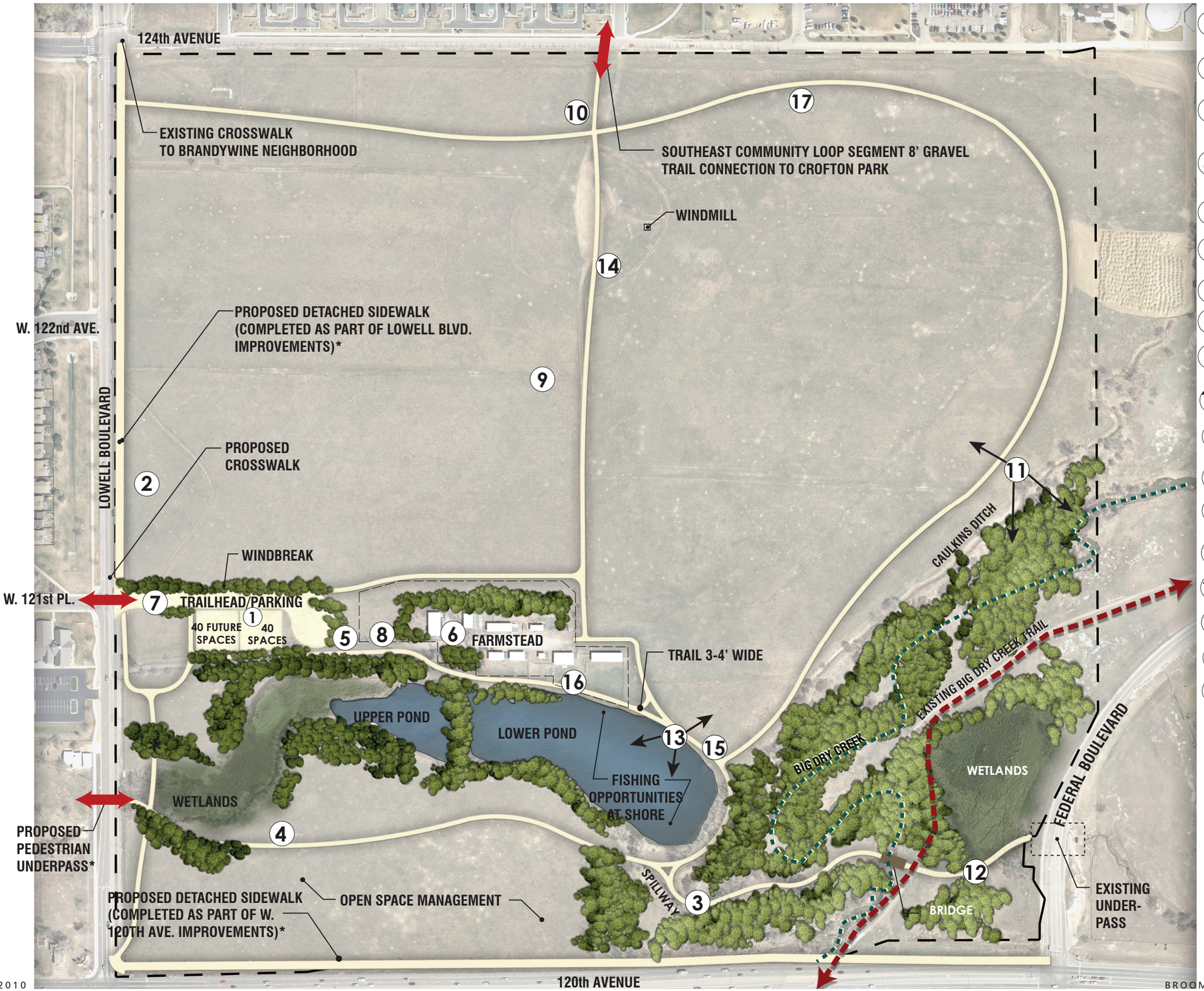
FIGURE 4: MASTER PLAN



1 **GRAVEL PARKING LOT AND TRAILHEAD**
Forty space gravel parking lot with potential for future 40 space expansion. Includes bus drop-off, san-o-let enclosure and landscaping *$97,492*

2 **IRRIGATION REUSE LINE**
Irrigation tap/meter at reuse line, irrigation mainline to farmstead entry, and drip irrigation at farmhouse planting *$45,188*

3 **TRAIL - TRAILHEAD TO BIG DRY CREEK**
Crusher fines trail from trailhead at parking lot to Big Dry Creek. Includes bridge at Big Dry Creek and wetland work at Lowell Blvd. and along Big Dry Creek Trail; wetland permitting *$185,206*

4 **TRAIL - LOWELL BOULEVARD TO LOWER POND (SOUTHSIDE)**
Connection to Lowell Blvd. by underpass and trail along south side of ponds *$27,242*

5 **SITE AMENITIES**
Benches and trash receptacles *$5,843*

6 **FARMSTEAD CORE**
First level building stabilization on all structures except pumphouse. Includes decorative fencing and pedestrian and maintenance gates *$143,315*

7 **SITE SIGNAGE**
Entry, regulatory, and some interpretive signage *$5,194*

8 **INTERPRETIVE SIGNAGE AT FARMSTEAD**
Signs at farmstead (plaques on structures) for self-guided tours *$3,246*

9 **DRYLAND FARMING AT NORTH PASTURE**
The north pasture may remain as grassland or could be converted to dryland farming with some grazing on the eastern portion of the site *No cost*

10 **TRAIL TO CROFTON PARK**
Crusher fines trail on the existing historic farm access road to the windmill *$2,118*

11 **TRAIL AND OVERLOOK AT CAULKINS DITCH**
Crusher fines trail from farmstead to Caulkins Ditch Overlook. Includes structure at overlook, benches, and trash receptacles *$67,878*

12 **TRAIL TO FEDERAL BOULEVARD UNDERPASS**
Crusher fines trail from Big Dry Creek to existing Federal Blvd underpass *$2,370*

13 **FISHING DOCK AND OVERLOOK**
Fishing dock/small overlook structure at lower pond. Includes trash receptacles *$40,124*

14 **NORTH PASTURE FENCING**
Includes interior site fencing at the north pasture and livestock gate *$30,155*

15 **PICNIC AREA**
Small picnic structure, picnic tables, benches, and trash receptacles *$26,100*

16 **PERIMETER FENCING AT FARMSTEAD** *$42,851*

17 **NORTH LOOP TRAIL**
Trail along the perimeter of the site *$55,348*

18 **PUBLIC ART IF JOINT FUNDING CAN BE OBTAINED IN THE FUTURE**

ESTIMATED COST (AUGUST 2009) - $779,670

*** DENOTES IMPROVEMENTS TO BE COMPLETED IN THE FUTURE WITH SEPARATE FUNDING**