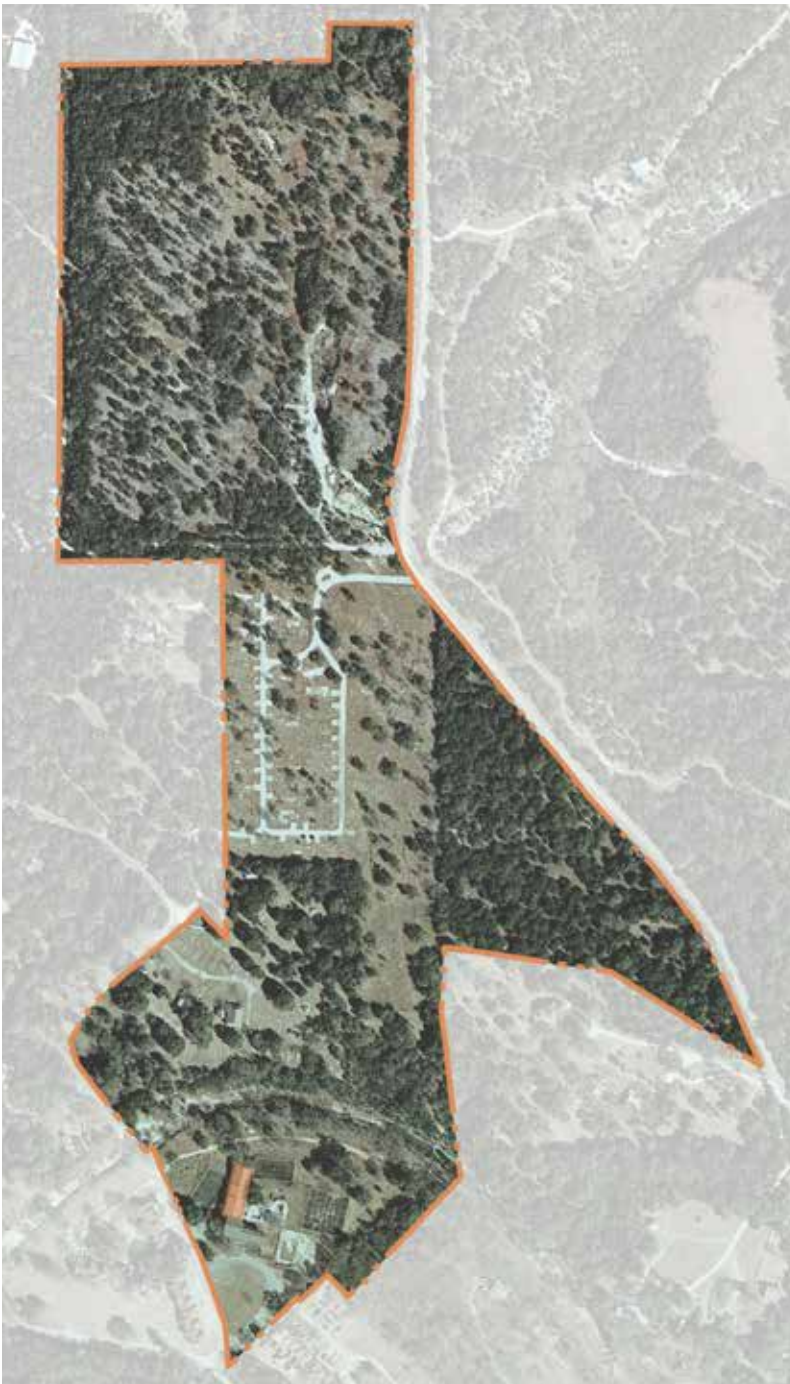




J A C O B ' S W E L L N A T U R A L A R E A
M A S T E R P L A N



Schedule

Goals

Constraints / Site Analysis

Overall Site Master Plan
and Trail Plan

Stewardship Center,
Camp Jacob, and Day Use

Fence Locations

Sign Locations

Cost Estimate

Agenda

T
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D
A
Y

Jacobs Well Schedule	October	November	December	January	February	March	April	May	June	July
Data Collection and Site Analysis										
Program Development										
Prepare Written Program										
Open House				*						
Master Plan Phase										
Prepare Preliminary Master Plan										
Refine Master Plan							*			

Schedule

Preserve the Well



Place for the
Community



Environmental
Education



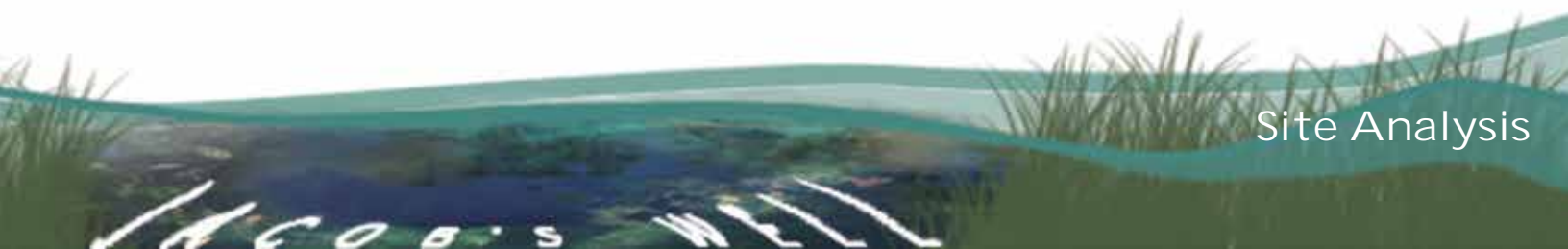
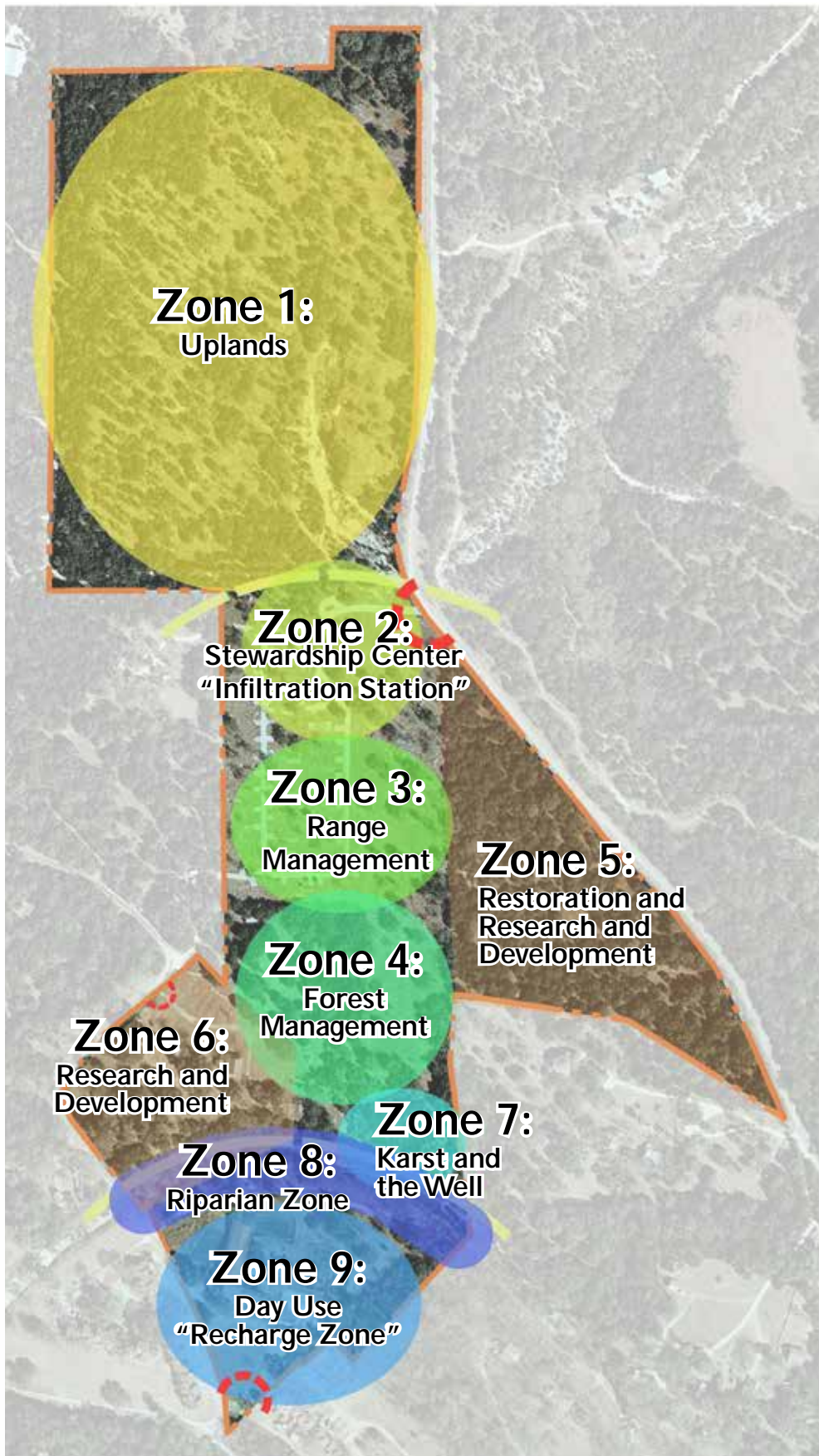
Project Goals

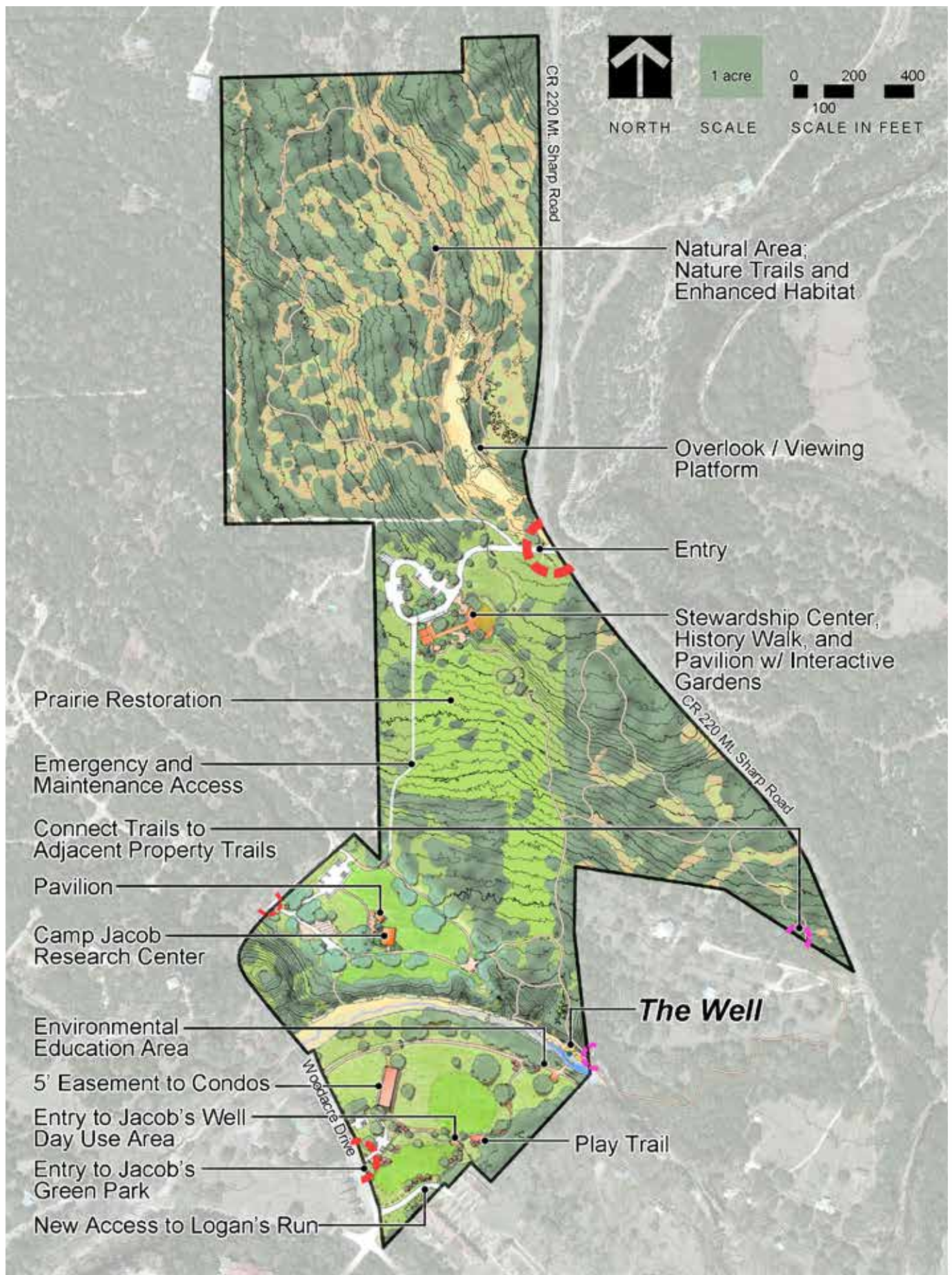
JACOB'S WELL

Easement Restrictions - Summary

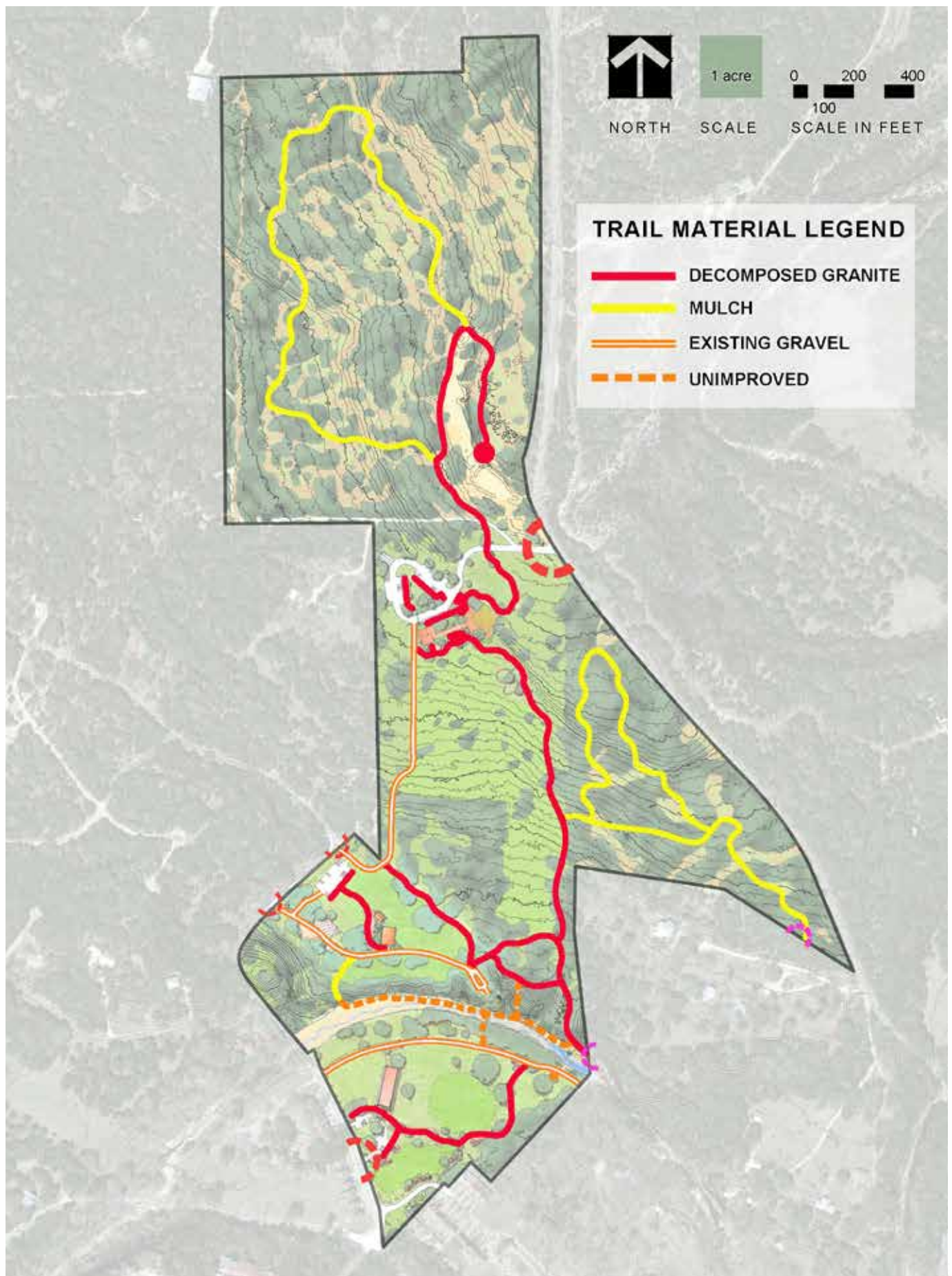
USE	RESTRICTION	USE	RESTRICTION
Impervious Cover	varies between 5% and 6% of NSA (outside the floodplain and on land less than 20% slope). Decomposed gravel is calculated at 50%.	Recreational Uses	Hunting and fishing are not allowed.
Existing Improvements	None within 100 feet of the 100 year floodplain. 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.

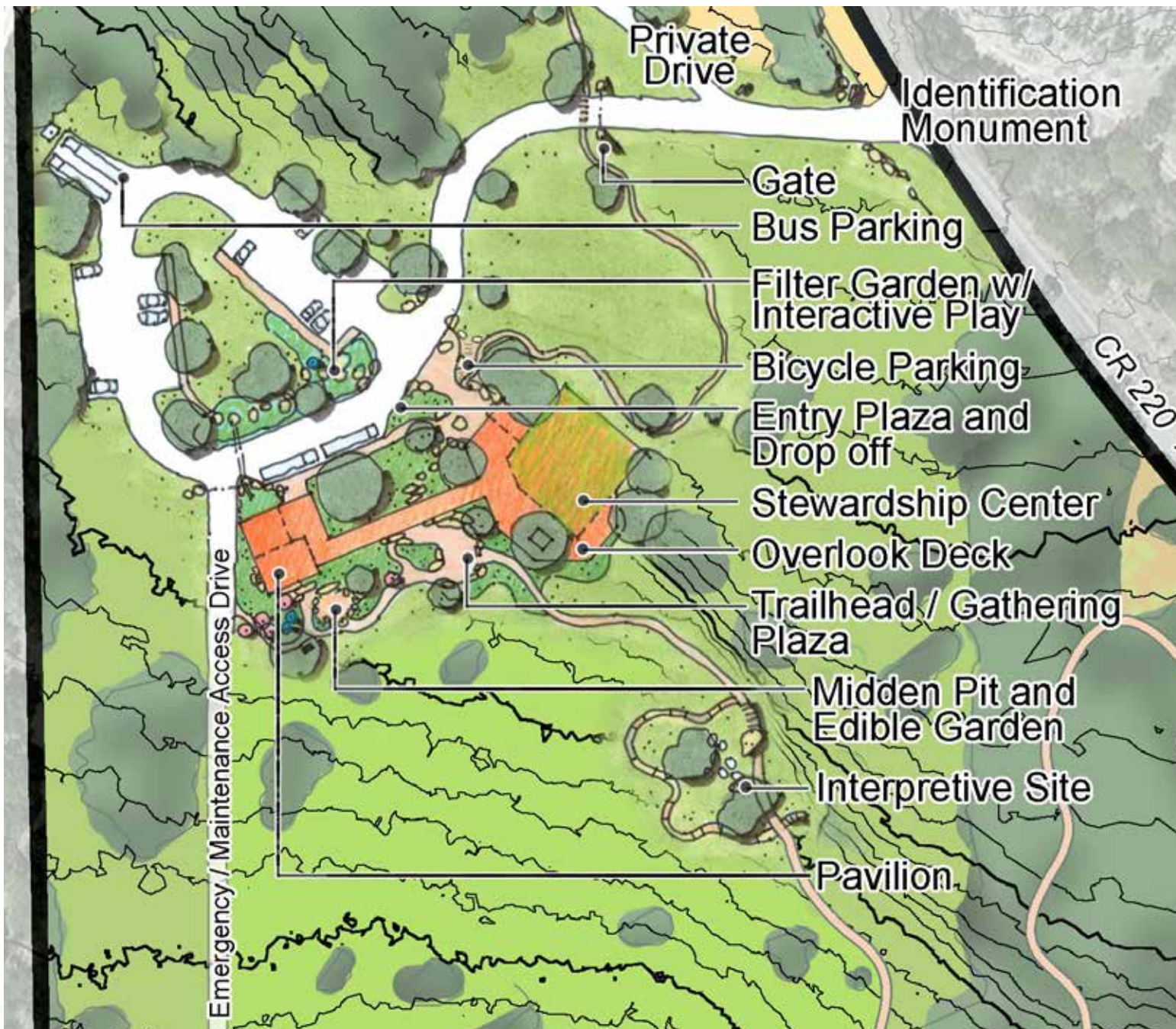
Constraints





Overall Site Master Plan



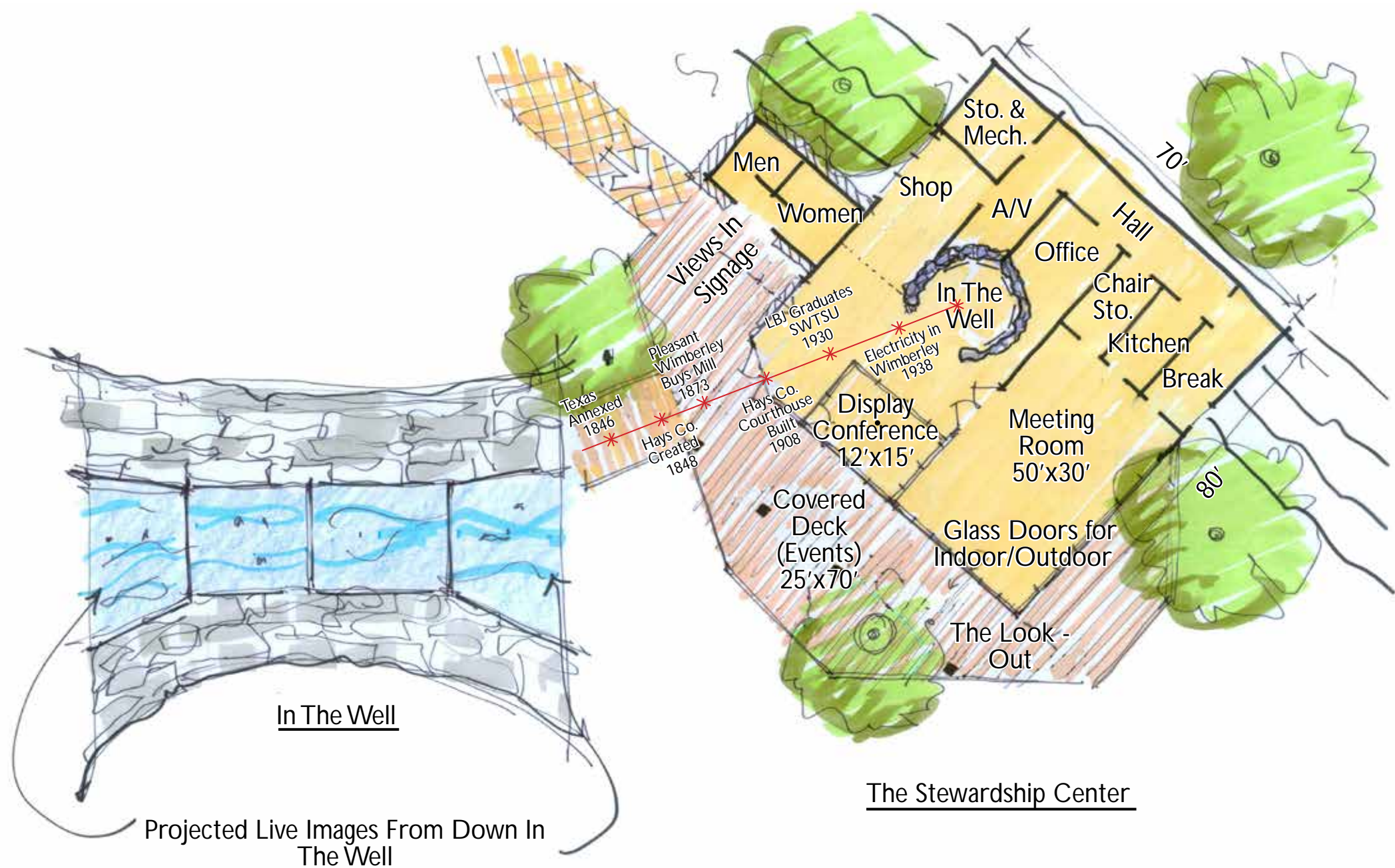


Stewardship Center Site Plan



Paleo · Classroom Pavilion

Stewardship Center Structures

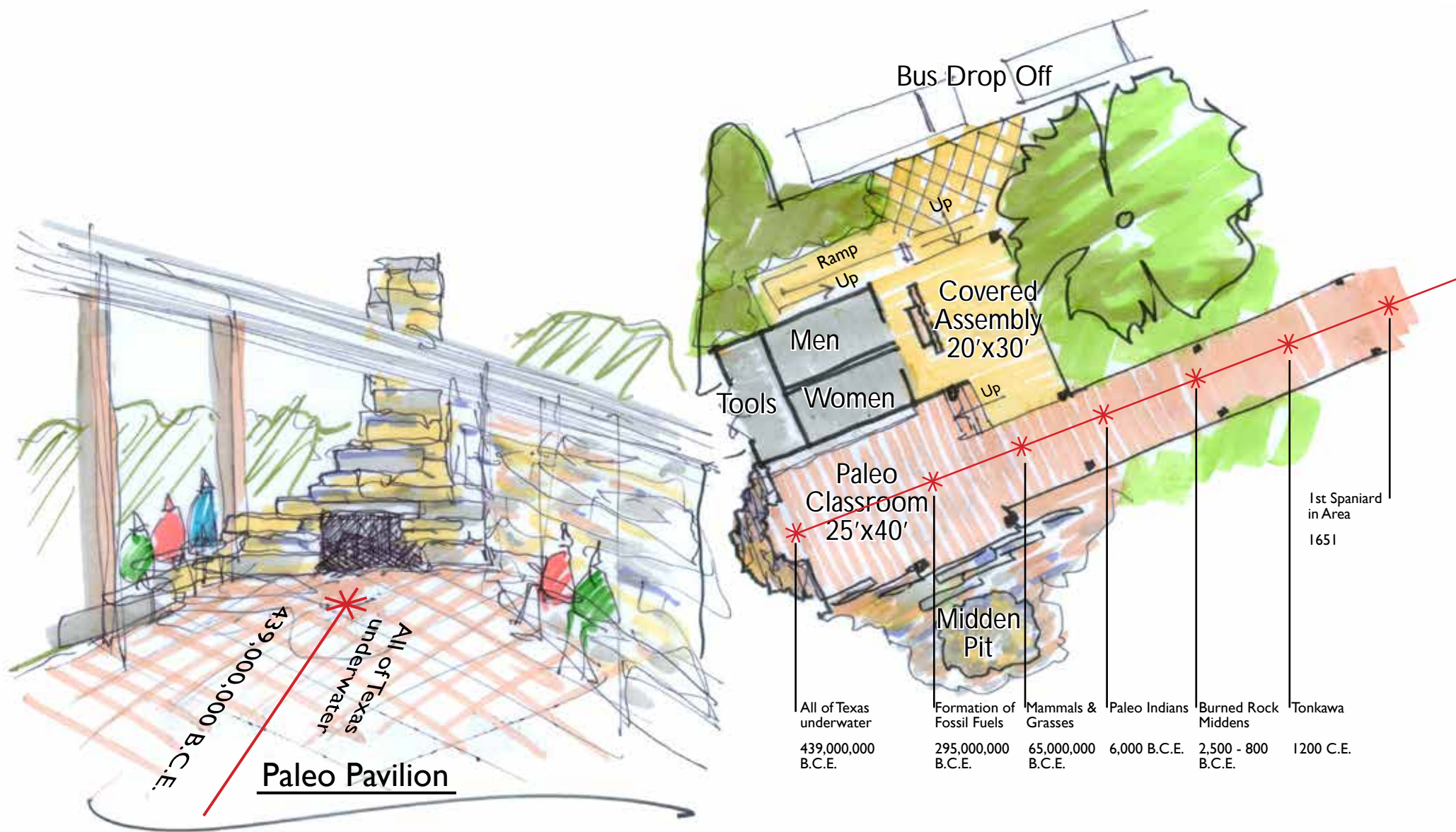




Building Section - Looking West



Stewardship Center Structures



Stewardship Center Structures



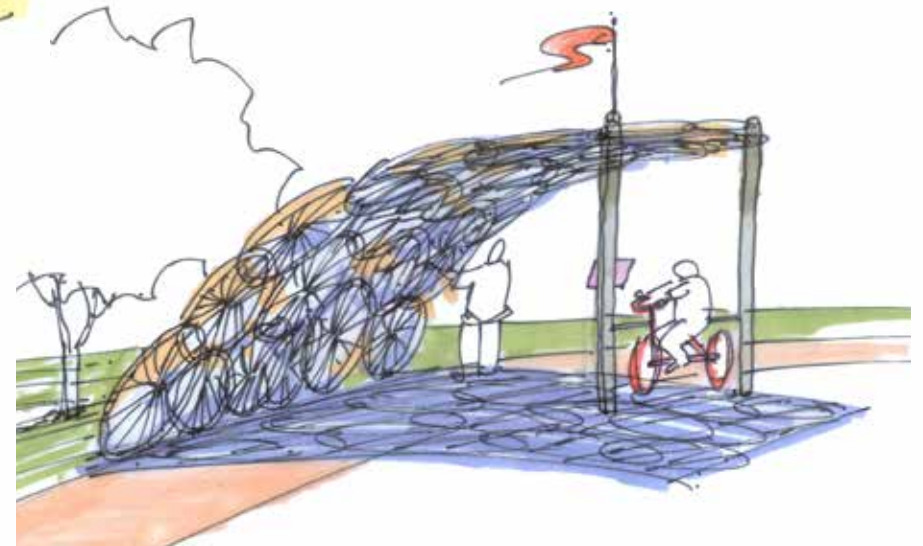
Materials and Resources



Water Efficiency

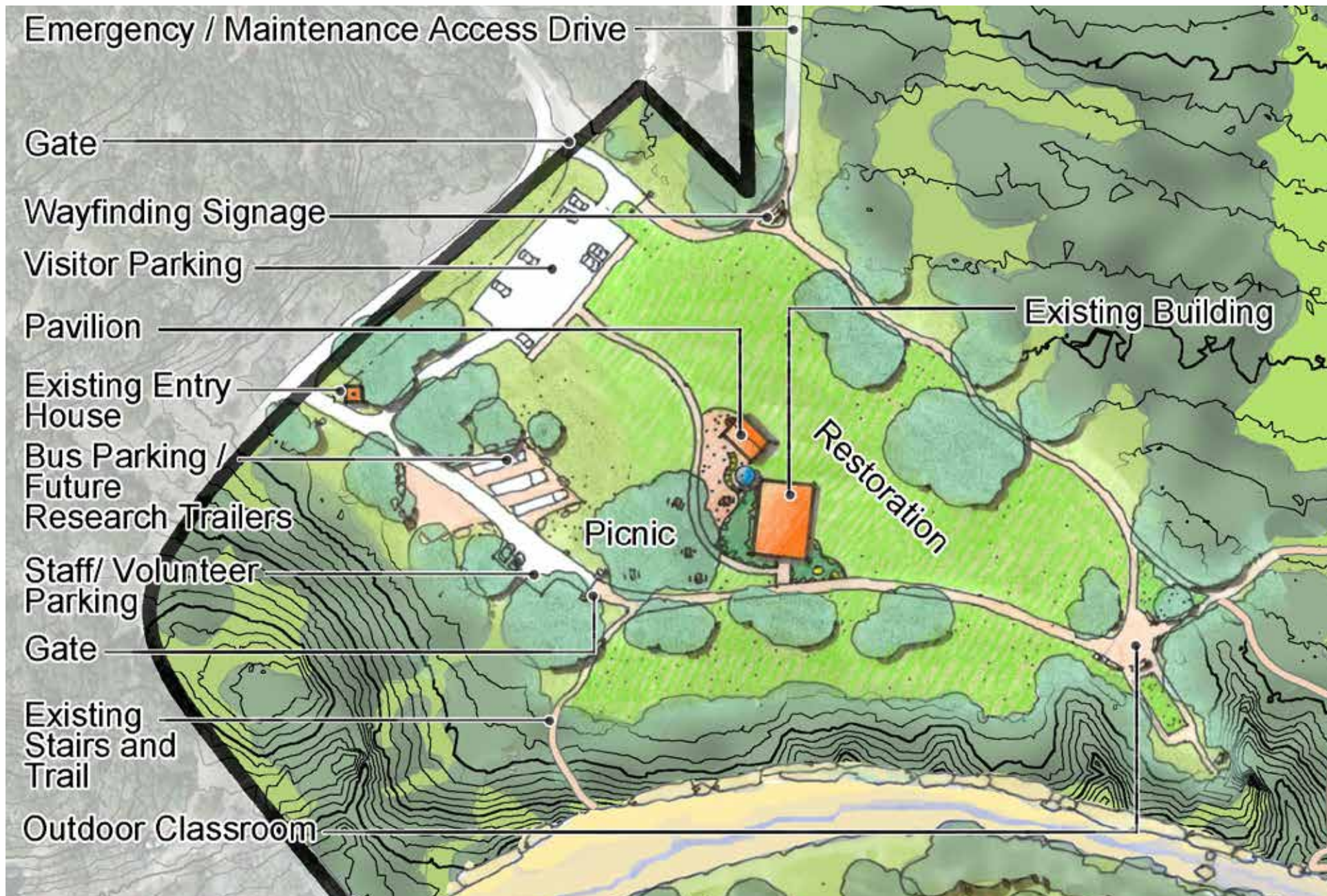


Protect and Restore Habitat



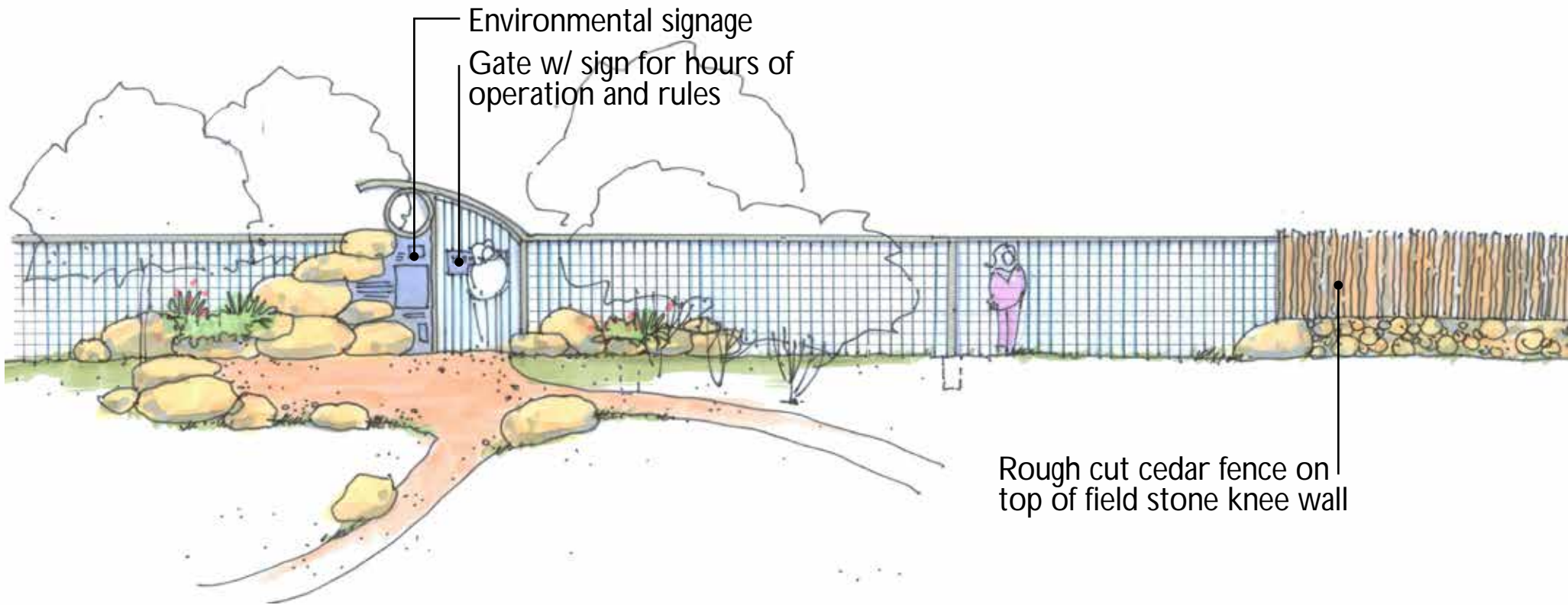
Energy and Atmosphere

Interpretive Sites

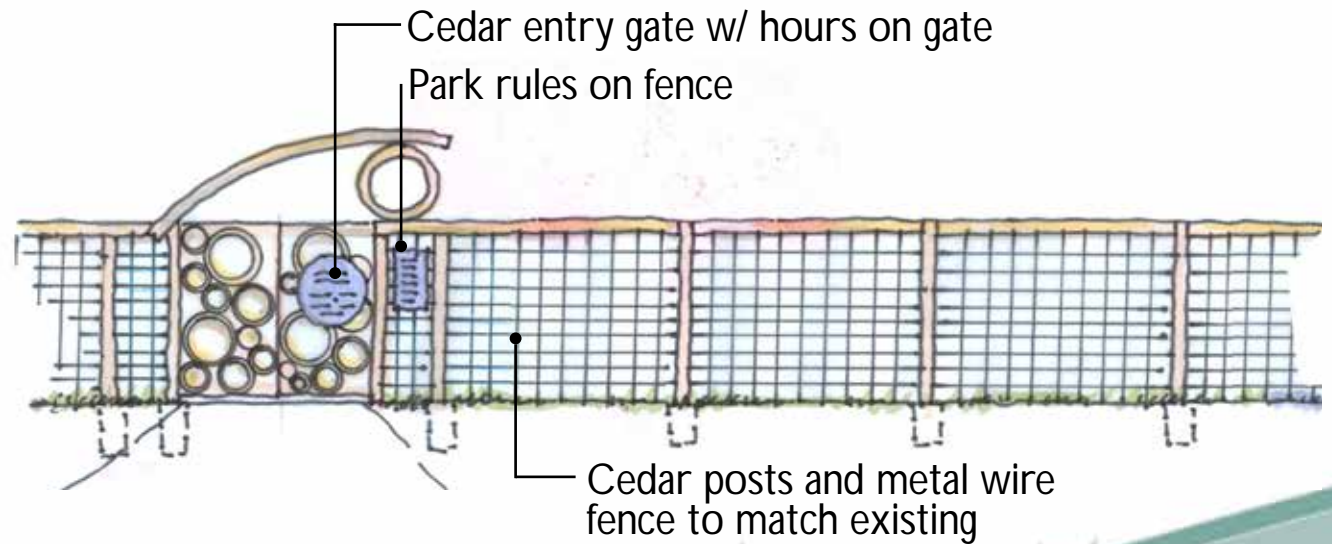




Day Use







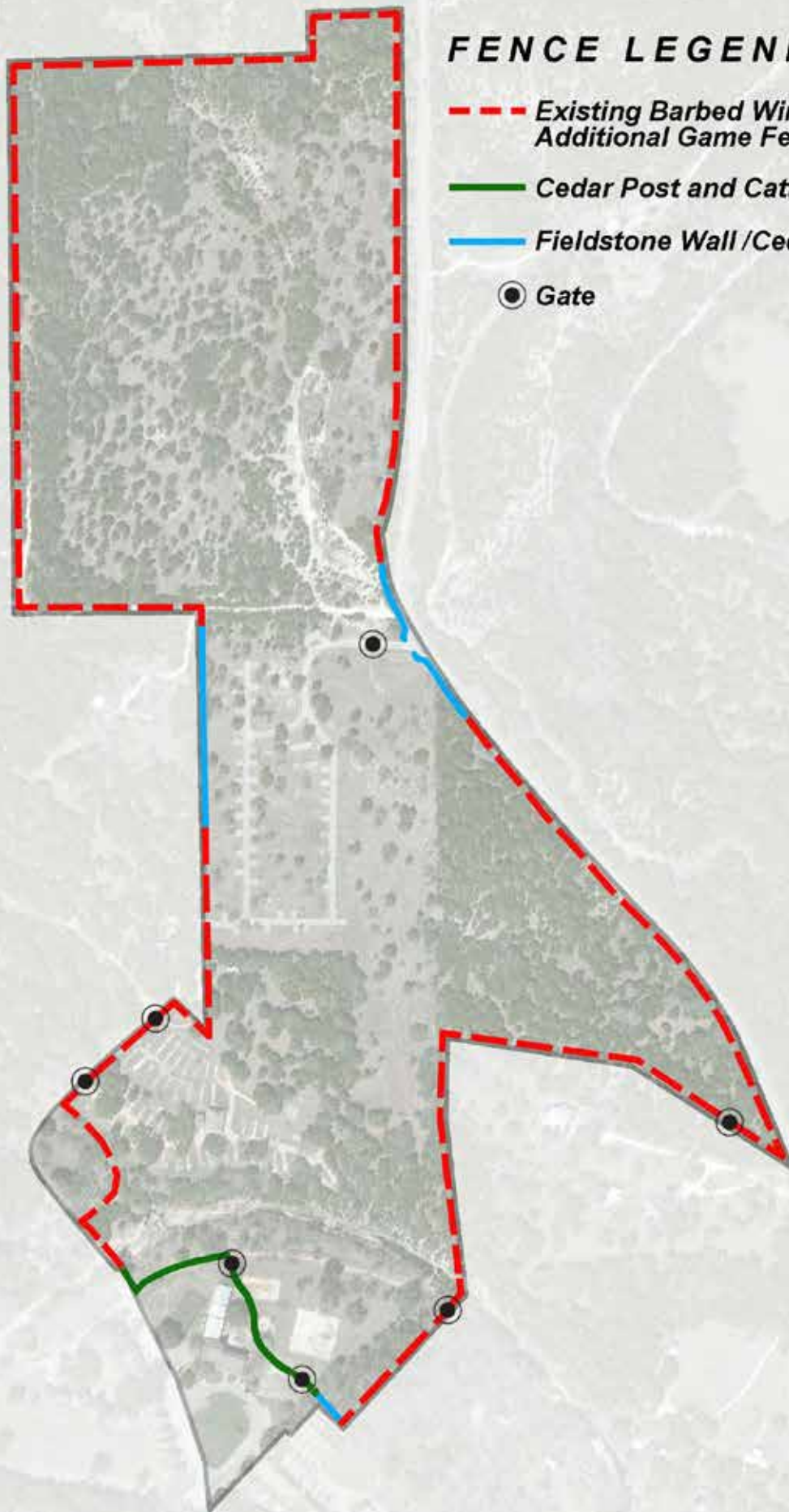
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South End Entry Gate

FENCE LEGEND

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



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

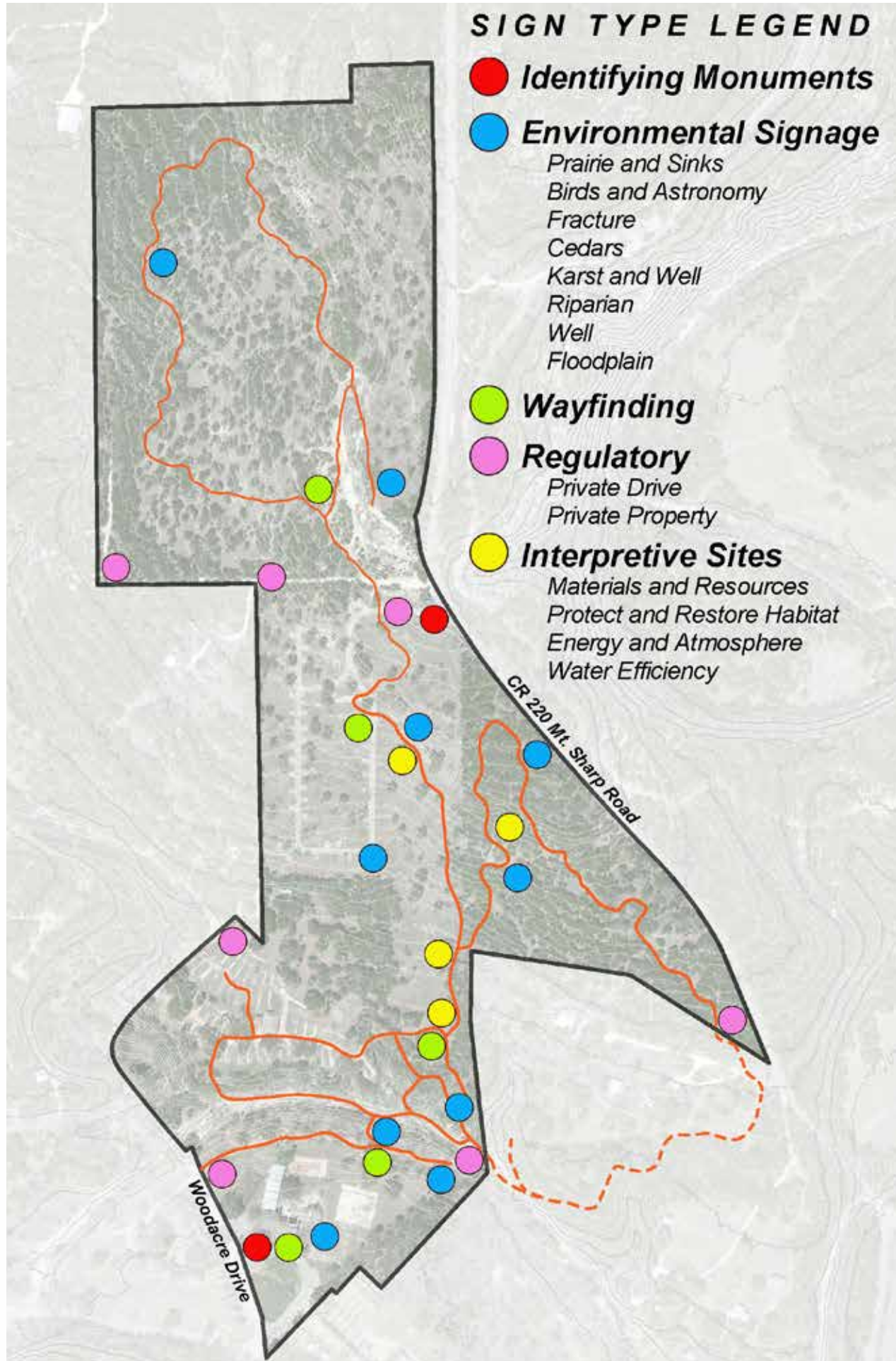
Interpretive Sites

Materials and Resources

Protect and Restore Habitat

Energy and Atmosphere

Water Efficiency



Sign Locations

JACOB'S WELL

Estimate of Probable Costs

March 20, 2012

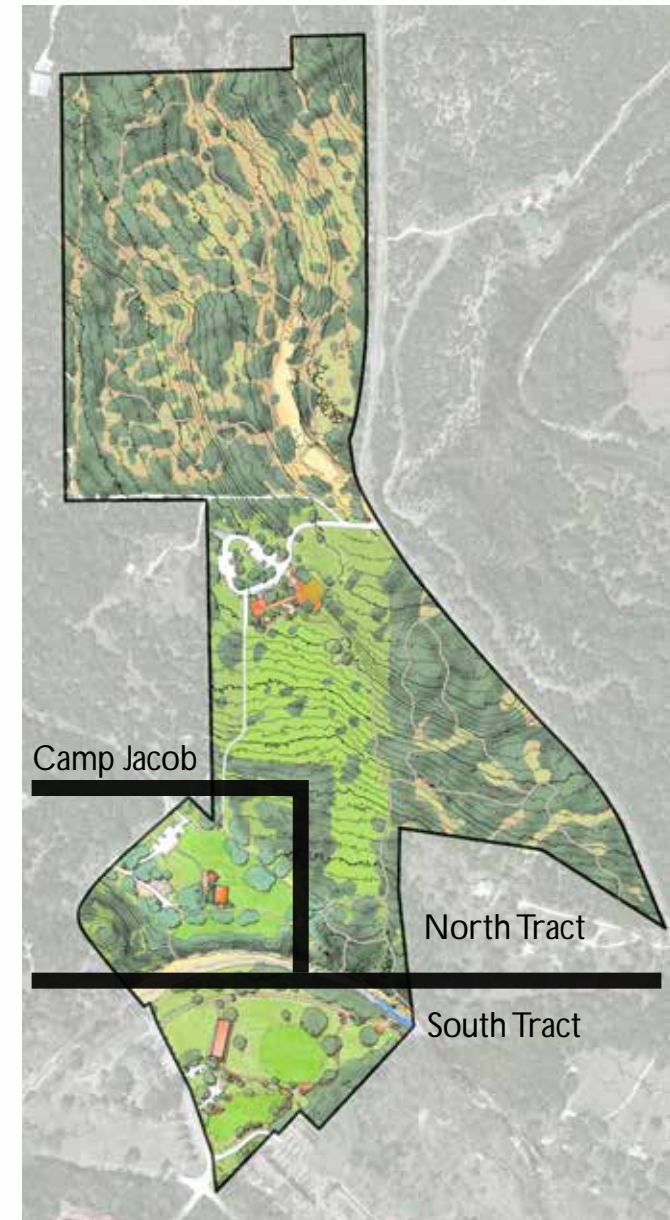
RVi# 113754

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
<hr/>	
Sub Total:	\$ 2,454,000.00
10% Contingency	\$ 245,400.00
<hr/>	
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
<hr/>	
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

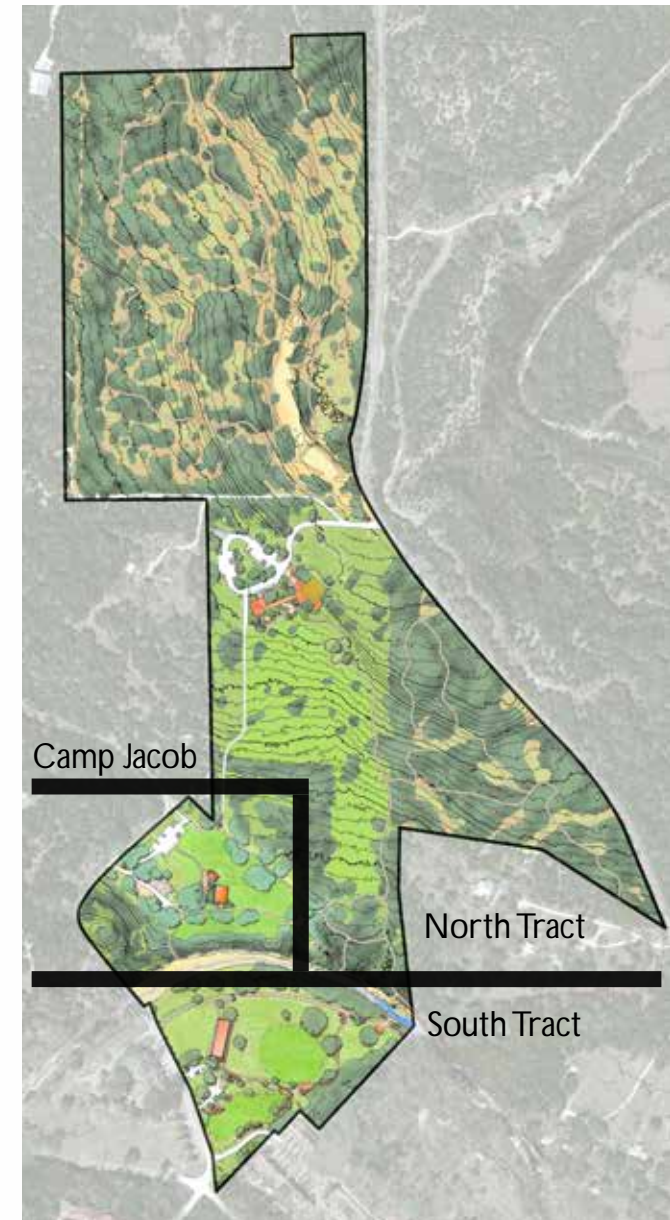
RVi# 113754

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
<hr/>	
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:

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



Cost Estimate

JACOB'S WELL

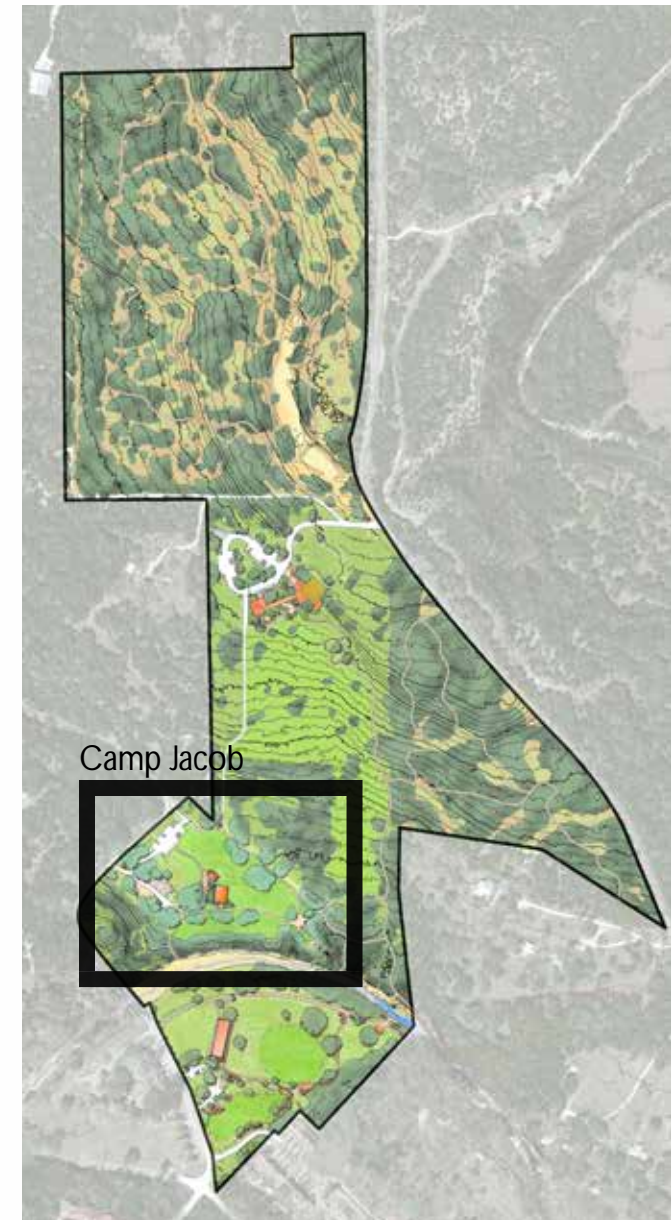
Estimate of Probable Costs

April 24, 2012

RVi# 113754

CAMP JACOB

Category	Cat. Total
Parking Lot & Driveways	10,000.00
Hardscape	60,000.00
Furnishings	3,100.00
Signage	2,300.00
Restoration, Planting and Irrigation	45,000.00
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Sub Total:	\$ 120,400.00
10% Contingency	\$ 12,040.00
<hr/>	
Sub Total:	\$ 132,440.00
12% Sitework	\$ 15,892.80
6% Mobilization, Bonding, and Insurance:	\$ 7,946.40
<hr/>	
TOTAL:	\$ 156,279.20



NOTE:

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

Cost Estimate



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

