

# CARVERS CREEK STATE PARK

## General Management Plan

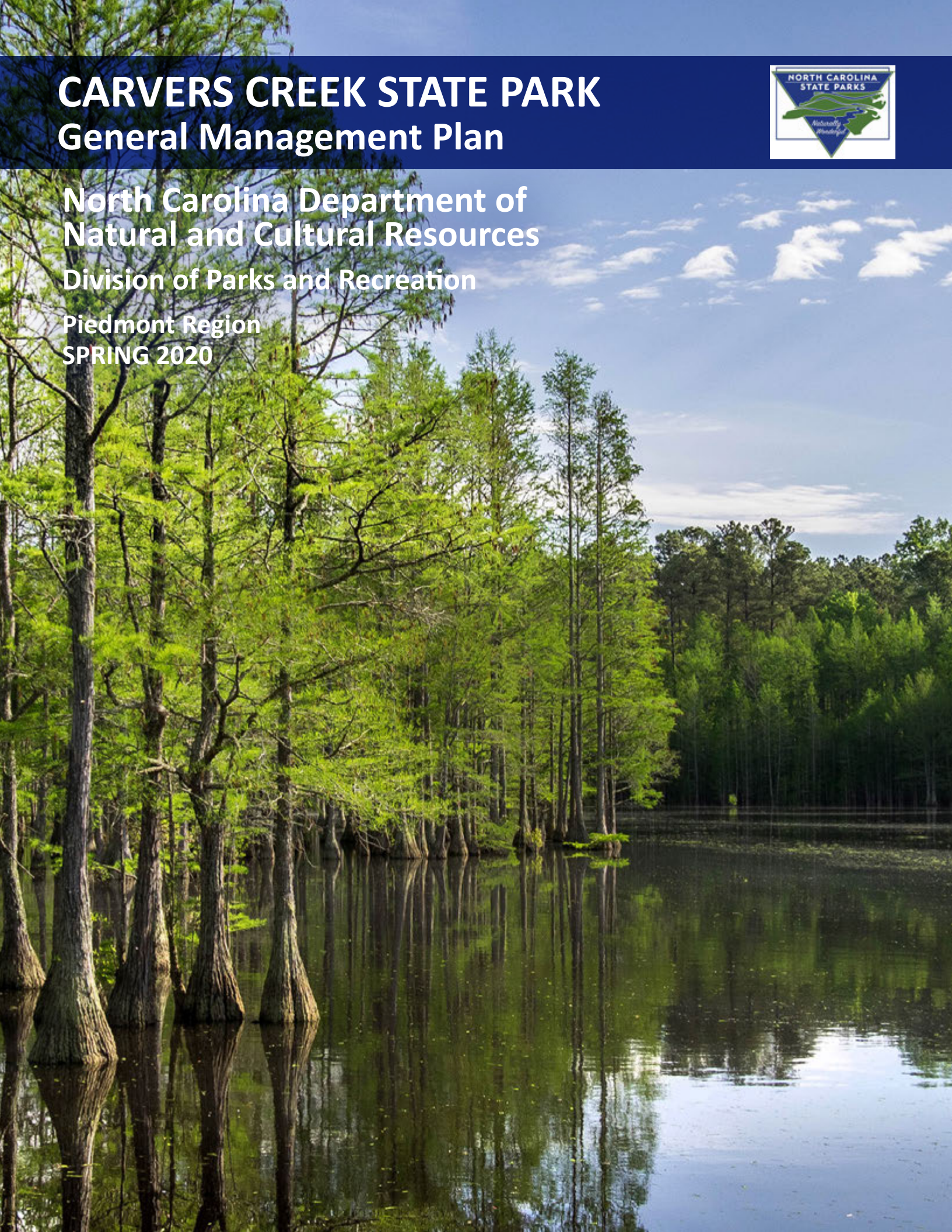


North Carolina Department of  
Natural and Cultural Resources

Division of Parks and Recreation

Piedmont Region

SPRING 2020



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## I. MISSION AND PURPOSE

### GENERAL MANAGEMENT PLANS:

The 1987 State Parks Act (G.S.143B - 135.40) requires each park to have an individual General Management Plan. As required, these plans seek to identify an individual parks purpose as a unit within the larger parks system and provide an analysis of the parks major resources and facilities. The GMP also identifies current and future needs of the park and prioritizes a list of proposed projects intended to meet those identified needs. These plans are considered living documents, recognizing the various and dynamic factors which influence the planning process. Each park's GMP is scheduled to be revisited every five years, or sooner if needed, to reflect the direction and vision of the State Parks Division.

### N.C. STATE PARKS MISSION:

The 1987 State Parks Act also defines the purpose of the state parks system. It establishes that: The State of North Carolina offers unique archaeological, geologic, biologic, scenic and recreational resources. These resources are part of the heritage of the people of this State. The heritage of a people should be preserved and managed by those people for their use and for the use of their visitors and descendants.



## OUR MISSION

The North Carolina  
Division of Parks and Recreation  
exists to inspire all  
its citizens and visitors through  
conservation, recreation and education.

### CONSERVATION

To conserve and protect representative examples of North Carolina's natural beauty, ecological features, recreational and cultural resources within the state parks system;

### RECREATION

To provide and promote safe, healthy and enjoyable outdoor recreational opportunities throughout the state; and

### EDUCATION

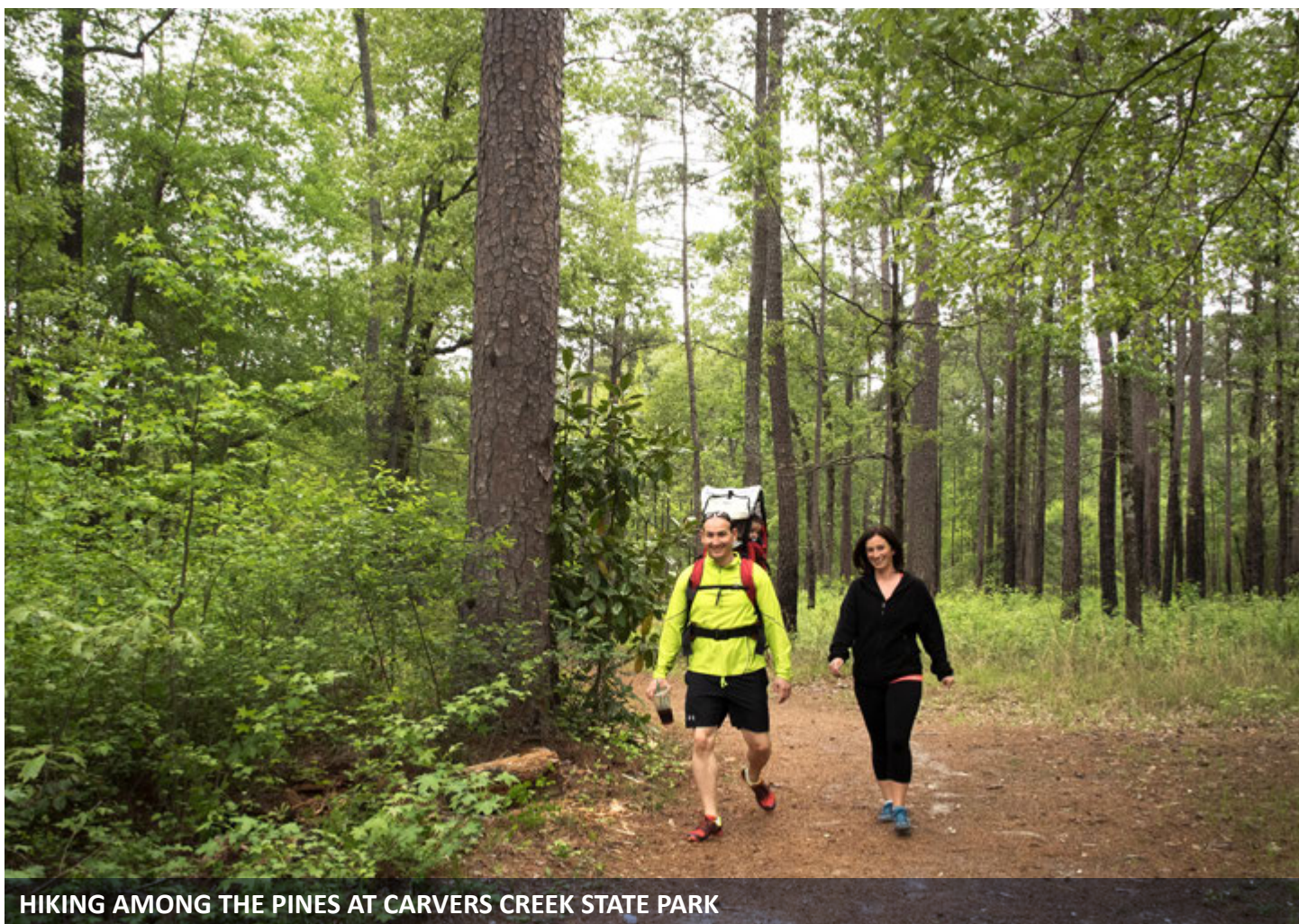
To provide educational opportunities that promote stewardship of the state's natural and cultural heritage.



## I. MISSION AND PURPOSE CONTINUED

### PARK OVERVIEW:

Located in the piedmont region of the state in Cumberland County, Carvers Creek State Park is 45 miles south of Raleigh and less than 10 miles north of downtown Fayetteville. The park is currently composed of two sections, Long Valley Farm, which is home to James Stillman Rockefeller's vacation home, and the Sandhills section. The sections are not currently contiguous. They are separated by 4 miles as the crow flies or approximately an 8 mile drive.



HIKING AMONG THE PINES AT CARVERS CREEK STATE PARK

## I. MISSION AND PURPOSE CONTINUED



### PARK PURPOSE:

Carvers Creek State Park is the first state park in the Sandhills region of North Carolina which was authorized in 2005. It is a highly valued resource that is being protected for its ecological, cultural and historic significance. Education and interpretation of these resources will encourage the value of stewardship, land conservation, and exploration in those who visit. The park also provides a regional destination for nature based, passive recreation, which is much needed in Cumberland and Harnett counties of North Carolina.

Amenities at the relatively new Carvers Creek State Park have centered on Long Valley Farm, the historic retreat of a Rockefeller family member, as the park continues to develop recreation opportunities. However, a dramatic flood in September 2016 severely damaged a dam and 100-acre millpond that is a significant park feature. Fishing in the millpond, views from the floating observation deck and some trail opportunities are temporarily interrupted as repairs are being made. The farm continues to offer scenic, contemplative hiking through longleaf pine forests, and rangers lead regular interpretive programs, including occasional tours through the vacation home of the late James Stillman Rockefeller, who bequeathed the property for conservation. A long-range master plan includes varied passive recreation for the park that encompasses more than 4,000 acres.

The Sandhills section opened 10 miles of trails in 2019 which provides recreational opportunities for hiking, mountain biking, and equestrians.

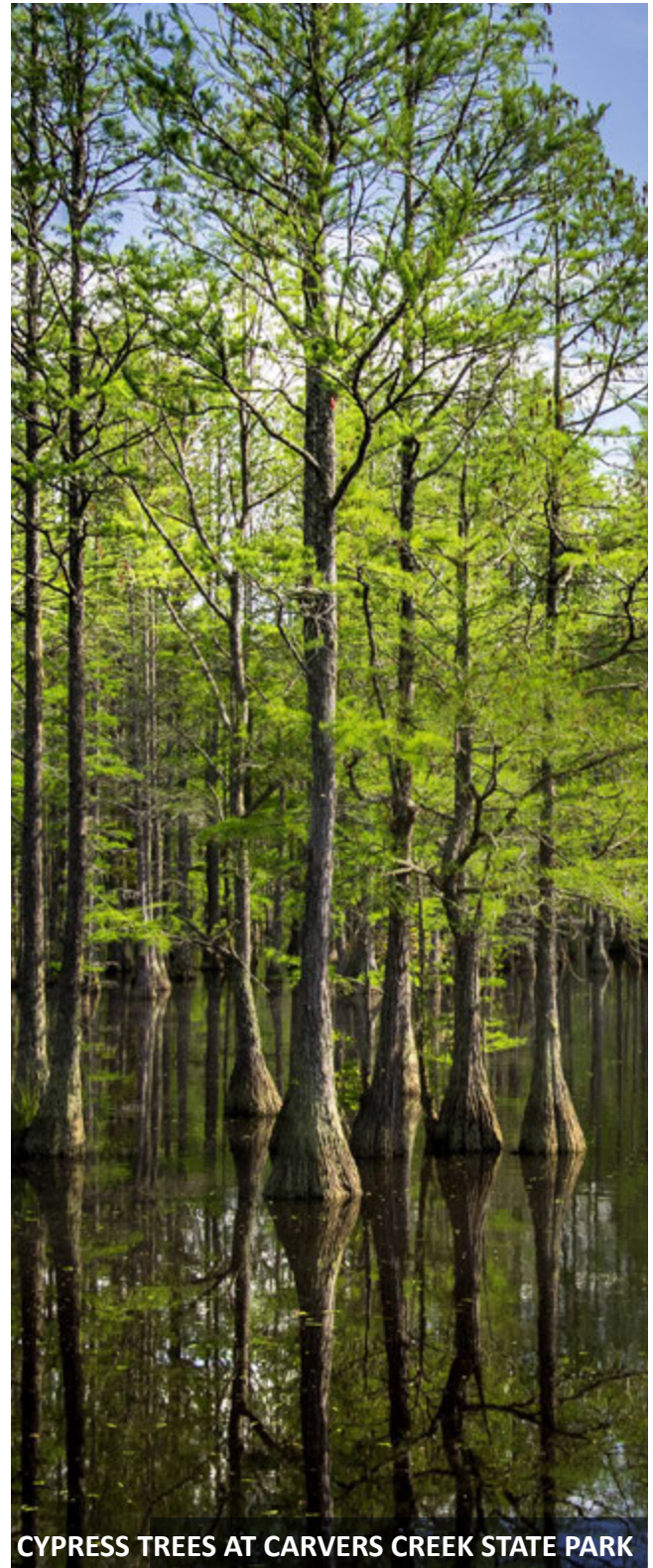
## II. HISTORY

Authorized by the General Assembly in 2005, Carvers Creek State Park in Cumberland County is in the early stages of development for public use. A master plan has been prepared for what is North Carolina's 36th state park and encompass more than 4,347 acres.

The first major acquisition for the state park was 1,371 acres of Longleaf Pine forest near U.S. 401 north of Fayetteville, with the help of The Nature Conservancy. This Longleaf Pine ecosystem is an important habitat for several endangered and protected plant and animal species, most notably the red-cockaded woodpecker. Pending land acquisition in this area will expand this section of the park to the eastern edge of Ft. Bragg. In the summer of 2010, the N.C. Division of Parks and Recreation accepted the donation of the 1,420-acre Long Valley Farm from The Nature Conservancy. This historic farm was once the estate of James Stillman Rockefeller.

In late 2010 the first park superintendent started working at the park. The master plan was completed in 2012. Currently, interim development facilities are in place and open to the public.

At this time the only facilities in the master plan that are in place are the multi-use trails and their associated parking lot at the Sandhills section. On September 9, 2013 the interim development facilities of the park were opened for public use. Located in Spring Lake off East Manchester Road, this access area currently provides opportunities for hiking, picnicking, viewing nature and historic structures, and fishing.



CYPRESS TREES AT CARVERS CREEK STATE PARK



### III. THEMES AND INVENTORY

#### THEMES:

The significant archeological, geologic, scenic, recreational and biological resources of North Carolina should be represented in the State Park system. These resources, as cited in the State Parks Act, are divided into subcategories called resource “themes”. There have been 108 themes identified that should be protected to preserve representative examples of unique resources. For this GMP only themes that are of high significance to Carvers Creek State Park are shown.

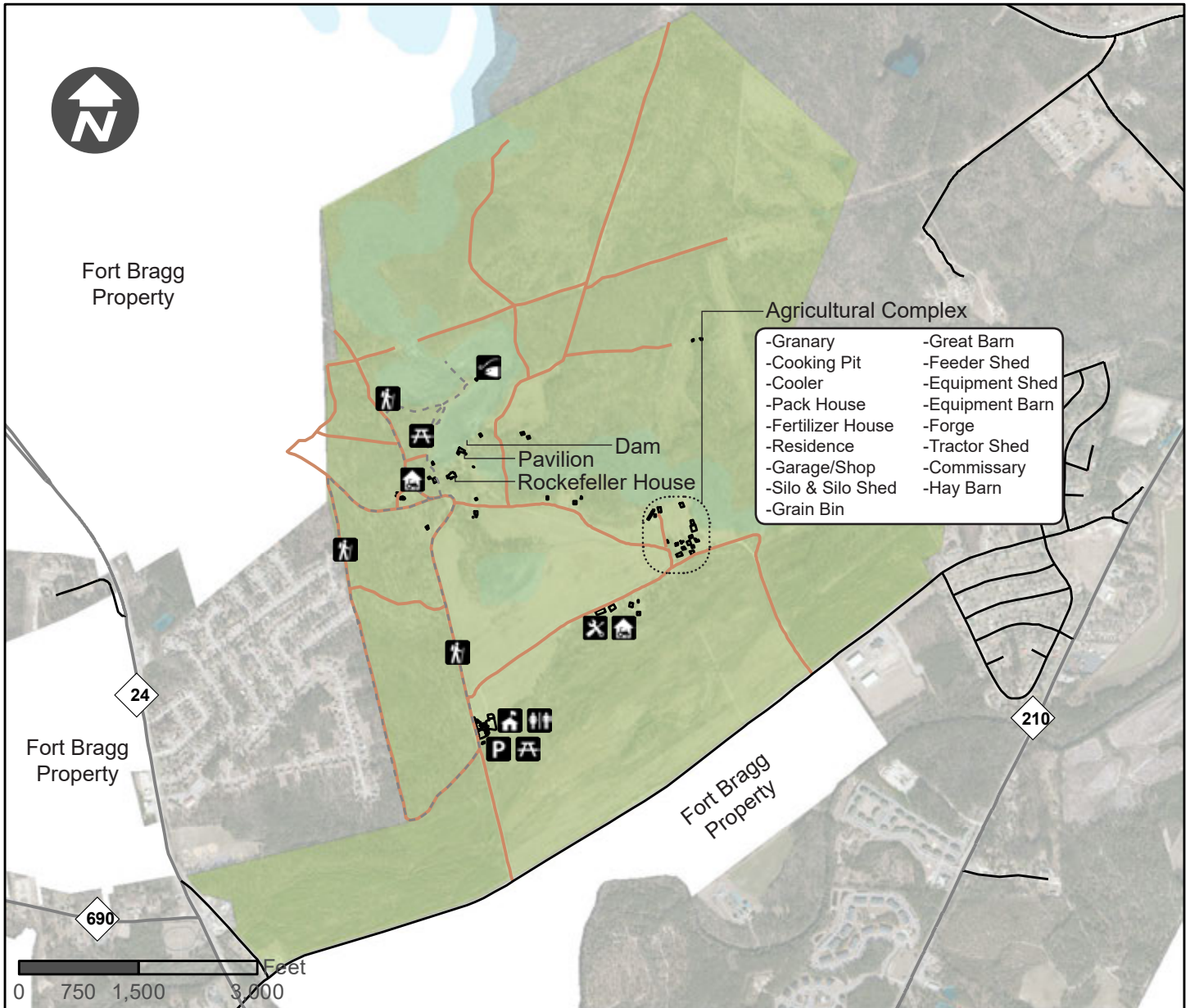
#### CARVERS CREEK STATE PARK THEME TABLE

CLASS	THEME	SIGNIFICANCE	REPRESENTATION
Archeological/Historic	Industrial	High	Adequate
Archeological/Historic	Mills	High	Adequate
Archeological/Historic	Rural-Domestic	High	Adequate
Archeological/Prehistoric	Campsite/Activity Area	High	Adequate
Archeological/Standing Structure	Mills	High	Adequate
Archeological/Standing Structure	Rural-Domestic	High	Adequate
Geological	Dissected Uplands	High	Adequate
Scenic	Forests	Moderate	Adequate
Scenic	Pocosins	High	Moderate
Scenic	Reservoirs/Lakes	High	Adequate
Scenic	Swamps	High	Adequate
Biological	Blackwater Coastal Plain Floodplain	High	Moderate
Biological	Dry Longleaf Pine Communities	High	Moderate
Biological	Streamhead Pocosins	High	Little
Biological	Wet Pine Savannas	High	Moderate

\*See the System-wide Plan for references to Theme and Inventory terms. Themes have both actual and “potential” future needs to be at a park.

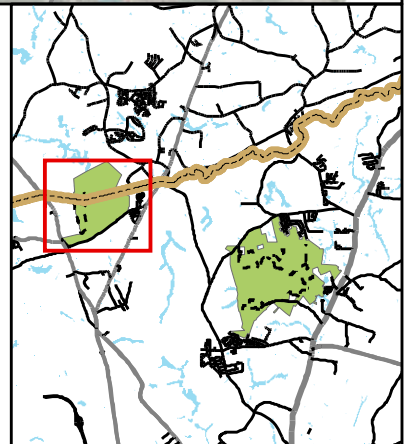


# FACILITY INVENTORY - LONG VALLEY FARM



- |                    |                  |
|--------------------|------------------|
| Parking Area       | Hiking Trail     |
| Maintenance Area   | Storage Building |
| Bathrooms          | Picnic Area      |
| Picnic Shelter     | Dumpster         |
| Fishing Pier       | Playground       |
| Boat Ramp          | Bathhouse        |
| Community Building | Dump Station     |
| Refreshment Stand  | Visitor Center   |
| Ranger Residence   | Entrance Station |

- Existing Trail
- Road - Paved
- Road - Unpaved
- Existing Facilities
- State Parks Unit



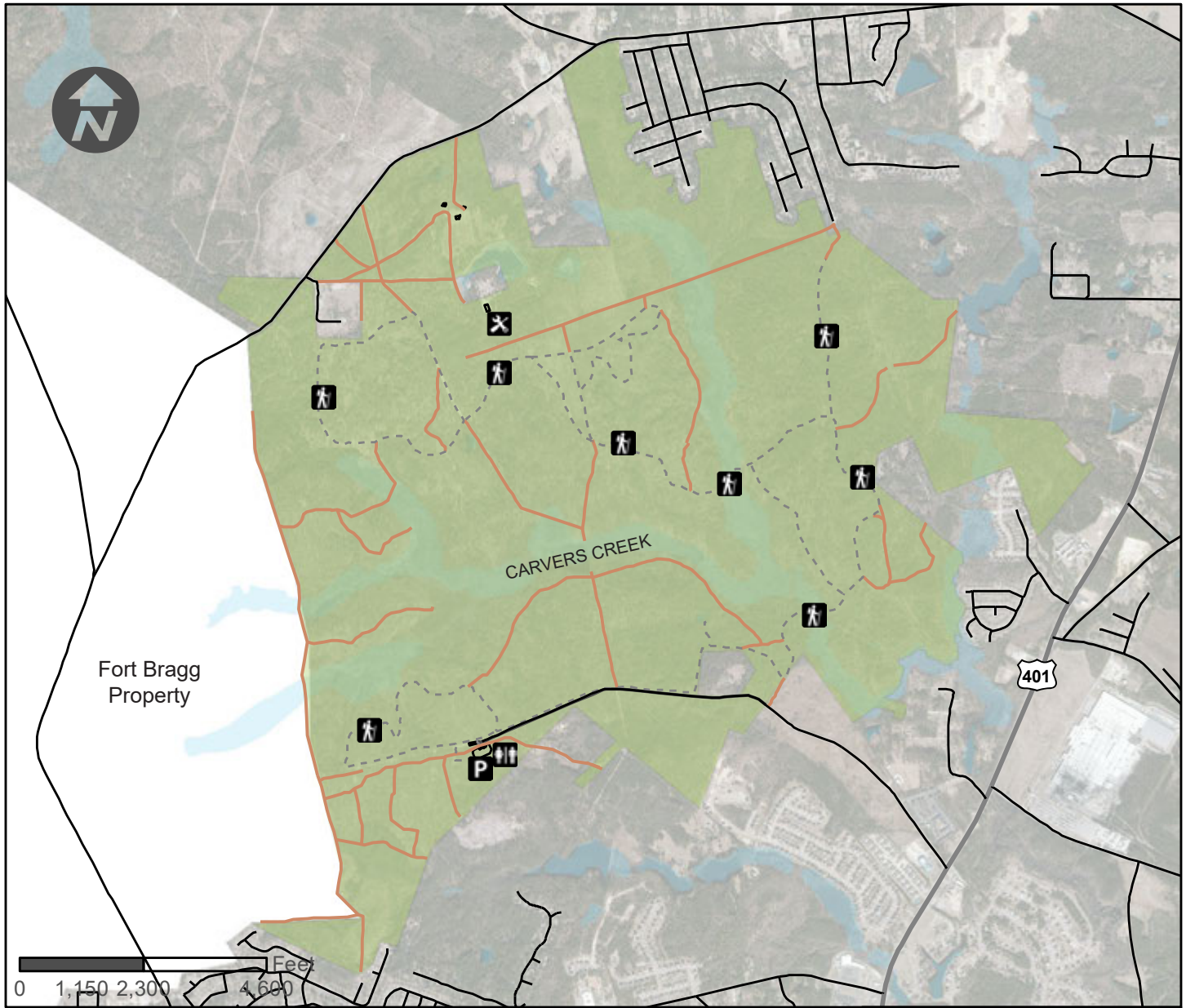
# NC STATE PARKS - FACILITY INVENTORY SPREADSHEET

State Park Unit(Alpha Code):	CACR	Park Area(If Applicable):	Long Valley Farm
			Date(MM/YY): 11/19.

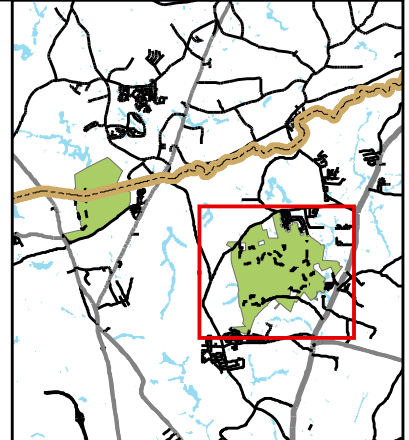
Public Buildings	Unit	Total #	Condition	Repairs needed(If Applicable)
Visitor Center-Temporary	BLDG	1	Good	
Restrooms	BLDG	1		We have a Port-a-john
Bathhouse	BLDG			
Showerhouse	BLDG			
Community Building	BLDG			
Rain Shelter	BLDG	1		Old garage with picnic tables and a grill
Concession Stand	BLDG			
Entrance Station	BLDG			
Marina Buildings	BLDG			
Staff Buildings	Unit	Total #	Condition	Repairs needed(If Applicable)
Ranger Residence	BLDG	1	Good	We are working on covertng another residence
Maintenance Building	BLDG	1	Good	
Warehouse	BLDG			
Recreation Facilities	Unit	Number	Condition	Repairs needed(If Applicable)
Campsites with Hookups	SITE			
Electric Only	SITE			
3-Point Hookup	SITE			
ADA Accessible	SITE			
Total with Hookups				
Campsites No Hookups	SITE			
ADA Accessible	SITE			
Total No Hookups				
Cabin	BLDG			
Group Campsites	SITE			
Primitive Campsites	SITE			
Boat Ramp	RAMP			
Fishing Pier	PIER			
Marina	MARINA			
Swimming Beach	SITE			
Pool	POOL			
Ball Fields	SF			
Playground	SITE			
Canoe House	BLDG	1	Fair	Canoe Storage for I&E
Secret Pond	SITE	1	Good	Education area with a deck, picnic tables, fire ring
Observation Deck	DECK	1	Bad	Burned up in a wildfire
Picnic Area	SITE	5	Good	
Other Facilities	Unit	Total #	Condition	Repairs needed(If Applicable)
Dump Station	STATION			
Dumpster	DUMPSTER			
Septic Field	SITE			
Cemetery	SITE			
Chapel	BLDG			

**ADDITIONAL NOTES:**

# FACILITY INVENTORY - SANDHILLS



- Parking Area
- Restrooms
- Hiking Trail(Multi-use)
- Maintenance Building
- Existing Trail
- Road - Paved
- Road - Unpaved
- Existing Facilities
- State Parks Unit



# NC STATE PARKS - FACILITY INVENTORY SPREADSHEET

State Park Unit(Alpha Code):	CACR	Park Area(If Applicable):	Sandhills
			Date(MM/YY): 11/19.

Public Buildings	Unit	Total #	Condition	Repairs needed(If Applicable)
Visitor Center-Temporary	BLDG			
Restrooms	BLDG	1	Good	
Bathhouse	BLDG			
Showerhouse	BLDG			
Community Building	BLDG			
Rain Shelter	BLDG			
Concession Stand	BLDG			
Entrance Station	BLDG			
Marina Buildings	BLDG			
Staff Buildings	Unit	Total #	Condition	Repairs needed(If Applicable)
Ranger Residence	BLDG			
Maintenance Building	BLDG	1	Bad	Currently working on making it usable
Warehouse	BLDG			
Recreation Facilities	Unit	Number	Condition	Repairs needed(If Applicable)
Campsites with Hookups	SITE			
Electric Only	SITE			
3-Point Hookup	SITE			
ADA Accessible	SITE			
Total with Hookups				
Campsites No Hookups	SITE			
ADA Accessible	SITE			
Total No Hookups				
Group Campsites	SITE			
Primitive Campsites	SITE			
Boat Ramp	RAMP			
Fishing Pier	PIER			
Swimming Beach	SITE			
Pool	POOL			
Playground	SITE			
Canoe House	BLDG			
Secret Pond	SITE			
Observation Deck	DECK			
Picnic Area	SITE			
Other Facilities	Unit	Total #	Condition	Repairs needed(If Applicable)
Dump Station	STATION			
Dumpster	DUMPSTER			
Septic Field	SITE			
Cemetery	SITE			
Chapel	BLDG			

**ADDITIONAL NOTES:**



## TRAIL INVENTORY

### LONG VALLEY FARM (Hiking and Mountain Biking only):

#### Cypress Point Loop Trail:

This trail winds along a peninsula overlooking the millpond and back to the James S. Rockefeller Trail through a longleaf pine forest. Along the way, you'll encounter historic structures viewed from across the millpond, a bank fishing access footpath and a floating observation deck with nice views of the millpond.

#### James S. Rockefeller Loop Trail:

The trail travels between a native grass meadow and longleaf pine forests. It ends in front of the Rockefeller House and a large historical marker where the trail connects with the Cypress Point Loop Trail. Two wayside displays discuss edge habitat and the life cycle of the longleaf pine. Enjoy long views of open meadows, old farm silo in the distance, longleaf pine forests and good birdwatching.

### SANDHILLS MULTI-USE TRAILS(Hiking, Mountain Biking, and Equestrian):

#### Dead End Spur Trail:

This trail spurs off the Fox Squirrel Loop Trail and follows a small ridge before coming to a dead end at the state park boundary.

#### Fox Squirrel Loop Trail:

This trail starts just after crossing the culverts of Carvers Creek. Along the trail is a small hill composed of paint rock, a rock type that is unique to the Sandhills.

#### Little Pond Spur Trail:

This trail spurs off the Longleaf Pine Trail and leads to a small pond. The pond is home to bluegill, amphibians and freshwater macroinvertebrates. Visitors might also spot evidence of beaver activity.

#### Longleaf Pine Trail:

This trail starts at the trailhead and all other trails spur off this main trail. The trail crosses over Carvers Creek, and there is a small footbridge that hikers can use to cross.

#### RCW Loop Trail:

This trail branches off from the main trail after crossing Carvers Creek via the footbridge. It meanders around numerous trees that have red-cockaded woodpecker cavities and are marked with a single band of white paint.

#### Turkey Oak Loop Trail:

This trail starts and ends where the Longleaf Pine Trail ends. From this point, it is 4 miles back to the parking lot if you follow the Longleaf Pine Trail. Another pond, larger than the pond at the Little Pond Spur, is accessible from this trail.

#### Wire Grass Loop Trail:

This trail starts at the intersection where the equestrian access trail and the Longleaf Pine Trail meet, goes past the parking lot and loops back around to the Longleaf Pine Trail. Visitors can observe the scenic longleaf pine with wiregrass understory, which is a glimpse of what the Sandhills of North Carolina is supposed to look like with prescribed fire.



## TRAIL INVENTORY CONTINUED

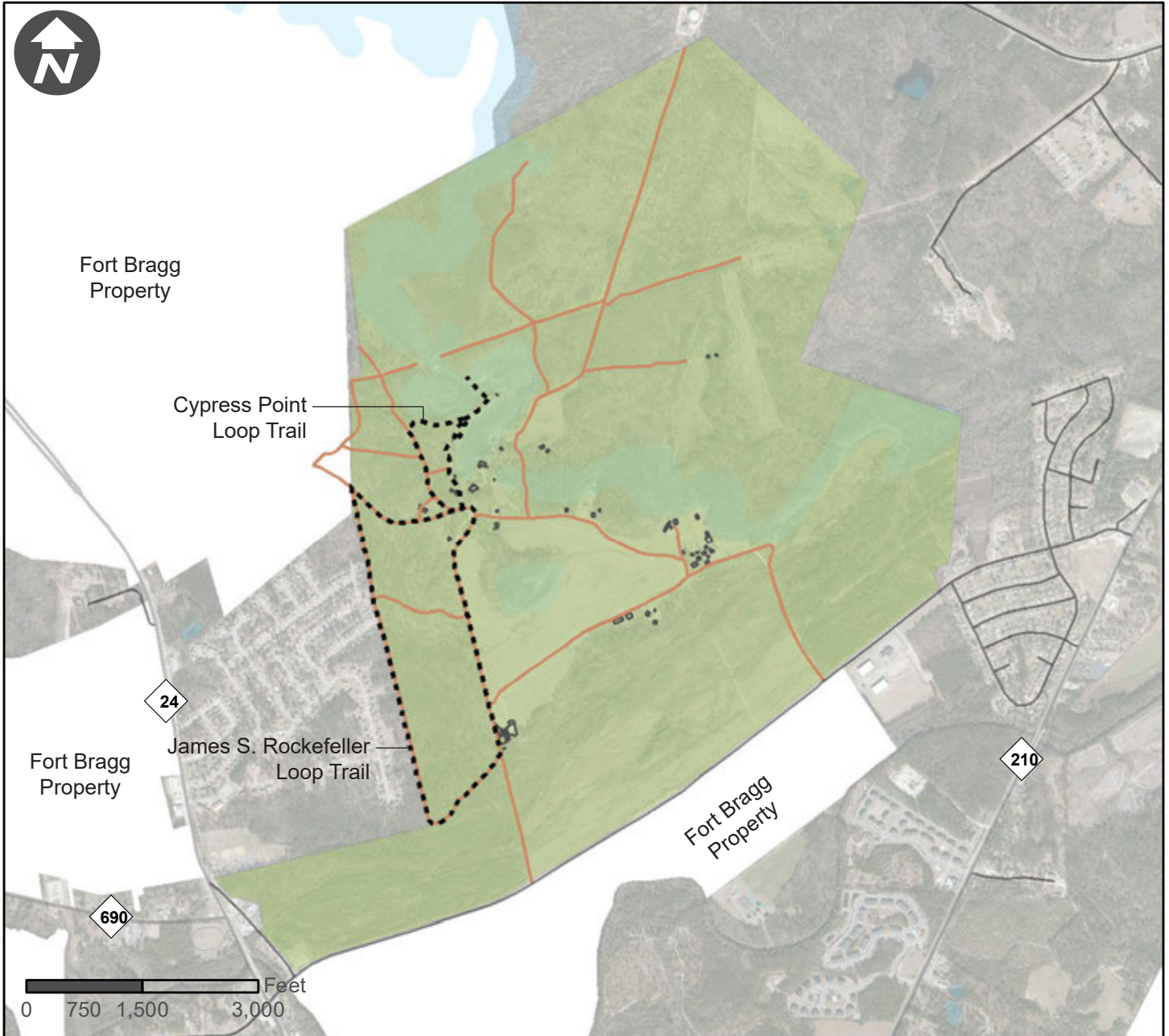
TRAIL INVENTORY	HIKING AND BIKING ONLY	MULTI-USE
<b>LONG VALLEY FARMS ACCESS</b>		
CYPRESS POINT LOOP TRAIL	0.75	--
JAMES S. ROCKEFELLER TRAIL	2.00	--
<b>SANDHILLS ACCESS</b>		
DEAD END SPUR TRAIL		0.60
FOX SQUIRREL LOOP TRAIL		1.10
LITTLE POND SPUR TRAIL		0.10
LONGLEAF PINE TRAIL		4.00
RCW LOOP TRAIL		1.50
TURKEY OAK LOOP TRAIL		1.70
WIRE GRASS LOOP TRAIL		1.40
<b>CARVERS CREEK TOTALS</b>	2.75	10.40

### TRAILS CONDITION AND PRIORITY SCORE:

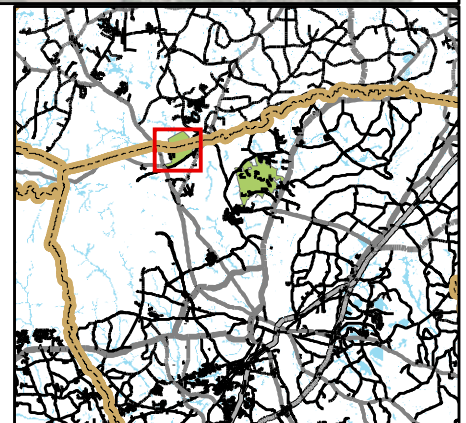
TRAILNAME	Status	Popularity	Prioroty Score
James S. Rockefeller Trail	1	4	5
Cypress Point Loop Trail	1	3	4
Longleaf Pine Trail	1	4	5
Wire Grass Loop Trail	1	3	4
Little Pond Spur Trail	1	3	4
Fox Squirrel Loop Trail	1	3	4
Dead End Spur Trail	1	3	4
RCW Loop Trail	1	2	3
Turkey Oak Loop Trail	2	2	4

Status	Description
1	Good condition/some routine trail maintenance required
2	Moderate trail maintenance required
3	Heavy erosion in places and/or unsustainable grades.
4	Trail closed due to erosion, damage, or other reasons. Make comments on closure reason.
Popularity	Description
4	Single most popular trail in the park w/ most visitors hiking this trail
3	Very popular trail with heavy usage in the park
2	Moderate usage by park visitors but other trails in the same park are more popular
1	Very little traffic overall or compared to other trails in the same park

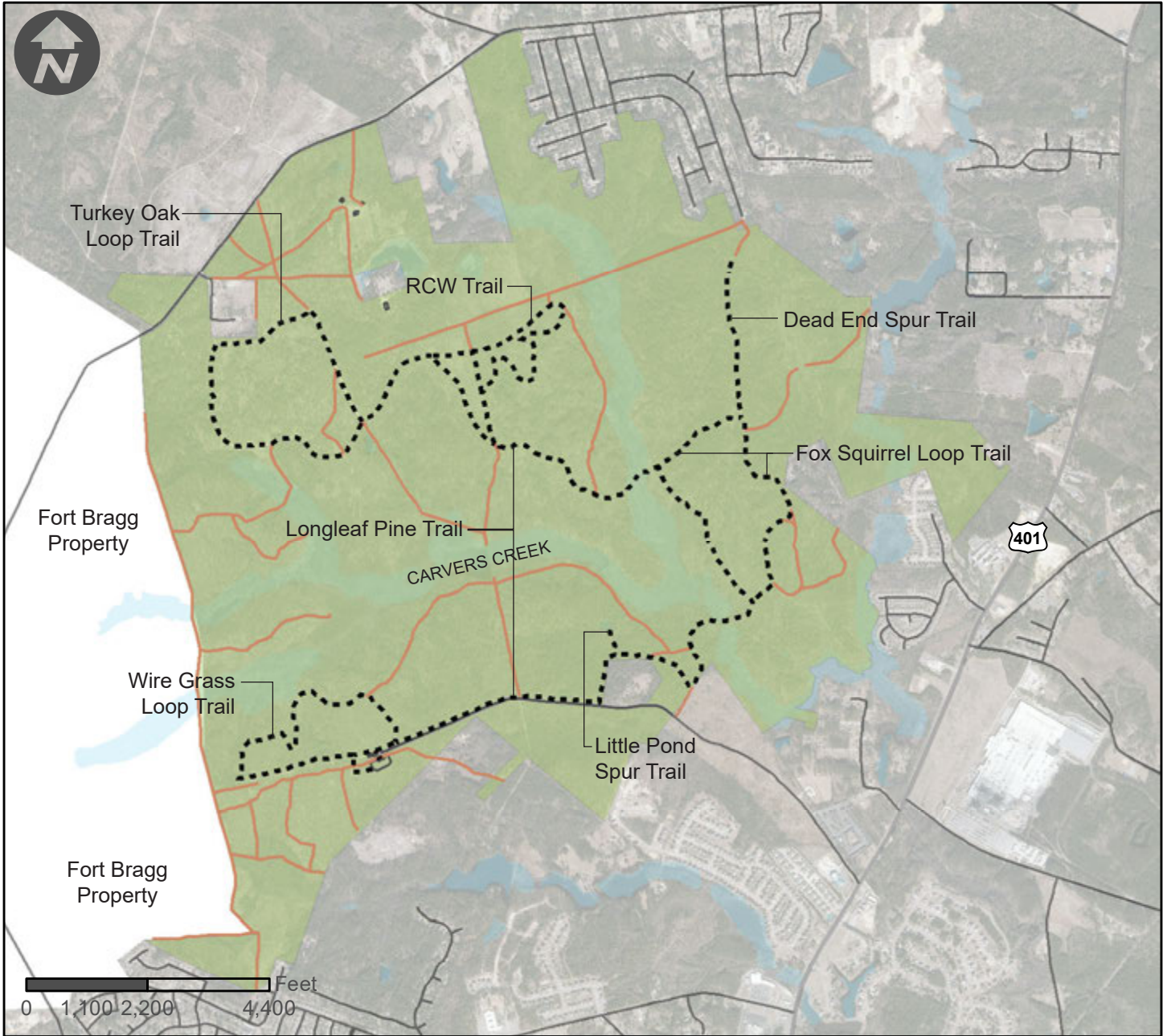
# TRAIL INVENTORY - LONG VALLEY FARM



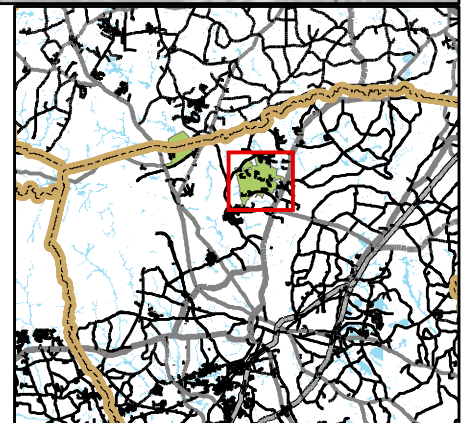
- Existing Trail
- Road - Paved
- Road - Unpaved
- Existing Facilities
- State Parks Unit



# TRAIL INVENTORY - SANDHILLS

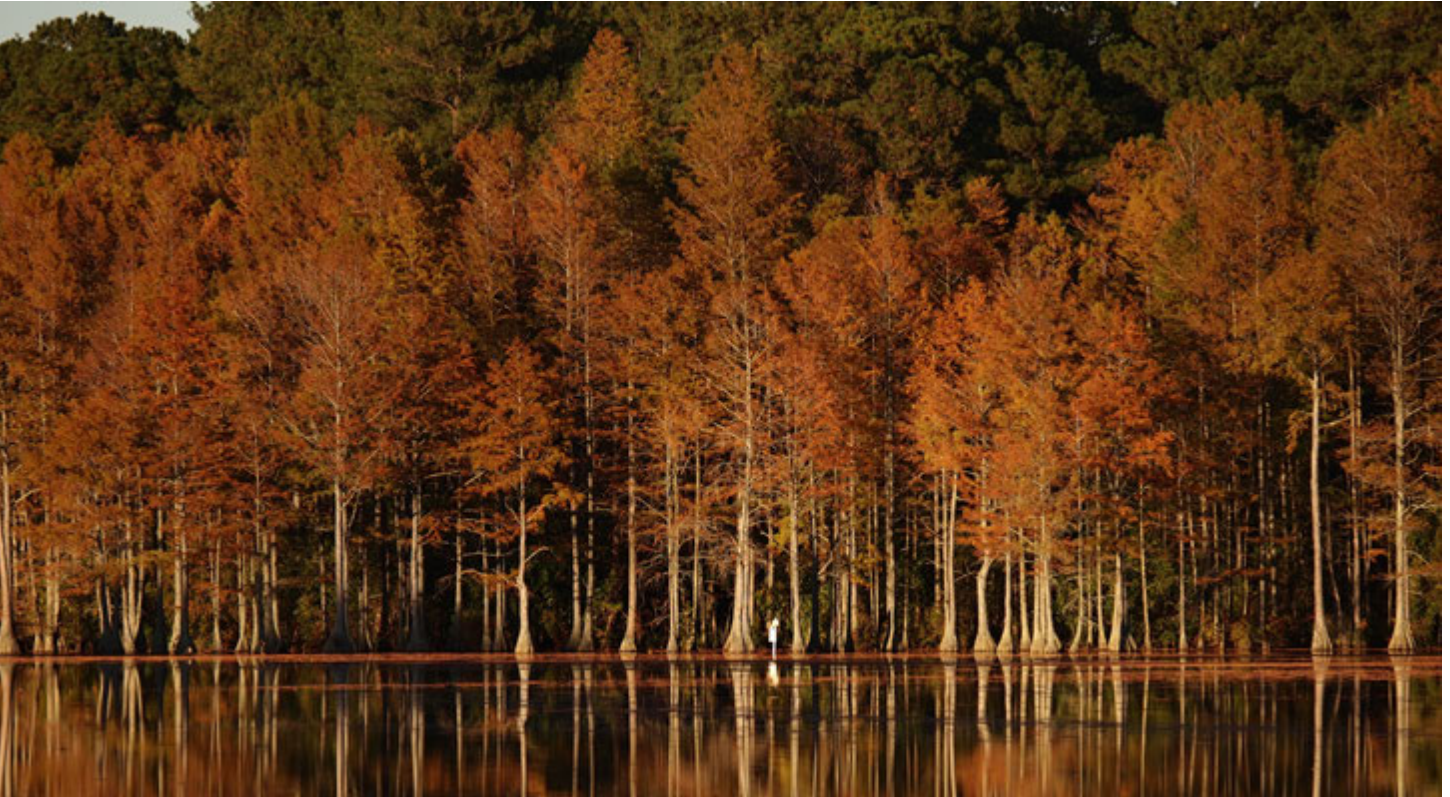


- Existing Trail
- Road - Paved
- Road - Unpaved
- Existing Facilities
- State Parks Unit





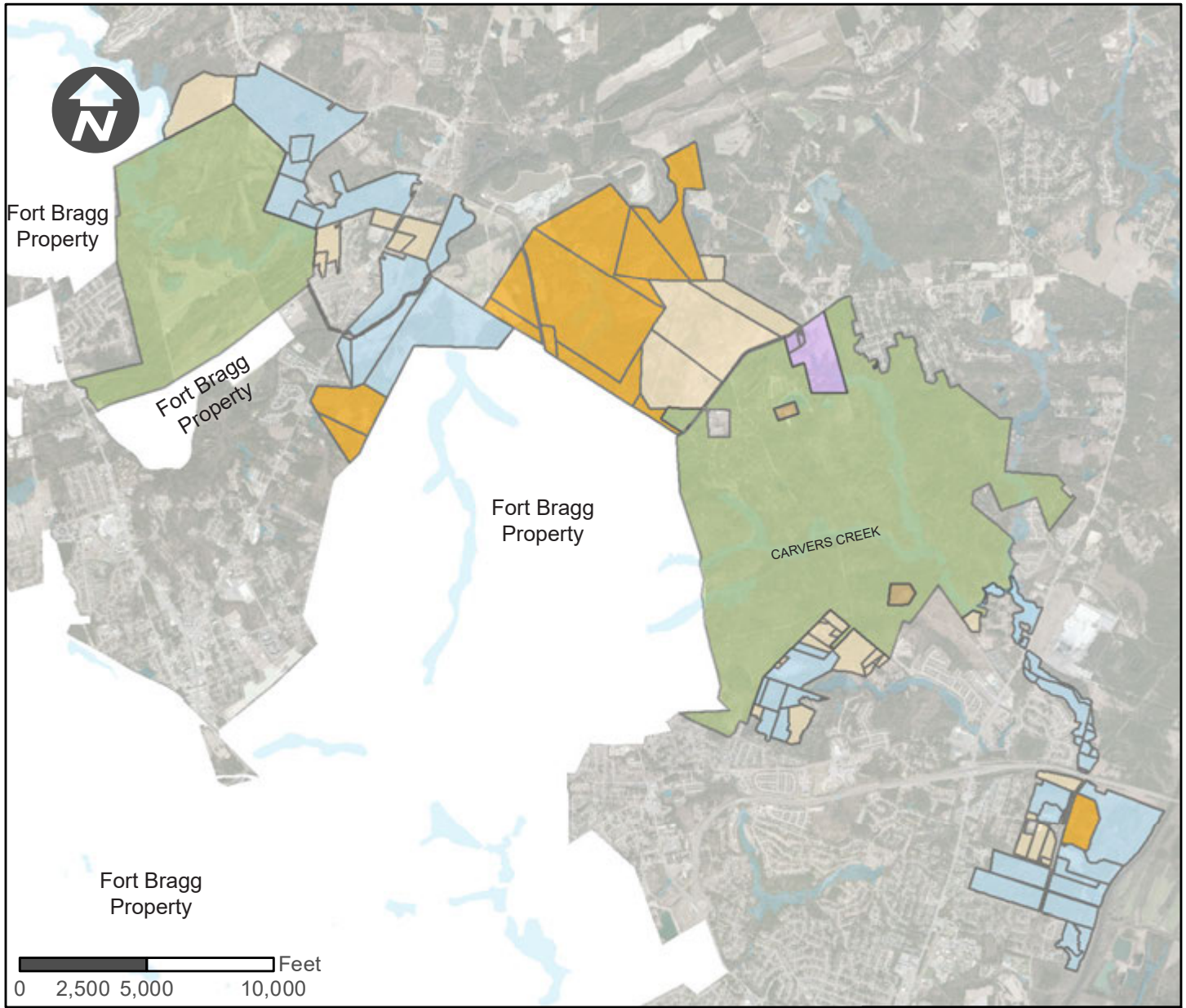
## IV. PLANNING



### LAND PROTECTION FOR STATE PARKS:

To achieve the highest level of connectivity between park properties already owned by the State of North Carolina, further acquisition of land is expected to take place. Additional land will ensure the maximum protection of natural resources, scenic preservation, outdoor recreation and public access. Each park has several tracts of land that have been distinguished as a future need or a critical need for the park. The following map shows Land Acquisition needs for Carvers Creek State Park.

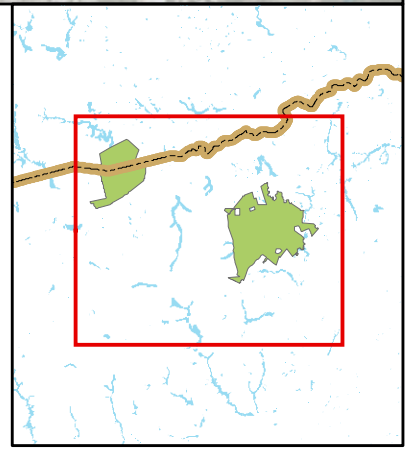
# LAND PROTECTION PLAN



## Land Protection Plan

### Acquisition Objective 1

- Primary resource protection
- Inholding
- Scenic protection
- Water quality protection
- Facilities development
- Buffer
- State Parks Unit





## PROJECT LIST

It is understood by park staff that the bond project to restore the Rockefeller House will likely cost more than the money currently allocated for the project. Moving forward with the bond project park staff will require that the designer provide bid alternates. It is understood that any bid alternate that is not covered within the scope of the bond project shall become prioritized above the following list of GMP projects. It is also understood that the majority of Long Valley Farm Phase I will be completed within the bond project except for the boardwalks and overlook, which are now included in Long Valley Farms Phase II.

GMP PROJECTS		
PROJECT #	PROJECT TITLE	*CONCEPTUAL COST
1	Rockefeller House Catchall	\$1,065,244
2	Long Valley Farm Phase II	\$2,281,250
3	Long Valley Farm trailhead and trail improvements	\$1,125,000
4	Long Valley Farm maintenance area improvements	\$900,000
5	Long Valley Farm group camp	\$956,250
6	Long Valley Farm agricultural complex renovation	\$3,375,000
7	Sandhills section maintenance area improvements	\$825,000
8	Contact station moved from Long Valley Farms	\$243,750
9	Carvers Creek Camping Study	\$50,000
10	Sandhills section ranger residence	\$375,000
TOTAL		\$11,196,494

\*Planning estimated project cost does not include design fee nor escalation.



# GMP PROJECT DESCRIPTIONS

## 1. Rockefeller House Catchall

It is noted that with current bond project overages that all itemized projects within the scope of the current bond project at the Rockefeller house will not be able to be completed with bond project funds. The initial priority of the GMP project list is to complete any of those projects that were not completed with bond project funds. This list of projects includes:

- Comfort Station	\$366,880*
- Pavilion	\$360,602*
- Gristmill	\$67,010*
- Boardwalk	\$145,752*
- Interior I&E Exhibit	\$125,000

\*Per consultants cost estimate

These projects, with the exception of the interior I&E exhibit and the contact station, were fully designed within the scope of the bond project. They are shovel ready and North Carolina State Parks has signed and sealed construction drawings in hand for each individual project.

Park staff would like to add an I&E exhibit that will include a timeline graphic in the main hall of the house as well as other exhibits to interpret the historical significance of the house and property overall. There is potential grant money associated with this project and/or it may be funded in the bond through donations. There is also the potential return of the Overhill exhibits to the Rockefeller House. It is included here, like the other add alternates, in case it is unable to be funded through the bond.

## 2. Long Valley Farm Phase II

The project extends from the infrastructure in Phase I. This project extends the roads and utilities to the planned day use area north of Jumping Run Creek. A new bridge is required and shall be included in this project. Adequate parking spaces (80 + 10 for future group camping) will accommodate the proposed two picnic shelters, adjacent group camping, restroom building, overlook, and a proposed canoe storage facility and fishing pier. Any outstanding renovation items of the Grist Mill and gates would be finalized in Phase II.

## 3. Long Valley Farm Trailhead and Trail Improvements

A trailhead will provide adequate parking. Six miles of 8- 10 feet wide trail will be built. These trails include hikers and bicycles combined within the same trail system. Actual trail mileage will be determined by site investigation and site constraints.

## 4. Long Valley Farm Maintenance Area Improvements

The entire maintenance yard and pole barn area will be paved over the deep sand to prevent ruts and erosion. This project includes paving the access road to and from the maintenance yard.



## GMP PROJECT DESCRIPTIONS CONTINUED

### **5. Long Valley Farm Group Camp**

A proposed group camp will be developed in the farm fields north of Jumping Run Creek. The primitive group camps are dependent on the development of the vehicular bridge associated with the Long Valley Farm Day Use Development - Phase II. Proposed shower house will be constructed using a well and well-house for water source. Parking for the group camp is now included in Project 2. 10 additional spaces for the group camp are added to the original 80 parking spaces that were proposed.

### **6. Long Valley Farm Agricultural Complex Renovation**

This project is the largest historical renovation in the park. The Agricultural Complex will have a large parking area to accommodate groups with gravel overflow parking. The various structures of the Agricultural Complex will be renovated to complement the historical architectural style. Three buildings; the great barn, the commissary, and the granary will be fully renovated. The remaining nine buildings will be renovated only to the point of structural stability and for building envelope security. The great barn will serve as the main focal point and gathering space for group events.

### **7. Sandhills Section Maintenance Area Improvements**

This project renovates the existing steel structure and develops the primary maintenance area. Included is a maintenance shop, office, pole barn, asphalt paved yard with security lighting and a chain link fence. This project includes extending/upgrading any utilities needed to the maintenance area.

### **8. Contact Station Relocated From Long Valley Farms to McCloskey Parking Lot**

A constant park ranger presence is now necessary at the McCloskey parking lot due to high volumes of people using the park's new trail system. This project involves relocating the existing Long Valley Farms Contact station to the McCloskey parking lot at the Sandhills Section. The new location will require a septic system, electrical extensions, and a well which are all included within the scope of this project. The McCloskey parking lot area is environmentally sensitive. To prevent environmental impacts the contact station shall be relocated within the current parking lot footprint. In order to further limit environmental impacts the septic system shall be located within the area currently housing the spoil mounds.

### **9. Carvers Creek Camping Study**

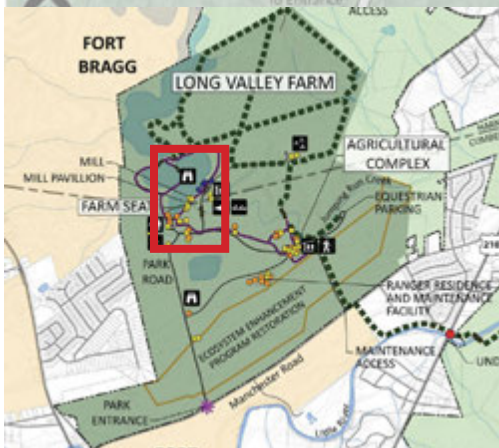
The camping study aims to determine the appropriateness of different types of camping at Carvers Creek State Park. With the feasibility of the master plan projects in the Sandhills section now in question, the study would look at appropriate land uses aligned with the mission and goals of the North Carolina Division of Parks and Recreation. If camping is deemed to be in demand and an appropriate use, various locations at Carvers Creek State Park will be considered for campground development.

### **10. Sandhills Section Ranger Residence**

Carvers Creek State Park Superintendent and NC State Parks Land Acquisition team will continue to monitor properties adjacent to the Sandhills Section that will adequately meet State Park requirements for a ranger residence.

# PROJECT CONCEPT PLANS

## GMP PROJECT 2 - LONG VALLEY FARM PHASE II



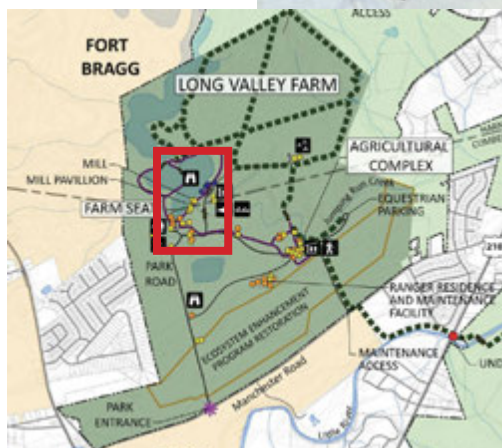
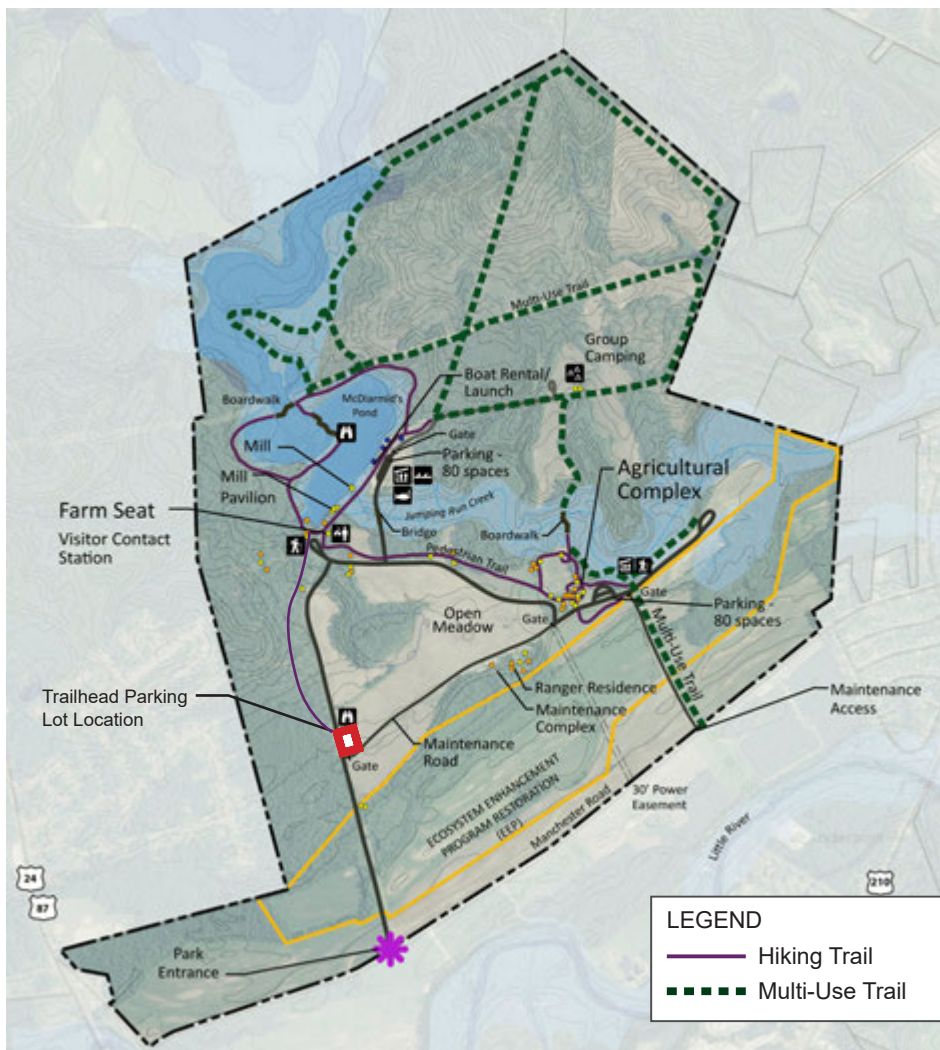
Concept shown is from the Carvers Creek State Park master plan. The initial scope of this project will be to perform a geotechnical assessment. Project layout and design may change depending on site conditions. Final project program will be determined by funding and staffing requirements.

Estimated Conceptual Costs Include

- Road and 90 Space Parking Lot
- Bridge
- 2 Picnic Shelters
- Restroom Building
- Canoe Storage Building
- Fishing Pier
- Overlook

# PROJECT CONCEPT PLANS

## GMP PROJECT 3 - LONG VALLEY FARM TRAILHEAD AND TRAIL IMPROVEMENTS

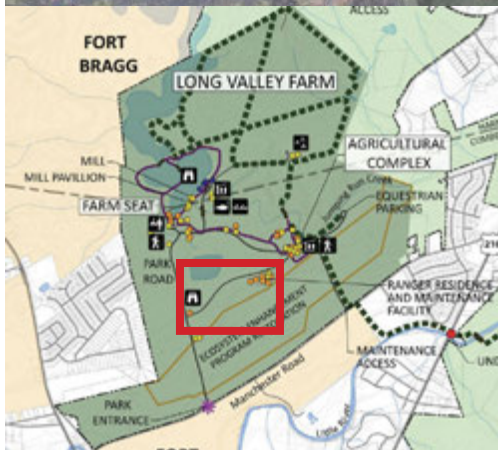
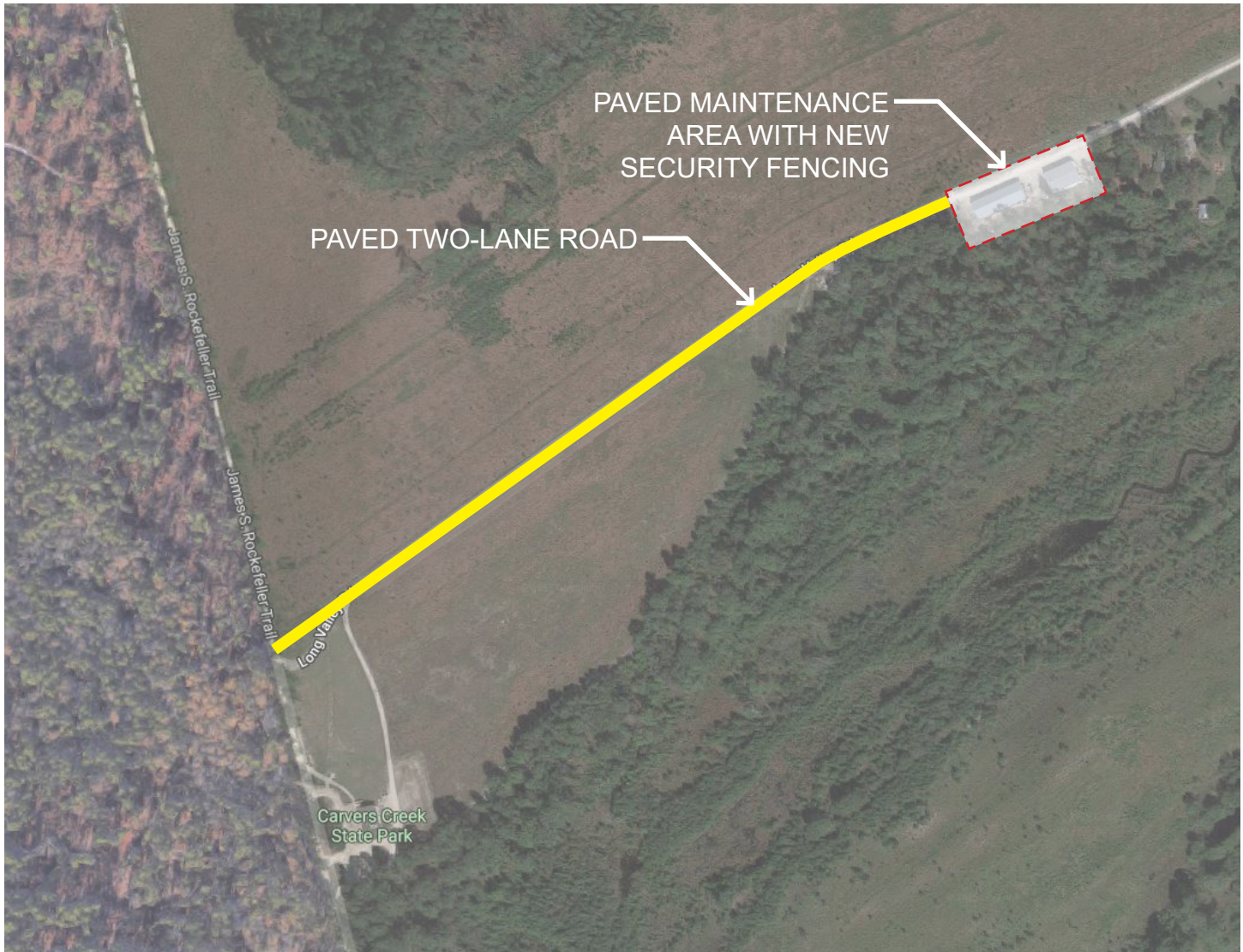


Concept shown is from the Carvers Creek State Park master plan. This project will convert the existing contact station parking lot into a trailhead parking lot. The project will complete the trail system at Long Valley including a connector trail to the newly converted trailhead lot. Project layout and design may change depending on site conditions. Final project program will be determined by funding.

- Estimated Conceptual Costs Include
- 6 Miles of trail built and/or improved
  - Trailhead Parking Lot. 40 Spaces (Gravel)
  - Vault Toilet

# PROJECT CONCEPT PLANS

## GMP PROJECT 4 - LONG VALLEY FARM MAINTENANCE AREA IMPROVEMENTS



The initial scope of this project will be to perform a geotechnical assessment of the existing roadbed. Final road alignment may change depending on site conditions. This road will initially be gated access only. The current alignment requires 2,000 LF of two-lane road and approximately 25,000 SF of additional pavement around the existing maintenance area.

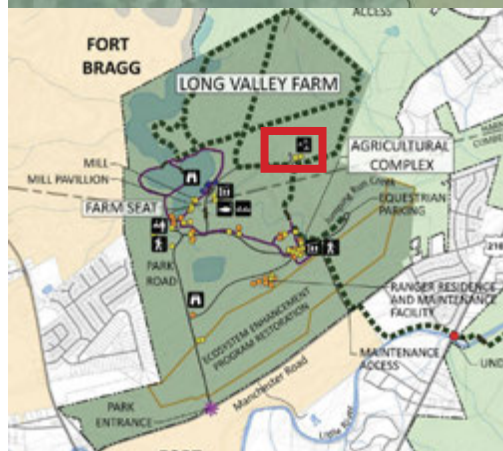
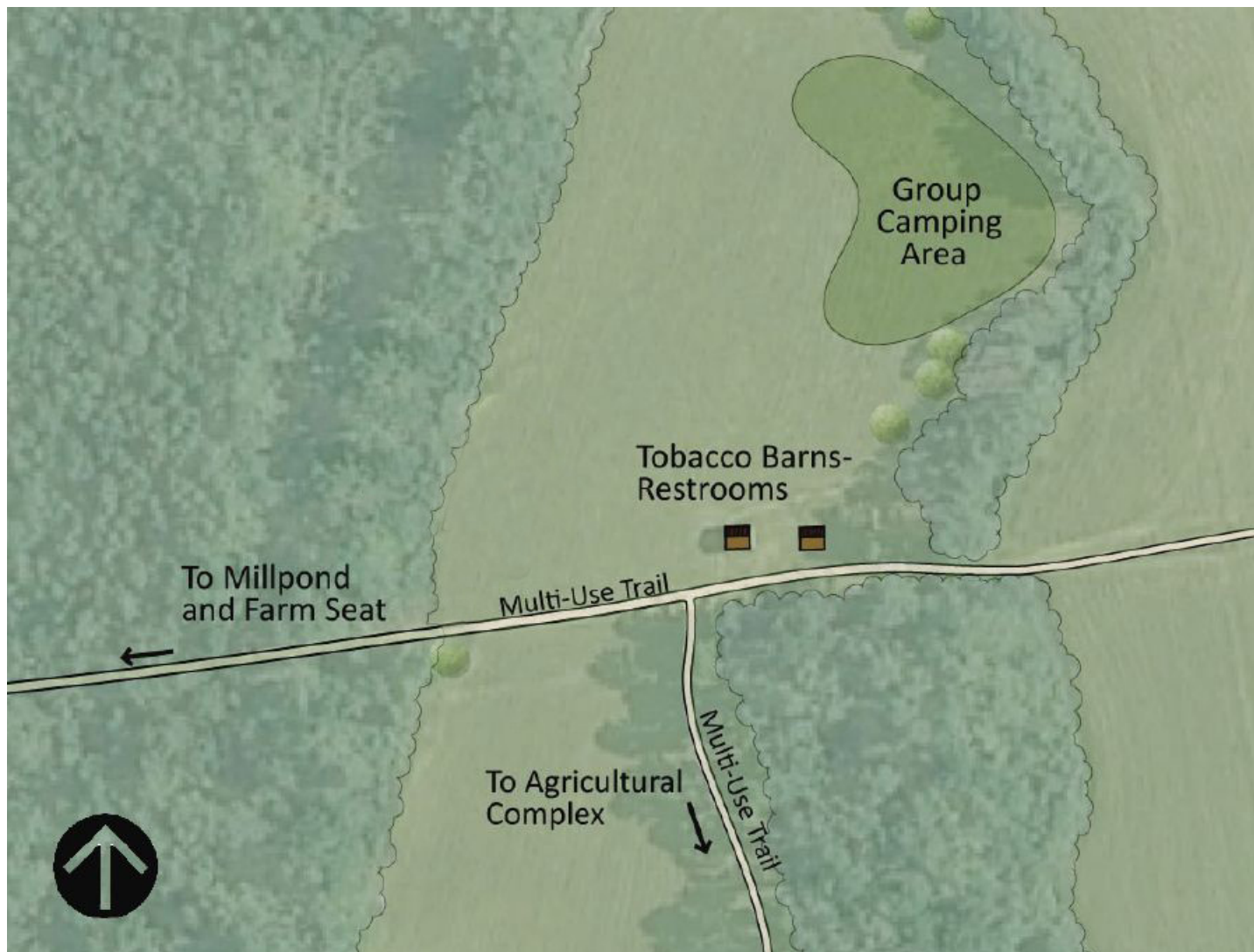
Estimated Conceptual Costs Include

- Paved Access Road (2000LF, 2-Lane)
- 25,000SF Pavement Around Maintenance Area



# PROJECT CONCEPT PLANS

## GMP PROJECT 5 - LONG VALLEY FARM GROUP CAMP



Concept shown is from the Carvers Creek State Park master plan. Final layout and design will be dependent on soils and other site considerations. Planning and park staff prefer a reduction in the amount of parking spaces shown. Parking spaces(10) are now included in GMP Project 2.

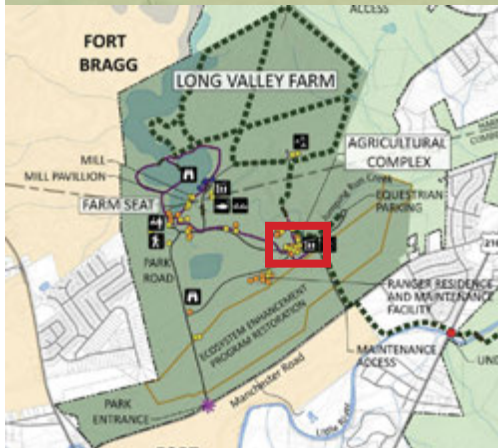
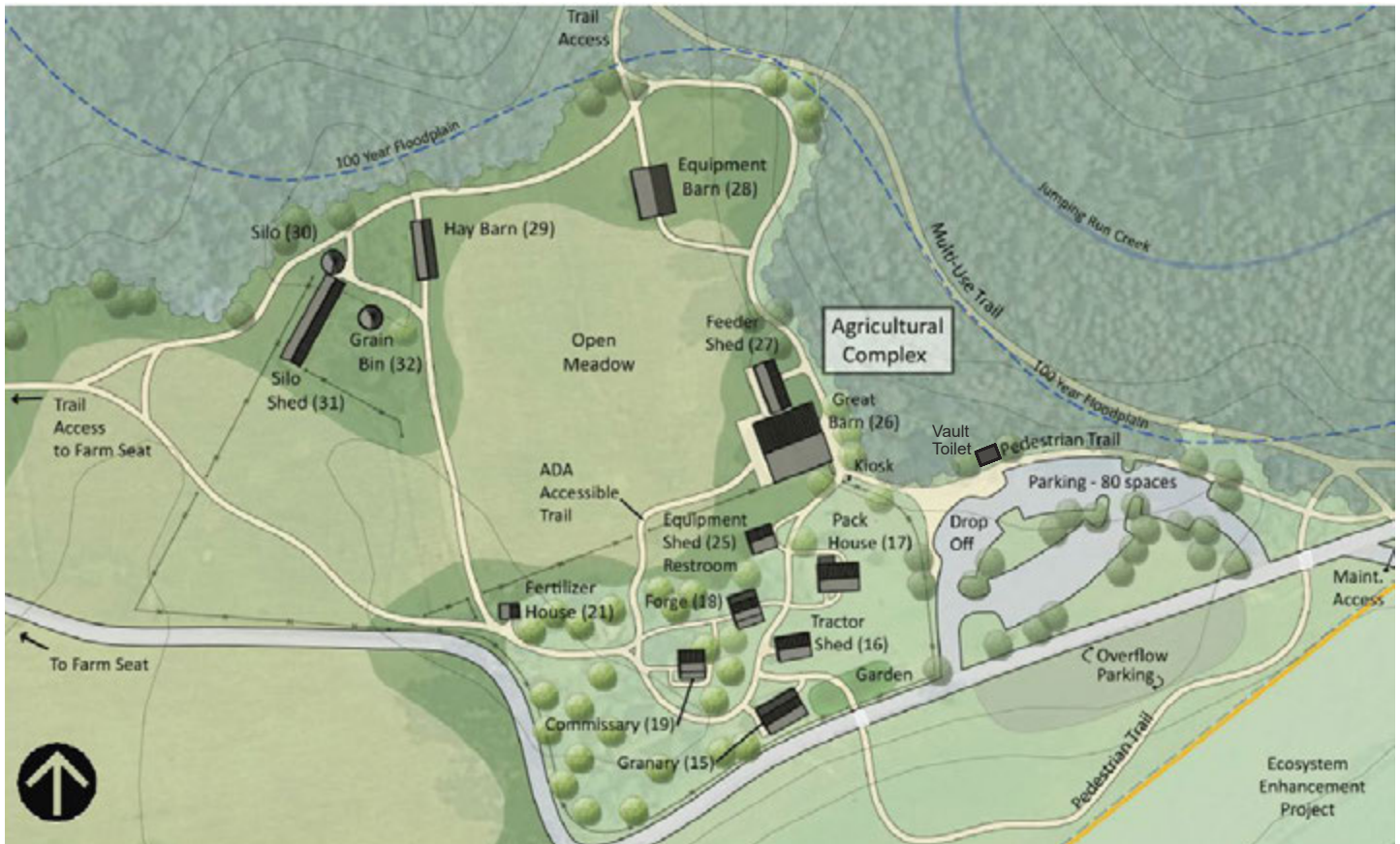
Estimated Conceptual Costs Include

- 3 Group Campsites
- Showerhouse

\*\*Project dependent on bridge completed in GMP Project #2 and MUT completed in GMP Project #3.

# PROJECT CONCEPT PLANS

## GMP PROJECT 6 - LONG VALLEY FARM AGRICULTURAL COMPLEX



Concept shown is from the Carvers Creek State Park master plan. Final layout and design will be dependent on soils and other site considerations. The initial scope of this project will be to perform both architectural and site assessments which shall include structural, ADA, subsurface utility, and geotechnical assessments. Final project program will be determined by funding and staffing requirements.

Estimated Conceptual Costs Include

- 3 Building Restoration (Great Barn, Granary, Commissary)
- 9 Building Stabilization
- 80 Space Parking Lot(Asphalt)
- Double Vault Toilet

# PROJECT CONCEPT PLANS

## GMP PROJECT 7 - SANDHILLS SECTION MAINTENANCE AREA IMPROVEMENTS



PAVED MAINTENANCE  
AREA WITH NEW  
SECURITY FENCING



The scope of this project includes approximately 15,000 SF of additional pavement around the maintenance area as well as building and security upgrades.

- Estimated Conceptual Costs Include
- Approximately 15,000SF Pavement Around Maintenance Area
  - Building and Security Upgrades

# PROJECT CONCEPT PLANS

## GMP PROJECT 8 - CONTACT STATION MOVED FROM LONG VALLEY FARMS



The initial scope of this project will be to perform an environmental and geotechnical assessment of the proposed contact station location. Final location of the contact station and septic field may change depending on site conditions and environmental impact.

Estimated Conceptual Costs Include

- Building Relocation
- Septic Field
- Electric Extension
- Well