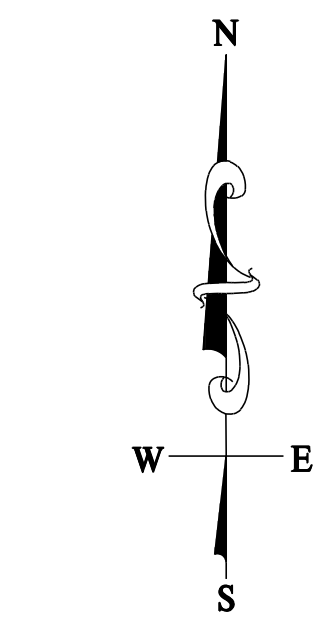
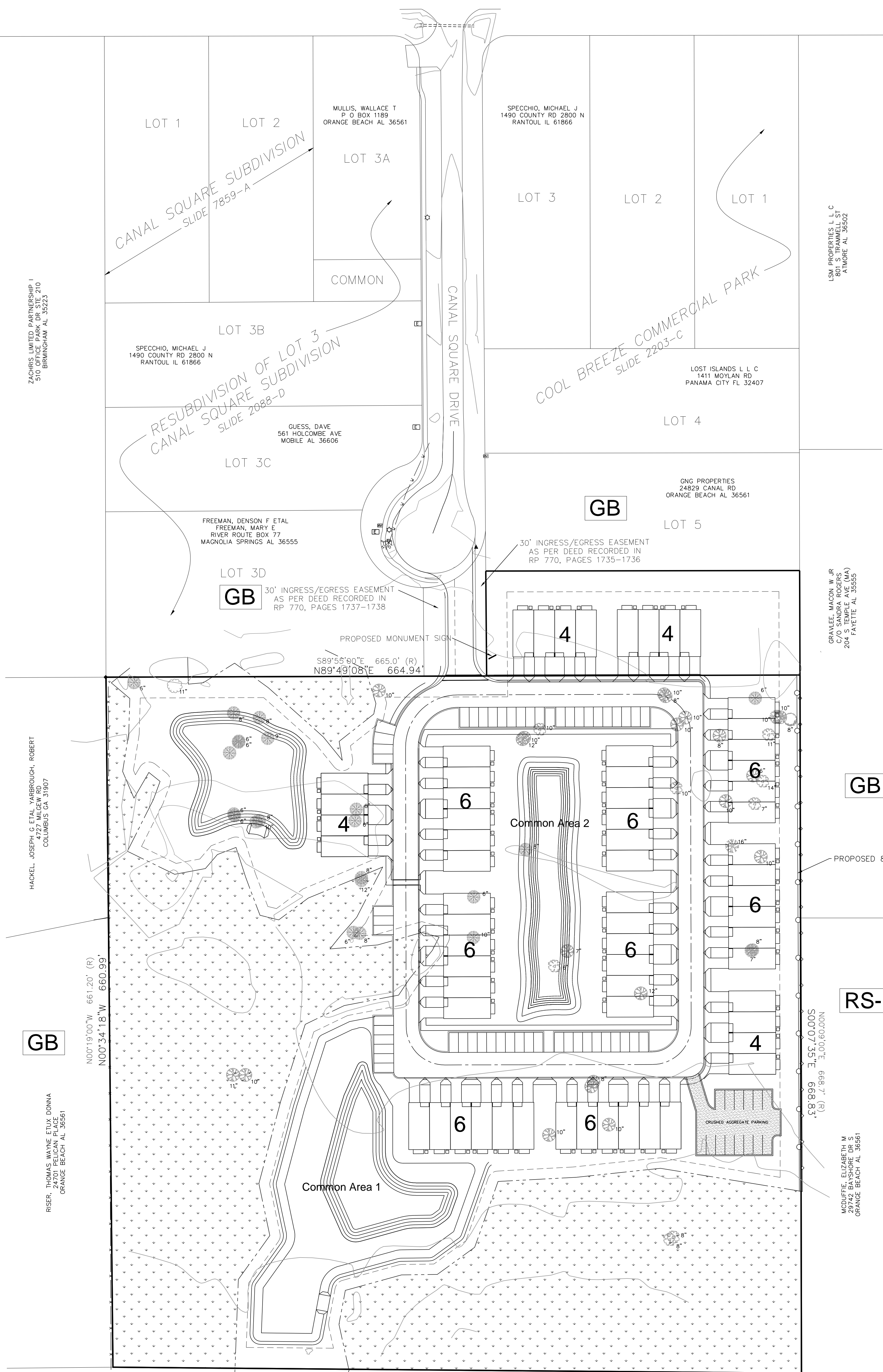


CANAL ROAD 100' RIGHT-OF-WAY
(A.K.A. ALABAMA HIGHWAY 180)



LEGEND:

- ☐ = ELECTRIC BOX
- ⊗ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊙ = WATER METER
- △ = WETLAND MARKER
- ▲ = UNDERGROUND UTILITY MARKER
- ▽ = UNDERGROUND UTILITY STUBOUT
- ⊕ = LIGHTER STAKE
- ⊙ = 6"x6" POST
- ⊙ = CRIMP TOP IRON PIN FOUND
- ⊙ = REBAR FOUND
- ⊙ = CAPPED IRON PIN FOUND
- ⊙ = OPEN END IRON PIPE FOUND
- (R) = RECORD BEARING/DISTANCE
- ILL = ILLEGIBLE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- x — = HOG WIRE FENCE
- x — = 4' BARBED WIRE FENCE
- ☉ = CHINESE TALLOW
- ☉ = MAGNOLIA TREE
- ☉ = OAK TREE
- ☉ = SWEETGUM TREE
- ☉ = CREPE MYRTLE
- ☉ = POPLAR
- ☉ = MAPLE TREE
- ☉ = WETLANDS

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THE 50' PRIVATE RIGHT-OF-WAY SHOWN HEREON AS GULF STREAM DRIVE SHALL SERVE AS INGRESS/EGRESS FOR LOTS 1-56 AND AS A UTILITY EASEMENT.
4. ALL NEW PRINCIPAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION (F.F.E.) OF 12 INCHES ABOVE THE CENTERLINE OF THE NEAREST PAVED OR PUBLIC STREET OR COMPLY WITH THE MINIMUM F.F.E. AS REQUIRED BY THE CITY OF ORANGE BEACH FLOOD PLAN PREVENTION ORDINANCE, WHICHEVER IS GREATER.
5. NO ON-STREET PARKING IS ALLOWED WITHIN THIS DEVELOPMENT.

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0961L, COMMUNITY NUMBER 015000, PANEL NUMBER 0961, SUFFIX L, MAP REVISED JULY 17, 2007.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED ON JUNE 9 AND 22, 2016; AND IS RECORDED IN FIELD BOOK #433, AT PAGES 29 AND 37, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEBERRY | PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

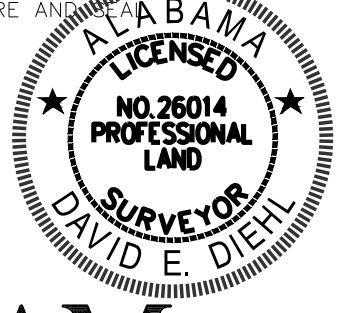
"LOT 7, COOL BREEZE COMMERCIAL PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE 2203-C, RECORDED IN THE IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA."

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

David E. Diehl 07-07-2017
DEBERRY | PREBLE-RISH AL P.L.S. No. 26014
DAVID E. DIEHL AL P.L.S. No. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



MHS N89°29'54"W 659.84'
N89°16'00"W 659.60' (R)

FIRST BAPTIST CHURCH INC
1201 HAND AVE
BAY MINETTE AL 36507

(4) UNIT BUILDING QUANTITIES:					(6) UNIT BUILDING QUANTITIES:				
BLDG. FOOTPRINT (S.F.)	BLDG. LIVING AREA (S.F.)	TOTAL # OF BUILDINGS	GROSS BUILDING FOOTPRINT (S.F.)	GROSS LIVING AREA (S.F.)	BLDG. FOOTPRINT (S.F.)	BLDG. LIVING AREA (S.F.)	TOTAL # OF BUILDINGS	GROSS BUILDING FOOTPRINT (S.F.)	GROSS LIVING AREA (S.F.)
3,877	6,236	4	15,508	24,944	5,737	9,338	8	45,896	74,704

SITE DATA

CURRENT ZONING	GB	LOT WIDTHS	20' (ALL LOTS)
PROPOSED ZONING	PUD	LOT AREA	1,140 S.F. (ALL LOTS)
TOTAL AREA	10.80 ACRES	TOTAL LOT AREA	72,960 S.F. (1.67 AC)
TOTAL UNITS	64	NET DENSITY	6.42 UNIT/ACRE
DENSITY	5.93 UNITS/ACRE	MAX. BLDG. COVERAGE	1.41 AC. (13%)
MAX. HEIGHT	2 STORIES	WETLANDS	3.71 AC. (34%)
IMPERVIOUS AREA	3.13 AC. OR 29%	WETLANDS FILL	0.05 AC.
COMMON AREA	4.10 ACRES (INCL. PRIVATE R.O.W.)	OPEN SPACE	2.55 AC. (24%)
PARKING	1 GARAGE SPACE/UNIT 1 OUTSIDE SPACE/UNIT	OPEN SPACE(LESS PONDS)	1.83 AC. (17%)
GUEST PARKING	66 SPACES		

REQUIRED PERIMETER SETBACKS:

NORTH: 20 FEET
SOUTH: 20 FEET
EAST: 20 FEET
WEST: 10 FEET FROM WETLANDS
***NOTE: ALL SETBACKS SHALL BE 10' FROM WETLANDS**

WATER SERVICE: ORANGE BEACH WATER AUTHORITY
SEWER SERVICE: CITY OF ORANGE BEACH
ELECTRIC SERVICE: BALDWIN COUNTY EMC
TELEPHONE SERVICE: CENTURYLINK
***NOTE: COVENANTS AND RESTRICTIONS WILL PROVIDE FOR THE MANAGEMENT OF THE COMMON AREAS WITHIN THIS DEVELOPMENT.**

GULF STREAM

A PLANNED UNIT DEVELOPMENT
(A RE-SUB OF LOT 7 COOL BREEZE COMMERCIAL PARK)

NOVEMBER 28, 2016 REV. - SHEET 1 OF 1 SHEETS

MASTER PLAN				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR D.E.D.
Dewberry PREBLE-RISH				
9949 Bellatone Ave Daphne, AL 36526 251-990-9950 fax 251-990-9910 info@preble-rish.net				
				SCALE 1"=50'
				PROJ. NO. 50082140
				FILE 50082140.DWG
				SHEET 1 OF 1