

1 SITE PLAN
3/32" = 1'-0"

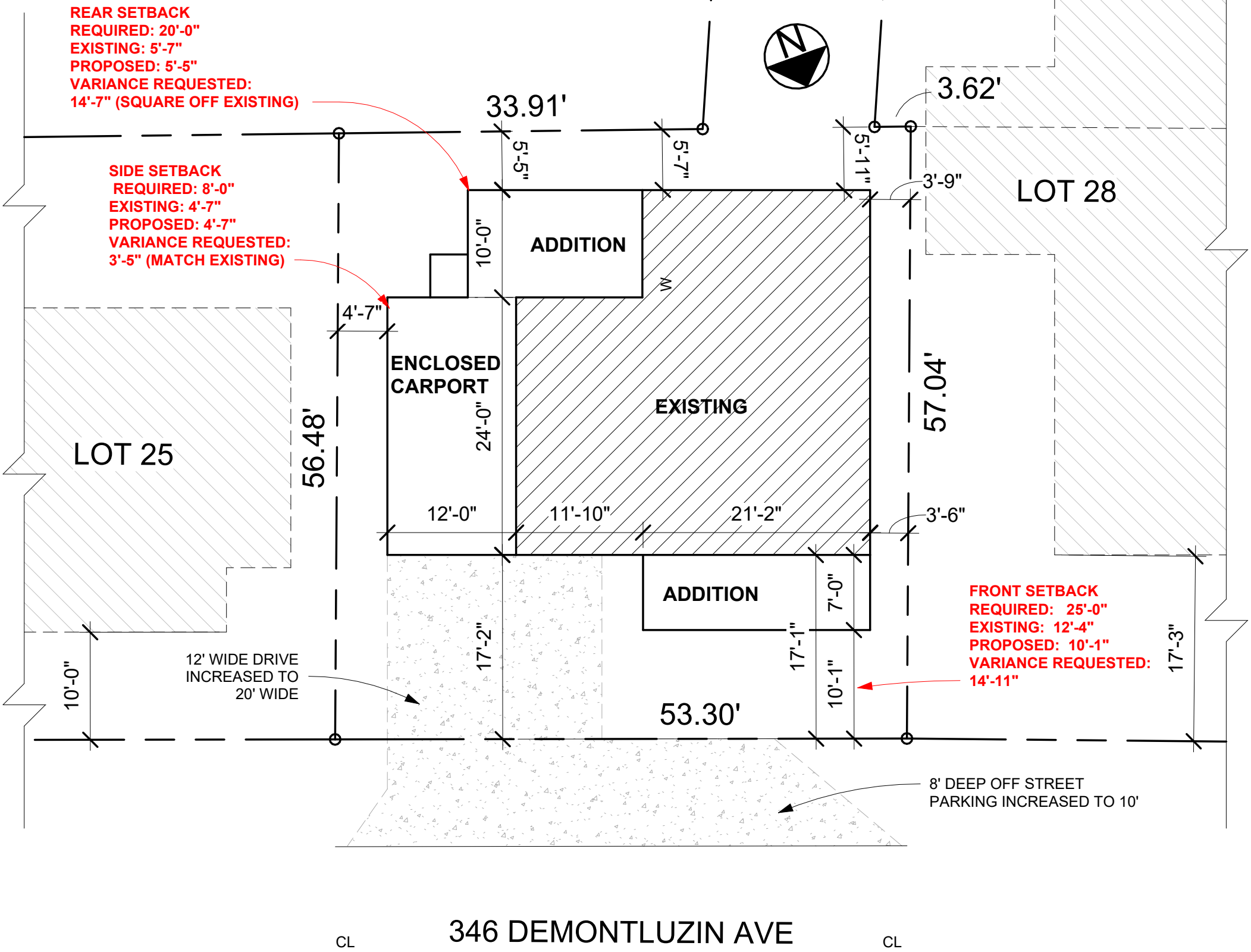
EXIST LOT SQFTG:	3840
NEW BUILDING FOOTPRINT:	1609
LOT COVERAGE:	40.3%
MAX COVERAGE R-2:	<45%

PARCEL #:
PARCEL: "C"
(149E-0-29-207.00 + PARCEL "B")

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED AND BEING LOCATED IN LOT 26 & A PORTION OF LOT 27, BLOCK 5, PERKINS SUBDIVISION AND ALSO A PART OF LOT 468 OF THE FIRST WARD OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI,

REF. INCLUDED SURVEY FOR FULL LEGAL DESCRIPTION.

- COMMENTS:
- SITE LAYOUT DRAWN IN ACCORDANCE WITH SURVEY PERFORMED BY DUKE LEVY & ASSOCIATES, P.A. ON BEHALF OF OWNER MARLIN LANDRY ON THE DATE 06-11-2024
 - SURVEY INCLUDES RECENTLY FINALIZED LAND PURCHASE ADDING AN ADDITIONAL 809 SQFT TO THE CURRENT LOT. WARRANTY DEED FOR SALE FINALIZED 07-11-2024
 - HOME PLACEMENT VERIFIED 07-15-2024 USING STRING-LINES ATTACHED TO CORNER MARKERS FROM SURVEY MENTIONED ABOVE.



504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

LANDRY HINGLE RENO

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520
MARLIN LANDRY & AVA HINGLE

Drawn by:
COLT LEE

07/15/24

SITE

1 of 3

Scale 3/32" = 1'-0"

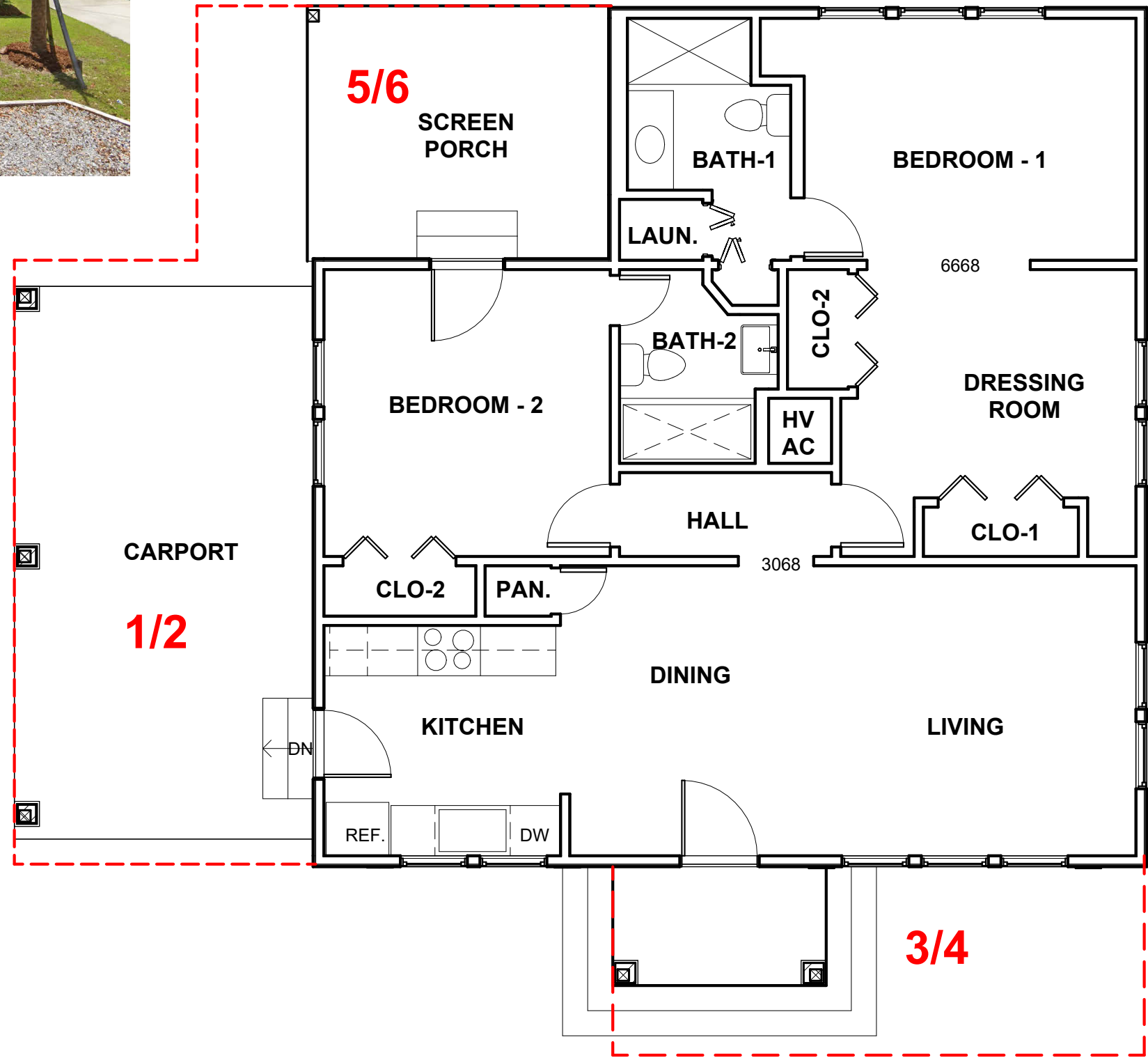


1 EXISTING PLAN & RENO SCOPE

3/16" = 1'-0"

SCOPE:

1. DEMO EXISTING CARPORT
2. EXTEND LIVING AREA TO ENCOMPASS PREVIOUS CARPORT FOOTPRINT
3. DEMO FRONT PORCH
4. RECONSTRUCT LARGER FRONT PORCH, MATCHING ~ 13' SETBACK OF NEIGHBOR TO LEFT.
5. DEMO EXISTING SCREEN PORCH
6. EXTEND LIVING AREA TO ENCOMPASS PREVIOUS SCREEN PORCH FOOTPRINT +~4' BEHIND NEW LIVING ADDITION



LANDRY HINGLE RENO

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520
MARLIN LANDRY & AVA HINGLE

Drawn by:
COLT LEE

07/15/24

FLOOR PLAN

2 of 3

Scale 3/16" = 1'-0"

1

PROPOSED FRONT

3/16" = 1'-0"

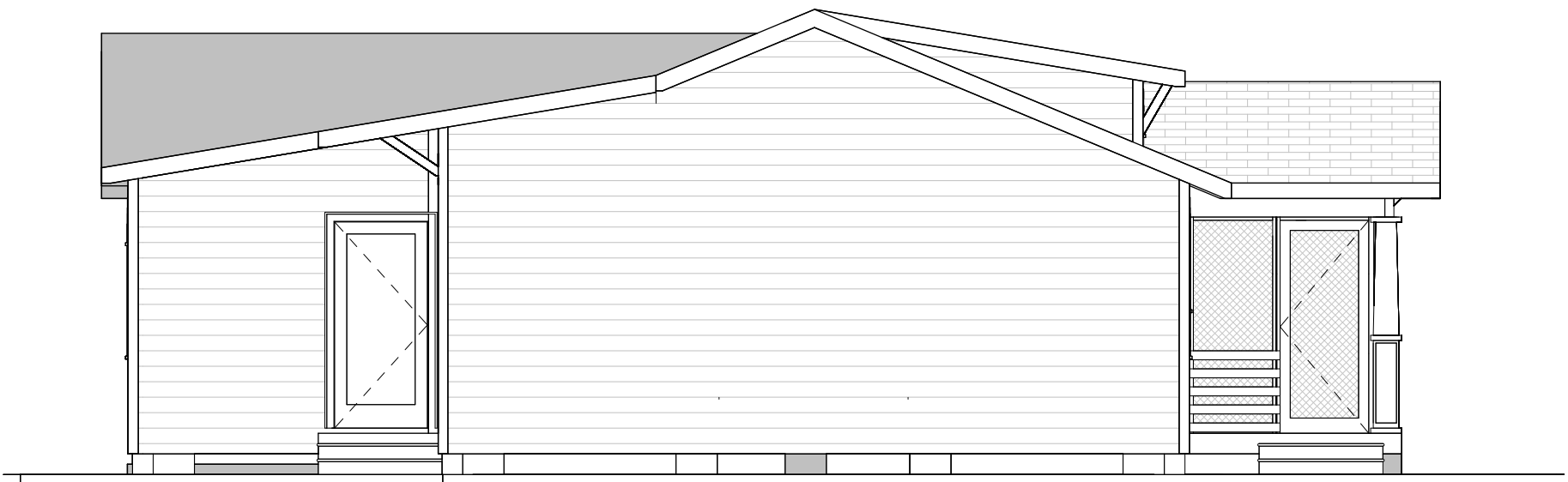
HPC APPROVED



2

PROPOSED LEFT

3/16" = 1'-0"



504-452-6974
2107 Nicholson Avenue, Suite B
Waveland, MS 39576
<https://benfatticonstruction.com/>

LANDRY HINGLE RENO

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520
MARLIN LANDRY & AVA HINGLE

Drawn by:
COLT LEE

07/15/24

ELEVATIONS

3 of 3

Scale 3/16" = 1'-0"

JOINING OF PARCEL 149E-0-29-207.000 & PARCEL "B"
INTO NEW PARCEL "C"

CERTIFICATE OF APPROVAL:

SUBMITTED TO AND APPROVED BY THE ZONING
ADMINISTRATOR, THIS THE _____ DAY OF
2024.

ZONING ADMINISTRATOR
JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF
THE CITY OF BAY ST. LOUIS, THIS THE _____ DAY OF
2024.

MAYOR
MICHAEL FAVRE

LEGAL DESCRIPTION: PARCEL 149E-0-29-207.000

A parcel of land situated and being located in Lot 26 & a portion of lot 27, Block 5, Perkins Subdivision, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of said Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found at the Point of Beginning; thence S 70°36'30" E along the South margin of Demontluzin Street 53.30 feet to a 1/2" rebar set; thence S 19°50'23" W 56.48 feet to a 4" concrete monument; thence N 71°12'01" W 53.53 feet to a 1/2" rebar found; thence N 20°03'50" E 57.04 feet to the Point of Beginning; containing 3,031 square feet, more or less.

LEGAL DESCRIPTION: PARCEL "B"

A parcel of land situated and being located in part of Lot 468 of the First Ward of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found; thence S 20°03'50" W 57.04 feet to a 1/2" rebar found; thence S 71°12'01" E 3.62 feet to a 1/2" rebar set at the Point of Beginning; thence S 71°12'01" E 16.00 feet to a fence corner post found; thence S 23°09'59" W along a fence line 50.87 feet to a fence corner post found; thence N 70°10'53" W 16.00 feet to a 1/2" rebar set; thence N 23°09'59" E 50.58 feet to the Point of Beginning; containing 809 square feet, more or less.

LEGAL DESCRIPTION: PARCEL "C"

A parcel of land situated and being located in Lot 26 & a portion of lot 27, Block 5, Perkins Subdivision and also a part of Lot 468 of the First Ward of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of said Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found at the Point of Beginning; thence S 70°36'30" E along the South margin of Demontluzin Street 53.30 feet to a 1/2" rebar set; thence S 19°50'23" W 56.48 feet to a 4" concrete monument; thence N 71°12'01" W 33.91 feet to a fence corner post found; thence S 23°09'59" W along a fence line 50.87 feet to a fence corner post found; thence N 70°10'53" W 16.00 feet to a 1/2" rebar set; thence N 23°09'59" W 50.58 feet to a 1/2" rebar set; thence N 71°12'01" W 3.62 feet to a 1/2" rebar found; thence N 20°03'50" E 57.04 feet to the Point of Beginning; containing 3,840 square feet, more or less.

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.

DA

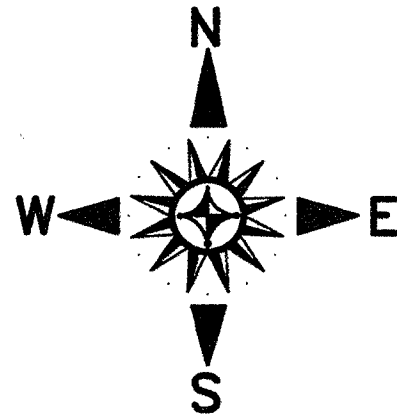
4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 467-5212 PHONE

SCALE: 1" = 30'

DATE: 06-11-2024

DRAWING: WO# 2024-1214

CLIENT: MARLIN LANDRY



LEGEND:

- CL CENTERLINE
O IRON ROD FOUND
● IRON ROD SET
⊗ IRON PIPE FOUND
⊞ FENCE CORNER POST
⊘ POWER POLE
■ CONC. MON. FOUND
APS AS PER SURVEY
APR AS PER RECORD

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

REFERENCES:

- 1) PLAT OF PERKINS SUBDIVISION
- 2) SURVEY BY JAMES CLARKE 4-18-2017
- 3) SURVEY BY JAMES CLARKE 5-11-2017
- 4) DEED BOOK 2019 PAGE 7963
- 5) DEED BOOK 2017; PAGE 8446
- 6) CITY OF BAY ST. LOUIS WARD MAP

LINE TABLE		
L-2	= N 71°12'01" W	3.62' APS
L-3	= S 71°12'01" E	16.00' APS
L-4	= N 70°10'53" W	16.00' APS

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS J.L.C.