

This plan was prepared by the undersigned professional engineer or architect, and it is hereby certified that the same are true and correct to the best of the undersigned's knowledge and belief, and that the same were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed professional engineer or architect in the State of Mississippi.

PLOT PLAN

BLUETOON PLANS FOR
GILBERT WALKER
435 DEMONTLUZIN AVE
BAY ST. LOUIS, MS 39520

DATE:
9/10/2026

SCALE:
AS NOTED

SHEET:

S-2

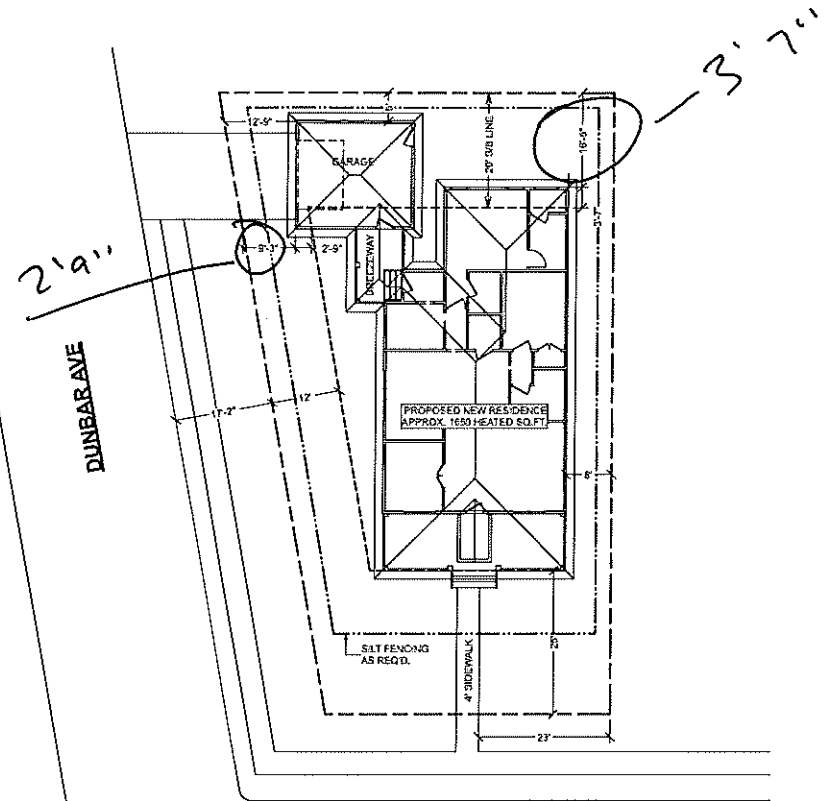
- GENERAL SITE NOTES:**
1. BUILDING LOCATION TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 2. DRIVEWAY LOCATION TO BE VERIFIED WITH OWNER BASED ON SITE CONDITIONS, MODIFICATIONS REQUIRED.
 3. ALL PROPERTY LINE MEASUREMENTS ARE APPROXIMATE AND DERIVED FROM EXISTING SURVEY OR BY OTHERS.
 4. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 6. SALT FENCING SHALL BE PLACED AS REQ'D PER SPECIFIC SITE.
 7. CONTRACTOR TO DETERMINE LOCATION OF ALL NEW UTILITIES PRIOR TO CONSTRUCTION.
 8. THIS PLOT PLAN IS GENERAL IN NATURE. THE SERVICES OF CIVIL ENGINEER MAY BE REQUIRED FOR GRADING, STORM-WATER CALCULATIONS, OR ANY OTHER INFORMATION NOT PROVIDED ON THIS PLAN.

SITE LEGEND

PROPERTY LINE	---
SET BACK LINE	----
SALT FENCE	----
CONCRETE DRIVE	----

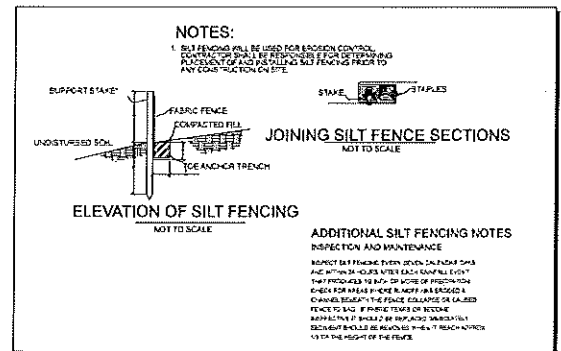
PROPERTY SETBACKS:
FRONT: 25'
INTERIOR S.D.E: 5'
CORNER S.D.E: 12'
REAR: 20'

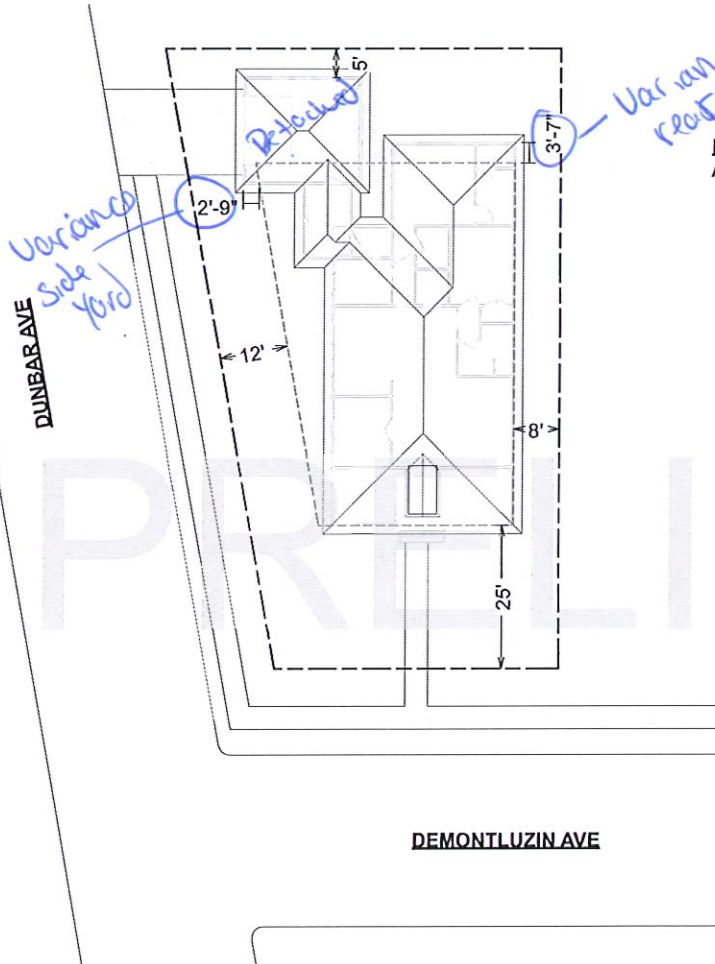
PROPERTY DESCRIPTION:
435 DEMONTLUZIN AVE
LOT 23
BAY ST. LOUIS, MS 39520
6454 SQ. FT. +/-
PARCEL # 1425-029-184.000
ZONE: R-2
FLOOD ZONE: X



DEMONTLUZIN AVE

PLOT PLAN
SCALE: 1"=10'-0"





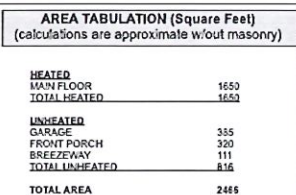
NOTE: WILL NEED A 2'-9" VARIANCE ON LEFT SIDE AND 3'-7" VARIANCE ON THE REAR.

SITE LEGEND	
PROPERTY LINE	---
SET BACK LINE	---
SLT FENCE	---
CONCRETE DRIVE	---

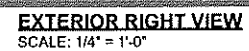
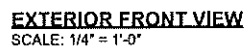
PROPERTY SETBACKS:	
FRONT: 25'	
INTERIOR SIDE: 8'	
CORNER SIDE: 12'	
REAR: 25'	

PRELIMINARY PLOT PLAN
SCALE: 1"=10'-0"





S-4



CAMERON
DESIGN & DRAFTING LLC
VALERIE CAMERON

[illegible]

EXTERIOR ELEVATIONS

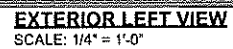
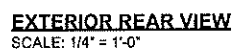
CUSTOM PLANS FOR:
GILBERT WALKER
BAY ST. LOUIS, MS 39520

DATE: 9/8/2026

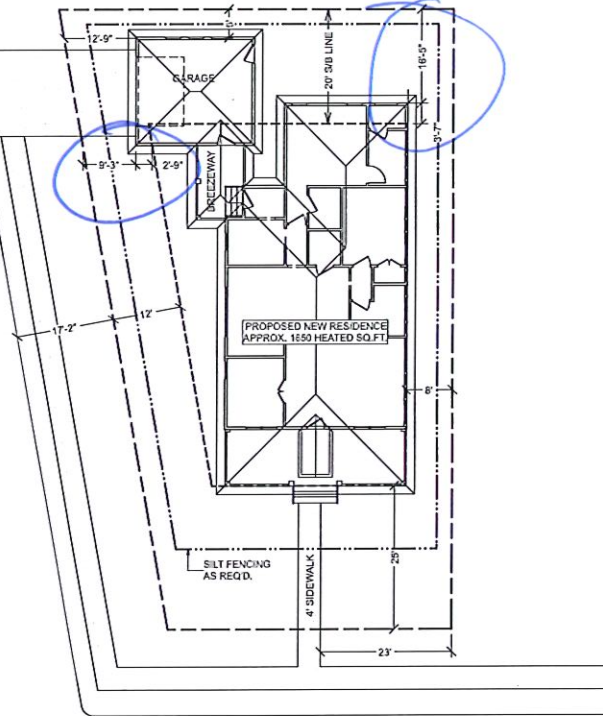
SCALE:
AS NOTED

SHEET:

S-5



DUNBAR AVE



DEMONTLUZIN AVE

PLOT PLAN
SCALE: 1"=10'-0"



SITE LEGEND

PROPERTY LINE ———
SET BACK LINE - - - - -
SILT FENCE - · - · - ·
CONCRETE DRIVE [Symbol]

PROPERTY SETBACKS:
FRONT: 25'
INTERIOR SIDE: 8'
CORNER SIDE: 12'
REAR: 25'

PROPERTY DESCRIPTION:
435 DEMONTLUZIN AVE.
LOT 23
BAY ST. LOUIS, MS 39520
6464 SQ. FT. +/-
PARCEL # 149E-0-23-184,000
ZONE: R-2
FLOOD ZONE: X

GENERAL SITE NOTES:

1. BUILDING LOCATION TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
2. DRIVEWAY LOCATION TO BE VERIFIED WITH OWNER BASED ON SITE CONDITIONS, MODIFY AS REQUIRED.
3. ALL PROPERTY LINE MEASUREMENTS ARE APPROXIMATE AND DERIVED FROM EXISTING SURVEY OR BY OTHERS.
4. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. SILT FENCING SHALL BE PLACED AS REQ'D PER SPECIFIC SITE.
7. CONTRACTOR TO DETERMINE LOCATION OF ALL NEW UTILITIES PRIOR TO CONSTRUCTION.
8. THIS PLOT PLAN IS GENERAL IN NATURE. THE SERVICES OF CIVIL ENGINEER MAY BE REQUIRED FOR GRADING, STORM WATER CALCULATIONS, OR ANY OTHER INFORMATION NOT PROVIDED ON THIS PLAN.

NOTES:

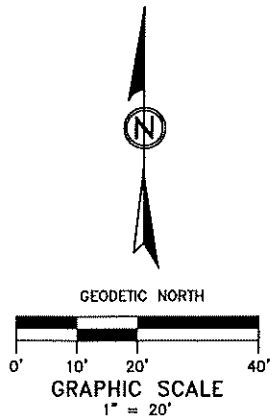
1. SILT FENCING SHALL BE USED FOR EROSION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLACEMENT OF AND INSTALLING SILT FENCING PRIOR TO ANY CONSTRUCTION ON SITE.



ELEVATION OF SILT FENCING
NOT TO SCALE

ADDITIONAL SILT FENCING NOTES

INSPECTION AND MAINTENANCE
INSPECT SILT FENCING EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/4" OR MORE OF PRECIPITATION. CHECK FOR HOLES IN FENCE MATERIAL, AND ENSURE A CHANNEL BENEATH THE FENCE COLLAPSE OR CAUSED FENCE TO LAY. IF FENCE TENDS TO BOUNCE, INSPECTOR IT SHOULD BE REPAIRED IMMEDIATELY. REPAIRS SHOULD BE REPORTED IF THEY REACH APPROX. 1/3 TO THE HEIGHT OF THE FENCE.

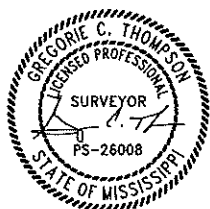


LEGEND

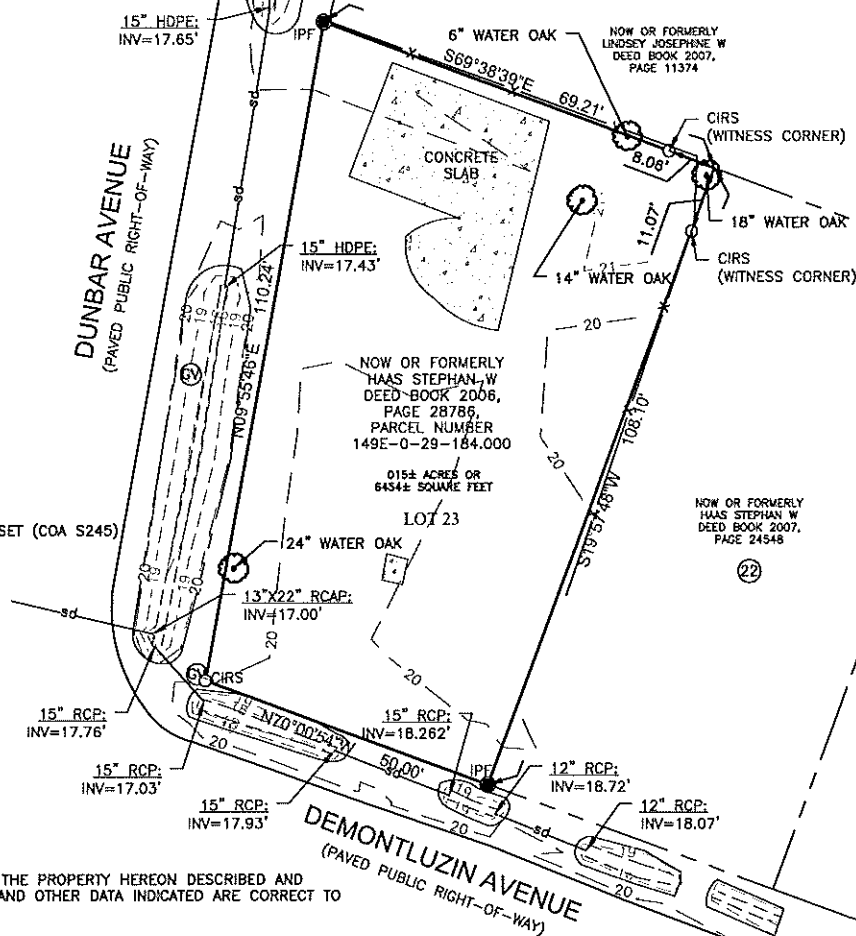
- IPF DEONTES IRON PIPE FOUND
- CIRS DENOTES CAPPED IRON ROD SET (COA S245)
- X— DENOTES WIRE FENCE LINE
- ⊙ DENOTES GAS VALVE

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



GREGORIE COLE THOMPSON, P.S. #26008
APRIL 06, 2026



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

LEGAL DESCRIPTION

LOT 23, BLOCK 3, PERKINS SUBDIVISION, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

FLOOD ZONE INFORMATION

BY GEOGRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER 28045C0354D, REVISED 10/16/2009.

REFERENCE MATERIAL

- 1) HANCOCK COUNTY GIS WEBSITE
- 2) PLAT OF PERKINS SUBDIVISION
- 3) DEED BOOK 2006 - PAGE 28786
- 4) DEED BOOK 2007 - PAGE 24548
- 5) DEED BOOK 2007 - PAGE 11374



MP DESIGN GROUP

918 Howard Ave Suite F B20xi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

435 DEMONTLUZIN, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI

PROJECT NO: 0077.26.020 DATE: 04/05/2026 DRAWN BY: AAL SHEET 1 OF 1