



BAIRD ENGINEERING, INC.

506 Jefferson Street • Clinton, MS 39056

September 1, 2026

Alex Alexander
Trifecta
105 Spann Drive
Brandon, MS 39047

Re: Wetlands Statement
Webster Street Development
Bay St. Louis, Mississippi

Mr. Alexander,

This letter is written in response to a letter received from the City of Bay St. Louis on August 26, 2026 in regard to a review of wetlands for the property on Webster Street currently in the design phase. Attached is a survey plat of the subject property and its location.

The National Wetlands Inventory map provided by the U.S. Fish and Wildlife Service showed no indication of wetlands on the subject property. I have attached a copy of the inventory map with the subject property outlined in blue that clearly shows no wetlands near our project location. In addition, I have not observed any potential wetlands areas on the property during the course of the survey. .

I hope you find this letter and attachments in order and please let me know if you have any questions in regard to this matter.

Regards,

Colin L. Baird, PE, PLS
Principal
Baird Engineering, Inc.

PLAT OF SURVEY for TRIPECTA DEVELOPMENT GROUP, LLC



NOTES:

- 1) PROPERTY IS ZONED OTM (OLD TOWN NEIGHBORHOOD MEDIUM DENSITY RESIDENTIAL) PER THE CITY OF BAY ST. LOUIS, MS
- 2) SETBACKS (OTM) - FRONT - 10 feet MIN/25 feet MAX feet from a street right-of-way line.
SIDE - 5 feet
REAR - 25 feet
- 3) SETBACKS (MR) - FRONT - 15 feet from a street right-of-way line.
SIDE - 5 feet
REAR - 20 feet
- 4) ADDRESS OF SUBJECT PROPERTY IS: WEBSTER STREET
BAY ST. LOUIS, MS
- 5) SUBJECT PROPERTY IS LOCATED IN ZONE "MR" (REF. 18.0 FEET) AS DETERMINED BY FIRM NO. 28045 C 2540
CITY OF BAY ST. LOUIS, REVISION DATE - OCTOBER 16, 2023.

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi dated 3/4/2024. Michael Raymond McGinnis PLS #2827
Boundary survey by Chitiche Engineering & Surveying
Date of field survey completed: July 2, 2026
Party Chief: Joey Fife
Vertical Elevations referenced to NAVD88
Subsurface and environmental conditions were not examined or considered as a part of this survey.
Underground utilities are based on physical evidence, maps provided by utility companies, and utilities shown on this plot may be approximate only. Should call MS One-Call before any digging.
Basis of Bearing: the bearings on this plot are based on and referenced to the Mississippi State Plane Coordinate System (NAD83-East Zone) as derived using RIK GPS observations using Core Stations USAK and MS1Z.
Convergence Angle = N 0°15'08" E
Combined Factor = 0.99997198075400
(Computed at N=297577.905, E=826522.113)

LEGEND

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- 1/2" BAY NEAR ROAD
- 1/4" BAY NEAR ROAD
- 1/8" BAY NEAR ROAD
- 1/16" BAY NEAR ROAD
- 1/32" BAY NEAR ROAD
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