



J A C O B ' S W E L L N A T U R A L A R E A
P R E L I M I N A R Y M A S T E R P L A N

DRAFT
03.28.2012



Schedule

Constraints

Site Analysis

Overall Site Preliminary
Master Plan

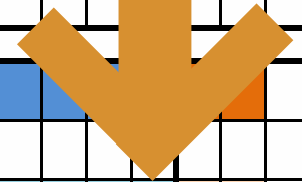
Stewardship Center

Day Use

Signage, Interpretive
Sites, and Fencing

Comments

T
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Y



Jacobs Well Schedule	October	November	December	January	February	March	April
Data Collection and Site Analysis	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■				
Program Development		■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■			
<i>Prepare Written Program</i>		■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■			
<i>Open House</i>				*			
Master Plan Phase				■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■
<i>Prepare Preliminary Master Plan</i>					■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■
<i>Refine Master Plan</i>						■ * ■ ■ ■	■ * ■ ■ ■

Schedule

Preserve the Well



Place for the
Community



Environmental
Education



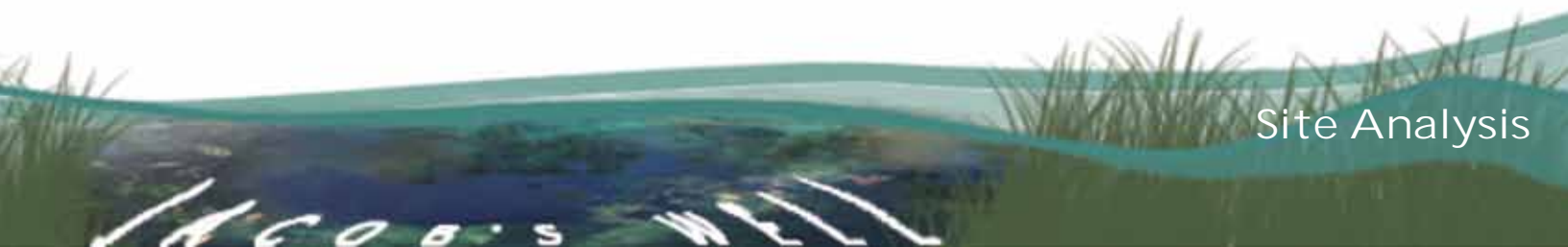
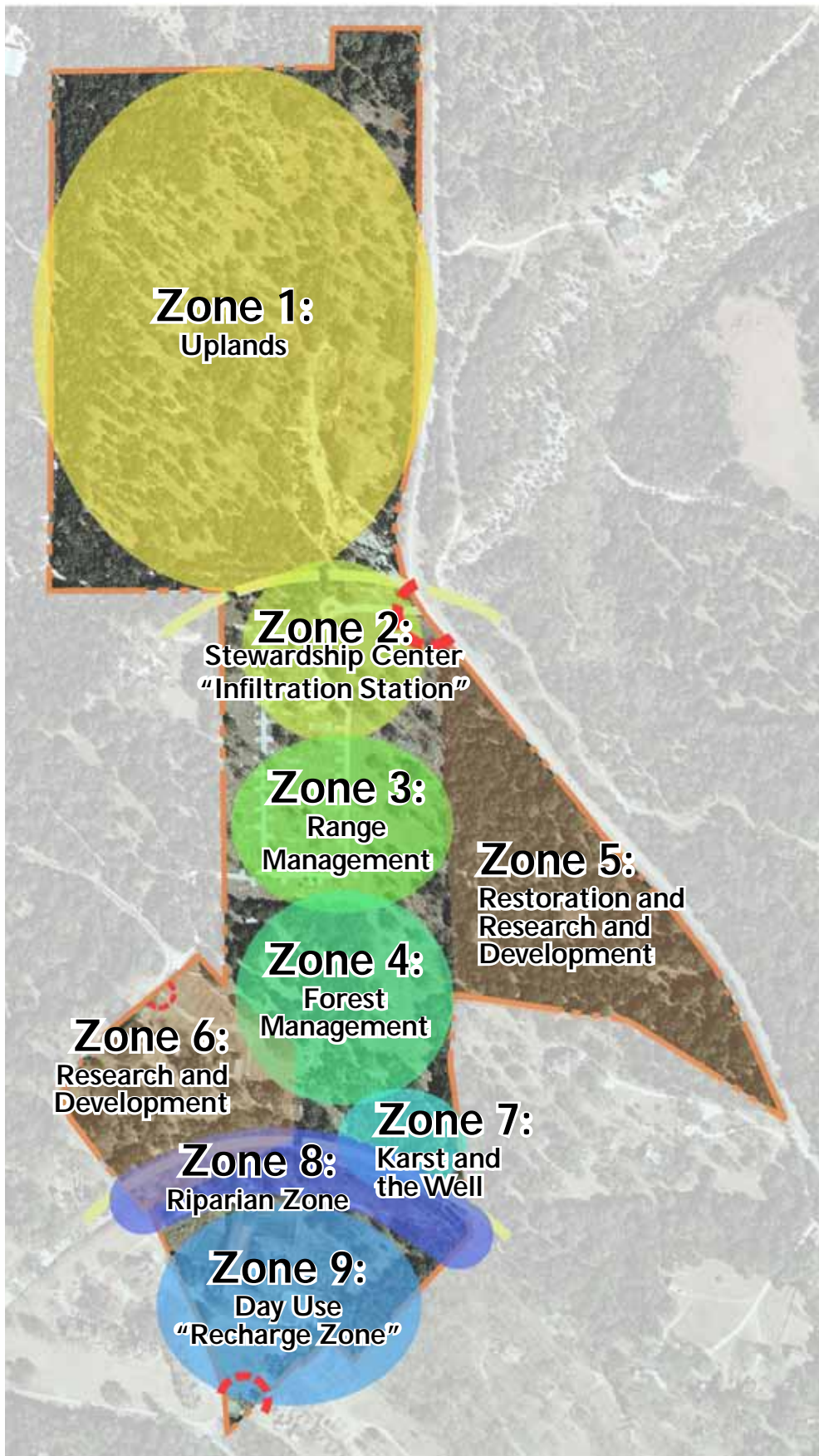
Project Goals

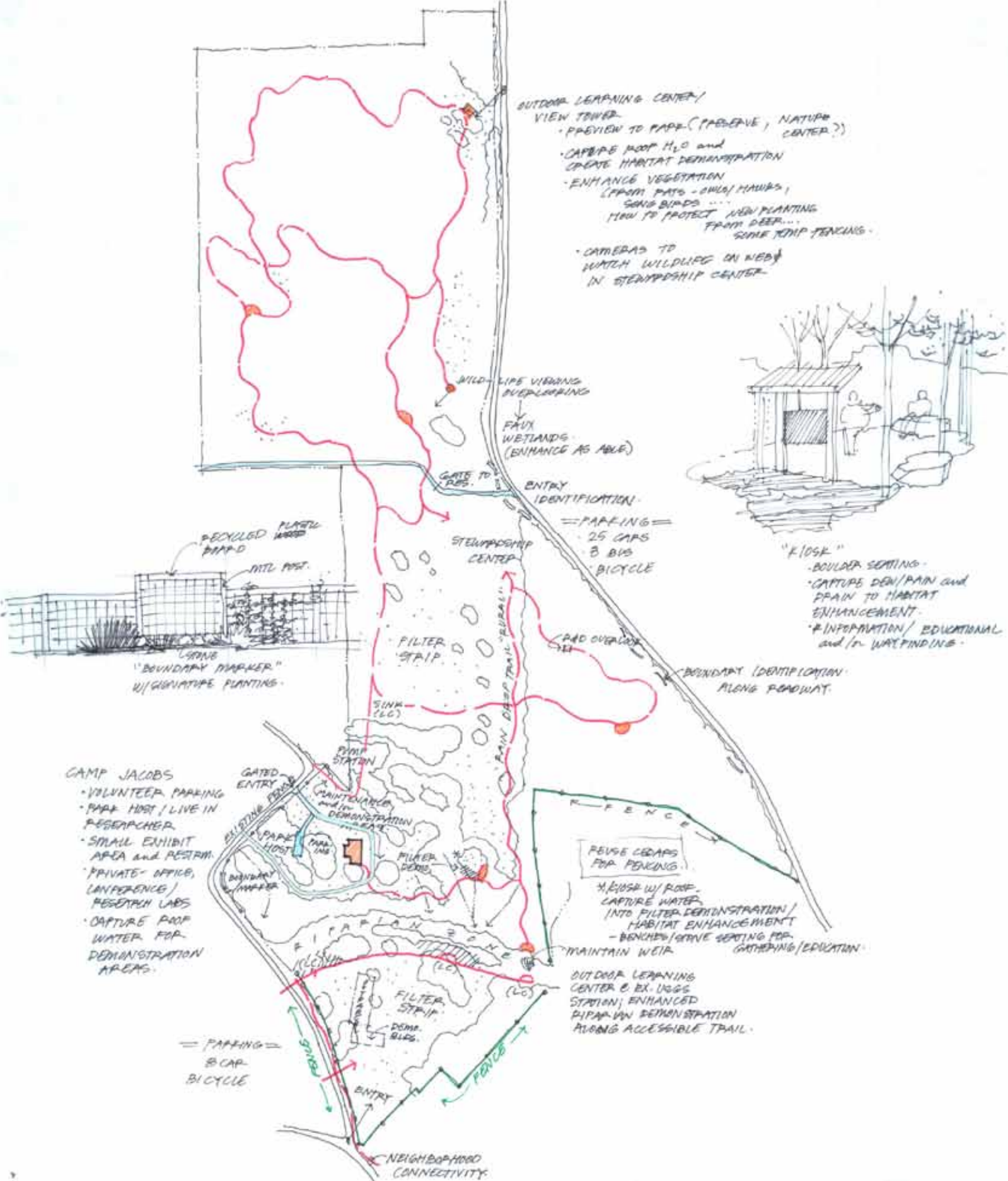
JACOB'S WELL

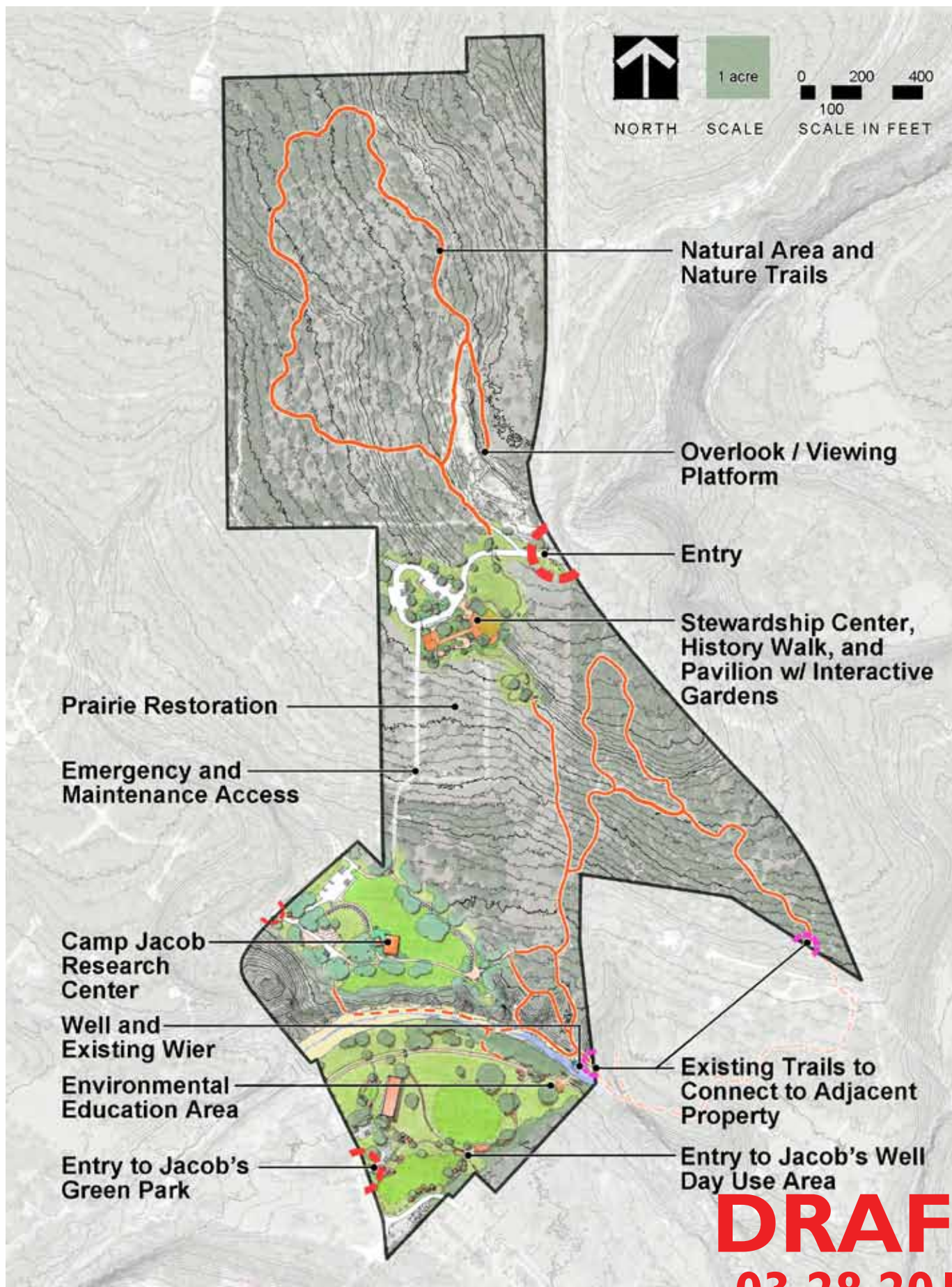
Easement Restrictions - Summary

USE	RESTRICTION	USE	RESTRICTION
Impervious Cover	up to 6% (varies) of NSA (outside the floodplain and on land less than 20% slope. Decomposed gravel is calculated at 50%.	Recreational Uses	Hunting and fishing are not allowed.
Existing Improvements	None within 100 feet of the 100 year floodplain. All structures to be visually screened from Cypress Creek. Refer to easement for additional limitations.	Destruction of Natural Habitat	May remove exotics. And provide firebreaks. Except in gardens, no planting of non-natives allowed. No change in natural habitat in any manner. <u>Non native trees, shrubs and plants to be removed.</u>
Timber Harvest	Thinning to be consistent with conservation of endangered species habitat.	Hydrology	<u>No additional water extraction allowed.</u> The existing well may be utilized. No water impounding structures on Cypress Creek.
Grazing	None for commerical purposes. Allowable for recreation.	No Biocides	No non-Organics allowed. Fire ants may be managed with Logic.
Home Business	Only if does not violate purposes of easement	No Dumping	None allowed.
Mineral Extraction	None Allowed	No Pollution	None allowed.
Excavation	None allowed outside of uses above.	Predator Control	Check with Grantee.
Density	May not transfer rights or use other property in calculations.	Commercial Development	None except related to recreational, eco tourism or home business.

Constraints

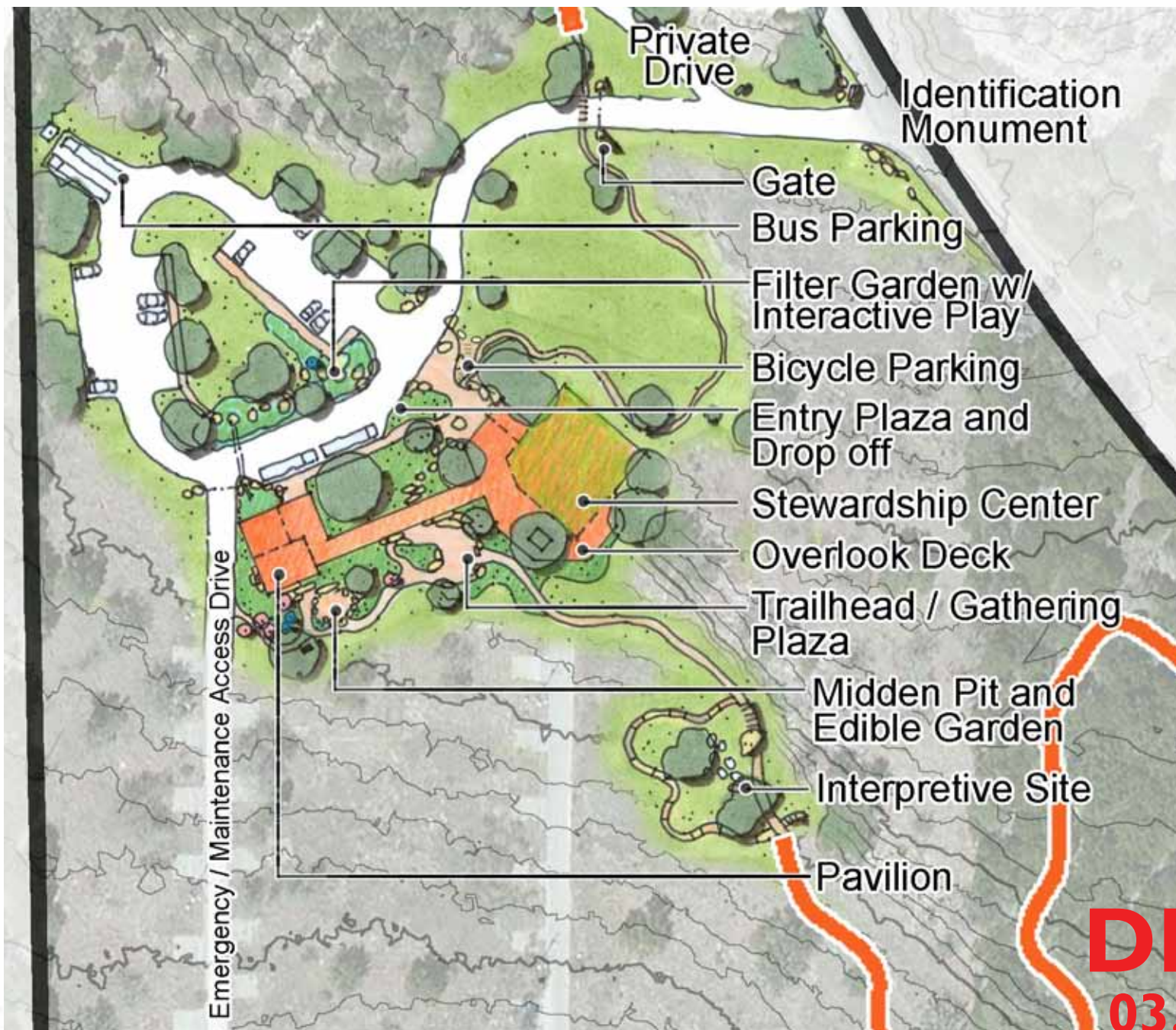






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Overall Site Preliminary Master Plan



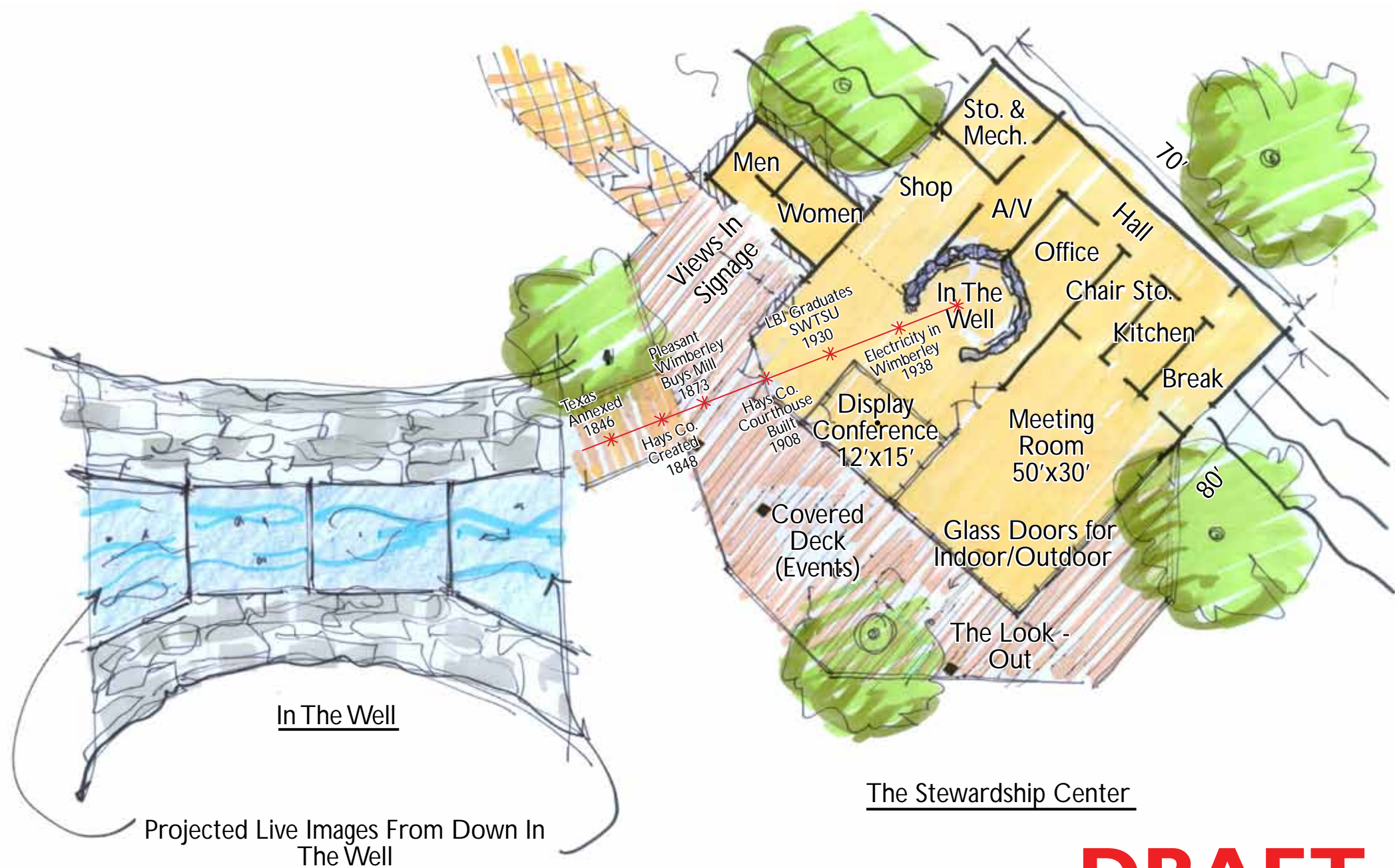
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Stewardship Center Site Plan



Paleo · Classroom Pavilion

Stewardship Center Structures



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Stewardship Center Structures

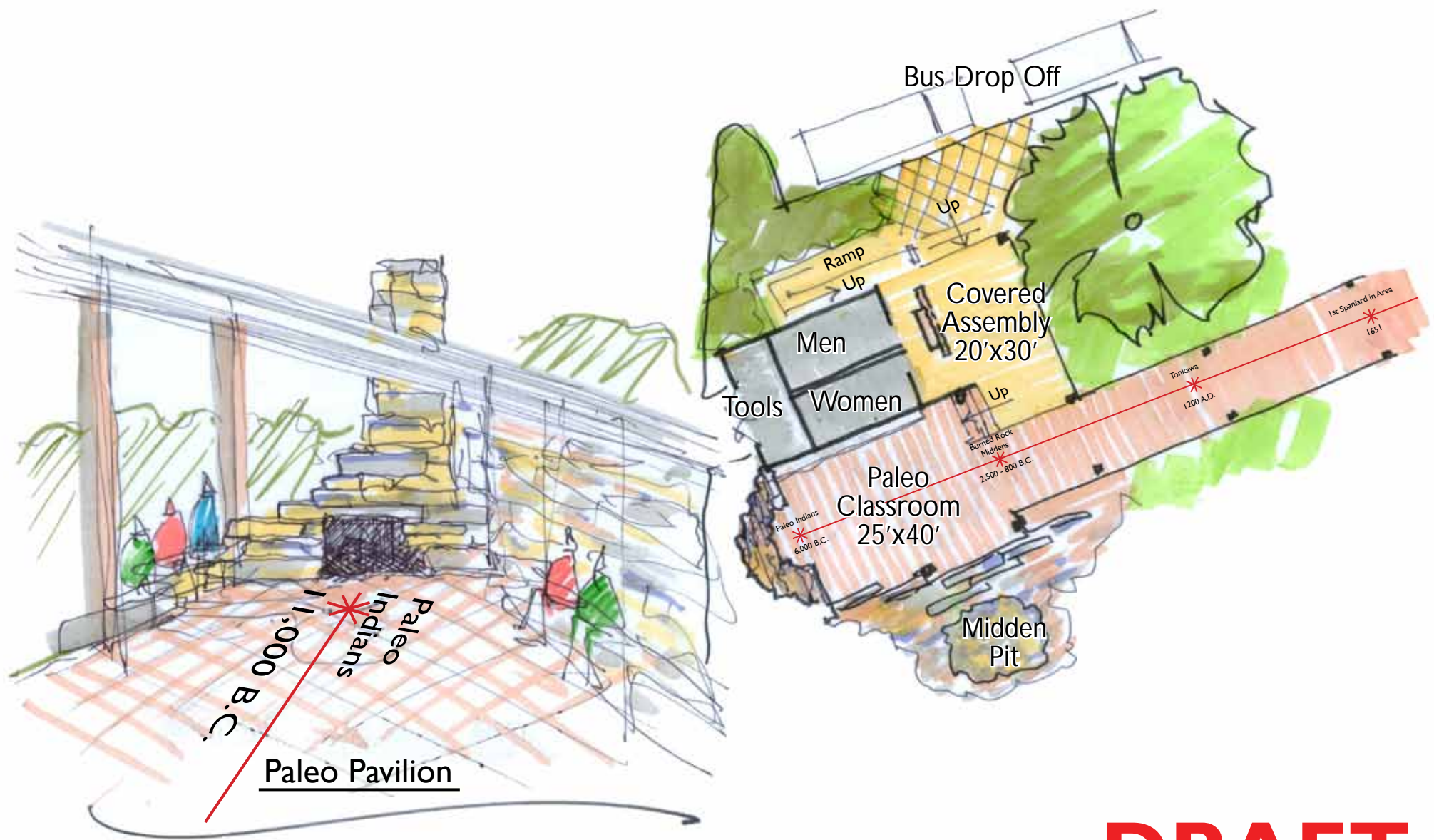


Building Section - Looking West

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Stewardship Center Structures



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Stewardship Center Structures



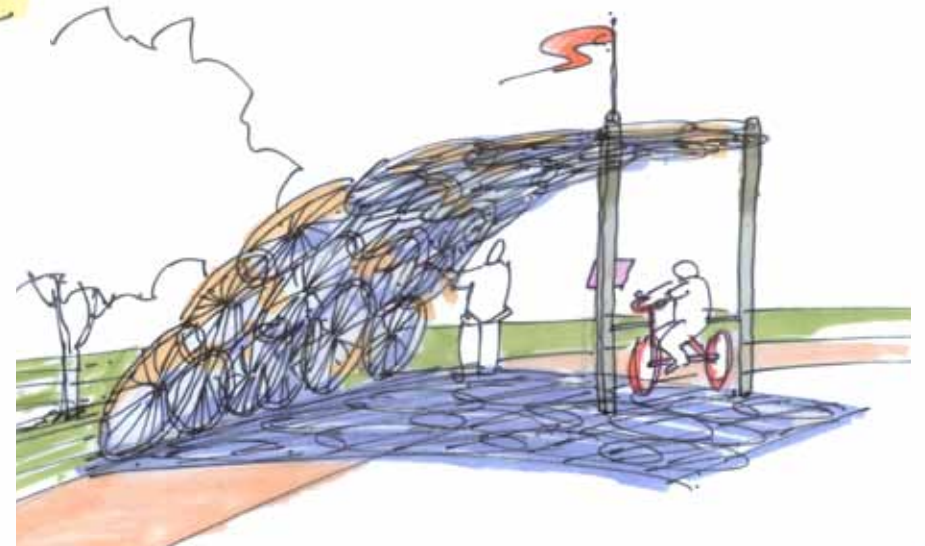
Materials and Resources



Water Efficiency

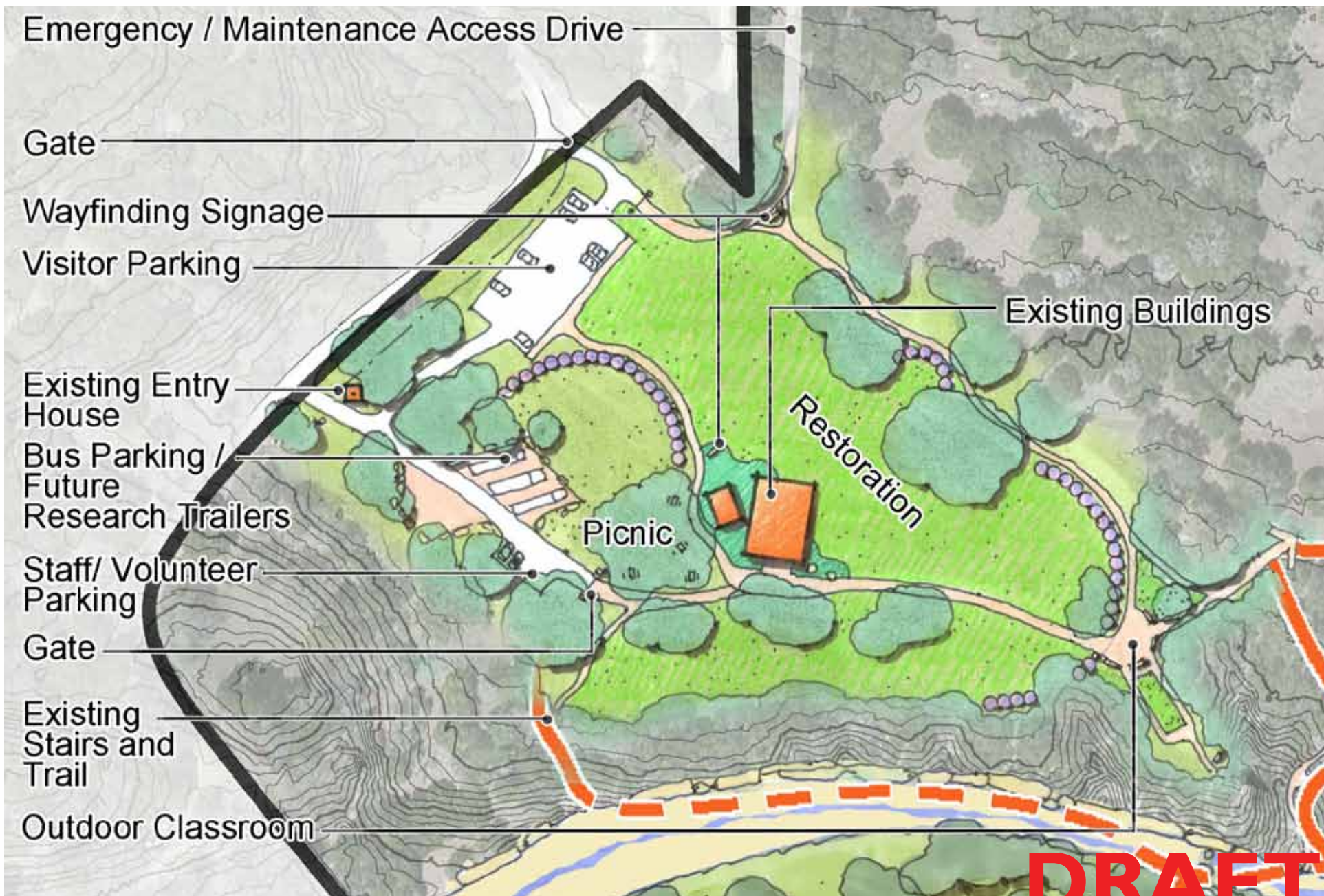


Protect and Restore Habitat



Energy and Atmosphere

Interpretive Sites

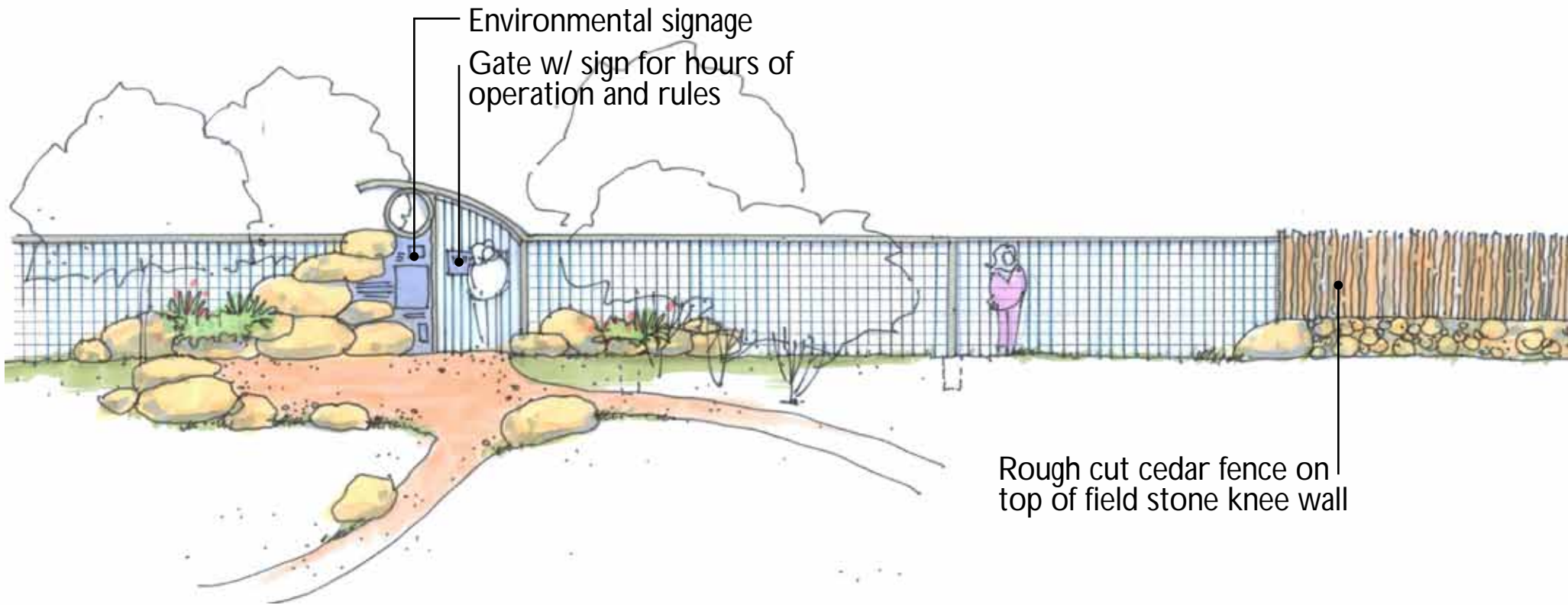


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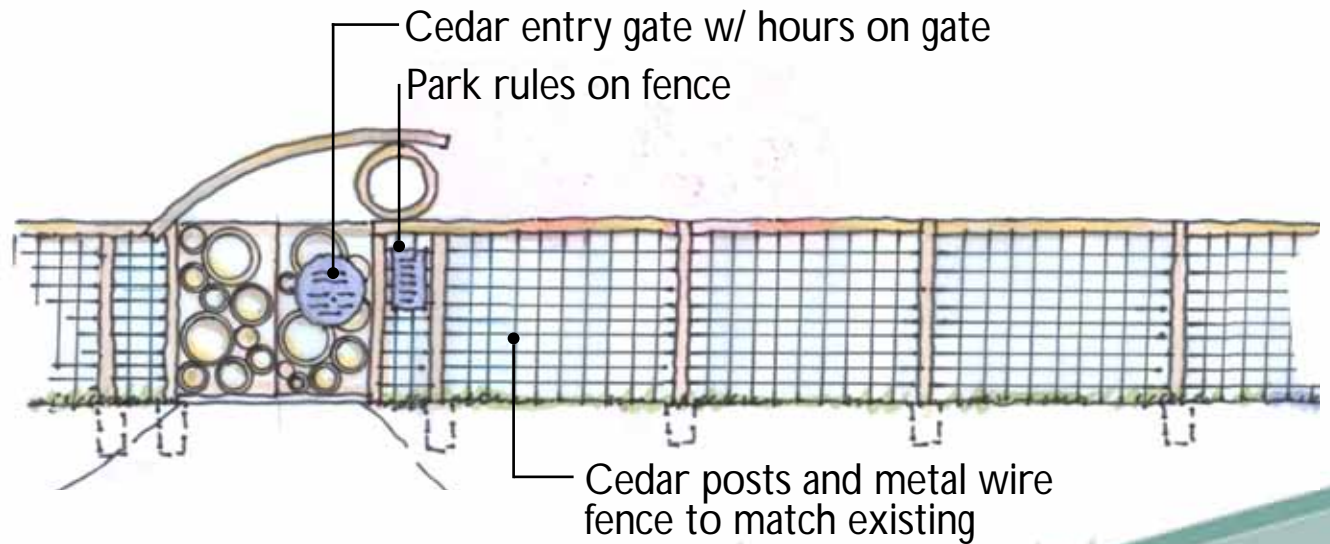
Camp Jacob Education and Research



Day Use







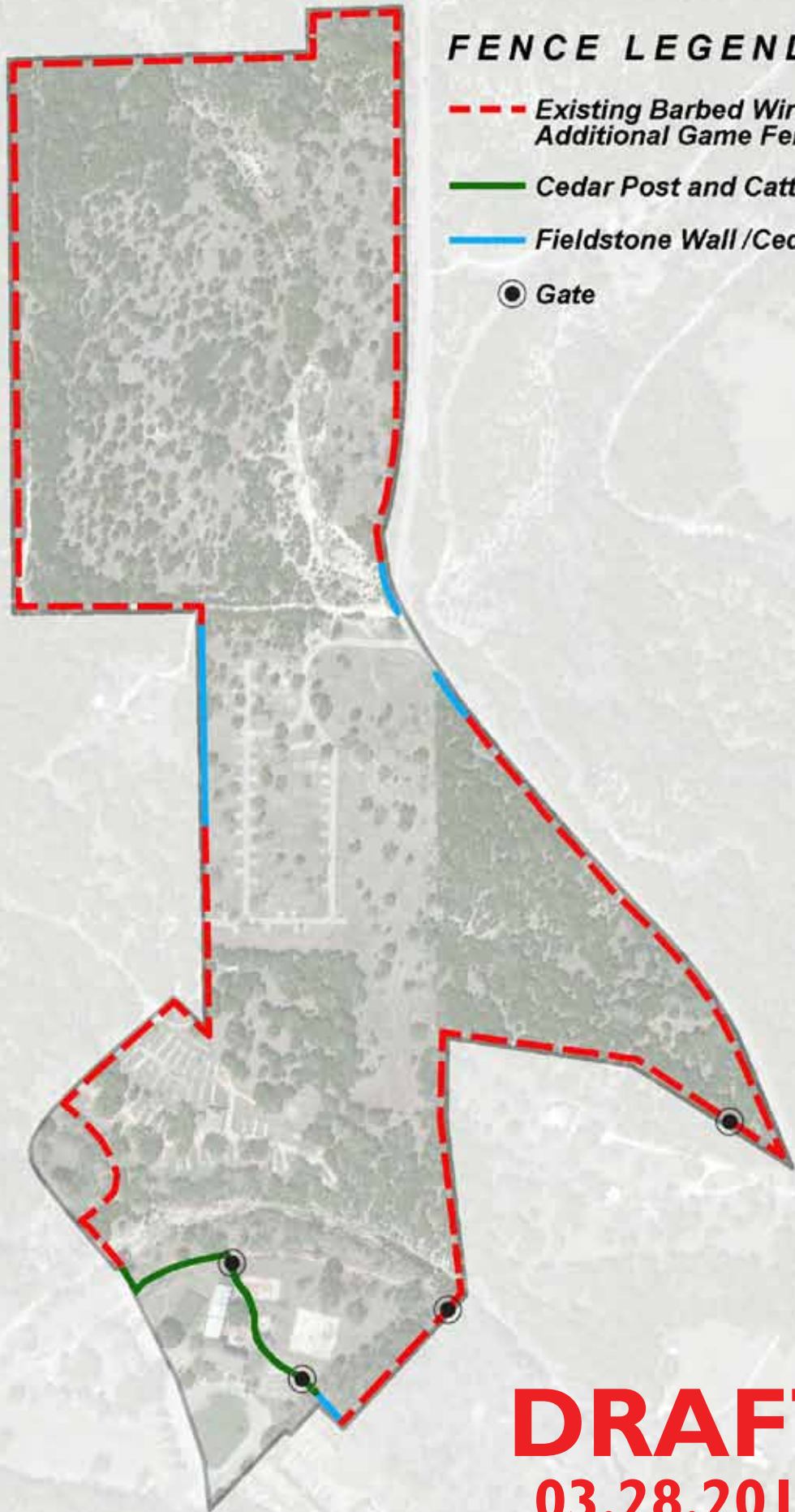
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South End Entry Gate

FENCE LEGEND

-  Existing Barbed Wire and Additional Game Fence
-  Cedar Post and Cattle Fence
-  Fieldstone Wall / Cedar Fence
-  Gate



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Fence Locations

SIGN TYPE LEGEND

Identifying Monuments

Environmental Signage

Prairie and Sinks
Birds and Astronomy
Fracture
Cedars
Karst and Well
Riparian
Well
Floodplain

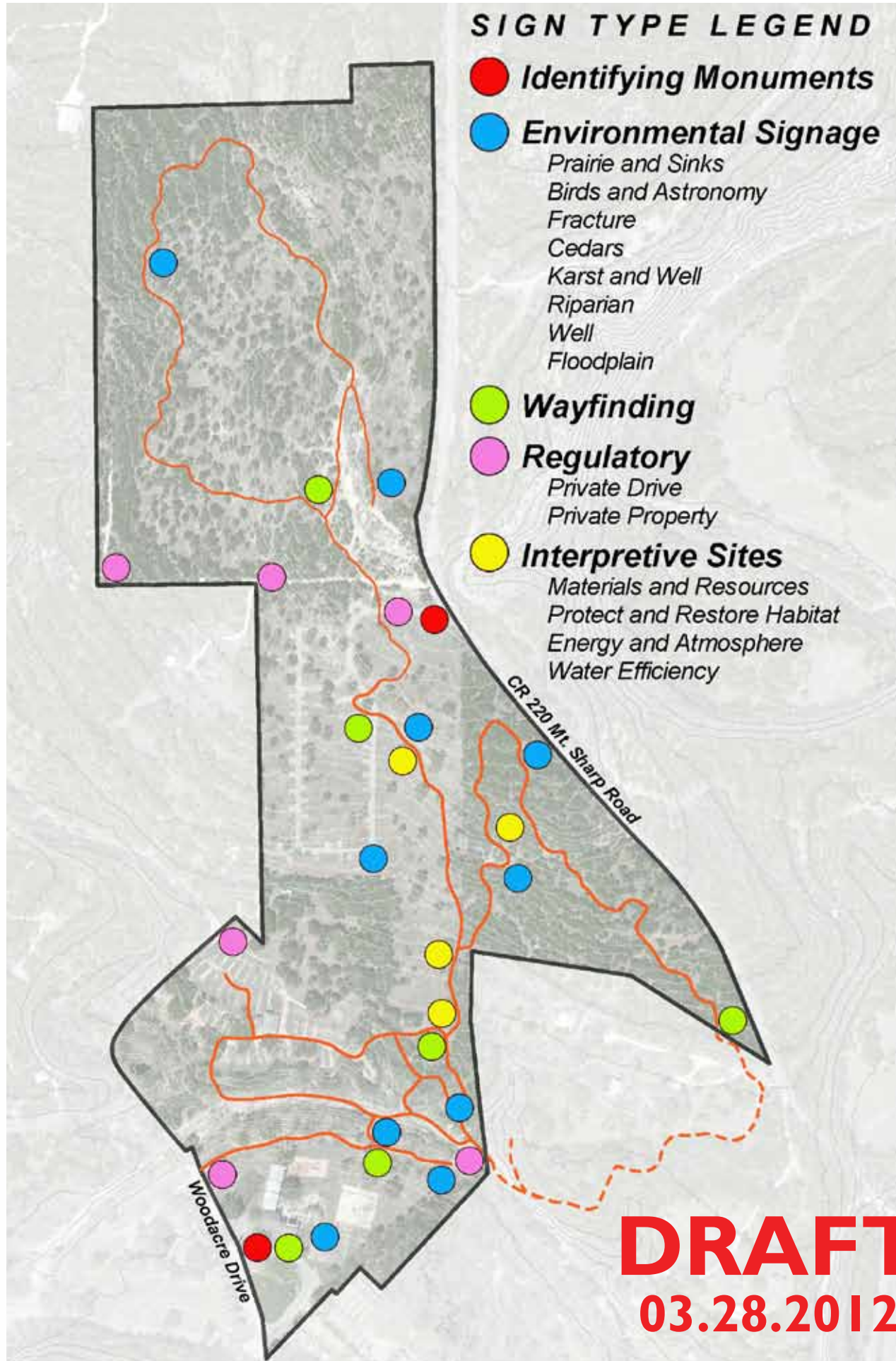
Wayfinding

Regulatory

Private Drive
Private Property

Interpretive Sites

Materials and Resources
Protect and Restore Habitat
Energy and Atmosphere
Water Efficiency



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Sign Locations

JACOB'S WELL

Estimate of Probable Costs

March 20, 2012

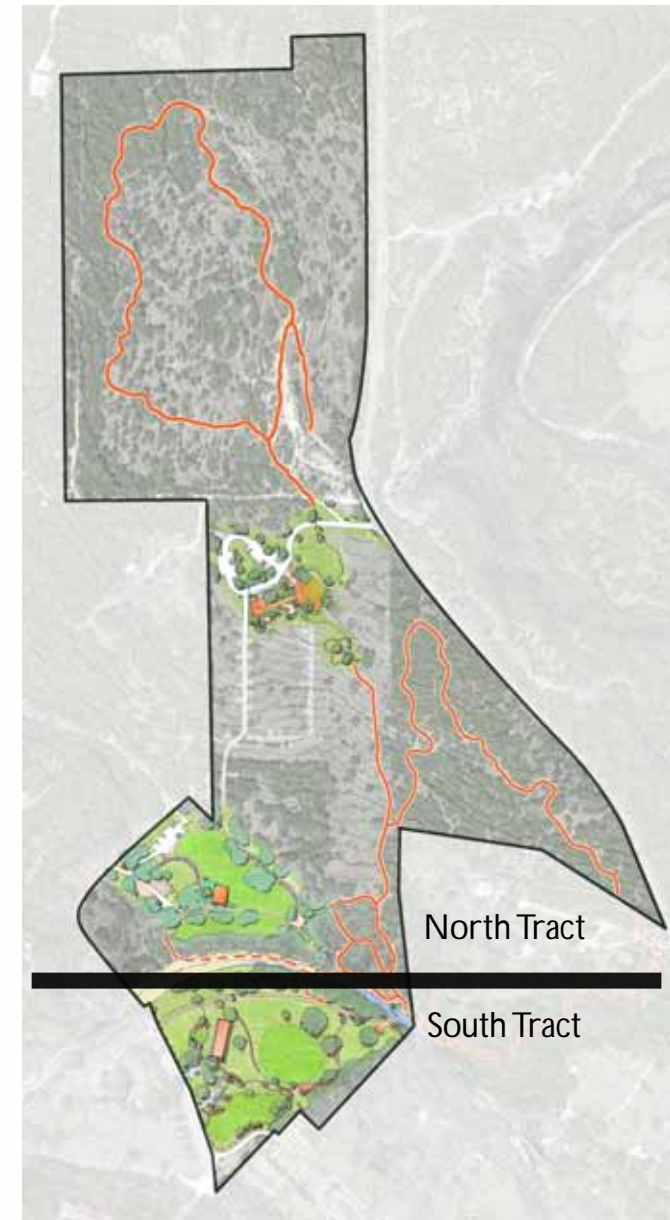
RVi# 113754

NORTH TRACT

Category	Cat. Total
Parking Lot & Driveways	90,000.00
Structures	1,900,000.00
Hardscape	185,000.00
Playscape	75,000.00
Furnishings	25,000.00
Signage	15,000.00
Lighting (dark sky compliant - no parking lighting)	14,000.00
Planting and Irrigation	150,000.00
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Sub Total:	\$ 2,454,000.00
10% Contingency	\$ 245,400.00
Sub Total:	\$ 2,699,400.00
18% Sitework and Utilities	\$ 485,892.00
1% Public Art	\$ 26,994.00
6% Mobilization, Bonding, and Insurance:	\$ 161,964.00
TOTAL:	\$ 3,374,250.00

NOTE:

This estimate does not include removal of existing structure(s), permitting, or design fees.



Cost Estimate

JACOB'S WELL

Estimate of Probable Costs

March 20, 2012

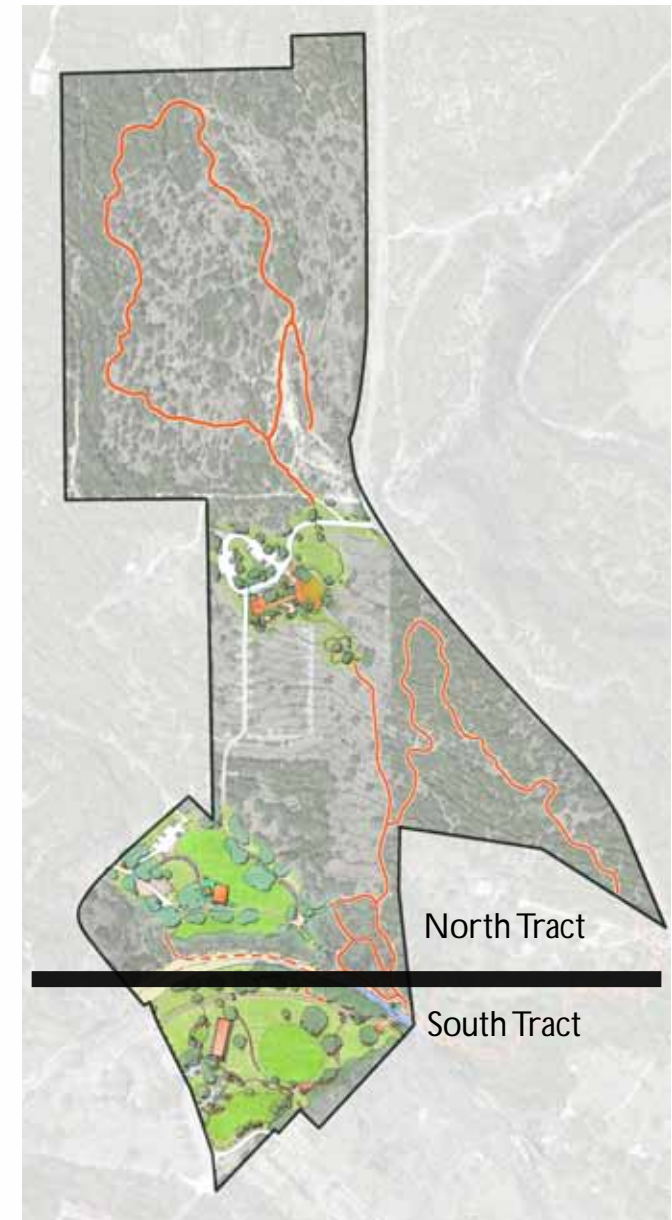
RVi# 113754

SOUTH TRACT

Category	Cat. Total
Parking Lot & Driveways	14,000.00
Hardscape	64,000.00
Playscape	75,000.00
Furnishings	17,000.00
Signage	9,000.00
Lighting (dark sky compliant)	11,000.00
Restoration, Planting and Irrigation	19,000.00
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Sub Total:	\$ 209,000.00
10% Contingency	\$ 20,900.00
Sub Total:	\$ 229,900.00
12% Sitework	\$ 27,588.00
1% Public Art	\$ 2,299.00
6% Mobilization, Bonding, and Insurance:	\$ 13,794.00
TOTAL:	\$ 273,581.00

NOTE:

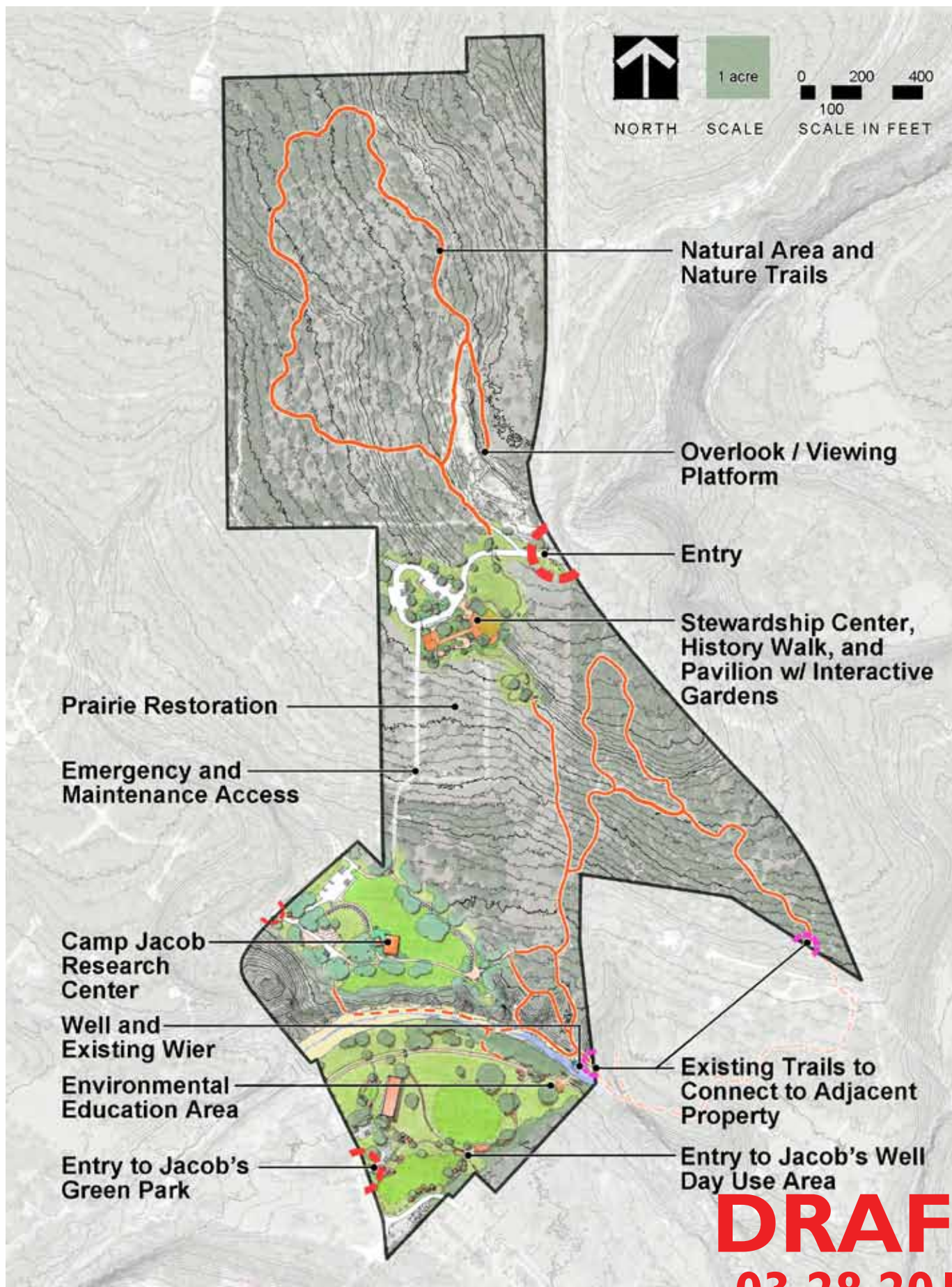
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Cost Estimate



T H O U G H T S A N D C O M M E N T S



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Overall Site Preliminary Master Plan