



**TRANSYLVANIA**  
— COUNTY —  
NORTH CAROLINA

# Silvermont Park

## Master Plan

Transylvania County, NC



**sitework**  
STUDIOS

LANDSCAPE ARCHITECTURE  
352 Depot Street | Suite 120 | Asheville, NC  
28801

THE MIGHTY 'BEECH'

BOARDWALK

NATURAL / CREATIVE PLAY  
AREA (CLEAR UNDERSTORY)

STORMWATER BMP

"FANTASY WOODS"

NATURAL SURFACE PATH

6 FT. WIDE ASPHALT  
WALKING PATH

6 FT. WIDE CONCRETE  
WALKING LOOP

SPLASH PAD / EVENT  
AREA

PAVILION (TYP.)

SERVICE / DROP-OFF AND  
EVENT SPACE

ORNAMENTAL  
DEMONSTRATION GARDENS

STORM WATER BMP

DUMPSTER AND ENCLOSURE

EXISTING CARRIAGE HOUSE  
WITH RENOVATED RESTROOMS

SCREENING FENCE AND  
STORAGE

EXISTING RAIN GARDEN

ACCESSIBLE PARKING AREA

SWING AND HAMMOCK AREA

BENCHES

MULTI-PURPOSE  
OPEN LAWN

SILVERMONT

OPEN  
EVENT LAWN

PAVILIONS (TYP.)

PICNIC TABLES (TYP.)

PARK ENTRANCE

PARK SIGN

ACCESSIBLE PEDESTRIAN  
ENTRANCE

ASPHALT PARKING LOT  
(48 SPACES)

STORM WATER BMP

TODDLER PLAYGROUND

CONTROLLED ACCESS 'ONE  
WAY' DRIVE WITH BOLLARDS

COVERED SWINGING BENCHES

PROPOSED DECIDUOUS TREES  
(TYP.)

6 FT. ASPHALT WALKING PATH

RESTRICTED PARKING / EVENTS  
PERFORMANCE AREA

STORM WATER BMP

BASKETBALL HALF-COURT

PEDESTRIAN ACCESS  
(NOT ACCESSIBLE)

EXISTING PAVILION

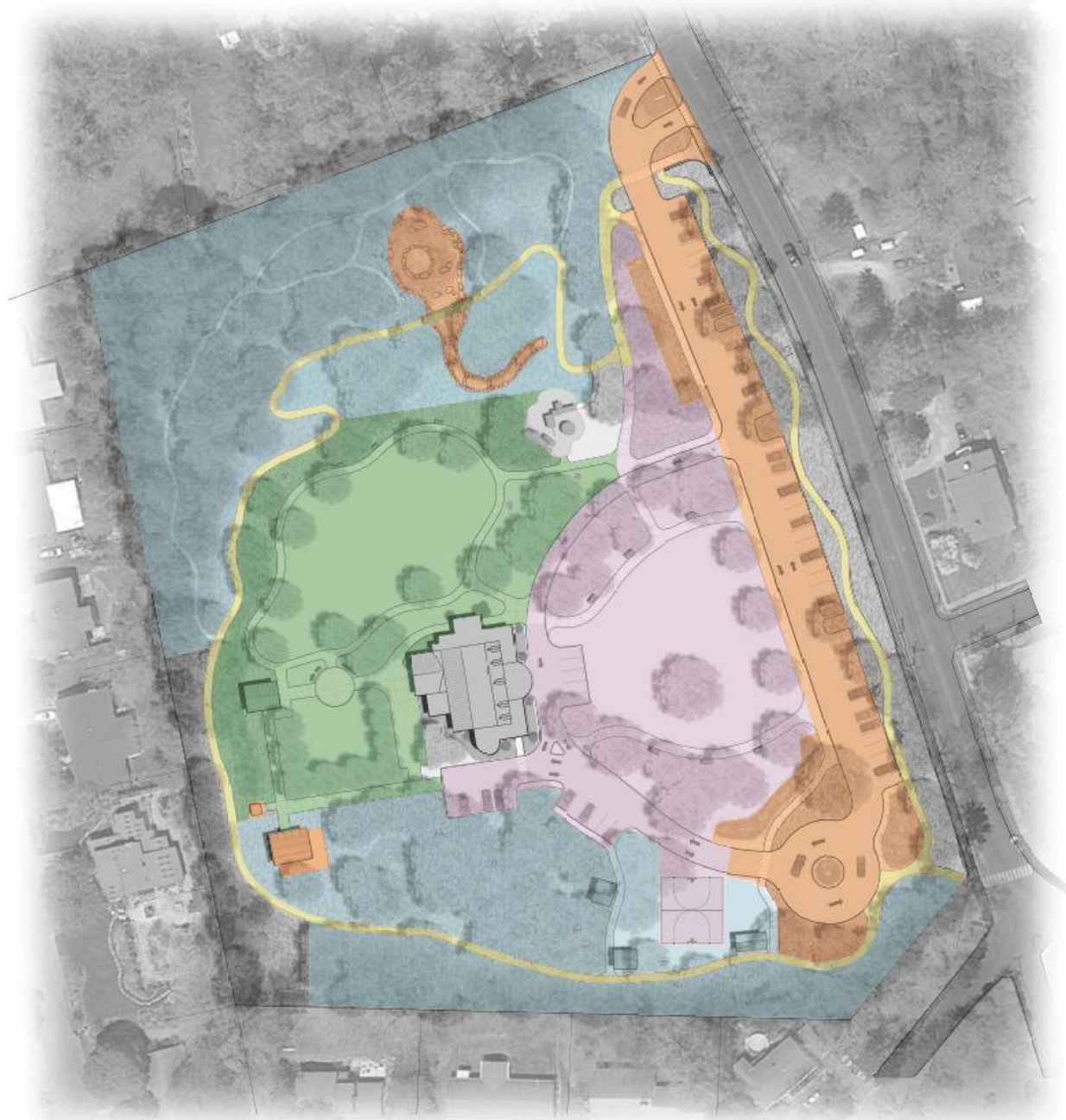


TRANSYLVANIA  
COUNTY  
NORTH CAROLINA

## SILVERMONT PARK - FINAL MASTER PLAN

sitework

STUDIOS  
OCTOBER 5, 2018



**LEGEND**

-  PHASE ONE
-  PHASE TWO
-  PHASE THREE
-  PHASE FOUR
-  PHASE FIVE

**NOTE:**  
SITE LIGHTING RECOMMENDED  
TO BE THROUGH DUKE ENERGY  
LEASE PROGRAM.

BOARDWALK

6' WIDE ACCESSIBLE ASPHALT TRAIL  
& ASSOCIATED DRAINAGE  
IMPROVEMENTS

**NOTE:**  
SITE LIGHTING RECOMMENDED  
TO BE THROUGH DUKE ENERGY  
LEASE PROGRAM.

"FANTASY WOODS"  
RAIN GARDEN

DUMPSTER & ENCLOSURE

BATHROOM RENOVATION  
& RECONFIGURATION

SCREENING FENCE /  
STORAGE AREA

PARK ENTRANCE

PARK SIGN

ACCESSIBLE PEDESTRIAN ENTRANCE

ASPHALT PARKING LOT  
(48 SPACES)

STORMWATER BMP & DRAINAGE

ACCESSIBLE PEDESTRIAN SIDEWALK &  
CURBING

STORMWATER BMP & DRAINAGE

VEHICLE ROUNDABOUT

PEDESTRIAN ACCESS  
(NOT ACCESSIBLE)

**NOTE:**  
SITE LIGHTING RECOMMENDED  
TO BE THROUGH DUKE ENERGY  
LEASE PROGRAM.



TRANSYLVANIA  
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## SILVERMONT PARK - PHASE TWO CONSTRUCTION

sitework  
STUDIOS  
OCTOBER 5, 2018



"FANTASY WOODS" CREATIVE  
PLAY AREAS

STORMWATER BMP

NATURAL SURFACE PATH

DRAINAGE IMPROVEMENTS

SWING AND HAMMOCK AREA

EXISTING RAIN GARDEN

PICNIC TABLES

ADDITIONAL ACCESSIBLE PAVILIONS

EXISTING PAVILION

**NOTE:**  
SITE LIGHTING RECOMMENDED  
TO BE THROUGH DUKE ENERGY  
LEASE PROGRAM.




TRANSYLVANIA  
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## SILVERMONT PARK - PHASE FOUR CONSTRUCTION

sitework

STUDIOS  
OCTOBER 5, 2018

- 
- BENCHES
  - MULTI-PURPOSE OPEN LAWN
  - PROPOSED TREE PLANTINGS
  - 6FT WIDE ACCESSIBLE  
CONCRETE WALKWAY LOOP
  - SPLASH PAD / EVENT AREA
  - PAVILION
  - SERVICE DROP-OFF /  
EVENT SPACE
  - STORMWATER BMP
  - OPEN LAWN

**NOTE:**  
SITE LIGHTING RECOMMENDED  
TO BE THROUGH DUKE ENERGY  
LEASE PROGRAM.

## SILVERMONT PARK MASTERPLAN

Preliminary Opinion of Probable Construction Costs  
Allowances Shown Includes Labor and Installation

### PHASE ONE

Item No.	Description	Est. Cost
17	6' Wide Asphalt Trail	\$36,000
18	Grading, Drainage, and Erosion Control	\$10,000
19	6' Boardwalk over Rain Garden	\$8,500
20	Wayfinding Signage	\$1,500
21	Landscaping	\$10,000

SUBTOTAL \$66,000

### PHASE TWO

Item No.	Description	Est. Cost
1	New Entry Alignment (survey, layout)	\$2,000
2	Main Entry Park Signage	\$5,000
3	Parking Lot Demo	\$20,000
4	Grading, Drainage, and Erosion Control	\$35,000
5	Asphalt Parking Lot Paving	\$100,000
6	Asphalt Striping	\$1,500
7	Curb and Gutter	\$3,600
8	Concrete Sidewalk	\$19,000
9	Accessible Pedestrian Entry	\$10,000
10	Stormwater BMP's	\$45,000
11	"Fantasy Woods" Rain Garden	\$85,000
12	Dumpster Enclosure	\$2,500
13	Bathroom Renovation	\$60,000
14	Storage Area Screening Fence	\$2,500
15	Wayfinding Signage	\$2,000
16	Landscaping	\$15,000

SUBTOTAL \$408,100

### PHASE THREE

Item No.	Description	Est. Cost
22	Survey and Layout	\$2,000
23	Asphalt Drive and Parking	\$45,000
24	Asphalt Striping	\$1,000
25	Demolition of existing conditions	\$15,000
26	Grading, Drainage, and Erosion Control	\$10,000
27	Bollards	\$2,000
28	Covered Swinging Benches	\$30,000
29	6' Wide Pedestrian Path (concrete)	\$17,500
30	Open Events Lawn	\$88,000
31	Basketball Half Court and Retaining Wall	\$20,000
32	Landscaping	\$15,000
33	Turf Irrigation	\$25,000
34	Wayfinding Signage	\$3,000
35	Electrical Service Enhancements	\$5,000

SUBTOTAL \$278,500

### PHASE FOUR

Item No.	Description	Est. Cost
36	"Fantasy Woods" Creative Play Areas	\$15,000
37	Stormwater BMP	\$5,000
38	Natural Surface Path	\$12,000
39	Picnic Tables	\$16,000
40	Additional Pavilions	\$30,000
41	Open Lawn	\$11,000
42	Swing and Hammock Area	\$5,000
43	Turf Irrigation	\$6,000
44	Landscaping	\$7,500
45	Wayfinding Signage	\$2,000

SUBTOTAL \$109,500

### PHASE FIVE

Item No.	Description	Est. Cost
46	Demolition of existing conditions (tennis courts, parking)	\$15,000
47	Survey and Layout	\$2,000
48	Grading, Drainage, and Erosion Control	\$12,000
49	Concrete Paths	\$24,000
50	Splash Pad	\$30,000
51	Pavilion (15 x 18)	\$20,000
52	Stormwater BMP	\$5,000
53	Benches	\$15,000
54	Picnic Tables	\$8,000
55	Open Lawn	\$78,800
56	Landscaping	\$15,000
57	Turf Irrigation	\$10,000
58	Wayfinding Signage	\$2,000

SUBTOTAL \$238,800

NOTE: Site Lighting recommended to be through Duke Energy Lease Program.

### PRELIMINARY COST ESTIMATE

\$1,098,800

15% CONTINGENCY \$162,800

### TOTAL PRELIMINARY COST ESTIMATE

\$1,261,700



## SILVERMONT PARK - PROBABLE CONSTRUCTION COSTS