

**LEGEND**

P.O.C. POINT OF COMMENCEMENT	TELEPHONE BOX (VAULT)
P.O.B. POINT OF BEGINNING	WATER METER
(A) ACTUAL	SANITARY SEWER VALVE
(R) RECORD DEED	WATER VALVE
(P) PLAT OF RECORD	GAS VALVE
(C) COMPUTED	TRANSFORMER BOX
OTF OPEN TOP IRON PIPE FOUND	LIGHT POLE
IFP IRON PIN FOUND	CABLE TV BOX
CTF CRIMP TOP IRON PIPE FOUND	ELECTRIC BOX
CRF CAPPED REBAR FOUND	ELECTRIC PANEL
RBF REBAR FOUND	IRRIGATION CONTROL VALVE
CRS 5/8" CAPPED REBAR SET STAMPED CA#1196	SANITARY SEWER MANHOLE
RCRS 5/8" REFERENCE CAPPED REBAR SET	STORM DRAIN MANHOLE
CWF CONCRETE MONUMENT FOUND	TELEPHONE MANHOLE
CMS CONCRETE MONUMENT SET	SEWER CLEANOUT
MNF MAG NAIL FOUND	SEWER GRINDER PUMP
MNS MAG NAIL SET	GREASE TRAP
LSF LICENSED PROFESSIONAL SURVEYOR'S NUMBER	FLAG POLE
CA# CERTIFICATE OF AUTHORIZATION NUMBER	GAS LINE SIGN MARKER
(DST) DISTURBED	TELEPHONE SIGN MARKER
(REF) REFERENCE CORNER SET ON LINE	WATERLINE MARKER
(UNR) UNRECOVERABLE	FIBER OPTIC LINE MARKER
INST # INSTRUMENT NUMBER	(EX) EXCEPTION
SECT. SECTION	-FO- UNDERGROUND FIBER OPTIC LINE
T- TOWNSHIP	-OE- OVERHEAD ELECTRIC
R- RANGE	-BE- BURIED ELECTRIC LINE
-OP- POWER POLE	-UT- UNDERGROUND TELEPHONE LINE
-GW- GUY WIRE	-SS- UNDERGROUND SEWER LINE
R/W- RIGHT-OF-WAY	-WL- UNDERGROUND WATERLINE
R.O.W- RIGHT-OF-WAY	-G- UNDERGROUND GAS LINE
B.S.L. BUILDING SETBACK LINE	-TV- UNDERGROUND TELEVISION
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT	#/#/# SPOT GRADE ELEVATIONS
FIRE HYDRANT	CMF CORRUGATED METAL PIPE
SIGN	RCP REINFORCED CONCRETE PIPE
TELEPHONE PEDESTAL	CPH CORRUGATED PLASTIC PIPE
ELECTRIC METER BOX	DI DUCTILE IRON PIPE
AIR CONDITIONER	TOP TERRA COTTA PIPE
JUNCTION BOX (VAULT)	FAUCET
INVERT	GUY POLE
ASPHALT	WOOD FENCE
CONCRETE	CHAIN LINK FENCE
RIPRAP	BARB WIRE FENCE
BRICK	
GRAVEL	
WETLANDS	

**GENERAL SURVEYOR'S NOTES**

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 04/08/2024.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" UNSHADED, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 1100300295M WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010004, CITY OF BAY MINNETTE IN BALDWIN COUNTY, STATE OF ALABAMA.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 3/27/2024 (TICKET # 240790692). ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN HEREON WERE NOT MARKED AT THE TIME OF THIS SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, BUT THE UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD UNLESS OTHERWISE STATED.
- THIS IS A BOUNDARY SURVEY.
- THE SURVEYED PROPERTY LIES WITHIN SECTIONS 8, AND 17, TOWNSHIP 2 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

**LEGAL DESCRIPTION**  
(AS PER INSTRUMENT NO. 1961446)

COMMENCING AT A CONCRETE MONUMENT AT THE SW CORNER OF SECTION 8 T-2-S R-3-E BALDWIN CO., AL.; THENCE N89°42'53"E, A DISTANCE OF 1,323.93 FEET TO A 1/2" CAPPED REBAR "DEHL" TO THE POINT OF BEGINNING, THENCE N09°39'25"W, A DISTANCE OF 3,313.40 FEET TO A 1/2" CAPPED REBAR "19254", THENCE S89°38'49"E, A DISTANCE OF 223.72 FEET TO A 1/2" CAPPED REBAR "HMR", THENCE S89°35'53"E, A DISTANCE OF 1,108.65 FEET TO A 1/2" CAPPED REBAR "HMR", THENCE S00°00'00"W, A DISTANCE OF 635.81 FEET TO A 1/2" CAPPED REBAR "HMR" ON THE NORTH R-O-W OF WEST 7TH STREET; THENCE SOUTHWESTERLY ALONG SAID R-O-W ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 495.65 FEET, A CHORD BEARING OF S40°23'55"W, A CHORD DISTANCE OF 279.58 FEET, AN ARC LENGTH OF 283.43 FEET; THENCE CONTINUE ALONG SAID R-O-W, S31°37'23"W, A DISTANCE OF 457.85 FEET TO A SET 5/8" CAPPED REBAR, THENCE LEAVING SAID R-O-W, N08°30'00"W, A DISTANCE OF 182.45 FEET TO A SET 5/8" CAPPED REBAR, THENCE S44°38'54"W, A DISTANCE OF 193.47 FEET TO A SET 5/8" CAPPED REBAR, THENCE S61°32'12"W, A DISTANCE OF 365.00 FEET TO A SET 5/8" CAPPED REBAR, THENCE N61°57'47"W, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 36.06 ACRES, MORE OR LESS AND BEING SITUATED IN SECTIONS 8 AND 17 ALL IN T-2-S R-3-E, BALDWIN COUNTY, AL.

**SURVEYOR'S CERTIFICATION**

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

Stuart L. Smith, PLS  
ALABAMA LICENSE NUMBER 27403

DATE

Digital signed by Stuart L. Smith  
DN: cn=Stuart L. Smith, o=Goodwyn Mills Cawood, LLC, ou=ena@stuartlsmith.com, email=stuartlsmith@gmccnetwork.com, c=US  
Date: 2024.04.09 15:45:51 -0500

**GMC**  
GOODWYN MILLS CAWOOD, LLC

2039 Main Street  
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RAUSCH COLEMAN HOMES  
AIRPORT ROAD

SECTION 8-T2S-R3E  
BAY MINNETTE  
BALDWIN COUNTY, ALABAMA  
GMC PROJECT #240012

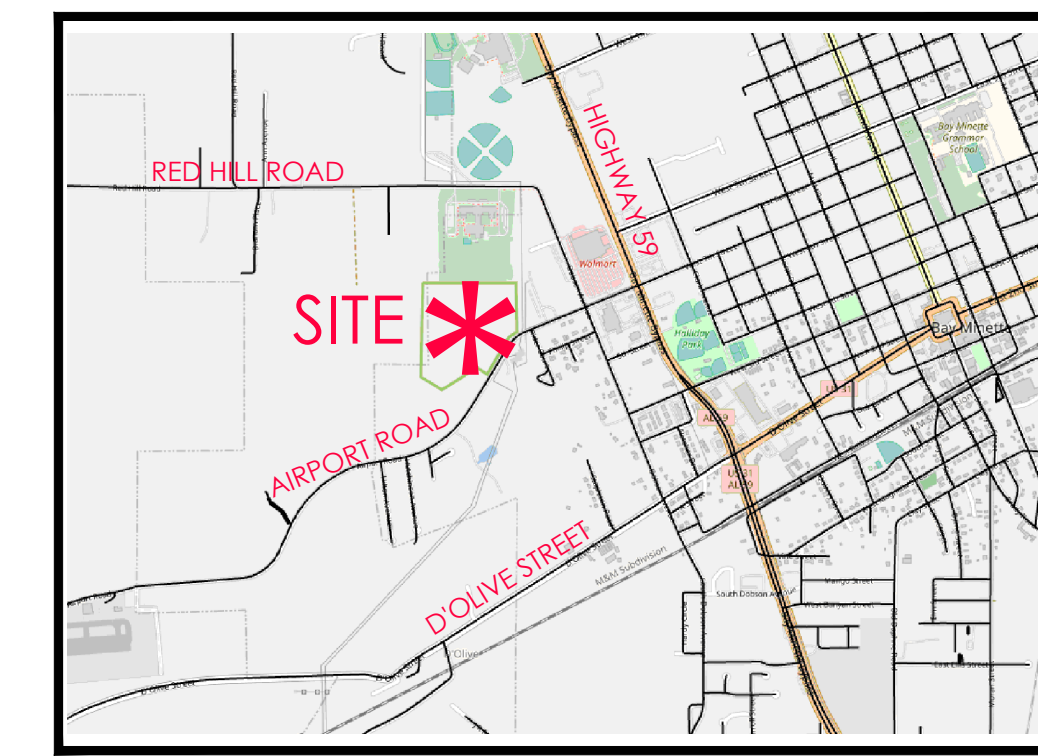
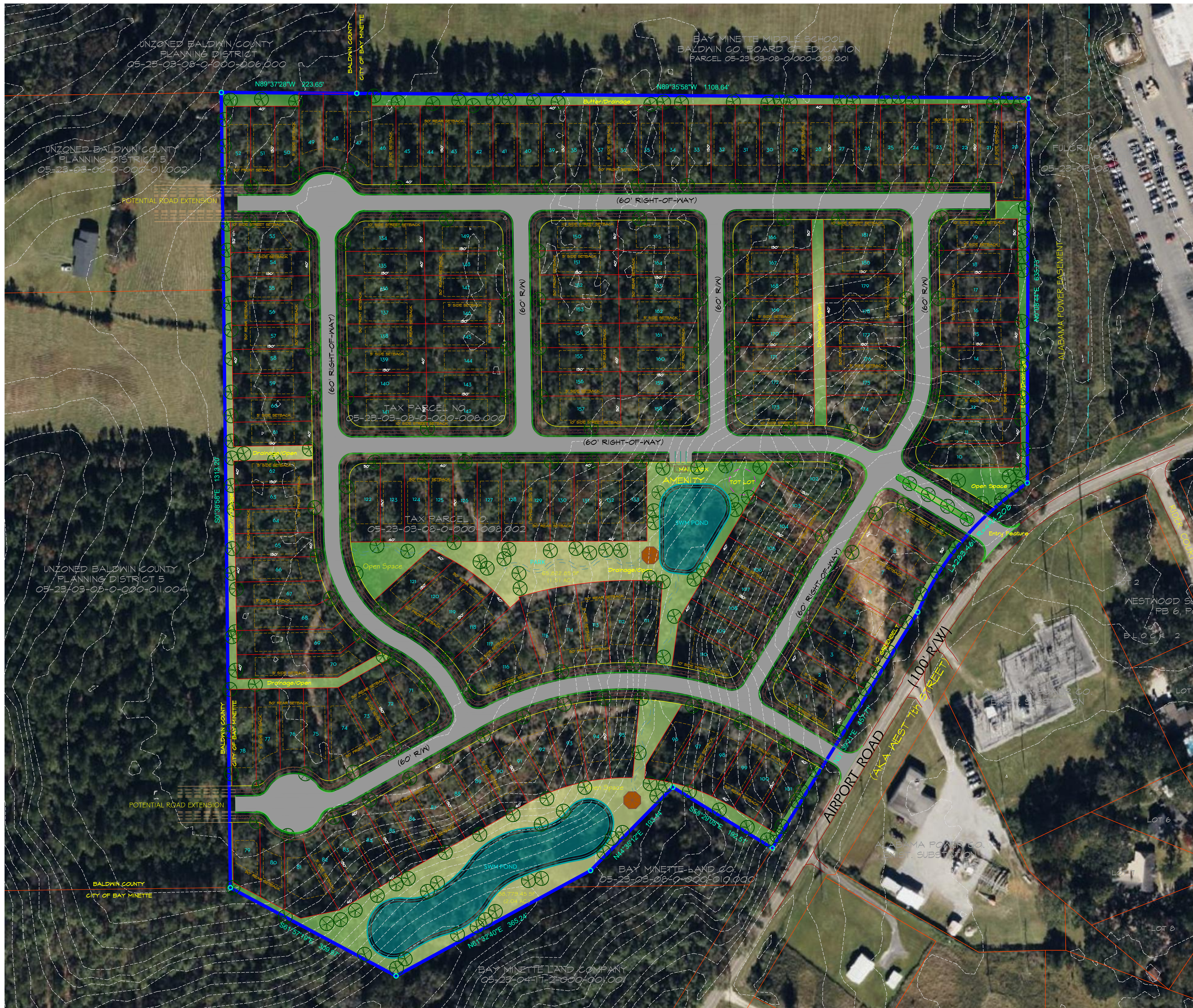
BOUNDARY SURVEY

ISSUE 4/09/2024

DRAWN BY: KWJ  
CHECKED BY: SLS

sheet 1 of 1





VICINITY MAP

**SITE SUMMARY:**

**EXISTING SITE DATA:**

TOTAL SITE AREA: 36.06 AC +/- TOTAL  
 PIN 358327 18.68 AC. (SOUTH PARCEL)  
 PIN 36573 17.38 AC. (NORTH PARCEL)

EXISTING ZONING: R-2  
 FLOOD ZONE: "X" (UNSHADED)  
 WETLANDS: NONE  
 LANDSCAPE AREA: 15% OF COMMON AREA MIN. REQUIRED

**PROPOSED DEVELOPMENT:**

PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
 PROPOSED LOTS: 181 @ 40'x130' (TYP.)  
 5,200 SF MINIMUM  
 PROPOSED SETBACKS: 30' FRONT  
 30' REAR  
 5' SIDE / 10' SIDE STREET  
 PROPOSED DENSITY: 5.0 DU/AC  
 PROPOSED ROADS: 6,105 LF  
 PROP. OPEN SPACE: 1.51 AC MAIN AMENITY AREA  
 2.04 AC MAIN POND AREA  
 1.48 AC OTHER OPEN SPACE  
 5.03 AC (14.0%)  
 TOTAL

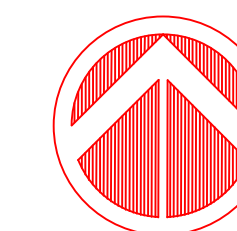
**UTILITY PROVIDERS:**

ELECTRICAL: ALABAMA POWER CO.  
 WATER: NORTH BALDWIN UTILITIES  
 SEWER: NORTH BALDWIN UTILITIES

**OWNER/DEVELOPER:**

**OWNER:**  
 COOK, DONALD DAVID ETAL  
 COOK, TRACY LEE  
 7941 FORDHAM RD  
 MOBILE, AL 36619

**DEVELOPER:**  
 RAUSCH COLEMAN HOMES  
 4058 NORTH COLLEGE AVENUE, SUITE 100  
 FAYETTEVILLE, AR 72703



Scale: 1" = 80'



GOODWYN MILLS CAWOOD, LLC

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SUBMIT TO CITY:	04/25/2024
DRAWN BY:	MAH
CHECKED BY:	MAH

HONEYCUT CREEK COTTAGES  
 RAUSCH COLEMAN HOMES  
 PUD / REZONING APPLICATION  
 SECTION 8, T-2-S, R-3-E  
 BAY MINETTE, AL  
 GMC PROJECT#  
 CMOB240012

PLANNED UNIT DEVELOPMENT  
 MASTER PLAN  
 APRIL 25, 2024

**PUD-100**  
 Sheet 1 of 1

# Honeycut Creek Cottages PLANNED UNIT DEVELOPMENT

RAUSCH COLEMAN HOMES | BAY MINETTE, ALABAMA | 04-25-2024

DRAWING FILE: T:\Projects\AL\Rauch\_Coleman\_Homes\CMOB240012\Airport Road\PLANNING\Airport Road Site PUD 40-Boxing PLOTTED: May 07, 2024 - 4:58pm