

MADISON OAK PRESCHOOL

121 Woodbury Park Place, Madison, MS 39110 • 601.499.4465 • madisonoakpreschool@gmail.com

July 15, 2014

Madison County
125 West North Street
Canton, MS 39046

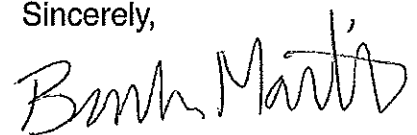
To Whom It May Concern:

Attached is the proposed site plan for Madison Oak Preschool, a school to be located at 122 Lone Wolf Drive, Madison, MS 39110. The school will serve children between the ages of six-weeks and four-years and will be open year-round from 7:00 am to 6:00 pm, Monday through Friday. It will provide a premier preschool education along with full-time child care. The school anticipates having a maximum enrollment of 57 students and employing 20 people.

Madison Oak Preschool's mission is to maximize the physical, emotional, intellectual, and spiritual growth of each student by cultivating a love of learning. The school will take a thematic approach to learning with play as the foundation. We will offer developmentally appropriate activities that allow children to explore, discover, and learn in center-based classrooms. Students will receive weekly instruction in vocabulary, early literacy, storytelling, Spanish, sign language, math, science, music, art, and technology through a combination of teacher-directed and student-directed activities. Madison Oak Preschool seeks to further Madison County's commitment to education by becoming the first child care facility in the area to be accredited by the National Association for the Education of Young Children (NAEYC), the gold standard for preschool education.

We are modifying an existing one story, 3200-square-foot building that is currently being used as an art gallery. We are not adding any additional structures and are not changing the elevation, design, style, architecture, or color scheme of the existing building. We are removing the existing holly bushes as they are poisonous and one magnolia tree to make the driveway to the new gravel parking lot. We are also adding a 6-foot fence to create a playground. All other existing landscaping will remain and we do not intend to add any additional landscaping at this time. The building and surrounding property will comply with all relevant codes. Please contact us with any questions. We look forward to working with you for the benefit of our community.

Sincerely,



Brooke Martin

Notes:

All visible utilities located

TYPICAL LOT EASEMENTS & SETBACKS:

REAR - 10' DRAINAGE EASEMENT, 25' SETBACK

SIDES - 5' DRAINAGE EASEMENT, 5' SETBACK

FRONT - 15' DRAINAGE EASEMENT, 35' SETBACK

OWNER, JASON HARRIE

LOT 10, LONE WOLF COMMERCIAL
BUSINESS PARK
MADISON CO., MS



ORIENTATION BY SUBM PLAT
CLASS B SURVEY

T. E. McDONALD, INC

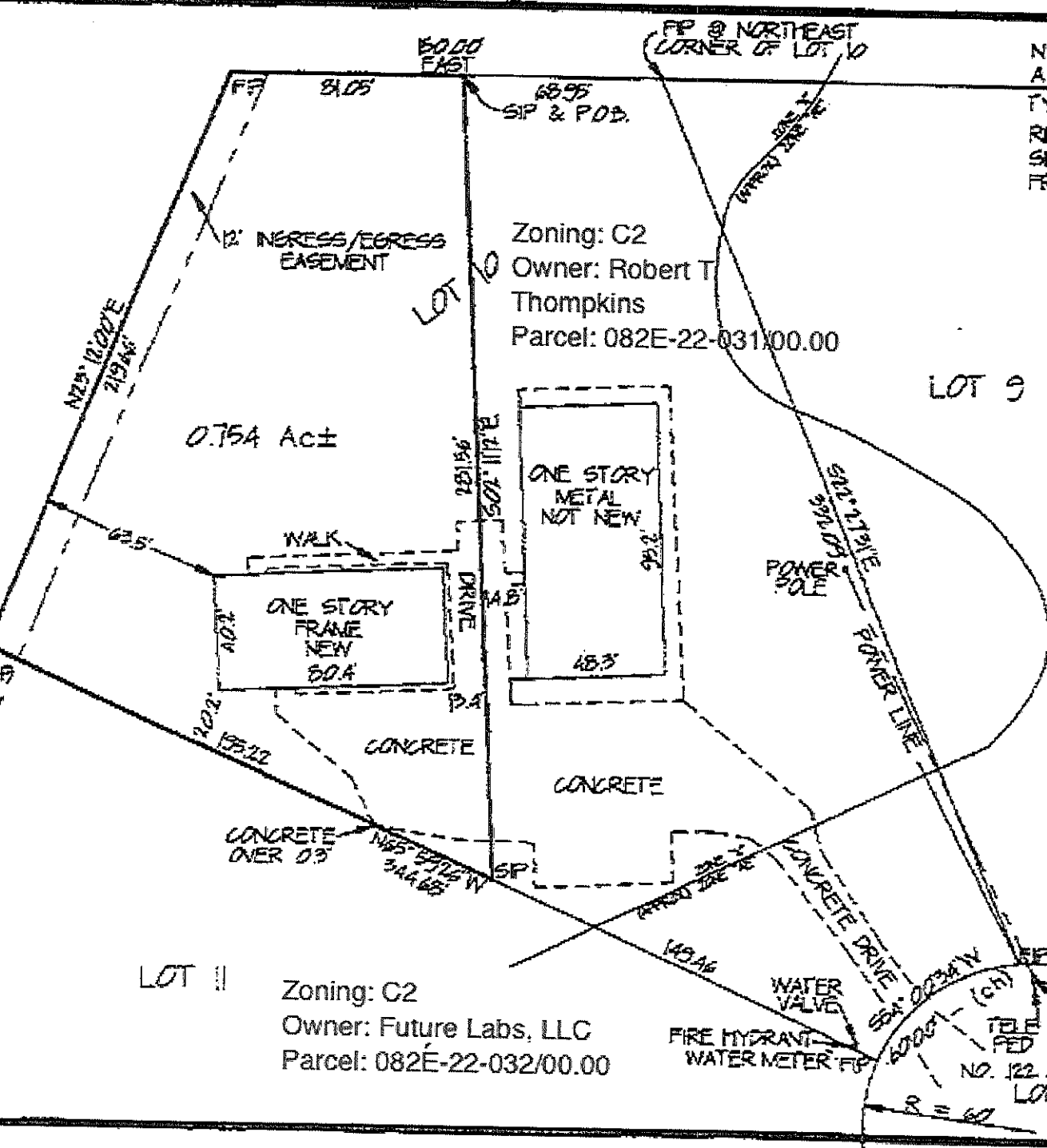
registered land surveyor no.
post office box 1552 jackson, ms

SCALE: 1" = 50'

APRIL 10, 2024

PG. D - 5.51

ZONE AE & X 250053005 D



Zoning: C2

Owner: Robert T
Thompkins

Parcel: 082E-22-031/00.00

ONE STORY
METAL
NOT NEW

ONE STORY
FRAME
NEW

12' INGRESS/EGRESS
EASEMENT

0.754 Ac±

WALK

CONCRETE

CONCRETE

CONCRETE
OVER 0.3

Zoning: C2

Owner: Future Labs, LLC

Parcel: 082E-22-032/00.00

LOT 11

FIRE HYDRANT
WATER METER

WATER VALVE

TELE
POLE

POWER
POLE

NO. 122

LONE WOLF DRIVE

R = 60'

FIRE HYDRANT
WATER METER

WATER VALVE

TELE
POLE

POWER
POLE

NO. 122

LONE WOLF DRIVE

R = 60'

2,3 and 4 Year Old Playground Equipment Desires (or something equivalent)

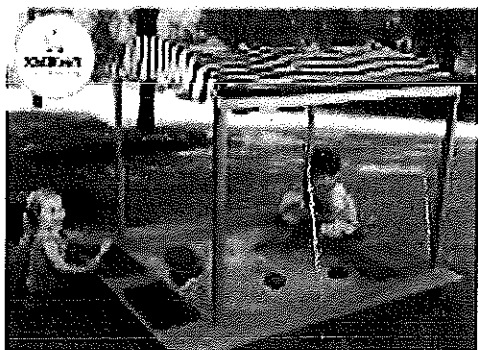


Primary Bipod Swing—8 Foot / 2 Bays, 4 Belt Seats with Chain

This is our shortest primary swing, standing at 8 feet high after proper installation. Our 8 foot Primary Bipod Swings come with black cut-proof belt seats, 4/0 galvanized welded steel chain, and self-lubricating swing hangers. There are 2 seats per 10 foot section. The dimensions are as follows: 2-3/8" O.D. galvanized top rail, 1-7/8" O.D. galvanized legs, 8' installed height.

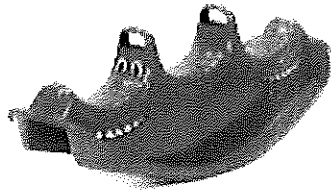
Activity Sandbox with Canopy by KidKraft

- Shady canopy helps keep kids in the shade and out of the hot sun
- 2 plastic sand and water bins
- Large enough that multiple children can play at once
- Reinforced wooden panels prevent warping and weathering



The Discovery Center 4—15' 3" long x 16' 2" wide x 11' high

The Discovery Center 4 is the perfect addition to your playground, offering a 4-deck structure that comes with a range of math and literary learning accessories. It is a jungle/nature-themed piece of apparatus, which is capable of improving the gross motor and fine motor abilities of children, by simply allowing them to play and explore using the equipment. Not only this, but the Discover Center 4 also features a TouchMath panel which helps children to learn whilst playing outdoors. Children will have numerous multi-sensory experiences with this equipment and have the chance to engage in dramatic and imaginative play at the same time. The whole piece of equipment also meets IPEMA certification standards, as well as ASTM and is ADA accessible. You will have no issue in setting up the equipment in your playground, either.

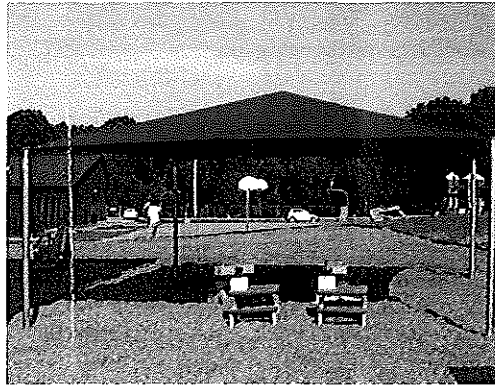


- Crocodile
children and up to 150 pounds

Rocker accommodates 3

- No assembly required and is suitable indoors or out
- Made from top grade raw materials by Dantoy of Denmark

12' x20' -
8 Ft. Entrance
In Green



This stand alone shade structure is a great addition to any playground for use over equipment or as a shelter from the sun for an outdoor eating area as pictured. The galvanized steel posts provide an affordable shade unit. The fabric is available in 4 standard colors.

This large shade unit is great for outdoor seating as shown or over playground equipment. The shade keeps equipment cool and protects skin from UV rays. The fabric comes in red, blue, green, and yellow.

Infant and One Year Old Playground Desires (or something equivalent)



The Early Childhood T Swing is manufactured in Pennsylvania and comes with heavy-duty 3-1/2 inch pipe. The swing is designed to accommodate younger children ages 6 months through 4 years of age. The durable swing comes with painted in your choice of 22 colors. Choose 1 color for uprights and 1 color for top rail.



Step2 Naturally Playful Sandbox

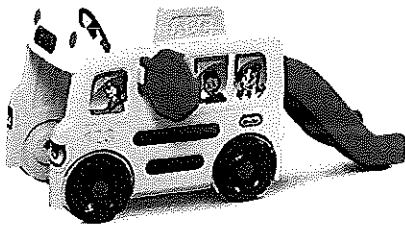
Sandstone color and boulder texture look realistic
 Cover protects against weather and pets
 Cornerstones provide seating
 Holds up to 200lbs of sand
 Fully Assembled

Little Tikes EasyScore Basketball Set

- Includes an oversized rim and junior size basketball
- Develops social, motor skills and coordination
- Base can be weighted with sand (not included) for stability
- Age 1 ½ to 5 years



Little Tikes School Bus Activity Gym



- Tires spin to display numbers, shapes, colors and letters
- Dashboard features clickers and buttons for imaginative play
- Spinning steering wheel let's kids "drive" the bus
- Stop sign folds in or out just like a real school bus



Shade Shelter: 10' x10'/ 8 ft. Entrance

Square shade shelters . offer affordable shade for seating areas or for freestanding playground equipment that does not require use zones. The posts and tops are available in a variety of colors. Available with or without Glide Elbows.

ADDENDUM "A"
CONTRACT FOR 122 LONE WOLF DR., MADISON, MS 39110
SELLER: BOB THOMPKINS
BUYERS: BROOKE TARLETON MARTIN, MICHAEL J. & M. LYNN TARLETON
CONTRACT DATED JUNE 24, 2014

SPECIAL PROVISIONS (PAGE 5, #223, 11 SPECIAL PROVISIONS)

1. Sale contingent upon loan approval by Small Business Administration.
2. Sale contingent upon approval from Madison County to have school at this location.
3. As a condition of this sale, the buyer will gain ownership of the property as described, the seller will continue to have use of the shed along with the buyer so long as the seller maintains yard and garden in same manner as it is currently maintained. *AS he wants OR is able*
4. The seller will grant an easement, to be described with and as a part of property being purchased, to the buyer on the property (currently an art school) immediately adjacent to the east of property being sold and currently owned by seller for the construction of, access to and use of a driveway. The driveway will go from the southwest corner of the sellers property currently being used as an art school, northward around the north end of the art school building, then southward to the southeast corner of art school property where it will join the existing parking lot. *The buyer will incur 1/2 of the cost of this drive.* *to maintain yard & garden*
5. The seller will also grant whatever easement is necessary for the buyer to have access to the property being purchased through the use of existing driveways/parking lots. *within 30 days of closing*
6. This sale is contingent upon Home Inspection satisfactory to buyer.
7. If contingencies are removed by ~~July 23, 2014~~ *August 19, 2014*, buyers will proceed to closing on or before ~~August 6, 2014~~ *August 19, 2014*.
8. Buyer shall have choice of attorney.

BT
August 20, 2014
BTM
MT

Brooke Martin 6/24/14

Bob Thompkins 6/26/14
 Seller Date

Michael J. Tarleton 6/24/14

M. Lynn Tarleton 6/24/14
 Buyer Date

~~# 3. I will cut the yard and maintain the garden because I want to. I do not want it stipulated in the contract, because at some point, I might want to discontinue this because of several reasons. One reason being age.~~

BT *BTM* *MT*

082E-22-010/02:00

082E-22-031/00:00

082E-22-030/00:00

082E-22-029/00:00 082E-22-029/01:00

082E-22-025/00:00

082E-22-026/00:00 082E-22-024/00:00 082E-22-022/00:00

082E-22-023/00:00

G2

R1

082E-22-032/00:00

G2

082E-22-041/00:00

082E-22-033/00:00

082E-22-034/00:00

082E-22-035/00:00

082E-22-038/00:00 082E-22-039/00:00

082E-22-040/00:00

082E-22-017/00

082E-22-010/03:00

082E-22-010/03:00

G2
082E-22-010/03:00

