

Westgate Nature Park Master Plan Leland, NC

Update: November 2014
Original Approval: October 2009



Site Analysis

Westgate Nature Park is located in Leland, North Carolina just south of US Hwy 17 along West Gate Drive in the Westgate – A Southern Village of Homes and Commerce development.

The 149.85 acres of the park site is primarily undeveloped, wooded wetland with pine forests, intermittent pockets of mixed hardwoods, cypress swamps, and a water lily pond. The southern boundary of the park runs along the north side of Jackey's Creek (a tidal tributary of the Brunswick River). The 149.85 acre tract includes the delineated wetland locations. (See the attached Wetlands Survey).

As part of the total 149.85 acres, there is a small 3.35 acre upland tract that was developed into the trail head and first phase of Westgate Nature Park. This upland area now features a 20 space parking lot, picnic area, playground for ages 2-12, events lawn and 0.30 mile multi-use trail. This developed section of the park also offers environmental education opportunities with native plant enhancements and an outdoor classroom overlooking the wetlands.

This 3.35 acre section of the park was partially cleared from development activities by the previous owner. Originally, this 3.35 acre tract was intended as a road within the Westgate community, but the tract was dedicated to the Town of Leland for park use and the Town preserved much of the remaining mixed pine forest and woody understory areas.

Since the initial master plan, Phase 1 of Westgate Nature Park was constructed and opened to the public in October of 2013. The park now includes parking, picnic area, playground, events lawn, multi-use trail and outdoor classroom. Phase 1 acts as a trailhead for the ±0.30 mile constructed trail and the future phases of the park.

Site Analysis Documentation (2009):



Clearing Adjacent to Shoreline @ Westgate and Pine Woodlands on Upland Tract



Entrance from West Gate Drive



Existing Path to Commercial/Residential



**Neighborhood Connection along
Utility Easement**



Wooded Wetlands



Hardwoods and Fern Community in Wetlands



**Cypress Swamp with Water Lily
Pond Beyond**



Cleared Easement near Hunterstone Apts.



± 10' Clearing at Wetland Edge

Site Analysis Documentation (2014):



Existing Playground from Phase 1



Existing Boardwalk & Outdoor Classroom



Leland Whistle Pig 5K located at the Park



Existing Park Multi-Use Trail

Land Acquisition

Through the generosity of a land donation from an adjacent developer, Leland has been successful in acquiring contiguous parcels that will preserve valuable open space and natural areas. This will provide a long term resource to the surrounding community while also providing environmental education and an extensive greenway system in

Westgate Nature Park. For tax credit, a local developer donated the first 146.5 acre tract of park land in 2008 to the Town of Leland, and an additional adjacent 3.35 acres was added to the total land donation during the process of developing the park master plan. The total Westgate Nature Park land is comprised of 149.85 acres. Easements may need to be negotiated for portions of the remaining phases of the Westgate Nature Park trail, but no additional land acquisition is anticipated.

Description of Recreational Needs

The acquisition and park development of these tracts meet numerous Town of Leland goals and objectives. Westgate Nature Park preserves open space, conserves a large scenic and natural area along Jackey's Creek, abuts another Town owned conservation land tract of comparable size, and it furthers the documented goals of implementing walkable communities as well as expanding and enhancing bicycle infrastructure in and around Leland. Not only does the proposed Westgate Nature Park offer an expansive opportunity for passive recreation, but it also offers plans for unprecedented land preservation and environmental education in the Town of Leland.

In 2009 the Town of Leland prepared the *Leland Master Plan* which identified this land as essential preserved open space and conservation component in this rapidly developing part of Brunswick County and the Town of Leland. Among the recommended uses for the land, the plan allocated the land's highest and best use as conservation land and/or parks and greenways. Westgate Nature Park does preserve open space, conserve land and proposes parks and greenway elements in areas with the least environmental impact while optimizing environmental education opportunities. This approach was again emphasized in the Town of Leland's 2009 *Parks, Recreation and Open Space (PROS) Plan*, which similarly designated this area for conservation and parks/greenways.

The Town also commissioned a *Comprehensive Bicycle Plan for Leland, NC* that highlights key bicycle connections at Hwy 17 and nearby neighborhoods. These connections are included and planned for in the Westgate Nature Park Master Plan. This park further meets the needs of residents by providing a facility that addresses the number one priority for Leland offering the top bicycle need for Leland: bicycle fitness and recreation facilities.

In addition to these plans, public involvement allowed residents to express their need for passive recreation facilities and programs and places to bike, walk, picnic and have a playground and exercise equipment facilities. The proposed Westgate Nature Park responds to these needs by providing for all of these expressed recreational components.

Program description and Physical Needs:

The master plan for Westgate Nature Park proposes a dawn to dusk, public, passive recreation and environmental education park. The 3.35 acre upland tract of land, located in the middle of the surrounding single and multi-family residential and commercial developments, acts as a trail head for the existing and proposed \pm 4.5 miles of multi-use greenway in the Westgate Trail System. The greenway winds through 149.85 scenic acres of cypress swamps, a large water lily pond, woody wetlands, pine forest and tidal

creek ecosystems and creates an exceptional nature access corridor for a variety of recreation activities and educational programs. Proposed loop trails will add variation to the path and help more active and adventurous people lengthen their exercise route and be exposed to more of the park.

At completion, the proposed park will provide an extraordinary scenic and recreational opportunity for Leland residents containing:

- Links to existing and proposed paved and boardwalk multi-use trails that total \pm 4.5 miles for walking, jogging, biking, roller-blading, dog walking, etc.
- Widened existing sidewalk connections to residential and commercial enabling them to be used as a multi-use path
- Environmental Education through:
 - Outdoor Classrooms
 - Flora and Fauna Identification Signs
 - Ecosystem Education Signs
- Wildlife observation
- Picnic Shelter and Picnic Area
- Restrooms
- Playground Equipment for 2-5 and 5-12 year olds
- Exercise Equipment along Trail
- Small Multi-Purpose Lawn
- Parking Lot
- Site Furnishings
- Small Trail Area Shelters

The Town plans to provide roadway access, parking and utility infrastructure for these facilities. The Town will provide and/or consult with a firm(s) for the design and permitting assistance for these facilities.

The Town of Leland is currently re-examining parks and recreation needs as part of the update of the *Town of Leland Parks, Recreation and Open Space Master Plan*. This plan will likely become a Leland adopted plan by the middle of 2015. A survey is being circulated to the public. With over 560 surveys received to date, expansion of Westgate Nature Park has been identified as a significant recreational need, but no formal compiled analysis of the survey data is available at this time.

Project Costs:

All park land has already been donated to the Town of Leland, so infrastructure and design and construction costs are the only project costs needed for park development. 149.85 acres of Westgate Nature Park land was previously secured as a funding match with a Parks and Recreation Trust Fund (PARTF) waiver in a 2010 PARTF grant. With approval of this updated Westgate Nature Park Master Plan, the Town will pursue multiple funding alternatives to continue the next phase of the park. After the initial phase of construction was completed, Leland assessed the use of the park, the public input received and the development plans for adjacent properties. The original Westgate Nature Park Master Plan proposed three phases, but recent development activity along

the eastern boundary of the existing trailhead caused the Town to rethink phasing and sequence of future trail construction. The catalyst to the revision was the recently timbered parcel of land to the west of the Phase 1 park. After understanding the public's desire to extend the trail, the Town discussed possible development plans with the adjacent Westgate community's master developer. It was determined that there was a benefit to project construction costs to take advantage of the recently cleared land before the next development gets underway in Westgate. As a result, the Town of Leland held public input sessions and updated the park master plan documents to reflect the current direction of the park.

Reference the updated Westgate Nature Park Master Plan and associated phased estimated project costs listed in the Westgate Nature Park Order of Magnitude Costs document provided herein.

Public Involvement:

From the approved 2009 Westgate Nature Park Master Plan:

Beyond previous Town planning and surveying efforts, the Town of Leland hosted a public input session to discuss and receive comments on the proposed Westgate Nature Park Master Plan. (See the provided Westgate Nature Park Master Plan Meeting Minutes). In this meeting, the Town of Leland Director of Parks, Recreation and Environmental Programs, Niel Brooks, presented the plan to the public and then solicited comments about the park. The park plan was well received and a series of question and answers caused the park planners to update the previous park master plan and project costs to reflect items to the plans and project costs.

In addition to the public meeting, the Town's website posted the plan and general description of the park. Mr. Brooks received comments via e-mail as a result of that public input component. All public comments were addressed and considered by the planning team before finalizing the Westgate Nature Park Master Plan that is presented here for your approval.

2014 Westgate Nature Park Master Plan update:

The Town of Leland built on the 2009 public involvement by holding a public input session in the Town Council Chambers on October 9, 2014. The presentation of the Phase 2 Westgate Nature Park Preliminary Routing Plan showed attendees the update to the Westgate Nature Park Master Plan with new phasing and the updated, proposed trail routing in the Phase 2 section of the park plan. The master plan was well received and valuable recreation priorities for this park were discussed. As a result, the routing presented in this master plan update report remains as presented in the October 9 meeting, but park facilities, such as trail area shade structures, restrooms and a picnic building were added to the Phase 2 project scope to respond to requests and comments by citizens and park users. The proposed, updated park master plan and associated project costs are presented here for your approval.

Niel Brooks, Director of Parks, Recreation & Environmental Programs, is in the process of presenting the Westgate Nature Park Master Plan to Leland area civic groups for additional public input. Mr. Brooks attended the October 9, 2014 Leland Area Rotary Club, presented the plan, and gained overwhelming support for the plan. He is also scheduled to attend the December Leland New Comers meeting, and he will continue taking the plan to other groups, such as the Lions Club, for additional comments.

Updated 2014 Westgate Nature Park Master Plan:

The Town of Leland commissioned an updated Westgate Nature Park Master Plan in 2014 after one year of use of the first phase of the park. Public support and park use has been overwhelmingly positive with great anticipation of the extension of the multi-use trail. With the success of the annual 5K run, The Whistle Pig, held at Westgate, there is desire to have a completed loop trail suitable to continue the event. Public meetings reinforce the desire for a longer and looped trail to be the next focus of the park. This 2014 update reassessed recreation priorities based on all public, advisory and municipal comments and altered the 2009 park master plan to reflect them and to take advantage of some recent opportunities along the proposed trail corridor.

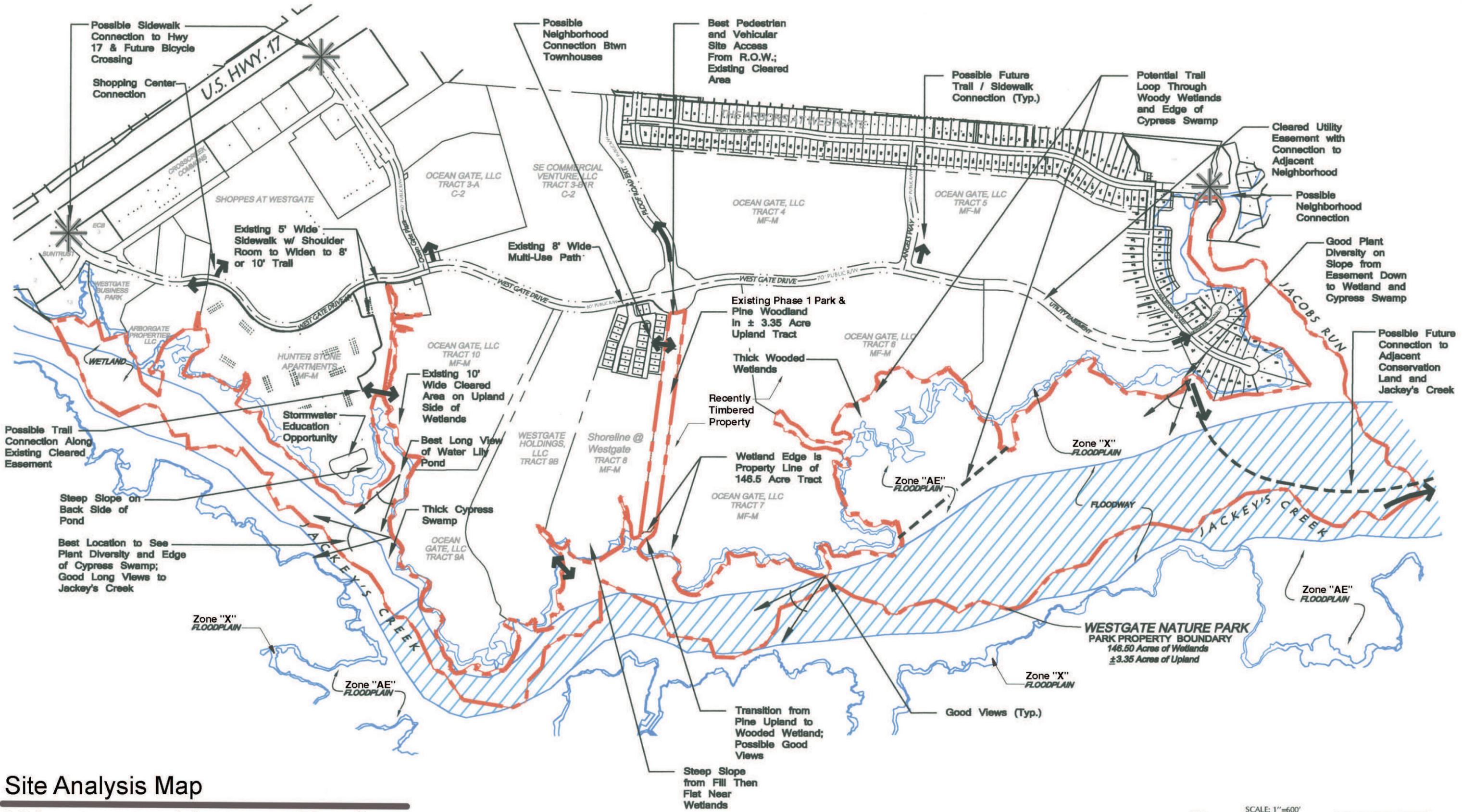
The Westgate Nature Park Master Plan now features four phases (previously three phases) with the proposed Phase 2 trail located on the recently timbered land to the west of the existing Phase 1 park. This timbered land is one of the opportunities Leland did not want to miss. Construction of a trail at this location at this time will help the Town keep construction costs down and still be able to create a loop trail in the next phase of the park. The timbered land is only part of the previous 2009 Phase 3, so this updated plan divides the previous phase into two parts. The current proposed Phase 2 trail is planned as the next grant funding request and proposes connection to the Westgate community neighborhood being developed now. This change in priorities allows the Town to focus on the immediate opportunity to expand the park in a financially responsible manner and provide close trail access to many existing and new residents to the neighboring Westgate community.

The updated master plan graphic also includes a connection to a potential greenway along the Duke Energy power line easement that could connect this Westgate Nature Park and the larger Westgate community to shopping and park areas in the Brunswick Forest community. Plans for the greenway also include a connection to the Brunswick Nature Park off Highway 133. Planning efforts outside of this park master plan identified this potential trail corridor connection as an important, non-vehicular link between two major shopping and living areas in Leland and worth planning in conjunction with future phases of Westgate Nature Park.

For additional information, reference the Westgate Nature Park Master Plan graphic and supporting documentation for further information on the updated master plan.

The following items can be found in the support documentation:

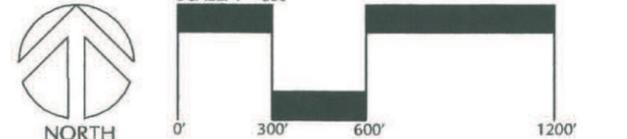
- Westgate Nature Park Site Analysis Map
- Wetlands Survey Sheet 1 of 5 (as provided by Summary Appraisal Report for the 149.85 acre tract)
- Westgate Nature Park Order of Magnitude Costs
- Westgate Nature Park Master Plan Meeting Minutes
- Westgate Nature Park Master Plan

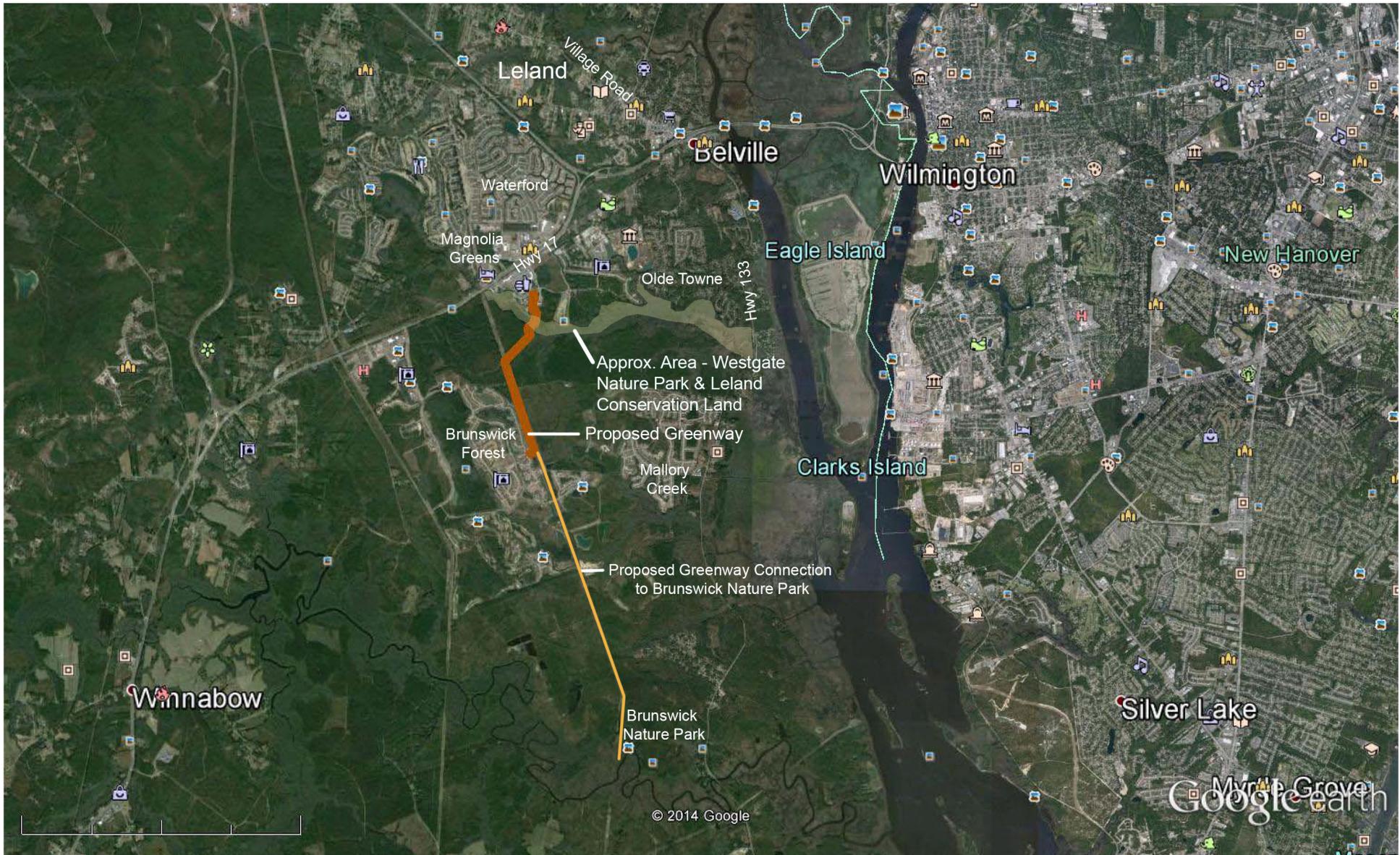


Site Analysis Map

Westgate Nature Park

Leland, NC





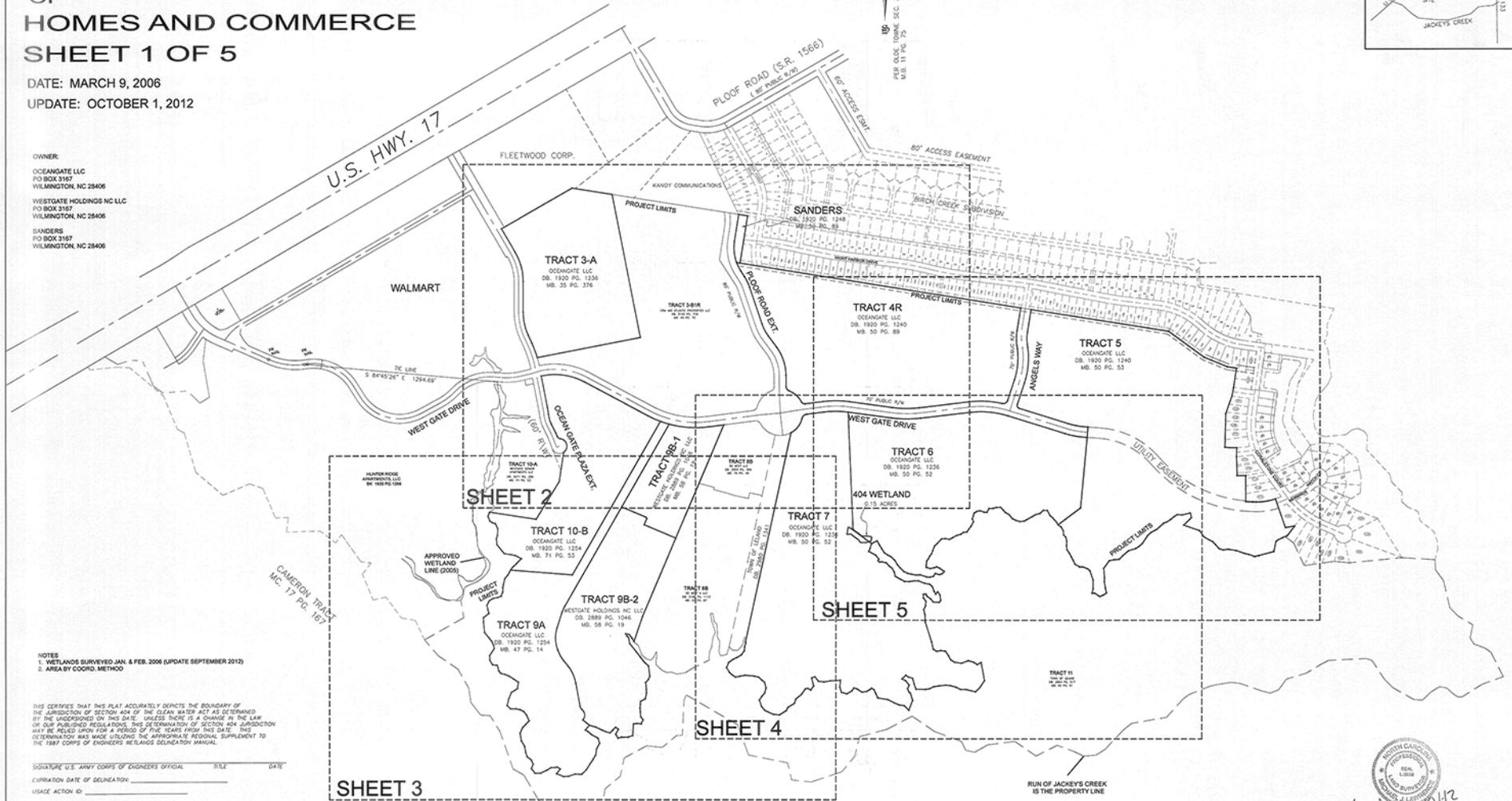
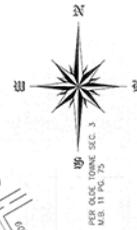
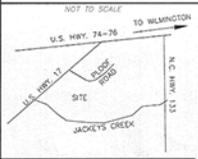
Leland Area Neighborhood Connections to Park , Greenway and Open Space

WETLAND SURVEY
WESTGATE
 A SOUTHERN VILLAGE
 OF
 HOMES AND COMMERCE
 SHEET 1 OF 5

DATE: MARCH 9, 2006
 UPDATE: OCTOBER 1, 2012

OWNER:
 OCEANGATE LLC
 PO BOX 3167
 WILMINGTON, NC 28406
 WESTGATE HOLDINGS NC LLC
 PO BOX 3167
 WILMINGTON, NC 28406
 SANDERS
 PO BOX 3167
 WILMINGTON, NC 28406

LOCATION MAP



- NOTES
 1. WETLANDS SURVEYED JAN. & FEB. 2006 (UPDATE SEPTEMBER 2012)
 2. AREA BY COORD. METHOD

THIS CERTIFIES THAT THIS PLAN ACCURATELY DENOTES THE BOUNDARY OF THE JURISDICTION OF SECTION 404 OF THE CLEAN WATER ACT AS DETERMINED BY THE UNDERSIGNED ON THIS DATE. UNLESS THERE IS A CHANGE IN THE LAW OR OUR PUBLISHED REGULATIONS, THIS DETERMINATION OF SECTION 404 JURISDICTION MAY BE RELED UPON FOR A PERIOD OF FIVE YEARS FROM THIS DATE. THIS DETERMINATION HAS BEEN MADE UTILIZING THE APPROPRIATE REGIONAL SUPPLEMENT TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

SIGNATURE U.S. ARMY CORPS OF ENGINEERS OFFICIAL: _____ TITLE: _____ DATE: _____
 EXPIRATION DATE OF DELINEATION: _____
 USAGE ACTION ID: _____

SHEET 1

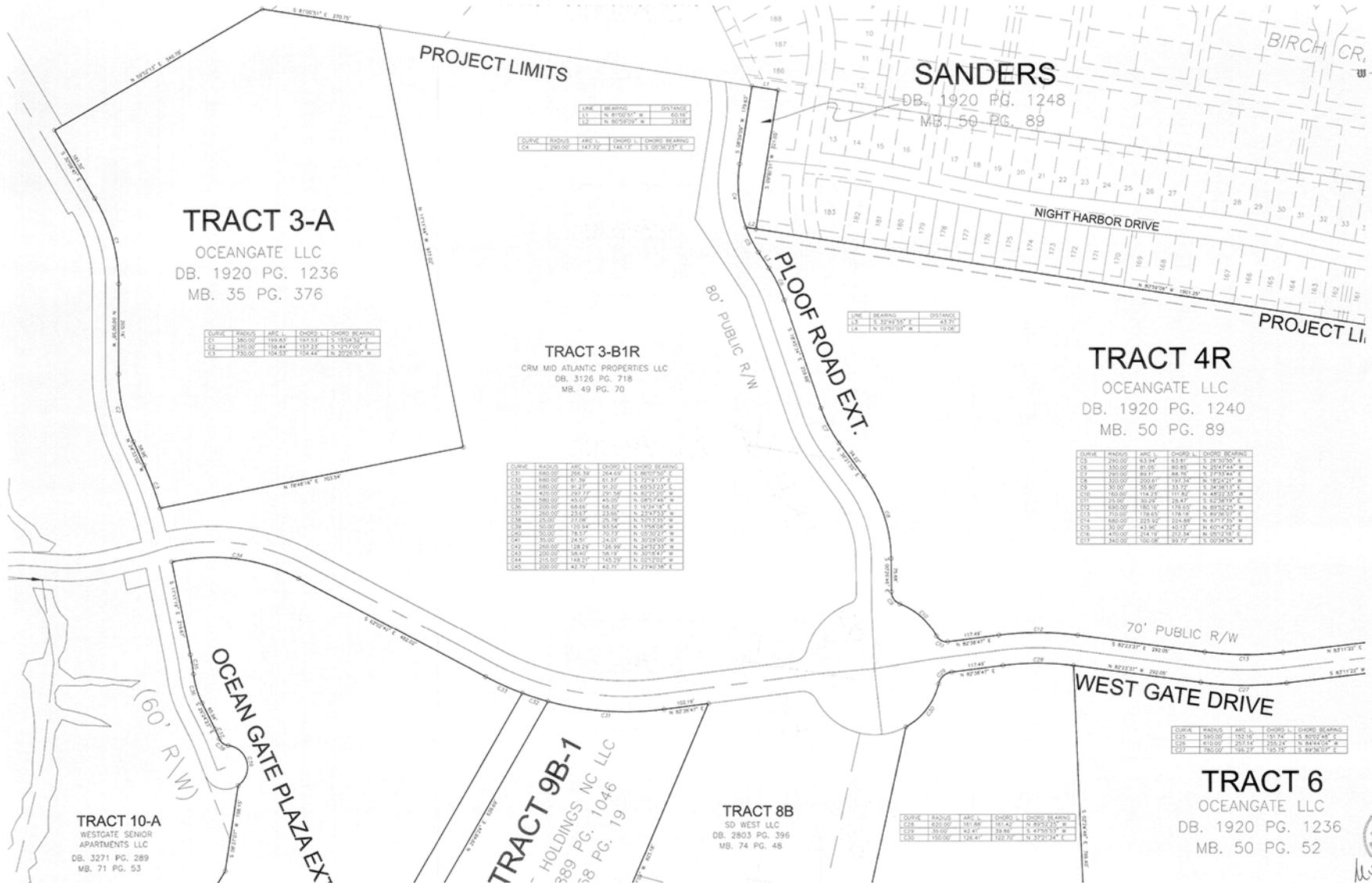


Matthew J. Lerner
 3000 1007 9007

SCALE: 1" = 300'
HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS, LAND PLANNERS

1123 FLORIDA PARKWAY
 WILMINGTON, NC 28403
 PHONE: (910) 343-8302
 LICENSE # 0-0587





TRACT 3-A
 OCEANGATE LLC
 DB. 1920 PG. 1236
 MB. 35 PG. 376

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C1	240.00	199.87	137.53	S. 150°52' E
C2	310.00	156.44	133.57	S. 72°47'00" E
C3	175.00	104.93	104.44	N. 20°25'53" W

LINE	BEARING	DISTANCE
L1	N. 21°50'53" W	40.18
L2	N. 80°58'00" W	23.14

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C4	290.00	147.27	146.13	S. 50°58'27" E

TRACT 3-B1R
 CRM MID ATLANTIC PROPERTIES LLC
 DB. 3126 PG. 718
 MB. 49 PG. 70

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C11	180.00	76.17	76.41	S. 86°07'37" E
C12	680.00	87.79	61.37	S. 22°53'27" E
C13	680.00	87.79	72.50	S. 55°23'23" E
C14	400.00	297.77	297.58	N. 85°21'43" W
C15	200.00	45.07	45.07	N. 89°17'43" W
C16	200.00	45.07	45.07	N. 101°51'51" W
C17	260.00	23.87	23.88	N. 23°43'55" W
C18	425.00	27.06	26.28	N. 20°21'25" W
C19	50.00	120.94	93.54	N. 17°58'05" W
C20	50.00	74.57	70.13	N. 50°02'21" W
C21	35.00	24.91	24.00	N. 30°28'00" W
C22	760.00	126.93	126.93	N. 84°24'34" W
C23	200.00	38.42	38.12	N. 30°58'47" W
C24	110.00	148.12	148.00	N. 30°20'00" W
C25	200.00	43.72	42.31	N. 23°40'38" E

LINE	BEARING	DISTANCE
L3	S. 30°48'50" E	43.21
L4	N. 07°51'50" W	19.08

TRACT 4R
 OCEANGATE LLC
 DB. 1920 PG. 1240
 MB. 50 PG. 89

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C6	750.00	113.94	83.81	S. 27°30'00" E
C7	350.00	81.00	80.85	N. 20°27'42" W
C8	200.00	50.81	50.80	S. 32°57'44" W
C9	150.00	200.61	197.34	N. 18°24'31" W
C10	70.00	114.13	75.72	S. 35°20'51" W
C11	150.00	114.13	111.26	N. 48°22'51" W
C12	25.00	32.71	26.47	S. 62°38'11" W
C13	150.00	176.19	172.63	N. 82°02'41" W
C14	710.00	178.03	174.24	S. 82°38'00" W
C15	480.00	225.94	224.88	N. 81°17'22" E
C16	30.00	43.58	40.13	N. 60°14'34" W
C17	430.00	174.19	173.34	N. 60°14'34" W
C18	340.00	100.08	99.27	S. 50°58'27" W

TRACT 10-A
 WESTGATE SENIOR
 APARTMENTS LLC
 DB. 3271 PG. 289
 MB. 71 PG. 53

TRACT 9B-1
 HOLDINGS NC LLC
 389 PG. 1046
 38 PG. 19

TRACT 8B
 SD WEST LLC
 DB. 2803 PG. 396
 MB. 74 PG. 48

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C26	590.00	182.16	181.42	S. 82°20'00" W
C27	610.00	203.16	203.14	N. 84°54'00" E
C28	780.00	185.27	195.35	S. 89°58'27" E

TRACT 6
 OCEANGATE LLC
 DB. 1920 PG. 1236
 MB. 50 PG. 52

CURVE	RADIUS	ARC L	CHORD L	CHORD BEARING
C29	420.00	161.88	161.42	S. 72°20'00" W
C30	30.00	42.47	39.86	S. 47°50'00" W
C31	150.00	158.41	152.20	N. 32°21'54" E

WETLAND SURVEY
WESTGATE
SHEET 2 OF 5

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYORS, ENGINEERS, LAND PLANNERS

1125 FLORIAN PARKWAY
 WELLSVILLE, N.C. 28083
 PHONE: (704) 343-8822
 REG. LICENSE # 0-0287

project: folder\6309-westgate\wetsurvey-2012

Order of Magnitude Costs* Westgate Nature Park - Town of Leland

November 19, 2014

This estimate reflects current understanding of construction costs based upon discussions with contractors and similar projects. Prices will vary due to: timing, refinement of the conceptual design, site conditions, design development and creation of construction documentation for site features, material selection & availability, and contractor workload. Estimate is based on current 2014 dollars and does not take into account the cost of financing and/or inflation.

* Order of Magnitude Costs based on Westgate Nature Park Preliminary Master Plan dated 11.19.14

PHASE 2 Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Qty	Unit	Unit Cost	Total Item Cost
Construction Costs				
Site Preparation - includes clearing, earthwork, grading, drainage swales, etc.	1	ls	\$260,400.00	\$260,400
Asphalt Trail - 10' wide Paved Bike and Walking Trail (.80 mi)	4,673	sy	\$18.00	\$84,114
Boardwalk Trail - 10' min. width Bike and Walking Trail (.06 mi)	3,350	sf	\$43.00	\$144,050
Trail area Exercise Stations	1	ls	\$10,000.00	\$10,000
Shelters/shade structures for trail and picnic areas	2	ea	\$12,000.00	\$24,000
Restroom Building	1	ea	\$47,000.00	\$47,000
Site Furnishings- trail benches located approx. every 1/4 mi (4), trash cans (2), dog waste station (2)	1	ls	\$6,200.00	\$6,200
Signage- directional signs (3), PARTF sign (1), large nature signs (2), small nature identification signs (12), trail mile markers every 1/4 mile (4)	1	ls	\$9,500.00	\$9,500
Landscaping - Trail entrance on West Gate Drive (includes no landscape along trail)	1	ls	\$2,500.00	\$2,500
Temporary trail stabilization seeding	5060	lf	\$0.25	\$1,265
Materials and Construction Cost to Develop Phase 2				\$589,029

Planning, Permitting & Incidental Project Costs	Qty	Unit	Unit Cost	Total Item Cost
Contingency for the Cost of Building and Planning				
Contingency (not to exceed 5% of the cost to develop the project)	5%			\$29,451
Permitting				
Agency Fees (regulatory reviews for stormwater, erosion control, etc.)		ls		\$2,000
Cost Related to Building and Planning				
Planning / Incidental Land Costs- Construction management, site planning, project design, survey and appraisals, wetland mapping and re-certification, and geotechnical investigation(not to exceed 20% of the cost of the project)	15%			\$88,354
Note: Land acquisition or deed transfer costs for upland area easements not included in costs				
Total Project Cost to Develop Phase 2				\$708,835
Total PARTF Grant Request				\$250,000
Total Town of Leland Match of Project Costs				\$458,835

Additional Phase 2 Fees Outside of PARTF project	Qty	Unit	Unit Cost	Total Item Cost
West Gate Drive Sidewalk Connector				
8'-10' wide Asphalt Path along West Gate Drive	2264	sy	\$18.00	\$40,752
Total Phase 2 Project Cost				\$749,587
Total Town of Leland Cost				\$499,587

PHASE 3 Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Qty	Unit	Unit Cost	Total Item Cost
Construction Costs				
Site Preparation - includes clearing, earthwork, grading, drainage, etc.	1	ls	\$175,000.00	\$175,000
Crosswalks	1	ea	\$1,000.00	\$1,000
Asphalt Trail - 10' wide Paved Bike and Walking Trail (.73 mi)	4253	sy	\$18.00	\$76,554
Boardwalk Trail - 10' min. width Bike and Walking Trail with handrail and seating nodes (.27 mi)	14,000	sf	\$50.00	\$700,000
Outdoor Classroom Pier Overlook - located off of Main Trail	1	ls	\$60,000.00	\$60,000
Outdoor Classroom Overlook on Boardwalk Trail - located on Boardwalk Connector Trail	300	lf	\$350.00	\$105,000
Trail area Exercise Stations	1	ls	\$10,000.00	\$10,000
Shelters/shade structures along trail	2	ea	\$12,000.00	\$24,000

Site Furnishings- trail benches located approx. every 1/4 mi (3), trash cans (2), dog waste station (2)	1	ls	\$6,200.00	\$6,200
Signage- directional signs (3), PARTF sign (1), large nature signs (2), small nature identification signs (12)	1	ls	\$9,500.00	\$9,500
Temporary trail stabilization seeding	4900	lf	\$0.25	\$1,225
Materials and Construction Cost Develop Phase 3 of the Project				\$1,168,479
Permitting				
Agency Fees		ls		\$5,000
Contingency for the Cost of Building and Planning				
Contingency (not to exceed 5% of the cost to develop the project)	5%			\$58,424
Cost Related to Building and Planning				
Planning / Incidental Land Costs- Construction management, site planning, project design, survey and appraisals, wetland mapping and re-certification, geotechnical investigation, and the cost of preparing applications (not to exceed 20% of the cost of the project)	20%			\$233,696
Note: Land acquisition or deed transfer costs for upland area easements not included in costs				
Total Phase 3 Project Cost				\$1,465,599

PHASE 4 Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Qty	Unit	Unit Cost	Total Item Cost
Construction Costs				
Site Preparation - includes silt fence, clearing, earthwork, grading, drainage, etc.	1	ls	\$135,000.00	\$135,000
Crosswalks	2	ea	\$1,000.00	\$2,000
Concrete Trail Expansion - 3' paved expansion to existing sidewalk on West Gate Dr. and Hunterstone Apts.	85	cy	\$280.00	\$23,800
Concrete Sidewalk - 8' wide accessible concrete sidewalk	156	cy	\$280.00	\$43,680
Asphalt Trail - 10' wide Paved Bike and Walking Trail (.77 mi)	4,517	sy	\$18.00	\$81,306
Boardwalk Trail - 10' min. width Bike and Walking Trail with handrail (.27 mi)	14,250	sf	\$50.00	\$712,500
Outdoor Classroom Stormwater Education Overlook and Paved Trail (located off small loop trail at Hunterstone Apts.)	1	ls	\$53,600.00	\$53,600
Timber Bridge & Outdoor Classroom (possible multi span bridge - no additional classroom needed if this option used)	1	ls	\$300,000.00	\$300,000
<i>*Alternate to Bridge - Boardwalk (used if allowable by reg. agencies)</i>	159	lf	\$425.00	\$67,575
<i>* Alternate located on Boardwalk - Outdoor Classroom</i>	215	sf	\$350.00	\$75,250
Outdoor Classroom Overlook Loop on Boardwalk Trail located at waterlily pond	312	lf	\$350.00	\$109,200
Trail area Exercise Stations	1	ls	\$20,000.00	\$20,000
Shelters/shade structures along trail	2	ea	\$5,700.00	\$11,400
Site Furnishings- bollards for trail (3), bike rack (1), trail benches (4), trash cans (1), dog waste station (2)	1	ls	\$7,000.00	\$7,000
Signage- includes secondary entrance sign (1), directional signs and traffic signs (9), large nature signs (5), small nature identification signs(5)	1	ls	\$17,400.00	\$17,400
Temporary Trail Seeding and Stabilization	9400	lf	\$0.25	\$2,350
Landscaping - includes trail secondary entrance landscaping and propertyline screening enhancement and stabilization	1	ls	\$8,000.00	\$8,000
Materials and Construction Cost Develop Phase 4 of the Project (with span bridge)				\$1,527,236
Permitting				
Agency Fees		ls		\$5,000
Contingency for the Cost of Building / Retrofitting and Planning				
Contingency (not to exceed 5% of the cost to develop the project)	5%			\$76,362
Cost Related to Building, Retrofitting and Planning				
Planning / Incidental Land Costs- Construction management, site planning, project design, survey and appraisals, wetland mapping and re-certification, geotechnical investigation, and the cost of preparing applications (not to exceed 20% of the cost of the project)	20%			\$305,447
Note: Land acquisition or deed transfer costs for upland area easements not included in costs				
Total Phase 4 Project Cost (with span bridge)				\$1,914,045
*Alternate Total Phase 4 Project Cost (with boardwalk as bridge alt - Not included in grand total below)				\$1,756,870
Grand Total Remaining Project Cost				\$4,129,231

Westgate Nature Park Master Plan Update Public Meeting

Town of Leland

October 9, 2014

Meeting Minutes – Public Meeting 1

Niel Brooks gave an introduction of the meeting purpose to discuss the updated site specific 2009 Westgate Nature Park Master Plan report. Niel oriented newcomers to the existing park and reminded everyone of the land dedication and formation of the ± 150 acre Westgate Nature Park.

Allison Engebretson, with Paramounte Engineering, presented the proposed changes to the master plan based on recent land clearing activity and new development around the existing park. The main change, the change in phasing focus, lead to a detailed discussion of the proposed phase 2 trail alignment and the attendee's preferred park elements for the next phase. The following is a list of public comment received at the meeting:

- The trail was widely supported. Many offered positive comments about the existing phase 1 of Westgate Nature Park, but there was an overwhelming desire to extend the trail farther than the existing .3 mile trail. The idea of a loop trail was very appealing to several participants.
- The 1.65+/- mile loop that is possible after the next trail phase is constructed will rely on the developer to put in sidewalk in the future. All meeting participants agreed the sidewalk should be a part of the phase 2 improvements even if it is a cut, maintained path off of the road. People were concerned about the safety of trail walkers being forced to complete the loop by walking along the road until the developer is ready to construct the proposed sidewalk. Participants suggested materials for the sidewalk area path could be crushed granite, dirt, or other easily walkable material.
- Recommendation was made for shelters along the path. Something for people to get out of the rain, possibly with a bench. – Something cost effective
- Meeting attendees asked if fitness stations and benches could be included along the trail
- Pet waste stations were requested
- Mile markers were requested and ways of directing trail users. There were questions about future trail loops if the trails could be marked – possibly mark trails by color
- One of the problems sited with the current park is that there are no signs from Highway 17 or other popular locations in Leland directing people to the park.
- On street parking along West Gate Drive was offered as an opportunity to expand parking options and ways to get people closer to different areas of the park trail.
- Restrooms were unanimously determined a good idea to include in the next phase. When asked about the number of stalls preferred, attendees asked for 3 stalls at least and ADA accessible stall to include a baby changing station
- Wildlife viewing and birding walks are activities/programs that should continue in the next phase of the park.

Unanimous vote of support received:

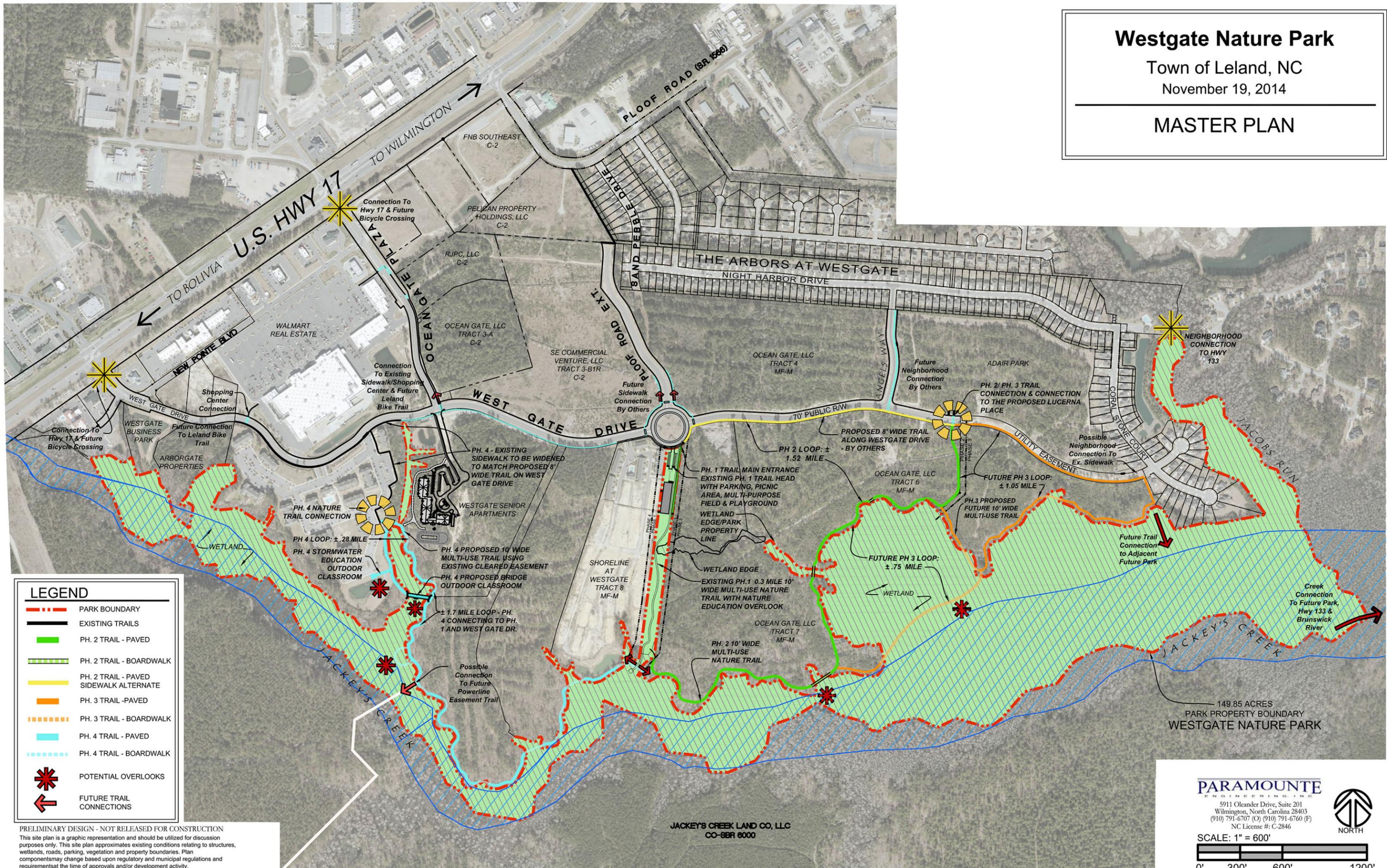
At the end of the meeting, the participants were asked to signify by raising their hands if they supported the park as drawn on the proposed master plan, if they wanted any changes, or if they were not in support of the park. Everyone in the meeting unanimously supported the park master plan as drawn and encouraged the phase 2 plans to incorporate as many of the recommended items from the meeting as possible.

Westgate Nature Park

Town of Leland, NC

November 19, 2014

MASTER PLAN



LEGEND

- - - PARK BOUNDARY
- EXISTING TRAILS
- PH. 2 TRAIL - PAVED
- - - PH. 2 TRAIL - BOARDWALK
- PH. 2 TRAIL - PAVED SIDEWALK ALTERNATE
- PH. 3 TRAIL - PAVED
- - - PH. 3 TRAIL - BOARDWALK
- PH. 4 TRAIL - PAVED
- - - PH. 4 TRAIL - BOARDWALK
- ✱ POTENTIAL OVERLOOKS
- ↖ FUTURE TRAIL CONNECTIONS

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION
 This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

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SCALE: 1" = 600'

0' 300' 600' 1200'

NORTH

JACKEY'S CREEK LAND CO, LLC
 CO-SBR 6000

149.85 ACRES
 PARK PROPERTY BOUNDARY
 WESTGATE NATURE PARK