

- LEGEND:**
- CMF - CONCRETE MONUMENT FOUND
 - OTF - OPEN TOP IRON FOUND
 - CTF - CRAMP TOP IRON FOUND
 - CRF (U) - CAPPED REBAR FOUND ALLEGIBLE
 - CRF (D) - CAPPED REBAR FOUND (DIM)
 - CRS - CAPPED REBAR SET (LS113914)
 - RF - REBAR FOUND
 - PKNS - PARKERSON NAIL SET
 - CP - CALCULATED POINT
 - RW - RIGHT OF WAY
 - BSL - BUILDING SETBACK LINE
 - REC - RECORDED DIMENSION (I)
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - TBM - TEMPORARY BENCH MARK
 - EOG - EDGE OF CONCRETE
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EO - CLEAR CUT
 - EMH - ELECTRIC MAN HOLE
 - EB - ELECTRIC BOX
 - ET - ELECTRIC TRANSFORMER
 - EM - ELECTRIC METER
 - FO - FIBER OPTIC MAN HOLE
 - FD - FIRE HYDRANT
 - GM - GAS METER
 - LP - LIGHT POLE
 - PP - POWER POLE
 - SSM - SANITARY SEWER MAN HOLE
 - SSG - SANITARY SEWER GRINDER PUMP
 - SSV - SANITARY SEWER VALVE
 - SN - SIGN (TYPE)
 - SWM - STORM WATER MAN HOLE
 - TP - TELEPHONE PEDESTAL
 - TB - TV CABLE BOX
 - W - WHIST
 - WMH - WATER MAN HOLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CL - CONTOUR LINE
 - SE - SPOT ELEVATION

SITE DATA:

ZONEDRS-1 SINGLE FAMILY DWELLING OR TWO-FAMILY DUPLEX

SITE ACREAGE 73,316±sq.ft. 1.660±ac

MINIMUM LOT AREA sq.ft. 20,000sq.ft

MINIMUM LOT WIDTH @ FRONT BSL 100ft

MAXIMUM BUILDING COVERAGE 55%

SETBACKS ZONEDFRONT: 30ft., REAR: CCL, SIDE: 10ft.

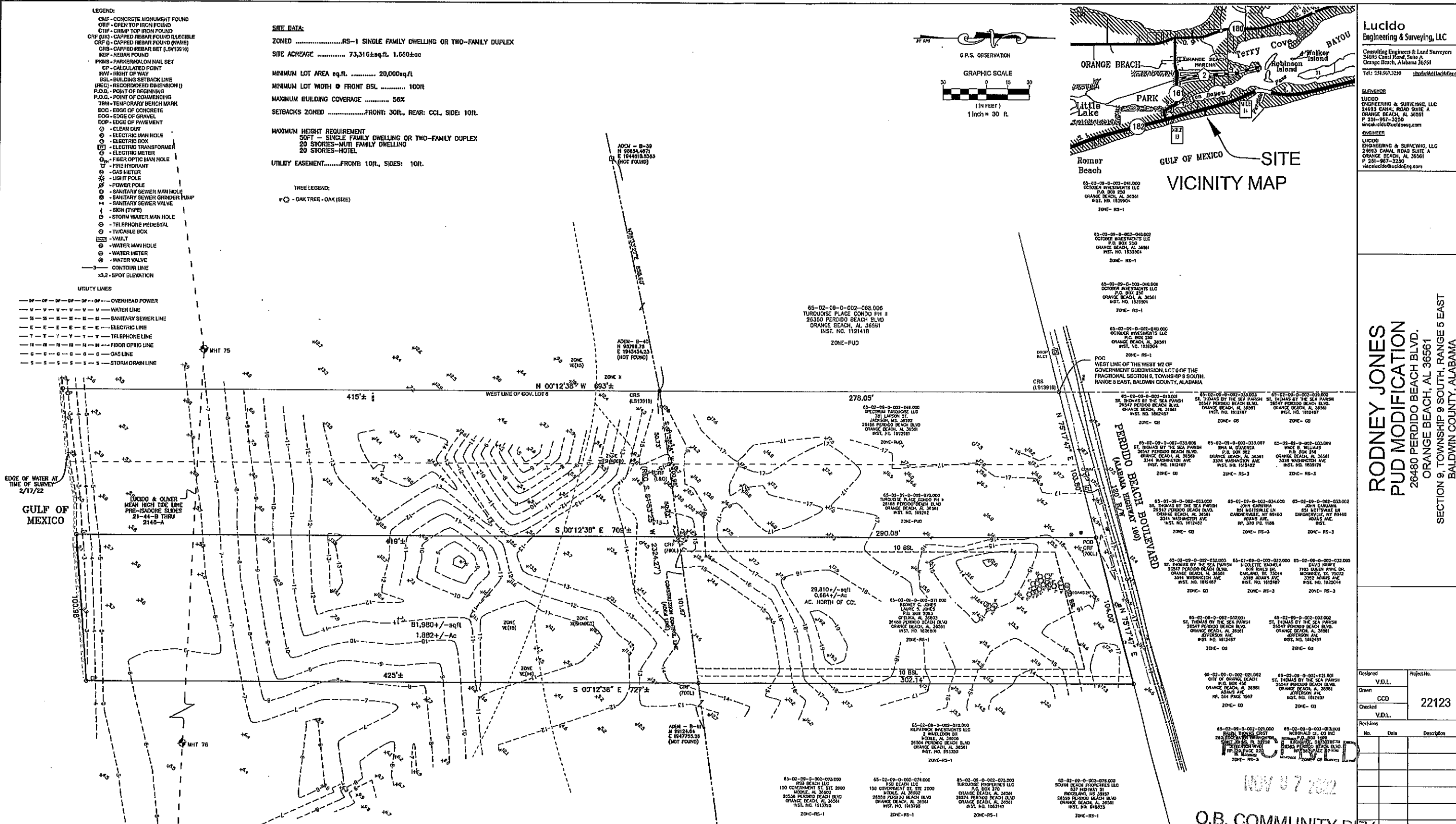
MAXIMUM HEIGHT REQUIREMENT
50FT - SINGLE FAMILY DWELLING OR TWO-FAMILY DUPLEX
20 STORIES-MULTI FAMILY DWELLING
20 STORIES-HOTEL

UTILITY EASEMENT.....FRONT: 10ft., SIDES: 10ft.

TREE LEGEND:

VC - OAK TREE - OAK (SIZE)

- UTILITY LINES**
- — — — — OVERHEAD POWER
 - — — — — WATER LINE
 - — — — — SANITARY SEWER LINE
 - — — — — ELECTRIC LINE
 - — — — — TELEPHONE LINE
 - — — — — FIBER OPTIC LINE
 - — — — — GAS LINE
 - — — — — STORM DRAIN LINE



SURVEYOR'S NOTES:

- DESCRIPTION AS PER INSTRUMENT NO. 162601
- SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY, THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES OR WET LANDS OTHER THAN SHOWN ON PLAT.
- FIELD WORK FOR THIS SURVEY PERFORMED AUGUST 23, 2022.
- THE RELATIVE ERROR IS LESS THAN 1 FOOT IN 10,000 FEET.
- THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.
- BEARINGS ARE BASED BY G.P.S. OBSERVATION HORIZONTAL DATUM NAD 1983.
- ALL ELEVATIONS PER NAVD 1988 VERTICAL DATUM UNLESS OTHERWISE NOTED.

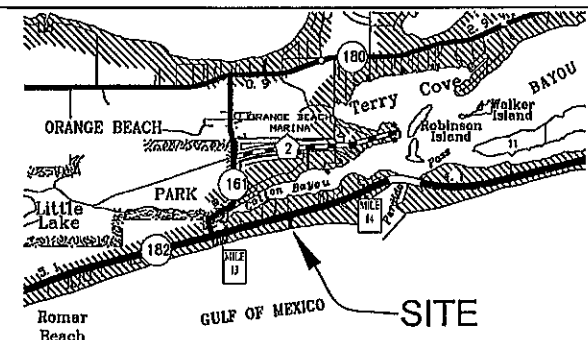
FLOOD NOTE:
PROPERTY IS LOCATED IN FLOOD ZONE(S) X, X(SHADED), VE(14) AND VE(15), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), 01003C0984M, EFFECTIVE DATE 04-19-2019.

DESCRIPTION:
BEGINNING AT A POINT WHERE THE WEST LINE OF THE WEST HALF OF SUBDIVISION NUMBER 6 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF THE PAVED STATE HIGHWAY, RUN THENCE EASTWARDLY ALONG SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY DISTANCE OF 103.88 FEET TO POINT OF BEGINNING, THENCE CONTINUING EASTWARDLY ALONG SOUTH RIGHT-OF-WAY LINE OF PAVED STATE HIGHWAY A DISTANCE OF 103.88 FEET FOR THE FRONT, AND FOR THE DEPTH EXTENDING SOUTHWARDLY BETWEEN PARALLEL LINES, WHICH ARE ALSO PARALLEL TO THE SAID WEST LINE OF THE WEST HALF OF SAID SUBDIVISION NUMBER 6, A DISTANCE OF 456 FEET, MORE OR LESS, TO THE SHORE LINE OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS ON THE GULF OF MEXICO.

VINCENT D. LUCIDO, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918

DATE



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RODNEY JONES
PUD MODIFICATION
 26480 PERDIDO BEACH BLVD.
 ORANGE BEACH, AL 36561
 SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST
 BALDWIN COUNTY, ALABAMA

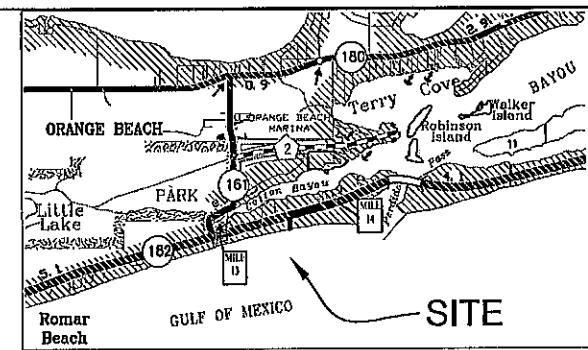
Designed	V.D.L.	Project No.	
Drawn	CCD		22123
Checked	V.D.L.		

No.	Date	Description

BOUNDARY & TOPOGRAPHIC SURVEY

Issue Date: 11-04-2022
 Sequence: 01 of 02
 Sheet No.: V-1.0

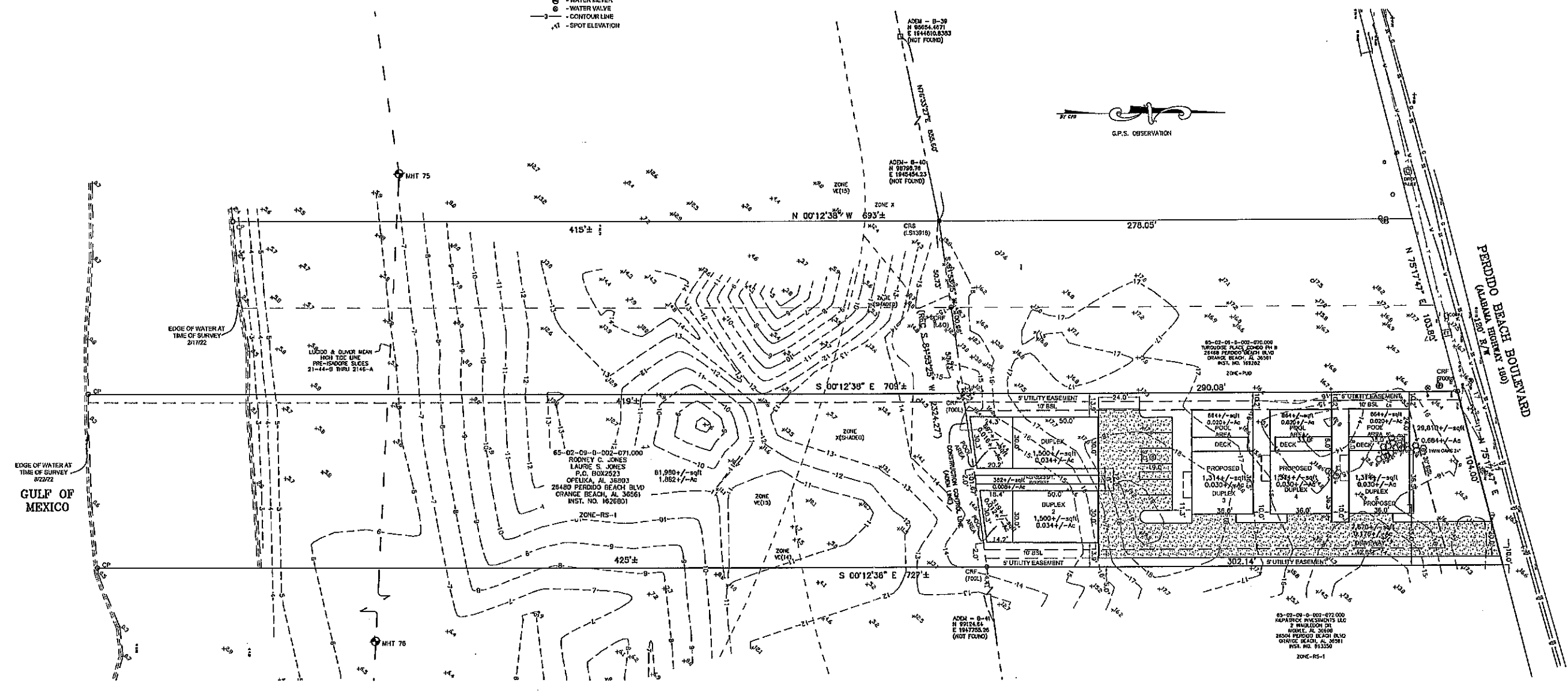
- LEGEND:**
- CMF - CONCRETE MONUMENT FOUND
 - OTF - OPEN TOP IRON FOUND
 - CTF - CRAMP TOP IRON FOUND
 - CRF (U) - CAPPED REBAR FOUND (LEGIBLE)
 - CRF (N) - CAPPED REBAR FOUND (N/A)
 - CRS - CAPPED REBAR SET (LS#13918)
 - FBF - FLAT BAR FOUND
 - RF - REBAR FOUND
 - DF - DIGGER CHAIN FOUND
 - PKNS - PARKER/NALON NAIL SET
 - CP - CALCULATED POINT
 - BSL - BUILDING SETBACK LINE (REC) - RECORDED DIMENSION (I)
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - TRM - TEMPORARY BENCH MARK
 - L - LENGTH OF CURVE
 - R - RADIUS
 - CB - CHORD BEARING
 - CL - CHORD LENGTH
 - EOC - EDGE OF CONCRETE
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - ET - ELECTRIC TRANSFORMER
 - EP - ELECTRIC POLE
 - TP - TELEPHONE PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE
 - CLM - CONTROL LINE
 - SE - SPOT ELEVATION
- UTILITY LINES**
- OHWP - OVERHEAD POWER
 - W - WATER LINE
 - SS - SANITARY SEWER LINE
 - E - ELECTRIC LINE
 - T - TELEPHONE LINE
 - FO - FIBER OPTIC LINE
 - G - GAS LINE
 - S - STORM DRAIN LINE
- TREE LEGEND:**
- - OAK TREE - OAK (SIZE)



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Consulting Engineers & Land Surveyors
2493 Canal Road, Suite A
Orange Beach, Alabama 36561
Tel: 251.967.3250 lucido@lucidoeng.com

DESIGNER:
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ENGINEER:
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SURVEYOR'S NOTES:

- DESCRIPTION AS PER INSTRUMENT NO. 1628801.
- SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES OR WET LANDS OTHER THAN SHOWN ON PLAN.
- FIELD WORK FOR THIS SURVEY POSTPONED FEBRUARY 13 & 17, 2022.
- THE RELATIVE ERROR IS LESS THAN 1 FOOT IN 10,000 FEET.
- THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.
- BEARINGS ARE BASED BY G.P.S. OBSERVATION HORIZONTAL DATUM NAD 1983.
- ALL ELEVATIONS PER NAD 1989 VERTICAL DATUM UNLESS OTHERWISE NOTED.

ZONED	RS-1 SINGLE-FAMILY OR TWO-FAMILY DWELLING
SITE ACREAGE	81,980±sq.ft. 1.892±ac
IMPERVIOUS COVERAGE	8,942±sq.ft. 0.158± ac
PROPOSED BUILDING COVERAGE	7,970±sq.ft. 0.176± ac
PARKING/DRIVEWAY COVERAGE	362±sq.ft. 0.003± ac
PROPOSED 8' WALKWAY	3,956±sq.ft. 0.092± ac
PATYERS/POOL AREA COVERAGE	10,860±sq.ft. 0.43± ac
TOTAL IMPERVIOUS COVERAGE	10,860±sq.ft. 0.43± ac
PERVIOUS SURFACE	10,850sq.ft. 0.250± ac. 36.4%
LANDSCAPED AREA	63,026±sq.ft. 1.446± ac. 23.1%
OPEN SPACE	

DUPLEX DATA:

PROPOSED DUPLEX	5
1 DUPLEX	30'x50' 5 BEDROOMS 3 STORY
2 DUPLEX	30'x50' 6 BEDROOMS 3 STORY
3 DUPLEX	35.5'x36' 6 BEDROOMS 3 STORY
4 DUPLEX	38.5'x36' 4 BEDROOMS 2 STORY
5 DUPLEX	35.5'x36' 4 BEDROOMS 2 STORY

FLOOD NOTE:
PROPERTY IS LOCATED IN FLOOD ZONE(S) X, X(SH), AE(1), VE(1) AND VE(1S), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), 0100300964M, EFFECTIVE DATE 04-19-2018.

DESCRIPTION:

BEGINNING AT A POINT WHERE THE WEST LINE OF THE WEST HALF OF GOVERNMENT SUBDIVISION NUMBER 5 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA, INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF THE PAVED STATE HIGHWAY, RUN THENCE EASTWARDLY ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY A DISTANCE OF 103.88 FEET TO POINT OF BEGINNING, THENCE CONTINUING EASTWARDLY ALONG SAID RIGHT-OF-WAY LINE OF PAVED STATE HIGHWAY A DISTANCE OF 103.88 FEET FOR THE FRONT, AND FOR THE DEPTH EXTENDING SOUTHWARDLY BETWEEN PARALLEL LINES, WHICH ARE ALSO PARALLEL TO THE SAID WEST LINE OF THE WEST HALF OF SAID SUBDIVISION NUMBER 5, A DISTANCE OF 456 FEET, MORE OR LESS, TO THE SHORE LINE OF THE GULF OF MEXICO, TOGETHER WITH RIPARIAN RIGHTS ON THE GULF OF MEXICO.

"I, VINCENT D. LUCIDO, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918
DATE

PRELIMINARY FOR REVIEW ONLY

RODNEY JONES
PUD MODIFICATION
28480 PERDIDO BEACH BLVD.
ORANGE BEACH, AL 36561
SECTION 9, TOWNSHIP 9 SOUTH, RANGE 5 EAST
BALDWIN COUNTY, ALABAMA

Designed	V.D.L.	Project No.	
Drawn	CCD		22123
Checked	V.D.L.		

Revisions	No.	Date	Description

PUD MODIFICATION

Issue Date	Sheet No.
11-04-2022	C-1.0
Revised	
02 of 02	