

FLOOD ZONE NOTE:

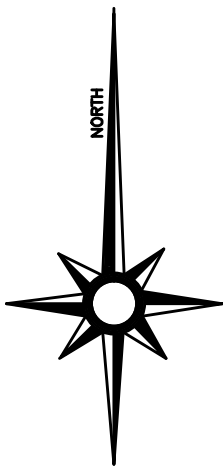
THIS PROPERTY LIES IN ZONE "X500"
ACCORDING TO LETTER OF MAP REVISION
DETERMINATION DOCUMENT, CASE NO.
23-04-5378P ISSUED JULY 16, 2024 AND
EFFECTIVE ON DECEMBER 6, 2024

REFERENCE MATERIALS:

- 1.) TITLE WORK PROVIDED BY CLIENT
- 2.) MAP OF FIRST WARD OF BAY ST. LOUIS
- 3.) PRIOR SURVEY ON LOT 510 BY JAMES CLARKE, PLS DATED NOVEMBER 8, 2013
- 4.) PRIOR SURVEY ON LOT 512 BY MICHAEL MCGINNIS, PLS UNDER CHINICHE ENGINEERING DATED MARCH 15, 2023

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR3 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.



RECORD DESCRIPTION:

Lot Five Hundred Ten (510), FIRST WARD, City of Bay St. Louis, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT that portion sold to Mississippi Transportation Commission, recorded in Deed Book 2008 at Page 5394 and to the State of Mississippi, recorded in Deed Book 2019 at Page 7286 thereof.

AND ALSO

Lot Five Hundred Twelve (512), FIRST WARD, City of Bay St. Louis, Hancock County, Mississippi, as per the official plat of said City made by E. S. Drake, C.E., and filed in the Office of the Clerk of the Chancery Court of Hancock County, Mississippi.

Together with all and singular rights, privileges, improvements and appurtenances to the same belonging on or in any wise appertaining.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE
PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND
OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S. DATE
AUGUST 22, 2024



CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@gmail.com

DATES OF FIELD WORK: 8/20/2024

PARTY CHIEF: PE

INSTRUMENT MAN: PE

RODMAN: PE

DRAWN BY: CAC

DRAWING NUMBER: 24233

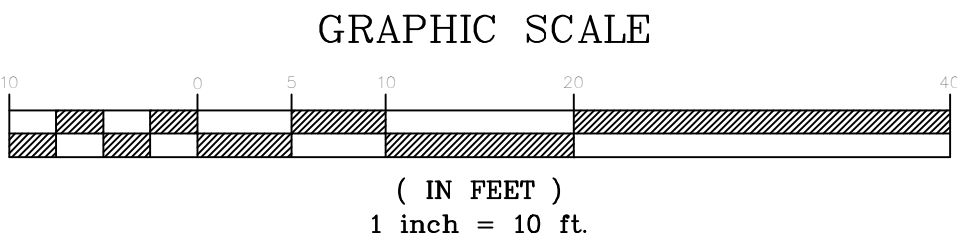
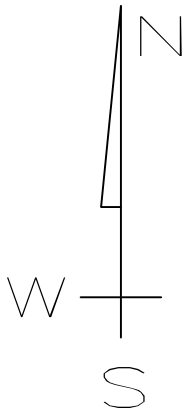
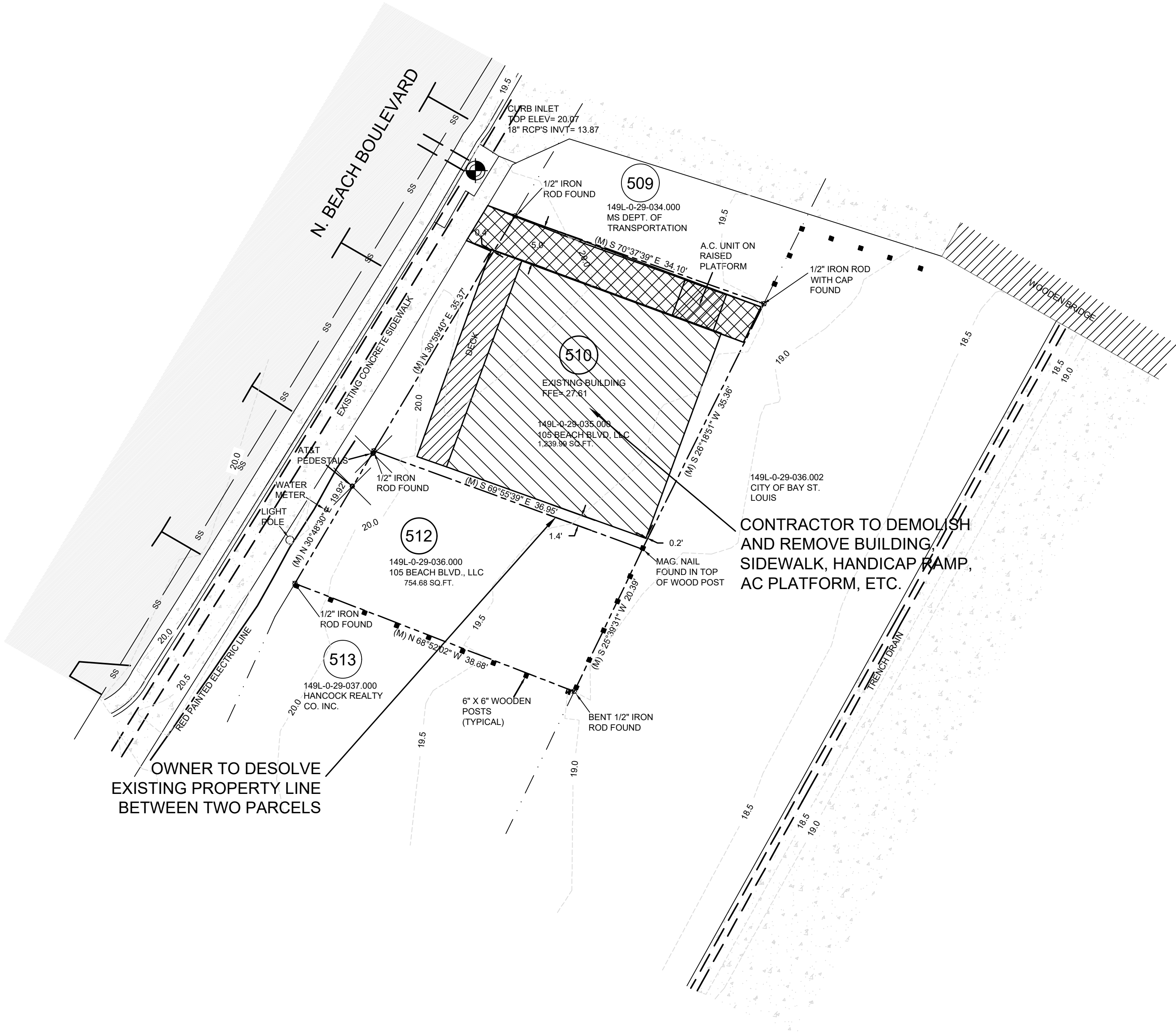
REVISED:

EXISTING CONDITIONS AND DEMOLITION

SCALE: 1"=10'

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE PLANS & SPECIFICATIONS, CHECK, AND VERIFY INFORMATION SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED BY SAID DISCREPANCY.



	NEW MAG NAIL SET BY SURVEYOR IN ASPHALT OF N BEACH BLVD
ELEV. = TBD	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

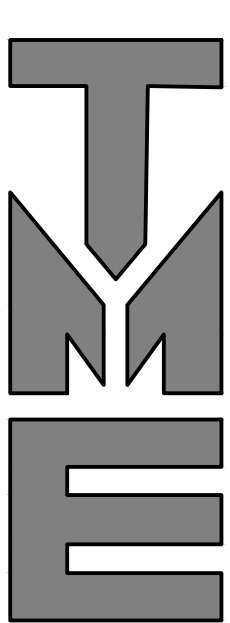
SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD
ZONE PER FEMA PANEL 28045C0362D DATED
OCTOBER 16, 2009.

LEGEND

- REMOVE UTILITY
- DENOTES REMOVAL OF ALL
EXISTING IMPROVEMENTS
AND FILL
- DENOTES LIMITS OF REMOVAL
FOR A STRUCTURE AND ITS
APPURTENANCES
- TREE DEMO

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUT SHALL BE RESPONSIBLE FOR COORDINATING NECESSARY WORK WITH LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.
6. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
7. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED.



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN,
P.E., P.L.S.

24-017

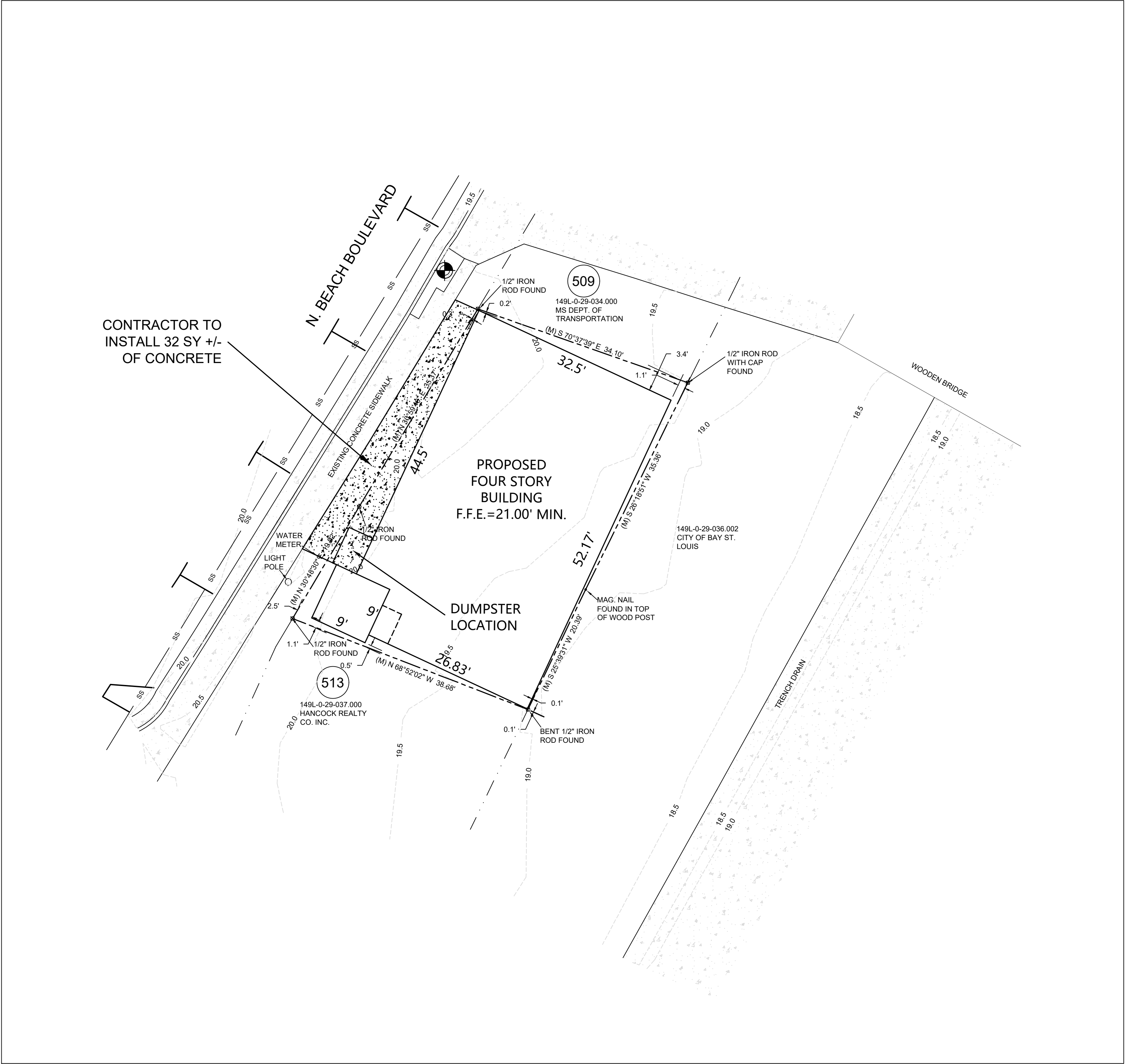
In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 08-14-2025
Drawn By F.O.F.
Check By T.J.M.
REV _____

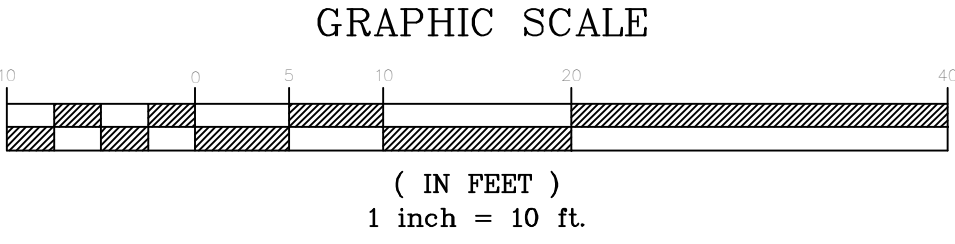
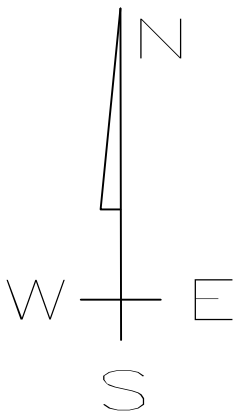
PROPOSED BAR
N BEACH BLVD
BAY ST LOUIS, MS

C2



SITE PLAN

SCALE: 1"=10'



	CURB INLET TOP AT NORTHEAST CORNER OF PROPERTY ALONG N BEACH BLVD
ELEV. = 20.07	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD ZONE PER FEMA PANEL 28045C0362D DATED OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.071 +/- AC

ZONING: C-1

SETBACKS:

FYSB - 0 FT
SYSB - 0 FT
RYSB - 0 FT

TOTAL SQUARE FOOTAGE - 6,932 SF (INCLUDING ELEVATOR SHAFT)

NOTE:
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FOUNTAIN & ASSOCIATES

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BAY ST LOUIS, MS



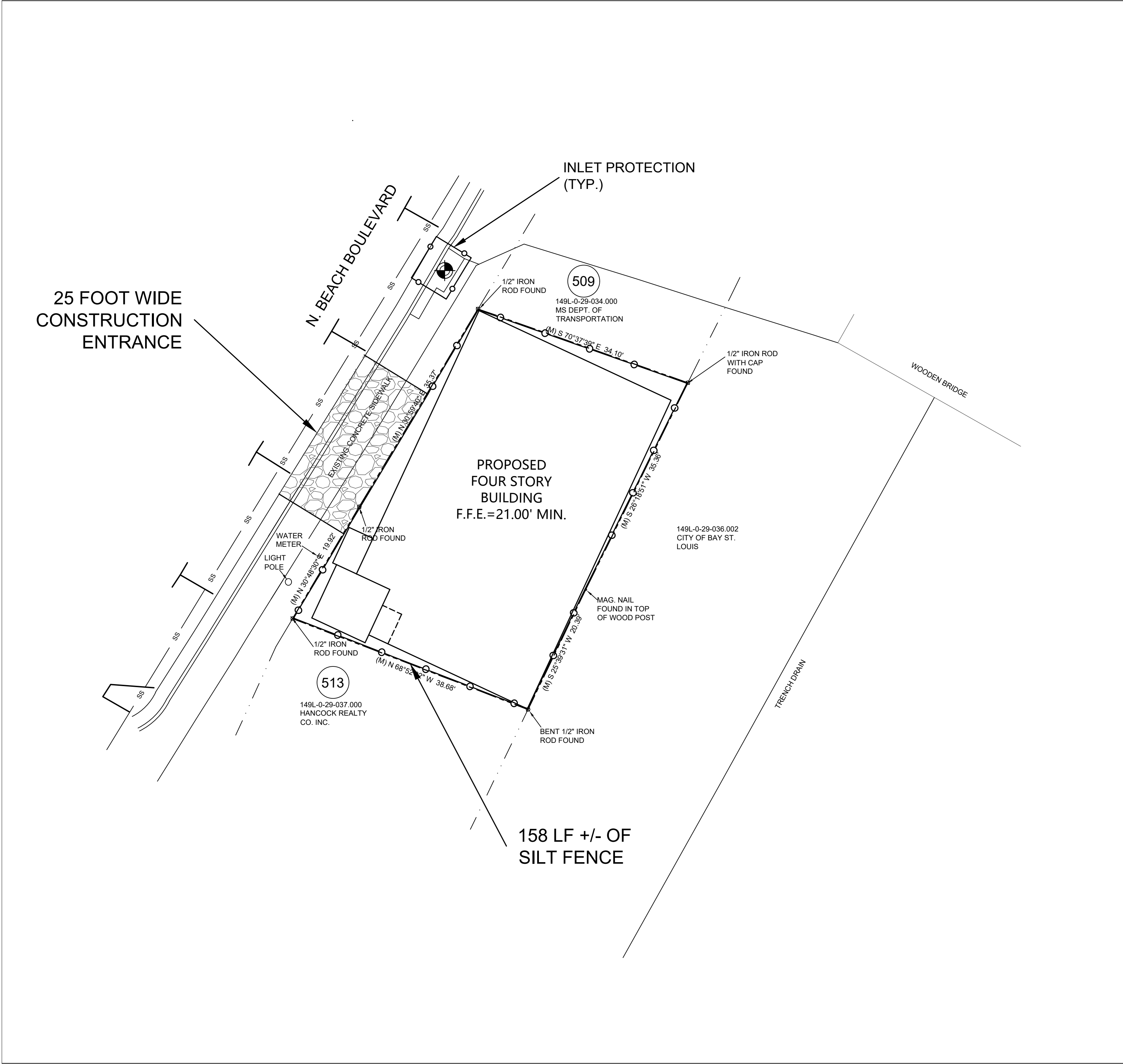
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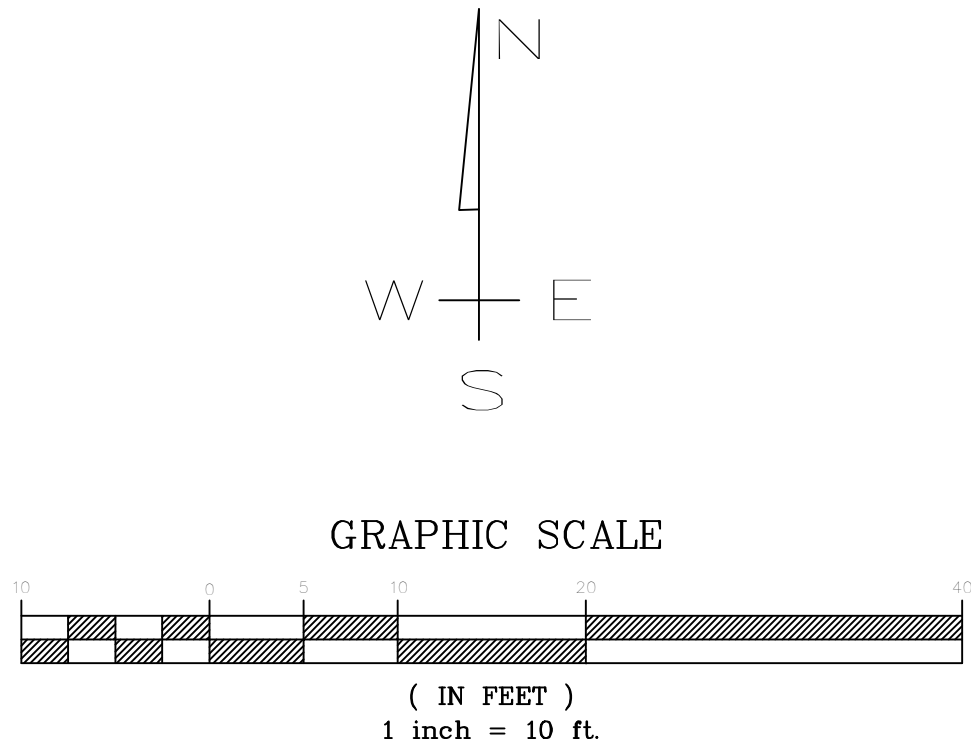
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EROSION CONTROL PLAN

SCALE: 1"=10'



	NEW MAG NAIL SET BY SURVEYOR IN ASPHALT OF N BEACH BLVD
ELEV. = TBD	

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD
ZONE PER FEMA PANEL 28045C0362D DATED
OCTOBER 16, 2009.

LEGEND

	SILT FENCE
	STRAW WATTLES
	INLET PROTECTION

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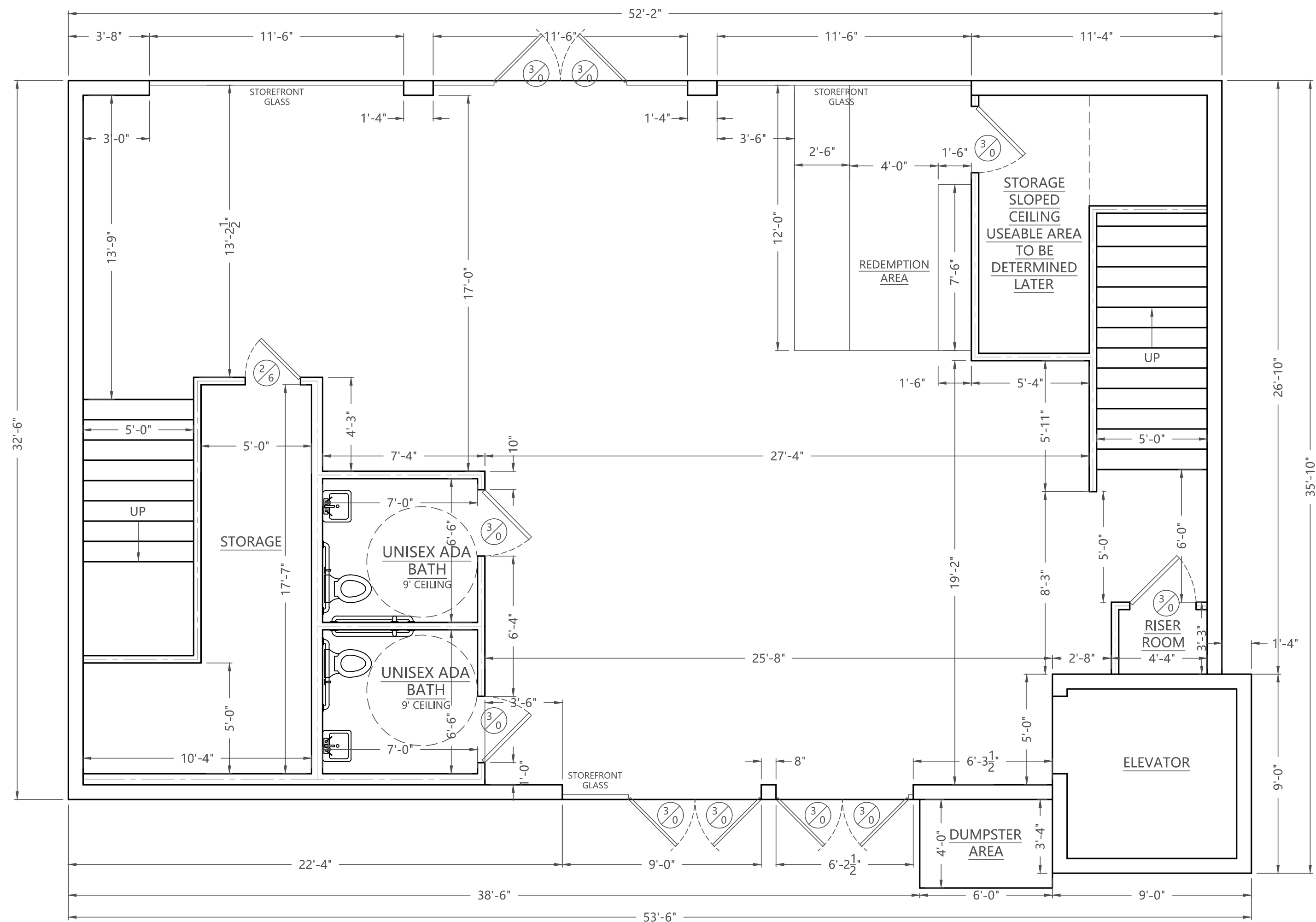
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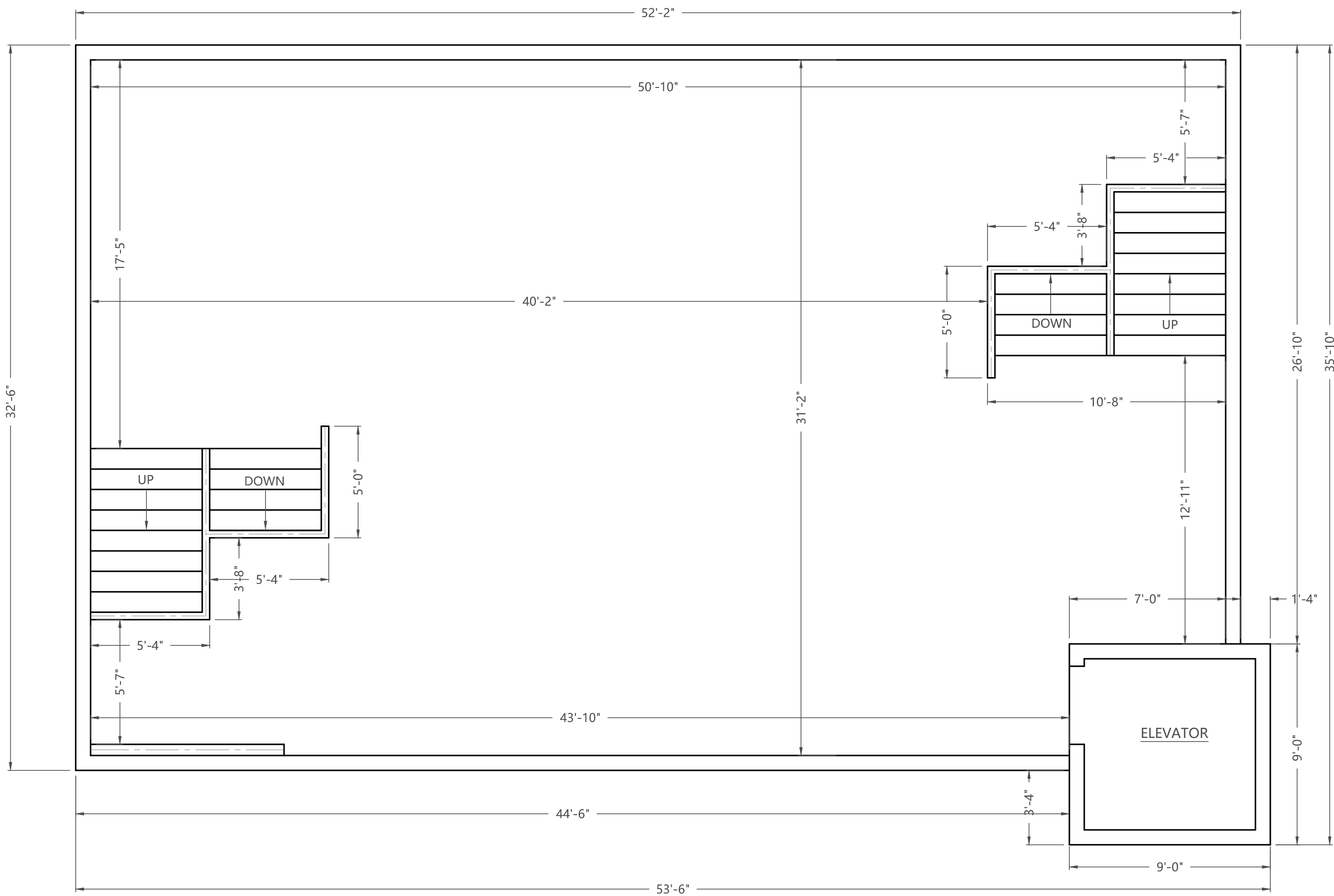
Date 08-14-2025
Drawn By F.O.F.
Check By T.J.M.
REV _____

PROPOSED BAR
N BEACH BLVD
BAY ST LOUIS, MS

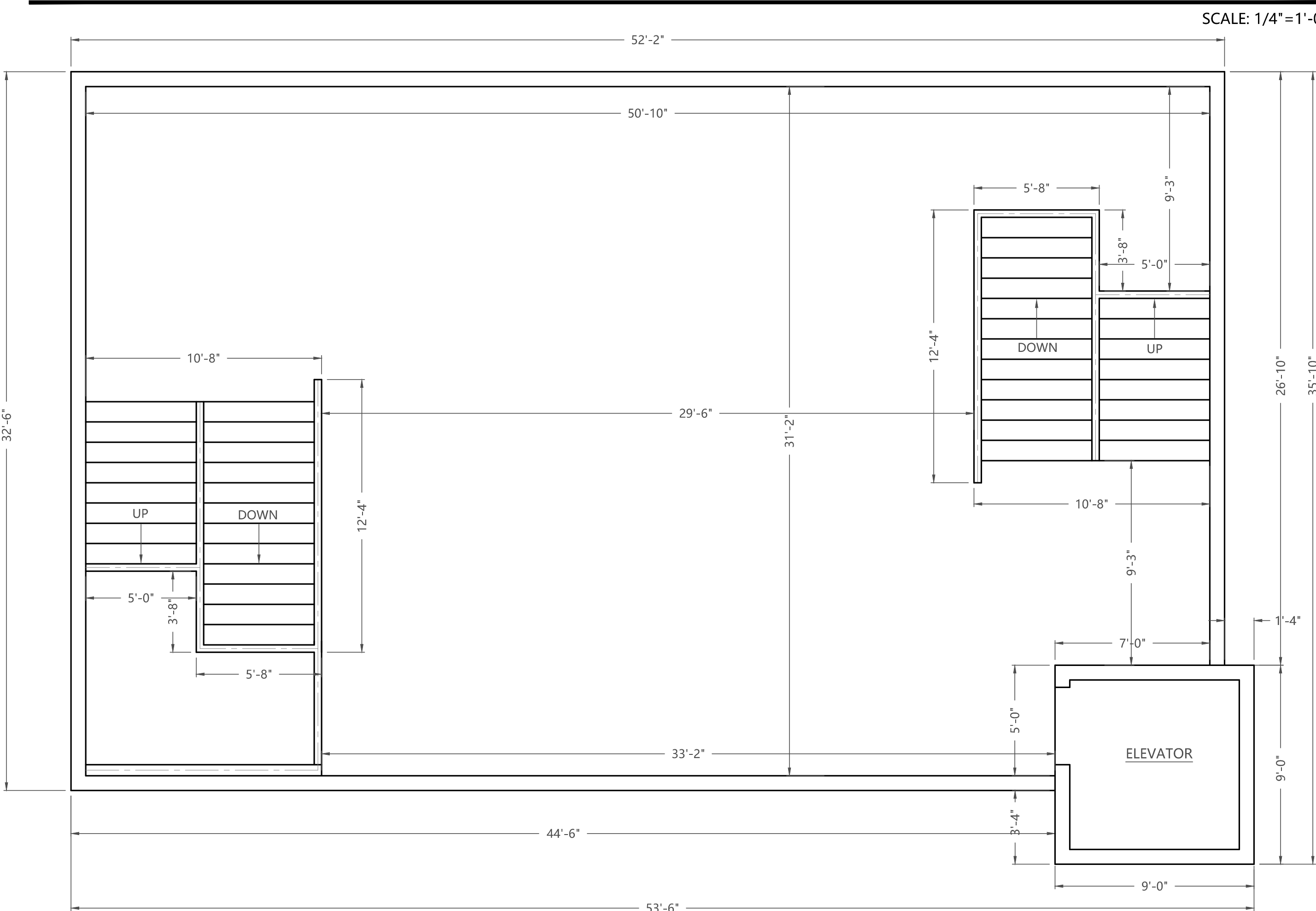
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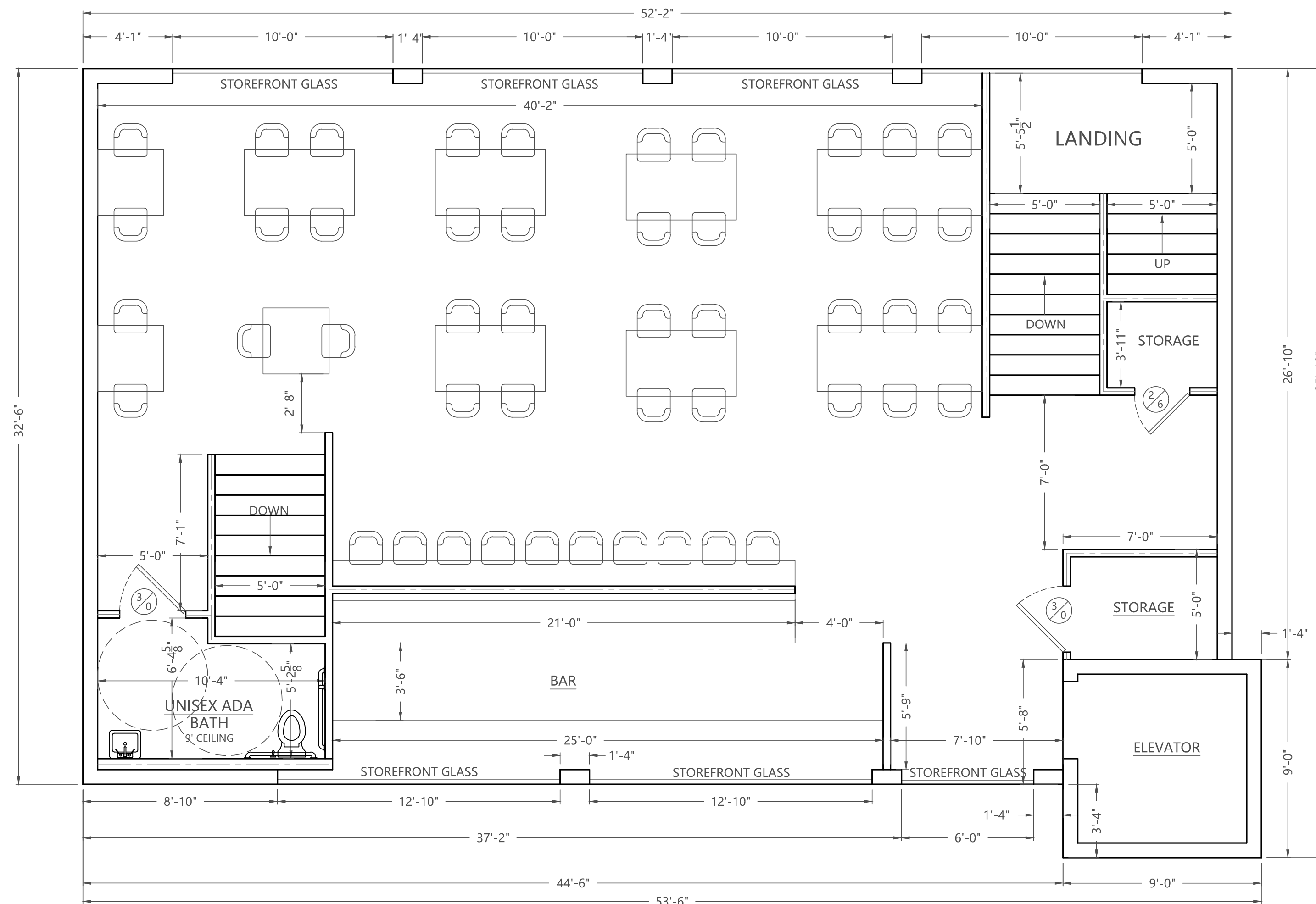
FLOOR PLAN - 1ST FLOOR



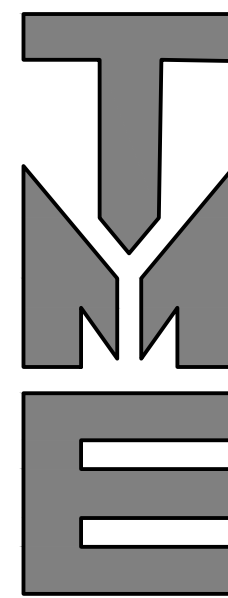
FLOOR PLAN - 2ND FLOOR



FLOOR PLAN - 3RD FLOOR



FLOOR PLAN - 4TH FLOOR



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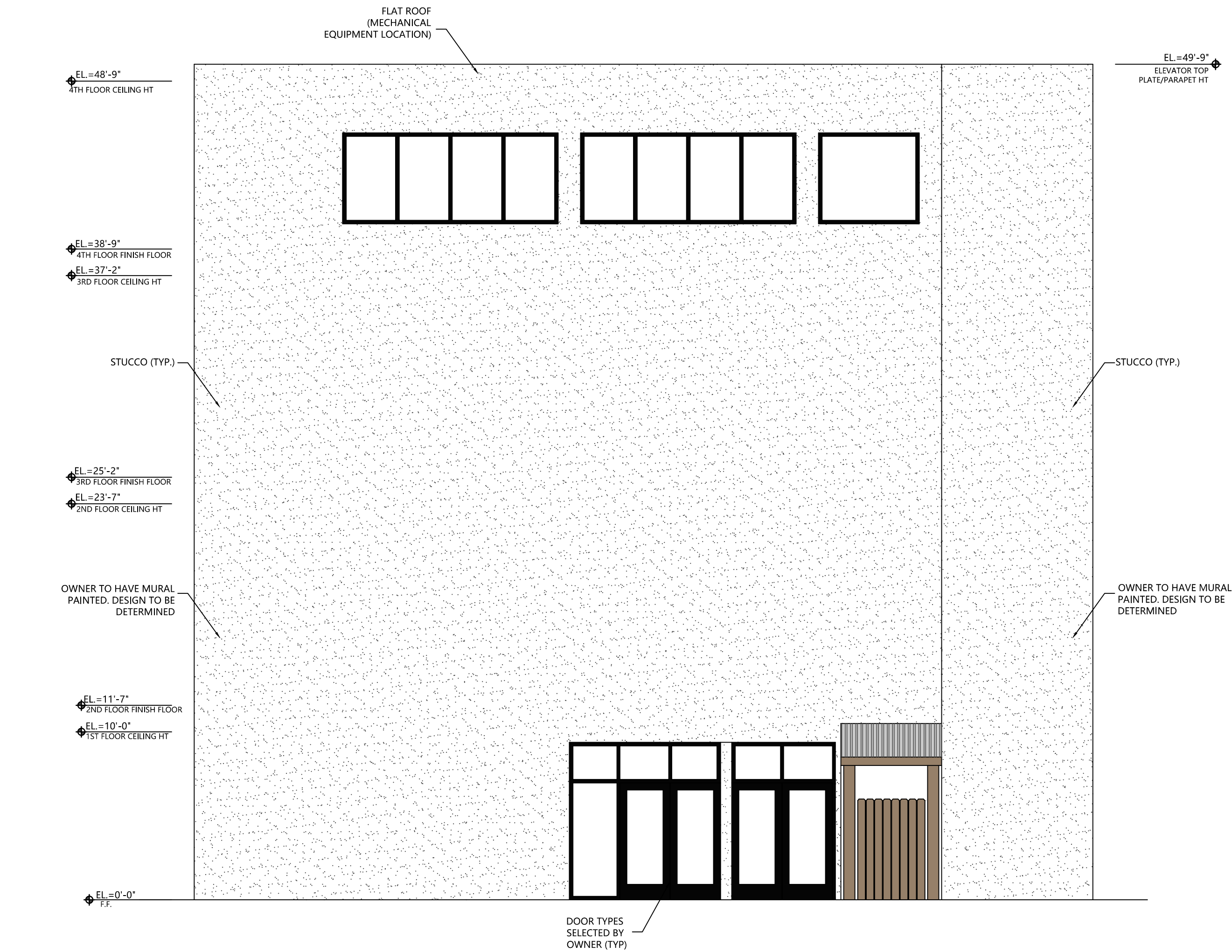
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228-574-3659

Date 08-14-2025
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Check By T.J.M.
REV.08-27-2025

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BAY ST LOUIS, MS

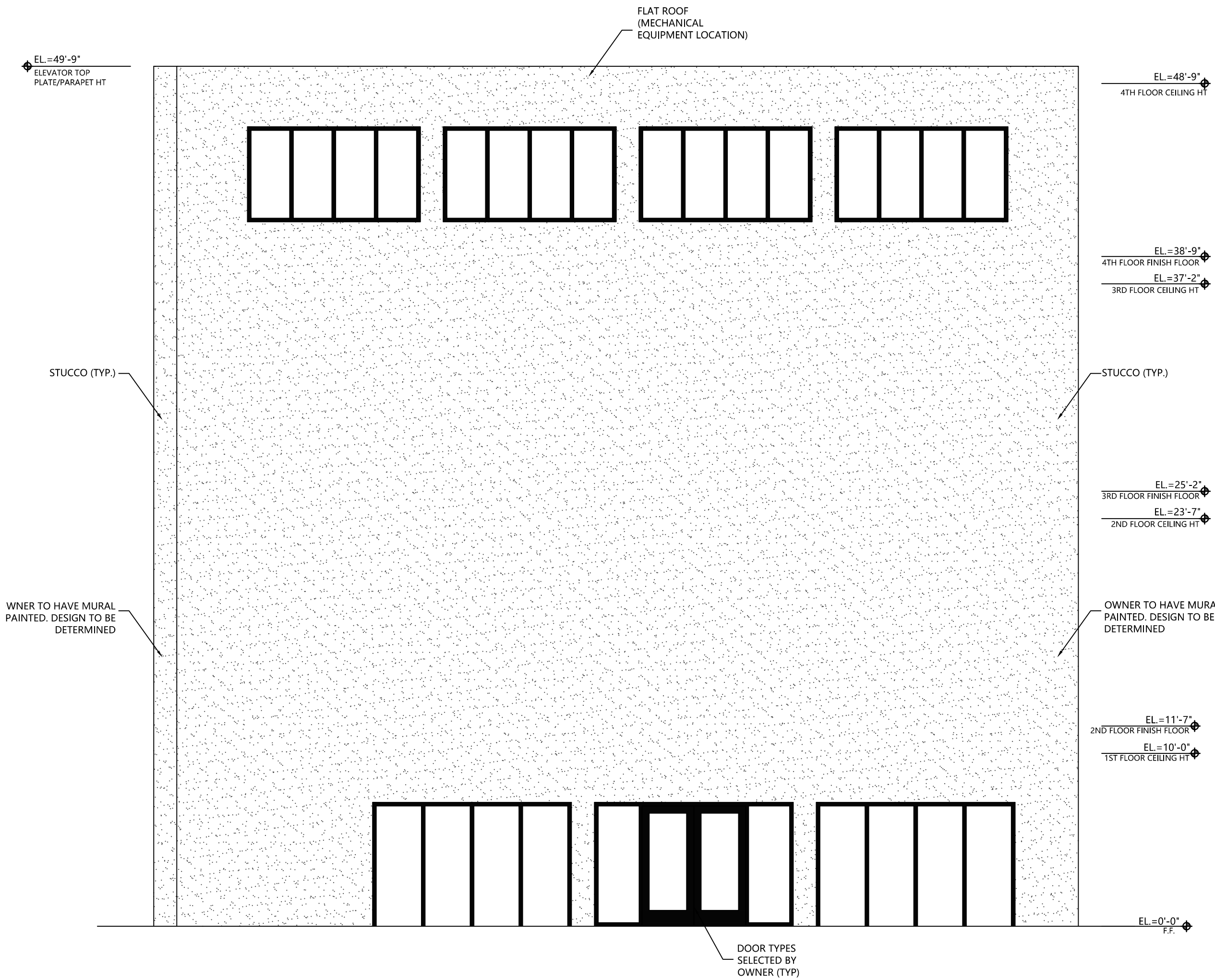
B1

24-017



FRONT ELEVATION

SCALE: 3/16"=1'-0"

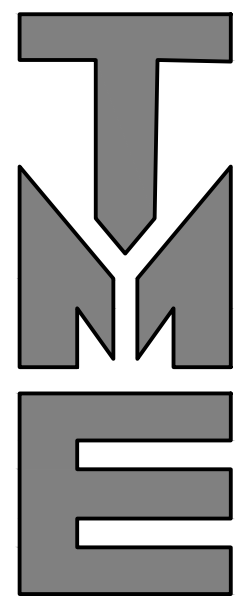


REAR ELEVATION

SCALE: 3/16"=1'-0"

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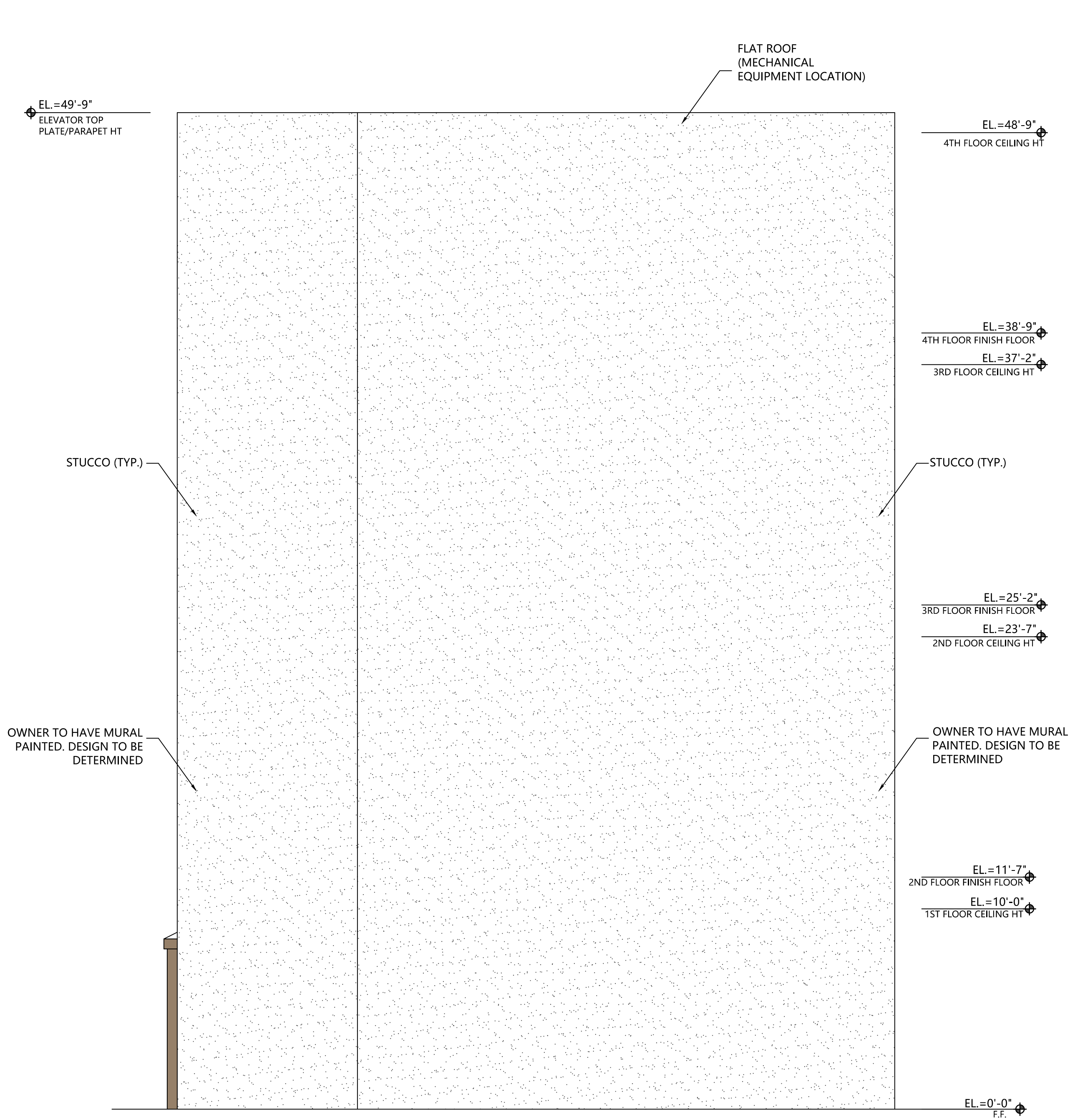
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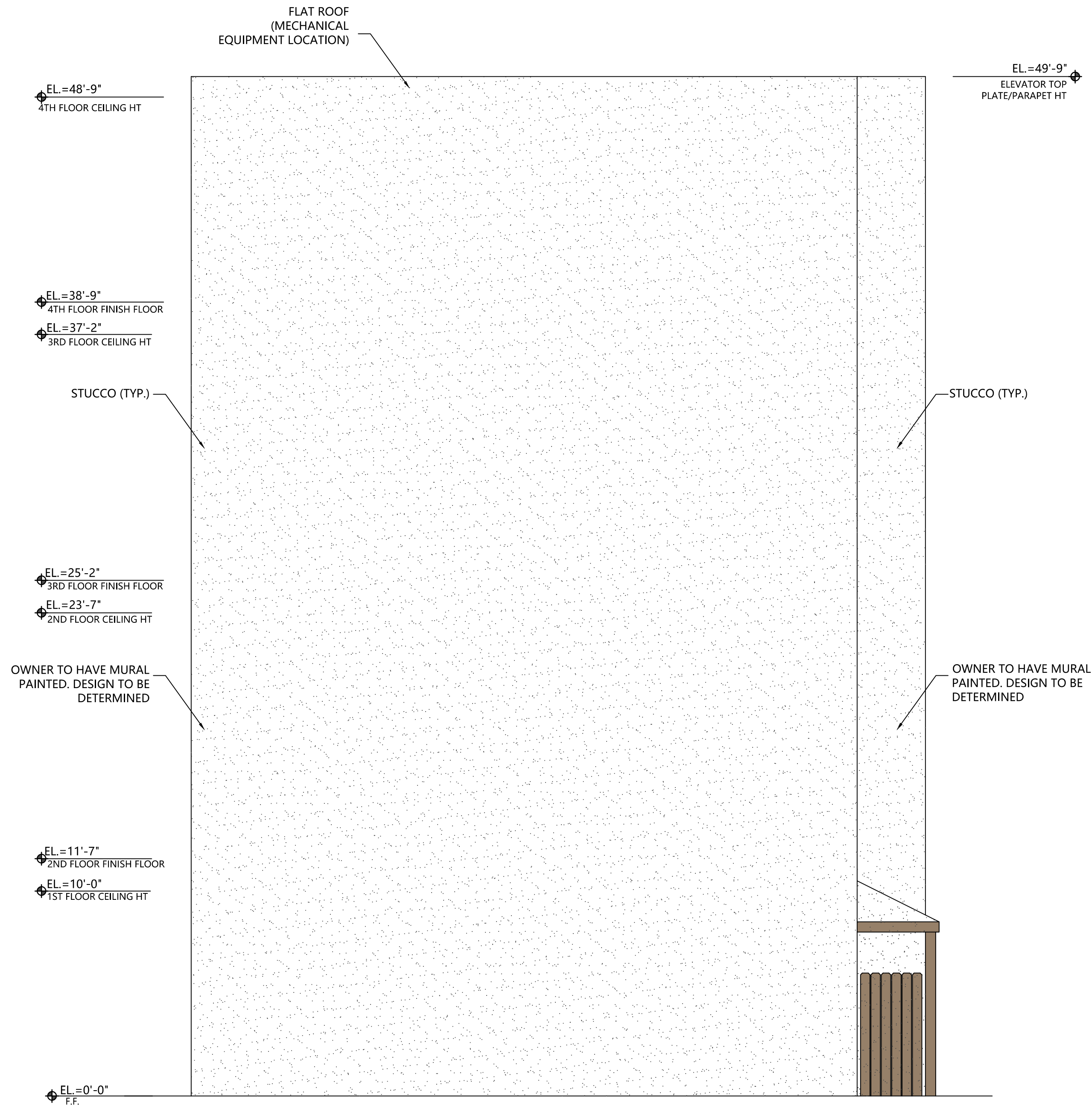
PROPOSED BAR
N BEACH BLVD
BAY ST LOUIS, MS

B2



SOUTH SIDE ELEVATION

SCALE: 1/4"=1'-0"



NORTH SIDE ELEVATION

SCALE: 1/4"=1'-0"

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