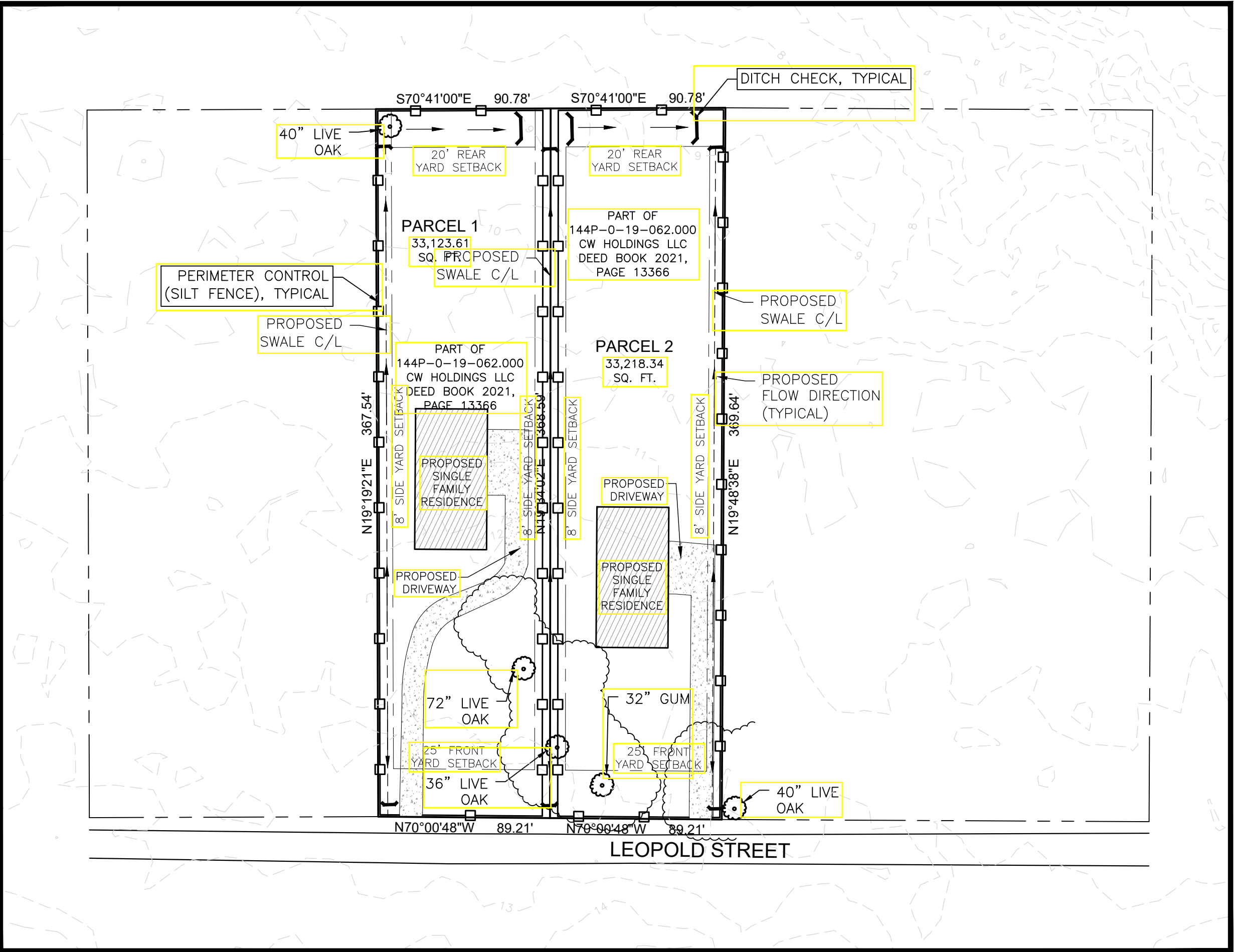
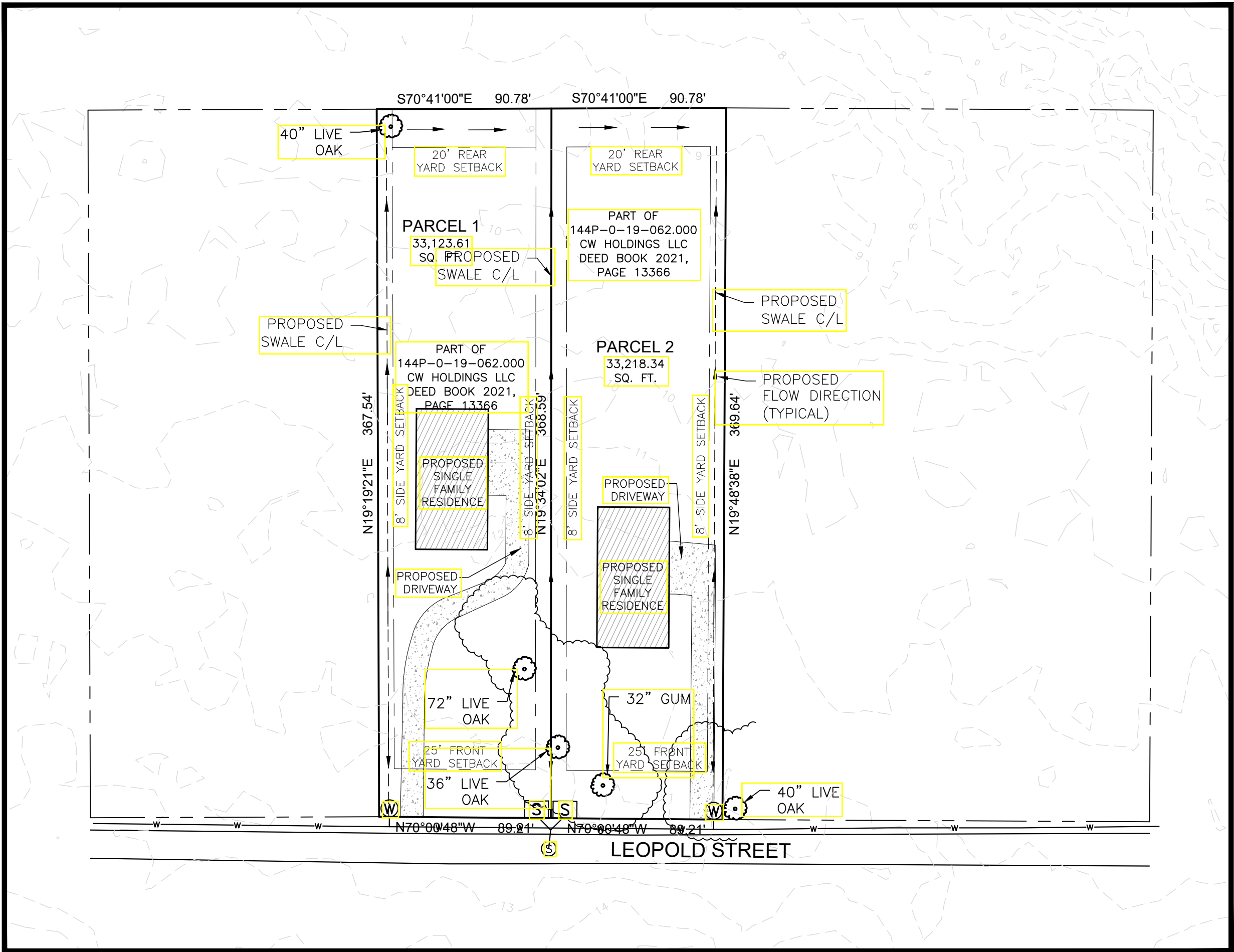


EXISTING CONDITIONS



PROPOSED STORM WATER POLLUTION PREVENTION PLAN



PROPOSED DRAINAGE AND UTILITY PLAN

- NOTES**
- EXISTING CONDITIONS TOPOGRAPHIC INFORMATION DERIVED FROM DRONE LIDAR FLOWN ON 03/07/2024.
- FLOOD ZONE INFORMATION**
- THIS PROPERTY IS LOCATED IN ZONE "AE" (BASE ELEV. 19.00), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER 28045C0354D, REVISED 10/16/2009.

Professional Engineer Seal for Jason G. Polite, State of Mississippi, License No. 33177, dated June 6, 2024.

North arrow pointing towards the top right.

Graphic scale: 1" = 50'. Scale bar showing 0', 25', 50', and 100'.

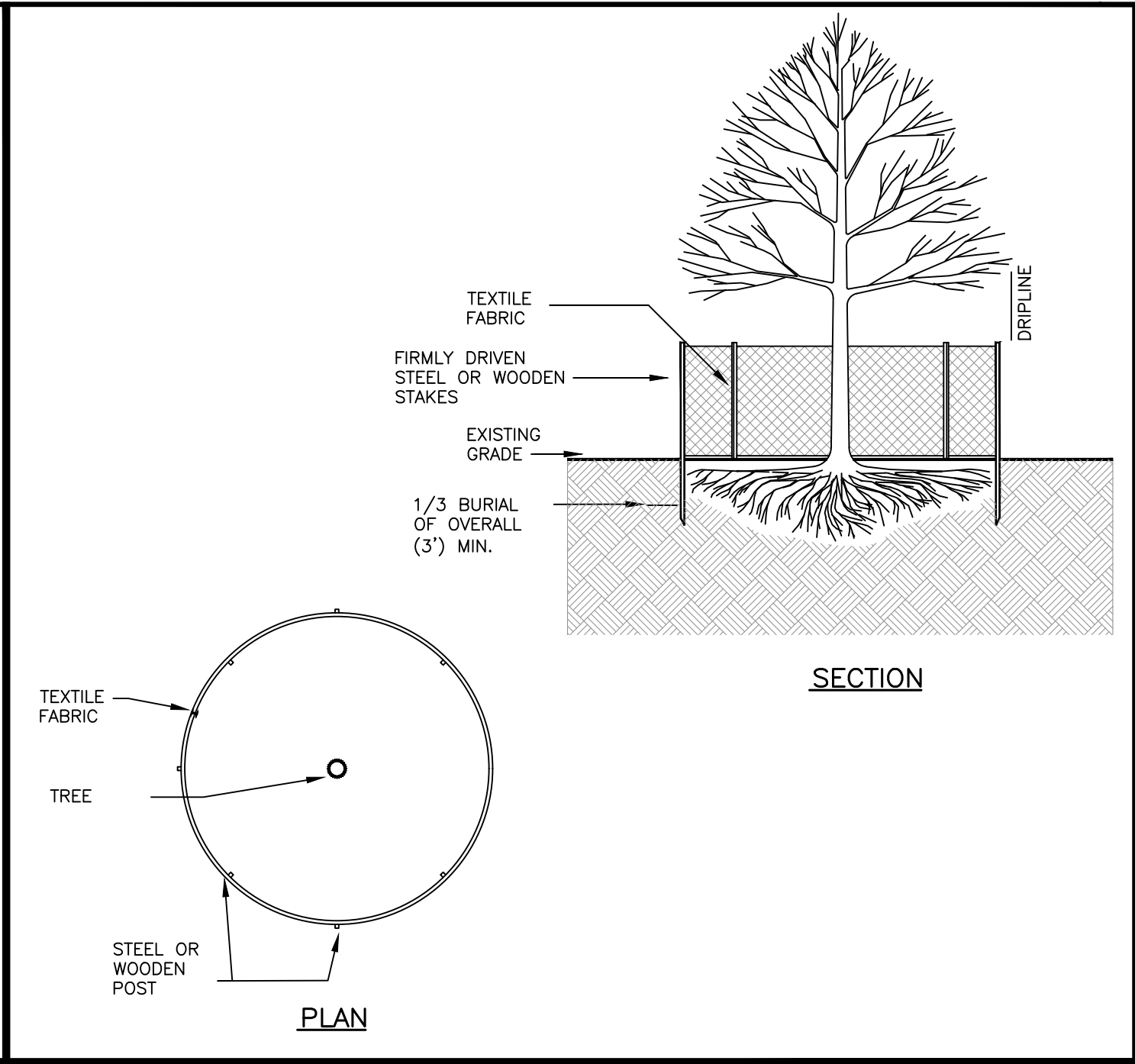
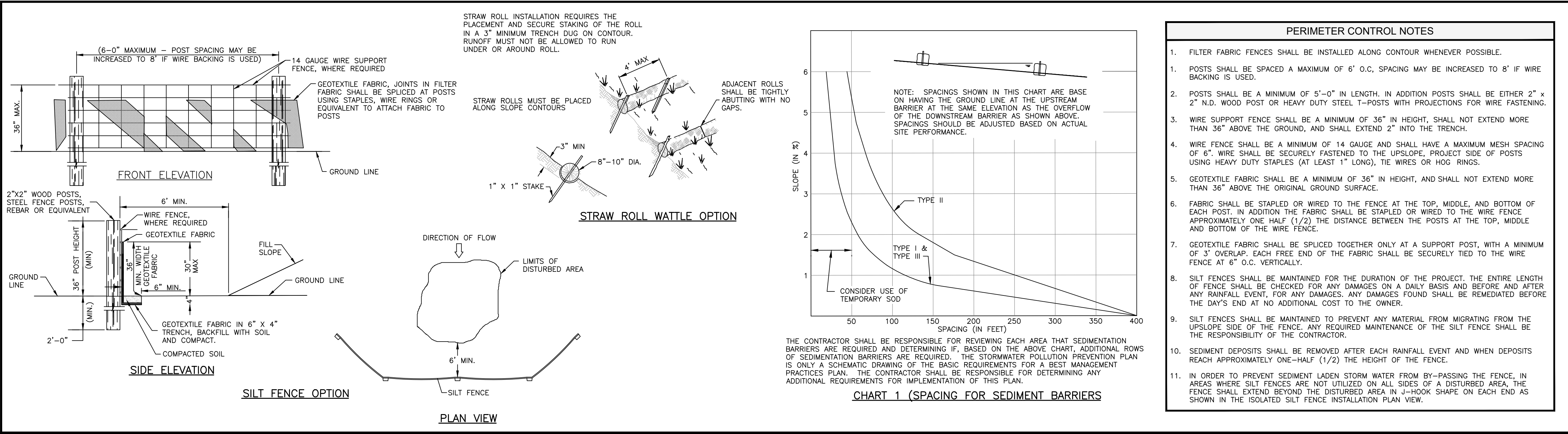
**MP DESIGN GROUP**  
918 Howard Ave Suite F Biloxi MS 39530 | 228.388.1950 | www.mpdesigngroup.us

**DRAINAGE PLAN FOR**  
**117 LEOPOLD STREET,**  
**PARCEL NUMBER**  
**144P-0-19-062.000,**  
**CITY OF BAY ST. LOUIS,**  
**HANCOCK COUNTY,**  
**MISSISSIPPI**

**PDP**  
SHEET 1 OF 2

SCALE: SHOWN  
PROJECT NO: 0077.24.024  
DATE: 06/01/2024  
DRAWN BY: JGP  
CHECKED BY: GCT  
LOCATION:  
SHEET NO.:



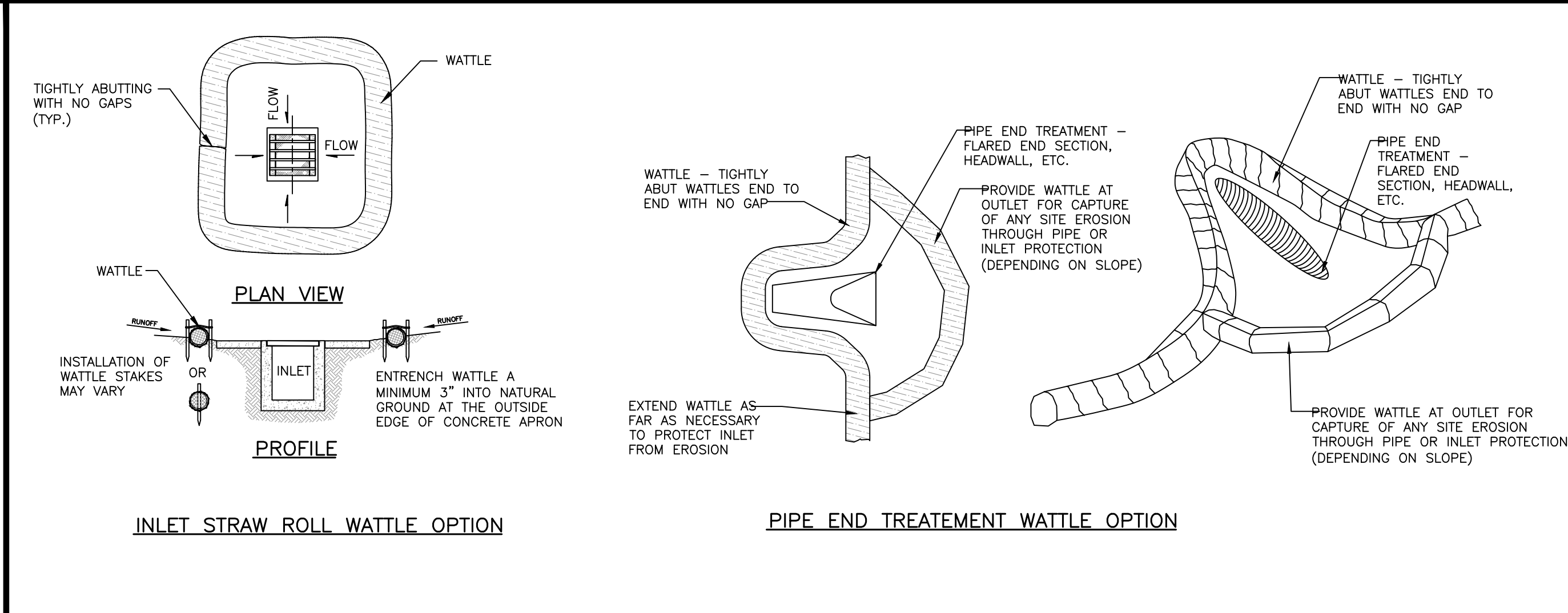
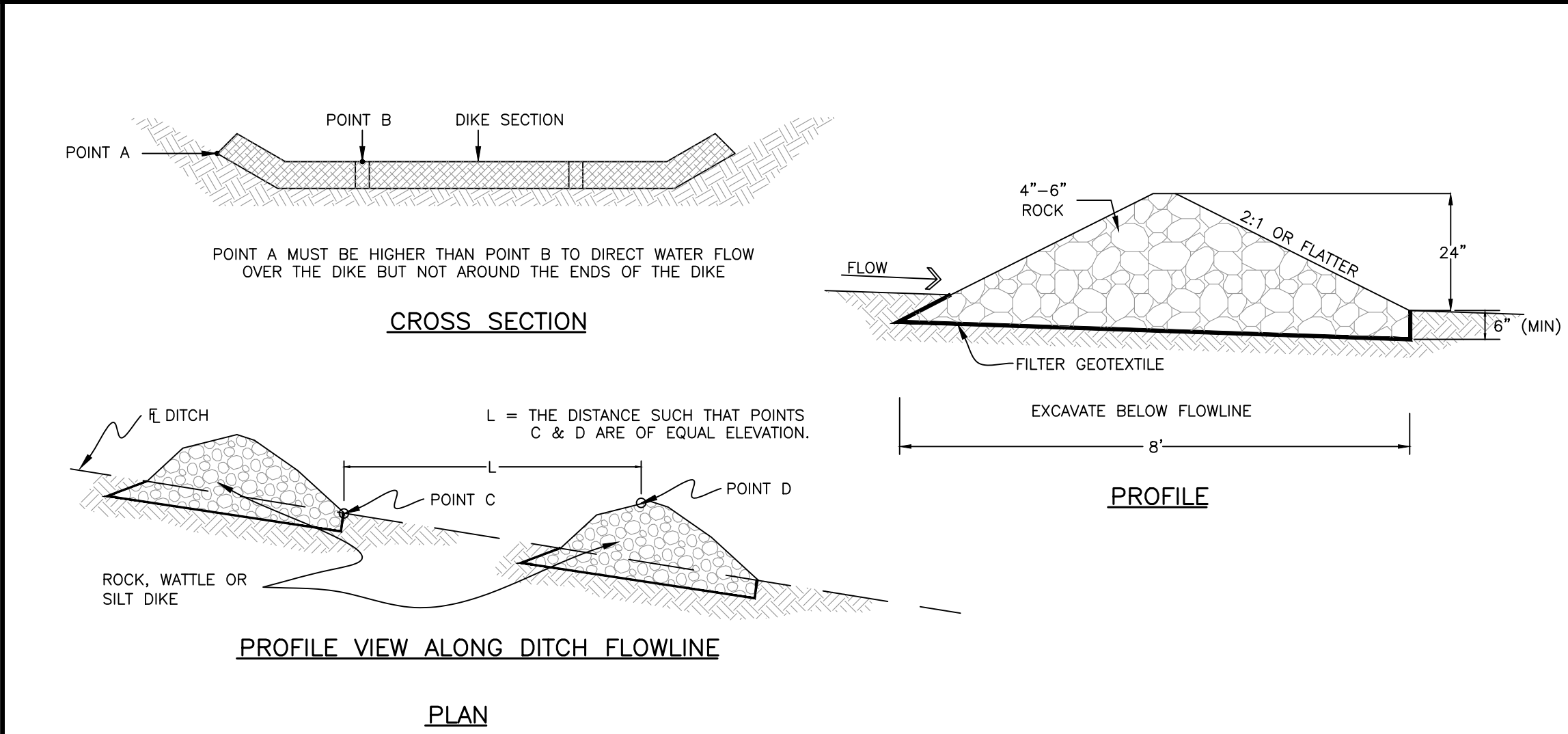


1 PERIMETER CONTROL DETAILS

NOT TO SCALE

2 TREE PROTECTION PLACEMENT DETAIL

NOT TO SCALE

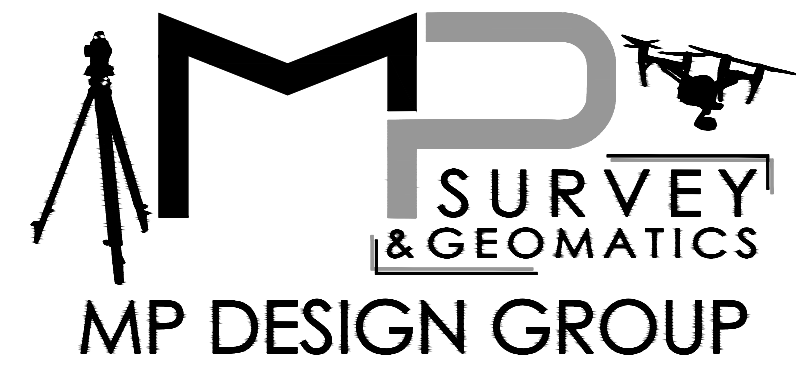
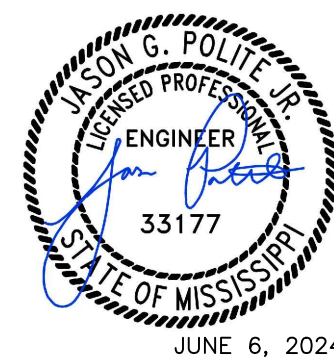


3 CHECK DAM PLACEMENT DETAIL

NOT TO SCALE

4 TYPICAL INLET PROTECTION DETAILS

NOT TO SCALE



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

DRAINAGE PLAN FOR  
117 LEOPOLD STREET,  
PARCEL NUMBER  
144P-0-19-062.000,

CITY OF BAY ST. LOUIS,  
HANCOCK COUNTY,  
MISSISSIPPI

SCALE: SHOWN  
PROJECT NO: 0077.24.024  
DATE: 04/01/2024  
DRAWN BY: JGP  
CHECKED BY: GCT  
LOCATION:  
SHEET NO.:

DET

SHEET 2 OF 2





NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER 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 NAVD83, 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.
- 7.) ERROR OF CLOSURE: 1:51,226.45
- 8.) THERE ARE NO RECORDED EASEMENTS PROVIDED SO TO THE BEST OF MY KNOWLEDGE THERE ARE NO EASEMENTS ON THIS PROPERTY.
- 9.) AS PER REPORT PROVIDED BY CLIENT, THERE ARE NOT WETLANDS ON THIS PROPERTY.

LEGEND:

- IR --- IRON ROD FOUND
- IP --- IRON PIPE FOUND
- RS --- IRON ROD SET
- SP --- SPIKE FOUND
- SPK --- SPIKE SET
- CM --- CONCRETE MONUMENT FOUND
- CMK --- CONCRETE MONUMENT SET
- LKF --- LIGHTYARD KNOT FOUND
- AS --- AS MEASURED
- R --- AS PER RECORD
- APP --- AS PER PLAN
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

REFERENCE MATERIALS:

- 1.) DEED BOOK 2021, PAGE 13366
- 2.) PRIOR SURVEY BY DUKE LEVY, PLS
- 3.) HANCOCK COUNTY GEOPORTAL

OVERALL RECORD DESCRIPTION

LOTS 128E, 134D AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

SURVEY DESCRIPTION FOR PARCEL 1

A PORTION OF LOTS 128E, 134D AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 135A; THENCE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 134D; THENCE ALONG THE WEST LINE OF LOTS 128E AND 134D, N19°19'21"E 367.54' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 128E; THENCE ALONG THE NORTH LINE OF SAID LOT 128E, S70°41'00"E 90.78' TO A 1/2" IRON ROD WITH CAP SET; THENCE S19°34'02"W 368.59' TO THE POINT OF BEGINNING, CONTAINING 33,123.61 SQUARE FEET.

SURVEY DESCRIPTION FOR PARCEL 2

A PORTION OF LOTS 128E AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 135A; THENCE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD WITH CAP SET; THENCE N19°34'02"E 368.59' TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID LOT 128E; THENCE ALONG SAID NORTH LINE OF SAID LOT 128E, S70°41'00"E 90.78' TO AN OLD FLAGGED CHAIN LINK FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 128E; THENCE ALONG THE EAST LINE OF LOTS 128E AND 135A, S19°46'38"W 369.64' TO THE POINT OF BEGINNING, CONTAINING 33,218.34 SQUARE FEET.

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

10/16/2023



**CROSBY SURVEYING**  
PROFESSIONAL LAND SURVEYING  
716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649

DATE OF FIELD WORK: 9/20-9/22/2023  
PARTY CHIEF: PE  
INSTRUMENT MAN: PE  
RODMAN: PE  
DRAWN BY: CAC  
DRAWING NUMBER: 23254  
REVISED:





NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER 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).
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LEGEND:

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- R --- AS PER RECORD
- APP --- AS PER PLAN
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- IRS --- IRON ROD SET

REFERENCE MATERIALS:

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OVERALL RECORD DESCRIPTION

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SURVEY DESCRIPTION FOR PARCEL 1

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SURVEY DESCRIPTION FOR PARCEL 2

A PORTION OF LOTS 128E AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301): BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 135A; THENCE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD WITH CAP SET; THENCE N19°34'02"E 368.59' TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID LOT 128E; THENCE ALONG SAID NORTH LINE OF SAID LOT 128E, S70°41'00"E 90.78' TO AN OLD FLAGGED CHAIN LINK FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 128E; THENCE ALONG THE EAST LINE OF LOTS 128E AND 135A, S19°48'38"W 369.64' TO THE POINT OF BEGINNING, CONTAINING 33,218.34 SQUARE FEET.

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CLIFFORD A. CROSBY, P.L.S.

DATE

10/16/2023



**CROSBY SURVEYING**  
PROFESSIONAL LAND SURVEYING  
716 LIVE OAK DRIVE  
BILOXI, MISSISSIPPI 39532  
PHONE: 228-234-1649

DATE OF FIELD WORK: 9/20-9/22/2023  
PARTY CHIEF: PE  
INSTRUMENT MAN: PE  
RODMAN: PE  
DRAWN BY: CAC  
DRAWING NUMBER: 23254  
REVISED:





NOTES:

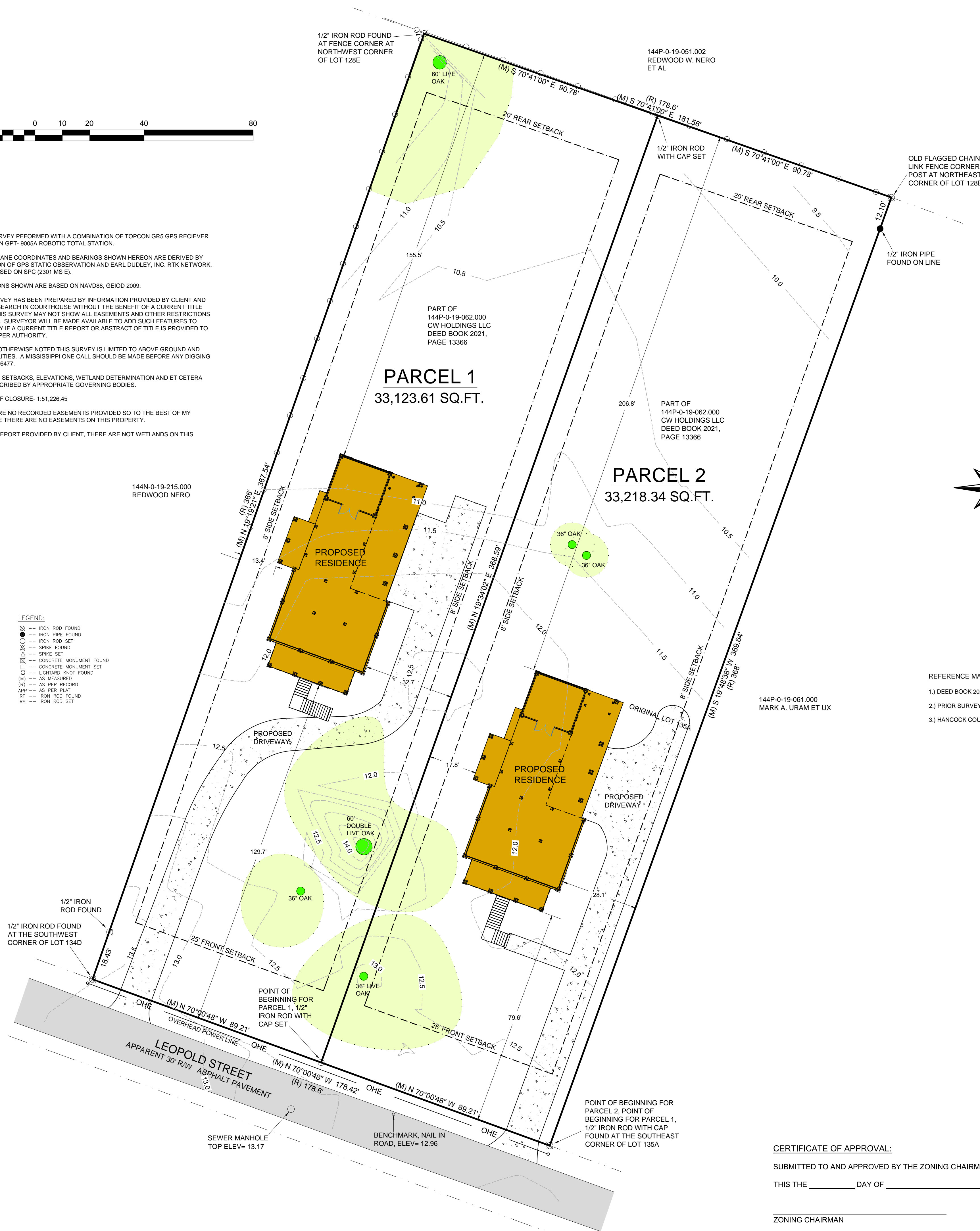
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LEGEND:

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

REFERENCE MATERIALS:

- 1.) DEED BOOK 2021, PAGE 13366
- 2.) PRIOR SURVEY BY DUKE LEVY, PLS
- 3.) HANCOCK COUNTY GEOPORTAL



OVERALL RECORD DESCRIPTION

LOTS 128E, 134D AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

SURVEY DESCRIPTION FOR PARCEL 1

A PORTION OF LOTS 128E, 134D AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301). COMMENCING AT A 1/2" IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 135A; THENCE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 134D; THENCE ALONG THE WEST LINE OF LOTS 128E AND 134D, N19°19'21"E 367.54' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 128E; THENCE ALONG THE NORTH LINE OF SAID LOT 128E, S70°41'00"E 90.78' TO A 1/2" IRON ROD WITH CAP SET; THENCE S19°34'02"W 368.59' TO THE POINT OF BEGINNING, CONTAINING 33,123.61 SQUARE FEET.

SURVEY DESCRIPTION FOR PARCEL 2

A PORTION OF LOTS 128E AND 135A, FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301). BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF SAID LOT 135A; THENCE ALONG THE NORTH MARGIN OF LEOPOLD STREET, N70°00'48"W 89.21' TO A 1/2" IRON ROD WITH CAP SET; THENCE N19°34'02"E 368.59' TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID LOT 128E; THENCE ALONG SAID NORTH LINE OF SAID LOT 128E, S70°41'00"E 90.78' TO AN OLD FLAGGED CHAIN LINK FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID LOT 128E; THENCE ALONG THE EAST LINE OF LOTS 128E AND 135A, S19°48'38"W 369.64' TO THE POINT OF BEGINNING, CONTAINING 33,218.34 SQUARE FEET.

CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE ZONING CHAIRMAN,  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ZONING CHAIRMAN

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MAYOR

RESUBDIVISION OF COUNTY PARCEL NUMBER 144P-0-19-062.000, LOCATED IN THE FIRST WARD OF THE CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI. ADDRESS- 117 LEOPOLD STREET, BAY ST. LOUIS MS 39520

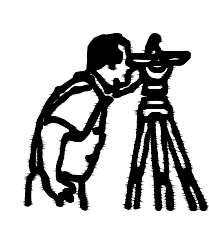
THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S.

DATE

10/6/2023



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AE" BFE=19		
MAP NUMBER 28045C0354D DATED OCTOBER 16, 2009		
SURVEY CLASS - "B"	FOR: JAMES' DEVELOPMENT	BEARINGS SHOWN HEREON ARE DERIVED BY: STATE PLANE GRID, (2301 MS EAST), BY GPS OBSERVATION
SCALE: 1" = 20'		
		DATE OF FIELD WORK: 9/20-9/22/2023
		PARTY CHIEF: PE
		INSTRUMENT MAN: PE
		RODMAN: PE
		DRAWN BY: CAC
CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649		DRAWING NUMBER: 23254
		REVISED: