

NOTES:

- SEE SHEET C1.0 FOR GENERAL NOTES.
- THE INTERNAL RIGHTS-OF-WAY, ROADS, EASEMENTS AND DRAINAGE FACILITIES ARE PRIVATE AND WILL BE MAINTAINED BY THE DEVELOPER/OWNER AND WILL NOT BE MAINTAINED BY BALDWIN COUNTY. IF INDIVIDUAL LOTS, SITES, UNITS, ETC. ARE TO BE SOLD, THE DEVELOPER/OWNER SHALL BE REQUIRED TO MEET THE CURRENT BALDWIN COUNTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME, AND THE PROPERTY SHALL BE BROUGHT INTO COMPLIANCE WITH THOSE REGULATIONS PRIOR TO SUCH SALE OR ATTEMPTED SALE.
- DETENTION AND COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER/OWNER AND NOT BY THE TOWN OF SUMMERDALE, BALDWIN COUNTY, OR THE STATE OF ALABAMA.

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF DEVELOPING AN OPEN FIELD INTO AN RV PARK ON 4.77 ACRES. THE ROAD INFRASTRUCTURE IS SLATED TO BE ASPHALT. THERE WILL BE A TOTAL OF 46 HOOKUPS THE WATER SUPPLY WILL BE PROVIDED BY A 6" WATER MAIN. THE SEWER WILL BE GRAVITY TO THE CENTRAL COLLECTION SYSTEM ALONG STATE HIGHWAY 59.

Attachment B - Revised Site Plan Sites Still within 30-foot RV Park Setback

SITE PLAN DATA:

UNIT SIZE:	4.77 AC.± (207,682 S.F.)
USE:	COMMERCIAL & RV PARK
SMALLEST SPACE SIZE:	1,547 S.F.
TOTAL NUMBER OF HOOKUPS:	46
PARKING SPACES:	46
LINEAR FEET OF PRIVATE ROADS:	1,390 LF
TOTAL IMPERVIOUS AREA:	103,843 SF
DENSITY:	9.85 HOOKUPS/ACRE
TOTAL USABLE OPEN SPACE:	55,580 SF
COUNTY:	BALDWIN
CITY & STATE:	SUMMERDALE, AL
STREET:	STATE HIGHWAY 59
ZONING:	NONE
OPEN SPACE:	2.00 AC/41,938 SF
FRONT SETBACK:	0'
REAR SETBACK:	0'
SIDE SETBACK:	30'

CONTACT INFORMATION:

OWNER:
JOHN R. & TAMMY P. HUDSON
19665 HIGHWAY 59
SUMMERDALE, AL 36580
(251) 223-7777

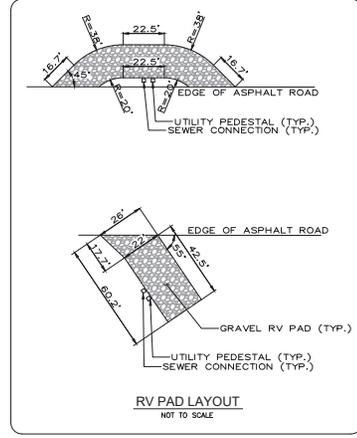
ENGINEER:
LIEB ENGINEERING COMPANY, LLC
PO BOX 2266
FAIRHOPE, AL 36533
(251) 978-9779
CONTACT: CHRIS LIEB, PE

SURVEYOR:
J PIERCE AND ASSOCIATES, LLC
18116 OLD GANEY ROAD
BAY MINNETTE, AL 36507
(251) 508-5975

UTILITY PROVIDERS

PHONE: CENTURYLINK
WATER: SUMMERDALE UTILITIES
POWER: RIVIERA UTILITIES
GAS: RIVIERA UTILITIES
SEWER: BALDWIN COUNTY SEWER SERVICE

ISSUED FOR BID



CERTIFICATE OF APPROVAL BY THE TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, _____, _____, THE TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

TOWN OF SUMMERDALE PLANNING AND ZONING COMMISSION
BY: _____
ITS: _____

SURVEYOR'S CERTIFICATION

RECORD DESCRIPTION:

COMMENCE AT A POINT BEING USED AS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP-7--SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S 09°03'33" W 1806.85 FEET TO A POINT; THENCE RUN N 89°55'55" W 42.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR COUNTY ROAD 91 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 00° 06' 30" W 210.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 89° 55' 55" W 282.58 FEET TO A POINT; THENCE RUN S 00° 04' 47" W 600.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY FOR U.S. HIGHWAY 98; THENCE RUN N 89° 55' 36" W 175.71 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE RUN N 00° 04' 19" E 279.27 FEET TO A POINT; THENCE RUN N 89° 06' 19" W 167.77 FEET TO A POINT; THENCE RUN N 00° 04' 47" E 1037.46 FEET TO A POINT; THENCE RUN N 89° 41' 33" E 167.76 FEET TO A POINT; THENCE RUN N 00° 04' 53" E 56.36 FEET TO A POINT; THENCE RUN S 89° 55' 54" E 176.00 FEET TO A POINT; THENCE RUN S 00° 04' 45" W 622.21 FEET TO A POINT; THENCE RUN S 89° 55' 52" E 282.75 FEET TO THE POINT OF BEGINNING; BEING A TOTAL AREA OF 10.57 ACRES MORE OR LESS AND SITUATED ENTIRELY IN SECTION 20, TOWNSHIP-7--SOUTH, RANGE-6-EAST, BALDWIN COUNTY, ALABAMA.

I, JACOB PIERCE, A REGISTERED SURVEYOR OF BALDWIN COUNTY COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF JOHN R & TAMMY P HUDSON, THE OWNER, SITUATED IN BALDWIN COUNTY, ALABAMA.

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

JACOB PIERCE
ALA. LIC. NO. 30816-S
DATE _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS _____ OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY CERTIFIES THAT, AT ITS MEETING OF _____, _____, _____, THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION
BY: _____
ITS: _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE DAY OF _____, 20____.

AUTHORIZED SIGNATURE _____

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT THIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JOHN R & TAMMY P HUDSON, AM THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBSCRIBED AS INDICATED HEREIN, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY KNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREIN INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS THE _____ DAY OF _____, 20____.

OWNER: JOHN R. HUDSON
OWNER: TAMMY P. HUDSON

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

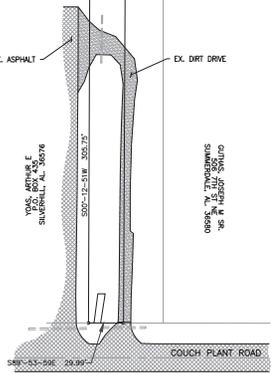
PLANNING DIRECTOR _____

CERTIFICATE OF APPROVAL BALDWIN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

COUNTY ENGINEER _____

REVISIONS			
A	ISSUED FOR REVIEW	9/1/2020	
B	ISSUED FOR REVIEW	10/15/2020	
C	ISSUED FOR BID	11/12/2020	
D	ISSUED FOR BID	05/25/2021	
E	ADDRESSING ALDOT COMMENTS	02/17/2021	



LIEB ENGINEERING COMPANY
1230 MAIN STREET
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER: 2020-026
DRAWN BY: JLG
DATE: 9/1/2020
SCALE: 1"=50'
CHECKED BY: CUL
APPROVED BY: CUL
ENGR: CUL

CASE NO: S-20069 / 19665 HIGHWAY 59	REVISIONS	REV	DATE
OVERALL SITE PLAN		E	05/25/2021
SUMMERDALE, AL			
OWNER: JOHN R. & TAMMY P. HUDSON			
SHEET NUMBER: 3 OF 9			

