

SAVANNAH PARK COMBINED BOUNDARY AND CONCEPTUAL SITE PLAN

Calls around Septic Easement Area

Course	Bearing	Distance
E1	N 24°28'00" W	34.87'
E2	N 02°25'20" W	74.52'
E3	N 30°53'00" E	112.43'
E4	S 39°17'40" E	31.89'
E5	S 39°19'30" E	129.95'
E6	N 30°54'35" E	13.49'
E7	N 30°52'55" E	47.11'

Calls along Gay Road

Course	Bearing	Distance
L5	N 33°42'55" E	59.22'
L6	N 33°22'40" E	31.24'
L7	N 33°08'40" E	42.89'
L8	N 33°38'40" E	5.12'
L9	N 33°38'40" E	36.91'
L10	N 33°22'45" E	44.18'
L11	N 33°14'30" E	39.68'
L12	N 33°42'40" E	16.03'
L13	N 33°42'40" E	39.04'
L14	N 33°59'45" E	34.85'
L15	N 32°13'10" E	29.01'
L16	N 40°14'35" E	37.37'
L17	N 43°23'45" E	36.37'
L18	N 48°15'25" E	42.98'
L19	N 53°27'50" E	44.19'
L20	N 58°47'45" E	63.54'
L21	N 64°32'20" E	45.45'
L22	N 68°19'15" E	51.79'
L23	N 68°42'30" E	24.88'

Calls along creek

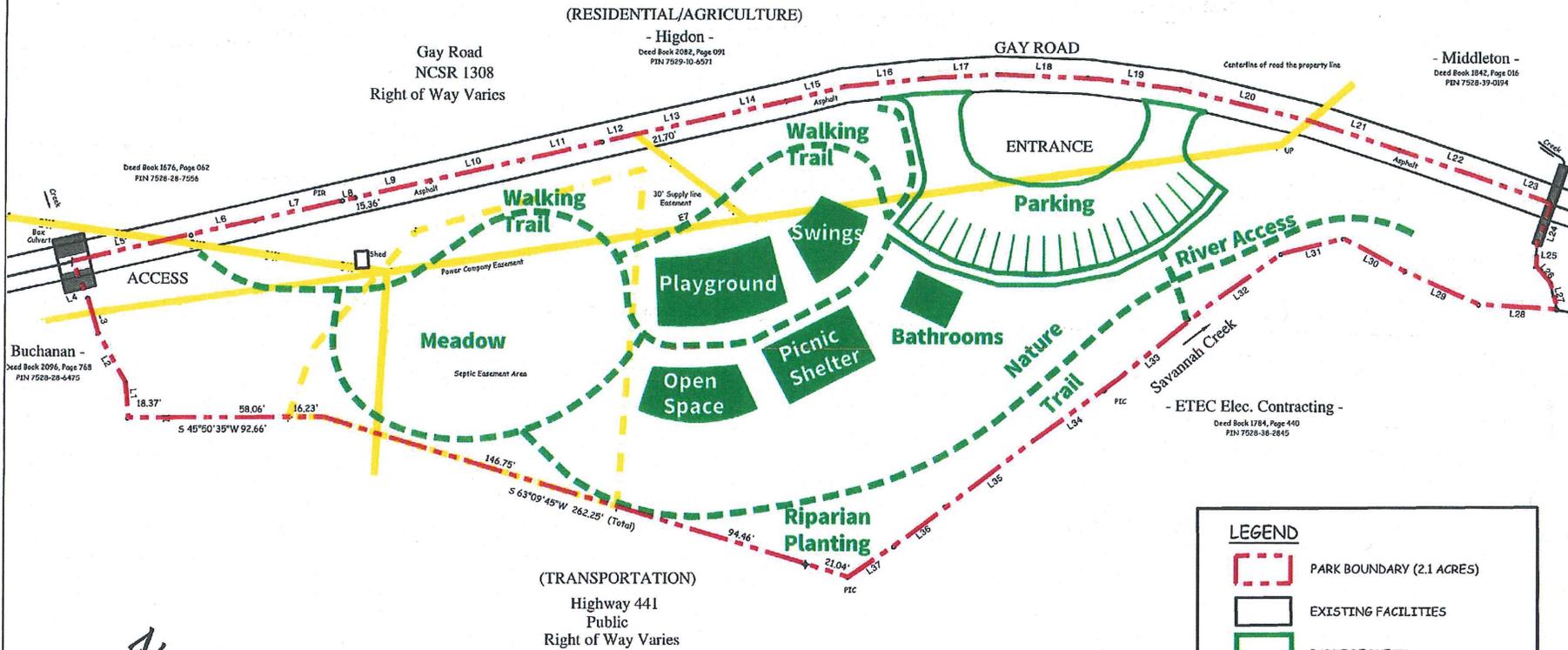
Course	Bearing	Distance
L24	S 24°50'55" E	20.29'
L25	S 40°14'20" E	10.91'
L26	S 85°19'10" E	10.60'
L27	S 58°50'10" E	13.27'
L28	S 49°42'10" W	35.20'
L29	S 70°36'10" W	36.52'
L30	S 74°29'00" W	33.23'
L31	S 32°23'50" W	30.52'
L32	S 10°56'40" W	54.01'
L33	S 05°36'00" W	52.44'
L34	S 10°42'40" W	41.17'
L35	S 08°37'20" W	53.28'
L36	S 08°18'15" W	31.18'
L37	S 12°56'50" W	26.27'

Calls along Branch

Course	Bearing	Distance
L1	N 48°46'35" W	17.10'
L2	N 73°04'30" W	26.97'
L3	N 60°18'25" W	17.76'
L4	N 66°26'05" W	19.00'

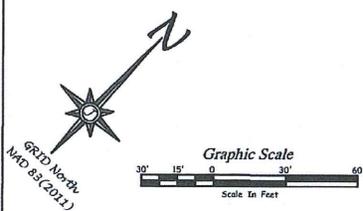
PROJECT DESCRIPTION

1. PROJECT TITLE: SAVANNAH PARK
2. TOTAL ACREAGE: 2.1 ACRES
3. DEED BOOK 1676, PAGE 062, RECORDED 5-25-2007
4. DATE PREPARED 4-18-16



LEGEND

- PARK BOUNDARY (2.1 ACRES)
- EXISTING FACILITIES
- PART REQUEST
- EASEMENT (ELECTRIC)
- EASEMENT (SEPTIC)



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.
 - o Playground (45’ x 35’) / Design TBD
 - o Swings (25’ x 25’) / 2-4 swings
 - o 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 Community Park

<u>Phase 1:</u>	<u>Cost Estimate</u>
Site Prep.....	\$14,500.00
Design Fees.....	\$ 4,000.00
Erosion Control.....	\$ 7,773.00
Walking Loop/Trail.....	\$24,046.00
Gravel Parking Lot.....	\$ 6,319.00
Wheel Stops.....	\$ 850.00
ADA Parking Spaces.....	\$ 4,140.00
Concrete Sidewalk.....	\$ 4,033.00
Park Signage.....	\$ 1,800.00
Bathrooms.....	\$40,000.00
Electrical Hook-up.....	\$ 1,600.00
Well Drilled.....	\$ 3,000.00
Septic Pump.....	\$ 2,200.00
Park Benches/Trash Cans.....	\$ 5,000.00
Permits.....	\$ 1,200.00
Entrance Planting.....	\$1,800.00
Construction Oversight.....	\$ 1,150.00
Total Phase 1....	\$123,411.00

<u>Phase 2</u>	<u>Cost Estimate</u>
Shelter.....	\$18,000.00
Utility Pole Relocation.....	\$ 5,000.00
Concrete Pad under shelter.....	\$13,410.00
Playground.....	\$25,000.00
Mulch.....	\$ 2,350.00
Swings.....	\$ 1,800.00
Bench Swing.....	\$ 1,620.00
Fencing.....	\$13,000.00
Nature Trail.....	\$ 1,703.00
Other Park Amenities.....	\$ 7,159.00
Trees.....	\$ 8,100.00
Construction Oversight.....	\$ 1,150.00
	Total Phase 2.....\$ 98,292.00
Contingency 12%.....	\$26,605.00
	Total...\$248,308.00