

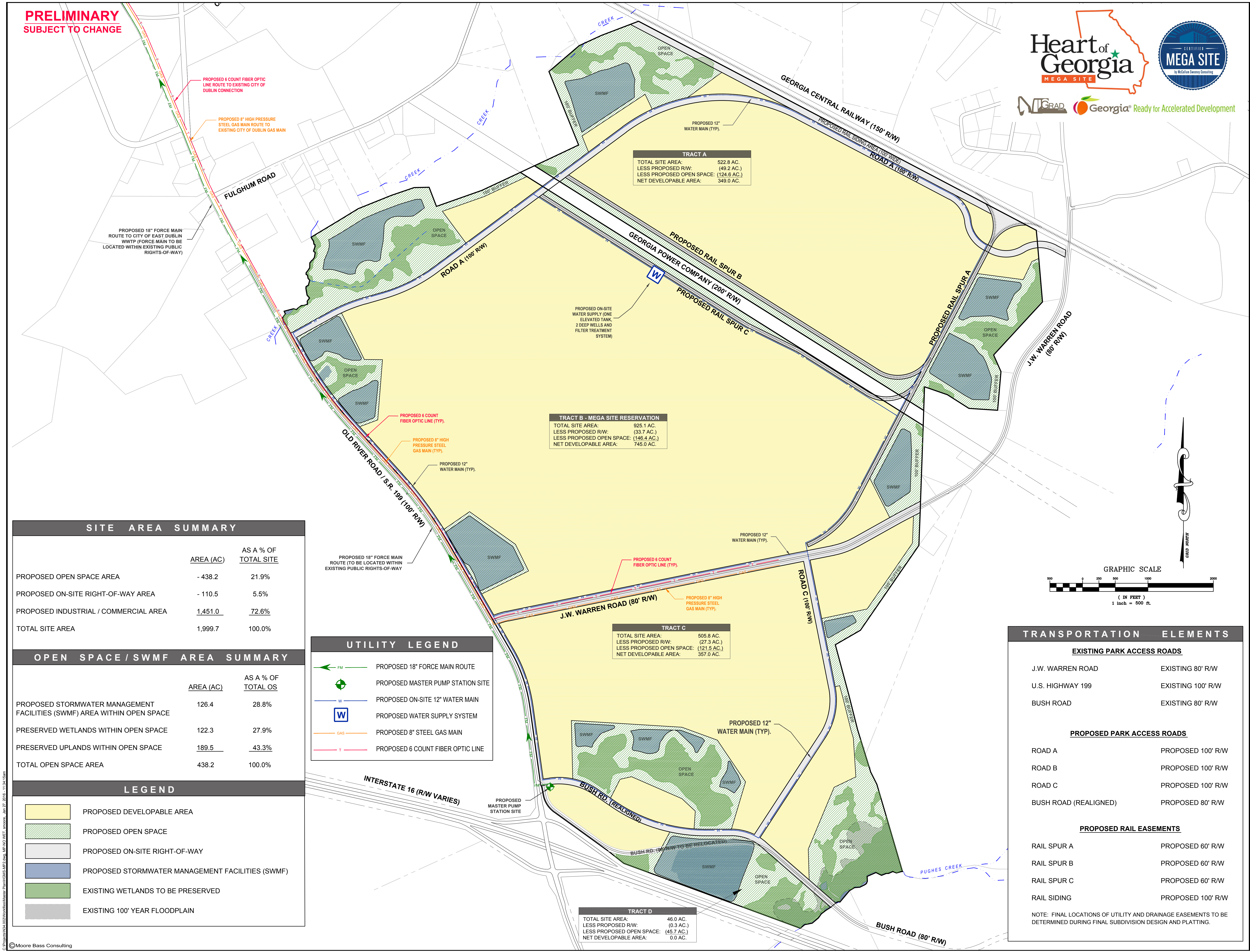
MASTER PLAN



KEY ADVANTAGES

- 800 tract
- Frontage on SR 199
- Rail accessible with extension
- Close to I-16 Interchange
- Utilities available with extension
- No USACOE Wetland Impacts

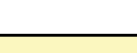
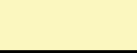
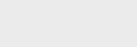
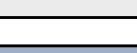




SITE AREA SUMMARY		
	AREA (AC)	AS A % OF TOTAL SITE
PROPOSED OPEN SPACE AREA	- 438.2	21.9%
PROPOSED ON-SITE RIGHT-OF-WAY AREA	- 110.5	5.5%
PROPOSED INDUSTRIAL / COMMERCIAL AREA	<u>1,451.0</u>	<u>72.6%</u>
TOTAL SITE AREA	1,999.7	100.0%

OPEN SPACE / SWMF AREA SUMMARY		
	AREA (AC)	ASA % OF TOTAL OS
PROPOSED STORMWATER MANAGEMENT FACILITIES (SWMF) AREA WITHIN OPEN SPACE	126.4	28.8%
PRESERVED WETLANDS WITHIN OPEN SPACE	122.3	27.9%
PRESERVED UPLANDS WITHIN OPEN SPACE	<u>189.5</u>	<u>43.3%</u>
TOTAL OPEN SPACE AREA	438.2	100.0%

LEGEND

	PROPOSED DEVELOPABLE AREA
	PROPOSED OPEN SPACE
	PROPOSED ON-SITE RIGHT-OF-WAY
	PROPOSED STORMWATER MANAGEMENT FACILITIES (SWMF)
	EXISTING WETLANDS TO BE PRESERVED
	EXISTING 100' YEAR FLOODPLAIN

TRANSPORTATION ELEMENTS	
<u>EXISTING PARK ACCESS ROADS</u>	
J.W. WARREN ROAD	EXISTING 80' R/W
U.S. HIGHWAY 199	EXISTING 100' R/W
BUSH ROAD	EXISTING 80' R/W
<u>PROPOSED PARK ACCESS ROADS</u>	
ROAD A	PROPOSED 100' R/W
ROAD B	PROPOSED 100' R/W
ROAD C	PROPOSED 100' R/W
BUSH ROAD (REALIGNED)	PROPOSED 80' R/W
<u>PROPOSED RAIL EASEMENTS</u>	
RAIL SPUR A	PROPOSED 60' R/W
RAIL SPUR B	PROPOSED 60' R/W
RAIL SPUR C	PROPOSED 60' R/W
RAIL SIDING	PROPOSED 100' R/W
NOTE: FINAL LOCATIONS OF UTILITY AND DRAINAGE EASEMENTS TO BE DETERMINED DURING FINAL SUBDIVISION DESIGN AND PLATTING.	