

CAESAR CREEK MARINA

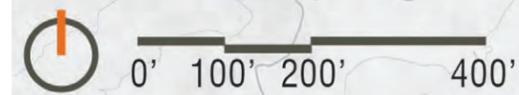
MASTER PLAN SUMMARY

APRIL 2012

SMITHGROUP JJR



**POOL ELEVATIONS +
BEDROCK ELEVATION**



PROGRAMMING

The preliminary development program presented below was created to serve as a basis for developing the Caesar Creek Marina Master Plan. As the project progresses and evolves, the program should continue to be reviewed and adjusted to respond to specific site conditions, preferences and available financial resources.

Wet Berths

- 26 ft – 210 to 220 slips (single 30 amp service)
- 32 ft – 50 to 60 slips (single or dual 30 amp service)
- 36 ft – 20 to 30 slips (dual 30 amp service)
- 40 ft – 20 to 30 Floating Cottages (dual 50 amp service)
- PWC – 25 to 50 total docks
- Floating Boat House for Patrol Boats (2 vessels)

Auto Parking

- Slips (.65 ratio) - 190 to 210 parking stalls (7 accessible)
- Floating Cottages – 1.5 to 2 stalls per cottage
- Fishing Pier & Pond – 20 stalls (existing)

Fuel Pier

- 2 to 3 Dispensing Stations
- Enclosed Storage Area (boom / absorbant storage)

Sanitary Pump-Out

- 1 to 2 Stations

Marina Administration Building (approx. 2500 sf, 1 story)

- Office / Administration
- Laundry
- 4 to 6 Unisex Shower / Restroom Facilities (including combined shower/toilet/sink)
- Ship's Store (potential)
- Grill / Bar
- Boater's Lounge & Locker Rooms (potential)
- Outdoor Deck / Patio

Marina Services Building (approx. 1500 sf, 1 story)

- 6 Male + 6 Female Restrooms
- Snack Shop / Vending Machines (potential)
- Rental Office
- Enclosed Storage (kayaks, maintenance and fueling pier items)

Marina Services Building (approx. 4500 sf, 1 story)

- 2 Work Bays
- Tool Room & Office
- Unisex Toilet

Dry Dock

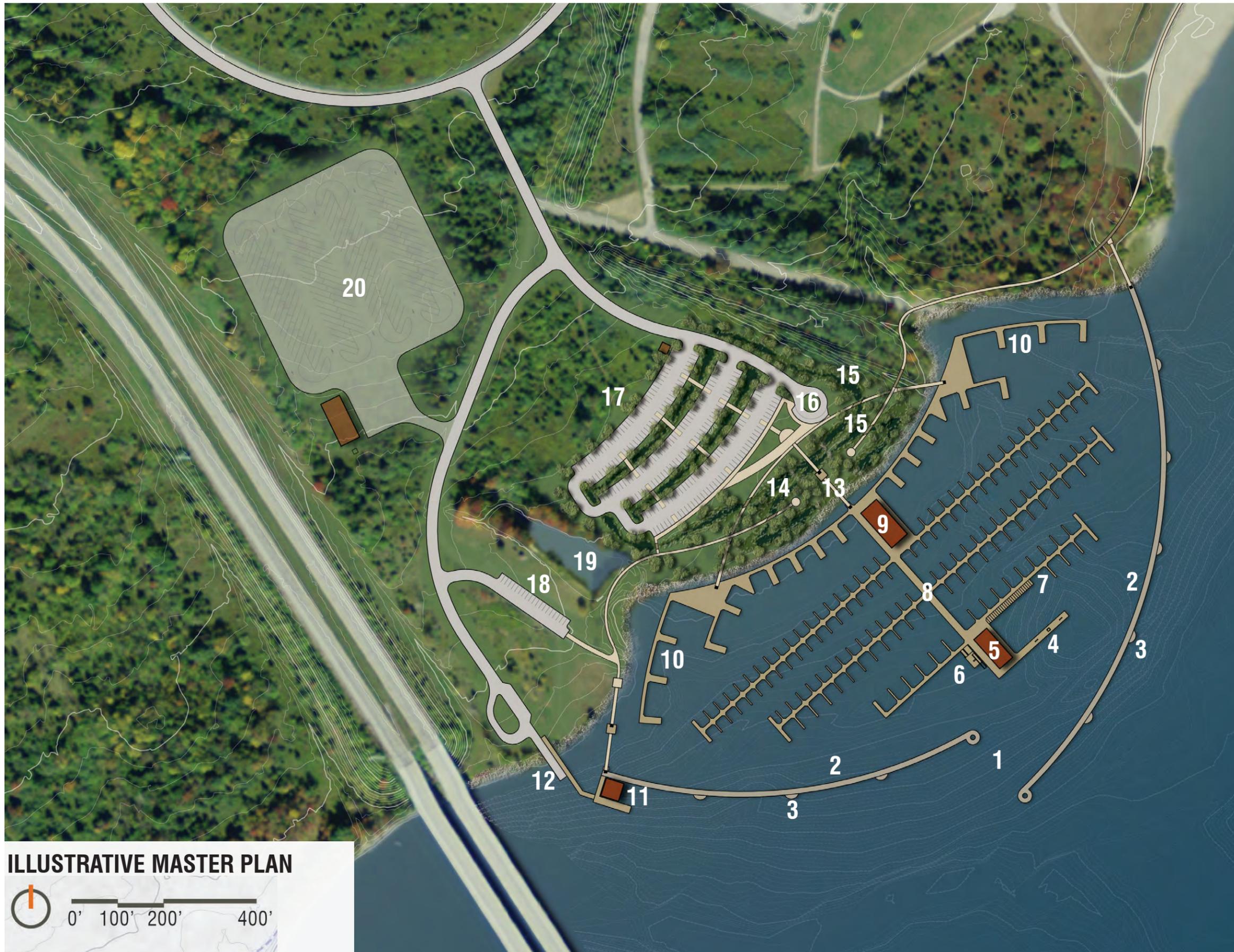
- 100-150 Auto-Trailer Stalls (summer-in & winter storage)
- Single Lane Launch Ramp (hydraulic trailer accessible, 18 ft wide)
- Dump Station

Naturalized Stormwater Treatment System

- Shallow Treatment Wetland
- Interconnected Swales
- Naturalized Vegetation & Habitat Opportunities

Misc. Amenities

- Playground
- Pet Area
- Trash Enclosure
- Dock Cart Storage
- Bike Parking
- Picnic Areas

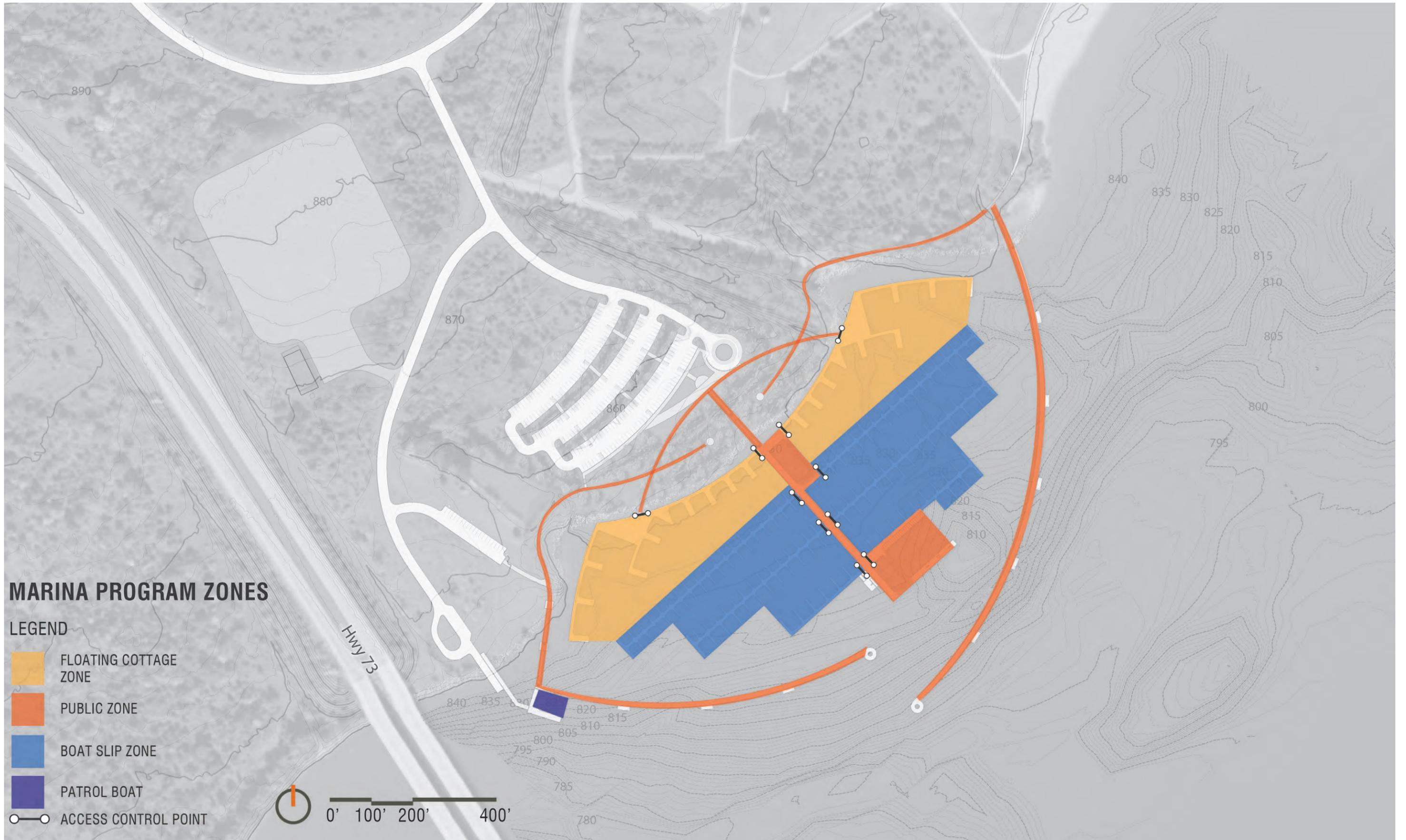


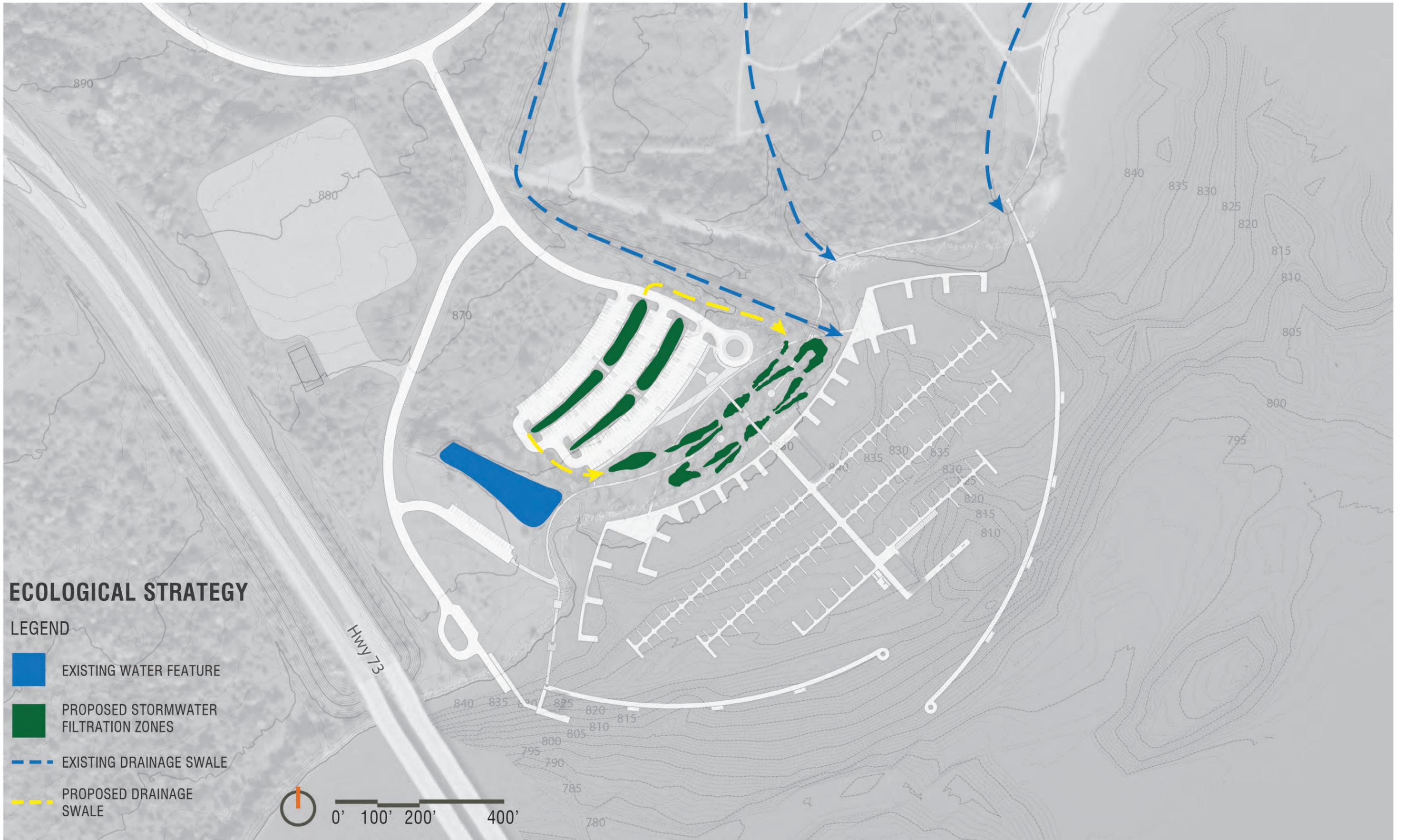
LEGEND

- 1. MARINA ENTRY
- 2. WAVE ATTENUATION STRUCTURE
- 3. FISHING PLATFORM
- 4. FUEL PIER
- 5. MARINA SERVICES BUILDING
- 6. KAYAK PIER
- 7. PWC FLOATS
- 8. WET BERTHS (300)
- 9. MARINA ADMINISTRATION BUILDING
- 10. FLOATING COTTAGES
- 11. PATROL BOAT HOUSE
- 12. LAUNCH
- 13. MAIN GANGWAY
- 14. AMENITIES AREA
- 15. STORMWATER FILTRATION
- 16. DROP OFF
- 17. PARKING (300)
- 18. PARKING (20)
- 19. FISHING POND
- 20. BOAT YARD

ILLUSTRATIVE MASTER PLAN



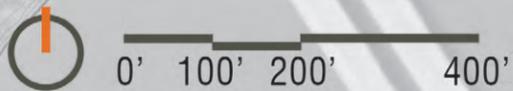




ECOLOGICAL STRATEGY

LEGEND

- EXISTING WATER FEATURE
- PROPOSED STORMWATER FILTRATION ZONES
- EXISTING DRAINAGE SWALE
- PROPOSED DRAINAGE SWALE



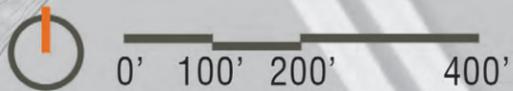




ELECTRICAL UTILITIES

LEGEND

- STRUCTURE WITH ELECTRICAL SERVICE
- PROPOSED ELECTRICAL SERVICE
- AREA SERVED BY PROPOSED ELECTRICAL SERVICE
- EXISTING ELECTRICAL SERVICE
- LIGHTING



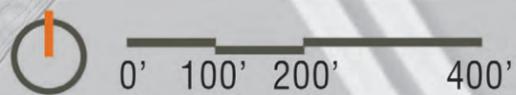




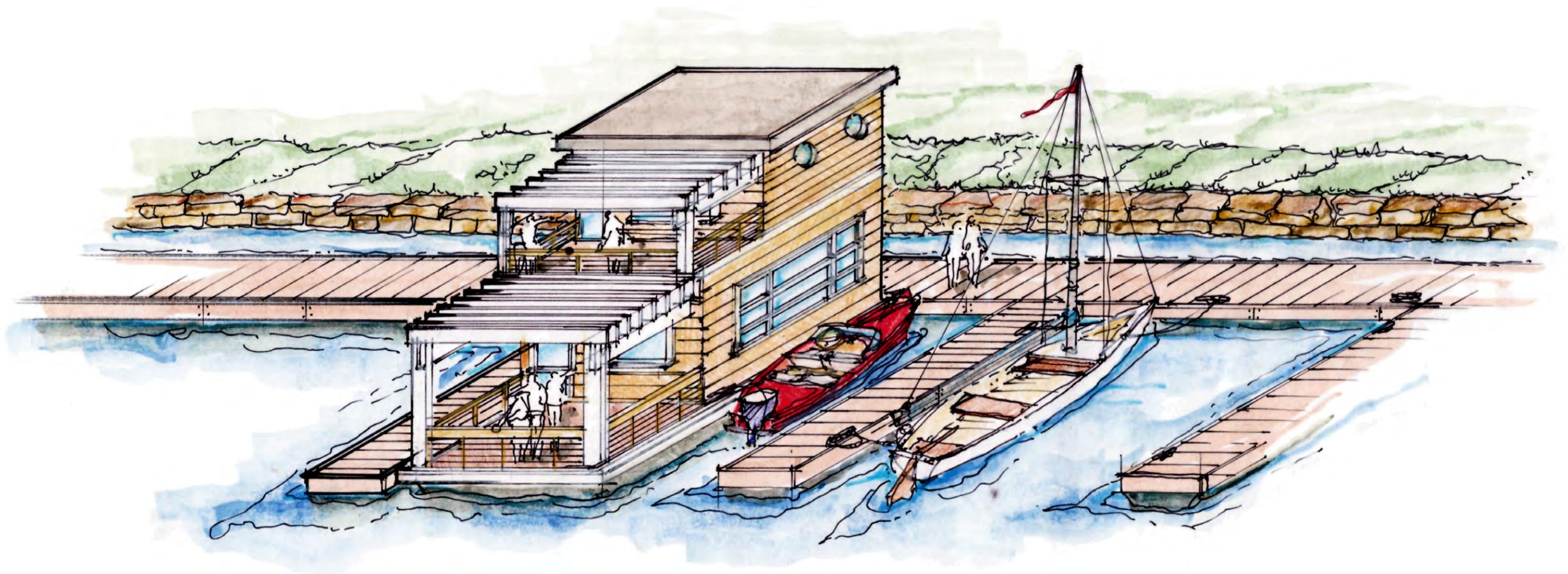
WATER SERVICE

LEGEND

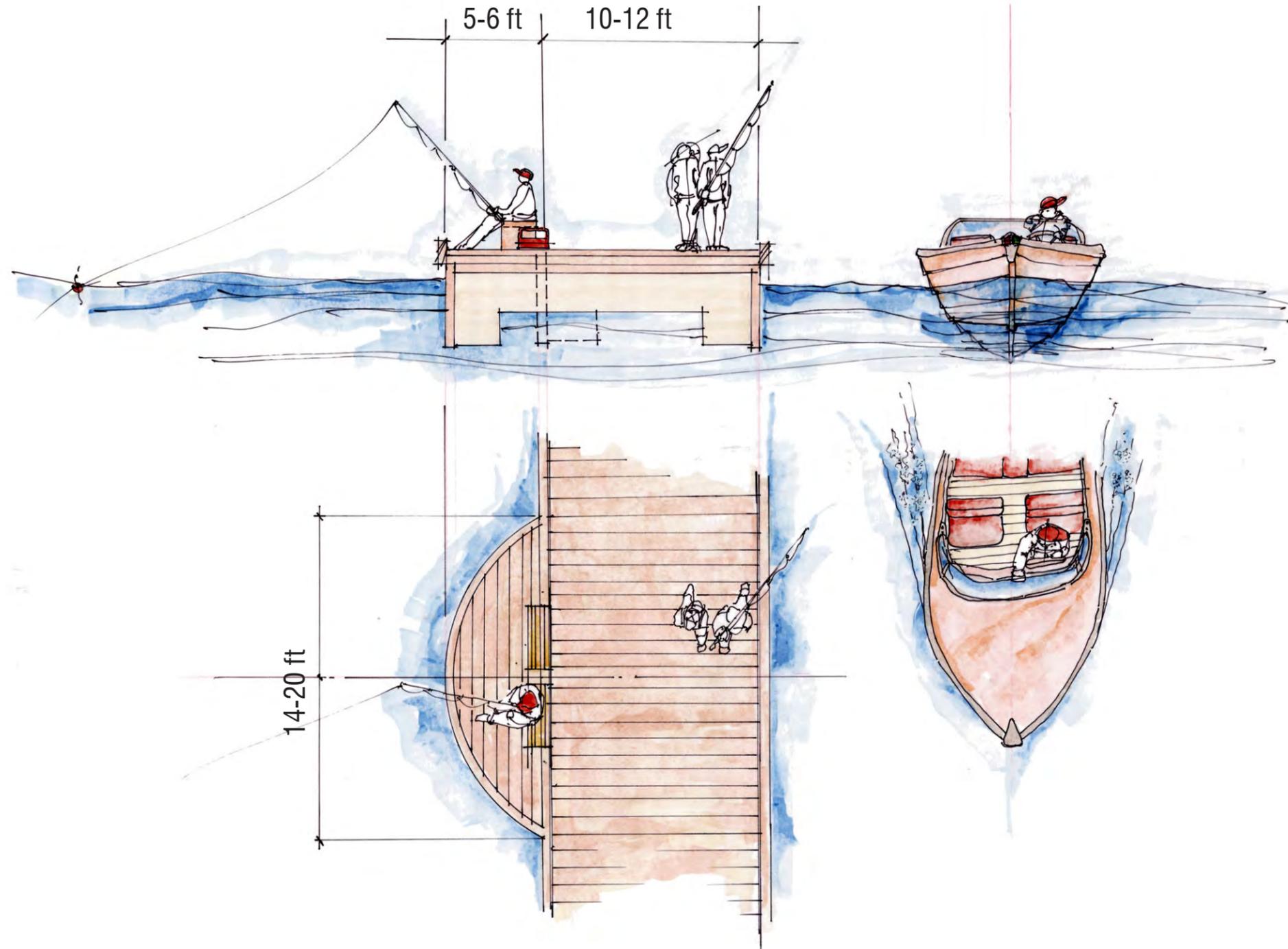
- STRUCTURE WITH WATER SERVICE
- PROPOSED PRIMARY WATER MAINS AND FEEDERS
- POTENTIAL FUTURE WATER MAIN
- EXISTING PRIMARY WATER MAIN AND FEEDERS



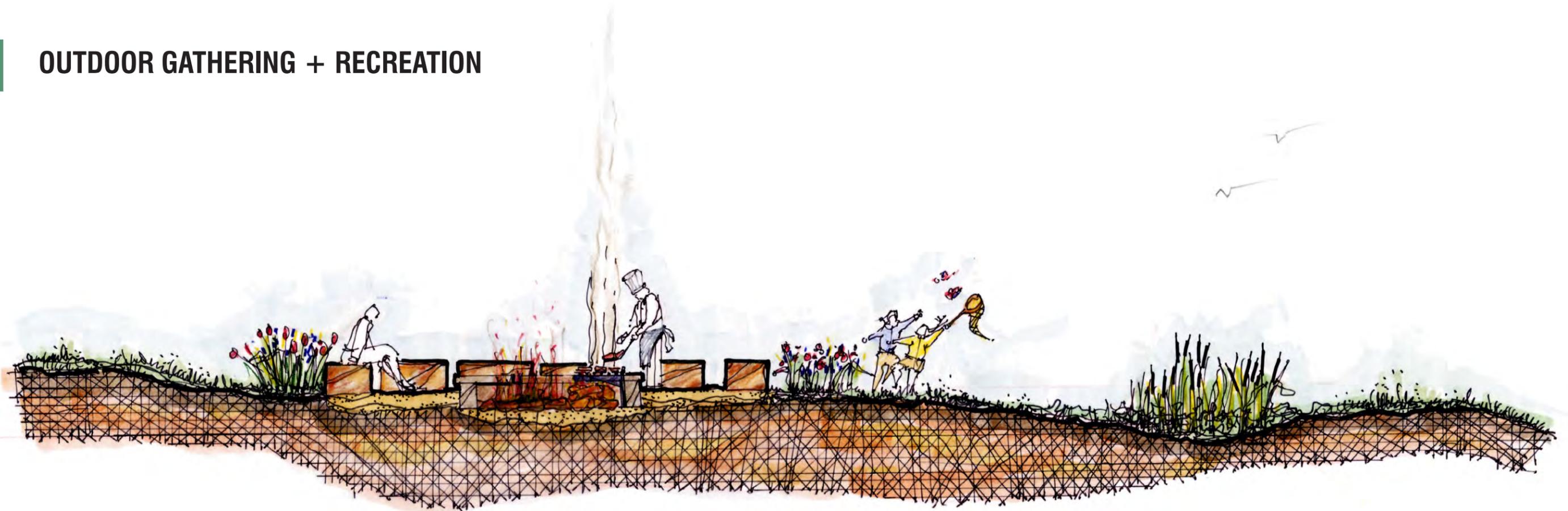
FLOATING COTTAGES



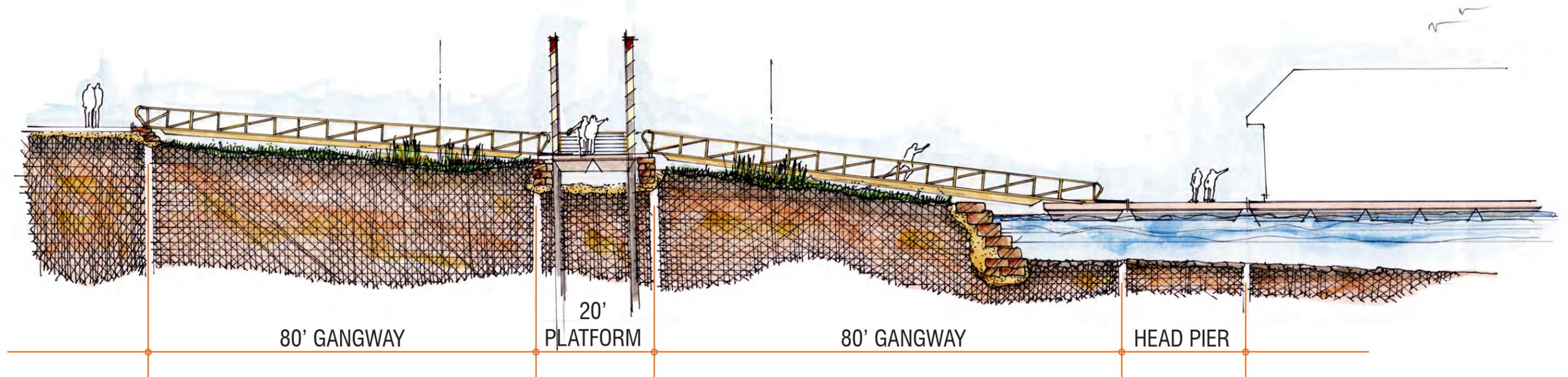
FISHING PLATFORMS ALONG WAVE ATTENUATOR



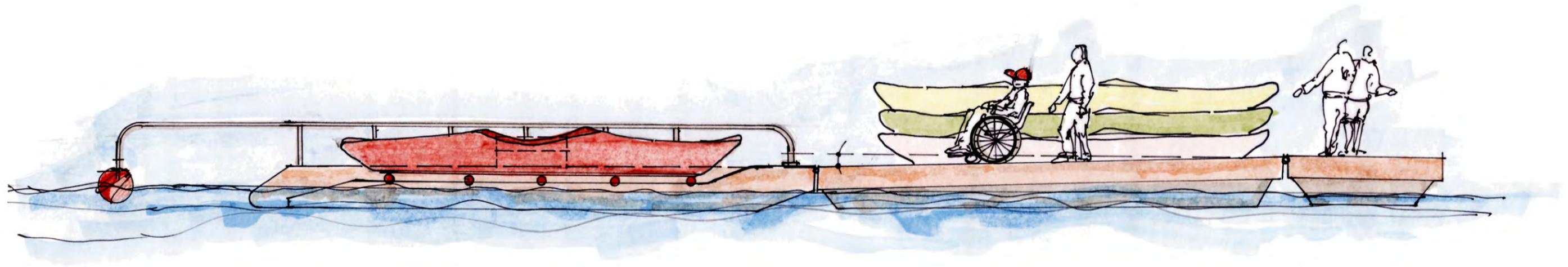
OUTDOOR GATHERING + RECREATION



MAIN ACCESS GANGWAY



KAYAK LAUNCHING PIER



PWC FLOATS



MARINA BUILDING- SPATIAL PROGRAMMING + CONCEPTUAL ARCHITECTURAL CHARACTER

