Illustrative Site Master Plan
Carriage Hill MetroPark
Huber Heights, Ohio
1. Entry Improvements
- Add curb to minimize turnarounds
- Add crosswalk and pedestrian path into park
- Add fence, architectural element consistent with Carriage Hill Vernacular to strengthen presence along Shull Rd.

2. Brandt Pk & Shull Rd Intersection Landscape
- Add grove of trees at entry alluding to farm orchard
- Create curvilinear mow areas at intersection and along Brandt Pike
- Add drifts of wildflowers

3. Shull Rd Streetscape & Trail Crossing
- Add signage and visual and tactile road markings at all trail crossings
- Add clusters of trees at appropriate locations to frame views
- Add Carriage Hill style farm fence at strategic locations to reinforce character

4. Horse Trailer Parking & Launch Point
- Update parking lot for continued equestrian use
- Add shelter, restrooms, and water

Shull Road Entry Enlargement
Carriage Hill MetroPark
Huber Heights, Ohio
Allen Barn Area Enlargement
Carriage Hill MetroPark
Huber Heights, Ohio

5. Old Farm Lane
   - Create pedestrian connection to Shull Rd and future bike trail
   - Add iconic identity structure consistent with Carriage Hill architecture

6. Allen Barn Improvements
   - Repurpose for gatherings and meetings
   - Remove equipment and other stored items
   - Clean, repair, and restore as needed
   - Add potable water and restrooms

7. Drop-off & Parking
   - Hitch and/or corral area for riders to stop and visit the country store

8. Meadow Plantings
   - Star tulip, perennials, and grasses
   - Add native species

9. Horse Rest Area
   - Add hitching post and corral area for riders to stop and visit the country store

10. Overflow Parking
    - Turf or explore other reinforced turf, turf block options

11. Visitor Center Drive & Drop-Off
    - Relocate entry drive closer to Visitor Center Building and create drop-off

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SCALE: 1"=200'

ISSUE DATE: November 22, 2017
All information preliminary and subject to change.

Five Rivers MetroParks
Dayton, OH
Allen Barn & Visitor Center Area Birdseye
Carriage Hill MetroPark
Huber Heights, Ohio

Existing Conditions
- Allen Barn drop-off & parking
- Entry trellis and fence
- Refurbish and repurpose barn for gatherings

Add trees and plants to parking lot for shade
- Expand parking lot
- Relocate entry drive and create drop-off at Visitor Center
- Refurbish Visitor Center creating flexible, multi-purpose space for gatherings and meetings
12. Mult-Use Trail
- Add farm-themed elements (hay bales, corn maze, etc.) that allow kids of all ages to experience play on a farm from the late 1800s

13a. Visitor Center
- Refurbish exterior and interior to create flexible, multi-purpose meeting space
- Redo historical farm display and video
- Add audio/visual equipment to facilitate meetings

13b. Country Store
- Review operation hours and adjust to better serve park patrons
- Research selling items unique to Carriage Hill (bacon, farm items, etc.)

14. Visitors Center Drop-off
- Align with Red Wing Shelter parking lot drive

15. Historical Farm Trail
- Add areas to stage 1800s historic elements which allow visitors to experience and touch the 1800s first-hand
- Iconic trail of era-appropriate materials to transport visitors back to the 1800s

16. Farm Play
- Historic farm-themed elements (hay bales, corn maze, etc.) that allow kids of all ages to experience play on a farm from the late 1800s

17. Historical Farm
- Prepare Architectural Masterplan for all structures in the Farmstead identifying restoration & refurbishment goals

18. Historical Farm Plaza & Restroom
- Prepare Architectural Masterplan for all structures in the Farmstead identifying restoration & refurbishment goals

19. Pasture
- 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.)
Visitor Center Farm Play & History Walk View
Carriage Hill MetroPark
Huber Heights, Ohio
20. Expand Red Wing Shelter Parking Lot
21. Nature Play - Nature-themed elements (logs, wood, stone, stepping stones, etc.)
22. Existing Red Wing Shelter
23. New Restroom - Plumbed restrooms, running water, drinking fountain, and electricity
24. New Boardwalk - Design to accommodate 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 interaction with the water
30. Cedar Lake - Bridge/overpass 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

Cedar Lake Area Enlargement
Carriage Hill MetroPark
Huber Heights, Ohio

Overlook Character
Boardwalk Character
Multisuse Trail Character
Council Ring Character

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ISSUE DATE: November 27, 2017
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Five Rivers MetroParks
Dayton, OH
35. Equipment Graveyard
- Interpretative education opportunity
- Provide signage

36. Family Burial Plot
- Interpretative education opportunity

37. Nature Play Site
- Adjacent to creek near bridge
- Enhance access to creek & nature play opportunity

37a. Potential Sawmill Site
- Research location of historic Arnold sawmill
- Favorable location due to proximity to farmsted

38. Old Pond
- Dredge/power suction and enlarge pond to reduce potential for algae and create outdoor venue at the Bed and Breakfast

39. Joseph Arnold House
- Convert to a Bed & Breakfast, meeting and gathering venue

40. Joseph Arnold Barn
- Clear out and clean out for gatherings and bunk house

41. New Parking
- Provide adequate parking for new venues

42. Old Orchard
- Plant new fruit trees and rejuvenate orchard

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Joseph Arnold Farmsted Area Enlargement
Carriage Hill MetroPark
Huber Heights, Ohio

Five Rivers MetroParks
Dayton, OH
Equestrian Center & Maintenance Facilities Enlargement
Carriage Hill MetroPark
Huber Heights, Ohio

43. Entry Lane
- Realign Shull Rd and intersection to create loop road at Equestrian Center
- Add trees and fence along road to create country lane characteristic

44. Open Air Pavilion
- Architecture to match Carriage Hill historic vernacular (wood, post-and-beam, metal roof, etc.)

45. Horse Pastures
- Appropriate pastures for stable of horses at Riding Center
- Expand pastures toward Cedar Lake and to the east when available

46. Outdoor Arena
- Realign perimeter to resolve erosion issues
- Provide seating

47. Outdoor Corral & Pastures
- Add automated waterers & overnight shelters at pastures
- Reconfigure fences and gates around pastures to allow for rider passage while still containing the herd
- Resolve creek culvert issues

48. Barn & Parking Lot

50. New Administration Storage Barn
- Study and prepare program for new barn to size appropriately
- New uses potentially include administration office space, meeting rooms, staff rooms, restrooms, and storage

51. Abandon Shull Rd ROW
- Emergency and maintenance access only east of Equestrian Center

52. Historical Farm Field
- Flexible space when fallow in crop rotation

53. Maintenance Facility
- Add restrooms
- Add cold storage
- Study equipment stored in barns and add storage as needed to free up barns for use
Cedar Lake & Equestrian Center Birdseye
Carriage Hill MetroPark
Huber Heights, Ohio

Undulate south edge of Cedar Lake creating a more natural layout
Clear brush and invasive plants to open views of the Equestrian Center

Existing Conditions

Refurbished Outdoor Arena
Refurbished Indoor Arena, Stables, and Tack
Parking / Barn Lot
New Administration/Storage Barn

Open-air Riding Pavilion
Equestrian Center Entry Lane

Expand parking lot
Add trees and plants to parking lot for shade

Multi-purpose Trail
Overlook

All drawings are preliminary and subject to change.
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### Carriage Hill Master Plan

Estimated Probable Cost of Construction
11/27/2017

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<thead>
<tr>
<th>Item Description</th>
<th>Total</th>
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<tr>
<td><strong>Overall Park-Wide Improvements</strong></td>
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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.
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<th>Project</th>
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### 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

- **Master Plan Total** $29,241,254.29