

# **WALNUT HILL CHURCH**

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## **MASTER SITE PLAN—CAPITALIZATION PLAN**

### **CAPITAL IMPROVEMENT/MAINTENANCE PROJECTS, IMPLEMENTATION PHASES, AND CAPITAL CAMPAIGN (ANNUAL AND MEMORIAL OPPORTUNITIES)**

#### **WALNUT HILL’S HISTORY**

Kentucky historians have often written of historic buildings, and the land transactions that surround the initial development and construction. This awareness is deep within the record of Walnut Hill. The Old Church Building is the second oldest stone church building standing in Kentucky and, prior to the ecumenical status of the Church, the oldest Presbyterian Church building. This stone structure built in 1801 graces the hilltop at the intersection of Old Richmond Road and Walnut Hill Pike some seven miles outside Lexington, Kentucky.

The Church Building fell to ruin with holes in the hardwood flooring, roof, and windows and rot throughout until 1972 when a group of central Kentucky neighbors and other interested persons stepped in to revive the Church Building and its life-long connection with the Transylvania Presbytery establishing what is today an ecumenical church. The restoration brought the Church Building to its present-day grandeur with original hardwood flooring, restored plaster moldings, and new stain glass windows and inclusion on the National Registry of Historic Places in 1973. Walnut Hill thrived during the seventies growing beyond any expectations, and finding itself in need of space to enhance the services to the growing congregation. Once again in 1983 the group of neighbors and other interested persons came forth, this time to build what is known as Trinity Hall alongside of the Church Building. Trinity Hall contains an assembly room (Fellowship Hall), kitchen, classrooms and Pastor’s study. The group of neighbors, reinforced with the next generation, in the early 1990’s then reclaimed the old historic entry and path that led to the Old Church Building’s Gathering Lawn constructing the new entry and stonewall across the road frontage.

With the completion of the Comprehensive Plan (2016), Walnut Hill has been seeking to develop master plans for its buildings and grounds. This master site plan is intended to enhance the country charm of Walnut Hill, both aesthetically and functionally, while addressing the present infrastructure concerns, providing the appropriate settings to facilitate its ministry (programs) and services offered for generations, and offering a sustainable maintenance/replacement plan.

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#### **GENERATIONAL PLAN**

A generational plan provides a long-range sustainable plan that supports and perpetuates the intended use of the site while honoring its historic and natural values through the environmental enhancements proposed.

#### **GOAL AND OBJECTIVE**

The master site plan’s...

...goal is to enhance the historic country charm of Walnut Hill, both aesthetically and functionally, to facilitate its use for generations.

...objective is to address the present infrastructure concerns of Walnut Hill, and provide the settings to facilitate its ministry (programs) and services offered for generations.

# WALNUT HILL CHURCH

## MASTER SITE PLAN—CAPITALIZATION PLAN

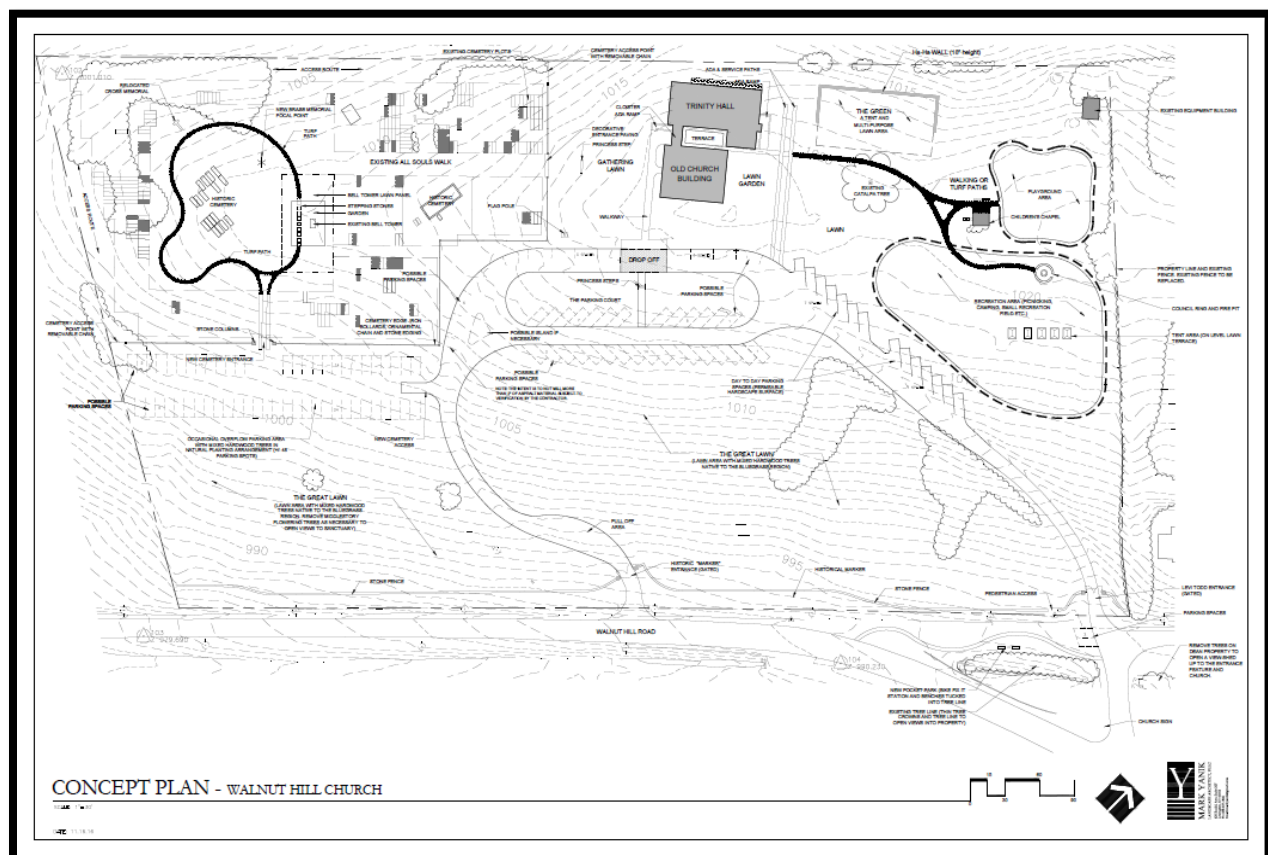
### GENERAL INFORMATION

While capitalization of a master site plan can appear overwhelming, the key is to develop an all-inclusive capital plan wherein, in this case, the members, friends, and the community-at-large (including contractors, corporations and other interested parties) may contribute to enhancing and maintaining the beauty, grace, and historical nature of what is a National Historic Landmark—Walnut Hill Church. A process in part like that implemented for the restoration of the Old Church Building (1772) and construction of Trinity Hall (1984). Therefore, with a site plan, the objective is to develop phases within the plan that are achievable, work in concert with each other, and provide straight forward opportunities (annual and memorial) for contributions at varying levels to accomplish same. This permits an institution like Walnut Hill to minimize the impact on its annual budget through establishing base funding requirements (a percent of total funding required for implementation) for phases or the entire plan. The following represents such a Capital Improvement/Maintenance Projects, Implementation Phases, and Capital Campaign (Annual/Memorial Opportunities) for Walnut Hill's Master Site Plan.<sup>1</sup>

### Implementation Phases

- |                                    |  |
|------------------------------------|--|
| Phase I—Circulation Plan           | Phase V—Great Lawns                    |
| Phase II—Cemetery Plan             | Phase VI—Recreation Area               |
| Phase III—Gathering/Garden Lawns   | Phase VII—Entrances                    |
| Phase IV—The Green/Playground Plan | Phase VIII—Levi Todd Entrance Triangle |

### CONCEPT PLAN



### SITE MASTER PLAN



### PHASE I—CIRCULATION PLAN

#### History

Founded in the days of the horse and buggy, Walnut Hill's circulation was as much about the horses that brought parishioners to the historic site for Sunday services and social gatherings as the parishioners themselves. The entrance at the time, located where the historical marker is today, lead up the steep sloping landscape to the Old Church Building's Gathering Lawn. The Lawn, an open grass hillside extending from the Church Building's front doors to the tree line of the Cemetery, provided space for dropping off parishioners, most likely at a princess step (a large stone slab step) commonly used to assist ladies in and out buggies and carriages, grazing horses, and the after-service refreshments. With the invention of the automobile came the Levi Todd entrance (often considered the main entrance) as its slope was more conducive to modern transportation. Parking remained random throughout the site on turf.

The Circulation Plan maintains balance with the past while providing good circulation and parking for Sunday service, weddings, funerals, school, delivery and emergency services, and the like.



# WALNUT HILL CHURCH

## MASTER SITE PLAN—CAPITALIZATION PLAN

### OLD CHURCH BUILDING (HISTORICAL MARKER ENTRANCE) AND THE PARKING COURT



### OLD CHURCH BUILDING (LEVI TODD ENTRANCE) AND DAILY PARKING



### THE PARKING COURT—DROP-OFF



#### Description

This Phase involves implementation of the Circulation Plan of the Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscape Planting, The Parking Court (Circle, Drop-off, ADA Parking, Hard/Turf Surface Parking, Princess Steps/Walkways, and Stone Curbing), Roadways (Thoroughfares), Daily Parking (Permeable Hard Surface Parking), New Cemetery Access (Turn-off), Entrances—Stone Curbing and Passing Zone (Levi Todd and Historical Marker), Overflow Turf Parking, Parking Space Markers (Flush Stone), and Underground Utilities (Electric, Septic, and Water) and Lighting.<sup>2</sup>

#### Capitalization<sup>3</sup>

##### Annual Opportunity—Scheduled Funding Specific<sup>4</sup>

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

##### Memorial Opportunities—Donation Funding Specific<sup>5</sup>

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).<sup>6</sup>
  - a. Regional/Site Specific Reforesting Species.

- i. Specimen Hardwoods (8' to 9" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
  - ii. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
  - iii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
- b. Regional/Site Specific Landscaping Species.
- i. American Boxwood Specimen (4') (Parking Court—Steps/Walkways)—Four (4).
  - ii. American Boxwood (LMS - 48", 36" & 30") (Parking Court—Hard/Turf Surface Parking)—Two (2) Groupings of Five (5).
  - iii. American Boxwood (LMS - 48", 36" & 30") (Parking Court—Hard/Turf Surface Parking)—Two (2) Groupings of Three (3).
2. The Parking Court (Circle, Drop-off, ADA Parking, Hard/Turf Surface Parking, Princess Steps/Walkways, and Stone Curbing).
  3. Roadways (Thoroughfares).
  4. Daily Parking (Permeable Hard Surface Parking).
  5. New Cemetery Access (Turn-off).
  6. Entrances—Stone Curbing and Passing Zone (Levi Todd and Historical Marker).
  7. Overflow Turf Parking.
  8. Benches.
  9. Parking Space Markers (Flush Stone).
  10. Underground Utilities (Electric, Septic, and Water) and Lighting.
  11. Ground/Tree (Existing) Maintenance.
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## PHASE II—CEMETERY PLAN

### History<sup>7</sup>

Dating back to the founding of Walnut Hill, the Cemetery consists of the Old Cemetery (c 1784), the “sunrise sections” both small and large, that surrounded the log cabin meeting house used for services, and the New Cemetery (c 1990), the geometric sections that surrounding it. Walnut Hill’s first pastors, Reverend James Crawford is one of the seventeen identifiable gravestones predating the 1900’s. Reverend Crawford, who opened a school for Latin (1791) at Walnut Hill and served as a delegate to the 1792 Kentucky Constitutional Convention is the eldest of the burials (1803). He was one of the first two ministers at the first meeting of the Presbytery in Kentucky.

The Barr Family Burial, located in the smaller section of the Old Cemetery, is incased by a substantial twenty-seven-inch-thick four-foot high stonewall that spans 37 feet in length (12 feet deep) with no entrance. The location of the missing plaque once mortared into the eastside of the stonewall remains a



mystery as does the stone's quarry. One legible gravestone states, "Mary Barr, wife of James McCreary, ...died Feb 28, 1863." Mary and the McCreary family were prominent members of Walnut Hill and Kentucky. Mary's grandson, James B. McCreary (1838—1918) was a Kentucky Representative, U. S. Congressmen and Senator, and two-time Governor of the Commonwealth of Kentucky (1875 and 1911). McCreary County is named after him. Governor McCreary, who was interested in family trees, most likely erected his grandmother's gravestone and the stonewall (c 1900).

Located in the Barr Burial is one of two above-ground stone burial boxes—mausoleum. This ornamental sarcophagus placed above ground over the traditional buried casket substituted for the gravestone. Several these mausoleums can be found in the Episcopal and Pisgah Cemeteries. This mausoleum, although the markings are virtually non-existent, reads, "In Memory of Archibald McKee...." McKee was a cousin of Mary Barr McCreary. The primitive workmanship of these early mausoleum was remarkable especially the dovetail carved joints that created a perfect fit. Little is known about the family burial surrounded by the old wrought iron gated fence (ten by fifteen feet) to the rear of the Cemetery. The main gravestones reflect, James T. Oakes (1910) and Willie Lavin Oakes (1902).

Pre-Civil War burials were often outlined with unmarked large head and foot stones to prevent second burials. In 1924, Walnut Hill's members accumulated these loose unmarked stones to build the Stone Cross Memorial in line with the front doors of the Old Church Building. An engraved stone atop reads, "To the unknown dead whose headstones form this cross." Several large three by six-foot concrete or stone slabs—ledgers lay on the ground of the Old Cemetery; several of these unidentifiable ledgers are broken. The second mausoleum, belonging to Martha Todhunter a prominent member of Walnut Hill, was found east of the Barr Burial, and was moved and reconstructed to the South end of the Barr Burial for aesthetics and preservation in 1993.

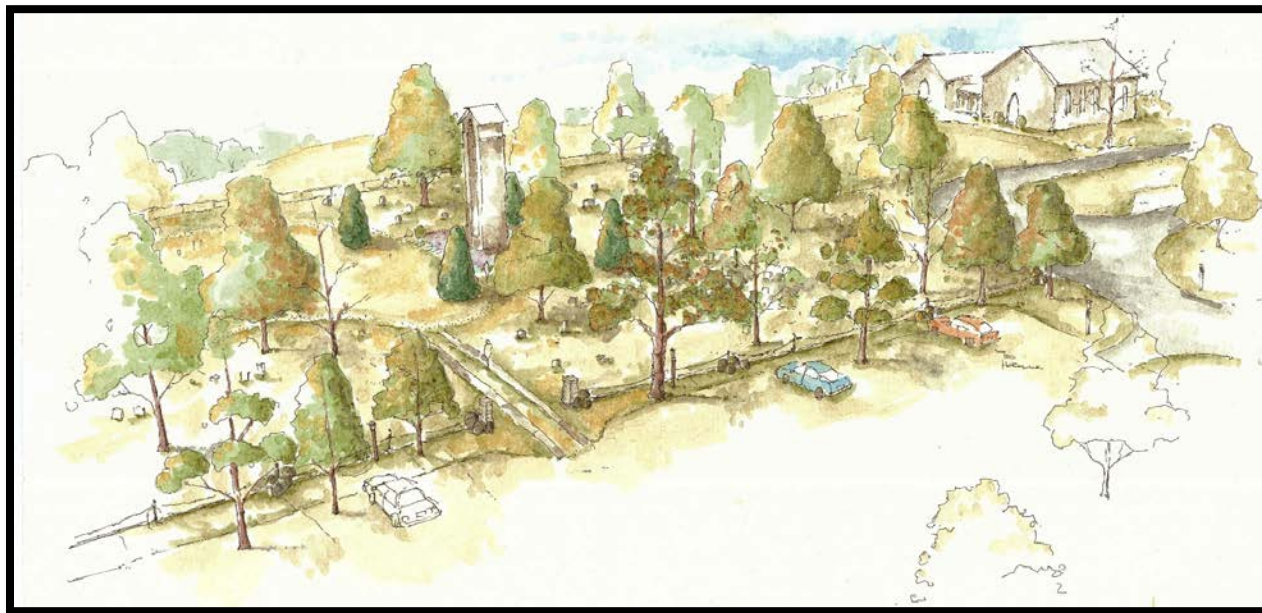
The care and maintenance of old historic cemeteries and their monuments is an overwhelming task around the world. While carving soft limestone native to Kentucky is easier it does not withstand harsh conditions and weather overtime. While the grounds were significantly restored during the resurrection of the Old Church Building (1972—1974), the Vestry led by Professor David Blythe accomplished the monumental task of navigating the legal entanglements to develop the Walnut Hill Church Cemetery Association (1990) to serve the members and friends of the Walnut Hill Church. Blythe, an Engineering Professor at the University of Kentucky, had previously accomplished this for Pisgah Presbyterian Church's Cemetery in Woodford County, Kentucky. While the land remains the property of the Transylvania Presbytery, leased to Walnut Hill Church, the arrangements gave the newly formed Cemetery Association the ability to sell and manage the burial privileges for the members and friends of Walnut Hill. The once country junk yard cemetery that had endured fifty-years of dumping and neglect was made completely functional thanks to the care and oversight of the revived Walnut Hill.

Today, the Bell Tower (c 1998) stands as the focal point of the Old Cemetery. The Kentucky River Marble Monument provides a glow from the morning sunrise welcoming loved ones that visit while the bells remind everyone of the passing time. The Cemetery Plan identifies and enhances its history and existing nature while outlining it to uplift the Old Church Building. The reforestation and landscaping provides the splendor of the old historic sections throughout the Cemetery while highlighting the beauty of the Bell Tower and the historic monuments surrounding it.

# WALNUT HILL CHURCH

## MASTER SITE PLAN—CAPITALIZATION PLAN

### CEMETERY PLAN



### CEMETERY NEW ENTRY





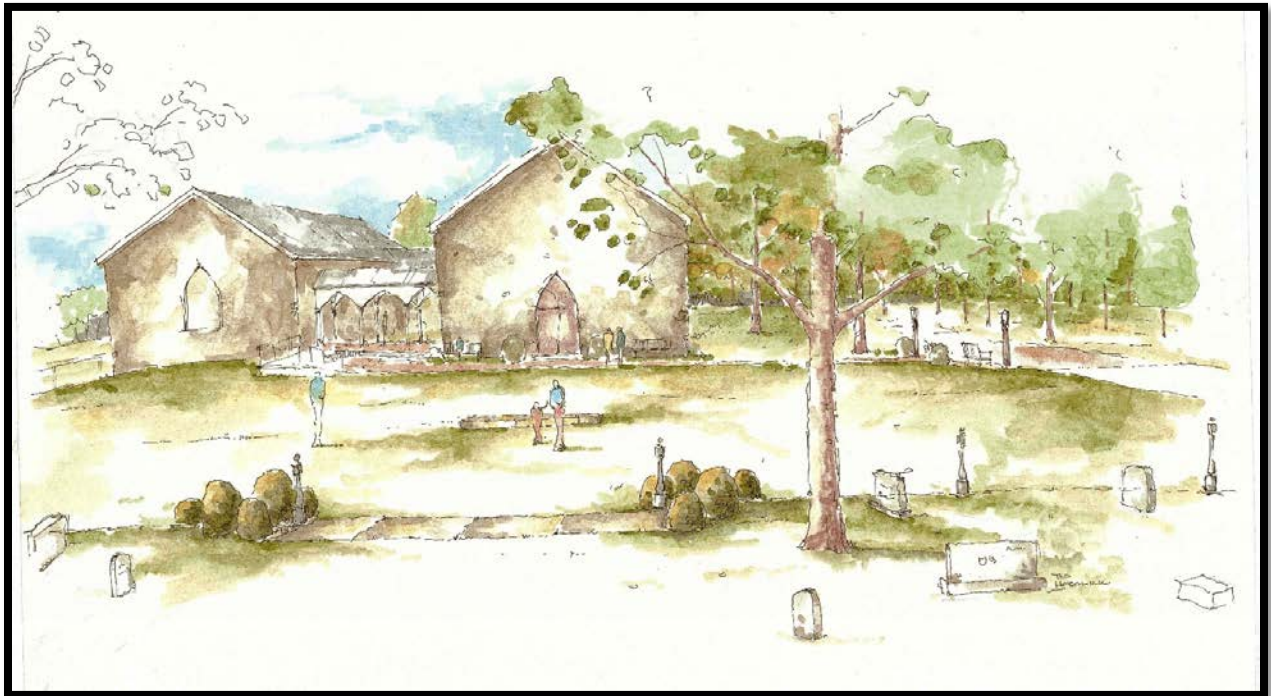
# WALNUT HILL CHURCH

## MASTER SITE PLAN—CAPITALIZATION PLAN

### CEMETERY BELL TOWER



### GATHERING LAWN



**Description**

This Phase involves implementation of the Cemetery Plan of the Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscaping, New Entrance (Kentucky River Marble Stone Posts) and Track Paths (Permeable), Boundaries Iron Bollards/Chains (Corners/In-fills), Boundary Edging (Including Bollard Block Pads) (Kentucky River Marble Stone), Internal Markers/Survey Pins (Bedford Limestone), Turf Access/Walking Path, Bell Tower Lawn/Garden Panels (Including Class I Stone Walking Path), Princess Steps (Drawn Ribbon Edge/Bush Hammer Top), Cross Memorial Relocation, New Brass Memorial (Focal Point)—Honoring Bell Verses, and Irrigation Well (Water Supply Lines)—Cemetery Only.

**Capitalization****Annual Opportunity—Scheduled Funding Specific**

This contemplates entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

**Memorial Opportunities—Donation Funding Specific**

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
  - b. Regional/Site Specific Reforesting Species.
    - i. American Hollies Klein #1 Mated Specimen (12' to 15' Height)—Four (4).
    - ii. Specimen Hardwoods (8' to 9" Caliper)—Six (6). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - iii. Specimen Hardwoods (4' to 5" Caliper)—Eight (8). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - iv. Flowering Trees (2-1/2" to 3" Caliper) - Nineteen (19). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
    - v. Kousa Dogwoods Transplanted (Existing Various Sizes)—Five (5).
  - c. Regional/Site Specific Landscaping Species.
    - i. American Boxwood Specimen (4') (Bell Tower Lawn/Garden Panels)—Four (4).
    - ii. American Boxwood (LMS - 48", 36" & 30") (Old Church Building/Bollard Entry)—Two (2) Groupings of Five (5).
    - iii. American Boxwood (LMS - 48", 36" & 30") (New Entry Stone Posts)—Two (2) Groupings of Three (3).
    - iv. Climbing Roses (2-Quarts) (Bollards/Chains)—Twenty (20).
2. New Entrance (Kentucky River Marble Stone Posts)—Two (2).
3. Track Paths (Permeable)—Two (2) Paths.
4. Boundary Iron Bollards/Chains (Corners/In-fills)—32 Bollards/Chains.
5. Boundary Edging (Including Bollard Block Pads) (Kentucky River Marble Stone)—625LF & 32-Blocks.

6. Internal Markers/Survey Pins (Bedford Limestone)—18 Markers/Pins.
7. Turf Access/Walking Path.
8. Bell Tower Lawn/Garden Panels (Including Class I Stone Walking Path).
9. Princess Steps (Drawn Ribbon Edge/Bush Hammer Top)—Four (4).
10. Cross Memorial Relocation at \$5,156.
11. New Brass Memorial (Focal Point)—Honoring Bell Verses (Design & Estimate Pending).  
Anonymously Donated.
12. Irrigation Well (Water Supply Lines)—Cemetery Only.
13. Ground/Tree (Existing) Maintenance.
14. Property Line Fences (Replacement)<sup>8</sup>.
15. Irrigation Well (Drilling).
16. Irrigation Well (Motor-Pump, Converter, Control & Expansion Tank).
17. Irrigation Well (Well House—Log Cabin) (Design/Estimate Provided Upon Selection).<sup>9</sup>

#### **Historical Cemetery Restoration Fund—Perpetual**

The Historical Cemetery Restoration Fund is for the expressed purpose of restoring and maintaining those monuments and markers that are not cared for under the Walnut Hill Church Cemetery Association, Inc.'s Perpetual Care Fund (Est. 1990). These funds maintained by Walnut Hill Church, Inc., are to be used in a collaborate effort between the Church and Cemetery Association to restore and maintain the monuments and markers that no funds are otherwise available for this work. This work shall be performed by licensed contractors verse in this kind of restoration and maintenance.

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### **PHASE III—GATHERING/GARDEN LAWNS**

#### **History**

The Gathering/Garden Lawns, dating back to the founding of Walnut Hill, represent the front/rear lawns of the Old Church Building. The Gathering Lawn, an open grass hillside extending from the Church Building's front doors to the tree line of the Cemetery, provided space for dropping off parishioners, most likely at a princess step (a large stone slab step) commonly used to assists ladies in and out buggies and carriages, grazing horses, and the after-service refreshments. The Garden Lawn, an informal open area to the rear, offered shading from the hot afternoon sun, clean out access to the chimney, and open yard to the Catalpa Tree (located near the removed caretaker house). This Phase III—Gathering/Garden Lawns enhances the appearance and functionality of both spaces to accommodate the circulation within the site while maintaining their respective significance while offering greater opportunities for informal use.

#### **Description**

This Phase involves installation of the components associated with the Gathering/Garden Lawns of Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscaping, ADA/Service Paths (Permeable Surface) and Walkways, Princess Step/Stone Edging and Walkways, and HVAC/Garbage Walkway/Pad and Gutter/Water Drainage/Runoff French Drains.



**Capitalization****Annual Opportunity—Scheduled Funding Specific**

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

**Memorial Opportunities— Donation Funding Specific**

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
    - a. Regional/Site Specific Reforesting Species.
      - i. Bracken Brown Magnolias (12' to 15' Height) (Trinity Hall Administrative Entry)—Three (3).
      - ii. Specimen Hardwoods (8' to 9" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
      - iii. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
      - iv. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
    - b. Regional/Site Specific Landscaping Species.
      - i. American Boxwood Specimen (4') (Old Church Building—Entrance)—Four (4).
      - ii. American Boxwood Specimen (3') (ADA/Walkways/Drop-off)—Six (6).
      - iii. Climbing Roses (2-Quarts) (Old Church Building—Rear Elevation)—Ten (10).
  2. ADA/Service Paths (Permeable Surface)/Walkways.
  3. ADA/Walkways/Drop-off.
  4. ADA/Service Ramp.
  5. Princess Steps (Drawn Ribbon Edge/Bush Hammer Top)—Four (4).
  6. HVAC/Garbage Walkway/Pad and Gutter/Water Drainage/Runoff French Drains.
  7. Ground/Tree (Existing) Maintenance.
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### PHASE IV—THE GREEN/PLAYGROUND PLAN

#### History

Walnut Hill's renderings have contained various outdoor entertainment venues, including an amphitheater, outdoor grill/kitchen and restrooms, tent area, and the like, over the past forty-years. The Green offers a level space (tented or not) for outdoor events such as weddings and receptions, jazz concerts, plays, picnics and the like. Situation at the northeast end of Trinity Hall, roughly in the location of the present playground, it provides easy access and use of the Hall's kitchen, restrooms, nursery, and other facilities to accommodate any event. The Playground's new location provides a level area with suitable enclosure (playground fencing) and sunny and shaded areas for the restored playground equipment and turf area. The Green/Playground Plan makes significant improvements to the Playground while offering an excellent venue, The Green, for various events that interconnects to the present facilities located within Trinity Hall.

#### THE GREEN



#### Description

This Phase involves implementation of The Green/Playground Plan of the Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscaping, Ha-Ha Wall, Playground and Chapel Sitting Area, and Turf Walking Paths.

#### Capitalization

##### Annual Opportunity—Scheduled Funding Specific

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

**Memorial Opportunities—Donation Funding Specific**

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
    - a. Regional/Site Specific Reforesting Species.
      - i. Specimen Hardwoods (8' to 9" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
      - ii. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
      - iii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
    - b. Regional/Site Specific Landscaping Species.
      - i. American Boxwood (LMS - 48", 36" & 30") (Ha-Ha Wall)—Two (2) Groupings of Three (3).
  2. The Green and Ha-Ha Wall.
  3. Playground and Chapel Sitting Area.
  4. Benches/Princess Steps.
  5. Turf Walking Paths.
  6. Ground/Tree (Existing) Maintenance.
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**PHASE V—GREAT LAWNS**

**History**

The Great Lawns, located inside the stonewall along Walnut Hill Road, offers a variety of landscaping and trees combined with open lawn panels for strolling around the grounds. This Phase V—Great Lawns entails a significant reforestation of these areas with native site specific materials.

**Description**

This Phase involves installation of the components associated with the Great Lawns, the Southern and Eastern Lawns, of Walnut Hill Church's Master Site Plan including, but not limited to, the Reforestation and Landscaping.<sup>10</sup>

**Capitalization**

**Annual Opportunity—Scheduled Funding Specific**

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

**Memorial Opportunities—Funding Specific**

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).



- a. Regional/Site Specific Reforesting Species.
    - i. Specimen Hardwoods (8' to 9" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - ii. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - iii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
  2. Ground/Tree (Existing) Maintenance.
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## **PHASE VI—RECREATION AREA**

### **History**

Walnut Hill first considered this open space, called the Recreation Area, as ground for picnics, ball games, camping, and the like in the 1970's when Lynn Craves, the architect of the Church's resurrection, offered a future site plan wherein venues would be established on the property for various activities. Through the years this Area has been used by scout troops for overnight camping (including a make shift fire pit), pickup ball games, the Day School's carnivals, and the like. This Phase VI—Recreation Area enhances the appearance and functionality of this space for its intended purposes while offering possibilities for other uses with a permanent fire pit—council ring.

### **Description**

This Phase involves installation of the components associated with the Recreation Area of Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscaping, Recreational Field, Council Ring and Fire Pit, and Turf Walking Paths.

### **Capitalization**

#### **Annual Opportunity—Scheduled Funding Specific**

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

#### **Memorial Opportunities—Funding Specific**

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
  - a. Regional/Site Specific Reforesting Species.
    - i. Specimen Hardwoods (8' to 9" Caliper)—Number (#) at \$4,850 Individually. *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - ii. Specimen Hardwoods (4' to 5" Caliper)—Number (#) at \$3,250 Individually. *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*

- iii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
  - 2. Recreational Field.
  - 3. Council Ring and Fire Pit (Boy Scouts).
  - 4. Turf Walking Paths.
  - 5. Ground/Tree (Existing) Maintenance.
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**PHASE VII—ENTRANCES****History**

Walnut Hill's first entrance, located where the historic marker is today, was reconstructed in the 1980's after being abandoned with the invention of the automobile (c. 1930). The automobile brought construction of the Levi Todd entrance (often considered the main entrance) as its slope was more conducive to the then modern transportation. This Phase VII—Entrances enhances the appearance and functionality of both entrances to accommodate the circulation within the site while maintaining their respective significance.

**Description**

This Phase involves installation of the components associated with the Entrances, Levi Todd and Historical Marker, of Walnut Hill Church's Master Site Plan including, but not limited to, the Reforesting and Landscaping and Entrance Gates (Restoration and Security/Fire Locks).

**Capitalization****Annual Opportunity—Scheduled Funding Specific**

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

**Memorial Opportunities— Donation Funding Specific**

- 1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
  - a. Regional/Site Specific Reforesting Species.
    - i. Specimen Hardwoods (8' to 9" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - ii. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
    - iii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
  - b. Regional/Site Specific Landscaping Species.
    - i. American Boxwood Specimen (3') (Levi Todd Entrance—In/Out)—Six (6).

- ii. American Boxwood Specimen (3') (Historical Marker Entrance—In/Out)—Four (4).
  2. Entrance Gates (Restoration, Uphill Hinges and Security/Fire Locks).
  3. Ground/Tree (Existing) Maintenance.
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### PHASE VIII—LEVI TODD ENTRANCE TRIANGLE

#### History

Resulting from the modification of the Walnut Hill Road and Old Richmond Road (US25) corridor interchange, Walnut Hill acquired this land, drainage culvert and road bed (the “Triangle”) in 1999. Phase VIII—Levi Todd Entrance Triangle enhances the appearance and function of this space to augment the Todd Entrance.

#### Description

This Phase involves installation of the components associated with the Levi Todd Entrance Triangle of Walnut Hill Church’s Master Site Plan including, but not limited to, the Reforesting and Landscaping, Bike Station, and Turf Walking Path.

#### Capitalization

##### Annual Opportunity—Scheduled Funding Specific

This contemplates the entire phase be completed within a given year. Funding is derived from specific donations with a percentage paid out of the general landscape fund. This Annual Opportunity includes all components named above (Memorial Opportunities below are applicable).

##### Memorial Opportunities—Donation Funding Specific

1. Reforesting and Landscaping (Material, Installation, Feeder Irrigation, Fertilization and Pruning) (Groves/Groupings and Individually).
    - a. Regional/Site Specific Reforesting Species.
      - i. Specimen Hardwoods (4' to 5" Caliper)—Number (#). *Detailed list to be included upon performing physical site layout (Notes contain complete site species list recommended).*
      - ii. Flowering Trees (2-1/2" to 3" Caliper)—Number (#). Species include Cornus Mas Dogwood & Flowering Cherry & Crab Apples.
  2. Bike Station.
  3. Turf Walking Path.
  4. Ground/Tree (Existing) Maintenance.
-



AMENITIES AND MATERIALS



**MASTER SITE PLAN PLEDGE CARD**

*In recognition of God's many blessings in my life and as a token of my appreciation for those who have over the years made possible and maintained the historic country charm and grace of the Walnut Hill Church, I (we) pledge \$ \_\_\_\_\_ towards the implementation of the Master Site Plan for the generations of children and people who will benefit from it. My (our) contribution is in support of the indicated Capital Campaign (Annual and Memorial Opportunities) Implementation Phase (please check below):*

☐ PHASE I—CIRCULATION PLAN

☐ PHASE V—GREAT LAWNS

☐ PHASE II—CEMETERY PLAN

☐ PHASE VI—RECREATION AREA

☐ PHASE III—GATHERING/GARDEN LAWNS

☐ PHASE VII—ENTRANCES

☐ PHASE IV—THE GREEN/PLAYGROUND  
PLAN

☐ PHASE VIII—LEVI TODD ENTRANCE  
TRIANGLE

*Memorial Designation (if any): This Pledge is made for the installation/materials of the \_\_\_\_\_*

*element(s) within the above marked Phase. Pledges not designated will go to support the general funding of the indicated Phase. All donors will be contacted personally upon receipt of pledges to confirm or determine if there is any specific Memorial Opportunity. All Memorial Opportunities will be assigned based on first selection donation date.*

**Payment:** ☐ Enclosed (Please make checks payable to the Walnut Hill Church).

☐ Payable, Other (Please feel free to discuss other options with the Treasurer).

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Company (if applicable)** \_\_\_\_\_

**Address** \_\_\_\_\_

**Telephone** (\_\_\_\_\_) \_\_\_\_\_ **Email** \_\_\_\_\_

**Donation Identification (name of, if applicable)** \_\_\_\_\_

### NOTES

<sup>1</sup> Components outlined under each phase represent those available for annual and memorial opportunities associated with completion of the phase and do not necessarily represent the entire scope of work (e.g. general cleanup/debris removal, grading, sodding, and the like) required to complete the phase. While physical site inspections have been conducted throughout preparation of this Master Site Plan, final design, species, and the like of components may be subject to change and/or revision upon implementation. Any changes and/or revisions will be reflected in the as built updates and actual costs.

<sup>2</sup> While splitting this phase into multiple phases within a given year or over multiple years is possible, this is not the most cost and project effective method compared to that outlined. Further, there are cost, project and environmental efficiencies available should several phases outlined be completed simultaneously.

<sup>3</sup> A Master Site Plan Capitalization Fund has been established by the Walnut Hill Church, Inc. to receive and distribute capital donations for installation of the components and completion of the phases. The Church may set base funding requirements for the implementation of the phases.

<sup>4</sup> While Annual Opportunities throughout this Capitalization Plan contemplate, the entire phase be completed within a given year; it's conceivable that significant components would be completed, hardscape components with complimentary landscaping only, to highlight those remaining for installation through Memorial Opportunities. Certain phases may not be adaptable to this method either do to components interconnectivity or the small number of components within a phase.

<sup>5</sup> While Memorial Opportunities throughout this Capitalization Plan have been developed in detail to offer greater options for giving this does not necessarily imply that they can be implemented separately.

<sup>6</sup> Groves/Groupings (Individually)—Groves/Groupings refers to the total number of plant/tree specimens (or items) [Individually refers to a single plant/tree specimen (or item)] within the grove/grouping. Donations will be accepted for individual plants/trees (or items) or for an entire grove/grouping throughout the Capitalization Plan.

Regional/Site Specific Reforesting and Landscaping Species include—

Regional/Site Specific Reforesting Species—American Holly, Black Gum, Bur Oak, Bracken Brown Magnolia, Chestnut Oak, Chinkapin Oak, Floribunda Crab, Kentucky Coffee, Northern Catalpa, Orbital Spruce, Overcup Oak, Pagoda Dogwood, Pawpaw, Red Buckeye, Reed Maple, Red Oak, Sassafras, Scarlet Oak, Shellbark Hickory, Sugar Maple, Sycamore, Tulip Poplar, White Oak, and the like.

Regional/Site Specific Landscaping Species—American Boxwood, Forsythia, Taxus, and the like.

A wide selection of native and site-specific reforesting and landscaping species have been identified to accommodate potential varying availability. Individual species may be subject to substitution with a similar form species due to availability. As phases are implemented these species will be finalized to develop the appropriate diverse mix for reforesting and landscaping that are in keeping with the site.

Reforesting and Landscaping includes the pruning and removal of dead/diseased/impeding trees and landscaping. This identification, performed by the landscape architect, landscape general contractor, and certified arborist, was approved by the Lexington-Fayette Urban County Government.

<sup>7</sup> Certain data and excerpts from *The Jewel on the Hill* (1995) by Richard M. Bean.

<sup>8</sup> Property Line Fences (Replacement) is included under this phase as the excessive clean out and repair cost outweighs complete replacement.

<sup>9</sup> While the Irrigation Well (including Well House) is included under this phase, it should be completed with the first significant reforesting and landscaping should a sufficient water source be available. Its physical location will be determined based on the source.

<sup>10</sup> This Phase could be split into multiple phases within a given year or over multiple years.