

FAC 7541 RECREATIONAL CAMP AND TRAILER PARK

FY22 SUC: \$19,713.94 / EA
Source: Inflated from previous FY using ENR labor and material cost indices to measure actual inflation.
Original Source: New estimate for V13, FAC Composite

FAC 7541 Unit Calculations & Assumptions

FAC Description	Unit of Measure	FAC #	Measurement Assumptions
Public Restroom/Shower	SF	7385	1 male and 1 female facility, each with 2 WC, 3 lav, 2 shower, plus 2 urinal; each 20' x 15' = 300 SF, total 600 SF
Vehicle Parking, Surfaced	SF	8521	60 spaces x 15 x 20 FT = 18000 SF
EUPH Tent Pad	SF	7251	30 spaces x 10 x 10 = 3000 SF
Electric Power Line UG	LF	8123	{60 spaces x 50 ft frontage each X 50% (back to back) x 125% (accounting for home runs)} x .67 (2 wire vice 3) = 1256 LF
Electric Power Transformer	KV	8133	60 spaces x (100% @ 20 A + 20% @ 50 A + 70% @ 30A) + (30 tent sites @ 20 A) per NEC 551.71 = 500 KVA
Electric Lighting, Pole	EA	8122	200 ft spacing: 60 RV spaces @ 50 FT = 3000/200 = 15 poles; tents: 30 pads / 5 pads per light = 6, total 21
Water Distribution Line	LF	8421	same as electric line
Sewer and Industrial Waste Line	LF	8321	same as electric line
Sewage Lift Station	EA	8316	1 each

750 **COMMUNITY FACILITIES - MORALE, WELFARE AND RECREATION (OUTDOOR)**

750-1 GENERAL. The Navy's Outdoor Recreation Program introduces Sailors and their families to lifetime outdoor recreation activities, and provides them with participation opportunities. The associated values and benefits of participating in outdoor-related activities effectively contribute to Navy quality of life and retention efforts. Outdoor recreation has long lasting, broad scope effects on other areas of a participant's life. Benefits include increased self-esteem, overall happiness and general well being. The Outdoor Recreation Program promotes physical fitness, teamwork, leadership, skill development and environmental ethics. Examples of human powered outdoor recreation programs include:

Backpacking	Nordic Skiing	White Water Rafting
Canoeing	Rock Climbing	Scuba Diving
Sea Kayaking	Hiking	Orienteering
Snowshoeing	Mountain Biking	Surfing
Fishing	Camping	Alpine Skiing
Snowboarding	Rope Courses	Urban Bicycling
Adventure Races	In-line Skating	Adventure Travel
Skateboarding	BMX Biking	

The Outdoor Recreation Program also includes traditional outdoor recreation activities such as:

Golf	Basketball	Tennis
Volleyball	Baseball	Softball
Football	Soccer	Track and Field
Swimming	Sailing	

The extent and type of Outdoor Recreation Program depends on the Installation location, local geography, and patron interest. The 750 Series of Navy Category Codes provides for the various types of facilities that may be required to support the above programs. Facilities should be attractive, clean, uncluttered, and well maintained. Space should be available to support all core program activities.

750-1.1 Morale Welfare and Recreation (MWR), Navy Personnel Command (NPC) Role: The involvement of MWR representatives in the planning process is required, especially for all Category C business-based projects, in order to ensure a match between program needs, and the types and sizes of spaces to be provided. MWR programs are funded by a combination of nonappropriated funds (NAFs) and appropriated funds (APFs). MWR activities are divided into three categories following DoD policy on funding and function:

- **Category A** operations are authorized full APF funding and directly support mission essential requirements. Examples are gymnasiums, fitness centers, and sports programs.
- **Category B** operations are mission enhancing community support programs and are authorized significant APF support. Examples are outdoor recreation, child development, hobby shops, ITT, community pools, school age care, and youth development programs.
- **Category C** operations are business-based activities and are authorized minimal APF (such as SRM, environmental compliance, security, and health and safety support; interior renovation and new construction/additions are NAF funded) except at isolated/remote and OCONUS installations where Category C operations are treated the same as Category B operations. Examples are food and beverage operations, bowling centers, cottages, RV parks, slip rental marinas, and golf courses.

For Category B and C facilities an initial market survey and financial analysis or pro forma is required to determine if the facility will be self-sustaining or profitable, in the case of Category C operations. Once the Installation has completed their analysis, the proposal will be submitted via the regional command to NPC (after 1 October 2004, CNI Field Support Activity) through an Internal Needs Validation Study (INVS). If the project earns sufficient points through the INVS, it will move on to the Project Validation Assessment stage where the demand and scope will be confirmed through independent review.

750-1.4 **Overseas Adjustment:** For overseas activities the net to gross factor (typical net to gross is 1.25 or 25%) will increase as necessary to meet host nation building codes.

750-2 USING THE CRITERIA.

750-2.1 Size to Accommodate Demand

The below criteria provide the current approach for determining allowances for Morale, Welfare and Recreational (MWR) facilities. Facility allowances are sized to accommodate the projected demand for the anticipated functions. The projected demand will be estimated using a Market Survey approach. Existing Navy wide surveys (under 2 years old), MWR Pulse Point Surveys, and other local surveys can be used to determine the demand. Existing community facilities will be considered in the Market Analysis approach. The facility capacity requirements will be estimated using industry standards and comparable existing facilities, Navy, DoD, municipal, or commercial.

In addition to the above criteria, attention should be given to relevant planning information in the Base Master Plan, Regional or Functional Plan (RSIP), existing Unified Facilities Criteria (UFC) as developed, Design Manuals, Military Handbooks or Instructions for the specific facility type.

For **Marine Corps Installations** results of the **MWR Construction Program Patron Survey** will be used to provide Marine Corps specific patron desires. Construction Program Patron Survey data is available from the **Commandant of the Marine Corps (MC)**.

750-2.2 **Space Allowance Flexibility**

750-2.2.1 **Aggregate Space Allowances.** For many of these criteria, usage demand, capacity requirements and space allowances are calculated separately for component function-areas of the facility, and then totaled to derive overall facility space allowances. This procedure is designed to respond to local variations in the set of activities and spaces provided, and the relative demand for different activities depending on the needs of the installation population. This approach can also accommodate diverse existing facility situations, when considering additions or complementary new facilities.

750-2.2.2 **Space Programs versus Facility Allowances.** These criteria are used to determine the total space allowance for a facility. Even though area calculations for functional components of the facility are used in deriving the overall allowance, this does not fix the space sizes of the component program areas of the facility. Local installation decisions, in the space programming and design process, should determine the appropriate allocation of areas for each function-space within the total facility allowance. Any such decisions should be fully justified to the regional and CNI MWR program management to ensure compliance with Navy and DoD standards.

750-2.2.3 **Local Variation**

Local demand for program activities may depend on a variety of factors, in addition to the overall installation population, including

- Proportion and relative participation of different user groups among the population.
- Specific program of activities provided.
- Competing on-base and off-base facilities providing similar programs.
- Geographic distribution and accessibility of the user populations.

- Local climate conditions and operating seasons.
- Overseas situations and local customs.
- Installation geography.

750-2.3 **Population Basis for Demand Calculations**

See Chapter 1 of this instruction for general information on population definitions and base loading data.

750-2.4 **Recreational Planning Context**

Planning for MWR facilities should involve consideration of the individual facility in relationship to a comprehensive recreational program and facilities plan for the installation and the region. Consider the following factors, in addition to those relationships specifically indicated in the criteria for each facility:

- If other MWR facilities serving the same user population provide the same program activities, reduce the allowed capacity of the proposed facility by the capacity provided elsewhere at the installation or other nearby regional installations.
- Consider collocating the facility with other recreational facilities providing complementary programs, to provide the users with the increased convenience and attractiveness of clustered activities, and to take advantage of potential savings in support space requirements and operating costs.
- Size and locate an individual facility appropriately to the target population and geographical area its particular function is designed to serve. Convenient access for users should be considered in balance with the need for efficient facility operation and avoidance of duplicate facilities. Consider the DoD INST 1015.15 (Enclosure 3, Attachment 1) requirement for the use of appropriated funds (APF) for site development costs, archeological and ammunition clearances, water purification, demolition, excessive utility connections, and road service when selecting sites.
- Consider local community facilities. If the local community has a robust program and facilities for outdoor recreational activities consider partnerships with the local community for services, and/or other Public Private Venture initiatives.

750 10 OUTDOOR PLAYING COURTS (EA)

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75010-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75010-2 **DEFINITION.** Outdoor Playing Courts provide facilities and support services to meet the individual physical fitness and recreation needs of military personnel. The facilities may also serve dependents, retirees and authorized civilians. Activities that may be accommodated in Outdoor Playing Courts include: basketball, tennis, volleyball, skate/skateboard parks, and outdoor skating/roller hockey rink

75010-3 **RELATED FACILITIES.** Consideration should be given to collocating the Outdoor Playing Courts with the following recreational facilities in order to (i) take advantage of potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 44 Indoor Physical Fitness Center (Gym)
- 740 45 Fitness Room
- 740 84 Indoor Playing Courts
- 750 20 Playing Fields
- 740 55 Youth Center

75010-4 **DEMAND AND ALLOWANCES.** Demand, market analysis and survey information, as well as the number of existing leagues/teams if applicable determine the number of Outdoor Playing Courts provided at each installation. Provision of lighted courts is recommended where there is a high demand and/or climate warrants later usage by patrons. Youth Outdoor Playing Courts will be provided as needed. They should be sized and located for the youth population, i.e. near the youth center if there is one. The Courts will be sized in accordance with industry standards for the youth age group or adult age group as appropriate.

750 20 PLAYING FIELDS (EA)

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75020-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75020-2 **DEFINITION.** Playing Fields provide facilities and support services to meet the individual physical fitness, coordination, skills development, training and recreation needs of military personnel. The facilities may also serve dependents, retirees and authorized civilians. Activities which may be accommodated in Playing Fields include: baseball, football, soccer, softball, track and field, etc.

75020-3 **RELATED FACILITIES.** Consideration should be given to collocating the Playing Fields with the following recreational facilities in order to (i) take advantage of

potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 44 Indoor Physical Fitness Center (Gym)
- 740 45 Fitness Room
- 740 53 Indoor Swimming Pool
- 750 10 Outdoor Playing Courts.
- 740 55 Youth Center

75020-4 **DEMAND AND ALLOWANCES.** Demand, market analysis and survey information, as well as the number of existing leagues/teams if applicable determine the number of Outdoor Playing Fields provided at each installation. Provision of lighted fields is recommended for expanded usage. Provision of lighted fields and use of artificial turf or installed sprinkler systems may serve to reduce the total requirement for fields by allowing extended playing hours, extended play without the need for field maintenance/recovery. Youth Outdoor Playing Fields will be provided as needed. They should be sized and located for the youth population, i.e. near the youth center if there is one. The Fields will be sized in accordance with industry standards for the youth age group or adult age group as appropriate.

750 21 BATTING CAGE (EA)

75021-1 Batting cages may be provided at Installations where there is a demand, where a MWR survey supports the requirement, and there is no convenient local alternative. Size according to industry standards.

750 22 JOGGING TRACK (KM/MI)

75022-1 Jogging tracks are provided and sized as required.

750 23 GO-CART TRACK (KM/MI)

75023-1 Go-Cart Tracks may be provided as a Category C facility where they are determined to be profitable enterprises. Market analysis for this facility must be provided by MWR. Size according to demand and industry standards.

750 30 OUTDOOR SWIMMING POOL - INSTALLATION (SQ.M./SF)

75030-1 (Use CC 740 53 SWIMMING POOL - INDOOR for sizing standards). With appropriate demand analysis, outdoor pools may include water park features and spray parks.

750 33 POOL PUMP/FILTER/TREATMENT FACILITY - REMOTE (EA)

75033-1 This code is for inventory purposes and only in those cases where such facilities are located in a structure remotely situated from the swimming pool proper.

750 34 WADING POOL/SPLASH POOL (EA)

75034-1 Wading pools normally are planned as adjuncts to main pools (see CC 740 53 Swimming Pool—Indoor). This code is for inventory purposes and only in those cases where wading pools are detached from the main facility.

750 35 ACTIVITY TV RECEIVER ANTENNA (EA)

75035-1 This Category Code Number is provided for inventory purposes only.

750 36 TV DISTRIBUTION SYSTEM (EA)

75036-1 Category Codes 750 35 and 750 36 are for inventory purposes only. Such facilities are provided only at remote installations where central TV reception and local distribution systems can be individually justified.

750 37 OUTDOOR ADVENTURE AREA (EA)

75037-1 Includes Ropes Courses, Natural Recreation Features (rock climbing, hiking trails, mountain bike trails, paintball ranges, motocross/BMX areas). Requirement is based on local availability (geography) and local demand. Size according to industry standards.

750 38 OUTDOOR MWR EQUIPMENT RENTAL STORAGE (SQ.M./SF)

75038-1 Outdoor fenced area with lighting for storage of MWR rental equipment (not enclosed). Facility should be co-located with the Outdoor Recreation Center CCN 740-37, if there is one.

750 39 MWR VEHICLE/RV/BOAT STORAGE COMPOUND (SQ.M./SF)

75039-1 Vehicle/RV/Boat Storage Compounds may be provided as Category C facilities where they are determined to be profitable enterprises. Markey analysis for

this facility must be provided by MWR. Size according to demand and industry standards. Covered spaces may be included where justified by demand.

750 40 GOLF COURSE (EA)

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75040-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75040-2 **DEFINITION.** Golf Courses are recreational facilities which may accommodate: recreational golfing, practice, instruction, tournaments, exhibitions, special events, and winter recreational activities such as cross-country skiing, ice skating, sledding and tobogganing. In addition to the Golf Course, space permitting, the facility may include a driving range, practice hole, chipping green with sand trap, and putting green(s). A Golf Course is a Category C MWR facility.

75040-3 **RELATED FACILITIES.** The Golf Course must be collocated with the following recreational facilities in order to (i) take advantage of potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 80 Golf Club House (including golf maintenance building/storage compound, chemical/fertilizer/pesticide storage and mixing building, and cart storage facilities).
- 750 56 Golf Driving Range.

75040-4 **DEMAND.** The Golf Course will be sized in accordance with a market survey approach. As a Category C facility the Golf Course must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If project is financially sound it will be forwarded via the region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS scoring and possible Project Validation Assessment.

75040-5 **FACILITY ALLOWANCE.** The Golf Course will be sized in accordance with industry standards. One resource for sizing criteria is the National Golf Foundation (NGF). Siting, water availability, and existing land area available will be the key considerations when planning a new Golf Course.

750 50 OUTDOOR THEATER (EA)

75050-1 No planning factors are available. If an outdoor theater (either seat- type or drive-in) is provided, the requirements for theaters (Code 740 56) must be reduced accordingly.

750 52 SKEET AND/OR TRAP RANGE (EA)

75052-1 Skeet and/or Trap Ranges may be provided as Category C facilities where they are determined to be profitable enterprises. Market analysis for this facility must be provided by MWR. Size according to demand and industry standards. In addition, suitable land must be available, and the activity must have a military population over 100. If a range building is authorized, see Category Code 740 52 for criteria. Table 75052-1 gives the corresponding land requirements. This facility must be self-sustaining.

Table 75052-1 Land Requirements for Skeet and Trap Ranges Land Area

Military Population (1)	Skeet Range	Trap Range
Up to 100	None	None
101 to 10,000	335m x 732m / 1100' x 2400'	335m x 549m / 1100' x 1800'
10,001 to 15,000	335m x 732m / 1100' x 2400'	335m x 576m / 1100' x 1890'
15,001 to 20,000	335m x 732m / 1100' x 2400'	335m x 604m / 1100' x 1980'
20,001 to 25,000	335m x 732m / 1100' x 2400'	335m x 631m / 1100' x 2070'
25,001 to 30,000	335m x 732m / 1100' x 2400'	335m x 658m / 1100' x 2160'
30,001 to 40,000	335m x 777m / 1100' x 2550'	335m x 686m / 1100' x 2250'
Over 40,000	335m x 823m / 1100' x 2700'	335m x 713m / 1100' x 2340'

(1) Military population consists of active duty military supported by the installation.

750 54 BAND STAND (EA)

75054-1 No planning factors are available. Requests for this facility will require individual justification.

750 56 GOLF DRIVING RANGE (EA)

75056-1 Installations, where the necessary land is already available, and the facility will be profitable as a Category C facility, are authorized a golf driving range. See Category Code 750-40

750 57 MWR OPERATED RECREATION GROUNDS (EA)

75057-1 No specific guidance is available. Local conditions usually will govern the development of any parks, playgrounds, or picnic areas. Recreation Pavilions (Code 740 78) are authorized in conjunction with these facilities.

750 58 RECREATIONAL CAMPGROUND-TENT (SQ.M./SF)

75058-1 Please see CCN 750-59 for general description of campground. This CCN will be used for tent camping vs. RV's. No vehicle pads are required. See Table 75059-1 for sanitary facilities requirements for tent campgrounds.

750 59 RECREATION CAMPGROUND - RV (SQ.M./SF)

Project Review: Base MWR representatives, EFD, NAVFAC HQ, BUPERS (Pers-656D)

Design Criteria: *(Military Handbook is not currently available)*

75059-1 **GENERAL.** See General Notes to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75059-2 **DEFINITION.** Recreational Campgrounds provide the military community with outdoor recreation opportunities at locations with attractive natural resources. To complement the camping experience, and depending on location, Recreational Campgrounds may offer activities such as boating, canoeing, fishing, hiking, hunting, skiing and swimming. Facilities should be designed to take advantage of the natural features of the site, from vegetation to good views to unusual topography. At the same time, development should be environmentally appropriate, and not threaten the preservation of the natural heritage and scenic resources.

The planning criteria in this Category Code addresses only the camping sites and patron support facilities such as showers, toilets and laundromats. Other campground support facilities (particularly in relatively remote locations) such as an on-site manager's office, community room, kitchen, and convenience stores are not included in this Category Code. See CCN 740-92. Recreational campgrounds are encouraged to make use of the Camp Host concept to assist in the management of the campground. Space allowances for MWR Rental Cabins are addressed under Category Code 740 81.

Dump stations should generally be provided at campgrounds that accommodate RV's.. (CCN 750 59). The sizing and design of dump stations will vary according to local conditions (such as topography, soil conditions, proximity to water sources, etc.). All dump station facilities must comply fully with all applicable environmental regulations.

75059-3 **RELATED FACILITIES.** Where such locations are adjacent to the sea or other body of water, support facilities such as marinas, boat ramps and RV/vehicle/boat storage compounds maybe sited in close proximity to Recreational Campgrounds.

75059-4 **SPACE ALLOWANCE.** The total number of camping and/or RV sites provided at a location is primarily determined by two considerations:

- The Recreational Campground will be sized in accordance with a market survey approach. As a Category C facility the Campground must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If the project is financially sound it will be forwarded via the region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS Scoring and possible Project Validation Assessment.

- Capacity of the location to accommodate the proposed facilities at a recommended level of use density, and other site planning requirements for access and provision of utilities.

75059-4.1 The number of campsites which may be accommodated per acre will vary depending on the natural features (topography, geology, vegetation, etc.) of the proposed location and the desired degree of privacy between individual sites. Development of as few as 2.4 sites per hectare (6 sites per acre) to a maximum of 5.7 sites per hectare (14 sites per acre) is recommended as a planning guideline. However, this guideline may be modified by the financial analysis, which may, for example, indicate that 2.4 sites per hectare (6 sites per acre) may be too low to justify the investment required to provide the necessary infrastructure (paths, roads, patron support facilities, utilities, etc.). Furthermore, the financial analysis may also indicate a total minimum number of sites required to justify the investment in this recreational resource and the corresponding support building (CCN 740-92). RV Campsites should be planned with a vehicle pad 20 feet by 40 feet. Minimum separation between campsites should be 37 feet. It is recommended that, where financially feasible, the RV Campground include a mix of back-in and pull-through sites.

75059-4.2 Once the total number of campsites at a location has been determined, the required patron support facilities may be selected from the criteria in Table 75059-1.

Table 75059-1 Sanitary Facilities Requirements for Recreational Campgrounds

#Tent/Trailer	#Water Closets (M/F)	#Lavatories (M/F)	#Showers (M/F)	#Urinals
1-15	1/1	1/1	1/1	1
16-30	1/2	2/2	1/1	1
31-45	2/2	3/3	1/1	1
46-60	2/3	3/3	2/2	2
61-80	3/4	4/4	2/2	2
81-100	3/4	4/4	3/3	2

Notes for Table 75059-1:

(1) For recreational areas having more than 100 tent/trailer/camper/RV sites, provide one additional water closet and lavatory per each additional 30 sites, and one additional urinal per each additional 60 sites.

(2) For laundry facilities, provide one washer and one dryer for every increment of 12 sites or portion thereof.

75059-4.3 All facilities, which have the potential for causing environmental contamination—for example, dumpsters and dump stations—, must comply fully with all applicable local, state and federal regulations. The planning of Recreational Campgrounds located in areas under the jurisdiction of other agencies such as State

Parks and Forests Divisions, the U.S. Forest Service and the National Park Service, must adhere to all applicable development guidelines and review procedures.

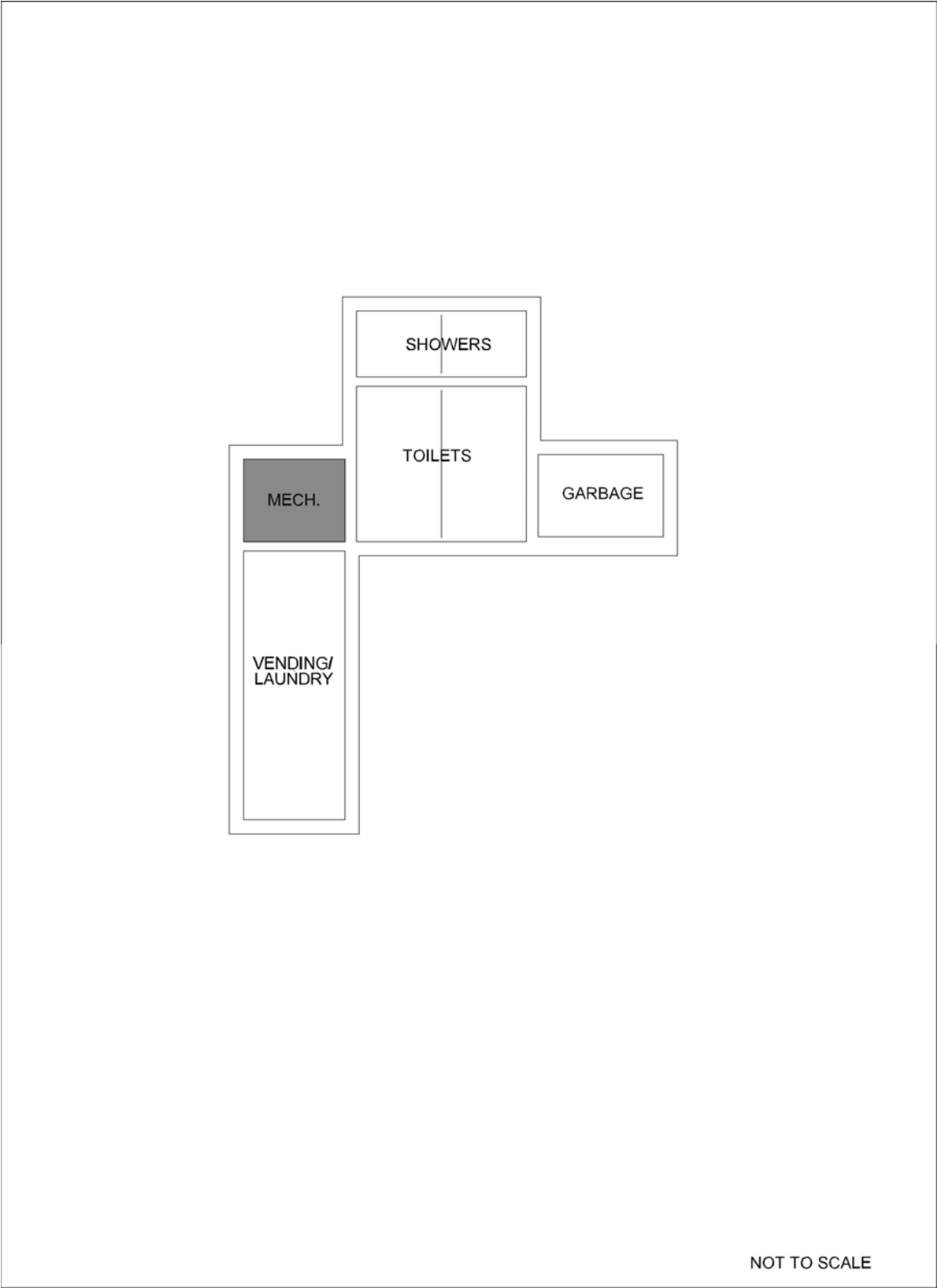


Figure 75059-1 Recreational Campground – Medium Size Support Facility

750 60 MARINA (EA)

75060-1 This facility requires special considerations and must be developed based on local conditions and supported by a detailed analysis. As a Category C facility, the Marina must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If the project is financially sound it will be forwarded via the Region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS Scoring and possible Project Validation Assessment. For a Category B sailing program marina, it is necessary to document the demand and to ensure that APF will be available to support operation of the sailing program. A marina support building or boathouse is authorized in conjunction with a marina and should be programmed as a part of the project nomination and validation process.. See Code 740 87 for marina support building criteria. There are two categories of Marina: Category B is the MWR sailing program and Category C is the rental slips operation.

750 61 RECREATIONAL PIER (EA)

75061-1 This CCN is used for stand-alone recreational pier facilities (e.g. fishing piers) where there is no existing Marina.

FAC 7541 Recreational Camp and Trailer Park

FAC 7541 Description: “Trailer parking sites/pads or tent pads, with associated facilities for recreational trailers, vehicles or tents. SUC based upon an area providing **100 camping sites.**”

There are 255 recreational camps and trailer parks in the inventory for FMM 11.2. (Note that this does not include facilities covered under FAC 7542, Miscellaneous Outdoor Recreation Facility).

Related FACs are:

- 7120 Family Housing Trailer/Relocatable
- 7130 Family Housing Trailer Site

These parks are frequently co-located with other outdoor MWR facilities, (marina, beach, athletic courts) and/or on installations with access to commissary, exchange, laundry, eating facility, and other commercial support.

Components in this FAC may include:

- Paved roads with adequate turn-around area
- Paved parking for rv plus vehicle
- Privacy screens for sites
- Trails and sidewalks
- Utilities: water, electricity, sewer, cable tv, telephone at pad/site
- Exterior lighting
- Restroom/latrine
- Shower facilities
- Laundry facility
- Outdoor shelter
- Pavilion or picnic area w/barbeque pits
- Tent sites may have electricity or water
- Signs
- Management/check-in building for larger sites
- Community building (with kitchen) for group events

A separate excel file provides a numerical sample of the number of rv pads, cabins, tents and mix of services on which to base cost estimates.

Sites with details on individual locations are:

- <http://old.armymwr.com/portal/travel/paths/>
<http://old.armymwr.com/portal/travel/travelresources/lodgingcampingrv.asp>
- <http://www.4militaryfamilies.com/militaryvacationspots.htm>
- www.militarycampgrounds.us

- <http://www.militarycampgrounds.us/> info on all campgrounds and rv parks

Background information available from these websites:

- http://www.fs.fed.us/r8/rrac/horse_camp.pdf.pdf
- <http://www.mobilehomeparks101.org/developorbuyexisting.htm>
- <http://www.rversonline.org/RVParkAnalysis.html>
- <http://www.housing.navy.mil/navfacpubs/p930/chap13.pdf> 1999
- http://www.army.mil/usapa/epubs/pdf/r420_1.pdf 2008 mobile home park maintenance cost pg 128-133



Tent camp area – North Carolina (Ft Fisher)
Picnic pavilion – NC rec center





RV Family Camp



Canyon cabin and park pavillion

FAC 7541 SUC FY16v18 - Recreational Camp and Trailer Park

2014 RPAD: 311 Assets

UM: EA

Design Size: 1

ESL 25

Assume 60 vehicle parking spots with utilities and 30 tent pads and shower amenities

Composite of FACs

FAC Component	Modeled Units
Vehicle Positions	SF
Tent Positions	SF
Underground Power Lines	LF
Transformer	KV
Pole Lights	EA
Water Distribution Line	LF
Sewer Line	LF
Sewage Lift Station	EA
Restroom / Shower Facility	SF

References

DoD Real Property Categorization System (RPCS) FY2015

FY 2014 Real Property Assets Database

RS Means "CostWorks" FMR 2015Q3

R&K Solutions Research Paper on DoD Recreational Camps

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Model as	Reference FAC / Assembly
Vehicle Parking, Surfaced	8521
UEPH Tent Pads	7251
Electrical Power Distribution Line, Underground	8123
Electrical Power Transformer	8133
Exterior Lighting, Pole	8122
Water Distribution Line, Potable	8421
Sewer and Industrial Waste Line	8321
Sewage Lift Station	8316
Latrine/Shower Facility	7234

Quantity	Unit Cost (FY16)	Component Cost
18000	0.16	2900.00
3000	0.16	480.00
1256	0.69	866.64
500	7.00	3500.00
21	43.80	919.80
1278	0.69	881.82
1278	1.02	1303.56
1	1256.48	1256.48
600	6.17	3702.00
SUC		\$ 15,810.30

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Canoeing	Rock Climbing	Scuba Diving
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Snowshoeing	Mountain Biking	Surfing
Fishing	Camping	Alpine Skiing
Snowboarding	Rope Courses	Urban Bicycling
Adventure Races	In-line Skating	Adventure Travel
Skateboarding	BMX Biking	

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Golf	Basketball	Tennis
Volleyball	Baseball	Softball
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Swimming	Sailing	

The extent and type of Outdoor Recreation Program depends on the Installation location, local geography, and patron interest. The 750 Series of Navy Category Codes provides for the various types of facilities that may be required to support the above programs. Facilities should be attractive, clean, uncluttered, and well maintained. Space should be available to support all core program activities.

750-1.1 Morale Welfare and Recreation (MWR), Navy Personnel Command (NPC) Role: The involvement of MWR representatives in the planning process is required, especially for all Category C business-based projects, in order to ensure a match between program needs, and the types and sizes of spaces to be provided. MWR programs are funded by a combination of nonappropriated funds (NAFs) and appropriated funds (APFs). MWR activities are divided into three categories following DoD policy on funding and function:

- **Category A** operations are authorized full APF funding and directly support mission essential requirements. Examples are gymnasiums, fitness centers, and sports programs.
- **Category B** operations are mission enhancing community support programs and are authorized significant APF support. Examples are outdoor recreation, child development, hobby shops, ITT, community pools, school age care, and youth development programs.
- **Category C** operations are business-based activities and are authorized minimal APF (such as SRM, environmental compliance, security, and health and safety support; interior renovation and new construction/additions are NAF funded) except at isolated/remote and OCONUS installations where Category C operations are treated the same as Category B operations. Examples are food and beverage operations, bowling centers, cottages, RV parks, slip rental marinas, and golf courses.

For Category B and C facilities an initial market survey and financial analysis or pro forma is required to determine if the facility will be self-sustaining or profitable, in the case of Category C operations. Once the Installation has completed their analysis, the proposal will be submitted via the regional command to NPC (after 1 October 2004, CNI Field Support Activity) through an Internal Needs Validation Study (INVS). If the project earns sufficient points through the INVS, it will move on to the Project Validation Assessment stage where the demand and scope will be confirmed through independent review.

750-1.4 **Overseas Adjustment:** For overseas activities the net to gross factor (typical net to gross is 1.25 or 25%) will increase as necessary to meet host nation building codes.

750-2 USING THE CRITERIA.

750-2.1 Size to Accommodate Demand

The below criteria provide the current approach for determining allowances for Morale, Welfare and Recreational (MWR) facilities. Facility allowances are sized to accommodate the projected demand for the anticipated functions. The projected demand will be estimated using a Market Survey approach. Existing Navy wide surveys (under 2 years old), MWR Pulse Point Surveys, and other local surveys can be used to determine the demand. Existing community facilities will be considered in the Market Analysis approach. The facility capacity requirements will be estimated using industry standards and comparable existing facilities, Navy, DoD, municipal, or commercial.

In addition to the above criteria, attention should be given to relevant planning information in the Base Master Plan, Regional or Functional Plan (RSIP), existing Unified Facilities Criteria (UFC) as developed, Design Manuals, Military Handbooks or Instructions for the specific facility type.

For **Marine Corps Installations** results of the **MWR Construction Program Patron Survey** will be used to provide Marine Corps specific patron desires. Construction Program Patron Survey data is available from the **Commandant of the Marine Corps (MC)**.

750-2.2 **Space Allowance Flexibility**

750-2.2.1 **Aggregate Space Allowances.** For many of these criteria, usage demand, capacity requirements and space allowances are calculated separately for component function-areas of the facility, and then totaled to derive overall facility space allowances. This procedure is designed to respond to local variations in the set of activities and spaces provided, and the relative demand for different activities depending on the needs of the installation population. This approach can also accommodate diverse existing facility situations, when considering additions or complementary new facilities.

750-2.2.2 **Space Programs versus Facility Allowances.** These criteria are used to determine the total space allowance for a facility. Even though area calculations for functional components of the facility are used in deriving the overall allowance, this does not fix the space sizes of the component program areas of the facility. Local installation decisions, in the space programming and design process, should determine the appropriate allocation of areas for each function-space within the total facility allowance. Any such decisions should be fully justified to the regional and CNI MWR program management to ensure compliance with Navy and DoD standards.

750-2.2.3 **Local Variation**

Local demand for program activities may depend on a variety of factors, in addition to the overall installation population, including

- Proportion and relative participation of different user groups among the population.
- Specific program of activities provided.
- Competing on-base and off-base facilities providing similar programs.
- Geographic distribution and accessibility of the user populations.

- Local climate conditions and operating seasons.
- Overseas situations and local customs.
- Installation geography.

750-2.3 **Population Basis for Demand Calculations**

See Chapter 1 of this instruction for general information on population definitions and base loading data.

750-2.4 **Recreational Planning Context**

Planning for MWR facilities should involve consideration of the individual facility in relationship to a comprehensive recreational program and facilities plan for the installation and the region. Consider the following factors, in addition to those relationships specifically indicated in the criteria for each facility:

- If other MWR facilities serving the same user population provide the same program activities, reduce the allowed capacity of the proposed facility by the capacity provided elsewhere at the installation or other nearby regional installations.
- Consider collocating the facility with other recreational facilities providing complementary programs, to provide the users with the increased convenience and attractiveness of clustered activities, and to take advantage of potential savings in support space requirements and operating costs.
- Size and locate an individual facility appropriately to the target population and geographical area its particular function is designed to serve. Convenient access for users should be considered in balance with the need for efficient facility operation and avoidance of duplicate facilities. Consider the DoD INST 1015.15 (Enclosure 3, Attachment 1) requirement for the use of appropriated funds (APF) for site development costs, archeological and ammunition clearances, water purification, demolition, excessive utility connections, and road service when selecting sites.
- Consider local community facilities. If the local community has a robust program and facilities for outdoor recreational activities consider partnerships with the local community for services, and/or other Public Private Venture initiatives.

750 10 OUTDOOR PLAYING COURTS (EA)

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75010-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75010-2 **DEFINITION.** Outdoor Playing Courts provide facilities and support services to meet the individual physical fitness and recreation needs of military personnel. The facilities may also serve dependents, retirees and authorized civilians. Activities that may be accommodated in Outdoor Playing Courts include: basketball, tennis, volleyball, skate/skateboard parks, and outdoor skating/roller hockey rink

75010-3 **RELATED FACILITIES.** Consideration should be given to collocating the Outdoor Playing Courts with the following recreational facilities in order to (i) take advantage of potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 44 Indoor Physical Fitness Center (Gym)
- 740 45 Fitness Room
- 740 84 Indoor Playing Courts
- 750 20 Playing Fields
- 740 55 Youth Center

75010-4 **DEMAND AND ALLOWANCES.** Demand, market analysis and survey information, as well as the number of existing leagues/teams if applicable determine the number of Outdoor Playing Courts provided at each installation. Provision of lighted courts is recommended where there is a high demand and/or climate warrants later usage by patrons. Youth Outdoor Playing Courts will be provided as needed. They should be sized and located for the youth population, i.e. near the youth center if there is one. The Courts will be sized in accordance with industry standards for the youth age group or adult age group as appropriate.

750 20 **PLAYING FIELDS (EA)**

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75020-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75020-2 **DEFINITION.** Playing Fields provide facilities and support services to meet the individual physical fitness, coordination, skills development, training and recreation needs of military personnel. The facilities may also serve dependents, retirees and authorized civilians. Activities which may be accommodated in Playing Fields include: baseball, football, soccer, softball, track and field, etc.

75020-3 **RELATED FACILITIES.** Consideration should be given to collocating the Playing Fields with the following recreational facilities in order to (i) take advantage of

potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 44 Indoor Physical Fitness Center (Gym)
- 740 45 Fitness Room
- 740 53 Indoor Swimming Pool
- 750 10 Outdoor Playing Courts.
- 740 55 Youth Center

75020-4 **DEMAND AND ALLOWANCES.** Demand, market analysis and survey information, as well as the number of existing leagues/teams if applicable determine the number of Outdoor Playing Fields provided at each installation. Provision of lighted fields is recommended for expanded usage. Provision of lighted fields and use of artificial turf or installed sprinkler systems may serve to reduce the total requirement for fields by allowing extended playing hours, extended play without the need for field maintenance/recovery. Youth Outdoor Playing Fields will be provided as needed. They should be sized and located for the youth population, i.e. near the youth center if there is one. The Fields will be sized in accordance with industry standards for the youth age group or adult age group as appropriate.

750 21 BATTING CAGE (EA)

75021-1 Batting cages may be provided at Installations where there is a demand, where a MWR survey supports the requirement, and there is no convenient local alternative. Size according to industry standards.

750 22 JOGGING TRACK (KM/MI)

75022-1 Jogging tracks are provided and sized as required.

750 23 GO-CART TRACK (KM/MI)

75023-1 Go-Cart Tracks may be provided as a Category C facility where they are determined to be profitable enterprises. Market analysis for this facility must be provided by MWR. Size according to demand and industry standards.

750 30 OUTDOOR SWIMMING POOL - INSTALLATION (SQ.M./SF)

75030-1 (Use CC 740 53 SWIMMING POOL - INDOOR for sizing standards). With appropriate demand analysis, outdoor pools may include water park features and spray parks.

750 33 POOL PUMP/FILTER/TREATMENT FACILITY - REMOTE (EA)

75033-1 This code is for inventory purposes and only in those cases where such facilities are located in a structure remotely situated from the swimming pool proper.

750 34 WADING POOL/SPLASH POOL (EA)

75034-1 Wading pools normally are planned as adjuncts to main pools (see CC 740 53 Swimming Pool—Indoor). This code is for inventory purposes and only in those cases where wading pools are detached from the main facility.

750 35 ACTIVITY TV RECEIVER ANTENNA (EA)

75035-1 This Category Code Number is provided for inventory purposes only.

750 36 TV DISTRIBUTION SYSTEM (EA)

75036-1 Category Codes 750 35 and 750 36 are for inventory purposes only. Such facilities are provided only at remote installations where central TV reception and local distribution systems can be individually justified.

750 37 OUTDOOR ADVENTURE AREA (EA)

75037-1 Includes Ropes Courses, Natural Recreation Features (rock climbing, hiking trails, mountain bike trails, paintball ranges, motocross/BMX areas). Requirement is based on local availability (geography) and local demand. Size according to industry standards.

750 38 OUTDOOR MWR EQUIPMENT RENTAL STORAGE (SQ.M./SF)

75038-1 Outdoor fenced area with lighting for storage of MWR rental equipment (not enclosed). Facility should be co-located with the Outdoor Recreation Center CCN 740-37, if there is one.

750 39 MWR VEHICLE/RV/BOAT STORAGE COMPOUND (SQ.M./SF)

75039-1 Vehicle/RV/Boat Storage Compounds may be provided as Category C facilities where they are determined to be profitable enterprises. Markey analysis for

this facility must be provided by MWR. Size according to demand and industry standards. Covered spaces may be included where justified by demand.

750 40 GOLF COURSE (EA)

Design Criteria: Military Handbook (MIL-HDBK-1037/3) -- Outdoor Sports and Recreation Facilities

75040-1 **GENERAL.** See introduction to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75040-2 **DEFINITION.** Golf Courses are recreational facilities which may accommodate: recreational golfing, practice, instruction, tournaments, exhibitions, special events, and winter recreational activities such as cross-country skiing, ice skating, sledding and tobogganing. In addition to the Golf Course, space permitting, the facility may include a driving range, practice hole, chipping green with sand trap, and putting green(s). A Golf Course is a Category C MWR facility.

75040-3 **RELATED FACILITIES.** The Golf Course must be collocated with the following recreational facilities in order to (i) take advantage of potential savings in space requirements and operating costs, and (ii) provide users with the increased convenience of clustered facilities:

- 740 80 Golf Club House (including golf maintenance building/storage compound, chemical/fertilizer/pesticide storage and mixing building, and cart storage facilities).
- 750 56 Golf Driving Range.

75040-4 **DEMAND.** The Golf Course will be sized in accordance with a market survey approach. As a Category C facility the Golf Course must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If project is financially sound it will be forwarded via the region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS scoring and possible Project Validation Assessment.

75040-5 **FACILITY ALLOWANCE.** The Golf Course will be sized in accordance with industry standards. One resource for sizing criteria is the National Golf Foundation (NGF). Siting, water availability, and existing land area available will be the key considerations when planning a new Golf Course.

750 50 OUTDOOR THEATER (EA)

75050-1 No planning factors are available. If an outdoor theater (either seat- type or drive-in) is provided, the requirements for theaters (Code 740 56) must be reduced accordingly.

750 52 SKEET AND/OR TRAP RANGE (EA)

75052-1 Skeet and/or Trap Ranges may be provided as Category C facilities where they are determined to be profitable enterprises. Market analysis for this facility must be provided by MWR. Size according to demand and industry standards. In addition, suitable land must be available, and the activity must have a military population over 100. If a range building is authorized, see Category Code 740 52 for criteria. Table 75052-1 gives the corresponding land requirements. This facility must be self-sustaining.

Table 75052-1 Land Requirements for Skeet and Trap Ranges Land Area

Military Population (1)	Skeet Range	Trap Range
Up to 100	None	None
101 to 10,000	335m x 732m / 1100' x 2400'	335m x 549m / 1100' x 1800'
10,001 to 15,000	335m x 732m / 1100' x 2400'	335m x 576m / 1100' x 1890'
15,001 to 20,000	335m x 732m / 1100' x 2400'	335m x 604m / 1100' x 1980'
20,001 to 25,000	335m x 732m / 1100' x 2400'	335m x 631m / 1100' x 2070'
25,001 to 30,000	335m x 732m / 1100' x 2400'	335m x 658m / 1100' x 2160'
30,001 to 40,000	335m x 777m / 1100' x 2550'	335m x 686m / 1100' x 2250'
Over 40,000	335m x 823m / 1100' x 2700'	335m x 713m / 1100' x 2340'

(1) Military population consists of active duty military supported by the installation.

750 54 BAND STAND (EA)

75054-1 No planning factors are available. Requests for this facility will require individual justification.

750 56 GOLF DRIVING RANGE (EA)

75056-1 Installations, where the necessary land is already available, and the facility will be profitable as a Category C facility, are authorized a golf driving range. See Category Code 750-40

750 57 MWR OPERATED RECREATION GROUNDS (EA)

75057-1 No specific guidance is available. Local conditions usually will govern the development of any parks, playgrounds, or picnic areas. Recreation Pavilions (Code 740 78) are authorized in conjunction with these facilities.

750 58 RECREATIONAL CAMPGROUND-TENT (SQ.M./SF)

75058-1 Please see CCN 750-59 for general description of campground. This CCN will be used for tent camping vs. RV's. No vehicle pads are required. See Table 75059-1 for sanitary facilities requirements for tent campgrounds.

750 59 RECREATION CAMPGROUND - RV (SQ.M./SF)

Project Review: Base MWR representatives, EFD, NAVFAC HQ, BUPERS (Pers-656D)
Design Criteria: *(Military Handbook is not currently available)*

75059-1 **GENERAL.** See General Notes to 750 series category codes for General Instructions regarding facility allowance planning procedures.

75059-2 **DEFINITION.** Recreational Campgrounds provide the military community with outdoor recreation opportunities at locations with attractive natural resources. To complement the camping experience, and depending on location, Recreational Campgrounds may offer activities such as boating, canoeing, fishing, hiking, hunting, skiing and swimming. Facilities should be designed to take advantage of the natural features of the site, from vegetation to good views to unusual topography. At the same time, development should be environmentally appropriate, and not threaten the preservation of the natural heritage and scenic resources.

The planning criteria in this Category Code addresses only the camping sites and patron support facilities such as showers, toilets and laundromats. Other campground support facilities (particularly in relatively remote locations) such as an on-site manager's office, community room, kitchen, and convenience stores are not included in this Category Code. See CCN 740-92. Recreational campgrounds are encouraged to make use of the Camp Host concept to assist in the management of the campground. Space allowances for MWR Rental Cabins are addressed under Category Code 740 81.

Dump stations should generally be provided at campgrounds that accommodate RV's.. (CCN 750 59). The sizing and design of dump stations will vary according to local conditions (such as topography, soil conditions, proximity to water sources, etc.). All dump station facilities must comply fully with all applicable environmental regulations.

75059-3 **RELATED FACILITIES.** Where such locations are adjacent to the sea or other body of water, support facilities such as marinas, boat ramps and RV/vehicle/boat storage compounds maybe sited in close proximity to Recreational Campgrounds.

75059-4 **SPACE ALLOWANCE.** The total number of camping and/or RV sites provided at a location is primarily determined by two considerations:

- The Recreational Campground will be sized in accordance with a market survey approach. As a Category C facility the Campground must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If the project is financially sound it will be forwarded via the region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS Scoring and possible Project Validation Assessment.

- Capacity of the location to accommodate the proposed facilities at a recommended level of use density, and other site planning requirements for access and provision of utilities.

75059-4.1 The number of campsites which may be accommodated per acre will vary depending on the natural features (topography, geology, vegetation, etc.) of the proposed location and the desired degree of privacy between individual sites. Development of as few as 2.4 sites per hectare (6 sites per acre) to a maximum of 5.7 sites per hectare (14 sites per acre) is recommended as a planning guideline. However, this guideline may be modified by the financial analysis, which may, for example, indicate that 2.4 sites per hectare (6 sites per acre) may be too low to justify the investment required to provide the necessary infrastructure (paths, roads, patron support facilities, utilities, etc.). Furthermore, the financial analysis may also indicate a total minimum number of sites required to justify the investment in this recreational resource and the corresponding support building (CCN 740-92). RV Campsites should be planned with a vehicle pad 20 feet by 40 feet. Minimum separation between campsites should be 37 feet. It is recommended that, where financially feasible, the RV Campground include a mix of back-in and pull-through sites.

75059-4.2 Once the total number of campsites at a location has been determined, the required patron support facilities may be selected from the criteria in Table 75059-1.

Table 75059-1 Sanitary Facilities Requirements for Recreational Campgrounds

#Tent/Trailer	#Water Closets (M/F)	#Lavatories (M/F)	#Showers (M/F)	#Urinals
1-15	1/1	1/1	1/1	1
16-30	1/2	2/2	1/1	1
31-45	2/2	3/3	1/1	1
46-60	2/3	3/3	2/2	2
61-80	3/4	4/4	2/2	2
81-100	3/4	4/4	3/3	2

Notes for Table 75059-1:

(1) For recreational areas having more than 100 tent/trailer/camper/RV sites, provide one additional water closet and lavatory per each additional 30 sites, and one additional urinal per each additional 60 sites.

(2) For laundry facilities, provide one washer and one dryer for every increment of 12 sites or portion thereof.

75059-4.3 All facilities, which have the potential for causing environmental contamination—for example, dumpsters and dump stations—, must comply fully with all applicable local, state and federal regulations. The planning of Recreational Campgrounds located in areas under the jurisdiction of other agencies such as State

Parks and Forests Divisions, the U.S. Forest Service and the National Park Service, must adhere to all applicable development guidelines and review procedures.

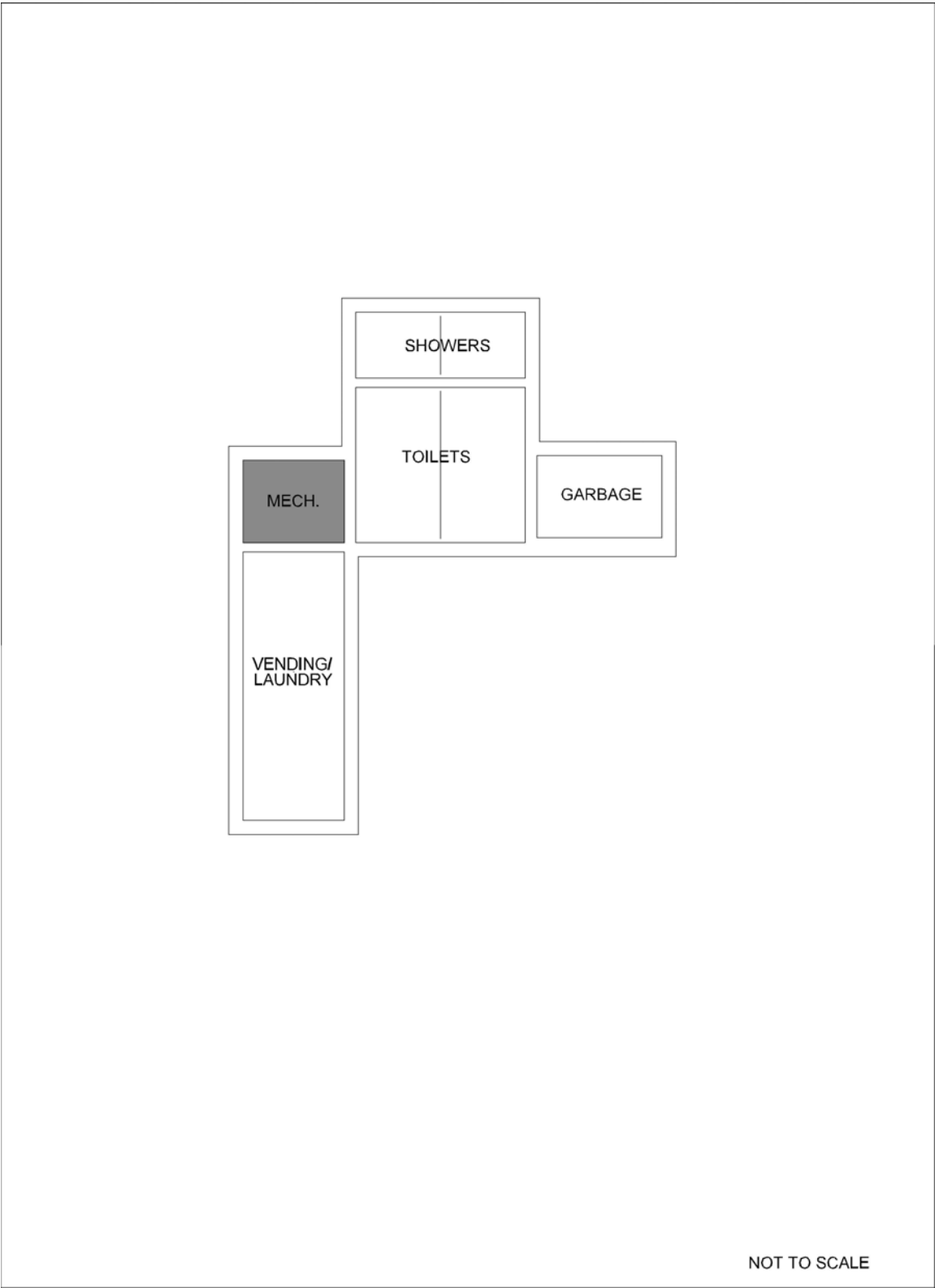


Figure 75059-1 Recreational Campground – Medium Size Support Facility

750 60 MARINA (EA)

75060-1 This facility requires special considerations and must be developed based on local conditions and supported by a detailed analysis. As a Category C facility, the Marina must be profitable and a financial analysis or pro forma will be provided as well as the NPC Internal Needs Validation Study (INVS), and finally the Project Validation Assessment. The Planner will accomplish the initial demand investigation and review along with local MWR personnel. If the project is financially sound it will be forwarded via the Region to NPC (after 1 October 2004, CNI Field Support Activity) for INVS Scoring and possible Project Validation Assessment. For a Category B sailing program marina, it is necessary to document the demand and to ensure that APF will be available to support operation of the sailing program. A marina support building or boathouse is authorized in conjunction with a marina and should be programmed as a part of the project nomination and validation process.. See Code 740 87 for marina support building criteria. There are two categories of Marina: Category B is the MWR sailing program and Category C is the rental slips operation.

750 61 RECREATIONAL PIER (EA)

75061-1 This CCN is used for stand-alone recreational pier facilities (e.g. fishing piers) where there is no existing Marina.