

BLUE BALL PROPERTIES MASTER PLAN

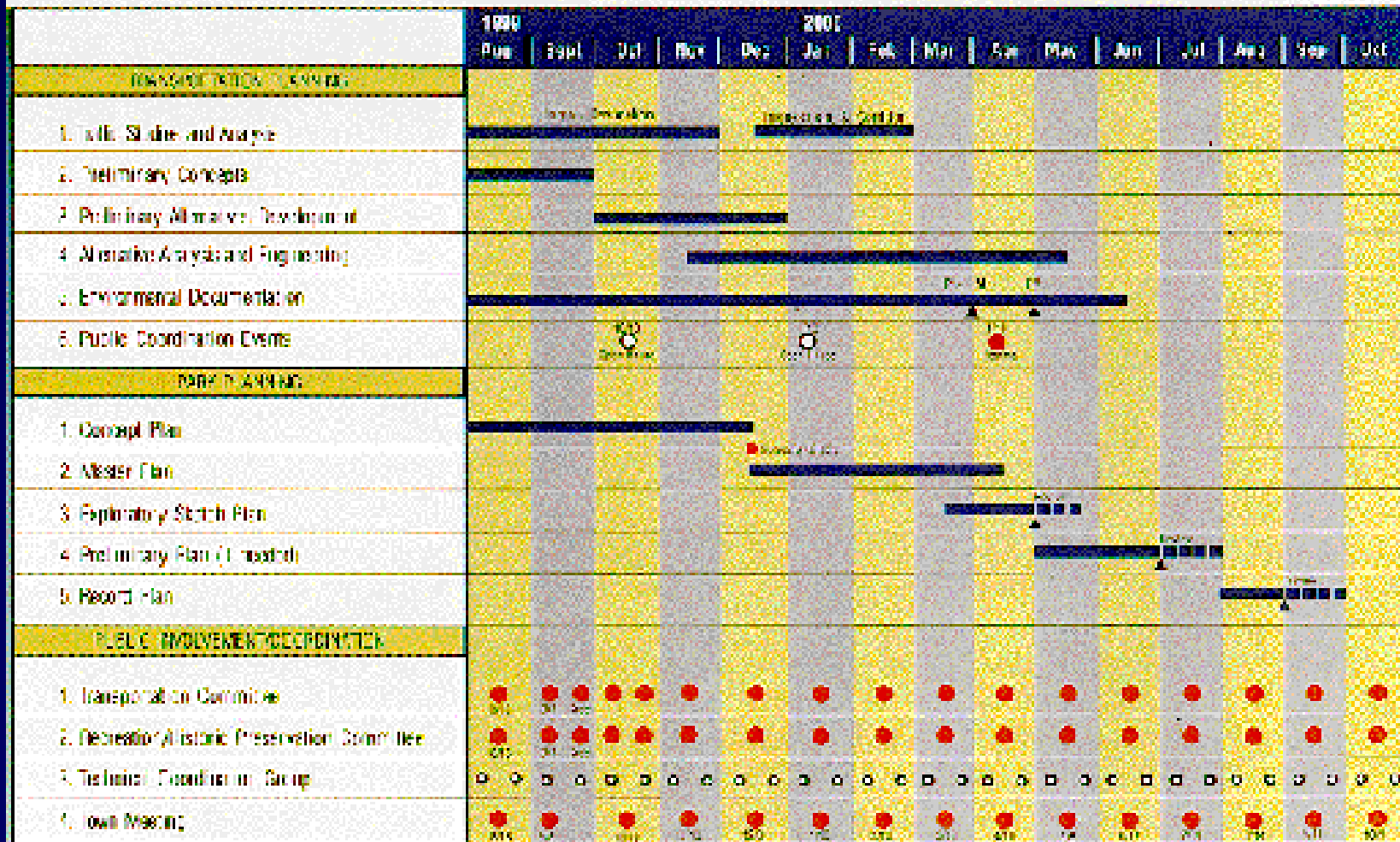


Recreation/Historic Preservation
Technical Committee Meeting
November 3, 1999



Schedule

Blue Ball Properties Master Plan Draft Schedule



Assumptions/Preliminary Conclusions

- Provide **Conservation Areas** with wildlife habitat enhancement.
- Provide for **Storm Water Management** (east and west of 202).
- Provide **Wetland Mitigation** (east and west of 202)
- Provide **Greenway Crossing** of 202.
- Restore and re-use historic **Blue Ball Barn**.
- Design **Park Roads** that provide access to the park and accommodate local traffic.

Issues

- Rock Manor Golf Course
- Reservoir Expansion
- Active Recreation Fields

Issues/Options

Rock Manor Golf Course Options

- a. Add 2 holes
- b. Add 2 holes and practice/teaching facility
- c. No expansion

Issues/Options

Reservoir Expansion Options

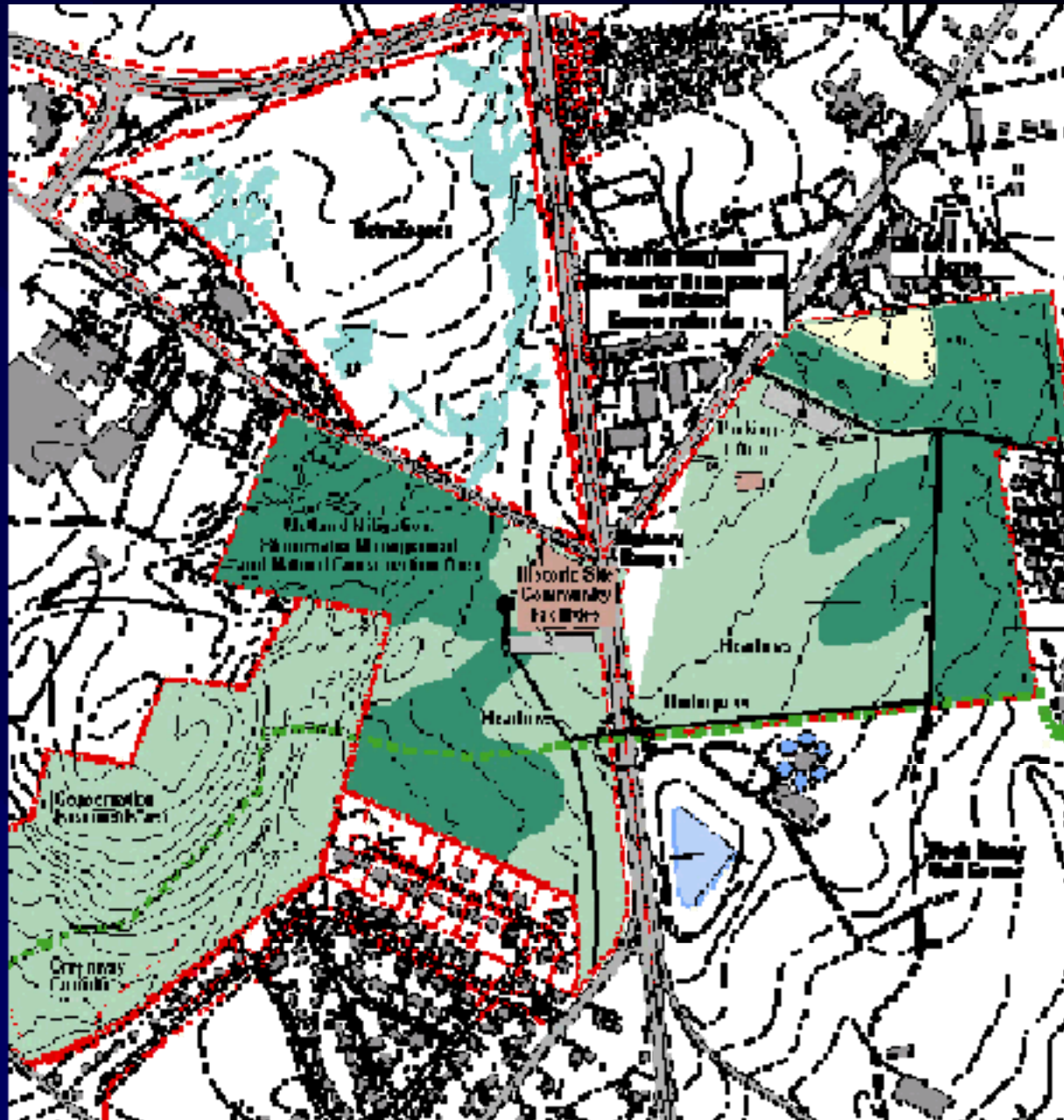
- a. Maximum storage on each side of 202
- b. Storage only on east side of 202
- c. No reservoir expansion

Issues/Options

Active Recreation Fields Options

- a. Modest Program
- b. Medium Program
- c. Maximum program (with golf expansion)

Recreation Alternative I

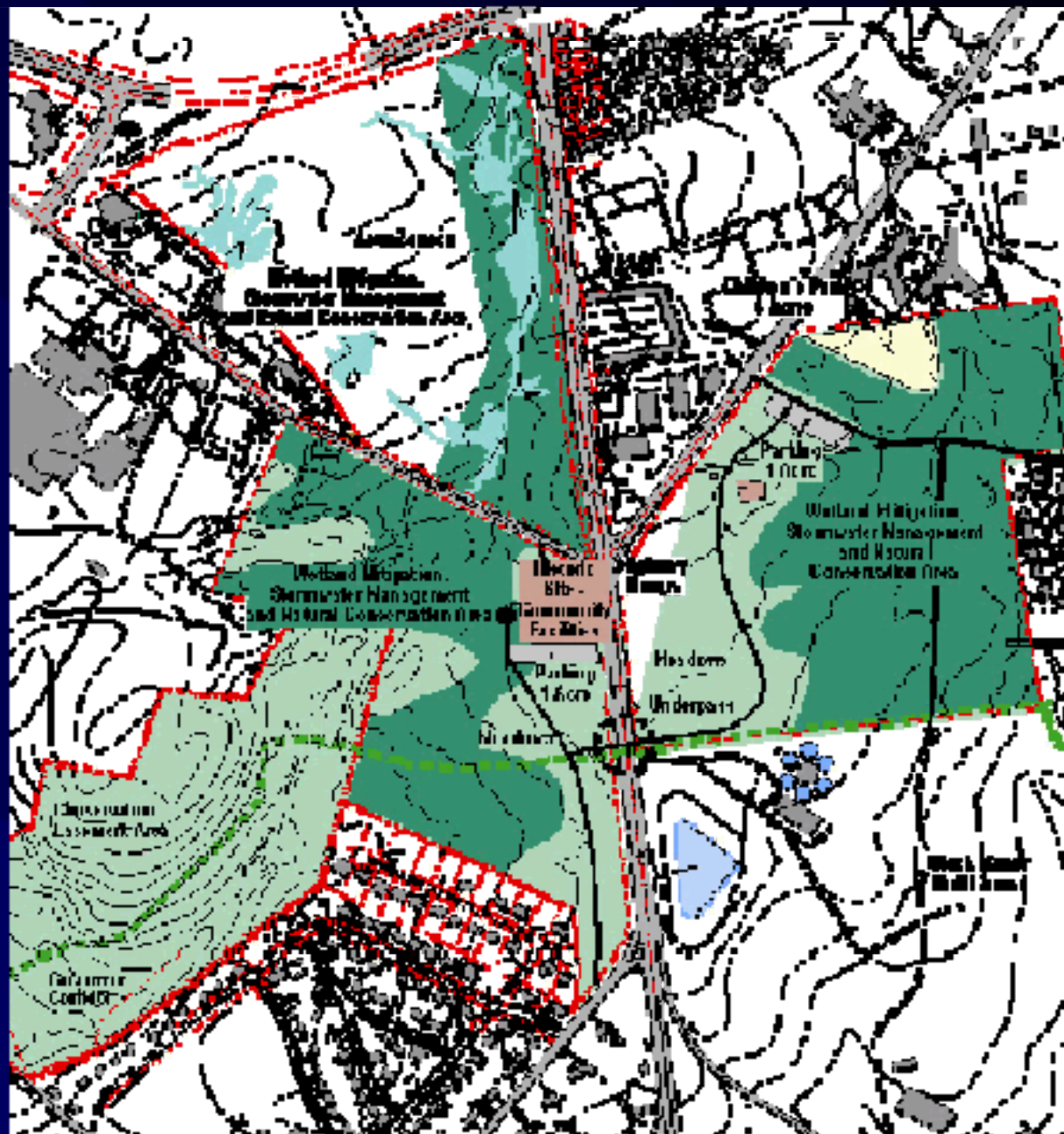


ALTERNATIVE 1 REVISED (MAXIMUM CONSERVATION)

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Children's Park	4 acres		4
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and other Natural Conservation Areas	123 acres	54	69
Alapocas Natural Conservation Easement Area	70 acres		
Total	339 acres	63	89

Recreation Alternative II



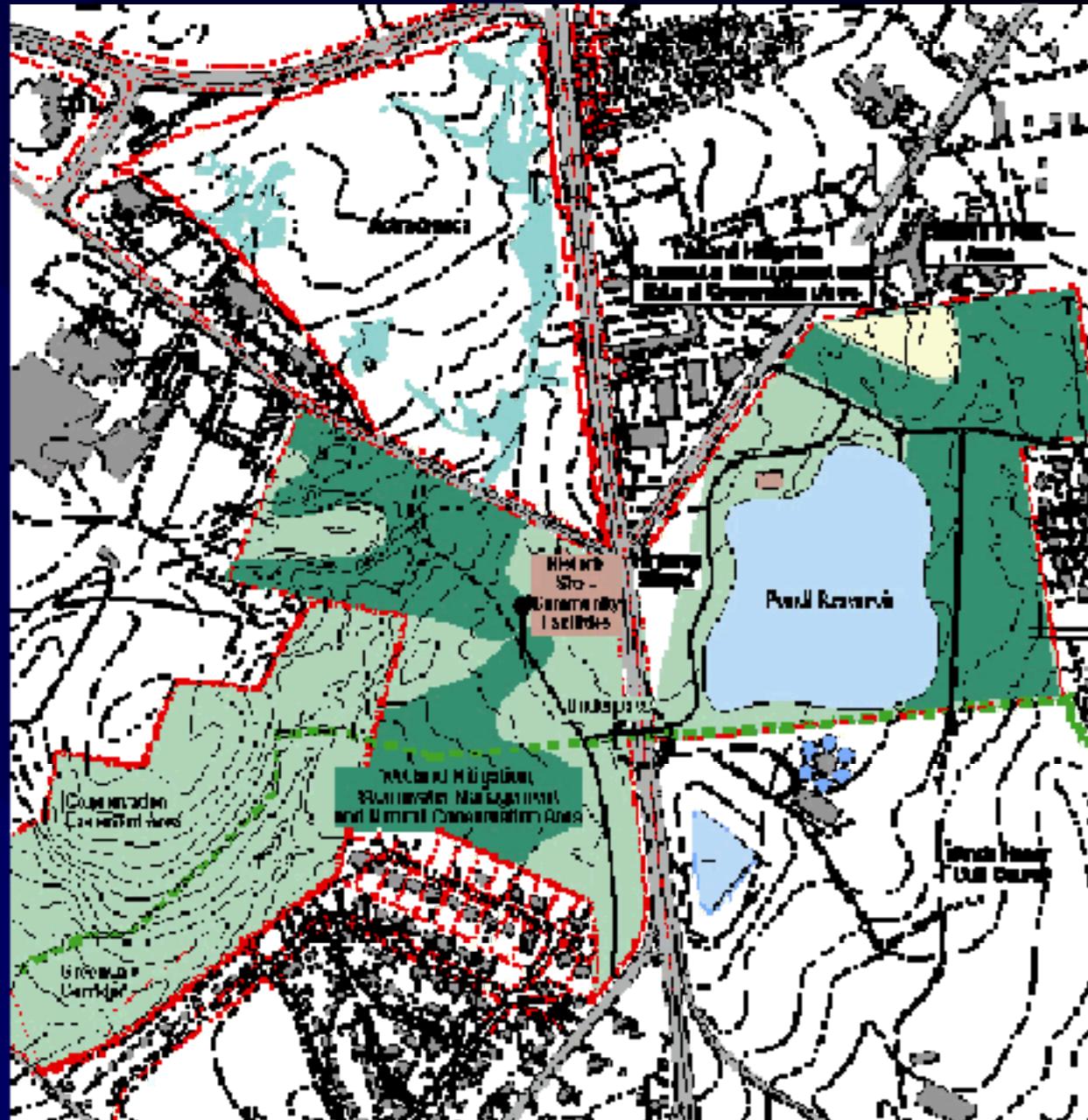
ALTERNATIVE 2 REVISED (Maximum Conservation including AZ site)

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Playfields, Playground			
Children's Park	4 acres		4
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and other Natural Conservation Areas	123 acres	54	69
Alapocas Natural Conservation Easement Area	70 acres		
Total	339 acres	63	89



Recreation Alternative III



**ALTERNATIVE 3 REVISED (Maximum Conservation with Weldin
Pond/Reservoir)**

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Playfields, Playground			
Children's Park	4 acres		4
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and other Natural Conservation Areas	91 acres	54	37
Pond/Reservoir	32 acres		32
Alapocas Natural Conservation Easement Area	70 acres		
Total	339 acres	63	89



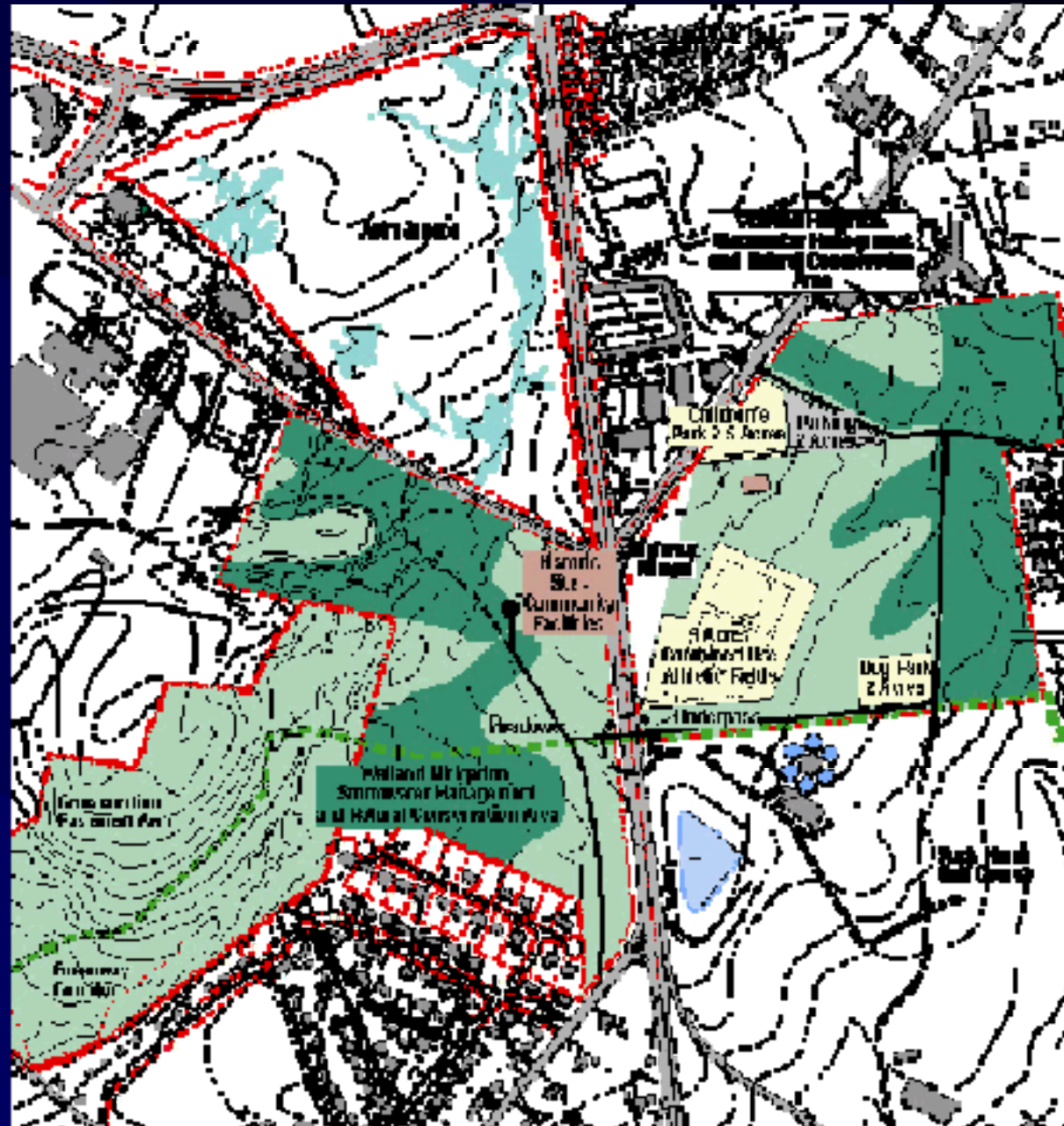
**ALTERNATIVE 4 REVISED (East and West Reservoirs,
Conservation and Athletic Fields)**

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Playfields, Playground			
Combined Use Athletic Fields	7.5 acres		7.5
Children's Park	2.5 acres		2.5
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and other Natural Conservation Areas			
	85 acres	43	42
Pond/Reservoir	32 acres	11	21
Alapocas Natural Conservation Easement Area			
	70 acres		
Total	339 acres	63	89



Recreation Alternative V



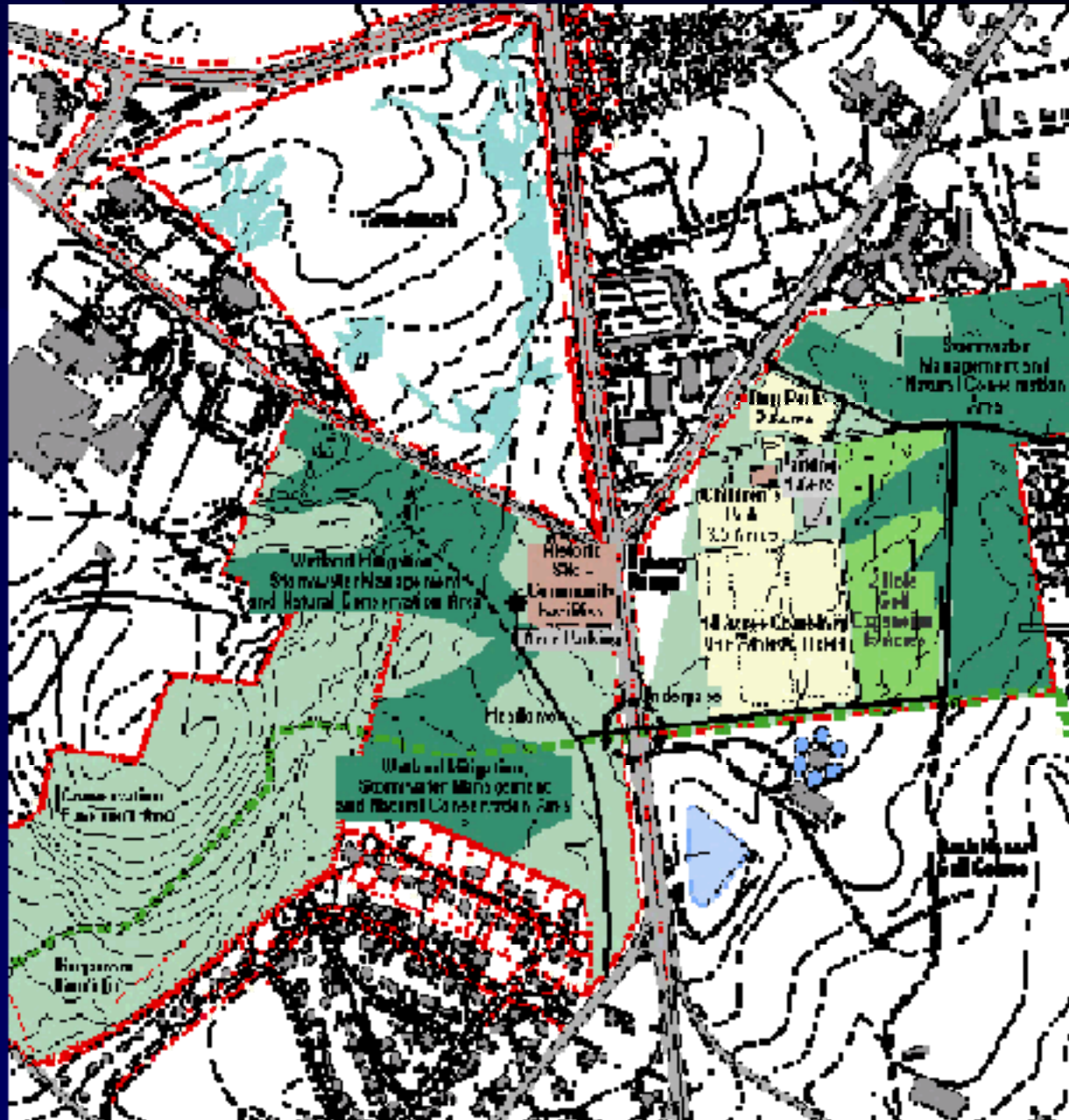
ALTERNATIVE 5 REVISED (Conservation and Minor Athletic Fields)

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Existing Golf Course to remain	117 acres		
Playfields, Playground			
Combined Use Athletic Fields	9 acres		9
Children's Park	2.5 acres		2.5
Dog Park	2 acres		2
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and			
other Natural Conservation Areas	113.5 acres	54	59.5
Alapocas Natural Conservation			
Easement Area	70 acres		
Total	339 acres	63	89



Recreation Alternative VI



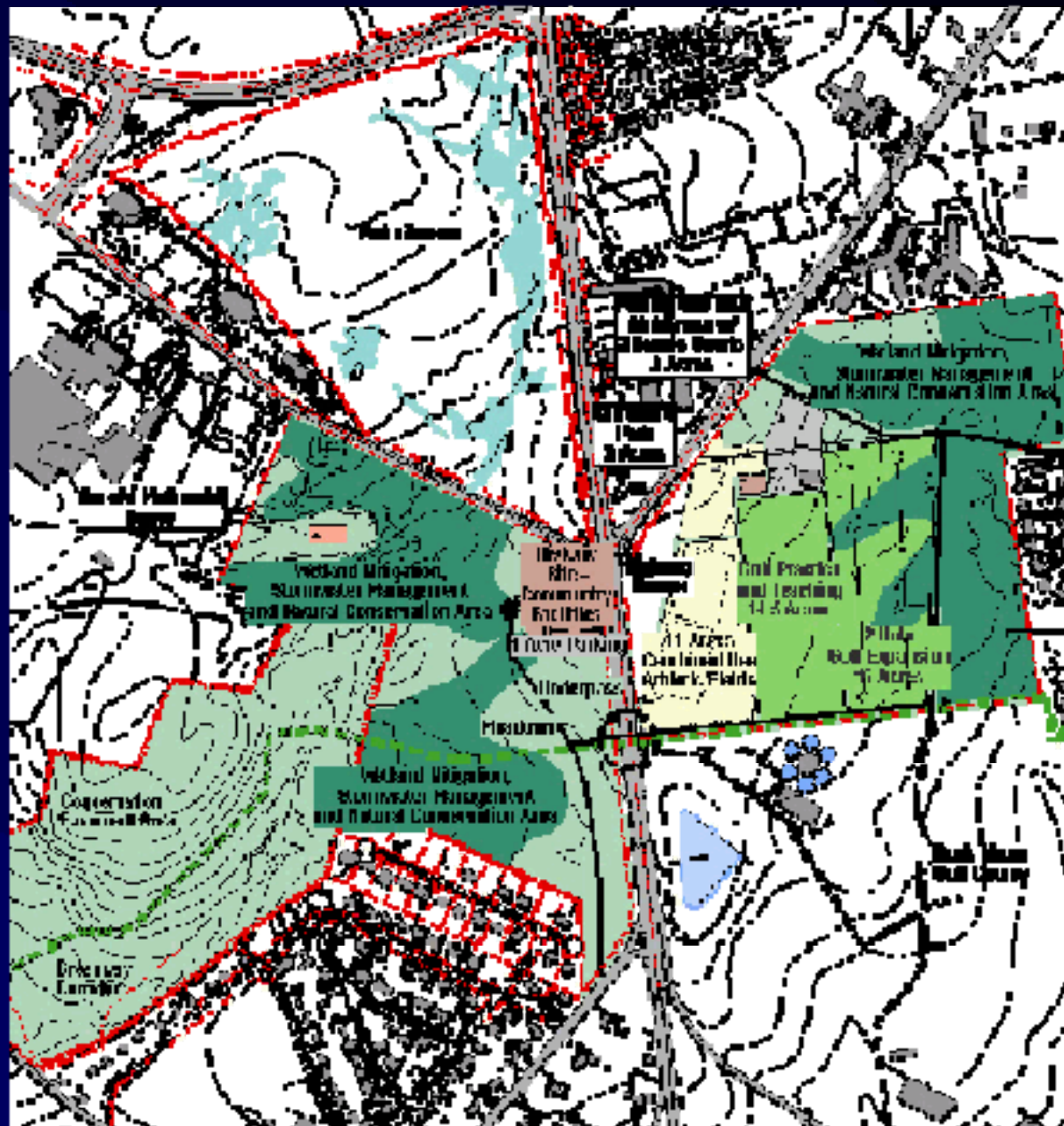
ALTERNATIVE 6 REVISED (Athletic Fields and 2-Hole Golf Expansion)

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Expand existing course (15 acres)	132 acres		15
Playfields, Playground			
Tennis	0.5 acres		0.5
Combined Use Athletic Fields	14 acres		14
Children's Park	3.5 acres		3.5
Dog Park	2 acres		2
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and other Natural Conservation Areas			
Alapocas Natural Conservation Easement Area	70 acres		
	92 acres	54	38
Total	339 acres	63	89



Recreation Alternative VII



**ALTERNATIVE 7 REVISED (Maximum Golf Improvements,
Clubhouse and Athletic Fields)**

Recreation Activities including parking and buildings

Golf Course		Alapocas	Weldin
Expand existing course (15 acres)	132 acres		15
Golf Practice and Teaching Range	14.5 acres		14.5
Playfields, Playground			
Combined Use Athletic Fields	11 acres		11
Tennis-2courts+clubhouse+parking	3 acres		3
Children's Park	3 acres		3
Historic Building Enclave	3 acres	3	
Park Circulation	18 acres	6	12
Roadway Improvements-Highway Ramps	4 acres		4
Stormwater Management, Wetland and			
other Natural Conservation Areas	80.5 acres	54	26.5
Alapocas Natural Conservation			
Easement Area	70 acres		
Total	339 acres	63	89

