

Savannah Park

Conceptual Site Master Plan Summary (12/30/15)

Park Description

The proposed park includes a quarter-mile walking trail system, playground, parking area, creek access, picnic shelter and restroom facilities. The gently sloping land provides relatively flat trails and direct sightlines within the park that will help promote a safe neighborhood park for the Savannah community.

Program Elements

1. Parking Area – A parking area to accommodate 16 spaces and two additional accessible (H/C) spaces, including one van-accessible space. An accessible sidewalk is shown connecting the parking area to the bathrooms, picnic shelter, play area, and walking trails. The parking lot is proposed to be a stable surface, preferably chip seal or asphalt, due to the location within the floodplain.
2. Walking Trail / Loop (+/- 1,000 linear feet) – The main walking trail connects to Gay Street and the parking area and meanders through the property via two main loops. The trail is proposed to be a stable surface, preferably chip seal or asphalt, 5'-6' wide typical.
3. Nature Trail (+/- 400 linear feet) – The secondary trail spur follows along the existing riparian bench and offers a wooded setting and access to the creek. The trail is proposed to be earth surface and 3' wide typical and may include some boulder/stone steps if needed to gain access to the creek. The riparian buffer can also be extended in certain areas to include native, edible plants such as persimmon and serviceberry.
4. Gay Street Sidewalk – According to NCDOT, any path along Gay Street will have an additional curb and gutter section and a 5 foot min. wide path. Unless there can be a waiver from this requirement, this option is likely to urban for this corridor.
5. Sidewalk Connection - If a future walking path is determined to be feasible along Gay Street, as shown.
6. Picnic Shelter – A picnic shelter (26' x 40') and accompanying concrete pad are shown near the parking lot off of the walking loop/sidewalk connection. The space directly adjacent to the

picnic shelter is shown as “adaptable space”. This open space could accommodate lawn or turf, picnic tables, and/or seating during large events.

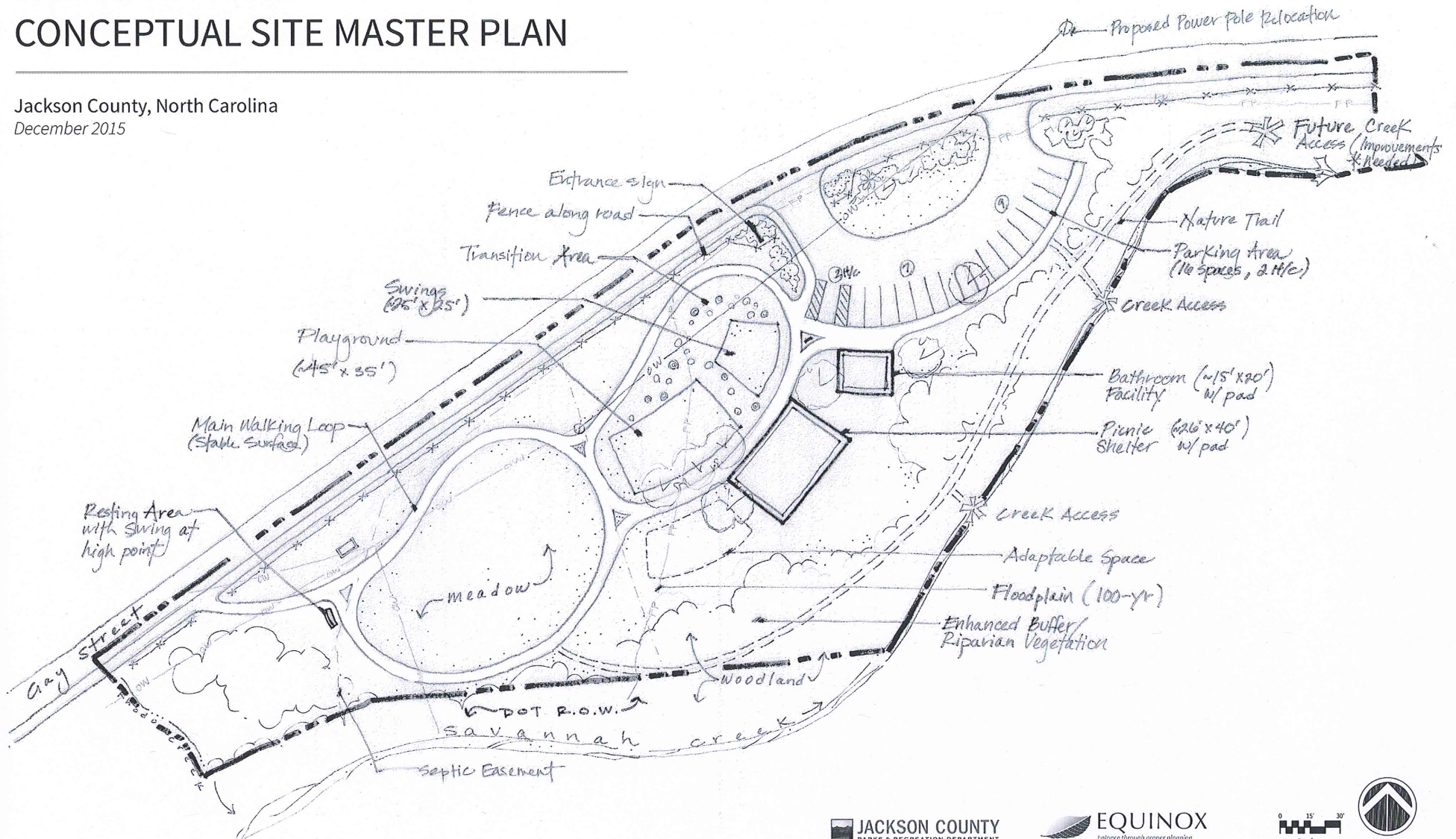
7. Bathroom(s) – The bathroom building (15’ x 20’) and accompanying concrete pad are shown located directly off the parking and H/C spaces for access. This size can accommodate one or two stalls. A pump will be needed to direct all waste to the treatment area (easement) uphill.
8. Play Area – A mulched active play area includes the following areas: a playground, swings, and a transitional space. The transitional area is proposed to separate the use areas, reduce conflicts, and also serve as an activity area by itself. All areas are shown slightly larger than the minimum area listed to accommodate approximate borders, paths, and safety distances that may be necessary.
 - Playground (45’ x 35’) / Design TBD
 - Swings (25’ x 25’) / 2-4 swings
 - Transitional Area – Cut log ‘stump steps’ set in ground
9. Meadow Planting – The septic easement and the high point of the property are proposed to be planted with native perennial and grass seeds. This will offer a beautiful, low maintenance land cover that is beneficial for sightlines and wildlife.
10. Seat Swing – A location for a future seat swing is proposed at the high point off the property directly off of the walking loop trail. This location will offer views into the entire park.
11. Creek Access – Informal access areas are shown to minimize impacts within the existing riparian buffer. These can have mulch or stone treatment to further reduce impacts and create visual cues to the access, but these will likely wash away during flooding events.
12. Future Fishing Structure – A small fishing area which could include a deck to accommodate a bench and fishing access for 1-2 people could be feasible near the northeastern property boundary. The existing bank is undercut and would need to be stabilized before this would be feasible. This could be part of a future Pigeon River Trust Fund grant.
13. Fence along Park Boundary - A fence such as a split rail fence is shown to delineate the boundary and the park. The fence could also include remnant sections of the existing fence that is currently on-site. This will help parents that walk the trails keep eyes on their children that may be in the playground or picnic shelter.

Park Considerations & Assumptions

14. Utilities – The proposed design includes a 20’ easement (10’ o.c.) off of the overhead utility lines which should be verified. Also, the proposed design assumes the future relocation of the power pole near the proposed parking.
15. Septic Easement – The proposed design includes a 5’ offset from the existing septic drainage field (no structures within 5’ of field).
16. Trout Buffer – A 30’ buffer from the approximate top of bank was used to layout the proposed design. The only elements proposed within this buffer are the creek access points and the nature trail and these should not warrant a variance.
17. Fencing – One cut in the existing DOT fence (along southern portion of property boundary) is shown on the plan to accommodate a longer nature trail. This approximate location was chosen where the vegetation thins and the bench is more visible. Barbed wire fence along the creek (eastern property boundary) should be removed for safety.
18. Bank Stabilization and Improvements – The bank along the northeastern property boundary could benefit from stabilization techniques to layback / stabilize existing undercut banks.
19. Floodplain Impacts – The proposed plan assumes disturbance including earthmoving can occur within the floodplain (as discussed with Tony Elders on 12/22/15).
20. Future Overflow Parking – The green spaces to the southwest of the property (other side of Rhododendron Creek) and located directly across Gay Street may offer potential for future parking during large events if needed.
21. Invasive Plant Management – Treatment of the invasive shrubs within the riparian area would be beneficial for the nature trail experience.

SAVANNAH PARK CONCEPTUAL SITE MASTER PLAN

Jackson County, North Carolina
December 2015



SAVANNAH PARK - ENHANCEMENT COST ESTIMATE

March 30, 2016

A	B	B	C	E
ITEM	UNIT	QUANTITY	ESTIMATED UNIT COST	ESTIMATE TOTAL COST
ITEM#				
Site Prep				
Comprehensive Grading & Earthwork	LS	1	\$6,000.00	\$6,000
Mobilization (Max 3%)	LS	1	\$3,000.00	\$3,000
Utility Pole Relocation	LS	1	\$2,500.00	\$2,500
Fine Grading	LS	1	\$3,000.00	\$3,000
				\$14,500
Park Amenities				
Picnic Tables, powder-coated thermoplastic (Model R8-P)	EA	7	\$787.00	\$5,509
ADA Picnic Tables, powder-coated thermoplastic (Model R8H-P)	EA	1	\$754.00	\$754
Grill, wheelchair accessible (CC-2436-HC)	EA	1	\$446.00	\$446
Grill utility shelf (US-200)	EA	1	\$52.00	\$52
Trash Receptacle, 32-gallon, thermoplastic coated (R32TR)	EA	5	\$242.00	\$1,210
Trash Receptacle, rigid liner	EA	5	\$31.00	\$155
Plastic Dome Top Cover For Trash Receptacle (R32DC)	EA	5	\$98.00	\$490
In-ground Post For Mounting Trash Receptacles (RIP)	EA	5	\$47.00	\$235
Swing Bench, powder-coated (967-W6)	EA	1	\$1,162.00	\$1,162
Bench, powder-coated (965S-V6)	EA	4	\$759.00	\$3,036
Small Message Center (MCP-S-SSP)	EA	1	\$399.00	\$399
Ultimate Pest Waste System with Sign	EA	1	\$325.00	\$325
Amenities installed, per manufacturer specifications	LS	1	\$2,000.00	\$2,000
				\$15,773
Park Structures				
Picnic Shelter, wood	EA	1	\$18,000.00	\$18,000
CXT "Cortez" Flush Toilet Alt Flush Toilet (turn key, installed-water fountain, solar lights)	EA	1	\$40,000.00	\$40,000
CXT "Tioga" Vault Toilet (turn key, installed-solar fan and lights)	EA	1	\$40,000.00	\$40,000
Septic (Effluent) Pump, 2 HP	EA	1	\$2,200.00	\$2,200
Concrete Pads, under structures (1340 sf)	SY	149	\$90.00	\$13,410
Electric Hookup with Meter	EA	1	\$1,600.00	\$1,600
Well (Drilled, 100' depth), min.cost	LS	1	\$3,000.00	\$3,000
				\$78,210
Playground				
Play Structure	LS	1	\$25,000.00	\$25,000
Swings (4 swings)	LS	1	\$1,800.00	\$1,800
Fence, split rail	LF	100	\$18.00	\$1,800
Hardwood Mulch	CY	35	\$50.00	\$1,750
Timber Edging	LF	260	\$4.00	\$1,040
Boulders (for free play, transition area)	TON	4	\$200.00	\$800
				\$32,190
Hardscape & Misc.				
Walking Loop (6' wide asphalt path; prepared base course with geotextile)	LF	805	\$28.50	\$22,943
Gravel Parking (prepared aggregate base course, subbase)	TON	253	\$25.00	\$6,319
Concrete Sidewalk (5' wide path)	SY	45	\$90.00	\$4,033
Driveway cut (additional)	EA	1	\$200.00	\$200
ADA parking spaces (2), concrete pad	SY	46	\$90.00	\$4,140
ADA ramp	EA	1	\$800.00	\$800
ADA parking signs	EA	2	\$55.00	\$110
Stop Sign	EA	1	\$220.00	\$220
ADA space Striping	LS	1	\$200.00	\$200
Nature Trail (3' wide earth trail, clearing and grubbing, tree pruning)	LF	490	\$2.25	\$1,103
Fence removal (along creek)	LS	1	\$200.00	\$200
Informal Creek Access (clearing, grubbing, large river rock)	EA	2	\$200.00	\$400
Entrance Sign	LS	1	\$1,800.00	\$1,800
Fence, split rail	LF	630	\$18.00	\$11,340
Park Trees (B&B)	EA	27	\$300.00	\$8,100
Entrance Planting Enhancement	LS	1	\$1,800.00	\$1,800
Hardwood Mulch	CY	12	\$50.00	\$600
Bike Racks, powder coated	EA	3	\$200.00	\$600
Wheel stops	EA	17	\$50.00	\$850
				\$65,758
Erosion Control				
Permanent Seeding - Grass Mix	AC	1.25	\$1,800.00	\$2,250
Permanent Seeding - Native Meadow Mix	AC	0.5	\$4,000.00	\$2,000
Temporary Seed Mix	LS	1	\$1,200.00	\$1,200
Silt Fence	LF	530	\$3.25	\$1,723
Tree Protection Fence	LF	100	\$2.00	\$200
Soil Amendments (compost, lime)	LS	1	\$200.00	\$200
Removal of all temporary fencing	LS	1	\$200.00	\$200
				\$7,773
Design Fees				
				\$4,000
Permitting				
				\$1,200
Construction Oversight				
				\$2,300
SUB-TOTAL				\$221,703
TOTAL WITH CONTINGENCY				\$248,308

12%

Abbreviations:

- EA Each
- LS Lump Sum
- SF Square Foot
- LF Linear Foot
- CF Cubic Foot
- CY Cubic Yard
- TN Ton
- SY Square Yard

NOTES:

1. All costs are approximate and include install.



**RESOLUTION IN SUPPORT OF PART F GRANT APPLICATION
FOR FUNDS TO ASSIST IN CONSTRUCTION OF
SAVANNAH COMMUNITY PARK**

WHEREAS, the Savannah Community Park has been desired by the Savannah Community and by the citizens of Jackson County since 2003; and

WHEREAS, the Savannah Community Park will provide residents and visitors opportunities for recreation and improved health; and

WHEREAS, other amenities planned as part of the Savannah Community Park include fishing access areas, walking trail, picnic shelter, playground, swings, restroom facilities and Savannah Creek access areas; and

WHEREAS, the construction of the Savannah Community Park will greatly enhance the ability of the community to access the property for exercise and recreation.

BE IT THEREFORE RESOLVED, that the Jackson County Board of County Commissioners supports and endorses Jackson County's application for a Parks and Recreation Trust Fund grant in the amount of \$124,154 to assist in funding the cost of the construction of the Savannah Community Park. The Board of County Commissioners commits to the provision of matching funds required for the project.

Adopted this the 21st day of April, 2016.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHERSTER, Clerk to the Board