------------------------------|
| <input type="checkbox"/> Manufactured Housing | Number of sites: _____ | Total number of bedrooms: _____ |
| <input type="checkbox"/> Multi-Family | Number of units: _____ | Total number of bedrooms: _____ |
| <input type="checkbox"/> RV Campground | Number of sites: _____ | Number of bath houses: <u>4</u> |
| <input type="checkbox"/> RV Lodging Park | Number of sites: _____ | |

Commercial Establishment

- | | | |
|---|--|---|
| <input type="checkbox"/> Food Establishment* | Number of seats: <u>N/A</u> | Number of meals/car spaces: _____ |
| <input type="checkbox"/> Child Care Facility/School* | Number of students: _____ | Number of employees: _____ |
| <input type="checkbox"/> Church | Number of seats w/kitchen: _____ | Number of seats w/out kitchen: <u>250</u> |
| <input type="checkbox"/> Shopping Center/Retail | Number of employees: _____ | Number of parking spaces: _____ |
| <input type="checkbox"/> Personal Care Home | Number of beds: _____ | Number of staff (daily and overnight) _____ |
| <input type="checkbox"/> Office | Number of employees/shifts: <u>1</u> | |
| <input checked="" type="checkbox"/> Other <u>Barndominium</u> | Type of process generating wastewater: _____ | |

*NOTE: If applicable, you must complete any additional applications as required by the Department. Please contact the applicable program as to what will be required for application.

CENTRALIZED WASTEWATER TREATMENT SYSTEM: What is the name and distance of the closest sewered infrastructure to your location?

Name: N/A Approximate Distance: _____ miles

WATER SUPPLY:

- Public: Utility Name: East Madison Water
NOTE: If "public" is checked, provide a written letter from the local water association confirming (public) water supply can be provided.
- Private: Number of Wells: _____ Number of people to be served: _____ Number of connections per well: _____
NOTE: Any well providing service that constitutes public use must contact the Bureau of Public Water Supply.

DOCUMENTATION REQUIRED: (Electronic copy may be PDF, DWG or DXF format)

- Plat or Plot Plan (include any and all improvement plans);
- Legal description w/total area (acreage or square feet);
- Written directions and/or a vicinity map to site location;
- Topography with existing ground contours;
SOURCES: MSU county extension offices or go online to the MS Geospatial Clearinghouse, MARIS, or U.S. Geological Survey website.
- Grading Plan
- Name of property owner(s) adjacent to the proposed development;
If you own adjacent property to the proposed development, you must submit a letter stating intentions of use for said property.
- Names of streets, roads, highways;
- Location of existing and/or proposed water well(s), including all connections;
- Location of all utilities AND associated easements or right-of-ways (i.e. electrical, water, gas, cable, etc.)
- Location of all water bodies, wetlands, frequently flooded areas, existing and proposed drainage, and easements for surface and subsurface drainage; and

- Fee (see below), made payable to: Mississippi State Department of Health – Division of On-site Wastewater
Post Office Box 1700
Jackson, MS 39215-1700

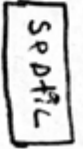
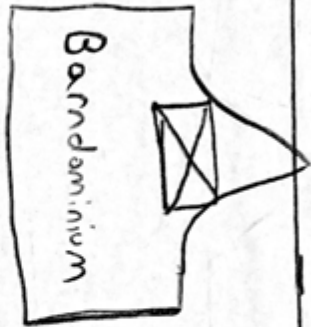
Office: (601) 576-7150 Fax: (601) 576-7120 Email: wastewater@msdh.ms.gov

- Commercial Development = \$412.50 + \$2.60/site
- Commercial Establishment + Final = \$412.50
- Existing Commercial Establishment = \$315.00
- Apply online at healthymys.com/wwapply first or a \$25 processing fee will be included
- Engineered/CPE Submittal + Final = \$227.50 (Design-Based)
- Engineered/CPE Submittal + Final = \$422.50 (Performance-Based)
- Engineered/CPE Large System Submittal (>1,500 gpd) + Final = \$422.50

By signing this form or typing my name below, I acknowledge that I understand that any falsification of documentation submitted for review or violation of regulations is punishable by Mississippi Code of 1972, Annotated Sections, 41-3-59, 41-67-28, 97-7-10, 97-9-59 and 97-6-61.

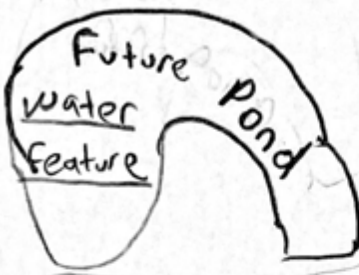
Signature: [Signature] Date: 7/26/2023

Property line



↕ 200 ft

Property line



Parking

↙ 1125 Sharon Rd



↙ 1153 Sharon Rd
Current Home

Sharon Rd

PLOT PLAN

Hwy 16 East

2. LEGAL DESCRIPTION AND PLAT

BOOK 3614 PAGE 175 DOC 01 7/18
INSTR # 841354 MADISON COUNTY MS
This instrument was filed for
record 6/19/18 at 9:57:53 AM
MUNNY LOTT, C.O. BY FILE O.C.

2.75 acres, more or less, in the SE 1/4 of the NE 1/4, Section 13, Township 9 North,
Range 3 East, Madison County, Mississippi, more particularly described as follows:
to-wit:

SPACE ABOVE THIS LINE FOR RECORDING USE

Prepared by:
NETTLES & RHEA
Attorneys At Law
Dexter C. Nettles, Jr., MSB No. 3815
Alan D. Rhea, MSB No. 8759
117 N Van Buren Street
Post Office Box 148
Carthage, MS 39051
Tele. No. 601/267-8404

206-12-00

Indexing Instructions
Sectional Indexing for:
2.75 acres, more or less, in SE 1/4 of NE 1/4,
Sec. 13, T9N, R3E, Madison County, MS

Addresses of Grantor:
200 Kyzar Road
Lena, MS 39094
Tele. No. 601/946-1551

Addresses of Grantee:
P. O. Box 1022
Canton, MS 39046
Tele. No. 601/624-9419

STATE OF MISSISSIPPI
COUNTY OF MADISON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of
Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, Kyzar Properties, Inc., a Mississippi corporation, do
hereby sell, convey and specifically warrant unto **Rashad Smith, Jasmine Smith, and Dena**

Beason, as tenants in common, the following described land and property located and being situate in the County of Madison, State of Mississippi, more particularly described as follows, to-wit:

2.75 acres, more or less, in the SE ¼ of the NE¼, Section 13, Township 9 North, Range 3 East, Madison County, Mississippi, more particularly described as follows, to-wit:

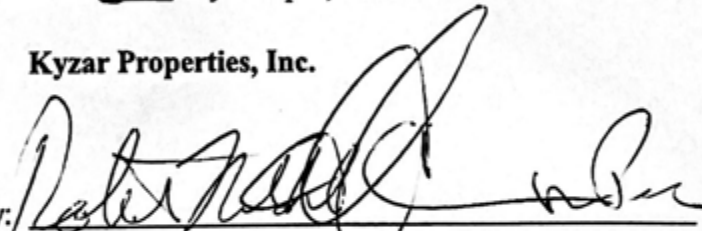
Commence at the SW corner of the SE¼ of NE¼ of Section 13, Township 9 North, Range 3 East, and run North 89 degrees 04 minutes 05 seconds East 758.00 feet along South line of said forty to and for the POINT OF BEGINNING; thence continue North 89 degrees 04 minutes 05 seconds East 400 feet along South line of said forty to a point on the Western right-of-way of Sharon Public Road; thence run North 00 degrees 32 minutes 30 seconds West 300.00 feet along said road right-of-way; thence run South 89 degrees 04 minutes 05 seconds West 400.00 feet; thence run South 00 degrees 32 minutes 30 seconds East 300.00 feet back to the POINT OF BEGINNING; containing 2.75 acres, more or less, and being located in the SE¼ of the NE¼, Section 13, Township 9 North, Range 3 East, Madison County, Mississippi.

Subject to mineral reservations and/or conveyances of record.

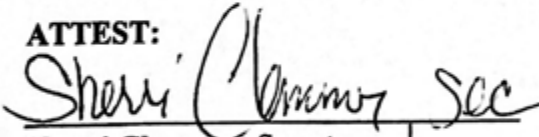
Grantor intends to convey and does hereby convey to Grantee herein the same land that Grantor received in Land Deed Book 3552 at page 317, records of the Office of the Chancery Clerk of Madison County, Mississippi, to which Deed special reference is made in aid of description herein.

WITNESS OUR SIGNATURES, this the 30th day of May, 2018.

Kyzar Properties, Inc.

By: 
Robert Mitchell Clemmer, D.V.M., President

ATTEST:

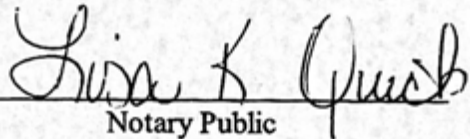

Sherri Clemmer, Secretary

STATE OF MISSISSIPPI

COUNTY OF LEAKE

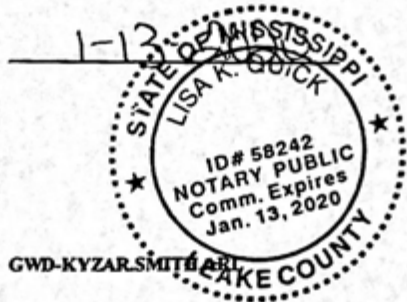
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Robert Mitchell Clemmer**, known to me to be the President of Kyzar Properties, Inc., a Mississippi Corporation, and **Sherri Clemmer**, known to me to be Secretary of Kyzar Properties, Inc., a Mississippi Corporation, who acknowledge that they signed and delivered the above and foregoing **General Warranty Deed** at the time therein stated, as the act and deed of said corporation after first having been duly authorized by said corporation so to do.

Given under my hand and seal of office, this the 30th day of May, 2018.



Notary Public

My Commission Expires:





MISS HIGHWAY NO. 16

BEARING REFERENCE LINE
N 89°10'00" E 508.77'
POWERLINE

S 89°10'00" W 212.97'

NOT A PART OF SURVEY
3.00 ACRES
RASHAD SMITH
DENA BENSON
DB.3499, PG.539



WEST
294.30'

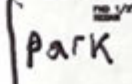


RASHAD SMITH
DENA BENSON
10.54 ACRES

Driveway



Barn



Park

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3814, PG.175

JASMINE SMITH
13.54 ACRES

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3348, PG.416

DB.3385, PG.144

NORTH
422.40'

N 89°10'00" E
211.20'

NORTH
455.28'

COMMENCE
SW COR SE1/4 OF NE1/4
SEC. 13, T-9-N, R-3-E
MADISON COUNTY, MS

S 89°04'05" W 672.99'

N 89°04'05" E
85.01'

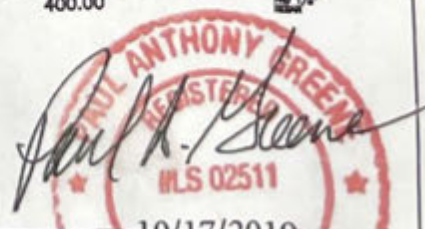
N 89°04'05" E
400.00'

N 00°38'32" E 502.72'

N 00°31'30" W
360.00'

NOTE:
* CLASS 'C' SURVEY.

PLAT OF SURVEY FOR
RASHAD SMITH AND JASMINE SMITH
LOC. IN SE1/4 OF NE1/4
SEC. 13, T-9-N, R-3-E



3. UTILITIES

- a. Water Services and Fire Protection will be provided by **East Madison Water**
- b. Electrical Services will be provided **by Entergy Power**
- c. Telephone/Communication Services **by AT&T**
- d. Owner will install an **Onsite Wastewater Treatment Systems as required by Mississippi State Department of Health**

MDHS Property Owner Statement:

My spouse and I, Dena Benson and Rashad Smith, are the property owners to the proposed development. Our intentions are to build an Event Venue called a Barndominium. The property is located off Sharon Rd, 1129 Sharon Rd, Canton, MS 39046.

Our Utilities are service provided by East Madison Water Association, Entergy Power, and AT&T.

By: *Dena Benson*
Dena Benson
1129 Sharon Rd
Canton, MS 39046
Phone No. 601/267-5034

Address of Grantor:
200 Kyrle Road
Canton, MS 39046
Phone No. 601/946-1551

Including tax/assessment
Section of Industry for
2.75 acres more or less, in SEC. 13 of NE 1/4
Sec. 13, T8N, 101E, Madison County, MS

Address of Grantee:
P. O. Box 1021
Canton, MS 39046
Phone No. 601/524-9419

STATE OF MISSISSIPPI
COUNTY OF MADISON

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of the sum of
Ten Dollars (\$10.00), cash to be paid by the grantee to the grantor at the time of
execution of which instrument is hereby acknowledged, the grantor has granted, sold,
conveyed and confirmed unto the grantee, his heirs and assigns forever, all that certain

TNM Download (v2.0) [Help](#) [Custom Views](#) [Share Link](#) [Contact Us](#) **New: topoBuilder**

[Datasets](#) [Products](#) [Cart](#)

Select products below and then hit "Search Products"

Area of Interest:

Map Extent/Geometry

Extent

Polygon

Point

Enter Coords

Clear Geometry

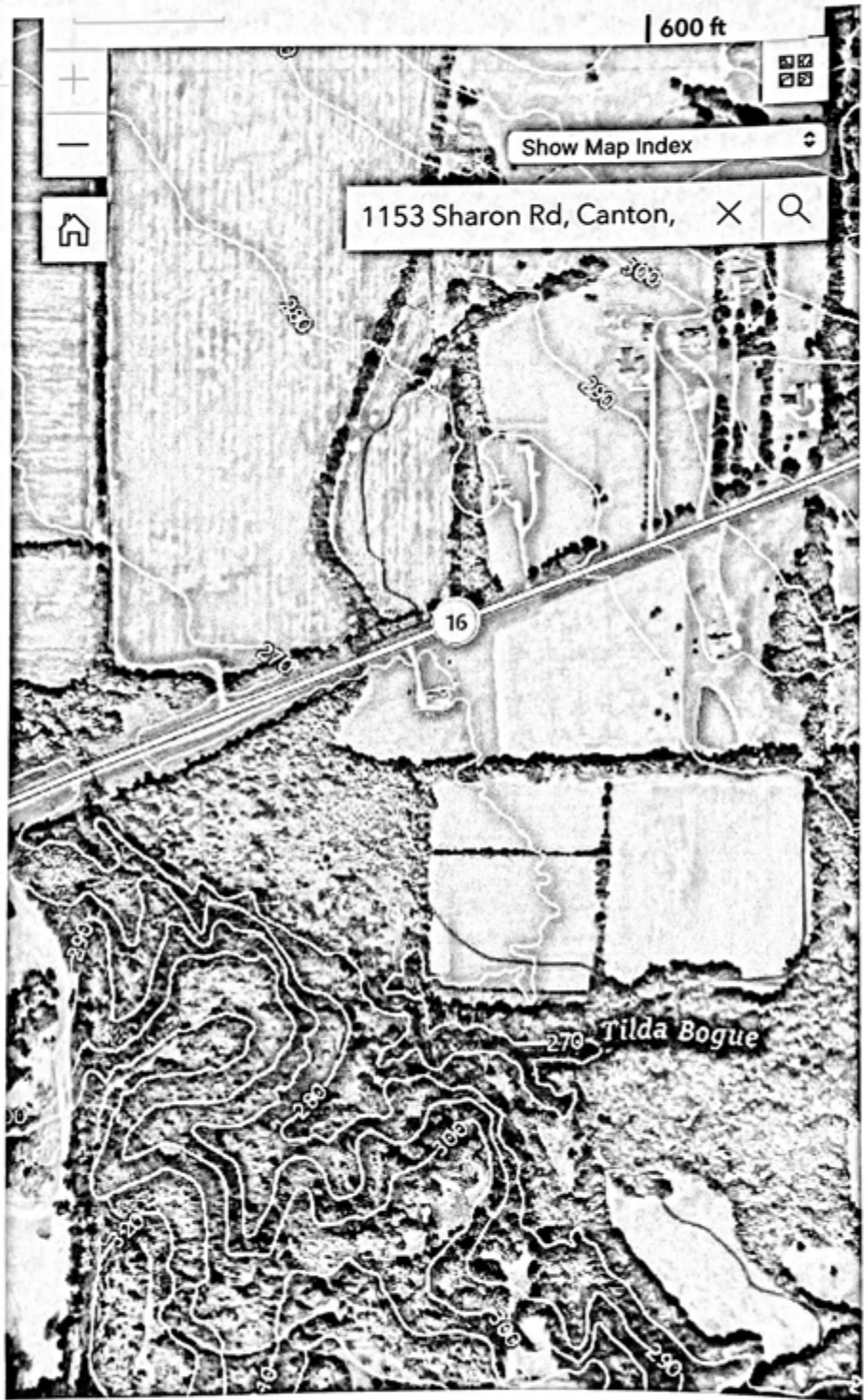
Advanced Search

Search Products

Reset Map

Upload shapefile

Upload KML



Marlison County, MS



100 m

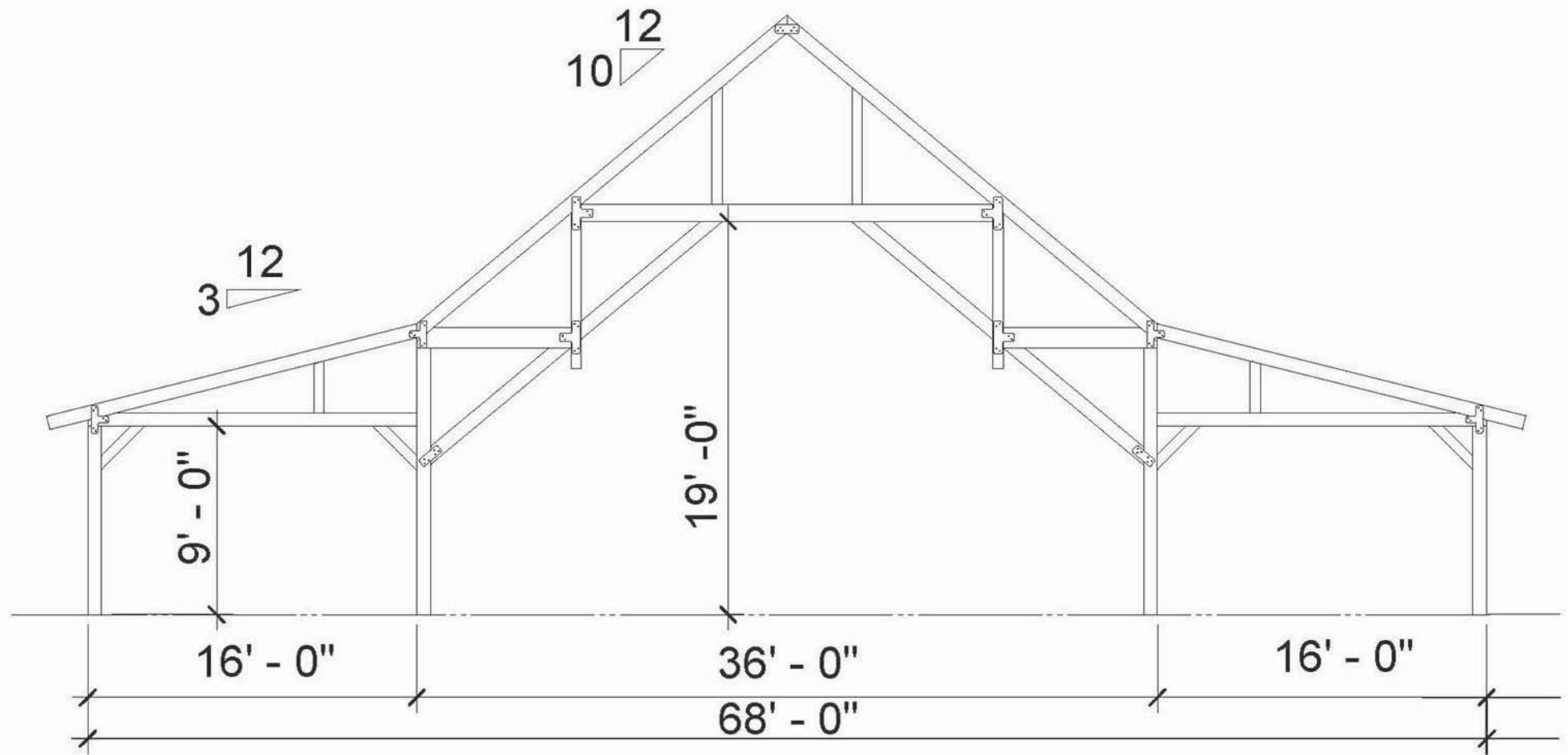
300 ft



4. PROPOSED SITE PLANS

PROPOSED BUILDING SITE PLANS





ELEVATION AND FRAME PLAN



Elegant Events Venue

JASMINE SMITH
13.54 ACRES

RASHAD SMITH
DENA BENSON
10.54 ACRES

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3646, PG.416

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3614, PG.175

OVERALL SITE PLAN
SCALE: 1"=60'-0"

80.89'
SETBACK

85.01'

400'

61.7'
SETBACK

35.61' SETBACK

MS HWY 16

200° 50' 0"
212.97'

89° 10' 22"
388.02'

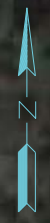
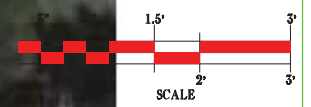
180° 0' 0"
294.3'

270° 0' 0"
1122.79'

89° 21' 28"
502.72'

SHARON ROAD

TREES & SCRUBBERY
GRASS AREA



| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |

EVENT CENTER SITE PLANS
FOR DR. RASHAD & DENA SMITH
1125 SHARON ROAD
MADISON COUNTY, MS

DRAWN BY: TJA
DESIGN & CHECKED BY: TJA

DATE:
SCALE:
JOB NO.:
SHEET NUMBER



Elegant Events Venue

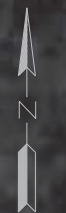
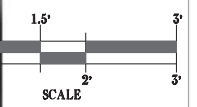
JASMINE SMITH
13.54 ACRES

RASHAD SMITH
DENA BENSON
10.54 ACRES

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3646, PG.416

RASHAD SMITH
DENA BENSON
JASMINE SMITH
DB.3614, PG.175

OVERALL SITE PLAN 1
1
SCALE: 1"=60'-0"



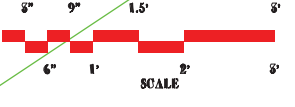
TREES & SCRUBBERY
GRASS AREA

| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |

EVENT CENTER SITE PLANS
FOR DR. RASHAD & DENA SMITH
1125 SHARON ROAD
MADISON COUNTY, MS

DRAWN BY: TJA
DESIGN & CHECKED BY: TJA

DATE:
SCALE:
JOB NO.:
SHEET NUMBER



RAS AD SM
 DOMA BOMSEM
 JASM MO SM
 DB.BB 4, PG. 73

PDP MO LO B
 (BZ 8PΔO 8)

8 & 80°UBB P\
 0°Δ88 Δ° Δ

8 0°00
1122.9

80 80
 OOMOP
 DOMPS
 PΔD W 80ΔD
 MOLO80P
 MO

80.44'
SETBACK

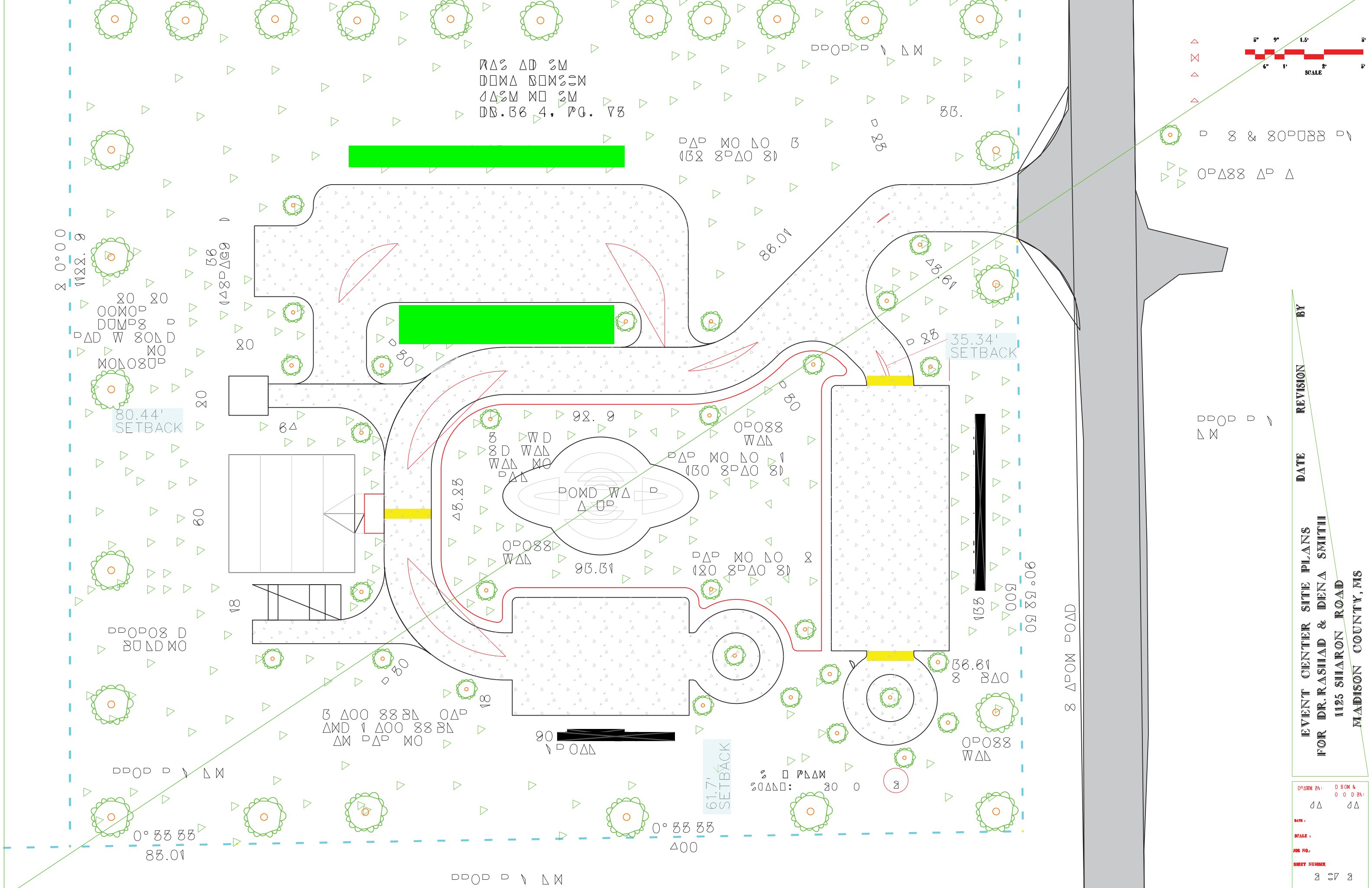
35.34'
SETBACK

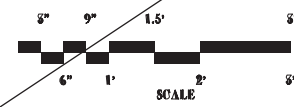
61.7'
SETBACK

8 ΔPOX PΔD

EVENT CENTER SITE PLANS
 FOR DR. RASHAD & DENA SMITH
 1125 SHARON ROAD
 MADISON COUNTY, MS

| DATE | REVISION | BY |
|------|----------|----|
| | | |
| | | |
| | | |
| | | |





RAS AD SM
 DOMA BOMSON
 JASM NO SM
 DB.56 4, PG. 78

**ONSITE WASTEWATER
 TREATMENT SYSTEM**

**Water Meter
 Tie-In to East
 Madison Water.**

**WATER
 SERVICE LINE**

SEWER MAIN

**FIRE
 HYDRANT**

**ENERGY POWER
 AND AT&T
 CONNECTION**

**SEWER
 MAN
 HOLE**

80.44'
 SETBACK

35.34'
 SETBACK

61.7'
 SETBACK

8' Δ POX ROAD

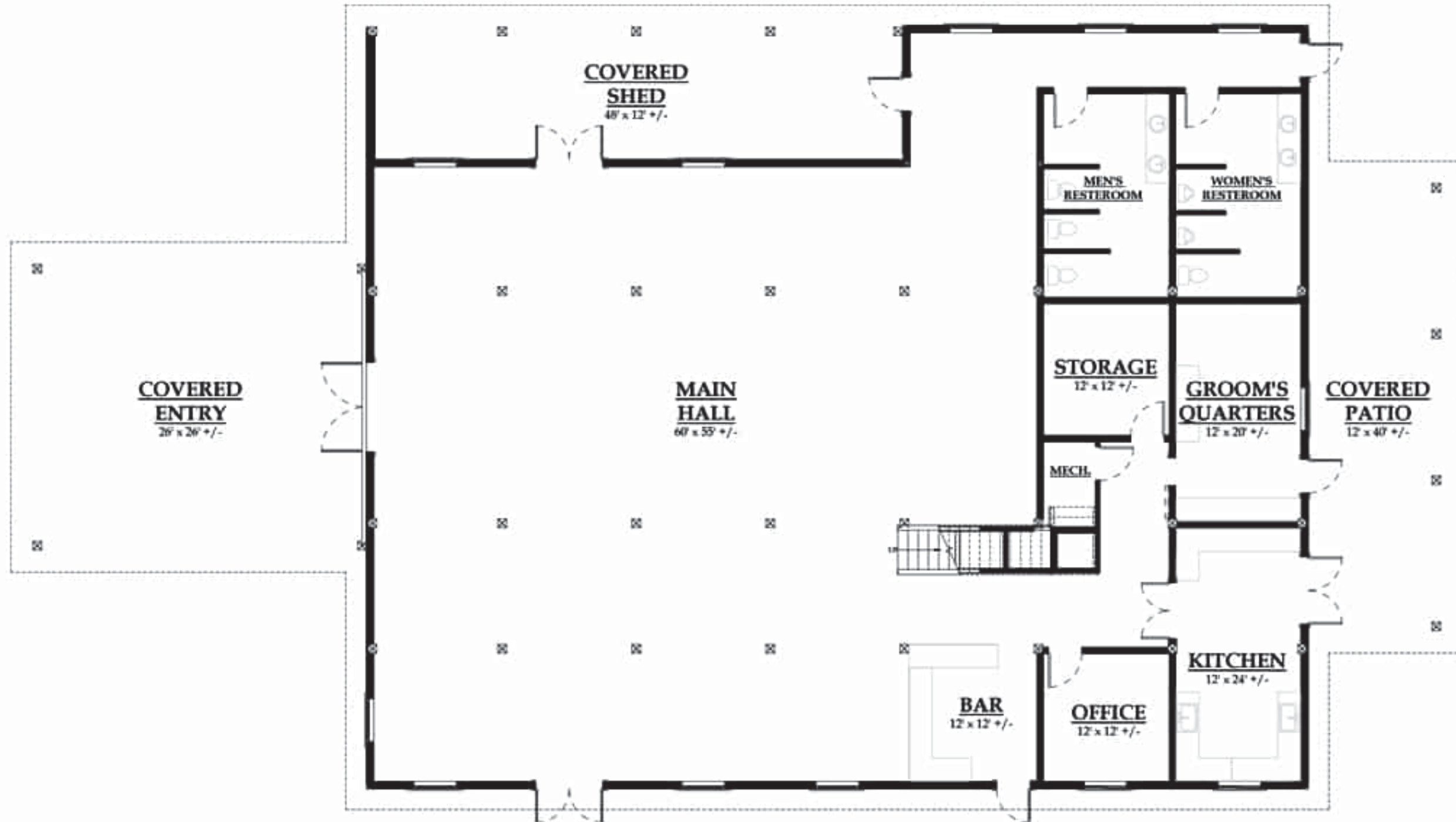
UTILITIES LAYOUT

BY _____
 REVISION _____
 DATE _____
 EVENT CENTER SITE PLANS
 FOR DR. RASHAD & DENA SMITH
 1125 SHARON ROAD
 MADISON COUNTY, MS

| | |
|---------------|-----------|
| DATE: | 0 3 0 8 |
| SCALE: | 1" = 10' |
| JOB NO.: | 0 0 0 8 1 |
| SHEET NUMBER: | 2 3 7 2 |

Left (South) Side

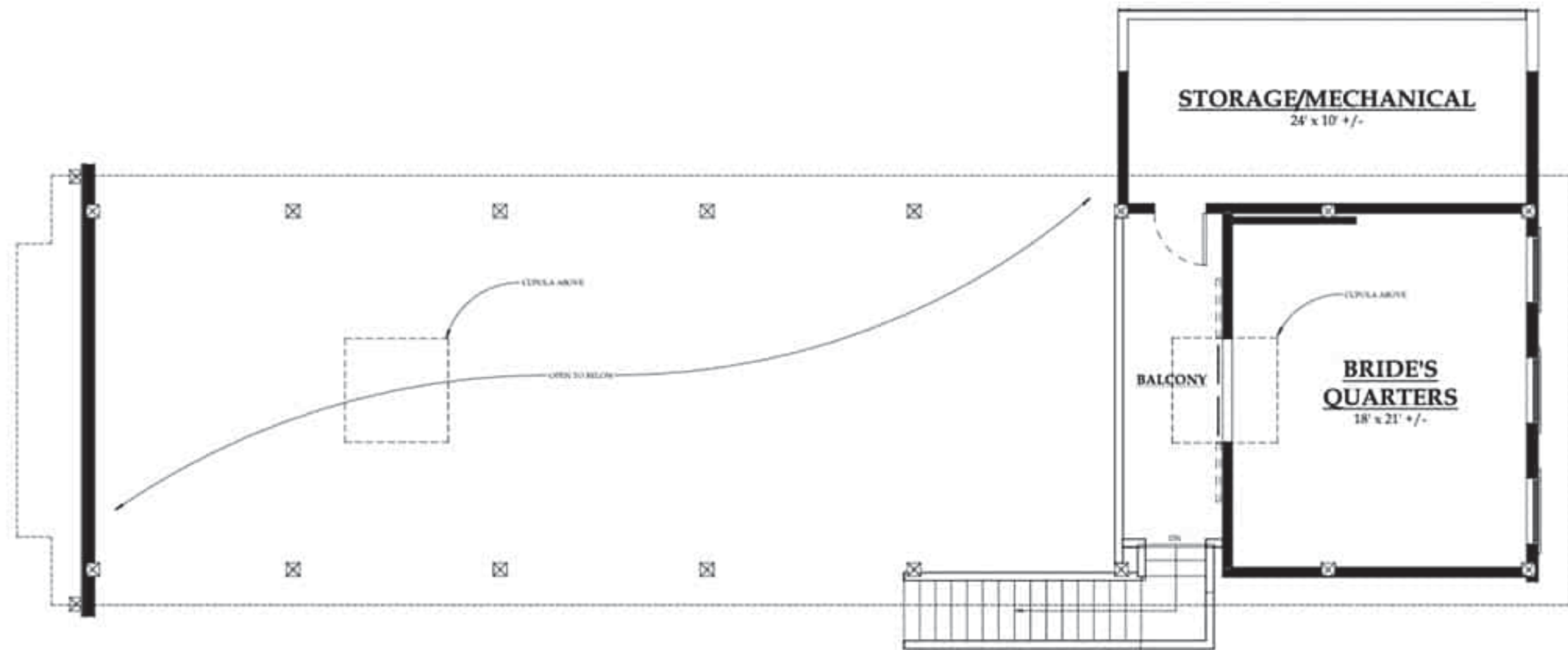
Front
(West)
Side



Back
(East)
Side

Righth (North) Side

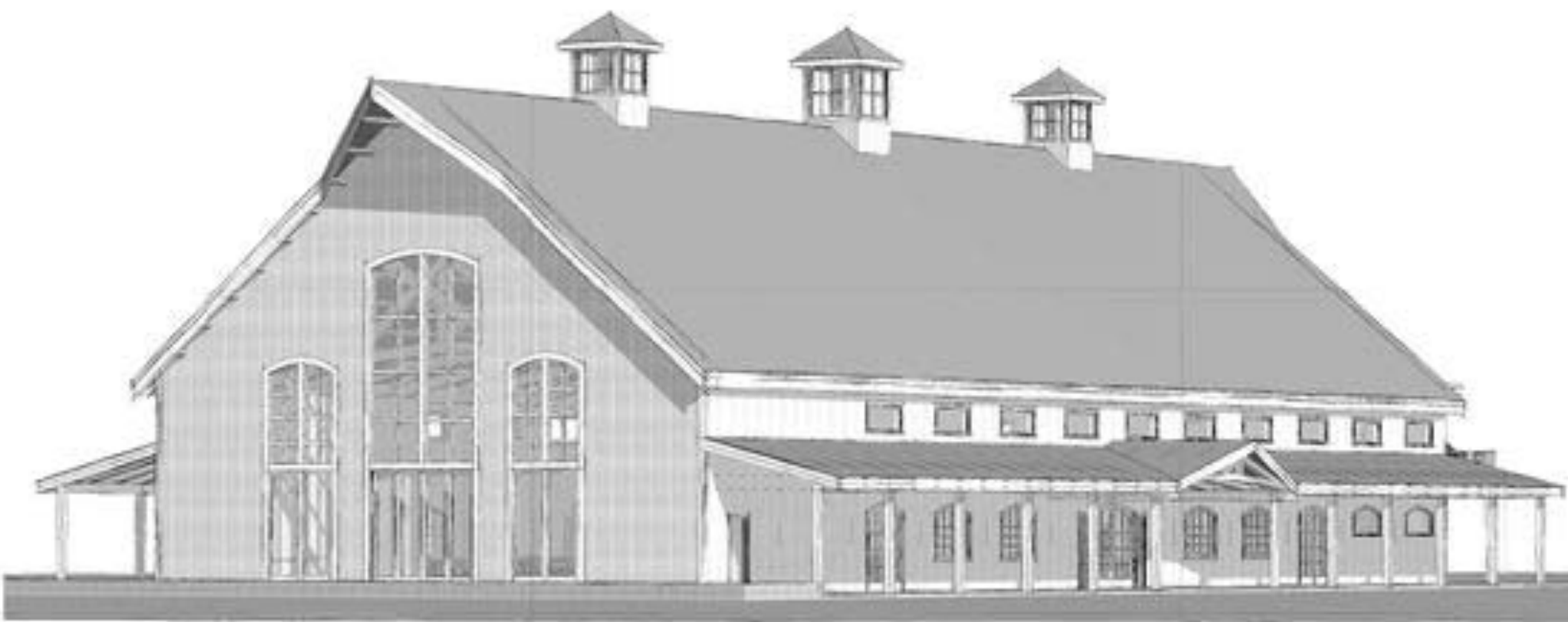
FIRST FLOOR PLAN



SECOND FLOOR PLAN

5. PROPOSAL BUILDING CONCEPT PHOTOS















Details associated with the landscaping around the event venue.

1. Immediately along the entry way, various forms of shrubbery will be planted. We will utilize lava rocks and river rocks as our bedding materials. Low maintenance shrubbery including but not limited to, Azalea, Holly bush, Red Burning Bush plants, and Bird's Nest Spruce.
2. Along the drive way we will alternate Japanese maple trees and willow oaks.
3. Along the fence lines we will plant Thuja Green Giants.

Parking Lot Details:

We have acreage set aside for our parking. We will utilize crushed limestone with adequate drainage grading for our parking lots. Multiple lots to the East and to the North will account for parking for up to 250 guests.

Square Footage of the Venue:

Roofline

Gable

Stories

2

Dimensions

68' x 72'

Square Footage

4,896

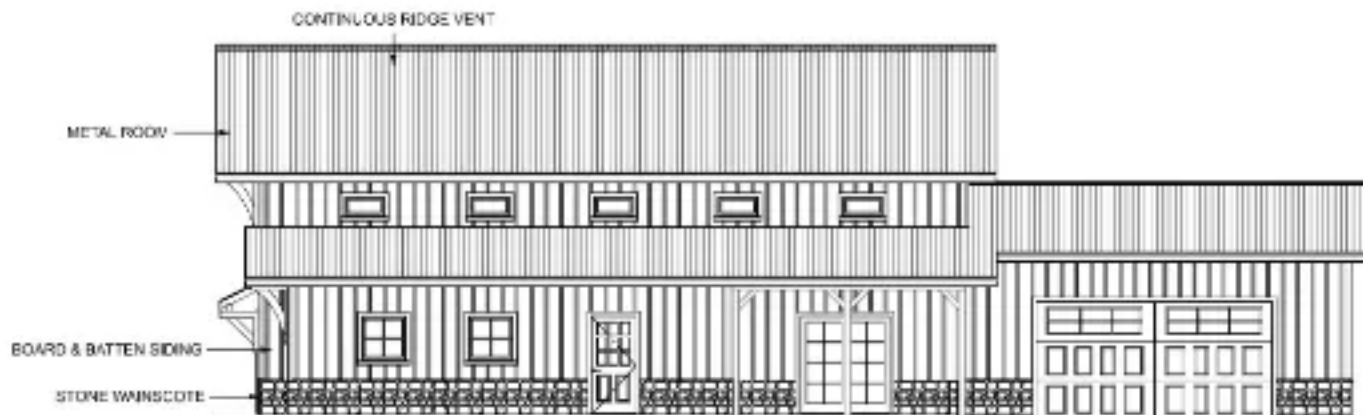
"THE LODGE" BARNDAMINIUM - OLD WORLD GARDEN FARMS (EXTERIOR SPECS)



FRONT ELEVATION

FRONT EXTERIOR ELEVATION
3/8" SCALE

68ft x72ft



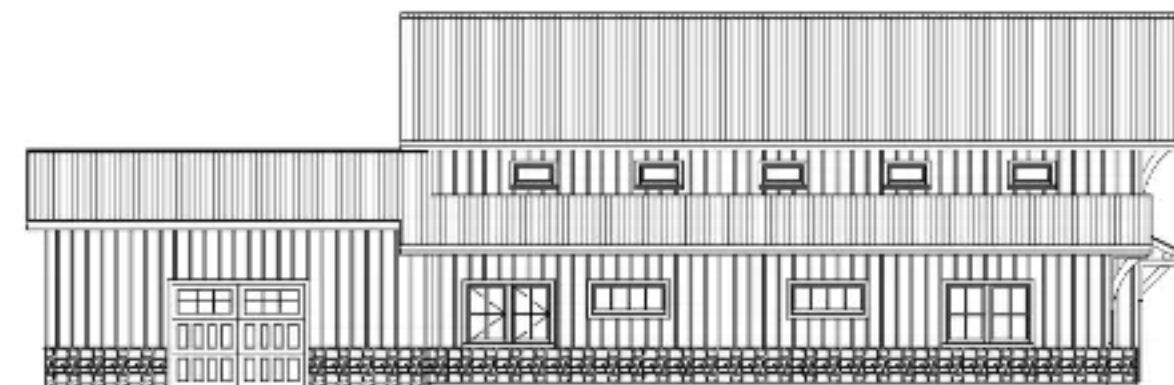
Right Elevation

RIGHT EXTERIOR ELEVATION
3/8" SCALE



Rear Elevation

REAR EXTERIOR ELEVATION
3/8" SCALE



Left Elevation

LEFT EXTERIOR ELEVATION
3/8" SCALE