

# SITE MASTER PLAN







# Illustrative Site Master Plan

## Carriage Hill MetroPark

Huber Heights, Ohio

NORTH

SCALE: 1"=1000'

0' 500' 1000' 2000'

ISSUE DATE: November 27, 2017  
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Five Rivers MetroParks

Dayton, OH



## ENLARGEMENT AREA RECOMMENDATIONS



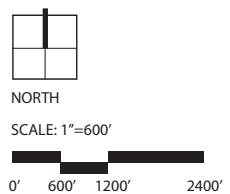




# Enlargement Areas

## Carriage Hill MetroPark

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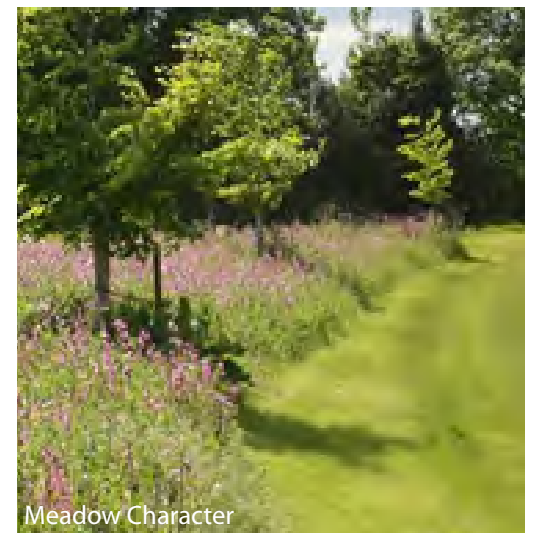




<b>1. Entry Improvements</b> <ul style="list-style-type: none"> <li>- Add curb to minimize turnarounds</li> <li>- Add crosswalk and pedestrian path into park</li> <li>- Add fence, architectural element consistent with Carriage Hill Vernacular to strengthen presence along Shull Rd.</li> </ul>	<b>2. Brandt Pk &amp; Shull Rd Intersection Landscape</b> <ul style="list-style-type: none"> <li>- Add grove of trees at entry alluding to farm orchard</li> <li>- Create curvilinear mow areas at intersection and along Brandt Pike</li> <li>- Add drifts of wildflowers</li> </ul>	<b>3. Shull Rd Streetscape &amp; Trail Crossing</b> <ul style="list-style-type: none"> <li>- Add signage and visual and tactile road markings at all trail crossings</li> <li>- Add clusters of trees at appropriate locations to frame views</li> <li>- Add Carriage Hill style farm fence at strategic locations to reinforce character</li> </ul>	<b>4. Horse Trailer Parking &amp; Launch Point</b> <ul style="list-style-type: none"> <li>- Update parking lot for continued equestrian use</li> <li>- Add shelter, restrooms, and water</li> </ul>
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Shull Entry Road Character



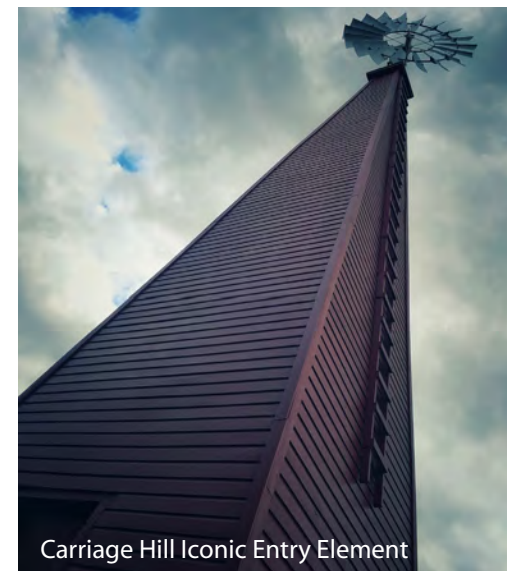
Meadow Character



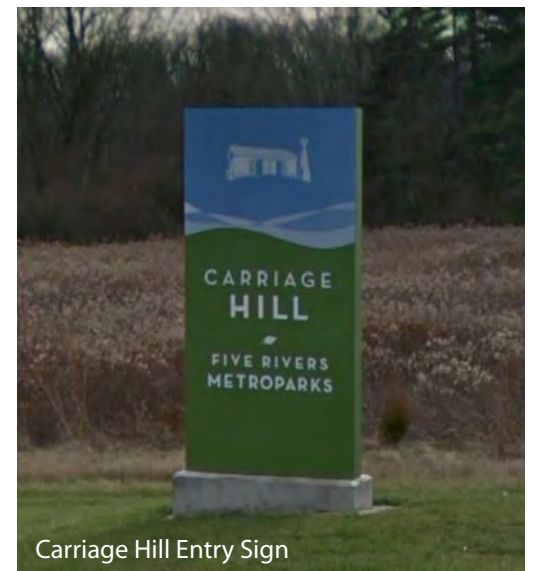
Pedestrian Entry Character



Carriage Hill Fence Character



Carriage Hill Iconic Entry Element



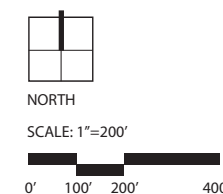
Carriage Hill Entry Sign



# Shull Road Entry Enlargement

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<b>5. Old Farm Lane</b> - Create pedestrian connection to Shull Rd and future bike trail - Add iconic identity structure consistent with Carriage Hill architecture	<b>6. Allen Barn Improvements</b> - Repurpose for gatherings and meetings - Remove equipment and other stored items - Clean, repair, and restore as needed - Add potable water and restrooms	<b>7. Drop-off &amp; Parking</b>	<b>8. Meadow Plantings</b>	<b>9. Horse Rest Area</b> - Hitch and/or corral area for riders to stop and visit the country store	<b>10. Overflow Parking</b> - Turf or explore other reinforced turf, turf block options	<b>11. Visitor Center Drive &amp; Drop-Off</b> -Relocate entry drive closer to Visitor Center Building and create drop-off
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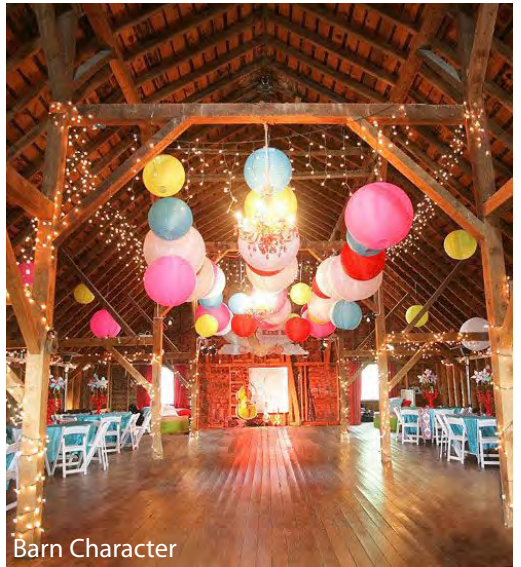
Allen Barn



Brandt Pk Structure Character



Barn Character



Barn Character



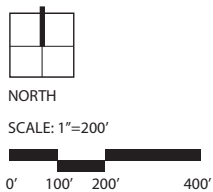
Barn Character



# Allen Barn Area Enlargement

## Carriage Hill MetroPark

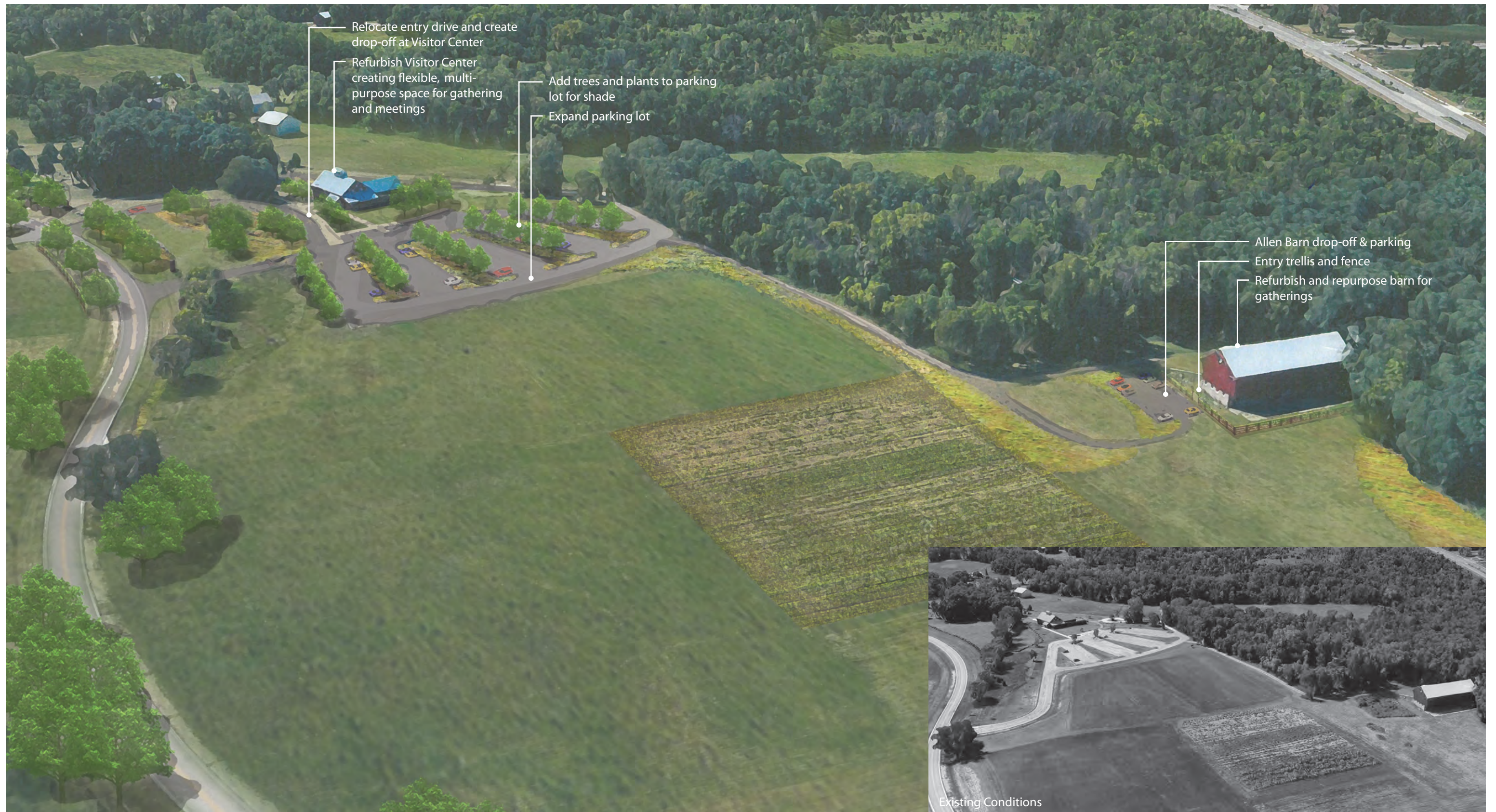
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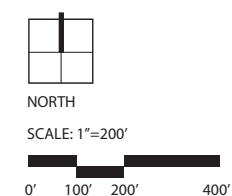




# Allen Barn & Visitor Center Area Birdseye

## Carriage Hill MetroPark

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<b>12. Multi-use Trail</b>	<b>13a. Visitor Center</b> <ul style="list-style-type: none"><li>- Refurbish exterior and interior to create flexible, multi-purpose meeting space</li><li>- Redo Historical Farm display and video</li><li>- Add audio/visual equipment to facilitate meetings</li></ul>	<b>13b. Country Store</b> <ul style="list-style-type: none"><li>- Review operation hours and adjust to better serve park patrons</li><li>- Research selling items unique to Carriage Hill (bacon, farm items, etc.)</li></ul>	<b>14. Visitors Center Drop-off</b> <ul style="list-style-type: none"><li>- Align with Red Wing Shelter parking lot drive</li></ul>	<b>15. Historical Farm Trail</b> <ul style="list-style-type: none"><li>- Add areas to stage 1800s historic elements which allow visitors to experience and touch the 1800s first hand</li><li>- Iconic trail of era-appropriate materials to transport visitors back to the 1800s</li></ul>	<b>16. Farm Play</b> <ul style="list-style-type: none"><li>- Historic farm-themed elements (hay bales, cor crawl, mazes, etc.) that allow kids of all ages to experience play on a farm from the late 1800s</li></ul>	<b>17. Historical Farm</b> <ul style="list-style-type: none"><li>- Prepare Architectural Masterplan for all structures in the Farmstead identifying restoration &amp; refurbishment goals</li></ul>	<b>18. Historical Farm Plaza &amp; Restroom</b> <ul style="list-style-type: none"><li>- Prepare Architectural Masterplan for all structures in the Farmstead identifying restoration &amp; refurbishment goals</li></ul>	<b>19. Pasture</b> <ul style="list-style-type: none"><li>- As the visitor center and historic farm improvements are realized, remove parking lot in this area and restore to the historic nature of the farm (pasture, orchard, etc.)</li></ul>
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Multi-use Trail Character



Historical Farm Trail Character



Farm Play Character



Farm Play Character



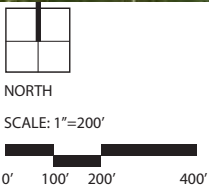
Farm Play Character



# Visitors Center & Historical Farm Area Enlargement

## Carriage Hill MetroPark

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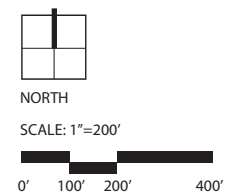




# Visitor Center Farm Play & History Walk View

## Carriage Hill MetroPark

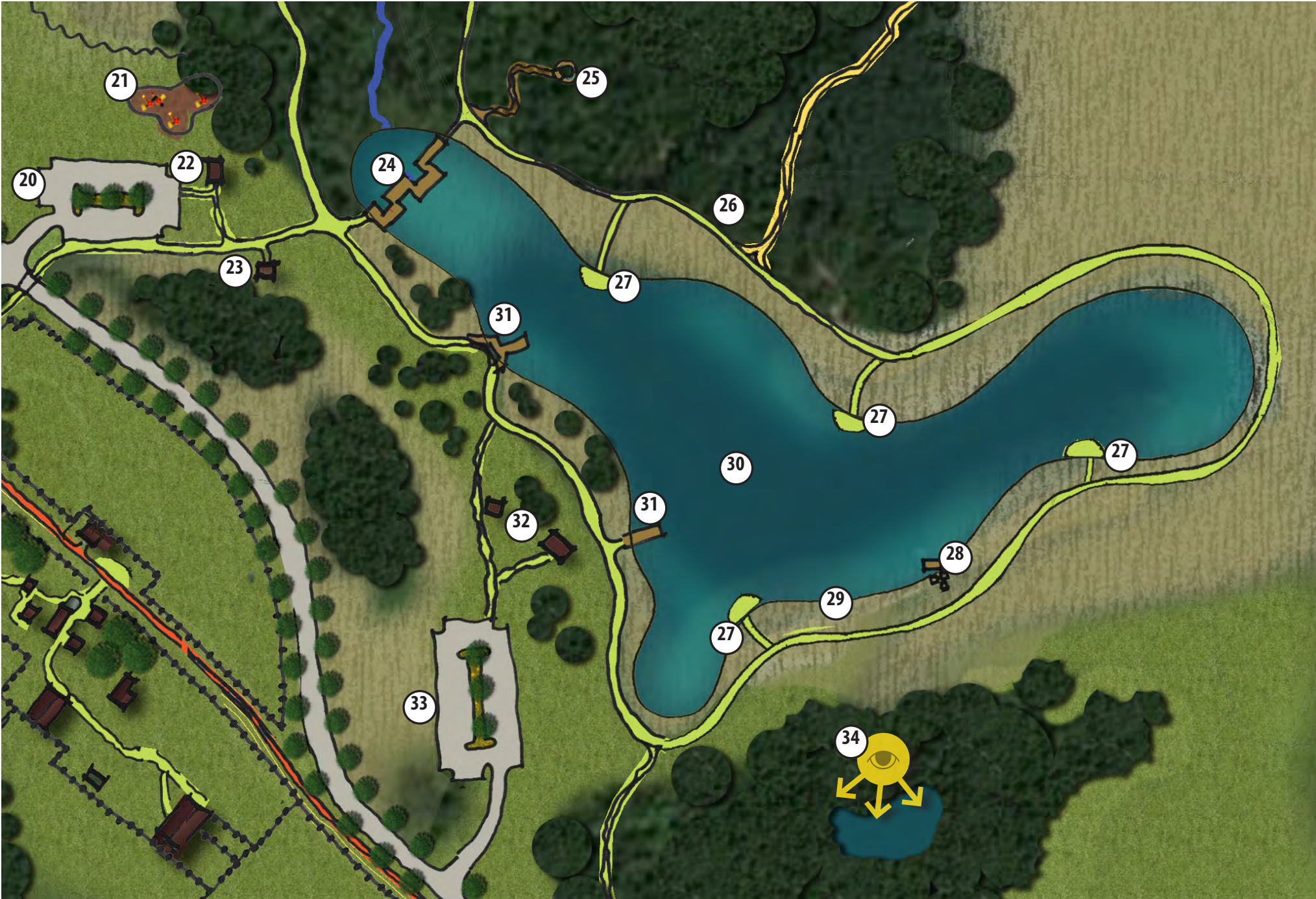
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20. Expand Red Wing Shelter Parking Lot	21. Nature Play - Nature-themed elements (logs, wood, stone, steppers, etc.)	22. Existing Red Wing Shelter	23. New Restroom - Plumbed restrooms, running water, drinking fountain, and electricity	24. New Boardwalk - Design to accomodate nature education programs and hikers - Step down to water to allow for water interaction	25. Council Ring	26. Multi-Use Trail	27. New Overlooks
28. Existing Cedar Lake Overflow Structure	29. Modify Levee - Undulate levee to naturalize and create better interation with the water	30. Cedar Lake - Dredge/power suction the lake to improve fish habitat - Improve wetlands	31. Existing lake piers/overlooks	32. Existing Cedar Lake Shelter & Restrooms	33. Expand Cedar Lake Shelter Parking Lot	34. Open up views to Equestrian Center - Clear out undesirable understory and underbrush plants	



Multi-use Trail Character



Council RingCharacter



Overlook Character



Boardwalk Character



Nature Play Character



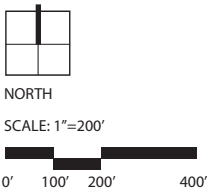
Nature Play Character



# Cedar Lake Area Enlargement

## Carriage Hill MetroPark

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Equipment Graveyard



Family Burial Plot



Historic Sawmill Character



Bed & Breakfast Character



Joseph Arnold House



Barn Bunk House Character



Joseph Arnold Barn

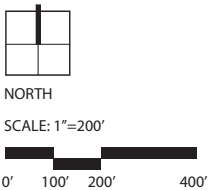
<b>35. Equipment Graveyard</b> <ul style="list-style-type: none"><li>- Interpretive education opportunity</li><li>- Provide signage</li></ul>	<b>36. Family Burial Plot</b> <ul style="list-style-type: none"><li>- Interpretive education opportunity</li></ul>	<b>37. Nature Play Site</b> <ul style="list-style-type: none"><li>- Adjacent to creek near bridge</li><li>- Enhance access to creek &amp; nature play opportunity</li></ul>	<b>37a. Potential Sawmill Site</b> <ul style="list-style-type: none"><li>- Research location of historic Arnold sawmill</li><li>- Favorable location due to proximity to farmsted</li></ul>	<b>38. Old Pond</b> <ul style="list-style-type: none"><li>- Dredge/power suction and enlarge pond to reduce potential for algae and create outdoor venue at the Bed and Breakfast</li></ul>	<b>39. Joseph Arnold House</b> <ul style="list-style-type: none"><li>- Convert to a Bed &amp; Breakfast, meeting and gathering venue</li></ul>	<b>40. Joseph Arnold Barn</b> <ul style="list-style-type: none"><li>- Clear out and clean out for gatherings and bunk house</li></ul>	<b>41. New Parking</b> <ul style="list-style-type: none"><li>- Provide adequate parking for new venues</li></ul>	<b>42. Old Orchard</b> <ul style="list-style-type: none"><li>- Plant new fruit trees and rejuvenate orchard</li></ul>
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# Joseph Arnold Farmsted Area Enlargement

## Carriage Hill MetroPark

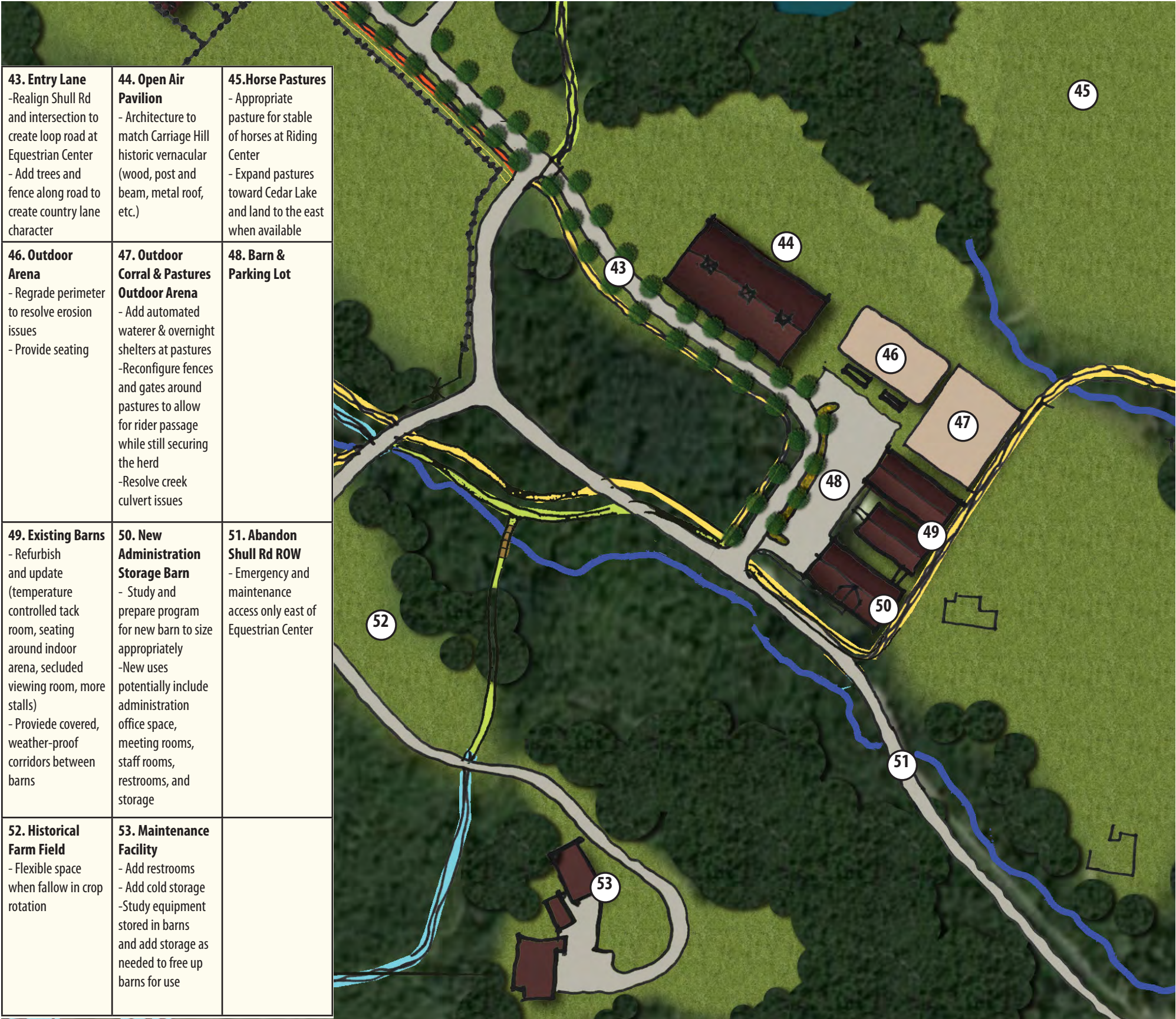
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Open-Air Pavilion Character



Entry Lane Character



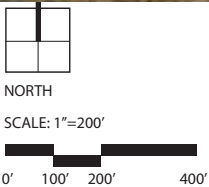
Open-Air Pavilion Character



# Equestrian Center & Maintenance Facilities Enlargement

## Carriage Hill MetroPark

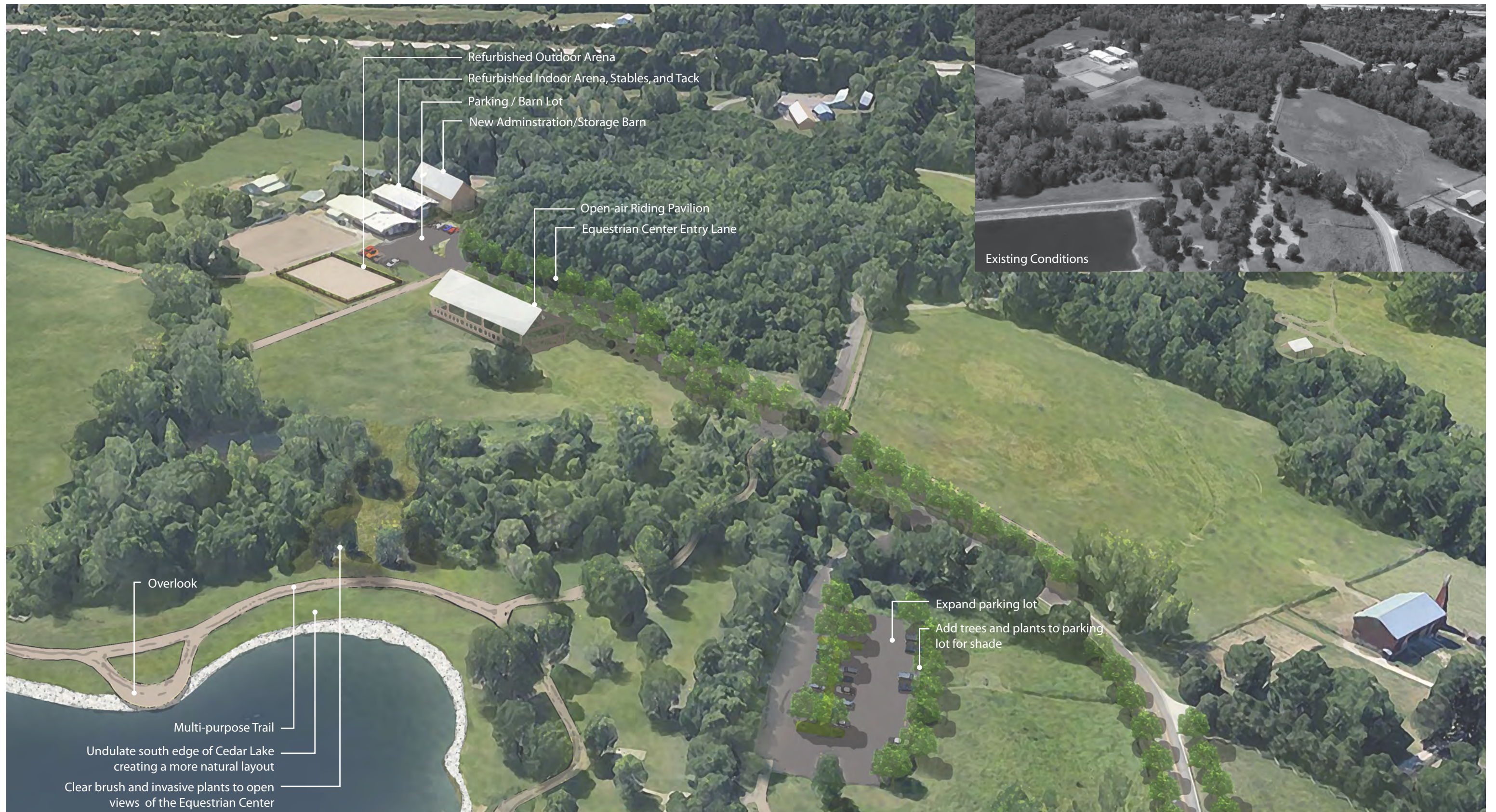
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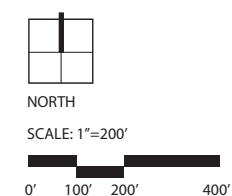




# Cedar Lake & Equestrian Center Birdseye

## Carriage Hill MetroPark

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COST OPINION







**Carriage Hill Master Plan**

Estimated Probable Cost of Construction

11/27/2017

- Park Area = 953 acres*

  - 1. Prototypical costs have been used to calculate trail costs. See area Over Park-Wide Improvement breakdown for details.*
  - 2. Except for enhancements identified in the Master Plan, costs exclude any Overall Park-Wide Horticultural & Habitat improvements. See individual area cost breakdowns for specific Horticultural & Habitat Improvement costs. Assumes on-going Habitat restoration efforts will*
  - 3. Excludes new land acquisitions*
  - 4. Excludes site lighting.*
  - 5. See individual area breakdowns for survey and boundary included.*

Item Description	Total
Overall Park-Wide Improvements	
Permits and General Conditions - 8%	\$ 410,802.03
Design Fees - 10%	\$ 557,227.82
Design Level Contingency - 20%	\$ 974,005.08
Sub-Total Park-Wide Improvements	\$ 7,482,060.35
Brandt Pike Area Improvements	
Permits and General Conditions - 8%	\$ 43,028.00
Design Fees - 10%	\$ 53,785.00
Design Level Contingency - 20%	\$ 107,570.00
Sub-Total Brandt Pike Improvements	\$ 742,233.00



**Shull Road Entry Area Improvements**

Permits and General Conditions - 8%	\$	18,307.36
Design Fees - 10%	\$	22,884.20
Design Level Contingency - 20%	\$	45,768.40
<b>Sub-Total Shull Road Entry Improvements</b>	<b>\$</b>	<b>315,801.96</b>

**Horse Trail Parking Area Improvements**

Permits and General Conditions - 8%	\$	12,553.30
Design Fees - 10%	\$	15,691.62
Design Level Contingency - 20%	\$	31,383.24
<b>Sub-Total Horse Trail Parking Improvements</b>	<b>\$</b>	<b>216,544.36</b>

**Allen Barn Area Improvements**

Permits and General Conditions - 8%	\$	48,763.76
Design Fees - 10%	\$	60,954.70
Design Level Contingency - 20%	\$	121,909.40
<b>Sub-Total Allen Barn Improvements</b>	<b>\$</b>	<b>841,174.86</b>

**Visitor Center Area Improvements**

Permits and General Conditions - 8%	\$	194,699.20
Design Fees - 10%	\$	243,374.00
Design Level Contingency - 20%	\$	486,748.00
<b>Sub-Total Allen Barn Improvements</b>	<b>\$</b>	<b>3,358,561.20</b>

**Historic Farm Area Improvements**

Permits and General Conditions - 8%	\$	22,770.00
Design Fees - 10%	\$	28,462.50
Design Level Contingency - 20%	\$	56,925.00
<b>Sub-Total Allen Barn Improvements</b>	<b>\$</b>	<b>392,782.50</b>

**Red Wing Shelter & Natural Play Area Improvements**

Permits and General Conditions - 8%	\$	48,464.08
Design Fees - 10%	\$	60,580.10



Cedar Lake Area Improvements

Permits and General Conditions - 8%	\$	327,186.00
Design Fees - 10%	\$	408,982.50
Design Level Contingency - 20%	\$	817,965.00
Sub-Total Allen Barn Improvements	\$	5,643,958.50

Joseph Arnold Farmstead Area Improvements

Permits and General Conditions - 8%	\$	77,264.24
Design Fees - 10%	\$	96,580.30
Design Level Contingency - 20%	\$	193,160.60
Sub-Total Joseph Arnold Farmstead Barn Improvements	\$	1,332,808.14

Equestrian Center Area Improvements

Permits and General Conditions - 8%	\$	407,503.97
Design Fees - 10%	\$	509,379.96
Design Level Contingency - 20%	\$	187,915.52
Sub-Total Allen Barn Improvements	\$	6,198,599.05

Maintenance Facility Area Improvements

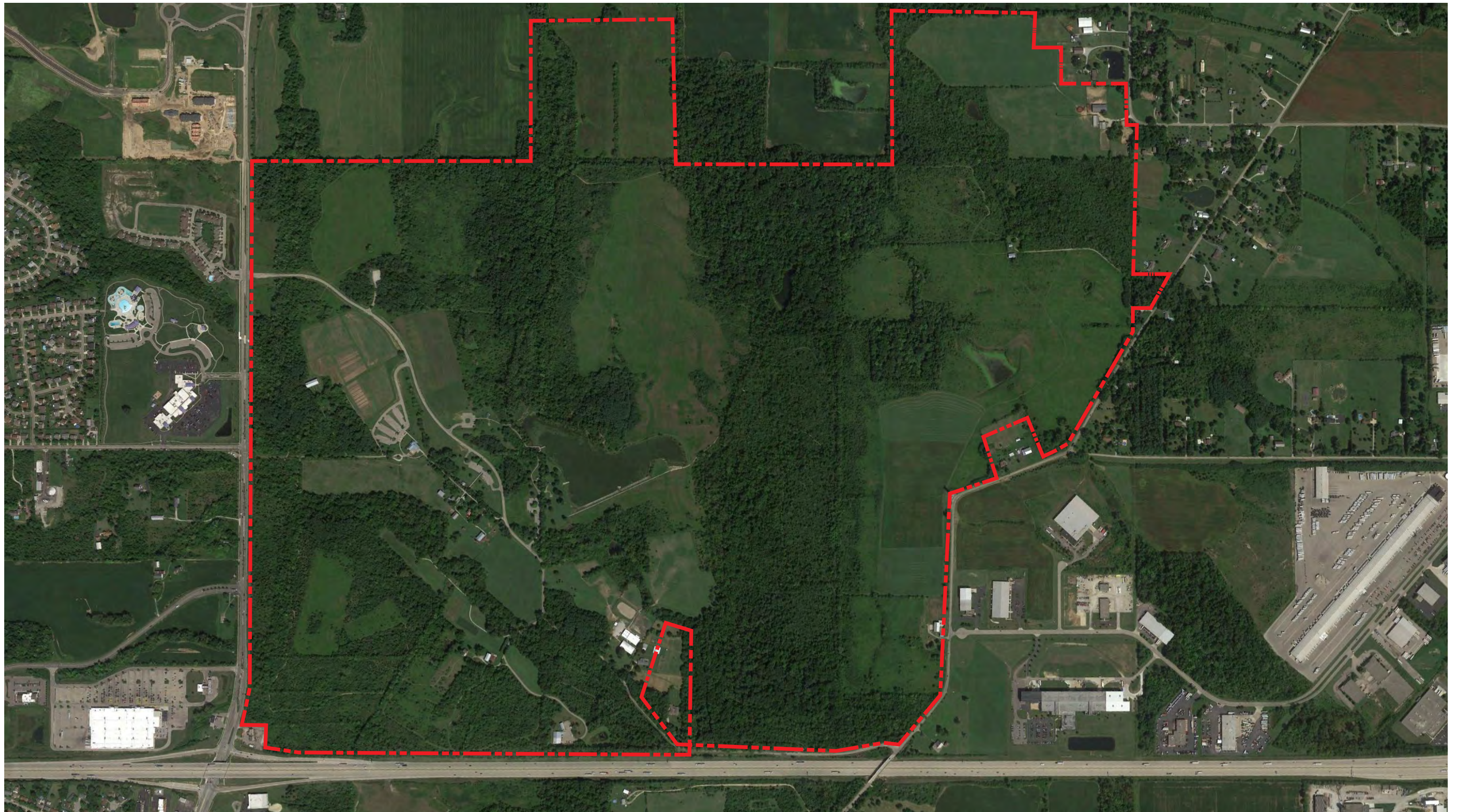
Permits and General Conditions - 8%	\$	109,300.00
Design Fees - 10%	\$	136,625.00
Design Level Contingency - 20%	\$	273,250.00
Sub-Total Allen Barn Improvements	\$	1,880,725.00

Master Plan Total \$ 29,241,254.29





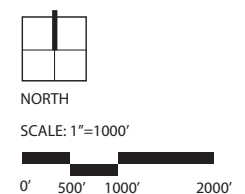




# Existing Park Aerial

## Carriage Hill MetroPark

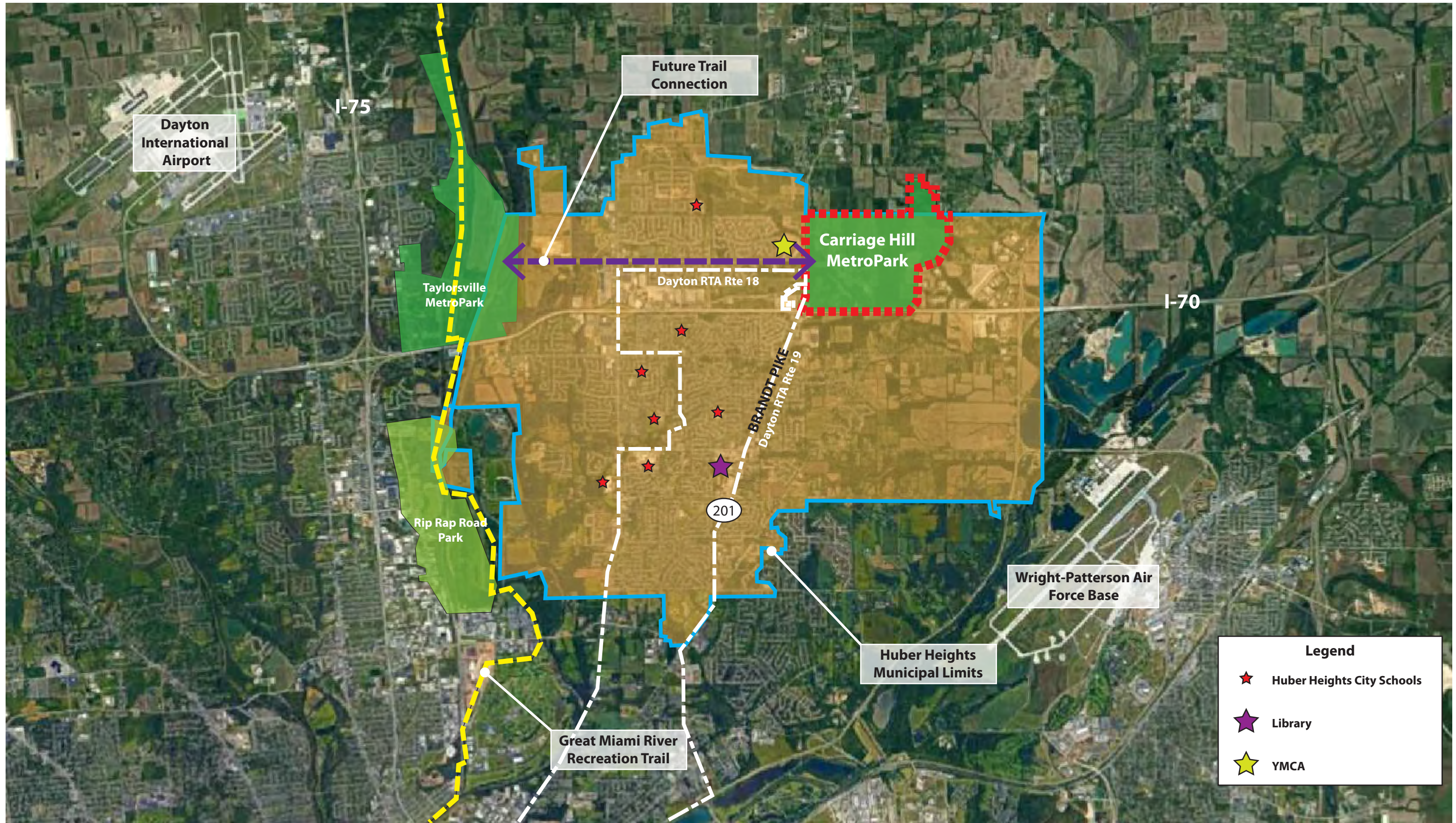
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**Legend**



- ★ Huber Heights City Schools
- ★ Library
- ★ YMCA



# Inventory and Analysis

## Carriage Hill MetroPark

Huber Heights, OH

  
NORTH  
SCALE: 1" = 5000'  
  
0' 2500' 5000' 7500'  
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