A PRELIMINARY DEVELOPMENT PLAN

FOR A

RECREATION LAKE (LAKE MERCER)

DAM SITE #1, SOUTH RUN

IN

THE POHICK WATERSHED

FAIRFAX COUNTY, VIRGINIA

PREPARED FOR

FAIRFAX COUNTY BOARD OF SUPERVISORS

NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT

BY

THE FAIRFAX COUNTY PARK AUTHORITY
4030 HUMMER ROAD
ANNANDALE, VIRGINIA

JUNE, 1975

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I GENERAL

INTRODUCTION

The Pohick Stream Valley is one of the last remaining undeveloped areas of land in Fairfax County. The region has a natural character that is rarely found in an area so close to a large metropolitan area.

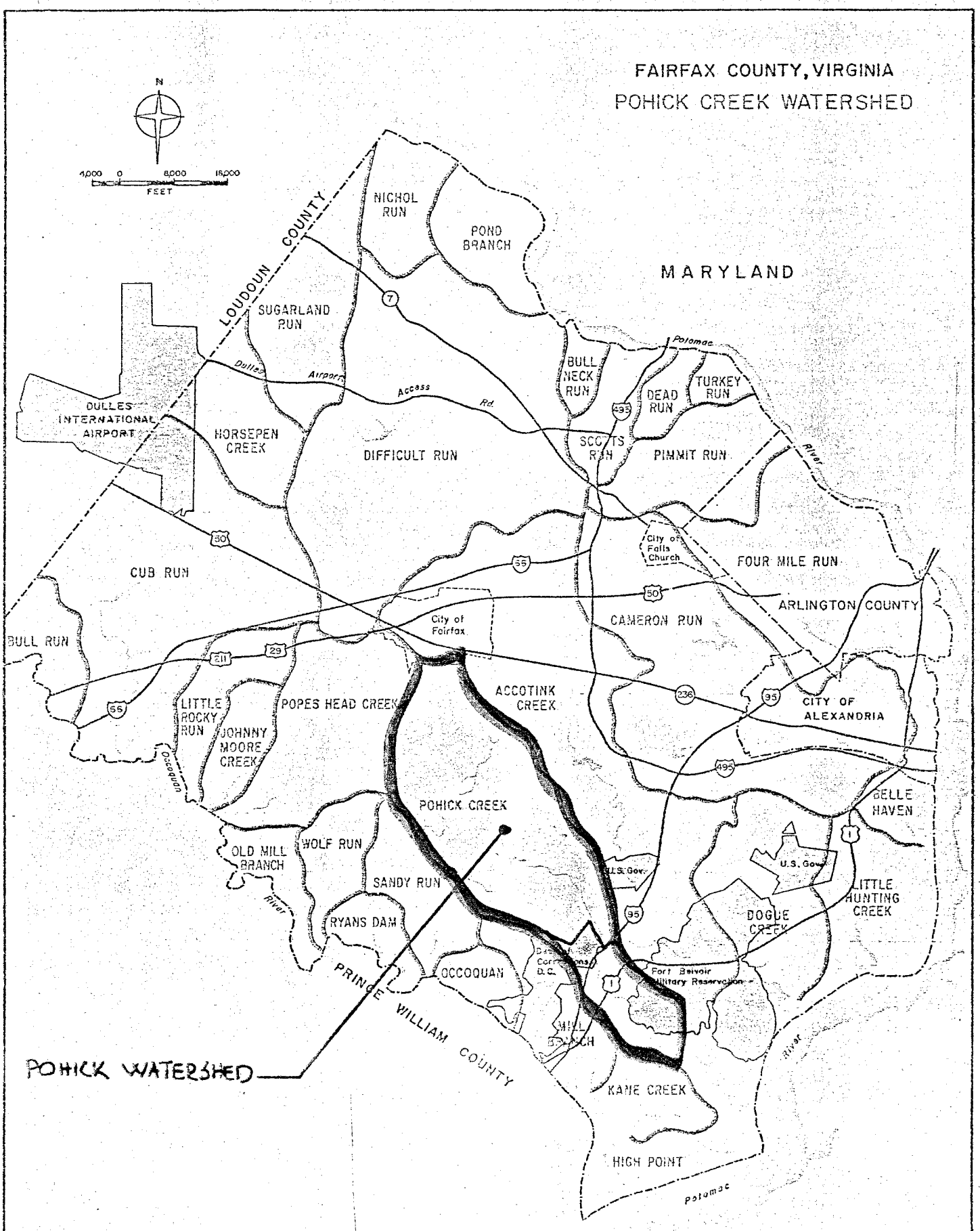
The Pohick watershed contains approximately 22,700 acres of undeveloped land along the Pohick Creek and its two main branches; the South Run and the Middle Run. The upper limits border the City of Fairfax and the lower limits extend to the Gunston Cove on the Potomac River.

Much of the area is forested with extensive stands of timber and the topography is rolling and gentle.

The watershed is a very desirable area for future urban development due to its rolling topography, moderately steep slopes, scenic character, and proximity to existing urban development and transportation facilities.

Residential development has been slow in the region up until the present time. However, with the construction of new sewage facilities and numerous applications being filed for rezoning in the area, it is evident that extensive development is inevitable in the not too distant future.

The types of soil and the topography in the watershed, however, render the area subject to extensive erosion and siltation. Under normal rainfall, the lower sections of the watershed, which are natural and undeveloped, are subject to moderate


FAIRFAX COUNTY, VIRGINIA
POHICK CREEK WATERSHED
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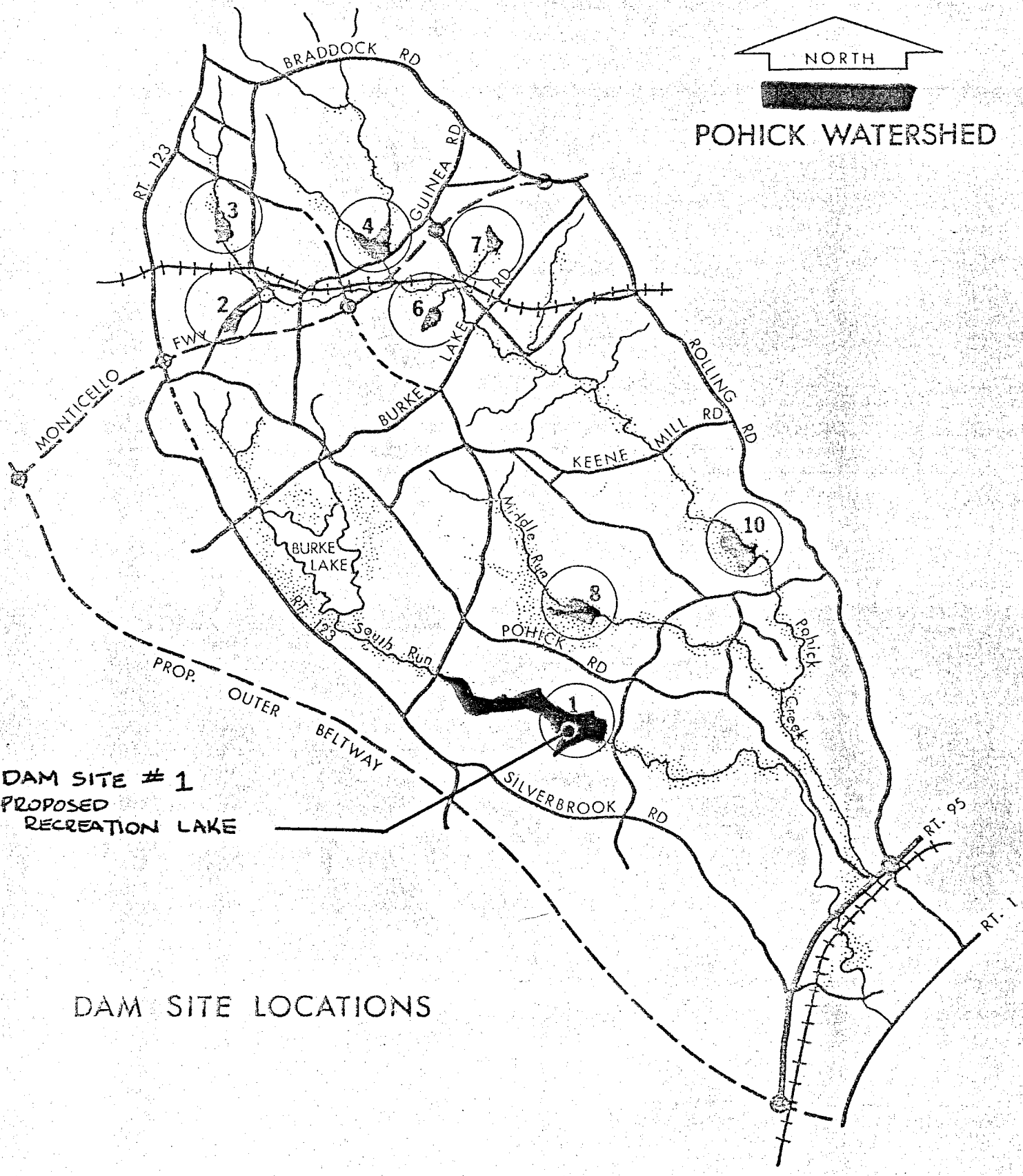
FEET
LOUDOUN COUNTY
MARYLAND
NICHOL RUN
POND BRANCH
SUGARLAND RUN
Dulles Airport Access Rd.
DULLES INTERNATIONAL AIRPORT
HORSEPEN CREEK
DIFFICULT RUN
BULL NECK RUN
DEAD RUN
TURKEY RUN
SCOTTS RUN
PIMMIT RUN
Potomac River
CUB RUN
City of Falls Church
FOUR MILE RUN
ARLINGTON COUNTY
CAMERON RUN
City of Fairfax
BULL RUN
LITTLE ROCKY RUN
JOHNNY MOORE CREEK
POPES HEAD CREEK
ACCOTINK CREEK
CITY OF ALEXANDRIA
Occoquan River
POHICK CREEK
BELLE HAVEN
OLD MILL BRANCH
WOLF RUN
SANDY RUN
U.S. Gov.
LITTLE HUNTING CREEK
DOGUE CREEK
RYANS DAM
OCCOQUAN
Fort Belvoir Military Reservation
PRINCE WILLIAM COUNTY
MILL BRANCH
KANE CREEK
HIGH POINT
Potomac River
POHICK WATERSHED

flooding, and only minimum damage is done to roads. As development gains momentum, runoff will be increased to the extent that severe flooding could result. It is because of these factors - the increased erosion and siltation, and increased runoff inherent with development - that the Pohick Creek Watershed Work Plan was developed in 1967 by Northern Virginia Soil & Water Conservation District and The Fairfax County Board of Supervisors and is being implemented by these two local sponsors and the Soil Conservation Service.

The Pohick Creek Watershed Plan is unique in that it was not proposed to deal with existing flooding problems nor to enhance and restore lands to permit future development. Instead, the plan is a supplement to the overall development plan for the area to be converted rapidly from a nearly natural rural condition to an area of comparative intensive urbanization.

The overall plan calls for the construction of eight dams along various streams within the watershed, and land treatment measures including among other things, reduction of erosion on remaining agricultural land through selective planting and cultivation; on non-agricultural lands through control measures such as grasses and legume rotation, grassed waterways, pasture and hayland renovation, planting and management; and on miscellaneous lands, including lands developed and under development, through plantings on critical areas, debris basins, ditch and bank seeding, diversions, and other mechanical and vegetative measures developed by Fairfax County in concert with the Soils Conservation Service.

VICINITY MAP



DAM SITE LOCATIONS

This plan was developed so full advantage could be made of the flood control structures (dams) in planning recreational facilities.[1]

The Fairfax County Park Authority, in its desire to provide adequate recreational facilities for the County and preserve the fast disappearing open spaces, has seen fit to plan for the future recreational and conservational needs in this critical area in conjunction with the PL 566 Program.

In a resolution adopted April 9, 1973, the Fairfax County Park Authority proposed the creation of a large recreation lake in the South Run stream valley.

The lake would be created by increasing the height of the proposed dam and spillway at site number 1 which would in turn increase the size of the permanent pool from 43 to approximately 162 acres.

An impoundment of this size, with the resultant increase in contiguous land would provide the opportunity for developing a wide range of recreation facilities, while serving the intended flood control purposes and conserving valuable natural areas in the potentially highly developed South Run area.

This report is the result of a preliminary study by the Fairfax County Park Authority staff under the guidelines determined by the Park Authority, to determine the recreational potential for this facility within the context of both the County and

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[1] Pohick Watershed Work Plan, January, 1967.

regional recreational objectives and initiate possible cooperation between involved agencies at the local and federal levels in providing a resource which would be of incalculable value to the people of the northern Virginia and National Capital areas.

PARK OBJECTIVES

The Park Authority's objectives for the proposed park have been formulated with the goal in mind of providing a unique type of recreation and conservation experience for local citizens and visitors to the region.

The proposed park and impoundment is in a key location in that although presently in a semi-rural area, in the near future this area will undoubtedly be intensely developed.

The creation of this resource should attempt to:

1. Provide a setting for water-based recreation, an activity highly in demand in the Chesapeake-Potomac region. A well balanced variety of recreational activities is essential in that the area will be serving a complete cross section of visitor-participants, from the casual hiker and picnicker, to the experienced regatta sailor, to the County resident or out-of-state family on an extended camping trip. Care should be taken to not overdevelop the area so that its inherent appeal is destroyed.

2. Preserve the unique natural character of the South Run area, which has been recognized as one of the few remaining undisturbed natural areas in the region.

3. Provide a natural buffer between the future suburban developments in the Pohick watershed.

4. Provide the intended flood and siltation control necessary when suburban development gets underway.

The implementation of this type of facility has proved to be of immense value in other sections of the Country; however, very little advantage of the available programs has been taken in the State of Virginia to date.

This project, the first of its type in the State, would provide physical, educational, aesthetic, and flood control benefits to a rapidly urbanizing area and serve as a showcase and prototype as to what can be accomplished within the framework of the various programs designed to bring water-based recreation to a greater segment of the population.

SITE DESCRIPTION AND PROPOSED PARK FACILITIES

The proposed recreation area is located approximately two miles south of Burke Lake. It is bounded by Hooes Road to the east, Silverbrook Road and Ox Road to the south, Lee Chapel Road to the west, and Pohick Road to the north. Access is available from these roads although improvements would be necessary to handle the increased traffic volume. The site is approximately three miles west of Interstate 95, the major north-south route on the east coast.

The site has an area of approximately 1,600 acres and is divided almost evenly by South Run,a meandering stream of varying width and depth.

The area is about 90% forest covered with southern pine, oak, beech, and hickory being the predominant species. The forest is nearing maturity and contains some of the largest single species in the region.

The animal population includes deer, fox, raccoon, muskrat, squirrel, and numerous others native to this type of forest.

The general topography of the site is rolling with elevation differences of 180'.

The slopes on the site vary greatly. There are limited areas where the slopes are less than 15 percent which is generally considered the maximum allowable for building purposes, although these account for less than 10 percent of the overall area. The majority of slopes are in the 10-30 percent range, a category which allows for limited development under the proper conditions and the remainder are in excess of 30% which is usually considered as unfit for development.

The soils of the region are many and varied but consist mostly of the appling gritty loams typical of those found in the southern part of Fairfax County. These soils are good for building and septic fields and for the most part would not preclude development or retention capabilities for impoundments.

Man Made Features - The site is virtually untouched except for sparce residential development on the perimeter mainly along Hooes Road, Lee Chapel Road, and Silverbrook Road and minimal agricultural use in the interior.

Three utility easements cross the property, two VEPCO and one Plantation Pipeline gas line. Electric and water service

is available to the site from Ox Road. No sanitary sewer exists in the area at the present time.

The site proposed for the construction of the dam is just west of Hooes Road about one half mile south of Pohick Road. The original flood control impoundment designed by Soil Conservation Service would stretch approximately 4/5 of a mile northwest and be 700' wide at its widest point, providing surface area of the permanent pool would be 43 acres.

The new enlarged impoundment would stretch almost 1.7 miles to Lee Chapel Road, be approximately 2,500' wide at its maximum point, and provide a total surface area of 162 acres for the normal pool and 215 acres at the maximum flood level.

Safety measures would be an integral part of the overall design. An emergency spillway is to be provided adjacent to the dam which would permit water to be released from the impoundment in the event that design high water* is reached during periods of excessive rainfall.

A siltation control dam should be constructed at the upper end of the lake to help maintain water quality. Adequate trail access will be provided around the perimeter with gradual slopes to the waters edge.

The Park Authority has set minimum standards for the desirable amount of land contiguous to impoundments of this scale. In this particular project, with a proposed permanent pool of 162 acres, the ideal additional acreage required would be about 320-400 acres, making the total desirable acquisition approximately 480

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*Design High Water is approximately 4" above the 100 year flood plain line or in this case, elevation 249.0.

to 550 acres. Within this acreage would be developed:

1. Picnic areas with the capacity to accomodate 1,000 picnickers, complete with parking, picnic tables, shelters, comfort stations, and play areas.

2. A boating center with docks, rental and administration building, launching ramp, and parking areas, capable of handling 150 boaters at one time.

3. A sixty unit camping area with comfort stations.

4. A nature center with parking and a capacity of 350 persons daily.

5. A swimming area with beach, bathhouses, comfort stations, and parking capable of handling 1,000 swimmers daily.

6. Fishing facilities, including piers, bait house, and shoreline access areas for up to 200 people.

7. An American Youth Hostel with a daily capacity of 20 guests.

8. A complete trail system connecting all integral park facilities and linking the park to Burke Lake and other existing stream valley parks in the vicinity.

9. Two lane automobile roads providing access to park facilities.

10. All necessary facilities required for maintenance and administration of the Park such as offices, equipment yards, boat storage areas, first aid stations, etc.

Existing buildings could be used for residences for park personnel, storage, etc., if found to be structurally sound and aesthetically in character with the park.

All facilities are to be located with respect to desirable access, ease of maintenance, locations of utilities, proper sun and wind orientation, scenic character, soil and slope conditions, etc. Strict control measures will be followed to locate and orient all facilities with proper respect to all environmentally fragile areas and insure that the visual character of these facilities is unobtrusive.

II DESIGN CRITERIA

GENERAL CONSIDERATIONS

In determining the exact size and scope of the individual facilities and their interrelationship, certain basic design criteria must be applied. Besides the design capacities, these basic criteria influence the selection of location, operations, and character of the overall development scheme for the project.

Important factors influencing the master plan of this area are:

1. Population Characteristics

This lake and park will serve an area where the majority of the population is young, well educated, and fairly affluent. This group generally has a high demand for outdoor recreation and will travel greater distances to reach a desired location.

2. Location

This recreation lake will be situated in a location that is unique in that while it will mainly serve the rapidly expanding population of Northern Virginia, it will also become a point of interest to the many visitors to the National Capital area and travelers on heavily used Interstate 95.

The close proximity to Washington and its operation by the nationally recognized Fairfax County Park Authority will undoubtedly initiate extensive interest from various agencies and jurisdictions outside the region.

3. Existing Recreation Facilities

Map shows the location of existing recreation facilities in Fairfax County. These facilities have been analyzed separately and in combination to estimate the demands for the types and intensities of outdoor recreation necessary in the future. The facilities proposed for the lake at Dam Site #1 are intended to compliment, rather than duplicate existing developments and in some cases to supplement existing facilities and offset deficiencies in some areas.

4. Access

Access to the site at the present time is by paved two lane "country" type roads. The increased traffic would necessitate the upgrading of at least one of the roads adjoining the site. The County Land Use Plan designates Ox Road, Lee Chapel Road, Pohick Road, and Hooes Road all to be widened to four lanes in the future, so a revision of the Highway Departments time table in event of the construction of the recreation lake is within reason.

5. Site Conditions

The general site conditions have been discussed in the previous section and the conclusions reached that these conditions do not preclude development. The area proposed for the lake and park is densely wooded, which is highly desirable, if not essential in any outdoor recreation area of the type proposed. Wooded

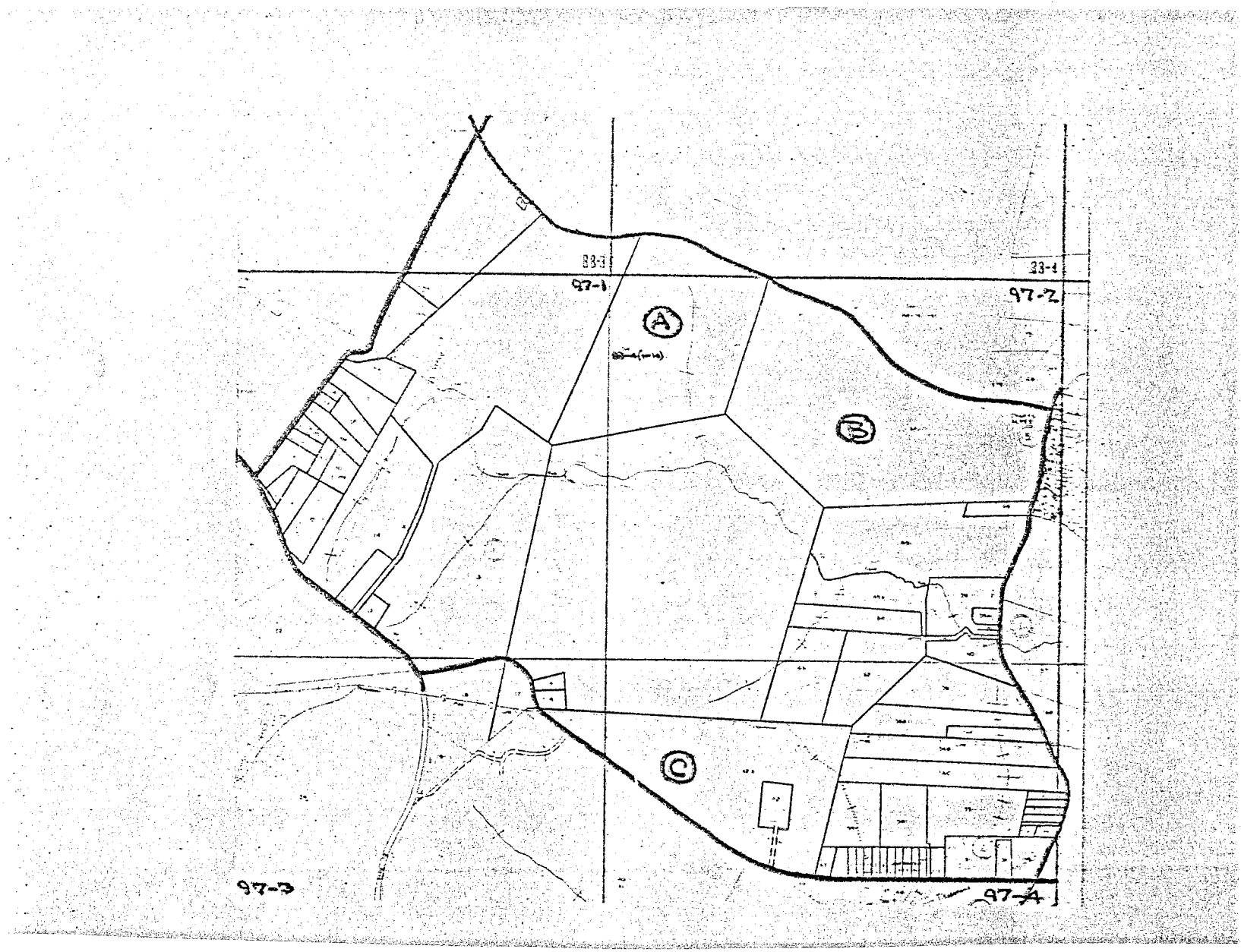
areas are needed, in addition to their scenic value, to provide a wildlife habitat, for visual screening between facilities and for minimizing runoff.

Tree removal will be kept to a minimum and facilities will be constructed in open areas where possible.

6. Zoning

The whole of the study area is currently zoned RE-1. The Preliminary Plan for Area III states that the undeveloped land in the study area is appropriate for open space, parkland and residential use at densities not to exceed one dwelling unit per two acres. The new Land Use Plan for this area designates most of the study area for .2-.5 acres/dwelling unit; the one notable exception is that a portion of parcel number 88-4(1-10)A is proposed as 1 acre/dwelling unit.

Two rezoning applications are pending for parcels within the proposed acquisition area: C-687 B, parcel number 97-2(1-67), is in for RT-10 and C-688 C, parcel number 97-4(1-42A), is in for R-12.5. Approval of these two rezonings could result in higher land acquisition costs for these areas, and reduce the environmental and visual character desired in a recreation lake situation if development were to take place.



In general, any proposed change in either zoning or land use should be carefully monitored due to the potential adverse effect on land acquisition and environmental quality for this project. Acquisition should be undertaken at the earliest possible time to minimize typically increasing land costs which could well be further accelerated by changes in the land use classification by virtue of rezoning.

DESIGN CAPACITIES

Design capacities and estimated peak daily attendance of individual facilities proposed are summarized in Table #1.

Table No. 1

RECREATION LAKE

DESIGN CAPACITY AND ESTIMATED PEAK DAILY ATTENDANCE

Facility	Design Capacity (persons)*	Turnover Factor	Est. Peak Daily Attendance user-days
Picnicking	1,000	1.8	1,800
Boating Center	150	1.8	270
Camping	240	1.0	240
Nature Center	350	1.0	350
Swimming Area	1,000	1.8	1,800
Fishing	200	1.8	360
Youth Hostel	20	1.0	20

*Not additive to obtain overall park totals.

The design capacity (load) is, by definition, the total number of persons using a facility at any one given time, usually considered to be a summer Sunday at 2 p.m.

DESIGN CAPACITIES OF MAJOR FACILITIES

The most important basic design criteria developed and/or selected during this study are summarized for each major facility in this section.

1. Picnicking

   a. Open-air units to consist of four tables, one grill, and one trash can each, four persons per table, approximately 12 tables per acre, and

approximately three acres open space per acre of picnicking. Minimum distance from park road of 40 feet, from trail or service road of 25 feet. Minimum table to table distance of 25 feet. Maximum distance from parking area to table of 300'. Maximum distance from table to comfort station of 500'. Approximately 60 percent of total picnicking design capacity as open-air units.

b. Shelters to contain 12 tables and two fireplaces with four trash/garbage receptacles each. Stone and rough sawn lumber construction. Approximately 40 percent of total picnicking design capacity in shelters. Each arranged to provide useage by one to four separate groups at same time.

c. Parking to be provided surfaced lots for approximately 60 percent of design capacity.

d. Comfort station to be maximum of 500' from any table. Minimum of one lavatory per 50 persons, one toilet per 50 women, two toilets and one urinal per 100 men. Stations to be standardized in size and type construction with 4 lavatories, 4 toilets and 2 urinals per station. Cement block and rough sawn lumber construction.

2. Boating

No power boats of any kind to be permitted. Provide one rental boat (rowboat or canoe) per six acres of water surface area. (approximately 25 boats). Boathouse

to contain storage space for two park patrol boats, oars, paddles, lifejackets and other equipment, bait and tackle shop, ticket booth, toilet facilities and vending machines. Surfaced parking space for 80 cars and 25 cars with attached boat trailers to be provided with overflow parking on adjacent grassed areas. Concrete boat launching ramp of 20 feet width and slope of 12 to 15 percent. Boat mooring rail and loading platform is to be provided. Winter storage of rental boats to be in maintenance center.

Fee to be charged for launching of private canoes and sailboats and temporary moorings provided for day-long boater. Destination points with docks to be located around the lake.

3. Camping

a. Camping sites to consist of approximately one acre total and 1/4 acre net each containing parking spur, tent/tent trailer site, picnic table and grill. Approximately four persons per site. Sites clustered in camping groups of from five to twenty sites each. Each group to have central trash/garbage receptacles and collection station.

b. Central washhouse/comfort stations to be provided at maximum distance of 600' from any camp site. Minimum of one showerhead per 15 persons, one toilet per 15 campers, one urinal per 30 campers,

and one lavatory per 15 campers. Hot and cold water to all. Each station to consist of four each showers, lavatories, and toilets, two urinals, and one double-tub deepsink with integral washboards.

4. Nature Center

Nature Center is to provide an encapsulated spectrum of indigenous flora and fauna through plantings and stocking of animals. The proposed building is to contain a meeting room, exhibit rooms and class rooms, laboratory, library and reading room, work room(s), office for a resident naturalist, and toilet facilities. Surfaced parking is to be provided for 75 cars and 4 buses.

5. Swimming Areas

a. Beach area of 100 square feet per person plus 10% for trees and shoreline. Minimum eight foot width sand shoreline. Approximately 50% sand and 50% turf beach. Maximum width (from shoreline) 200 feet. Approximately two-thirds of total design capacity on beach at any one time.

b. Water area of 50 square feet per swimmer and 30 square feet per wader. Swimming areas five foot depth, wading area zero to five foot depth, diving area 12 foot depth. Length equal to length of beach. Minimum width (from shoreline) 50 feet in wading areas, 150 feet in swimming areas. Bottom slope zero to five percent maximum, sand bottom. Minimum one

lifeguard stand every 100 yards of beach. Completely closed in by buoy line. Diving float with segregated diving area.

c. Bathhouse with change room for 50 men and 50 women at one time. One shower head for each 20 persons. One toilet for each 15 women, one toilet and one urinal for each 20 men, and one lavatory for each 10 persons. Ticket booth, office, lifeguard locker room and toilet facilities, a refreshment stand, first aid station, and equipment storage. Covered and open deck areas. Of stone/glass/rough sawn wood construction. Parking for 300 cars.

6. Fishing

Three fishing piers are to be located near mouths of tributary streams or near other natural or artificial fish habitat. Each pier to accomodate 15 fishermen at one time. At least one pier to be easily accessible to the elderly and handicapped and safety measures provided. Shoreline to be accessible at various points around the lake from the perimeter trail system for bank fishing. Boats and bait to be available at boating center.

7. Youth Hostel

This facility will be developed by the Park Authority and operated by the Potomac Area Council, American Youth Hostels, Inc. An existing structure will be used if possible and renovated to accomodate approximately 20

overnight guests and house parents. Access will be by trail only and a small fee will be charged to offset operating costs as per AYH policy.

8. Trails

Primative trails (hiking) to be 3'-4' wide, minimum construction. Improved trails (bicycle, walking) to be 6'-8' wide, 4" 21A base, 2" dust surface. Interpretive trails to be 4'-6' wide, gravel dust or wood chip.

9. Vehicle Accomodations

a. All roads to conform to Virginia Department of Highways & Transportation standards.

b. Interior park roads to be 22' wide, asphalt, with a minimum 3' shoulder on each side for heavily traveled ways; 16' wide, 6" crushed stone, for low intensity and service roads. All roads will follow existing roads and trails where possible to minimize cutting of forest cover and follow natural contours to minimize cut and fill. Directional signs to be installed where necessary.

III ESTIMATED CONSTRUCTION COSTS

SUMMARY

Construction costs of the various individual facilities were estimated using 1975 price levels in the Washington D.C. area. Table #2 summarizes these estimated costs.

Table No. 2

RECREATION LAKE

SUMMARY OF PRELIMINARY ESTIMATED CONSTRUCTION COSTS

Facility	Estimated Construction Cost
Picnicking	$ 258,000
Boating Center	235,000
Camping	145,000
Nature Center	226,000
Swimming Area	565,000
Fishing	15,000
Youth Hostel	90,000
Park Administration Bldg.	105,000
Maintenance Facility	185,000
Park Roads	610,000
Trails	100,000
Play Equipment	15,000
Comfort Stations	75,000
Miscellaneous Equipment	111,500
Subtotal Facilities	$2,735,500
Utilities Costs	400,000
10% Contingency	313,550
GRAND TOTAL	$3,449,050

DETAILED CONSTRUCTION COST ESTIMATES - PRIMARY FACILITIES

1.	Picnicking	
	a. Tables 250 @$60.	$ 15,000
	b. Grills 80 @$40	3,200
	c. Clearing & grubbing 80 ac @$500	40,000
	d. Shelters 8 @ $10,000	80,000
	e. Parking 150 cars	120,000
	TOTAL, Picnic Areas	$258,000
2.	Boating Center	
	a. Building 1,000 sf @$40/sq. ft.	$ 40,000
	b. Site work and landscaping	15,000
	c. Furnishings and equipment	10,000
	d. Launch ramp	3,000
	e. Moorings and docks	40,000
	f. Loading platform	15,000
	g. Rental boats 25 @$200	5,000
	h. Patrol boats 2 @$1,500	3,000
	i. Parking 80 cars & 25 w/trailers	104,000
	TOTAL, Boating Center	$235,000
3.	Camping	
	a. Site work 60 camp sites	
	Clearing & grubbing	$ 20,000
	Grading & construction of camp sites	25,000
	Landscaping, seeding, etc.	30,000
	Lighting and water	20,000
	Comfort stations 2 @$25,000	50,000
	TOTAL, Camping	$145,000

4.	Nature Center	
	a. Building 3,000 sq. ft. at 40	$120,000
	b. Parking 75 cars, 4 buses	60,000
	c. Furnishings & equipment	20,000
	d. Clearing and grading	6,000
	e. Walks, landscaping, etc.	20,000
	TOTAL, Nature Center	$226,000
5.	Swimming Area	
	a. Beach - including sand grading turf, lifeguard equip. etc.	$150,000
	b. Parking, 300 cars	240,000
	c. Bathhouse 4,000 sq. ft. @40	160,000
	d. Furnishings and equipment	15,000
	TOTAL, Swimming Area	$565,000
6.	Fishing	
	a. Piers, three @4,000 each	$ 12,000
	b. Bait house	3,000
	TOTAL, Fishing	$ 15,000
7.	American Youth Hostel	
	Renovation of existing building	$ 80,000
	Site Work	10,000
	TOTAL, Hostel	$ 90,000

DETAILED CONSTRUCTION COST ESTIMATES - SECONDARY FACILITIES

1.	Park Administration Bldg.	
	a. New building, 2000 sq. ft. @$40	$ 80,000
	b. Parking & Site Work	20,000
	c. Furnishings & Equipment	5,000
	TOTAL, Administration Bldg.	$105,000
2.	Maintenance Facility	
	a. New Building 3,000 sq. ft. @40	$120,000
	b. Site work & landscaping	20,000
	c. Fencing and fuel pumps	20,000
	d. Furnishings & equipment	25,000
	TOTAL, Maintenance Facility	$185,000
3.	Interior Park Roads	
	Paved access roads 3 miles @$150,000/ mile including clearing, grading, & paving	$450,000
	Service roads and camping roads 2 miles @$80,000/mile	160,000
	TOTAL, Roads	$610,000
4.	Trails	
	Approx. 5 miles at $20,000/mile	$100,000
	TOTAL, Trails	$100,000
5.	Play Equipment	$ 15,000
	TOTAL, Play Equipment	$ 15,000
6.	Comfort Stations (not including those in camping areas) 5 @$15,000	$ 75,000
	TOTAL, Comfort Stations	$ 75,000

7.	Miscellaneous Equipment	
	a. Benches 50 @$150 each	$ 7,500
	b. Trash receptacles 50 @$40 each	2,000
	c. Drinking fountains 10 at 200 each	2,000
	d. Vehicles, tools, etc.	100,000
	TOTAL, Misc. Equipment	$111,500
	Subtotal, Facilities	$2,735,500
	Utilities Costs	400,000
	10% Contingency	313,550
	GRAND TOTAL	$3,449,050

SOIL CONSERVATION SERVICE PL 566 SHAREABLE COSTS

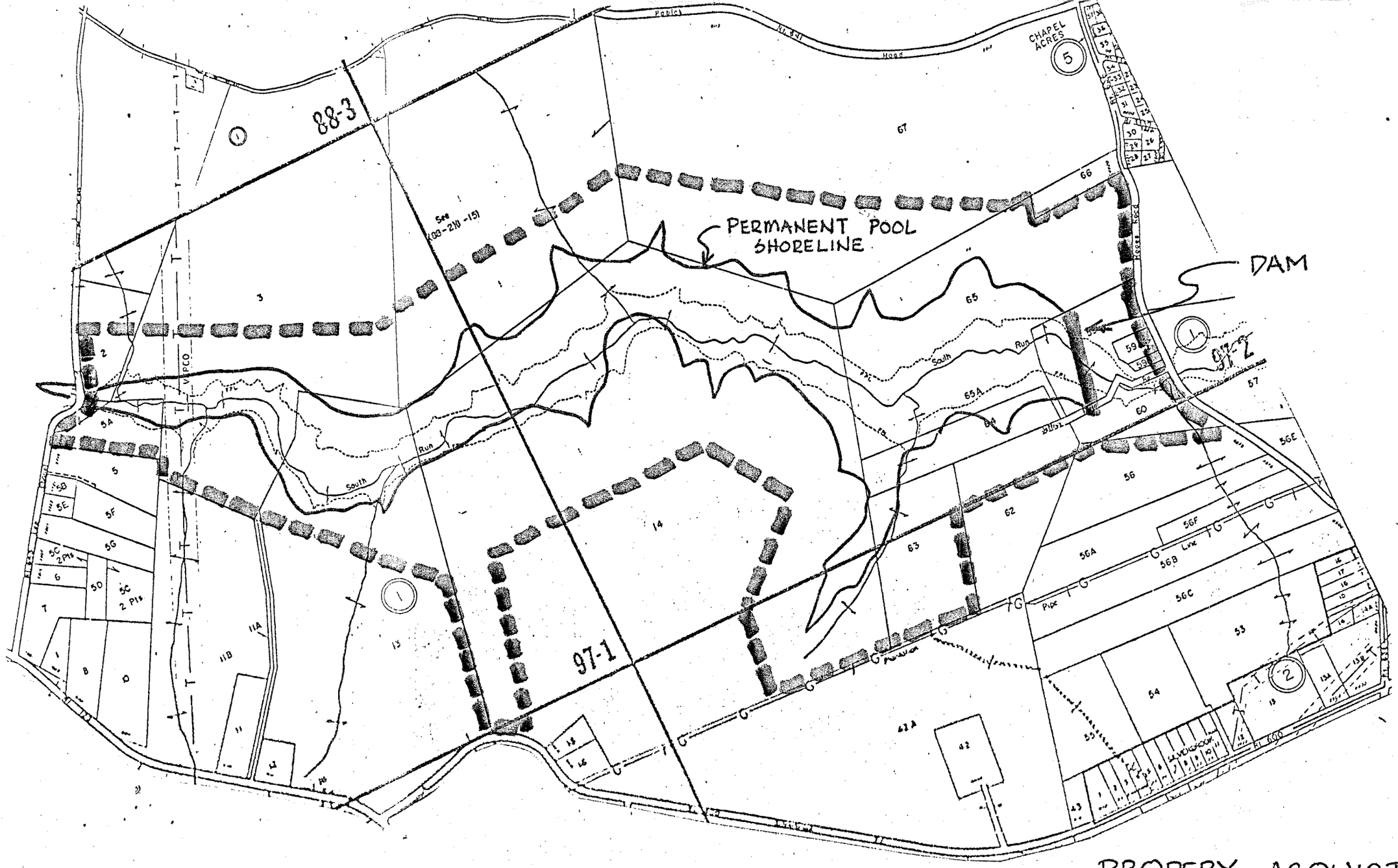
In its Watershed Protection Handbook, SCS lists certain basic recreation facilities which are eligible for cost sharing along with the land acquisition and construction of the dam and impoundment. SCS will share 50 percent of the construction and "installation" costs of these facilities which includes design, surveying, subsurface exploration, construction supervision, legal fees, and similar items. Table #3 lists those facilities and their estimated construction costs, which are eligible for cost sharing. Costs of other facilities previously listed are to be born by local or State interests.

Table No. 3

ESTIMATED SCS SHAREABLE CONSTRUCTION COSTS

Facility	Estimated Cost Total	SCS Share	
Picnic facilities (including tables, grills, site prep., shelters, and parking	$ 258,000	$ 129,000	
Boating Center	235,000	88,500	(building boats & equip. not eligible for PL 566 funds).
Camping	145,000	72,500	
Nature Center	226,000	43,000	(building & furnishings not eligible)
Swimming Area	565,000	282,500	
Fishing	15,000	7,500	
Youth Hostel	90,000	5,000	(building not eligible)
Park Adminstration Bldg.	105,000	10,000	(building not eligible)
Maintenance Facility	185,000	92,500	
Park Roads	610,000	305,000	
Trails	100,000	50,000	
Play Equipment	15,000	7,500	
Comfort Stations	75,000	37,500	
Miscellaneous Equipment	111,500	-0-	
Utilities	400,000	200,000	
	$3,135,500	$1,201,500	

Contingencies 10%	$ 313,500	$ 120,150
Subtotal	$3,449,050	$1,321,650
Engineering Design Inspection, Contract Administration, etc. 15%	$ 517,355	$ 258,667
Total Development Costs	$3,966,405	
Estimated SCS Share	$1,582,317	
Estimated "local" share	$2,384,088	



PROPERY ACQUISTION

1" = 1000'

TOTAL ACREAGE — 533 Acres

ACQUISITION BOUNDARY