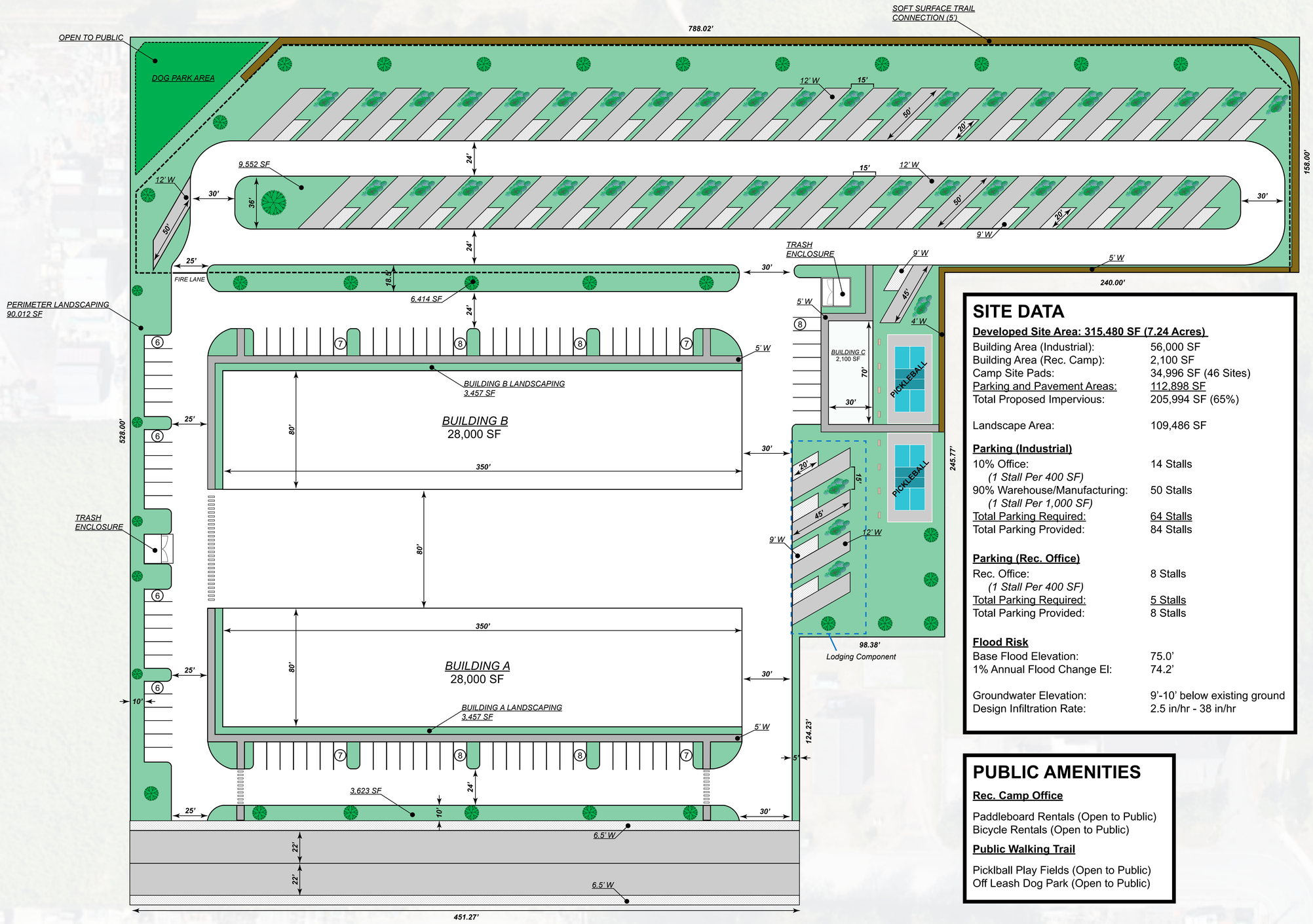

SITE DATA

Developed Site Area: 315,480 SF (7.24 Acres)

Building Area (Industrial):	56,000 SF
Building Area (Rec. Camp):	2,100 SF
Camp Site Pads:	34,996 SF (46 Sites)
Parking and Pavement Areas:	112,898 SF
Total Proposed Impervious:	205,994 SF (65%)
Landscape Area:	109,486 SF

Parking (Industrial)

10% Office:	14 Stalls
(1 Stall Per 400 SF)	
90% Warehouse/Manufacturing:	50 Stalls
(1 Stall Per 1,000 SF)	
Total Parking Required:	64 Stalls
Total Parking Provided:	84 Stalls

Parking (Rec. Office)

Rec. Office:	8 Stalls
(1 Stall Per 400 SF)	
Total Parking Required:	5 Stalls
Total Parking Provided:	8 Stalls

Flood Risk

Base Flood Elevation:	75.0'
1% Annual Flood Change El:	74.2'
Groundwater Elevation:	9'-10' below existing ground
Design Infiltration Rate:	2.5 in/hr - 38 in/hr

PUBLIC AMENITIES

Rec. Camp Office

Paddleboard Rentals (Open to Public)
Bicycle Rentals (Open to Public)

Public Walking Trail

Picklball Play Fields (Open to Public)
Off Leash Dog Park (Open to Public)