

TENSAW RIVER

FUTURE

**JADE**  
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0' 60' 120' 180'  
ONE INCH EQUALS SIXTY FEET  
SCALE IN FEET

NORTH

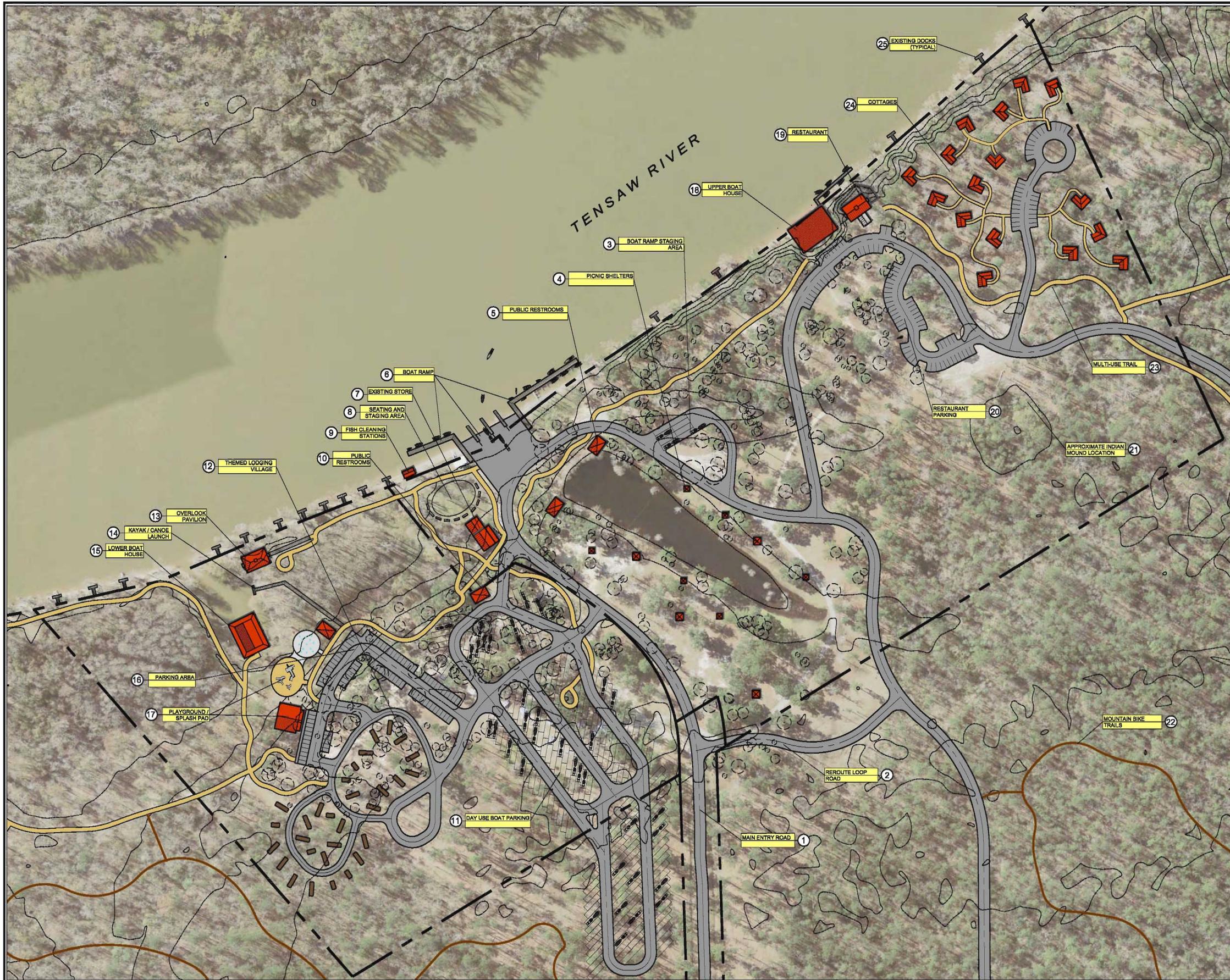
**PHS**  
THE PATRICK HODGES  
LAND STUDIO  
• PLANNING  
• LAND DESIGN  
• LANDSCAPE ARCHITECTURE  
• REAL ESTATE DEVELOPMENT CONSULTATION  
715 MIDDLEBROOKS CIRCLE  
TALLAHASSEE, FL 32310  
PATRICK@PHLANDSTUDIO.COM  
FL LICENSE NUMBER: LAD00000000

prepared for:  
**Baldwin County, Alabama**  
Board of County Commissioners:  
District 1 - Frank Burt, Jr.  
District 2 - Robert E. "Boss" James  
District 3 - Tucker Dorsey  
District 4 - Charles F. "Skip" Gruber

1809-2009  
200 YEARS OF HISTORY

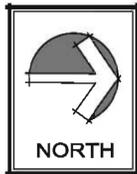
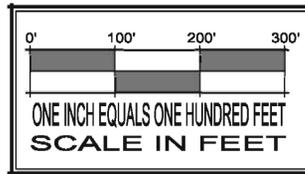
**LIVE OAK LANDING MASTER PLAN  
& BICENTENNIAL PARK MASTER PLAN UPDATE**  
Alabama Highway 225  
Tensaw River - Baldwin County, Alabama

JADE Project Number:  
Baldwin 1241.33  
DESIGNED: PKH  
DRAFTED: JRF/KSH  
CHECKED: PKH/PCJ  
DATE: DEC. 6, 2012  
**1 OF 1**



**KEYNOTE LEGEND**

1. **MAIN ENTRY ROAD** – To be rerouted for increased safety, circulation efficiency and improved sense of arrival - 8,975 lf± with 24' pavement width.
2. **REROUTE LOOP ROAD** - Loop road alignment to be rerouted to create public use area adjacent to pond and allow room for picnic shelters .
3. **BOAT RAMP STAGING AREA** - 8 Staging slots with 5 stacking spaces along drive.
4. **PICNIC SHELTERS** - 11 picnic shelters to be constructed around pond (6) 12' x 12' shelters, (4) 16' x 16' shelters and (1) large shelter - 24' x 36'.
5. **PUBLIC RESTROOMS** - Public restroom and changing facilities to be constructed.
6. **BOAT RAMP** – Existing boat ramp proposed to be improved to 8 slots with divider piers with 300 LF of queuing dock.
7. **EXISTING STORE** - To be remodeled into campground check in, park general store and guest services.
8. **SEATING AND STAGE AREA** - This open lawn area is designated for temporary bleacher seating and a portable stage for use during fishing tournaments and other events. The site requires improvements such as fill, grading and a drainage system.
9. **FISH CLEANING STATIONS** - Existing fish cleaning structure to be relocated and improved.
10. **PUBLIC RESTROOMS** - Public restroom and changing facilities to be constructed.
11. **DAY USE BOAT PARKING** – 12' x 40' stalls for boat trailer parking with approximately 150+ spaces.
12. **THEMED VILLAGE** – Proposed as permanent lodging in keeping with "mid-century theme"; 30 trailers are shown with expansion up to 60 available.
13. **OVERLOOK PAVILION** – To take advantage of spectacular views and offer another wedding venue option. Finish Floor Elevation to be constructed above normal flood elevation with required ADA handicap ramp access.
14. **KAYAK / CANOE LAUNCH** - Kayak and canoe launch to be constructed with boardwalk connection to parking area.
15. **LOWER BOAT HOUSE** – To be rebuilt to house state official service boats, kayaks, yolo boards, canoes, etc. for guest rental.
16. **PARKING AREA** - Parking lot for day use and spectator parking with approximately 64 spaces+/- .Porous pavers to be used for parking spaces with asphalt drive aisles.
17. **SPLASH PAD AND PLAYGROUND** - Play area for children to include playground area and splash pad along with restrooms and changing facilities.
18. **UPPER BOAT HOUSE** – To be reconstructed with large observation deck as new roof.
19. **RESTAURANT** – Approximately 3,000SF of interior space located just north of upper boat house with extensive deck, second floor open-air dining and wharf with 8-10 slips±.
20. **RESTAURANT PARKING** – 55 spaces.
21. **INDIAN MOUND LOCATION** – To be preserved for cultural / historic interpretation.
22. **MOUNTAIN BIKE TRAIL** - Singletrack mountain bike trail with stacked loop system to be constructed to IMBA (International Mountain Bike Association) sustainable trail standards for day use and future race events. Approximate length 8 miles+/-.
23. **MULTI USE TRAIL** – 8 -10' width; 28,929 lf± compacted and stabilized in-situ soils sealed with PolyPave.
24. **COTTAGES** – 16 cottages with 2 parking spaces per unit to be implemented in four phases of 4 units.
25. **EXISTING DOCKS** - All existing docks to be rebuilt and restored to original condition and sizes.



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 Board of County Commissioners:

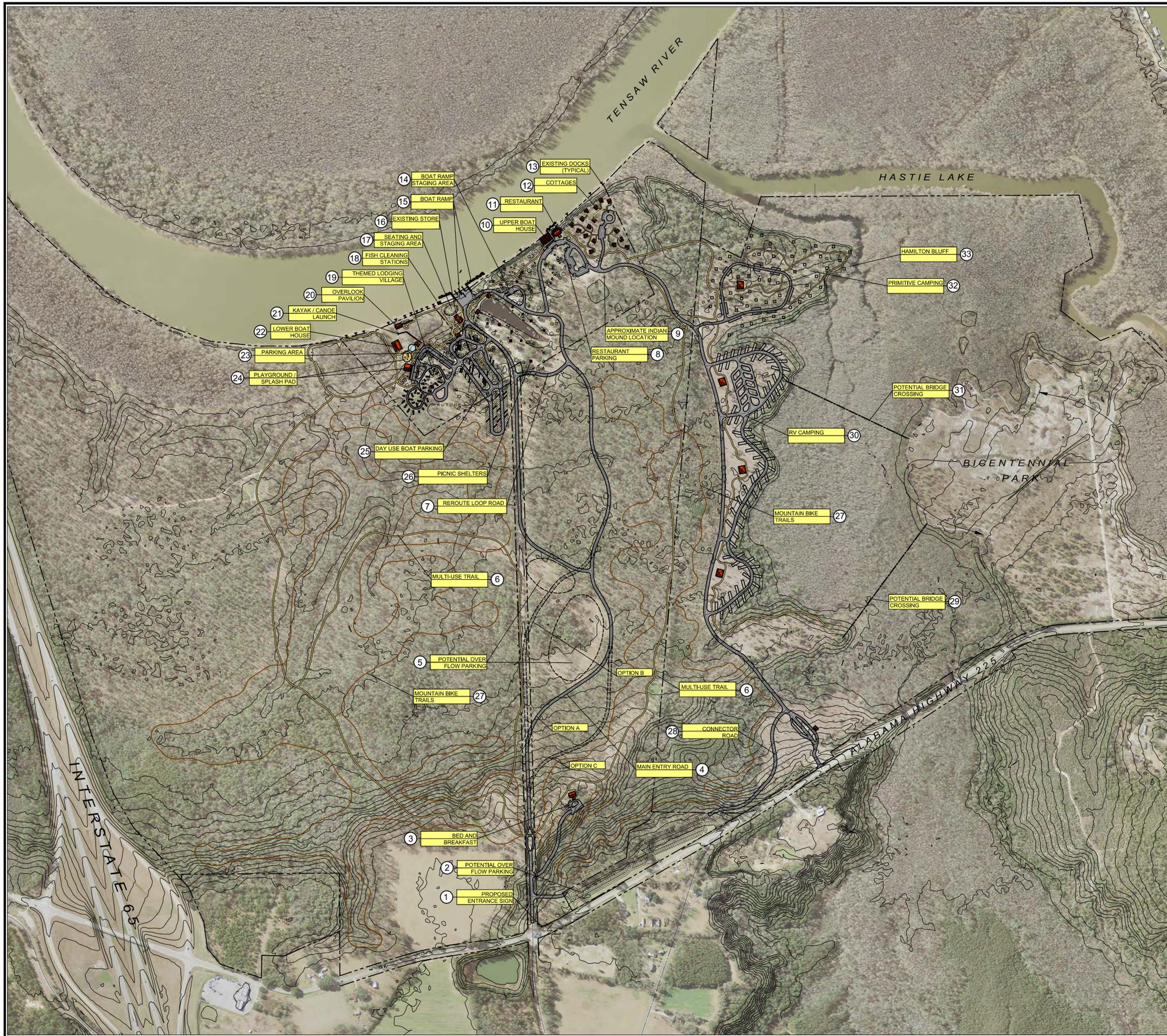
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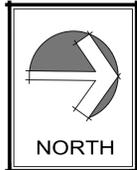
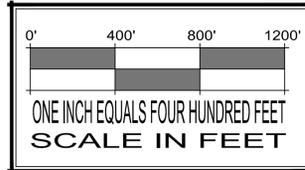
**1 OF 1**



**KEYNOTE LEGEND**

1. **MAIN ENTRANCE** - Entry feature with signage to be constructed park name and catchphrase.
2. **POTENTIAL OVER FLOW PARKING** - Stabilized/reinforced grass field to be painted for event parking as needed - 150 boat trailer and truck parking spaces.
3. **BED AND BREAKFAST** - 12 - 15 rooms with 18± parking spaces.
4. **MAIN ENTRY ROAD** - To be rerouted for increased safety, circulation efficiency and improved sense of arrival - 8,975 lf± with 24' pavement width.
5. **POTENTIAL OVERFLOW PARKING AREA** - Stabilized grass field to be painted for event parking as needed.
6. **MULTI USE TRAIL** - 8 - 10' width; 28,929 lf± compacted and stabilized in-situ soils sealed with PolyPave.
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28. **CONNECTOR ROAD** - 1,194 LF±.
29. **POTENTIAL BRIDGE CROSSING** - OPTION A 1,100 LF.
30. **RV CAMPING** - 84± RV stalls (20' x 60') with restroom and shower facilities, water, electric, cable and sewer hook-ups.
31. **POTENTIAL BRIDGE CROSSING** - OPTION B 1,100 LF.
32. **PRIMITIVE CAMPING** - 50± camping sites with 2 parking spaces per site and shower / restroom facilities. Camping pads are proposed to be slightly elevated 20' x 20' gravel pads with fire ring and picnic table.
33. **HAMILTON BLUFF** - Trail access with lookout area.

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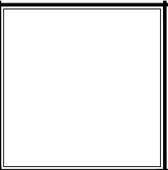
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