

EXISTING CONDITIONS



PROPOSED MASTER PLAN

# Bicentennial Park & Live Oak Landing - Baldwin County, Alabama

MASTER PLAN  
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Project Number: 252012-096-A





EXISTING CONDITIONS	
CODE	DESCRIPTION
(E-01)	EXISTING PARKING AREA
(E-02)	EXISTING ENTRY
(E-03)	EXISTING BUILDING - MAINTENANCE
(E-04)	EXISTING SCHOOL HOUSE
(E-05)	EXISTING RESTROOM
(E-06)	EXISTING GATE
(E-07)	EXISTING WELCOME CENTER
(E-08)	EXISTING LOG CABIN
(E-09)	EXISTING CHURCH
(E-10)	EXISTING POST OFFICE
(E-11)	EXISTING GENERAL STORE
(E-12)	EXISTING BLACKSMITH SHOP
(E-13)	EXISTING HUTS
(E-14)	EXISTING BURIAL GROUND
(E-15)	EXISTING WAR MEMORIAL
(E-16)	EXISTING GARAGE
(E-17)	EXISTING PAVILION
(E-18)	EXISTING PLAY AREA
(E-19)	EXISTING PILES
(E-20)	EXISTING FENCE
(E-21)	EXISTING GRAVEL ROAD
(E-22)	EXISTING GRAVEL TRAIL
(E-24)	EXISTING COVERED DECK
(E-25)	EXISTING CONTAINERS

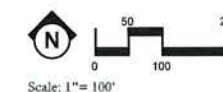






PROPOSED MASTER PLAN WITH EXISTING ROAD

# Bicentennial Park - Baldwin County, Alabama



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REFERENCE NOTES SCHEDULE

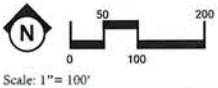
CODE	DESCRIPTION
1	RELOCATE MAIN ENTRANCE - RELOCATE MAIN ENTRANCE GATE AND FENCE APPROXIMATELY 60-80' WEST OF CURRENT LOCATION. ADD BOULEVARD ENTRANCE AND CONSTRUCT NEW MONUMENT ENTRANCE SIGNAGE.
2	PARKING LOT IMPROVEMENTS - IMPROVE CIRCULATION WITH PARKING ISLANDS, DIRECTED TRAFFIC FLOW AND ADD SHADE TREES. TOTAL SPACES REDUCED TO APPROXIMATELY 130 SPACES.
3	EXISTING WELCOME CENTER - RENOVATE BUILDING WITH NEW EXTERIOR FRONT FACADE AND CONSTRUCT PEDESTRIAN PLAZA WITH RAISED SEATING PLANTERS IN FRONT OF WELCOME CENTER AND ENTRANCE TO "MAIN STREET".
4	PASSIVE PARK AREA - AREA TO REMAIN IN NATURAL, MANAGED STATE.
5	PROPOSED BALDWIN COUNTY HISTORY MUSEUM - PROPOSED COUNTY MUSEUM WITH PARKING, EXHIBITS AND CLASS ROOM SPACE FOR EDUCATION PROGRAMS.
6	COBBLESTONE ROAD - ROAD SURFACE TO MEMORIAL AND MUSEUM PARKING AREA CONSTRUCTED OF COBBLE STONE SURFACE.
7	NATURE TRAIL - DAVIDA HASTIE MEMORIAL NATURE TRAIL. EXISTING TRAIL TO REMAIN.
8	FUTURE AMPHITHEATRE
9	FUTURE OVERFLOW PARKING
11	PROPOSED MILITARY EXHIBITS - FUTURE AREA FOR EXHIBITS TO BE DETERMINED.
14	PROPOSED TENANT HOUSING EXHIBIT - TO SHARE THE ENSLAVED PEOPLE'S ROLE ON THE FARM. VISUAL BUFFER TO BE PROVIDED BETWEEN DIFFERENT EXHIBIT AREAS.
16	"FREEDOM IS NEVER FREE" VETERANS MEMORIAL - EXISTING VETERANS MEMORIAL TO REMAIN AND BE IMPROVED WITH PARKING AND ACCESSIBLE PATHS IN CLOSE PROXIMITY.
17	IMPROVEMENTS TO PAVILION - EXISTING PAVILION TO BE RENOVATED AND IMPROVED AS NECESSARY.
18	PROPOSED HISTORIC PUMP STATION - FULLY OPERATIONAL HISTORICAL HYDRAULIC RAM PUMP STATION TO FEED RESTORE CHANNEL.
19	SHOP AND MAINTENANCE AREA - EXISTING SHOP AND MAINTENANCE AREA TO REMAIN AND VISIBILITY SCREENED WITH BUFFER PLANTING AND SCREENING FENCES.
20	ARCHITECTURAL BUILDING EXHIBIT - EXISTING COUNTRY STORE, CHURCH, ORIGINAL FAMILY HOUSES AND OTHER PRESERVED AND / OR RESTORED HISTORIC BUILDINGS TO BE LOCATED AND ARRANGED INTO A MAIN STREET STYLE EXHIBIT DEPICTING THE VILLAGE TYPICAL OF THE 19TH CENTURY ERA.
21	NATIVE AMERICAN LIFESTYLES EXHIBIT - EXISTING TRADING POST BUILDING TO BE MOVED SOUTHWARD AND AUGMENTED WITH BUFFER PLANTING FROM OTHER EXHIBITS. OTHER STRUCTURES AND EXHIBITS TO REMAIN.
22	REROUTE CIRCULATION ROAD - MAIN CIRCULATION ROAD TO BE REROUTED AND / OR REMOVED AS NEEDED TO ALLOW SUITABLE AREA FOR CONSTRUCTION OF THE 19TH CENTURY VILLAGE AREA AND NEW CIRCULATION ROUTES.
23	HANDS ON WORKING VILLAGE - RECREATE THE WORKING VILLAGE OF THE ERA. THE EXISTING BLACKSMITH SHOP, SAWMILL, WATERWHEEL, ETC. WILL BE INCORPORATED INTO A HANDS ON EXPERIENCE.
24	SMALL FESTIVAL AMPHITHEATER
25	RELOCATED TRAIL WITH FOOTBRIDGE - EXISTING NATURE TRAIL SEGMENT TO BE RELOCATED AND FOOTBRIDGE CONSTRUCTED OVER CHANNEL AS PART OF HANDS ON WORKING EXHIBIT.
26	OTHER HISTORIC INDUSTRIAL AREA - FUTURE EXHIBITS TO BE DETERMINED REPRESENTING HISTORIC INDUSTRIES OF THE AREA INCLUDING LIGHT RAIL TRAIN EXHIBIT.
27	FUTURE CONSIDERATION - BRIDGE CROSSING
28	RECONSTRUCTED LOGGING CHANNEL - LOGGING CHANNEL TO BE RECONSTRUCTED AND RESTORED TO ORIGINAL WORKING CONDITION.
29	MULTI-PURPOSE GRAVEL ROAD / TRAIL - PROPOSED NEW ROADS CONSTRUCTED TO REPLACE SEGMENTS REMOVED AND FUNCTION AS BOTH VEHICULAR CIRCULATION AND EXTENDED TRAILS WITH GRAVEL SURFACE TO MATCH EXISTING ROADS.
30	PROPOSED TIMBER BRIDGE - TIMBER BRIDGES TO BE CONSTRUCTED FOR ALL CROSSINGS OVER RECONSTRUCTED CHANNEL AND OTHER AREAS AS NEEDED FOR BOTH ROADS AND TRAILS.
31	PROPOSED SMOKEHOUSE - SMOKE HOUSE TO BE CONSTRUCTED AND LOCATED TO FUNCTION AS PART OF HANDS ON WORKING VILLAGE.
32	19TH CENTURY WORKING FARM - EXISTING WORKING FARM AREA TO BE FARMED FOR CROPS CONSISTENT FOR THE TIME PERIOD. PROGRAMS WILL BE COORDINATE WITH OUTWARD BOUNDS STUDENTS AND OTHER ORGANIZATIONS WITH CROPS HARVESTED TO BE DONATED TO LOCAL FOOD BANKS.
33	CHILDREN'S PLAYGROUND AREA - PROPOSED CHILDREN'S PLAYGROUND TO BE RELOCATED HERE FROM ITS CURRENT PROPOSED LOCATED NEAR THE WHARF AREA.
34	IMPROVED PICNIC AND PAVILION AREA WITH NEW RESTROOM BUILDING - EXISTING PICNIC AND PAVILION AREAS TO REMAIN AND BE AUGMENTED WITH BUFFER PLANTING.
35	OLD SPANISH FORT EARTHWORKS - CURRENTLY UNDER CONSTRUCTION, A SCALED REPLICATION FORT EXHIBIT TO DEMONSTRATE WATER BATTERY.
36	CYPRESS SWAMP BOARDWALK - PROPOSED 6 - 8' WIDTH BOARDWALK TO BE CONSTRUCTED THRU THE EXISTING OLD CYPRESS SWAMP.
37	PULL BOAT EXHIBIT - PULL BOAT TO BE SALVAGED, RELOCATED AND RESTORED FOR USE WITH WORKING LOGGING EXHIBIT TO DEMONSTRATE AREA'S LOGGING AND SAWMILL HISTORY.
38	RECONSTRUCTED POND / BIRD SANCTUARY - POND TO BE DREDGED AND RESTORED TO WORKING CONDITION FOR USE WITH CHANNEL WITH OVERFLOW OUTFALL TO HASTIE LAKE.
39	RELOCATE MONUMENT - TO BE FIELD LOCATED ADJACENT TO WELCOME CENTER
40	ANTEBELLUM WHARF SYSTEM - WHARF AND RIVERBOAT EXHIBIT TO BE CONSTRUCTED WITH FUTURE RESTAURANT AND SHALLOW DRAFT RIVERBOAT.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
41	PROPOSED PLANTING - PLANTING OF NATIVE UNDERSTORY TREES AND SHRUBS TO PROVIDE VISUAL BUFFER BETWEEN DIFFERENT USE AREAS AND EXHIBITS.
42	PROPOSED FARMHOUSE EXHIBIT
43	SENSITIVE AREA. TBD.
44	KENNEDY SAWMILL PLAQUE: THIS SAWMILL WAS BURNED BY THE CREEK INDIANS DURING THE BATTLE OF FORT MIMS
45	INTERPRETATION CENTER
46	GOLF CART AND VEHICULAR PARKING WITH NEW RESTROOM BUILDING

PROPOSED MASTER PLAN

Bicentennial Park - Baldwin County, Alabama



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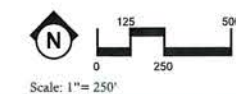


EXISTING CONDITIONS	
CODE	DESCRIPTION
(E-01)	EXISTING RV RESORT
(E-02)	EXISTING RV FACILITY
(E-03)	EXISTING BOAT PARKING
(E-04)	EXISTING PLAY AREA
(E-05)	EXISTING PAVILION
(E-06)	EXISTING RESTROOM
(E-07)	EXISTING STORE
(E-08)	EXISTING FISH CLEANING STATION
(E-09)	EXISTING PIERS
(E-10)	EXISTING LOWER BOAT HOUSE
(E-11)	EXISTING UPPER BOAT HOUSE
(E-12)	EXISTING INDIAN MOUND
(E-13)	EXISTING BOAT RAMP STAGING
(E-14)	EXISTING OUT PARCELS



EXISTING CONDITIONS

# Live Oak Landing - Baldwin County, Alabama

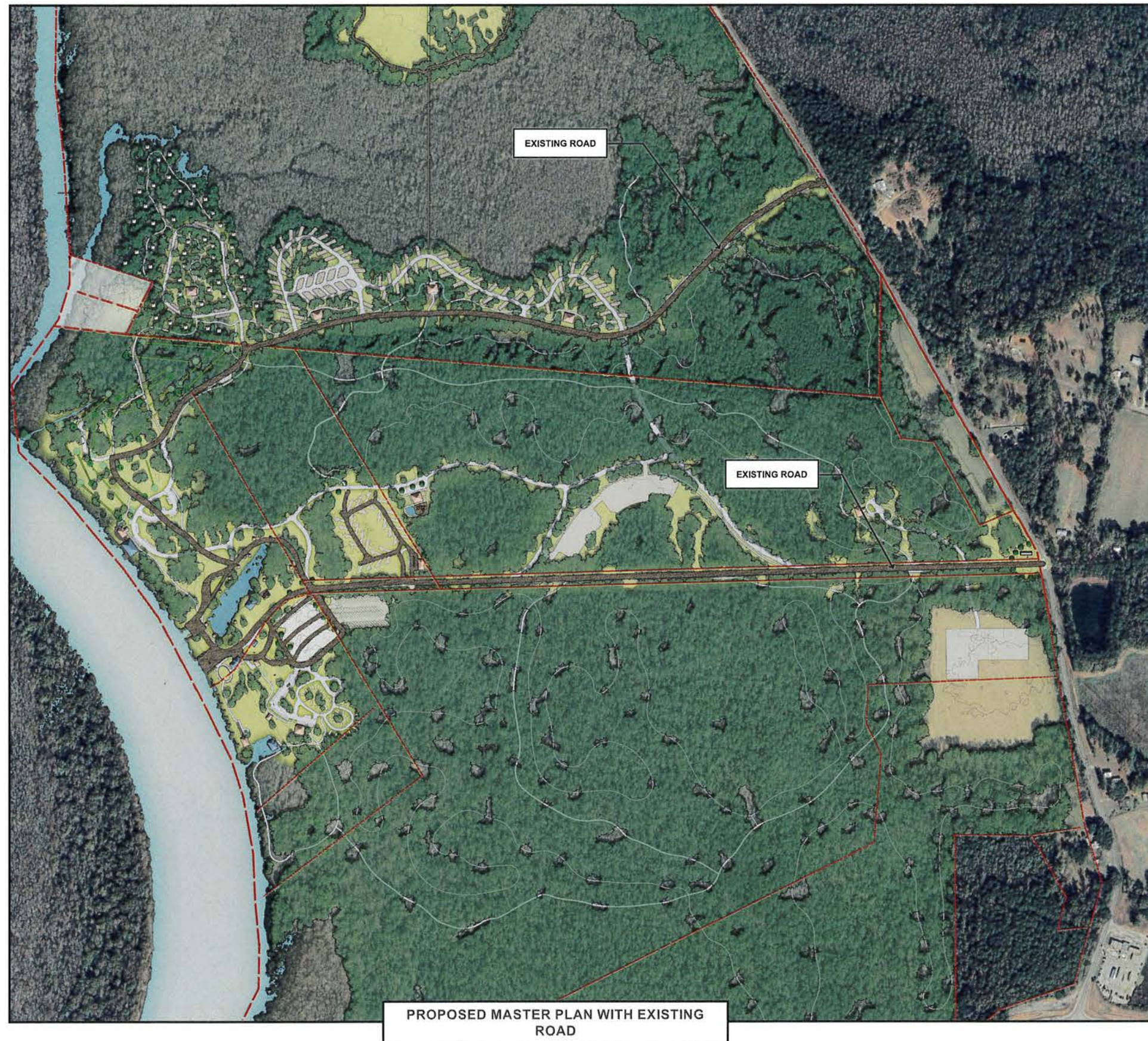


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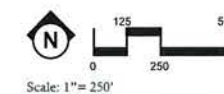
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# Live Oak Landing - Baldwin County, Alabama



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Project Number: 252012-096-B





REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1	EXISTING MAIN ENTRANCE - UPGRADE W/ ENTRY FEATURE SIGNAGE TO BE CONSTRUCTED W/ PARK NAME AND CATCHPHRASE
2	EXISTING SEWAGE PLANT
3	FUTURE CONSIDERATION - BED AND BREAKFAST - 12 - 15 ROOMS WITH 18+ PARKING SPACES
4	EXISTING MAIN ENTRY ROAD
5	FUTURE CONSIDERATION - MAIN ENTRY ROAD REROUTING FOR INCREASED SAFETY, CIRCULATION EFFICIENCY AND IMPROVED SENSE OF ARRIVAL. 24' PAVEMENT WIDTH.
6	FUTURE CONSIDERATION - OVERFLOW PARKING AREA - STABILIZED GRASS FIELD TO BE PAINTED FOR EVENT PARKING AS NEEDED.
7	FUTURE CONSIDERATION - MULTI-USE TRAIL - 8 - 10' WIDTH. 128-328 LF. COMPACTED AND STABILIZED IN-SITU SOILS SEALED WITH POLYPAVE
8	FUTURE CONSIDERATION - SPLASH PAD AND PLAYGROUND - PLAY AREA FOR CHILDREN TO INCLUDE PLAYGROUND AREA AND SPLASH PAD ALONG WITH RESTROOMS AND CHANGING FACILITIES.
9	EXISTING - RV CAMPGROUND, FUTURE CONSIDERATION OF TRAIL NETWORK CONNECTION POINTS
10	FUTURE CONSIDERATION - PICKLE BALL COURTS, SAND COURTS FOR VOLLEYBALL, & PARKING
11	FUTURE CONSIDERATION - REROUTE LOOP ROAD - LOOP ROAD ALIGNMENT TO BE REROUTED TO CREATE PUBLIC USE AREA ADJACENT TO POND AND ALLOW ROOM FOR PICNIC SHELTERS. CONSIDER CONSTRUCTION OF ADDITIONAL PARKING ALONG ROAD
12	FUTURE CONSIDERATION - PICNIC SHELTERS AROUND EXISTING POND - 11 PICNIC SHELTERS TO BE CONSTRUCTED AROUND POND (8) 12' X 12' SHELTERS, (4) 16' X 16' SHELTERS
13	FUTURE CONSIDERATION - PRIMITIVE CAMPING AND DISC GOLF PARKING 55 SPACES.
14	EXISTING - INDIAN MOUND LOCATION - TO BE PRESERVED FOR CULTURAL / HISTORIC INTERPRETATION
15	FUTURE CONSIDERATION - DISC GOLF COURSE AREA
16	FUTURE CONSIDERATION - KAYAK/CANOE LAUNCH W/ NEW PARKING
17	EXISTING & RENOVATE - DOCKS - ALL EXISTING DOCKS TO BE REBUILT AND RESTORED TO ORIGINAL CONDITION AND SIZES
18	FUTURE CONSIDERATION - 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 6-10 SLIPS
19	EXISTING & RENOVATE - UPPER BOAT HOUSE - TO BE RECONSTRUCTED WITH LARGE OBSERVATION DECK AND NEW ROOF
20	EXISTING - BOAT RAMP STAGING AREA - 8 STAGING SLOTS WITH 5 STAGING SPACES ALONG DRIVE
21	EXISTING - PLAYGROUND - FUTURE CONSIDERATION FOR NEW PLAYGROUND TO BE CONSTRUCTED
22	EXISTING - LARGE PAVILION - TO BE AVAILABLE FOR RENTAL
23	EXISTING - BOAT RAMP
24	EXISTING & REMODEL - GAYLAND GILLKIN INTERPRETIVE CENTER - TO BE REMODELED INTO PARK GENERAL STORE AND GUEST SERVICES. SERVE AS RENTAL FOR EVENTS
25	FUTURE CONSIDERATION - 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
26	EXISTING & REMODEL - FISH TOURNAMENT WEIGH IN STRUCTURE
27	FUTURE CONSIDERATION - 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
28	FUTURE CONSIDERATION - 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
29	EXISTING - MARINE POLICE BUILDING WITH LAW ENFORCEMENT FENCE OUT FRONT FOR BOATS
30	FUTURE CONSIDERATION - THEMED VILLAGE - PROPOSED AS PERMANENT LODGING IN KEEPING WITH "MID-CENTURY THEME". 30 TRAILERS ARE SHOWN WITH EXPANSION UP TO 60 AVAILABLE
31	EXISTING - DAY USE BOAT PARKING - 12' X 40' STALLS FOR BOAT TRAILER PARKING WITH APPROXIMATELY 150+ SPACES
32	FUTURE CONSIDERATION - ADDITIONAL VEHICLE & BOAT TRAILER PARKING
33	FUTURE CONSIDERATION - BIKE TRAIL - FOR RECREATIONAL USE ONLY
34	EXISTING - GRAVEL ROAD
35	FUTURE CONSIDERATION - BRIDGE CROSSING
36	FUTURE CONSIDERATION - RV CAMPING - 84+ RV STALLS (20' X 60') WITH RESTROOM AND SHOWER FACILITIES, WATER, ELECTRIC, CABLE AND SEWER HOOK-UPS
37	FUTURE CONSIDERATION - PRIMITIVE CAMPING - 50+ CAMPING SITES WITH 2 PARKING SPACES PER SITE AND SHOWER / RESTROOM FACILITIES. CAMPING PADS ARE PROPOSED TO BE SLIGHTLY ELEVATED 20'X20' GRAVEL PADS WITH FIRE RING AND PICNIC TABLE
38	EXISTING - LOTS TO CURRENTLY REMAIN ACCESSIBLE THROUGH CLUB HOUSE DRIVE, (FUTURE CONSIDERATION TO PURCHASE)
39	EXISTING - HAMILTON BLUFF - FUTURE CONSIDERATION FOR TRAIL ACCESS WITH LOOKOUT AREA



PROPOSED MASTER PLAN