

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: 6,138 LF
 PROP. OPEN SPACE: 1.52 AC MAIN AMENITY AREA
 2.04 AC MAIN POND AREA
 1.46 AC OTHER OPEN SPACE
 5.02 AC (14.0%)
 TOTAL

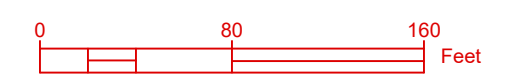
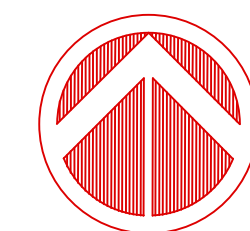
UTILITY PROVIDERS:

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'

GMC

GOODWYN MILLS CAWOOD, LLC

2039 Main Street
 Daphne, AL 36526
 T 251626.2626
 GMCNETWORK.COM

04/25/2024	06/17/2024		MAH
SUBMIT TO CITY	REVISED		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

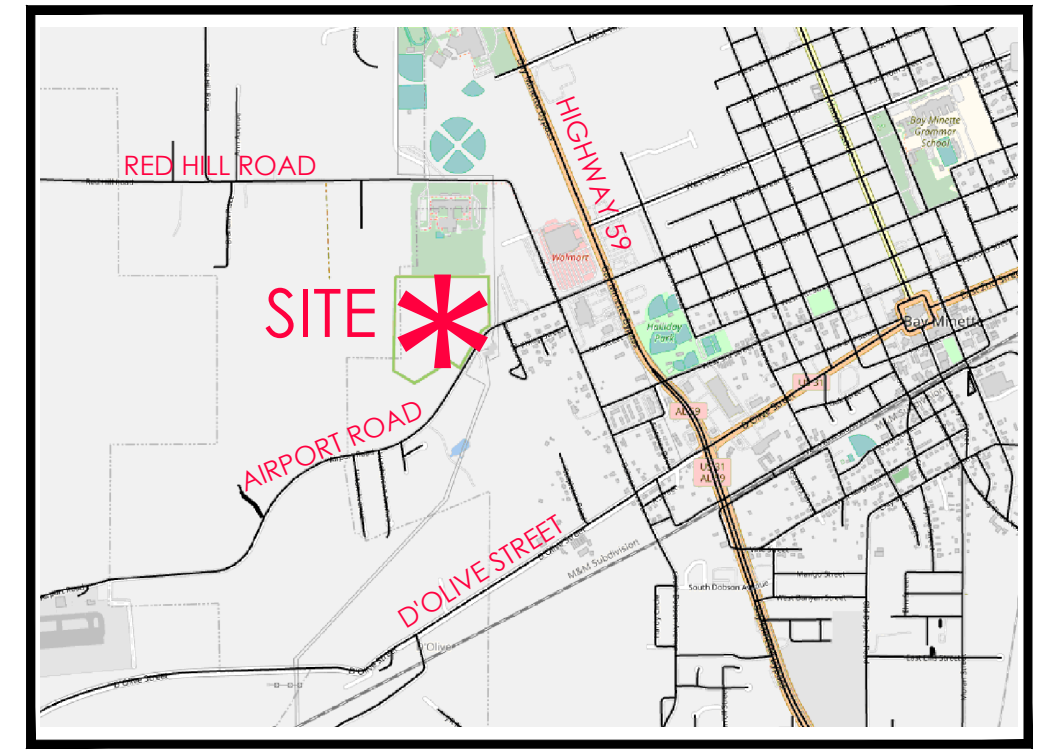
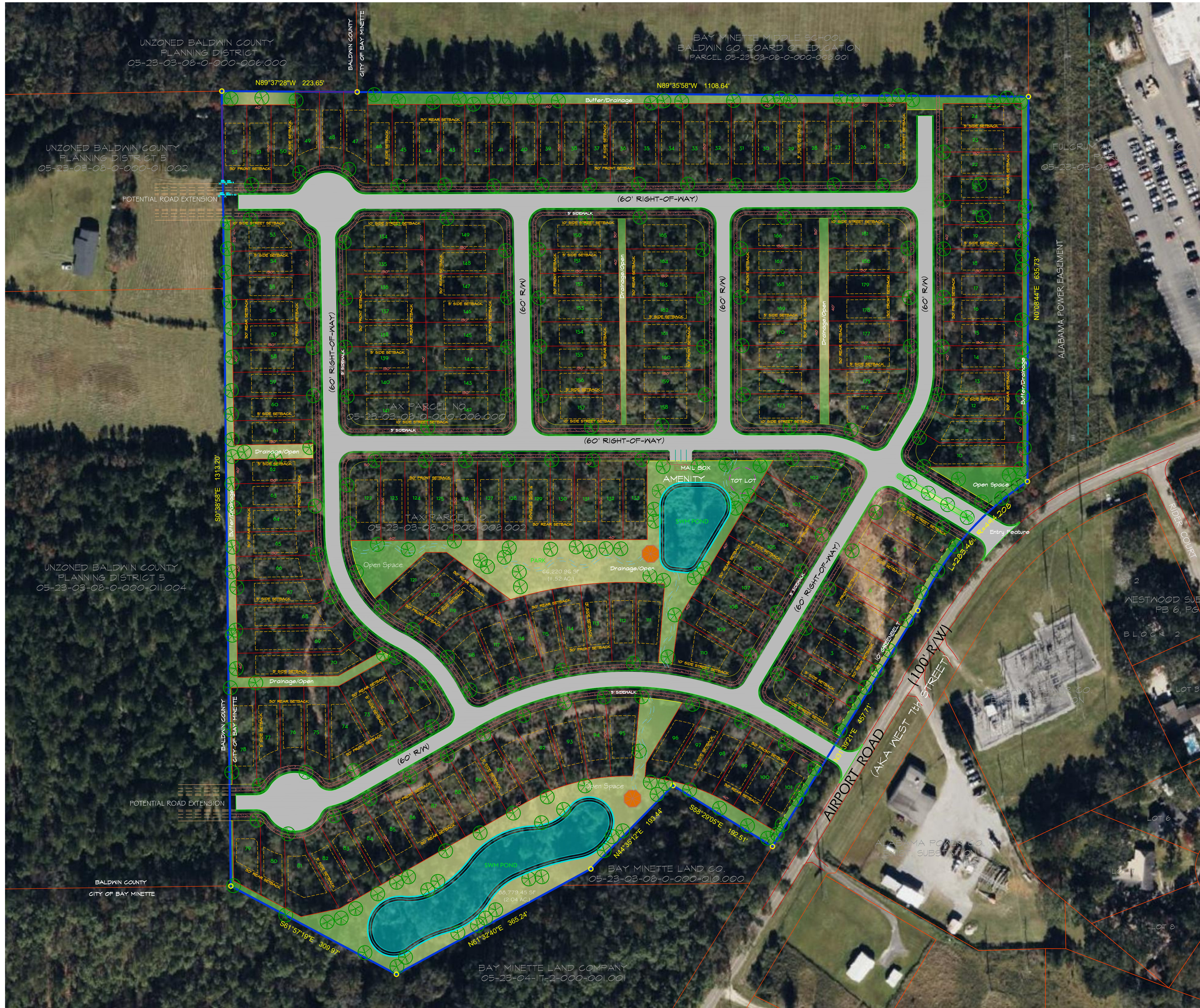
Honeycut Creek Cottages PLANNED UNIT DEVELOPMENT

RAUSCH COLEMAN HOMES

BAY MINETTE, ALABAMA

06.11.2024

DRAWING FILE: T:\Projects\All\Burch-Coleman-Homes\CMOB240012-Airport-Road\BAY MINETTE\Airport-Road-Site-Plan-PUD-100-B.dwg
 PLOTTED: Jun 11, 2024 - 12:08pm



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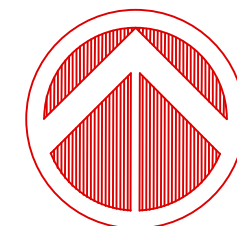
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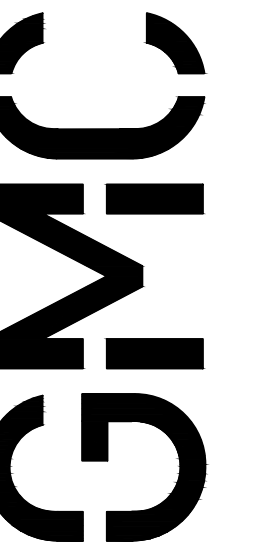
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PLANNED UNIT DEVELOPMENT
 MASTER PLAN
 APRIL 25, 2024

PUD-100
 sheet 1 of 1

Honeycut Creek Cottages

RAUSCH COLEMAN HOMES

BAY MINETTE, ALABAMA

06.11.2024

PLANNED UNIT DEVELOPMENT

DRAWING FILE: T:\Projects\All\Breach\Coleman-Homes\CMOB240012\Airport Road\BAY MINETTE\Airport Road Site-PUD-100-B.dwg
 PLOTTED: Jun 11, 2024 - 11:57am