BANDERA FARMS
MASTER PLAN

DEVELOPED IN ACCORDANCE WITH NORTH CAROLINA PARKS AND RECREATION TRUST FUND STANDARDS

SUMMERFIELD, NC » ADOPTED APRIL 2021

BANDERA FARMS

MASTER PLAN

PRODUCED FOR

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Greensboro, NC 27408

Town of Summerfield
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Summerfield, NC 27358

PRODUCED BY

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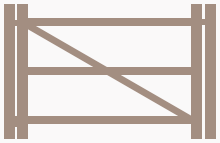


1

INTRODUCTION AND BACKGROUND

IN THIS CHAPTER

1.1 BACKGROUND

1.2 PROJECT GOALS

1.3 PLANNING PROCESS

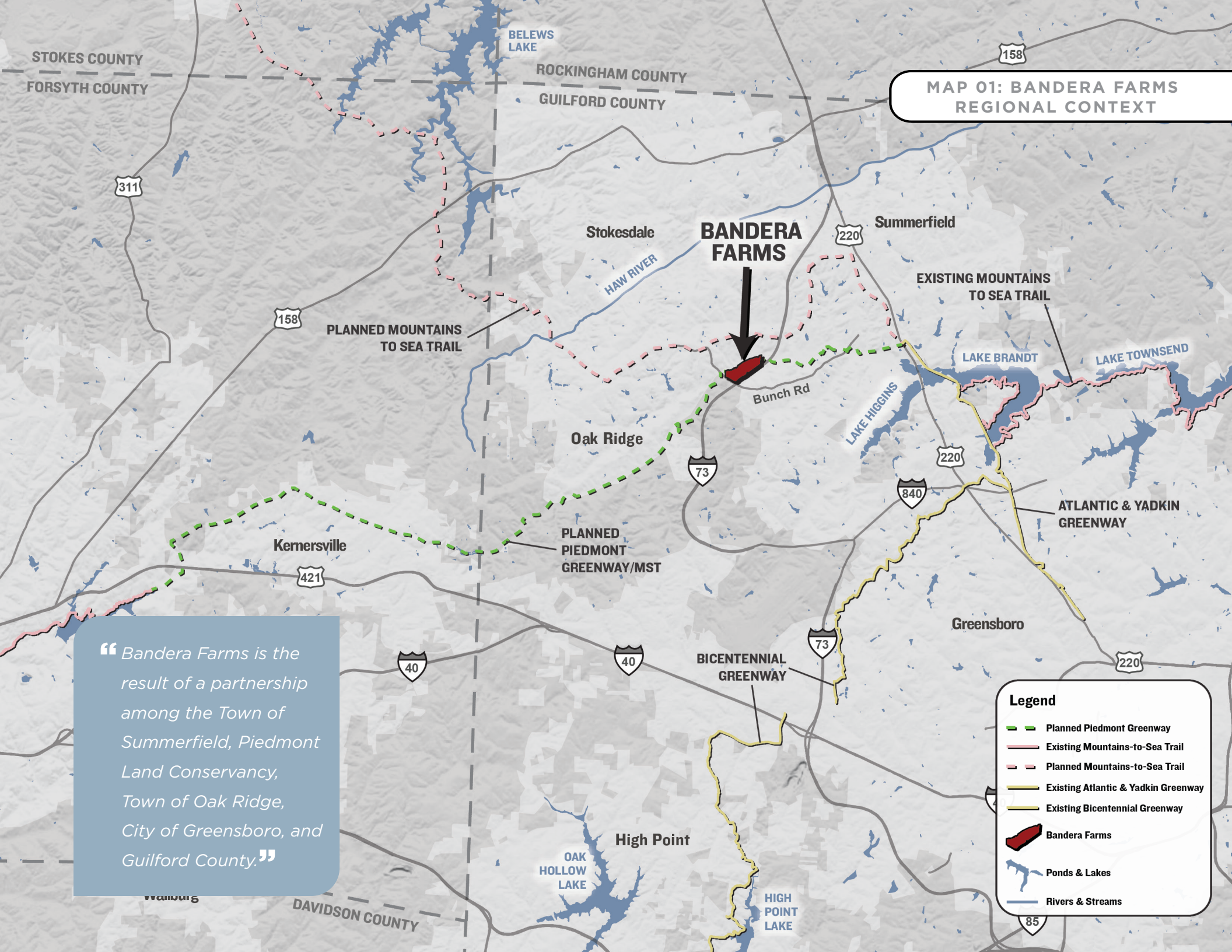
The Bandera Farms Master Plan serves as a guide for the development of the new Bandera Farms Park located in Summerfield, NC. This project is the result of a partnership between the Town of Summerfield, Piedmont Land Conservancy, Town of Oak Ridge, City of Greensboro, and Guilford County to develop the Piedmont Greenway, a regional equestrian park, and an open space resource. This chapter provides the project background and outlines plan goals and process.

1.1 Background

Bandera Farms is located in Guilford County along Reedy Fork Creek in the Piedmont of North Carolina. The 115 acre property is within the jurisdictional boundary of Summerfield and is in close proximity to the municipalities of Oak Ridge and Greensboro (see Map 01: Bandera Farms Regional Context, page right). Bandera Farms is bounded by Reedy Fork Creek, City of Greensboro property, I-73, and Bunch Road. The property provides for a critical link in the planned Piedmont Greenway and offers water quality and open space protection.

PROJECT PARTNERS

Piedmont Land Conservancy, the Towns of Summerfield and Oak Ridge, City of Greensboro, and Guilford County created a partnership to acquire Bandera Farms in December 2020. Piedmont Land Conservancy, an accredited land conservancy that protects the region's natural lands, farms, and waters, provided acquisition assistance and planning support. The Town of Oak Ridge, City of Greensboro, and Guilford County served in an advisory capacity and as funding partners for the project. The Town of Summerfield will own and manage Bandera Farms Park in the future.


MAP 01: BANDERA FARMS REGIONAL CONTEXT
STOKES COUNTY
FORSYTH COUNTY
ROCKINGHAM COUNTY
GUILFORD COUNTY
DAVIDSON COUNTY
BELEWS LAKE
HAW RIVER
BANDERA FARMS
Stokesdale
Summerfield
Oak Ridge
Kernersville
Greensboro
High Point
Bunch Rd
LAKE BRANDT
LAKE TOWNSEND
LAKE HIGGINS
OAK HOLLOW LAKE
HIGH POINT LAKE
PLANNED MOUNTAINS TO SEA TRAIL
EXISTING MOUNTAINS TO SEA TRAIL
PLANNED PIEDMONT GREENWAY/MST
ATLANTIC & YADKIN GREENWAY
BICENTENNIAL GREENWAY
158
311
220
73
840
421
40
85
"Bandera Farms is the result of a partnership among the Town of Summerfield, Piedmont Land Conservancy, Town of Oak Ridge, City of Greensboro, and Guilford County."
Legend
Planned Piedmont Greenway
Existing Mountains-to-Sea Trail
Planned Mountains-to-Sea Trail
Existing Atlantic & Yadkin Greenway
Existing Bicentennial Greenway
Bandera Farms
Ponds & Lakes
Rivers & Streams

THE PIEDMONT GREENWAY

The Piedmont Greenway is a proposed 19-mile multi-use greenway trail that will connect Forsyth and Guilford Counties. This multi-jurisdictional planning effort will offer significant benefits including regional connectivity, economic development, opportunities for healthy activity, and preservation and enhancement of green space. The regional greenway will allow walkers, runners, and bicyclists to connect into existing city and county greenway and trail systems. The original Piedmont Greenway Master Plan published in 2003 was updated with a feasibility study for the Guilford County section in 2018. The updated plan proposes that the Piedmont Greenway in Guilford County follow Reedy Fork Creek due to the extensive public lands already owned along the corridor and the feasibility of crossing under I-73 at Reedy Fork Creek.

EQUESTRIAN PARK

According to the American Horse Council, North Carolina ranks as one of the top 10 states in terms of horse population. Approximately 30.5% of NC households contain horse enthusiasts. The horse industry adds a total value of $2 billion to the North Carolina economy.

The Town of Summerfield briefly addresses equestrian trails within the Summerfield Comprehensive Plan (2010). Horseback riding trails and agritourism were key concepts offered at public meetings for the plan.

Due to the extensive open space needed for equestrian trails and associated facilities, the 115 acre Bandera Farms property provides a reasonable location for an equestrian park in the area.

“North Carolina ranks as one of the top 10 states in terms of horse population. Approximately 30.5% of NC households contain horse enthusiasts.”

1.2 Project Goals

1

QUALITY OF LIFE

Enhance quality of life for current and future residents of the Town of Summerfield and Guilford County by preserving green space and expanding recreation assets.

2

HEALTH AND WELLNESS

Create recreational infrastructure that provides new recreational opportunities and enhances community wellness through the improvement of physical, mental, and social health.

3

ECONOMIC IMPACT AND TOURISM DEVELOPMENT

Promote economic growth by creating a recreational and community asset along the region's developing greenway network that attracts visitors to the Town of Summerfield and Guilford County.

4

GRANT FUNDING

Ensure grant competitiveness by adhering to planning guidelines required by the North Carolina Parks and Recreation Trust Fund (PARTF).

1.3 Planning Process

PHASE 1 // DEC 2020

Project Launch & Direction Setting

- » Kick-off meeting
- » Site visit

PHASE 2 // DEC 2020 - JAN 2021

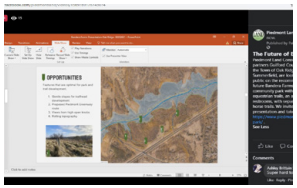
Analysis and Ideation

- » Natural and built environment analysis
- » Preliminary equestrian trail route
- » Facility development concepts

PHASE 3 // DEC 2020 - MAR 2021

Public Engagement

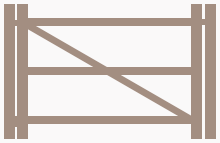
- » Bandera Farms equestrian survey
- » Steering committee meetings
- » Focus group meetings
- » Public meeting for draft plan



PHASE 4 // MAR - APRIL 2021

Final Plan Development

- » Incorporate public comments
- » Develop estimate of probable costs
- » Publish final document



2

SITE ANALYSIS & DESIGN DETERMINANTS

IN THIS CHAPTER

2.1 STUDY AREA CONTEXT

2.2 NATURAL ENVIRONMENT

2.3 BUILT ENVIRONMENT

This chapter examines existing conditions within and surrounding Bandera Farms which influence the park planning process and outcomes. First, the park's study area context is assessed, including its location in a rapidly growing urban area and its relationship to planned and existing regional trail systems and existing equestrian trails and facilities. Next, the park's natural features, assets, and constraints are highlighted. Lastly, a description is provided of built features located on or near the property. Collectively, these elements establish an objective perspective of Bandera Farms and create a framework from which the project partners can offer plan direction.

2.1 Study Area Context

Bandera Farms is located in northwest Guilford County. The small towns of Oak Ridge, Stokesdale, and Summerfield are located to the north and west, the cities of Kernersville and Winston-Salem to the west, and the cities of Greensboro and High Point are located to the east and south (see Map 02: Study Area Context, page right). These municipalities comprise the Piedmont Triad, a rapidly developing area with a total population of approximately 1,689,151. Land formerly used for agriculture is quickly being developed into residential housing and commercial property.

A GROWING REGIONAL TRAIL SYSTEM

The Mountains-to-Sea State Trail (MST) anchors a growing regional trail system. This 1,175 mile long statewide trail traverses from the Great Smoky Mountains National Park on the North Carolina/Tennessee border to Jockey's Ridge State Park on the Outer Banks. The existing and planned trail passes through more than 30 counties, three national parks, national forests and wildlife refuges, state parks, and cities and towns of all sizes. A northern and southern alignment for the MST passes through the Piedmont Triad.

The southern alignment of the MST co-aligns with the Piedmont Greenway and will provide important connections to a developing regional trail system that includes the City of Winston-Salem's greenway system, Atlantic & Yadkin Greenway, Bicentennial Greenway, and the City of Greensboro's extensive network of watershed trails. In December of 2018, The Piedmont Greenway Guilford County: Greensboro To Triad Park Feasibility Study was completed and addressed the section proposed within Bandera Farms (see Exhibit 1: The Piedmont Greenway, below).

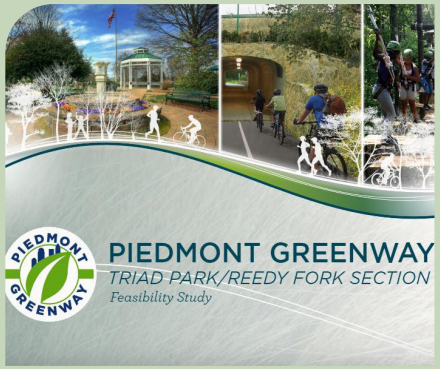
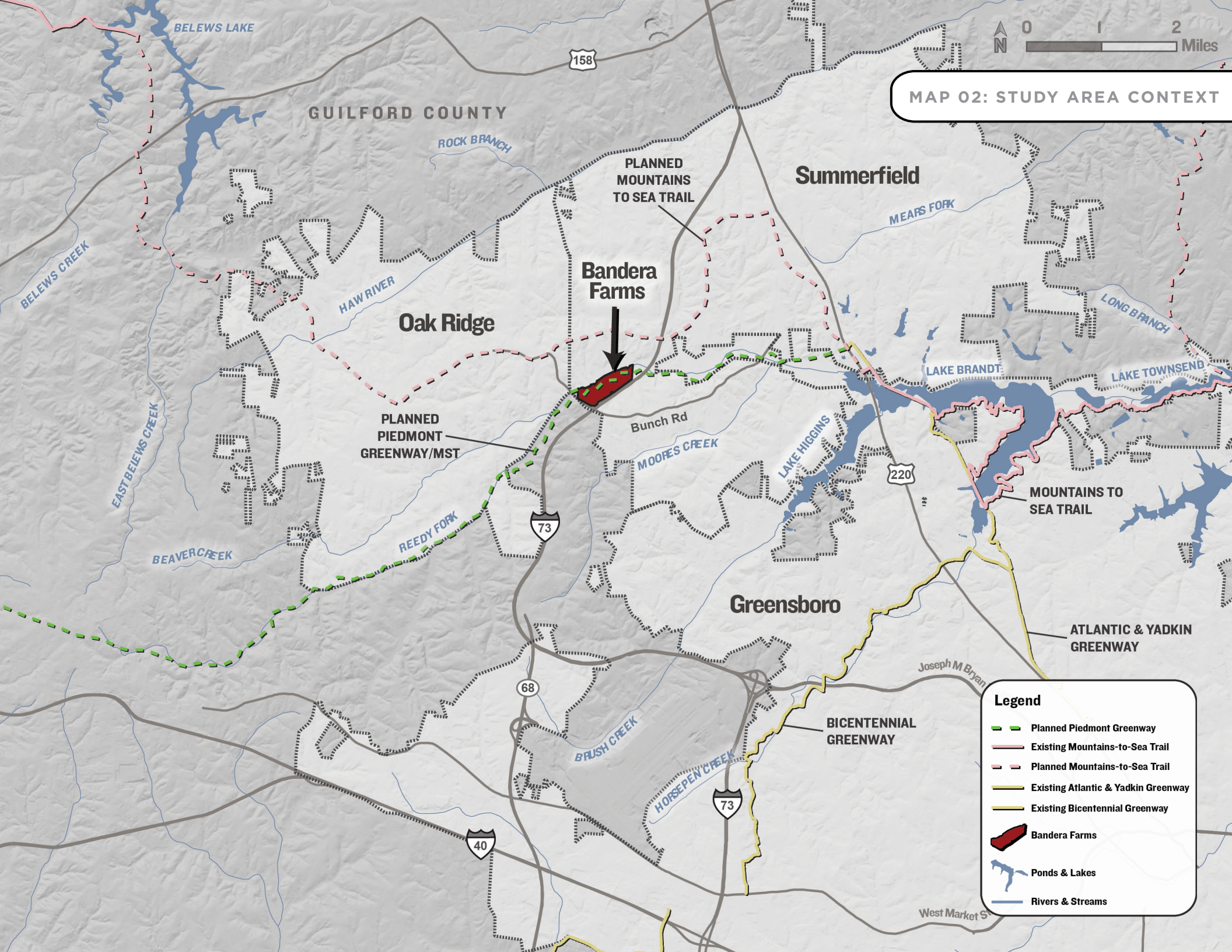


EXHIBIT 1

THE PIEDMONT GREENWAY

A feasibility study for the Guilford County section of The Piedmont Greenway was completed in 2018. The plan proposes to route the trail along the south side of Reedy Fork Creek through Bandera Farms. A trailhead is also proposed on the property that will allow greenway access from Bunch Road.


MAP 02: STUDY AREA CONTEXT
N
0
1
2
Miles
BELEWS LAKE
158
GUILFORD COUNTY
ROCK BRANCH
PLANNED MOUNTAINS TO SEA TRAIL
Summerfield
MEARS FORK
BELEWS CREEK
HAW RIVER
Bandera Farms
Oak Ridge
LONG BRANCH
LAKE BRANDT
LAKE TOWNSEND
Bunch Rd
PLANNED PIEDMONT GREENWAY/MST
MOORES CREEK
LAKE HIGGINS
220
MOUNTAINS TO SEA TRAIL
EAST BELEWS CREEK
73
REEDY FORK
BEAVER CREEK
Greensboro
ATLANTIC & YADKIN GREENWAY
Joseph M Bryan
68
BICENTENNIAL GREENWAY
BRUSH CREEK
HORSEPEN CREEK
73
40
West Market St
Legend
Planned Piedmont Greenway
Existing Mountains-to-Sea Trail
Planned Mountains-to-Sea Trail
Existing Atlantic & Yadkin Greenway
Existing Bicentennial Greenway
Bandera Farms
Ponds & Lakes
Rivers & Streams

EQUESTRIAN TRAIL OPPORTUNITIES

Public equestrian facilities and trail opportunities exist on lands in the area managed by NC State Parks, US Forest Service, Guilford County, and Alamance County (see Map 03: Equestrian Trail Opportunities, page right). These parks vary anywhere from 30 minutes to two hours away from Bandera Farms.

Typically, equestrian trails at these parks utilize old logging roads and trail mileage is limited (see Exhibit 2: Equestrian Trail Opportunities). Horses may cause significant impact to trails that are not designed appropriately for equestrian use. Trails designed and constructed specifically for equestrians minimize impact to the land and provide a more appropriate experience for equestrian trail users.

> *"Trails designed and constructed specifically for equestrians minimize impact to the land and provide a more appropriate experience for equestrian trail users."*

EXHIBIT 2

EQUESTRIAN TRAIL OPPORTUNITIES

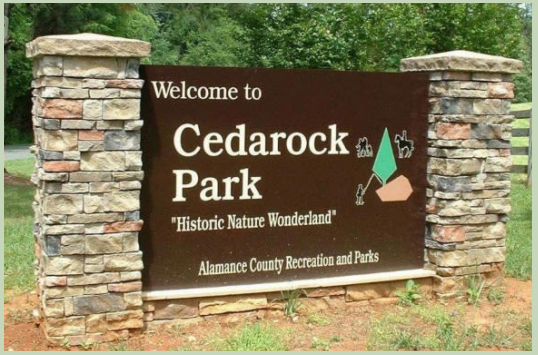
Park	Land Manager	Total Trail Length (miles)	Approximate Distance from Bandera Farms (miles)
Bryan Park	Guilford County	5.0	16
Northeast Park	Guilford County	4.7	25
Hanging Rock State Park	NC State Parks	5.3	40
Cedarock Park*	Alamance County	6.0	42
Pilot Mountain State Park	NC State Parks	9.4	45
Uwharrie National Forest*	US Forest Service	40.0	65
Morrow Mountain State Park	NC State Parks	18.7	80
Stone Mountain State Park	NC State Parks	6.0	85

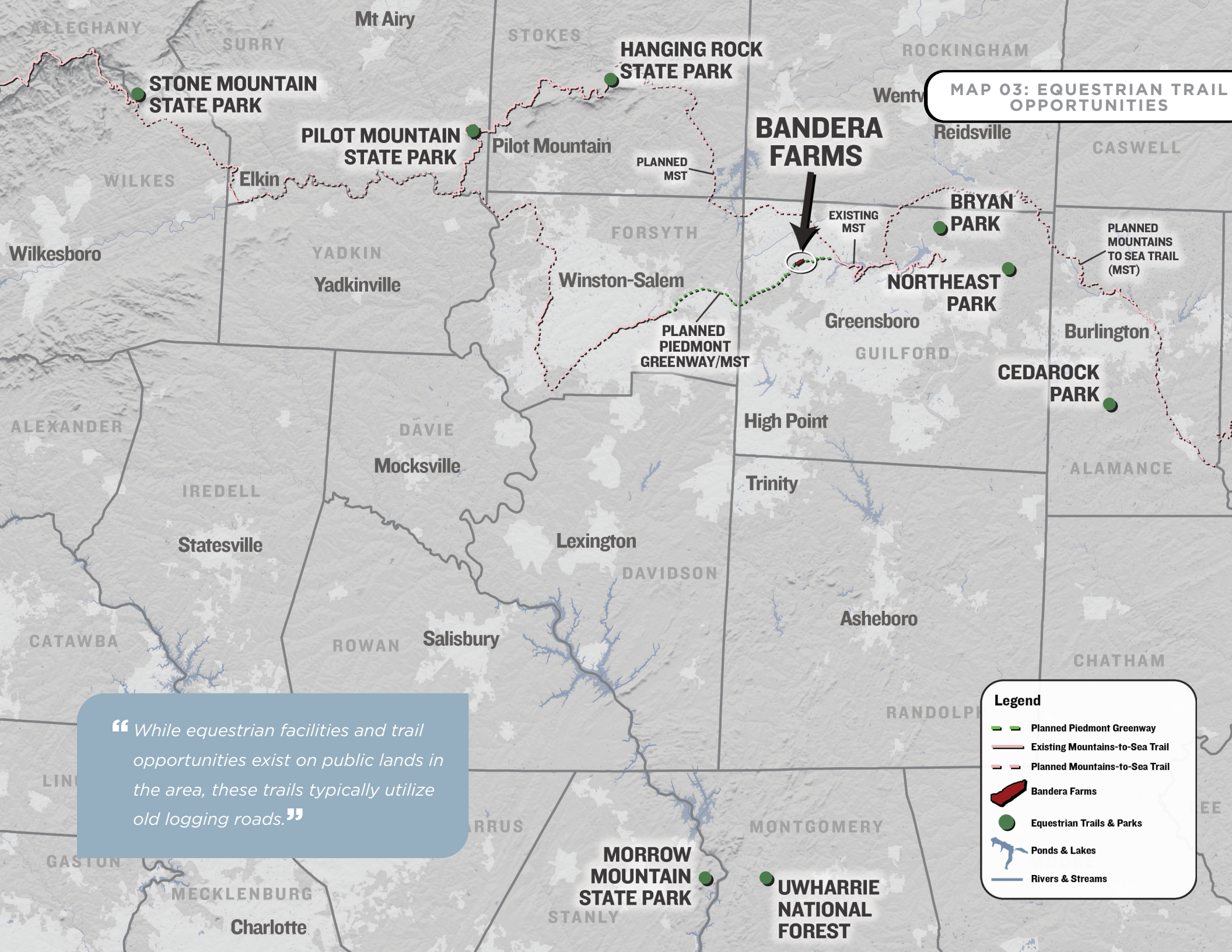
* These parks also offer equestrian camping facilities.

EXHIBIT 3

CEDAROCK EQUESTRIAN CENTER

Cedarock Park is a 500 acre park located in southern Alamance County and managed by Alamance County Recreation and Parks Department. The Equestrian Center includes trailer parking, campsites, running water and a riding ring. The park offers six miles of dedicated equestrian trails.





"While equestrian facilities and trail opportunities exist on public lands in the area, these trails typically utilize old logging roads."

2.2 Natural Environment

The natural environment found at Bandera Farms is typical of undeveloped land found in the Piedmont region of North Carolina.

TOPOGRAPHY

The topography of the site is varied and includes some of the highest elevations in Guilford County. Elevations range from 880 feet on a prominent knob along the property's southern boundary with I-73 to 770 feet along Reedy Fork Creek. Moderately rolling topography on a northwest facing slope gives way to a wide level floodplain next to the creek. The property features three knobs, two wet drainages that lead to Reedy Fork Creek, and a number of significant shallow dry drainage ditches on the northern half of the property.

> *"The topography of the site is varied and includes some of the highest elevations in Guilford County. Large open fields exist on the southern boundary and provide excellent views to the north and south."*

SOILS AND VEGETATION

According to the Natural Resources Conservation Service (NRCS), there are six different soil types found within the site. Bandera Farms is primarily comprised of soil types classified as Poplar Forest Clay (PpB2, PpC2, PpD2, and PpE2) and Poplar Forest Sandy Loam (PoB, PoC, PoD, and PoE). Soil types classified as Codorus Loam (CnA), Dan River Loam (DaA), Hatboro Loam (HdA), and Nathalie Sandy Loam (NaB) are found near Reedy Fork Creek and Clifford Sandy Clay Loam (ClB2) is found on the highest knob of the property. Generally speaking, the soils within the site are classified as being frequently flooded near the creek and moderately eroded as you move up the slopes of the property.

The majority of the property's vegetation consists of young, dense, successional forests due to significant logging in the past. A variety of deciduous tree types typical of the North Carolina Piedmont including American Beech, Blackgum, White Oak, Red Maple, Sycamore, Tulip Tree, and River Birch are found throughout the property. Larger deciduous trees and pines are scattered throughout the property.

Kudzu dominates a large open area adjacent to Bunch Road. Large open fields exist on the southern boundary and provide excellent views to the north and south.

HYDROLOGY

Bandera Farms features Reedy Fork Creek and a wide floodplain along its northern boundary. Three distinct wetland areas exist along the creek with the largest one located in the northwest corner of the site. An unnamed tributary bisects the property as it flows from underneath I-73 to Reedy Fork Creek. A wet drainage near the western edge of the property appears to primarily contain stormwater runoff from Bunch Road.

VAST OPEN FIELD

THE REEDY FORK CREEK FLOWING HIGH AFTER RAIN

2.3 Built Environment

Bandera Farms has limited development within its boundaries due to previous agricultural and recreational use of the property.

DIRT ROADS

Old dirt farm roads provide access across the property. A majority of these roads are moderately eroded and in fair to poor condition.

BUNCH ROAD

Bunch Road runs along the western edge of Bandera Farms. The original alignment of the road passed through the western portion of the property. Due to the location of the old road on a slope, a very distinct two level terrace exists on this portion of the site. A driveway entrance exists where the old road alignment rejoins the new Bunch Road.

UTILITIES

Power lines extend along Bunch Road, but public sewer and water lines do not exist at the site.

INTERSTATE 73

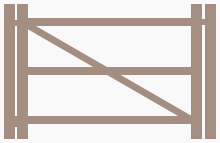
Interstate 73 and the NCDOT right of way creates the southern border of the site. A woven wire fence delineates the property boundary. Stormwater from I-73 flows across the eastern half of the Bandera Farms property through shallow drainage ditches.

OLD DIRT ROADS WITH ERODED CONDITIONS

EXISTING DRIVEWAY ENTRANCE ALONG BUNCH ROAD

FENCE MARKS THE NCDOT ROW

INTERSTATE 73 OVERPASS VISIBLE FROM THE SITE'S HIGH POINT



3

PUBLIC ENGAGEMENT & DRAFT PLAN

IN THIS CHAPTER

3.1 RECREATIONAL NEEDS SURVEYS

3.2 EQUESTRIAN RIDER SURVEY

3.3 STEERING COMMITTEE MEETINGS

3.4 FOCUS GROUP MEETINGS

3.5 PUBLIC MEETING AND DRAFT PLAN

This chapter outlines citizen input obtained throughout the planning process which was led by a project steering committee. The chapter provides an overview of feedback received from local recreational needs surveys, an online equestrian facilities survey, steering committee meetings, focus group meetings, and public input on the draft plan.

3.1 Recreational Needs Survey

Local governments typically use surveys to identify their citizens' needs and preferences for recreational opportunities within their jurisdictions. Bandera Farms is located within the Town of Summerfield, but it is also adjacent to the Town of Oak Ridge. The citizens of both Towns will be served by the park so the recreational needs of both were considered to guide decision-making.

TOWN OF SUMMERFIELD

The Town of Summerfield conducted a Parks, Trails, & Open Space Survey in 2020 as part of their comprehensive parks and recreation master plan process. A total of 384 surveys were returned representing the Summerfield Community.

The survey revealed that trails were the most popular facilities respondents believed Summerfield should plan for within the next 12 years. Approximately 80% of survey respondents support more sidewalks, trails, and greenways, and 65% feel more open space is needed. Complete survey results can be found in Appendix A.

What AMENITIES and FACILITIES should Summerfield plan for within the next 12 years?

Town of Summerfield Parks, Trails, & Open Space Survey

	TOP PRIORITY NEED	SOMEWHAT NEEDED	PROBABLY NOT NEEDED	DEFINITELY NOT NEEDED	DON'T KNOW	TOTAL
additional athletic fields	23.08% 84	26.10% 95	22.80% 83	14.29% 52	13.74% 50	364
additional outdoor fitness stations	15.68% 58	37.03% 137	27.03% 100	11.08% 41	9.19% 34	370
additional picnic shelter	10.54% 39	32.97% 122	32.70% 121	9.46% 35	14.32% 53	370
community center	27.72% 102	34.24% 126	19.02% 70	8.70% 32	10.33% 38	368
courts (tennis, basketball, etc.)	29.92% 111	40.16% 149	11.32% 42	9.97% 37	8.63% 32	371
gymnasium	18.26% 67	27.25% 100	25.89% 95	16.35% 60	12.26% 45	367
more open space	38.81% 144	29.11% 108	16.17% 60	5.66% 21	10.24% 38	371
more parks	39.02% 144	31.44% 116	15.45% 57	7.05% 26	7.05% 26	369
more playgrounds	25.34% 92	34.71% 126	20.94% 76	8.82% 32	10.19% 37	363
more sidewalks, trail, greenways	60.32% 228	21.43% 81	7.94% 30	6.35% 24	3.97% 15	378
outdoor event space	18.13% 66	39.56% 144	22.53% 82	9.89% 36	9.89% 36	364
pools	27.25% 100	25.34% 93	22.89% 84	16.35% 60	8.17% 30	367
splash pads	31.44% 116	32.25% 119	14.09% 52	15.18% 56	7.05% 26	369

QUESTION FROM THE SUMMERFIELD SURVEY DEPICTING THE NEED FOR MORE OPEN SPACE, SIDEWALKS, TRAILS, AND GREENWAYS

TOWN OF OAK RIDGE

The Town of Oak Ridge also conducted a public input needs assessment through two community meetings and a community survey as part of their comprehensive parks and recreation master plan process in 2020.

Approximately 237 participants attended the community meetings and provided feedback. Input included a desire for more trails and preservation of existing open space. Participants predominantly preferred adventure play areas when responding to visual preference exercises. Paved paths were also included in the top 10 preferences.

The community survey was available at the community meetings and also mailed out to residents. The Town received a total of 845 completed surveys representing approximately 1,788 residents.

Survey respondents considered jogging and walking trails as the most important activities that could be offered or improved at a public park or recreation facility.

The Oak Ridge Comprehensive Parks and Recreation Master Plan also briefly mentions investigating the feasibility of incorporating equestrian uses in park design, and community input also included a desire for more equestrian trails.

The following is a list of recreation activities that could be offered or improved at a public park or recreation facility. Select from "Most" to "Least" important. Please consider other members of your household.

Answered: 365 Skipped: 8

	MOST IMPORTANT
Jogging/Walking Trails	73.93% 258
Open Space/Natural Areas	47.38% 154
Nature Based Recreation (Nature Walks, Wildlife Observation Areas)	45.65% 152
Bicycle Trails (paved)	30.15% 98
Tennis Courts	28.04% 90
Spray-ground/Splash Pad/Interactive Water Feature	26.32% 85
Outdoor Playground	26.05% 85
Picnic Areas	26.42% 84
Community Center	23.89% 75
Outdoor Performance Area	20.33% 62

Q18: Mail-out Survey

The following is a list of recreation activities that could be offered or improved at a public park or recreation facility. Select from "Most" to "Least" important. Please consider other members of your household.

Answered: 365 Skipped: 8

	MOST IMPORTANT
Jogging/Walking Trails	38.64% 131
Outdoor Playground	33.64% 111
Spray-ground/Splash Pad/Interactive Water Feature	31.88% 110
Multi-purpose Field	31.87% 109
Outdoor Basketball Courts	29.71% 104
Open Space/Natural Areas	27.76% 93
Community Center	24.93% 85
Indoor Gymnasium	24.05% 82
Nature Based Recreation (Nature Walks, Wildlife Observation Areas)	22.29% 76
Tennis Courts	20.88% 71
Indoor Fitness Facility	21.26% 71

Q18: Online Survey

QUESTION FROM THE OAK RIDGE SURVEY DEPICTING THE IMPORTANCE OF TRAILS AND OPEN SPACE

3.2 Equestrian Rider Survey

Piedmont Land Conservancy created an equestrian rider survey to gather public input on trail system characteristics and desired amenities for the natural surface trail system at Bandera Farms. The survey received a total of 189 responses between December 15, 2020 and February 1, 2021. The survey was distributed by Town, City, and County officials and stakeholder groups via web, email, and social media. This section presents key survey findings. The complete survey results can be found in Appendix B.

"Thank you for keeping the horse culture alive in the Summerfield area! This is most FANTASTIC!"

"Very excited about the opportunity to develop riding trails in our own community."

What trail characteristics would you like to see on equestrian trails at Bandera Farms?

80% MODERATE TRAIL LOOP OPTIONS

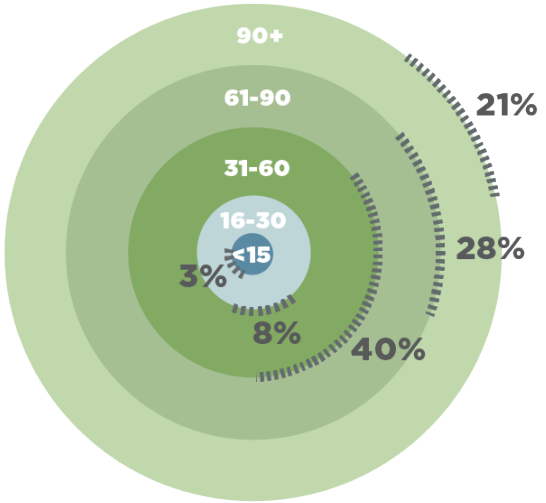
80% MODERATE UPS AND DOWNS

61% SMOOTH TRAILS

59% INTERMEDIATE TRAILS 4'-6' WIDE

How far do you typically travel to ride your horses on a public or private trail system?

(In Minutes)



What supporting facilities would you like to see at the trailhead parking area?

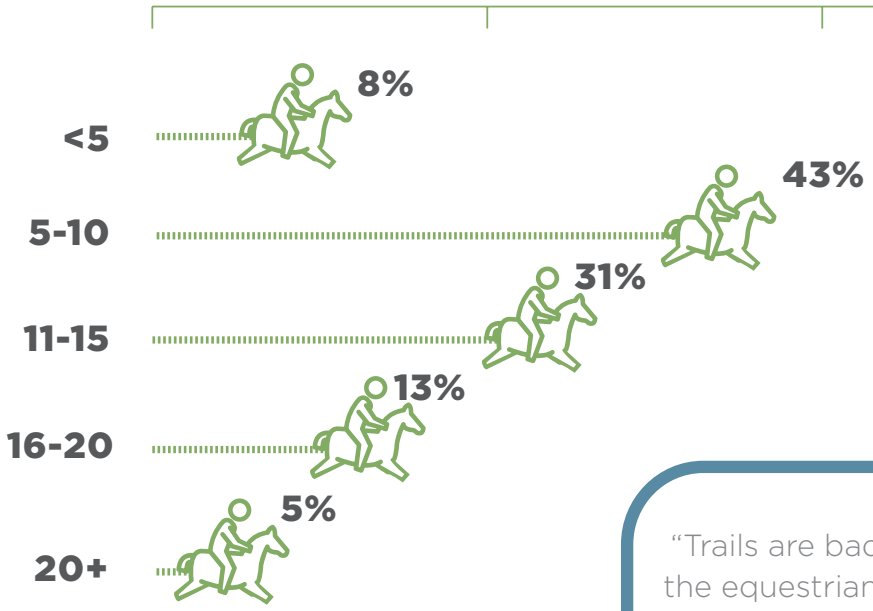
PULL-THROUGH PARKING
89%

RESTROOMS
86%

WATER FOR HORSES
82%

MOUNTING BLOCKS
57%

When you travel to ride your horses on a public or private trail system, what is the ideal # of miles you prefer to ride?



"You can be assured that if this trail is developed, it will be well used by equestrians. There are just not enough trails within a 25 or 30 mile radius from the Burlington/Greensboro/Winston-Salem area for equestrian use. This would be great and I'm looking forward to it."

"Trails are badly needed for the equestrian community & good for the local economy."

3.3 Steering Committee Meetings

The Bandera Farms Steering Committee included representatives from Piedmont Land Conservancy, towns of Summerfield and Oak Ridge, City of Greensboro, and Guilford County. Due to COVID-19 meeting restrictions, the committee met online to discuss draft park concepts.

STEERING COMMITTEE MEETING #1

January 5, 2021

The first steering committee meeting included an update on property acquisition, review of trailhead concepts and designs, and a discussion about potential funding sources for the project. The committee provided general support of the proposed amenities at the trailhead and feedback on two design concepts.

Key Points

- A vegetative buffer between the park entrance/trailhead and the neighboring residential property should be as wide as the site plan will allow.
- The greenway trailhead needs significant parking capacity based on the amenities desired at the site and the popularity of other greenways in the area.
- ADA compliant facilities should be available at both the greenway and equestrian trailhead.
- The committee asked the consultant to explore moving the round-a-bout for the equestrian trailhead closer to the park entrance.

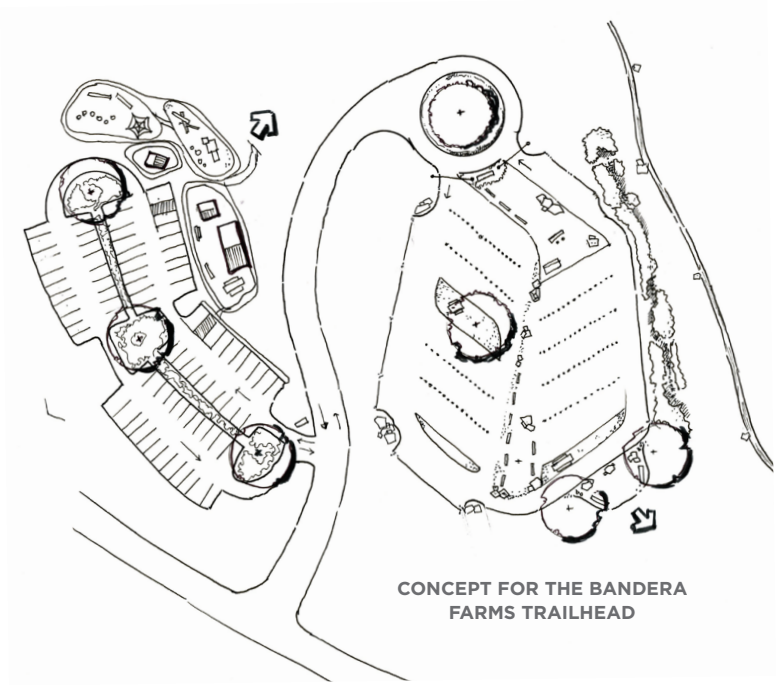
STEERING COMMITTEE MEETING #2

January 29, 2021

The second steering committee meeting included a review of the revised trailhead concept and equestrian trail alignment. The committee provided support for the revised park concept and agreed that the project partners should reach out to equestrian trail users for feedback.

Key Points

- Due to topographical constraints, the round-a-bout remained adjacent to the equestrian trailhead.
- The committee supported the revised park concept as presented.
- Steering committee members agreed to reach out to equestrian trail users for feedback on the park concept.



CONCEPT FOR THE BANDERA FARMS TRAILHEAD

3.4 Focus Group Meetings

Piedmont Land Conservancy conducted focus group meetings with an equestrian user group, Town of Summerfield Trails and Open Space Committee, and Town of Oak Ridge Mountains-to-Sea Trail Committee. A presentation of the draft master plan was presented for feedback.

EQUESTRIAN USER GROUP

February 5, 2021

Key Points

- The group preferred a gravel parking lot for equestrian users.
- The group asked PLC to consider separate driveways for the greenway and equestrian trailheads.
- The group discussed increasing the width of parking spaces to allow room for hitching stock.

TOWN OF OAK RIDGE MST COMMITTEE

February 23, 2021

Key Points

- The committee supported the master plan as presented and was very positive.
- The committee expressed an interest in exploring direct connections between Bandera Farms and the Town of Oak Ridge.

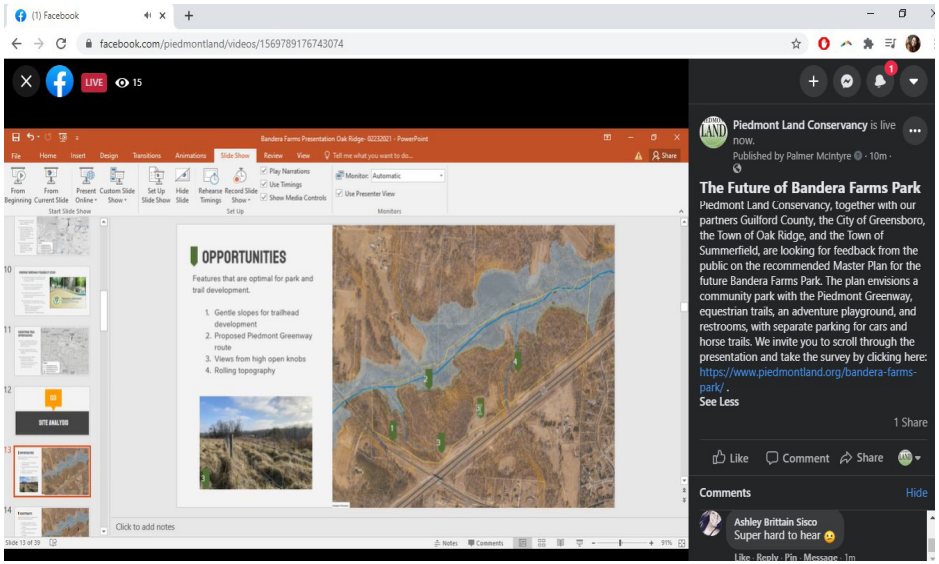
TOWN OF SUMMERFIELD TRAILS AND OPEN SPACE COMMITTEE

February 24, 2021

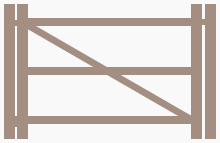
Key Points

- The committee enthusiastically supported the master plan as presented

3.5 Public Meeting and Draft Plan



Piedmont Land Conservancy staff presented the draft master plan recommendations to the public through a Facebook Live event on February 25, 2021. Fifteen participants watched the presentation. One participant commented, "Great presentation! Looking forward to watching this wonderful piece of land preserved for trails and outdoor recreation."



4

DESIGN GUIDELINES

IN THIS CHAPTER

4.1 TRAIL TYPES

4.2 SUSTAINABLE TRAIL DESIGN AND CONSTRUCTION

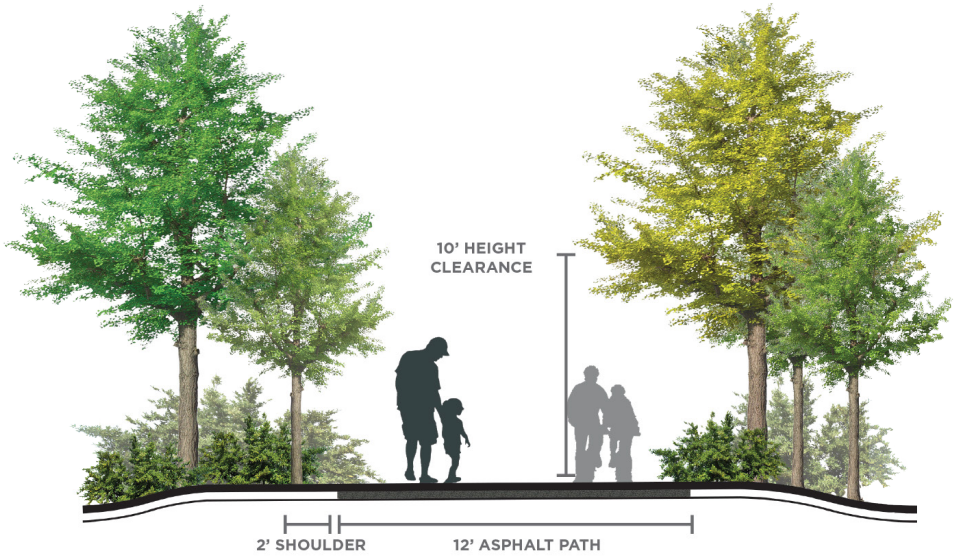
4.3 SUSTAINABLE TRAIL MAINTENANCE AND MANAGEMENT

4.4 EQUESTRIAN TRAILHEAD DESIGN CONSIDERATIONS

This chapter presents specific trail types, natural surface trail construction and maintenance standards, and equestrian trailhead considerations to ensure the best user experience and minimize maintenance for the land manager.

4.1 Trail Types

Four trail types are proposed within Bandera Farms: 1) typical greenway, 2) boardwalk, 3) natural surface trail, and 4) turnpike. Specific trail types are applied according to the trail's surrounding environment and desired user experience.

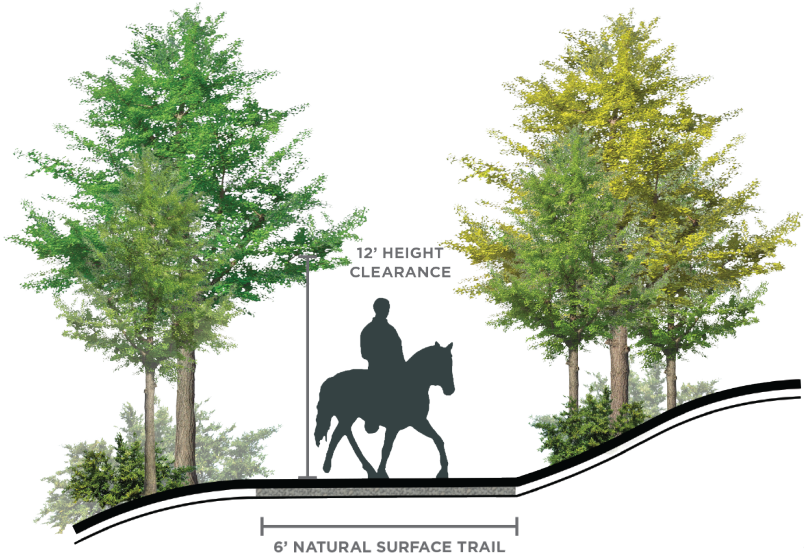


TYPICAL GREENWAY

The typical greenway is a 10-12 foot wide multi-use asphalt path with a 2-3 foot wide shoulder on each side. This trail type allows pedestrians and bikers and is typically constructed in flat and gradually sloped terrain.

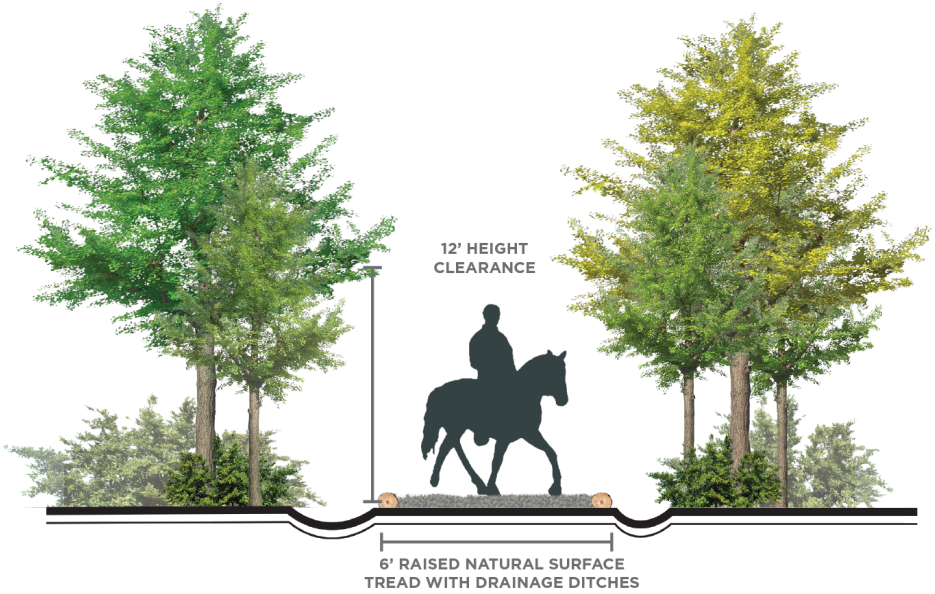
BOARDWALK

The boardwalk trail type is a 10-12 foot wide elevated pathway. This trail type is applied across wetlands and creek tributaries or over uneven topography.



NATURAL SURFACE TRAIL

The natural surface trail type is a 6 foot wide soil path that allows hikers and equestrians. This trail type is constructed utilizing a full bench cut to maximize the long-term environmental sustainability of the trail.



TURNPIKE

The turnpike trail type is used to elevate the natural surface trail tread above wet ground. The tread material may consist of soil or gravel and is contained by logs, timbers, or large rocks.

4.2 Sustainable Trail Design and Construction

Natural surface trails must be designed and constructed to minimize erosion and ongoing maintenance, while providing an exceptional user experience. The trail design should utilize the five essential elements of sustainable trails as outlined in the International Mountain Bicycling Association's (IMBA) publication "Trail Solutions". These elements enhance the environmental sustainability of the trail tread while minimizing required maintenance on trails for all users. General trail work specifications and trail standards can be found in Appendix C.

5 ESSENTIAL ELEMENTS OF SUSTAINABLE TRAILS

1. The Half Rule

A trail's grade or steepness shouldn't exceed half the grade of the hillside or side-slope that the trail traverses. Water will flow down the trail rather than run across it if this design element isn't utilized.

2. The Ten Percent Average Guideline

An average trail grade of 10% or less is considered sustainable. The length of trail sections that exceed 10% should be minimized.

3. Maximum Sustainable Trail Grade

Maximum grade is the steepest portion of a trail that is more than approximately 10 feet in length. It is critical to determine what the maximum allowable trail grade will be prior to beginning construction. Several factors should be considered when determining the maximum sustainable trail grade including:

- Half Rule
- Soil Types
- Rock
- Annual Rainfall Amount
- Grade Reversals
- Type of Users
- Number of Users
- Difficulty Level

4. Grade Reversals

A grade reversal is a point where an ascending trail changes direction or descends subtly for 10 to 50 linear feet before ascending again. This change in grade allows for water to flow off the trail tread.

5. Out-slope

Out-slope allows water to sheet flow across the trail instead of channeling down its center.

> *"Natural surface trails must be designed and constructed to minimize erosion and ongoing maintenance, while providing an exceptional user experience."*

> *"Due to the impact of equestrian use on natural surface trails, the overall average trail grade or steepness should be designed at 5% or less. Short trail segments between 5-10% are acceptable, but grades in excess of 10% should be limited."*

4.3 Sustainable Trail Maintenance and Management

Trail maintenance is critical to provide for and sustain the trail users' experience. In order to keep sustainable trails safe and functional, the land manager should conduct maintenance on a regular and consistent basis. Although the level of maintenance required for trails may vary based on a variety of factors, typical maintenance requirements for sustainably designed and constructed natural surface trails primarily focus on ensuring that the trail corridor is clear and the trail tread is draining water with minimal impact.

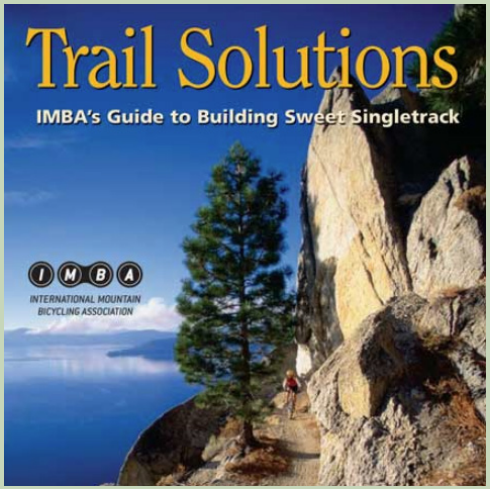
Frequency of required maintenance on sustainably designed natural surface trails may depend on terrain, soil types, vegetative cover, slope aspect or direction, rock, rainfall, trail grade or steepness, trail user type, and number of users. During the first year after trail construction, frequent maintenance may be required until freshly exposed soils on the trail tread stabilize. Once stabilization is complete, a more typical maintenance schedule may be followed.

Closing natural surface trails when the trail tread is wet will help reduce maintenance needs. Wet weather closure will minimize the amount of soil loosened by trail users and subsequent damage to the trail tread. While closing natural surface sustainable trails may initially result in an undesired public reaction, over time, staff and users will gain a general understanding of when and how long wet weather closure is warranted.

EXHIBIT 4

TRAIL SOLUTIONS: IMBA'S GUIDE TO BUILDING SWEET SINGLETRACK

The International Mountain Bicycling Association's (IMBA) Trail Solutions serves as a guide for sustainable trail design and construction. While the book emphasizes mountain bike trails, the trailbuilding concepts and management strategies it presents benefit trails for all users. Water and erosion are two of the most significant impacts to natural surface trails. Trail Solutions addresses how to minimize the volume and velocity of water on the trail tread to increase the environmental sustainability of all trails.



"Closing wet trails may be unpopular with some trail users, but over time, staff and users will gain a general understanding of when and how long wet weather closure is necessary."

4.4 Equestrian Trailhead Design Considerations

Equestrian trail users require road, parking, and trailhead amenity and facility specifications that meet their specific needs. Road and parking area design must be based on typical vehicle dimensions and operating characteristics. For an equestrian recreation area, the typical vehicle is a pickup truck pulling a horse trailer that may range in length from a total of 30 to 65 feet.

Interior roads leading to equestrian parking areas must incorporate turning radii and grades that accommodate the typical vehicle. Turning radii should be a minimum of 17.5 feet for the inside turning radius and 34.5 feet for the outside turning radius. The preferred grade for roads is 2-5% with a maximum of 10%. However, a grade up to 12% is acceptable for short distances.

If a recreational area serves multiple user groups, separate parking and trailhead facilities for each will minimize conflict. Due to the length of a truck and trailer and the user's preference for a staging area to unload, groom, and saddle stock, extra length and width should be provided in parking spaces. An optimal space that is 28 feet wide and 78 feet long will provide ample room to meet equestrian trail users' needs. Gravel surfacing is recommended for areas that horses will unload and stage since it is slip-resistant, doesn't allow water to pool, and is comfortable to stand or walk on.

Typical and equestrian specific trailhead amenities should be included at equestrian parking areas. These may include bathrooms, picnic tables, water sources, hitching posts, mounting blocks, paddocks, and trailhead kiosks.

> *"Equestrian trail users require road, parking, and trailhead amenity and facility specifications that meet their specific needs."*

EXHIBIT 5

EQUESTRIAN DESIGN GUIDEBOOK FOR TRAILS, TRAILHEADS, AND CAMPGROUNDS

The Equestrian Design Guidebook for Trails, Trailheads, and Campgrounds produced by the USDA Forest Service provides practical guidelines for developing recreation environments for and addressing the specific needs of equestrian trail users.

RIDERS WITH DIFFERENT ABILITIES

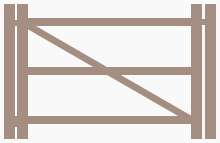
Providing accessibility to an equestrian trailhead requires additional thought and planning. In order to accommodate riders who may have compromised balance or are in a wheelchair, ADA-compliant mounting blocks should be provided. These bring a rider level with the horse's back for easy mounting. Other considerations include accessible parking spaces, toilets, and water spigots. ADA parking spaces should be paved and located near the trailhead and ADA mounting block, but far enough away from the main horse traffic as to give both parties enough space.

EXHIBIT 6

SUGGESTED RECREATION FACILITIES AT EQUESTRIAN TRAILHEADS

Facility	Basic	Often Provided	Optional
Trail Access	X		
Water Sources*		X	
Toilet Building	X		
Shower Building (campground only)			X
Wash Rack			X
Mounting Ramp**			X
Loading Ramp			X
Mounting Block		X	
Manure Disposal***		X	
Highline or Corral		X	
Hitch Rail	X		
Arena or Round Pen			X

* In some areas, recreationists bring their own water
** Mounting ramps must be accessible, if they are provided
*** Manure disposal is not required in all areas of the country



5

RECOMMENDATIONS & FINAL MASTER PLAN

IN THIS CHAPTER

5.1 FINAL MASTER PLAN

5.2 TRAILHEAD PLANNING AREA

5.3 TRAIL SYSTEM PLANNING AREA

This chapter features the final Bandera Farms Master Plan, as well as a description of all programmatic and physical elements. The plan recommendations are organized according to two planning areas that highlight distinctive uses of the park. Collectively, the Bandera Farms vision is realized: develop the Piedmont Greenway, an exceptional equestrian park, and open space resource that invites the community to explore and play.

5.1 Final Master Plan

The Bandera Farms Master Plan is organized into two planning areas: A) trailhead and B) trail system. The subsequent pages provide an overview of programming and physical needs associated with each area.

AREA A: TRAILHEAD PLANNING AREA

The final Bandera Farms Master Plan provides a trailhead with a small community park and access to the Bandera Farms trail system.

AREA B: TRAIL SYSTEM AREA

The Bandera Farms trail system includes the planned Piedmont Greenway which will accommodate walkers, runners, and bikers and a natural surface trail system which will be designed and constructed to provide an ideal experience for equestrian users. It will also allow hikers.

EXHIBIT 7

FINAL BANDERA FARMS MASTER PLAN

The final Bandera Farms Master Plan provides a small community park with access to the Piedmont Greenway and a purpose-built equestrian natural surface trail system. This destination-quality park will serve as a recreational asset for residents and visitors alike and offer water quality and open space protection.

5.2 Trailhead Planning Area

The Bandera Farms trailhead planning area offers separate parking areas for vehicles and trucks with horse trailers. This minimizes conflict between park users and provides ample space for these two distinct user groups. Access to the greenway and trail system is available from either parking area via ADA compliant trail connectors.

EXHIBIT 8

BANDERA FARMS TRAILHEAD

The Bandera Farms trailhead provides separate parking for two distinct user groups.

EXHIBIT 9

TRAILHEAD PRECEDENT IMAGES

The trailhead offers a small community park and access to the Piedmont Greenway and natural surface trail system. Typical pedestrian, biking, and equestrian amenities will be provided.

PIEDMONT GREENWAY AND PEDESTRIAN TRAILHEAD

The Piedmont Greenway and pedestrian trailhead serves as a small community park and temporary terminus for the greenway trail. It provides pedestrian access to the greenway and natural surface trail system. This trailhead includes the following amenities: entry signage, two vault restroom, picnic shelter, adventure playscape, trail system access, and parking.

Park Entrance and Entry Signage

The park entrance is located off Bunch Road and provides access to both the greenway and equestrian trailheads. Entry signage will be critical to direct trail users and inform them of the open or closed status of the natural surface trail system.

Two Vault Restroom/Picnic Shelter

A combination two vault restroom and small picnic shelter minimizes the footprint of this important trailhead facility. It is located at the northern end of the parking area.

Adventure Playscape

The 6,000 square foot adventure playscape offers visitors engaging play structures and sensory experiences that resonate with the surrounding natural landscape.

Trail System Access

Trail system access is located adjacent to the restroom and includes an informational kiosk. The greenway provides a connection for hikers to the equestrian parking area and natural surface trail system.

Parking

A sidewalk is located on the east side of the greenway parking area to allow pedestrian access to trailhead amenities. The greenway trailhead provides 60 typical and three ADA parking spaces. Angled parking allows for one-way circulation and a drop-off loop provides access to the greenway, adventure playscape, restroom and picnic shelter.

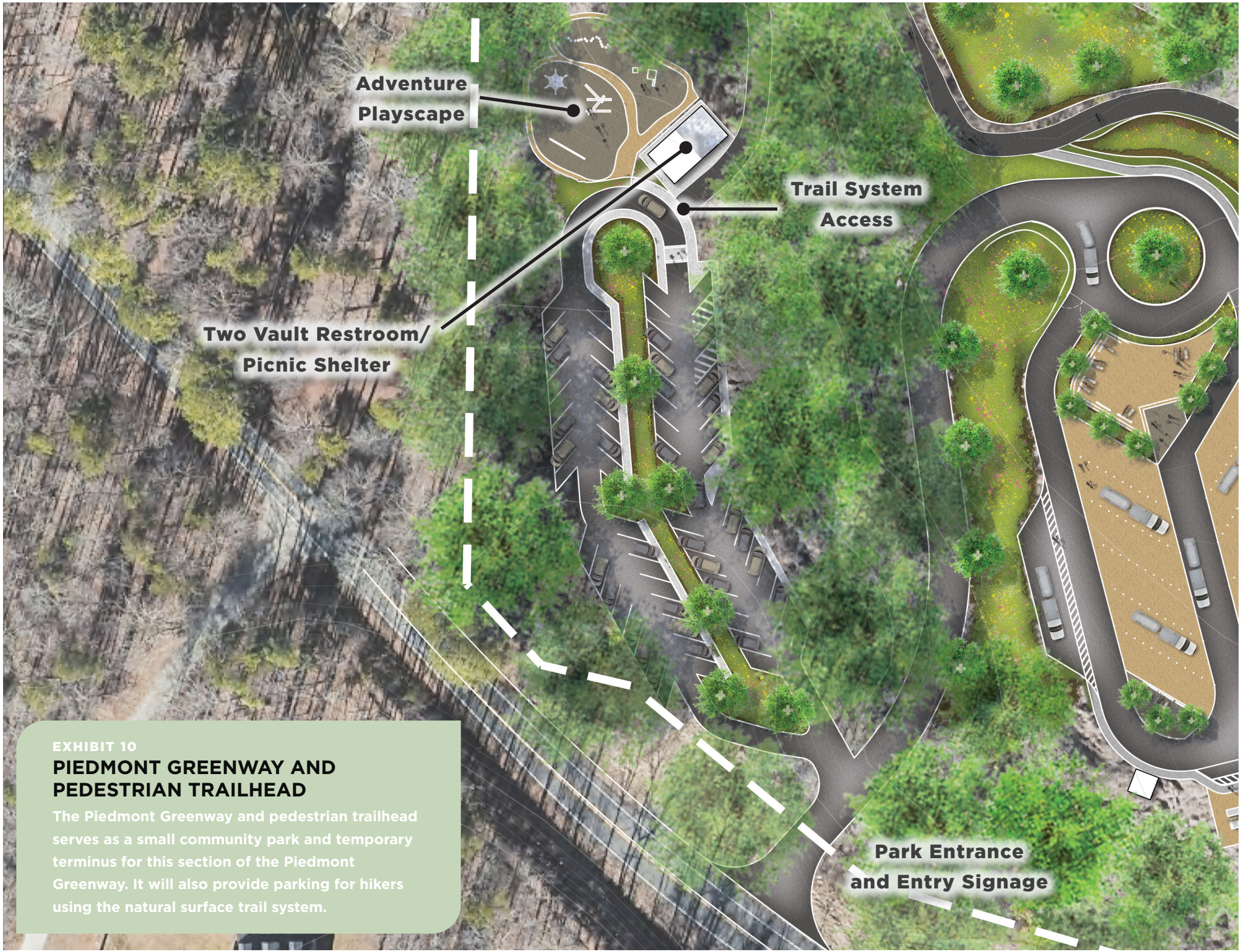


EXHIBIT 10

PIEDMONT GREENWAY AND PEDESTRIAN TRAILHEAD

The Piedmont Greenway and pedestrian trailhead serves as a small community park and temporary terminus for this section of the Piedmont Greenway. It will also provide parking for hikers using the natural surface trail system.

EQUESTRIAN TRAILHEAD

The equestrian trailhead offers amenities and parking designed specifically for equestrian users and provides access to the natural surface trail system. It includes the following amenities: single vault restroom, paddock, hitching posts, mounting blocks, and water spigot.

Roundabout and Gated Parking

The gated equestrian trailhead provides 12 pull-through trailer spaces, one ADA parallel trailer space, and one ADA parallel vehicle space. The parking area offers gravel trailer spaces and paved drive aisles and ADA parking. A roundabout is located at the entrance to the parking area to provide adequate space for equestrian users to turn around if the natural surface trail system is closed.

Hitching Posts and Mounting Blocks

Hitching posts and mounting blocks are provided at several locations in the parking area and near the entrance to the trail system.

Single Vault Restroom

A single vault restroom is located at the southern end of the parking area to serve equestrian trail system users.

Paddock

A 2,000 square foot paddock is located at the northern end of the parking area and includes hitching posts.

Water Spigot

A water spigot offers convenient water access for equestrian users to fill buckets for their horses.

Greenway Access and Accessible Sidewalk

The Piedmont Greenway is located at the northern end of the parking area. A sidewalk offers direct ADA access to the greenway from the equestrian trailhead.

Utility Building

A small utility building for tools and an all terrain vehicle is located just west of the restroom.

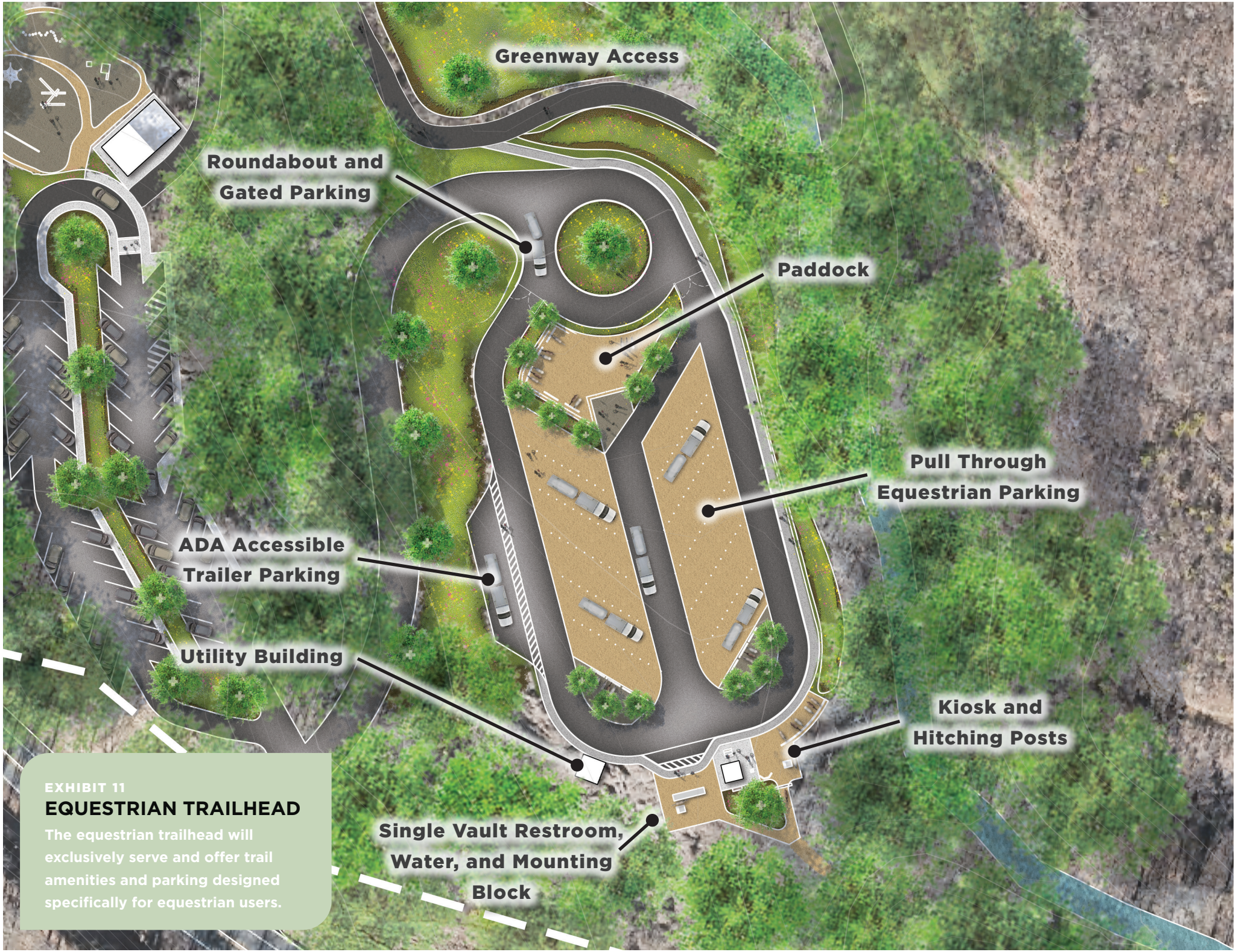


EXHIBIT 11

EQUESTRIAN TRAILHEAD

The equestrian trailhead will exclusively serve and offer trail amenities and parking designed specifically for equestrian users.

5.3 Trail System Planning Area

Bandera Farms trail system offers approximately one mile of the Piedmont Greenway and 4.5 miles of natural surface trails. Short sections of boardwalk, turnpike, culverted ditch crossings, and one bridge will allow trails to cross wet areas, creeks, and dry drainage ditches.

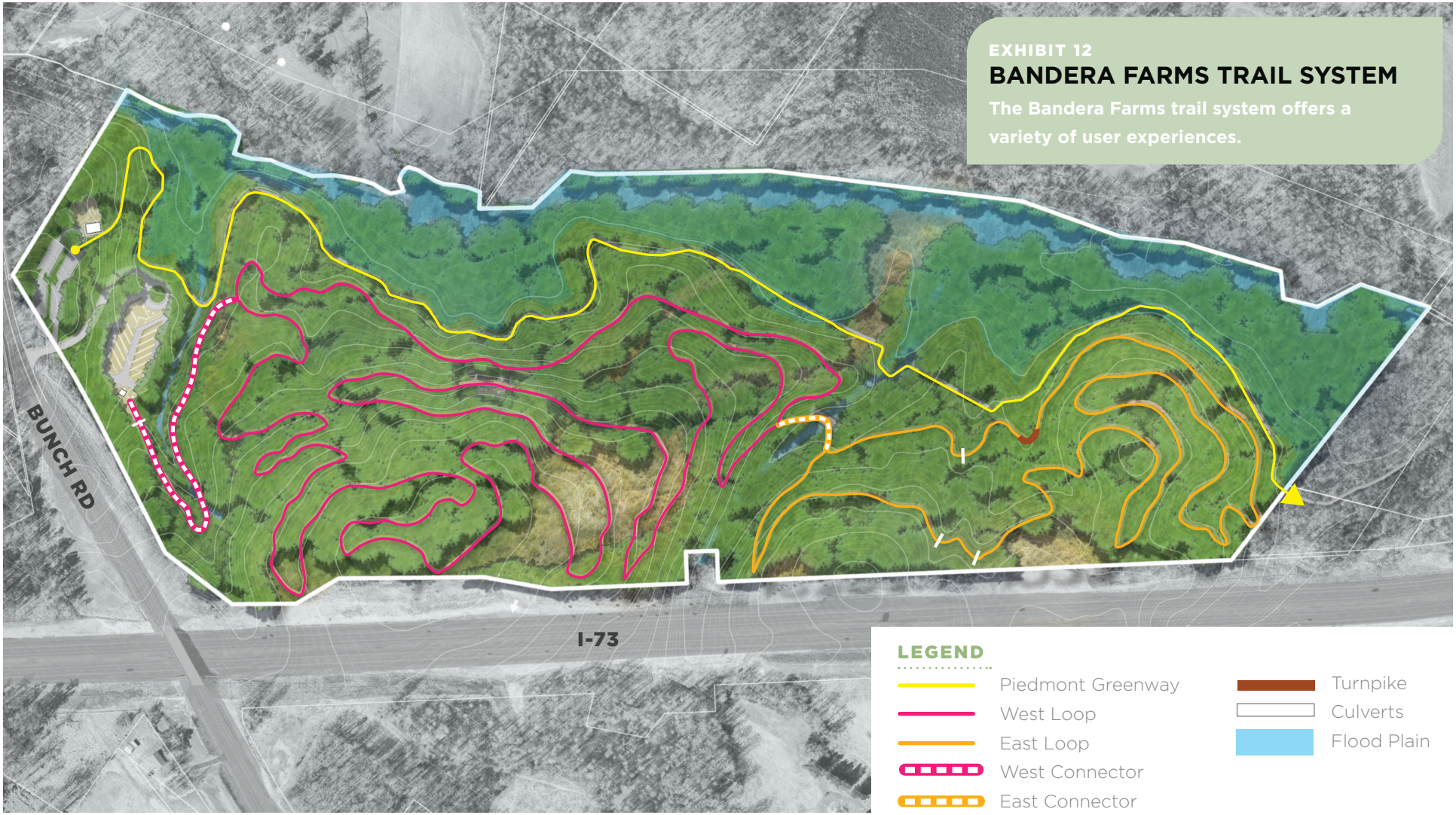


EXHIBIT 12

BANDERA FARMS TRAIL SYSTEM

The Bandera Farms trail system offers a variety of user experiences.

EXHIBIT 13

TRAIL SYSTEM PRECEDENT IMAGES

The trail system offers approximately one mile of typical asphalt greenway and 4.5 miles of natural surface trails.

PIEDMONT GREENWAY

The planned Piedmont Greenway will accomodate walkers, runners, and bikers. This 12 foot wide typical asphalt greenway will extend northeast approximately one mile and offer views of Reedy Fork Creek. Short sections of the greenway may incorporate concrete boardwalk to cross wetlands and creek tributaries.

A temporary six foot wide natural surface trail may be built prior to construction of the greenway to provide hikers and bikers with the opportunity to enjoy the gentle slopes near Reedy Fork Creek.

LEGEND

- Piedmont Greenway
- Flood Plain

I-73

NATURAL SURFACE TRAILS

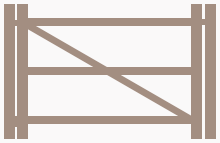
The natural surface trail system will be designed and constructed to provide an ideal experience for equestrian users while also allowing hiker use.

The trail system will offer a total of approximately 4.5 miles between two loops and connector trails. The trails will be six feet wide with an overall average grade or steepness of 5%. The trail system is flagged in the field and should be constructed by a professional trail builder.

LEGEND

- West Loop
- East Loop
- West Connector
- East Connector
- Turnpike
- Culverts
- Flood Plain

I-73



6

IMPLEMENTATION

IN THIS CHAPTER

6.1 GENERAL MPLEMENTATION RECOMMENDATIONS AND GRANT FUNDING

6.2 PHYSICAL NEEDS SUMMARY AND ESTIMATE OF PROBABLE COSTS

The Bandera Farms Master Plan presents a vision for greenway and natural surface trail development on a large preserved property in the rapidly developing Piedmont Triad. This chapter presents general implementation recommendations and highlights potential grant funding partners. It also presents a summary of recommendations and estimate of probable costs.

6.1 General Implementation Recommendations and Grant Funding

The steering committee composed of representatives from the project partners should remain intact and guide implementation of the Bandera Farms Master Plan. A specific grant procurement strategy will depend on the committee's ability to secure grants and matching funds. Often grants can be leveraged "against each other," creating a matching funds source without the contribution of any local dollars.

This document was prepared according to standards developed by the NC Parks and Recreation Trust Fund (PARTF), and this grant source should anchor any grant procurement strategy developed by the Town of Summerfield.

EXHIBIT 14

POTENTIAL GRANT FUNDING RESOURCES

Partnership Funding Agency	Bandera Farms Implications	Maximum Amount	Matching Funds Required	Deadlines
Parks and Recreation Trust Fund (PARTF)	All types of parks, trails, and recreation facilities	$500,000	50%	Early May
Recreational Trails Program (RTP)	All types of trails, greenways, and paddle access areas	$150,000	25%	Early August
Water Resources Development Grant Program	Greenways, boardwalks, and water access areas	Varies	50%	Late December/ June
NC Land and Water Fund Formerly Clean Water Management Trust Fund (CWMTF)	Stream restoration, enhancement, or stabilization	Varies	Varies	Early February
Land and Water Conservation Fund (LWCF)	Renovation/replacement of outdoor recreational and support facilities and land acquisition	$500,000	50%	Early October

6.2 Physical Needs Summary and Estimate of Probable Costs

Each implementation phase reflects the overall organization of the master plan. If Bandera Farms cannot be developed at once, the park should be phased accordingly: 1) Greenway and Equestrian Trailheads and Natural Surface Trail System and 2) Piedmont Greenway.

PHASE 1: GREENWAY AND EQUESTRIAN TRAILHEADS AND NATURAL SURFACE TRAIL SYSTEM

The greenway and equestrian trailheads serve as the only access to the Bandera Farms property. Due to the need for single vehicle and truck/trailer parking, both trailheads need to be developed at once. The greenway trailhead amenities and natural surface trail system will serve as the initial anchor for Bandera Farms.

A natural surface trail constructed along the future Piedmont Greenway alignmnet will provide another recreational opportunity for hikers and bikers until phase 2 is completed.

PHASE 2: PIEDMONT GREENWAY

The implementation of The Piedmont Greenway asphalt trail will further enhance park accessibility. The greenway will provide approximately one mile of asphalt trail that will continue to extend west and east as additional phases are constructed.

EXHIBIT 15

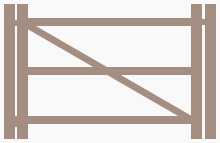
ESTIMATE OF PROBABLE COSTS

PHASE 1

Item	Quantity	Unit	Unit Cost	Total Cost
Site Prep and Grading	1	Lump Sum	$ 115,000	$ 115,000
Utilities (water well)	1	Lump Sum	$ 15,000	$ 15,000
Storm Water/ Drainage	1	Lump Sum	$ 116,000	$ 116,000
Parking and Access Road	1	Lump Sum	$ 236,800	$ 236,800
Signage/Site Furnishings	1	Lump Sum	$ 35,000	$ 35,000
Restrooms (1 - single vault, 1 - double vault)	2	Lump Sum	$ 125,000	$ 125,000
Utility Building (225 sq. ft.)	1	Lump Sum	$ 55,000	$ 55,000
Adventure Playscape	1	Lump Sum	$ 175,000	$ 175,000
Picnic Shelter (4 tables)	1	Lump Sum	$ 50,000	$ 50,000
Concrete Walks	8,025	Square Feet	$ 9.00	$ 72,225
Piedmont Greenway Natural Surface Hiking Trail	5,280	Linear Feet	$ 8.00	$ 42,240
Natural Surface Equestrian Trail	26,400	Linear Feet	$ 8.00	$ 211,200
Equestrian Trail Bridges	1	Lump Sum	$ 30,000	$ 30,000
Equestrian Trail Support Facilities	1	Lump Sum	$ 10,000	$ 10,000
Landscape/Planting	1	Lump Sum	$ 60,000	$ 60,000
			Subtotal	$ 1,348,465
Engineering + Permitting (15%)				$ 202,270
Mobilization, Gen Condition, Bond (5%)				$ 67,423
Construction Administration (3%)				$ 40,454
Contingency (10%)				$ 134,847
			Total	$ 1,793,458

PHASE 2

Item	Quantity	Unit	Unit Cost	Total Cost
Piedmont Greenway Asphalt Multi-use Trail	5,280	LF	$ 150	$ 792,000
			Subtotal	$ 792,000
Engineering + Permitting (15%)				$ 118,800
Mobilization, Gen Condition, Bond (5%)				$ 39,600
Construction Administration (3%)				$ 23,760
Contingency (10%)				$ 79,200
			Total	$ 1,053,360



A

APPENDIX

IN THIS CHAPTER

A SUMMERFIELD RECREATIONAL NEEDS SURVEY

B BANDERA FARMS EQUESTRIAN RIDER SURVEY

C GENERAL TRAILWORK SPECIFICATIONS AND TRAIL STANDARDS

D MEMORANDUM OF UNDERSTANDING

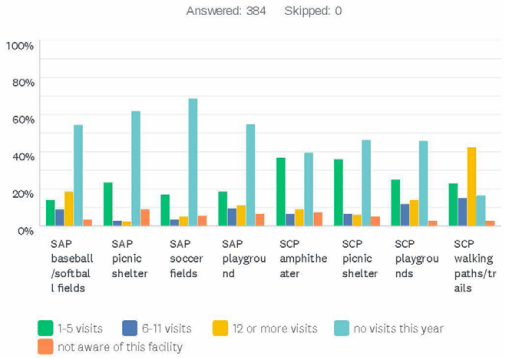
E OPEN SPACE AGREEMENT

A. Summerfield Recreational Needs Survey

Town of Summerfield Parks, Trails, & Open Space Survey

Q1 Indicate how often you or your family has used or visited the following facilities in the past year. (Note: SAP means Summerfield Athletic Park on US-220 and SCP means Summerfield Community Park near Summerfield Elementary):

Answered: 384 Skipped: 0

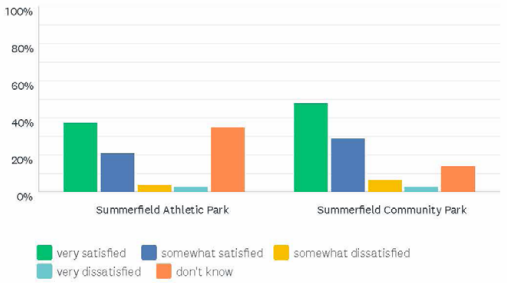


	1-5 VISITS	6-11 VISITS	12 OR MORE VISITS	NO VISITS THIS YEAR	NOT AWARE OF THIS FACILITY	TOTAL
SAP baseball/softball fields	13.87% 52	9.07% 34	18.67% 70	54.67% 205	3.73% 14	375
SAP picnic shelter	23.51% 87	2.97% 11	2.43% 9	61.89% 229	9.19% 34	370
SAP soccer fields	16.98% 63	3.50% 13	5.12% 19	69.00% 256	5.39% 20	371
SAP playground	18.53% 68	9.26% 34	10.90% 40	55.04% 202	6.27% 23	367
SCP amphitheater	37.20% 138	6.74% 25	8.89% 33	39.62% 147	7.55% 28	371
SCP picnic shelter	36.10% 135	6.42% 24	6.15% 23	46.52% 174	4.81% 18	374
SCP playgrounds	25.00% 92	11.96% 44	14.13% 52	45.92% 169	2.99% 11	368
SCP walking paths/trails	23.22% 88	14.78% 56	42.74% 162	16.36% 62	2.90% 11	379

Town of Summerfield Parks, Trails, & Open Space Survey

Q2 Please indicate your level of satisfaction regarding the AMENITIES for each park. Provide additional comments to supplement your feedback.

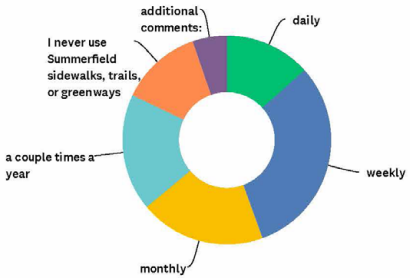
Answered: 382 Skipped: 2



	VERY SATISFIED	SOMEWHAT SATISFIED	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	DON'T KNOW	TOTAL
Summerfield Athletic Park	37.37% 139	20.97% 78	3.76% 14	2.96% 11	34.95% 130	372
Summerfield Community Park	47.91% 183	29.06% 111	6.28% 24	2.88% 11	13.87% 53	382

Q3 How often do you utilize any section of sidewalks, trails, and greenways within Summerfield?

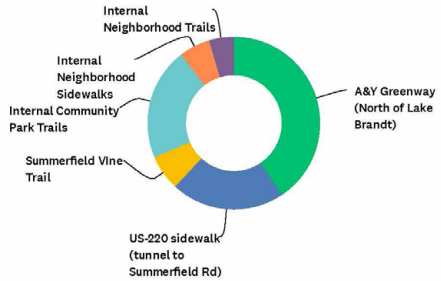
Answered: 380 Skipped: 4



ANSWER CHOICES	RESPONSES	
daily	13.42%	51
weekly	31.05%	118
monthly	19.47%	74
a couple times a year	18.16%	69
I never use Summerfield sidewalks, trails, or greenways	12.63%	48
additional comments:	5.26%	20
TOTAL		380

Q4 Specify which sidewalk, trail, or greenway segment you visit most frequently.

Answered: 347 Skipped: 37

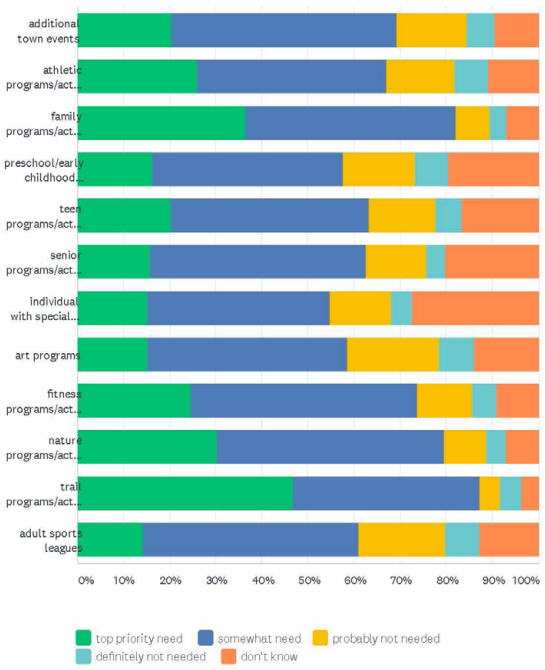


ANSWER CHOICES	RESPONSES	
A&Y Greenway (North of Lake Brandt)	40.63%	141
US-220 sidewalk (tunnel to Summerfield Rd)	21.33%	74
Summerfield Vine Trail	6.63%	23
Internal Community Park Trails	21.04%	73
Internal Neighborhood Sidewalks	5.76%	20
Internal Neighborhood Trails	4.61%	16
TOTAL		347

A. Summerfield Recreational Needs Survey

Q5 Summerfield doesn't provide town programs and activities beyond events. What level of PROGRAMS and ACTIVITIES should Summerfield plan for within the next 12 years?

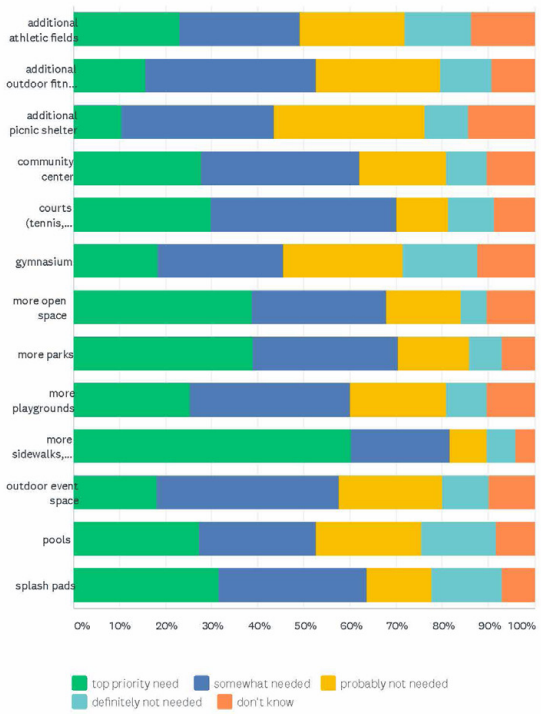
Answered: 382 Skipped: 2



	TOP PRIORITY NEED	SOMEWHAT NEED	PROBABLY NOT NEEDED	DEFINITELY NOT NEEDED	DON'T KNOW	TOTAL
additional town events	20.54% 76	48.65% 180	15.41% 57	5.95% 22	9.46% 35	370
athletic programs/activities	26.15% 97	40.97% 152	14.82% 55	7.28% 27	10.78% 40	371
family programs/activities	36.49% 135	45.68% 169	7.30% 27	3.78% 14	6.76% 25	370
preschool/early childhood programs/activities	16.17% 60	41.51% 154	15.63% 58	7.28% 27	19.41% 72	371
teen programs/activites	20.22% 75	43.13% 160	14.29% 53	5.93% 22	16.44% 61	371
senior programs/activities	15.82% 59	46.92% 175	12.87% 48	4.29% 16	20.11% 75	373
individual with special needs programs/activities	15.18% 56	39.57% 146	13.28% 49	4.61% 17	27.37% 101	369
art programs	15.22% 56	43.48% 160	19.84% 73	7.61% 28	13.86% 51	368
fitness programs/activities	24.66% 92	49.06% 183	12.06% 45	5.09% 19	9.12% 34	373
nature programs/activities	30.38% 113	49.19% 183	9.14% 34	4.30% 16	6.99% 26	372
trail programs/activities (hiking/biking, etc.)	46.70% 177	40.63% 154	4.49% 17	4.49% 17	3.69% 14	379
adult sports leagues	14.21% 53	46.92% 175	18.77% 70	7.51% 28	12.60% 47	373

Q6 What AMENITIES and FACILITIES should Summerfield plan for within the next 12 years?

Answered: 382 Skipped: 2

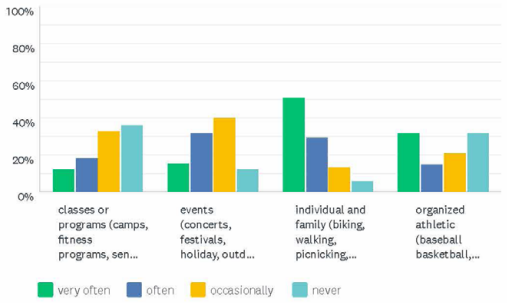


	TOP PRIORITY NEED	SOMEWHAT NEEDED	PROBABLY NOT NEEDED	DEFINITELY NOT NEEDED	DON'T KNOW	TOTAL
additional athletic fields	23.08% 84	26.10% 95	22.80% 83	14.29% 52	13.74% 50	364
additional outdoor fitness stations	15.68% 58	37.03% 137	27.03% 100	11.08% 41	9.19% 34	370
additional picnic shelter	10.54% 39	32.97% 122	32.70% 121	9.46% 35	14.32% 53	370
community center	27.72% 102	34.24% 126	19.02% 70	8.70% 32	10.33% 38	368
courts (tennis, basketball, etc.)	29.92% 111	40.16% 149	11.32% 42	9.97% 37	8.63% 32	371
gymnasium	18.26% 67	27.25% 100	25.89% 95	16.35% 60	12.26% 45	367
more open space	38.81% 144	29.11% 108	16.17% 60	5.66% 21	10.24% 38	371
more parks	39.02% 144	31.44% 116	15.45% 57	7.05% 26	7.05% 26	369
more playgrounds	25.34% 92	34.71% 126	20.94% 76	8.82% 32	10.19% 37	363
more sidewalks, trail, greenways	60.32% 228	21.43% 81	7.94% 30	6.35% 24	3.97% 15	378
outdoor event space	18.13% 66	39.56% 144	22.53% 82	9.89% 36	9.89% 36	364
pools	27.25% 100	25.34% 93	22.89% 84	16.35% 60	8.17% 30	367
splash pads	31.44% 116	32.25% 119	14.09% 52	15.18% 56	7.05% 26	369

A. Summerfield Recreational Needs Survey

Q7 Indicate how often you take part in the following ACTIVITIES, whether town provided or not.

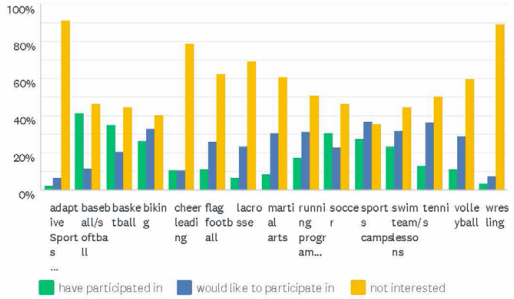
Answered: 380 Skipped: 4



	VERY OFTEN	OFTEN	OCCASIONALLY	NEVER	TOTAL
classes or programs (camps, fitness programs, senior programs)	12.57% 47	18.72% 70	32.89% 123	35.83% 134	374
events (concerts, festivals, holiday, outdoor movies)	15.43% 58	31.91% 120	40.16% 151	12.50% 47	376
individual and family (biking, walking, picnicking, using playground)	51.19% 194	29.29% 111	13.46% 51	6.07% 23	379
organized athletic (baseball basketball, soccer)	32.10% 121	14.85% 56	21.22% 80	31.83% 120	377

Q8 Summerfield doesn't provide its own youth sports programs but rents its facilities. Indicate which YOUTH SPORTS PROGRAMS your family have or would like to participate in. (Note: blank answers will be counted as no participation and/or no interest.)

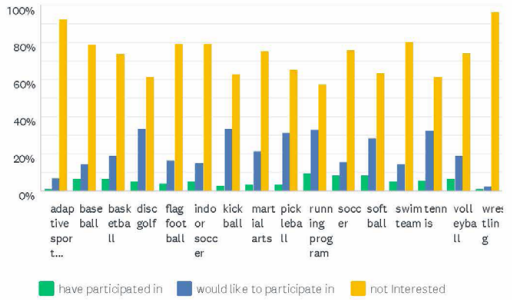
Answered: 370 Skipped: 14



	HAVE PARTICIPATED IN	WOULD LIKE TO PARTICIPATE IN	NOT INTERESTED	TOTAL
adaptive Sports for special needs	1.83% 6	6.73% 22	91.44% 299	327
baseball/softball	41.71% 146	11.71% 41	46.57% 163	350
basketball	35.06% 122	20.40% 71	44.54% 155	348
biking	26.63% 94	32.86% 116	40.51% 143	353
cheerleading	10.48% 35	10.48% 35	79.04% 264	334
flag football	11.24% 38	26.04% 88	62.72% 212	338
lacrosse	6.61% 22	23.72% 79	69.67% 232	333
martial arts	8.55% 29	30.68% 104	60.77% 206	339
running programs (track/cross country)	17.44% 60	31.40% 108	51.16% 176	344
soccer	30.41% 104	23.10% 79	46.49% 159	342
sports camps	27.54% 95	36.81% 127	35.65% 123	345
swim team/lessons	23.62% 81	32.07% 110	44.31% 152	343
tennis	12.75% 44	36.52% 126	50.72% 175	345
volleyball	10.98% 37	29.08% 98	59.94% 202	337
wrestling	3.34% 11	7.29% 24	89.36% 294	329

Q9 Summerfield doesn't provide its own adult sports programs but rents its facilities. Indicate which ADULT SPORTS PROGRAMS you or your family have or would like to participate in. (Note: blank answers will be counted as no participation and/or no interest.)

Answered: 362 Skipped: 22

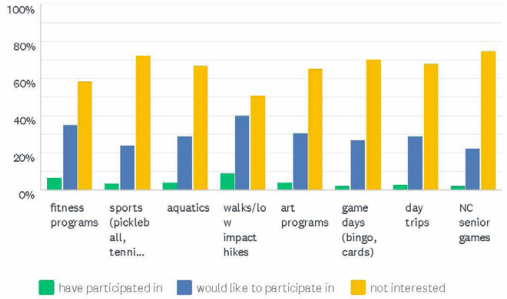


A. Summerfield Recreational Needs Survey

	HAVE PARTICIPATED IN	WOULD LIKE TO PARTICIPATE IN	NOT INTERESTED	TOTAL
adaptive sports for special needs	0.93% 3	6.81% 22	92.26% 298	323
baseball	6.46% 21	14.46% 47	79.08% 257	325
basketball	6.69% 22	19.15% 63	74.16% 244	329
disc golf	5.06% 17	33.33% 112	61.61% 207	336
flag football	3.95% 13	16.72% 55	79.33% 261	329
indoor soccer	5.23% 17	15.08% 49	79.69% 259	325
kickball	3.04% 10	33.74% 111	63.22% 208	329
martial arts	3.34% 11	21.28% 70	75.38% 248	329
pickleball	3.28% 11	31.34% 105	65.37% 219	335
running program	9.28% 31	33.23% 111	57.49% 192	334
soccer	8.56% 28	15.60% 51	75.84% 248	327
softball	8.43% 28	28.31% 94	63.25% 210	332
swim team	5.20% 17	14.37% 47	80.43% 263	327
tennis	5.60% 19	32.74% 111	61.65% 209	339
volleyball	6.40% 21	19.21% 63	74.39% 244	328
wrestling	0.94% 3	2.50% 8	96.56% 309	320

Q10 Summerfield doesn't provide its own senior activities. Indicate which SENIOR ACTIVITIES you or your family have or would like to participate in. (Note: blank answers will be counted as no participation and/or no interest.)

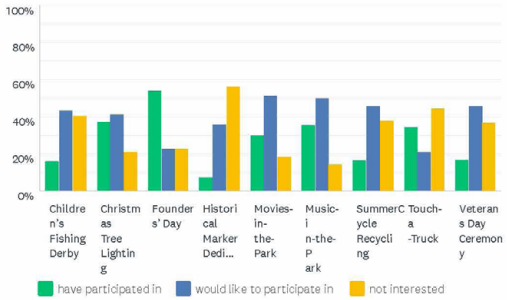
Answered: 338 Skipped: 46



	HAVE PARTICIPATED IN	WOULD LIKE TO PARTICIPATE IN	NOT INTERESTED	TOTAL
fitness programs	6.38% 21	34.95% 115	58.66% 193	329
sports (pickleball, tennis, etc.)	3.72% 12	23.84% 77	72.45% 234	323
aquatics	4.11% 13	29.11% 92	66.77% 211	316
walks/low impact hikes	8.87% 29	40.06% 131	51.07% 167	327
art programs	4.08% 13	30.41% 97	65.52% 209	319
game days (bingo, cards)	2.24% 7	27.24% 85	70.51% 220	312
day trips	2.83% 9	28.93% 92	68.24% 217	318
NC senior games	2.22% 7	22.54% 71	75.24% 237	315

Q11 The town provides a variety of events. Indicate which events you or your family has participated in or would like to participate in. (Note: blank answers will be counted as no participation and/or no interest.)

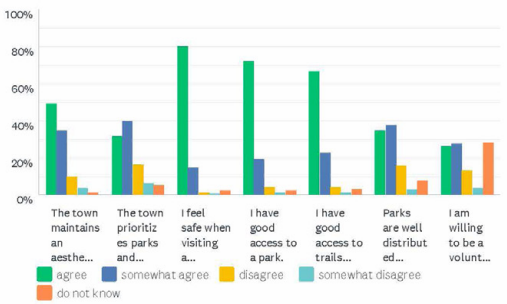
Answered: 374 Skipped: 10



	HAVE PARTICIPATED IN	WOULD LIKE TO PARTICIPATE IN	NOT INTERESTED	TOTAL
Children's Fishing Derby	16.18% 55	43.53% 148	40.29% 137	340
Christmas Tree Lighting	37.25% 133	41.74% 149	21.01% 75	357
Founders' Day	54.04% 194	22.84% 82	23.12% 83	359
Historical Marker Dedications	7.65% 26	35.88% 122	56.47% 192	340
Movies-in-the-Park	30.03% 106	51.27% 181	18.70% 66	353
Music-in-the-Park	35.62% 130	49.86% 182	14.52% 53	365
SummerCycle Recycling	16.33% 56	45.77% 157	37.90% 130	343
Touch-a-Truck	34.50% 118	21.05% 72	44.44% 152	342
Veterans Day Ceremony	17.01% 58	46.04% 157	36.95% 126	341

Q12 Indicate your level of agreement about the following statements:

Answered: 376 Skipped: 8



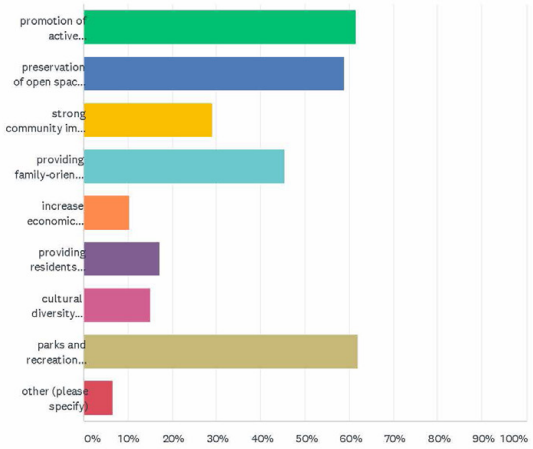
	AGREE	SOMEWHAT AGREE	DISAGREE	SOMEWHAT DISAGREE	DO NOT KNOW	TOTAL
The town maintains an aesthetically pleasing appearance.	49.73% 186	34.76% 130	10.16% 38	4.01% 15	1.34% 5	374
The town prioritizes parks and recreation appropriately for Summerfield.	31.82% 119	40.11% 150	16.31% 61	6.42% 24	5.35% 20	374
I feel safe when visiting a Summerfield park or trail.	80.32% 302	14.89% 56	1.33% 5	1.06% 4	2.39% 9	376
I have good access to a park.	72.27% 271	19.47% 73	4.27% 16	1.60% 6	2.40% 9	375
I have good access to trails and greenways.	67.20% 252	22.93% 86	4.53% 17	1.60% 6	3.73% 14	375
Parks are well distributed throughout the town.	35.12% 131	38.07% 142	15.82% 59	2.95% 11	8.04% 30	373
I am willing to be a volunteer to improve our parks.	26.29% 92	28.00% 98	13.43% 47	4.00% 14	28.29% 99	350

A. Summerfield Recreational Needs Survey

Town of Summerfield Parks, Trails, & Open Space Survey

Q13 Summerfield offers quality-of-life amenities for citizens. Indicate the 3 components you feel are most valuable to you and your family.

Answered: 372 Skipped: 12

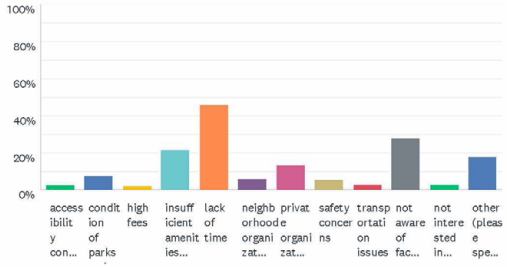


ANSWER CHOICES	RESPONSES	
promotion of active lifestyle	61.56%	229
preservation of open space and environment	58.87%	219
strong community image and sense of place	29.03%	108
providing family-oriented activities	45.43%	169
increase economic benefits	10.22%	38
providing residents socialization	17.20%	64
cultural diversity within events and activities	15.05%	56
parks and recreation accessibility (safety, walkability, connectivity)	61.83%	230
other (please specify)	6.45%	24
Total Respondents: 372		

Town of Summerfield Parks, Trails, & Open Space Survey

Q14 Indicate if any of the following prevents you or your family from using Summerfield's parks and facilities? (Check all that apply.)

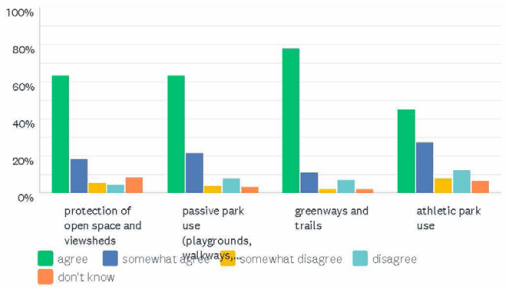
Answered: 272 Skipped: 112



ANSWER CHOICES	RESPONSES	
accessibility concerns (handicap access)	2.57%	7
condition of parks and facilities	7.72%	21
high fees	2.21%	6
insufficient amenities of interest	21.32%	58
lack of time	45.96%	125
neighborhood organization meets my needs	6.25%	17
private organization meets my needs	13.60%	37
safety concerns	5.51%	15
transportation issues	2.94%	8
not aware of facilities	27.94%	76
not interested in recreation	2.94%	8
other (please specify.)	18.01%	49
Total Respondents: 272		

Q15 Indicate your level of support of future acquisition of land for the following reasons?

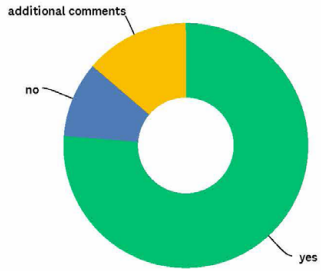
Answered: 374 Skipped: 10



	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE	DON'T KNOW	TOTAL
protection of open space and viewsheds	63.32% 233	18.48% 68	5.43% 20	4.35% 16	8.42% 31	368
passive park use (playgrounds, walkways, shelters)	63.49% 233	21.25% 78	3.81% 14	7.90% 29	3.54% 13	367
greenways and trails	78.17% 290	11.05% 41	1.89% 7	7.01% 26	1.89% 7	371
athletic park use	45.21% 165	27.67% 101	8.22% 30	12.60% 46	6.30% 23	365

Q16 The town owns 13+ acres between town hall and US-220 referred to as the northern Gordon property. It was part of a recent parks and open space concept plan. Should it be developed for future recreational use?

Answered: 371 Skipped: 13

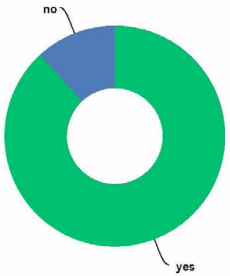


ANSWER CHOICES	RESPONSES	
yes	76.28%	283
no	9.97%	37
additional comments	13.75%	51
TOTAL		371

A. Summerfield Recreational Needs Survey

Q17 Do you travel outside of Summerfield to use parks and recreation facilities?

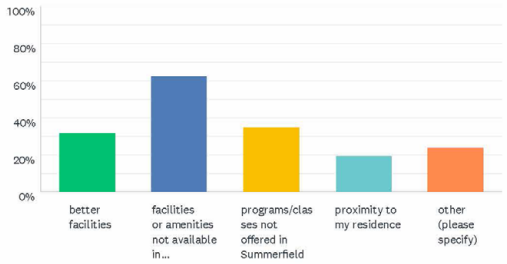
Answered: 373 Skipped: 11



ANSWER CHOICES	RESPONSES	
yes	88.20%	329
no	11.80%	44
TOTAL		373

Q18 If you answered yes above, what factors influence your use of other facilities? (Check all that apply.)

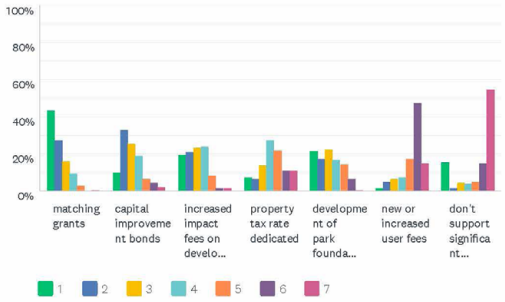
Answered: 340 Skipped: 44



ANSWER CHOICES	RESPONSES	
better facilities	32.06%	109
facilities or amenities not available in Summerfield	62.35%	212
programs/classes not offered in Summerfield	35.00%	119
proximity to my residence	19.71%	67
other (please specify)	24.12%	82
Total Respondents: 340		

Q19 (CAPITAL FUNDING) Investing in parks, trails, and open space will require significant funding. Indicate your top 4 choices (1 – 4) with 1 being your highest preference for these future needs.

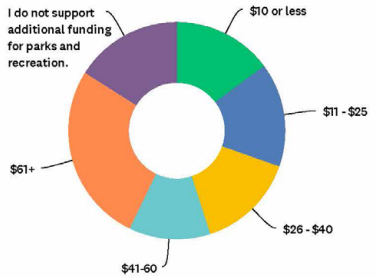
Answered: 355 Skipped: 29



	1	2	3	4	5	6	7	TOTAL	SCORE
matching grants	43.30% 139	27.73% 89	16.20% 52	9.35% 30	3.12% 10	0.00% 0	0.31% 1	321	5.98
capital improvement bonds	9.82% 28	32.98% 94	25.26% 72	18.95% 54	6.67% 19	4.56% 13	1.75% 5	285	5.00
increased impact fees on development (developer provides new infrastructure)	19.73% 58	21.09% 62	23.47% 69	23.81% 70	8.50% 25	1.70% 5	1.70% 5	294	5.08
property tax rate dedicated	7.63% 19	6.43% 16	14.06% 35	27.71% 69	22.09% 55	11.24% 28	10.84% 27	249	3.73
development of park foundation/endowment	21.54% 67	17.68% 55	22.51% 70	17.04% 53	14.47% 45	6.43% 20	0.32% 1	311	4.94
new or increased user fees	1.33% 3	4.87% 11	6.64% 15	7.52% 17	17.26% 39	47.35% 107	15.04% 34	226	2.63
don't support significant capital investment	15.65% 36	1.74% 4	4.35% 10	3.91% 9	4.78% 11	14.78% 34	54.78% 126	230	2.56

Q20 (OPERATIONAL FUNDING) Indicate the additional funding your household would support PER YEAR to support parks and recreation maintenance and expansion of programs. (check one)

Answered: 362 Skipped: 22



ANSWER CHOICES	RESPONSES	
$10 or less	14.92%	54
$11 - $25	15.47%	56
$26 - $40	14.64%	53
$41-60	12.15%	44
$61+	26.80%	97
I do not support additional funding for parks and recreation.	16.02%	58
TOTAL		362

A. Summerfield Recreational Needs Survey

Town of Summerfield Parks, Trails, & Open Space Survey

Q21 Add any comments/concerns you may have regarding Summerfield's parks, trails, and open space facilities, activities, and initiatives.

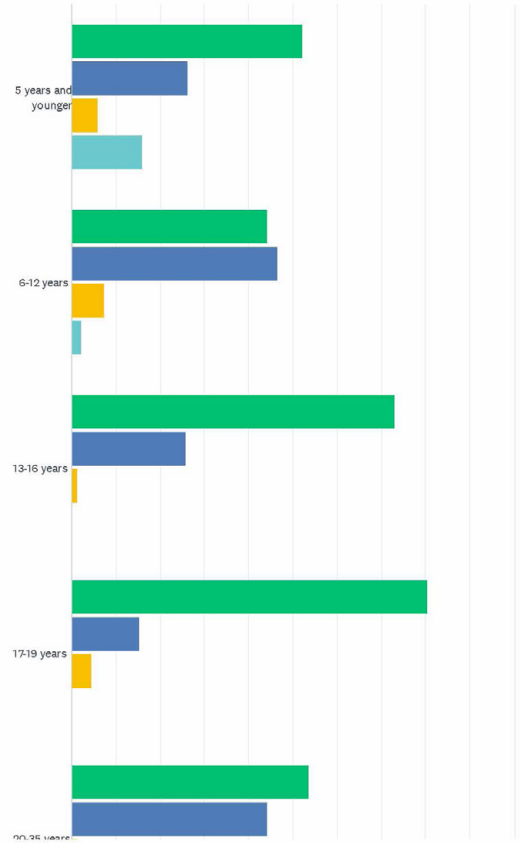
Answered: 115 Skipped: 269

25 / 30

Town of Summerfield Parks, Trails, & Open Space Survey

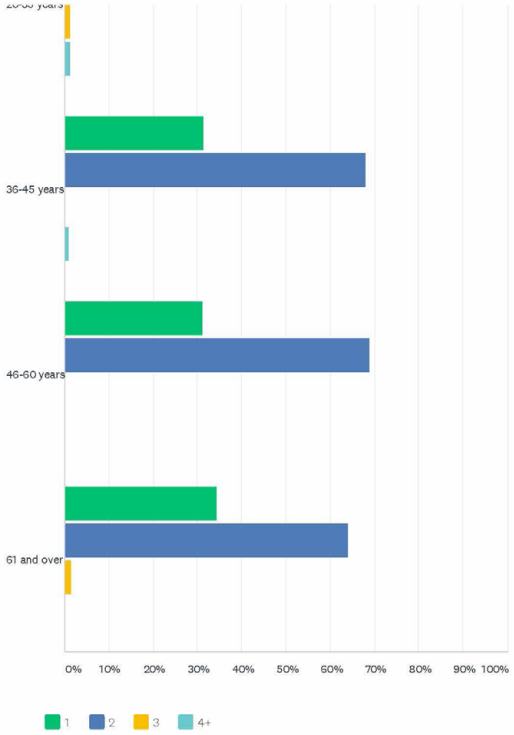
Q22 Fill in the number of persons in your household including yourself who are in the age brackets below:

Answered: 308 Skipped: 76



26 / 30

Town of Summerfield Parks, Trails, & Open Space Survey



Town of Summerfield Parks, Trails, & Open Space Survey

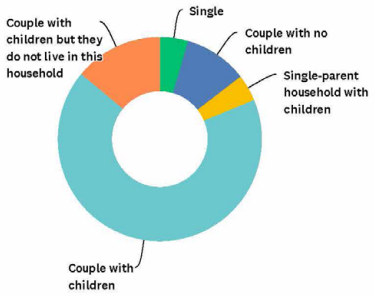
	1	2	3	4+	TOTAL
5 years and younger	52.17% 36	26.09% 18	5.80% 4	15.94% 11	69
6-12 years	44.20% 61	46.38% 64	7.25% 10	2.17% 3	138
13-16 years	72.97% 54	25.68% 19	1.35% 1	0.00% 0	74
17-19 years	80.43% 37	15.22% 7	4.35% 2	0.00% 0	46
20-35 years	53.49% 46	44.19% 38	1.16% 1	1.16% 1	86
36-45 years	31.30% 41	67.94% 89	0.00% 0	0.76% 1	131
46-60 years	31.15% 38	68.85% 84	0.00% 0	0.00% 0	122
61 and over	34.38% 22	64.06% 41	1.56% 1	0.00% 0	64

A. Summerfield Recreational Needs Survey

Town of Summerfield Parks, Trails, & Open Space Survey

Q23 Which of the following best describes your household?

Answered: 309 Skipped: 75

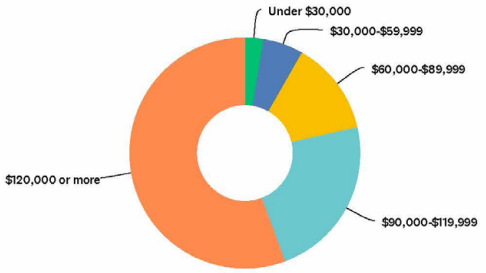


ANSWER CHOICES	RESPONSES	
Single	4.53%	14
Couple with no children	10.03%	31
Single-parent household with children	4.21%	13
Couple with children	67.31%	208
Couple with children but they do not live in this household	13.92%	43
TOTAL		309

Town of Summerfield Parks, Trails, & Open Space Survey

Q24 What is your household income?

Answered: 266 Skipped: 118



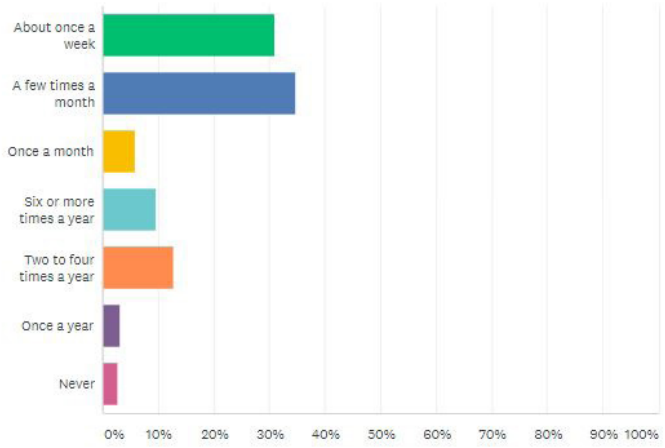
ANSWER CHOICES	RESPONSES	
Under $30,000	2.63%	7
$30,000-$59,999	5.64%	15
$60,000-$89,999	13.16%	35
$90,000-$119,999	22.93%	61
$120,000 or more	55.64%	148
TOTAL		266

B. Bandera Farms Equestrian Rider Survey

Q1

How often do you travel to ride your horses on a public or private trail system?

Answered: 187 Skipped: 2

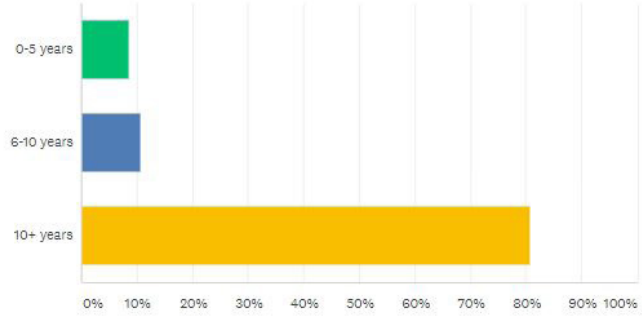


ANSWER CHOICES	RESPONSES	
About once a week	31.02%	58
A few times a month	34.76%	65
Once a month	5.88%	11
Six or more times a year	9.63%	18
Two to four times a year	12.83%	24
Once a year	3.21%	6
Never	2.67%	5
TOTAL		187

Q2

How long have you been participating in trail riding?

Answered: 188 Skipped: 1



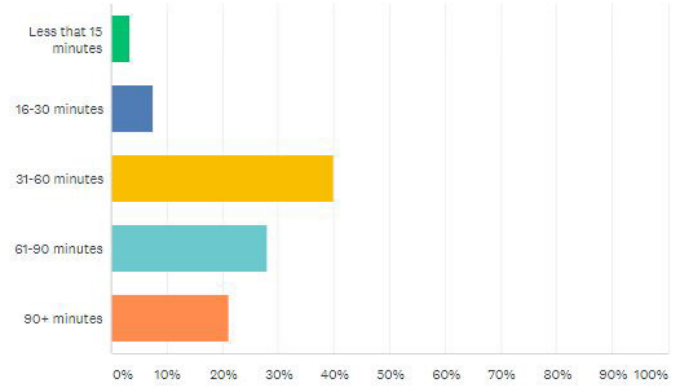
ANSWER CHOICES	RESPONSES	
0-5 years	8.51%	16
6-10 years	10.64%	20
10+ years	80.85%	152
TOTAL		188

B. Bandera Farms Equestrian Rider Survey

Q3

How far do you typically travel to ride your horses on a public or private trail system?

Answered: 185 Skipped: 4

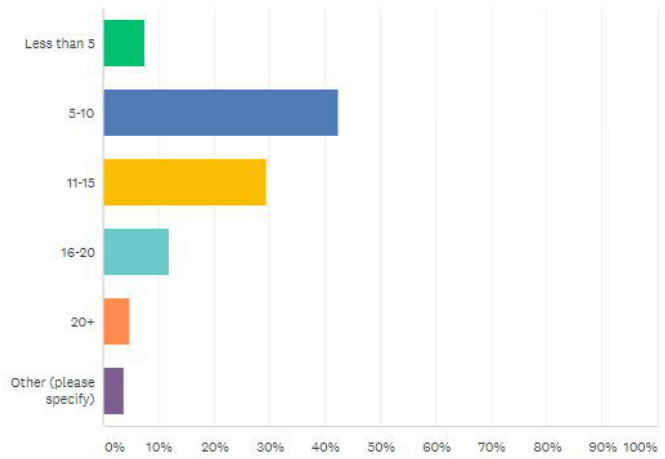


ANSWER CHOICES	RESPONSES	
Less that 15 minutes	3.24%	6
16-30 minutes	7.57%	14
31-60 minutes	40.00%	74
61-90 minutes	28.11%	52
90+ minutes	21.08%	39
TOTAL		185

Q4

When you travel to ride your horses on a public or private trail system, what is the ideal # of miles you prefer to ride?

Answered: 186 Skipped: 3



ANSWER CHOICES		RESPONSES	
Less than 5		7.53%	14
5-10		42.47%	79
11-15		29.57%	55
16-20		11.83%	22
20+		4.84%	9
Other (please specify)	Responses	3.76%	7
TOTAL			186

Q5

Please list three public and/or private equestrian trail systems that you ride on a regular basis.

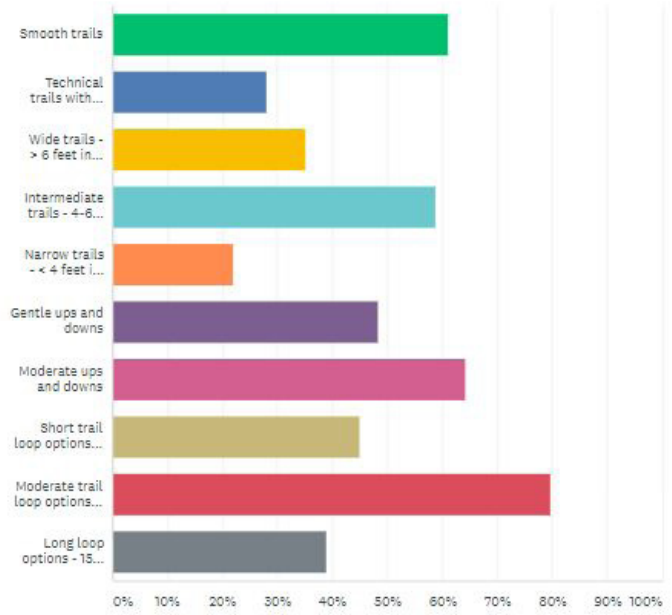
Answered: 158 Skipped: 31

ANSWER CHOICES		RESPONSES	
Trail System 1 (Name and location):	Responses	100.00%	158
Trail System 2 (Name and location):	Responses	92.41%	146
Trail System 3 (Name and location):	Responses	81.01%	128

Q6

What trail characteristics would you like to see on equestrian trails at Bandera Farms? Choose all that apply.

Answered: 182 Skipped: 7



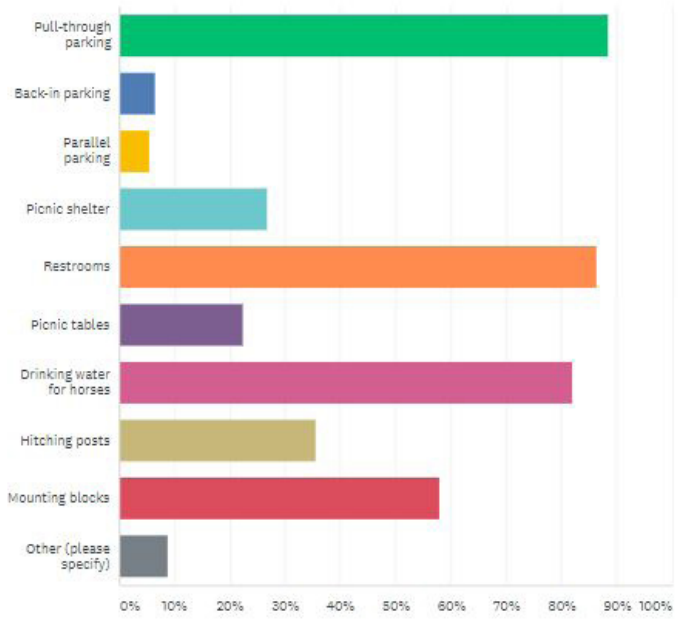
ANSWER CHOICES	RESPONSES	
Smooth trails	60.99%	111
Technical trails with roots and rocks	28.02%	51
Wide trails - > 6 feet in width	35.16%	64
Intermediate trails - 4-6 feet in width	58.79%	107
Narrow trails - < 4 feet in width	21.98%	40
Gentle ups and downs	48.35%	88
Moderate ups and downs	64.29%	117
Short trail loop options - < 5 miles	45.05%	82
Moderate trail loop options - 5-15 miles	79.67%	145
Long loop options - 15+ miles	39.01%	71
Total Respondents: 182		

B. Bandera Farms Equestrian Rider Survey

Q7

What supporting facilities would you like to see at the Bandera Farms Trailhead Parking Area? Choose all that apply.

Answered: 183 Skipped: 6

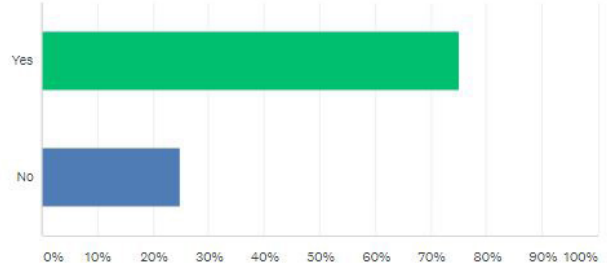


ANSWER CHOICES		RESPONSES	
Pull-through parking		88.52%	162
Back-in parking		6.56%	12
Parallel parking		5.46%	10
Picnic shelter		26.78%	49
Restrooms		86.34%	158
Picnic tables		22.40%	41
Drinking water for horses		81.97%	150
Hitching posts		35.52%	65
Mounting blocks		57.92%	106
Other (please specify)	Responses	8.74%	16
Total Respondents: 183			

Q8

Would you be interested in assisting with trail maintenance and participating in monthly workdays on the Bandera Farms trail system?

Answered: 169 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	75.15%	127
No	24.85%	42
TOTAL		169

Question 9: Do you have any other comments about equestrian trail development at Bandera Farms?

#	RESPONSES	DATE
1	My father and I founded the trails on Bandera. Trail Busters started at Bandera and maintained those trails for a couple of decades. So happy to know they will continue. I now help with the trails in Love Valley where I moved to.	1/16/2021 7:05 AM
2	Thank you for considering equestrian trails.	1/15/2021 2:48 PM
3	Thank you for this opportunity. We need more trails for equestrians.	1/9/2021 9:02 PM
4	Tax increases	1/8/2021 5:34 PM
5	Many trails do not accomodate equestrians so this is very exciting. If this will be created to also serve hikers, bikers, or runners and walkers then please designate trails separate for the horses if possible. Bikers tend to spook horses when we meet in the trails. Also it is an exciting find when we happen upon a long flat open straightaway for loping/cantering. If you could add those in throughout the trails it's a welcome site! It would even be really fun to consider adding a few small cross country obstacles to jump. With the option to go around the jump if the rider prefers! Or even a small mountain trail obstacle course to play in! Both very easy and can be made from natural elements! Just one or two jumps/obstacles is easy to produce and makes for a fun engagement for our horses! Thank you so much for doing this!	1/8/2021 4:03 PM
6	Why are you only seeking input from horse riders? While I support this being primarily for horses, it will be public land, involve public money (taxes) and as such your survey should seek input for everyone.	1/8/2021 2:06 PM
7	Sounds like a great idea, hope it works out!	1/3/2021 10:07 PM
8	Would Love to have more trails near me to ride	1/1/2021 7:13 PM
9	Would be able to help if not working..	1/1/2021 6:16 PM
10	No bikes	1/1/2021 3:58 PM
11	Section to cross water would be great !	12/29/2020 2:54 PM
12	I would love a good mix of trails different terrain to keep it interesting. Some wide trails mixed with narrow. Some big creeks to cross. Would prefer not rocky and rooty as horses can trip.	12/29/2020 12:10 AM
13	Thank you!	12/28/2020 10:03 AM
14	Please no concussive trails such as packed screenings or rock	12/26/2020 4:59 PM
15	So wonderful! Thank you	12/25/2020 11:42 AM
16	Possibly to help but too busy at our farm right now.	12/25/2020 10:53 AM
17	Drainage is key for long term trail maintenance,	12/25/2020 9:37 AM
18	Equine only trails. No bikers. No hikers. No dog walking.	12/25/2020 9:04 AM
19	I think this is a wonderful idea! As development increases, riders (and other nature enthusiasts) are running out of open land to enjoy. This would also protect the habitat for native plants and wildlife. Please consider opening this to hikers as well!	12/25/2020 8:27 AM
20	The ability to grade how long a trail is with different loop-to-home options would be ideal	12/25/2020 7:26 AM
21	This would be awesome!	12/25/2020 7:18 AM
22	Keep horse trails separate from bicycle trails and disc golf (if being considered). If hikers and horses share trails, they'll need to be wider. No dogs or on leash only.	12/24/2020 10:33 PM
23	Love that this may be happening!!	12/23/2020 10:52 PM
24	I just moved here from Iowa so I cannot list other trails nearby that I have ridden.	12/23/2020 8:24 PM
25	No bikes, sineage to educate joggers and hikers how to interact with riders.	12/23/2020 8:16 PM
26	NO	12/23/2020 7:11 PM
27	Thank you for keeping the horse culture alive in the Summerfield area! This is most FANTASTIC!	12/23/2020 1:32 PM
28	No bicycles	12/23/2020 10:40 AM
29	You can be assured that if this trail is developed, it will be well used by equestrians. There is just not enough trails within a 25 or 30 mile radius from the Burlington/Greensboro/Winston-Salem area for equestrian use. This would be great and I'm looking forward to it.	12/23/2020 9:34 AM
30	Water crossing or source for horse	12/23/2020 12:25 AM
31	I am very excited. Looking forward to a local place to ride	12/22/2020 9:47 PM
32	Hikers only with equestrians please	12/22/2020 9:37 PM
33	have access to creeks to water horses and low bridges for flood low areas to cross	12/22/2020 6:38 PM
34	Yes, Equestrian Trail Alliance of Guilford County	12/22/2020 6:12 PM
35	Clearly marked trails with markers on the trees. Cedarock has a numbering system that helps you keep track of how far you've gone and which trails lead back to parking. Solar light indicators are helpful at intersections, in the event you run out of daylight	12/22/2020 11:29 AM
36	Clearly mark trail rules if bicyclists and pedestrians share the trails (stop and yield to horses).	12/22/2020 9:32 AM
37	I would be willing to pay a yearly fee to use the facility	12/22/2020 7:54 AM
38	I would say just make things as safe as possible please!	12/22/2020 6:19 AM
39	No	12/22/2020 5:38 AM
40	Thanks for working on this.	12/22/2020 4:06 AM
41	I am to far to help often, but could some, possibly.	12/21/2020 11:47 PM
42	I'm excited about the prospect	12/21/2020 11:41 PM
43	Though I am no longer a horse owner, as a former trainer and instructor, I fully support the acquisition and maintenance of riding trails. We have a very high rate of horse ownership in the area and with more and more privately owned property being sold and developed for housing, acreage available for riding continues to shrink every year. Though largely unnoticed, recreational riding supports local businesses. By expanding equestrian trails, we help horses, riders, and local economies.	12/21/2020 11:16 PM
44	Would be willing to pay a fee per ride, monthly or yearly.	12/21/2020 11:08 PM
45	Initially all I would like is trails and a parking lot so we could begin riding ASAP make improvements from then on	12/21/2020 9:40 PM
46	This is wonderful news!	12/21/2020 9:25 PM
47	Horse trails should be open to all, not any one discipline.	12/21/2020 8:46 PM
48	Would be great if there were some trail Loops suitable for carriage drivers in the area	12/21/2020 8:36 PM
49	Would like it to be open to carts and carriages. ALL equestrians, ALL disciplines.	12/21/2020 8:10 PM
50	Will bicycles be allowed on the same horse trails? I pray not :)	12/21/2020 3:17 PM
51	separate bike and horse trails.	12/21/2020 3:09 PM
52	Very excited about the opportunity to develop riding trails in our own community!	12/21/2020 2:19 PM
53	Camping would be awesome	12/21/2020 2:17 PM
54	very excited about this	12/21/2020 12:55 PM
55	Wonderful!!! Looking forward to using. Live in Oak Ridge 😊	12/21/2020 12:01 PM
56	I have ridden these trails for years when the farm was owned by "Dr. Joe". He would be thrilled that part of his farm will survive and be enjoyed by horse-folk for years to come. Please follow the natural contours of this land. It lends itself so well to a variety of footing, speed, scenery. Please do not make the trails too wide. That would destroy the character of the land. Thank you.	12/21/2020 11:55 AM
57	Please select a mix of equestrians to participate. Non equestrian committee members lack	12/21/2020 11:53 AM

B. Bandera Farms Equestrian Rider Survey

Question 9: Do you have any other comments about equestrian trail development at Bandera Farms?

	knowledge necessary to create trails and needs for this park to be useful and we really need equestrian trails in Guilford County	
58	Once I retire I could help with maintenance - just don't have time now. And I will be doing more trail riding in the future - again, just don't have time until I retire.	12/21/2020 11:11 AM
59	I can't wait!	12/21/2020 11:08 AM
60	Please take pony and horse carts into consideration. A lot of handicap individuals use this instead of riding	12/21/2020 10:56 AM
61	Would love to see it happen. Need a nice calming area to start horses trail riding.	12/21/2020 10:43 AM
62	Can't volunteer, I have a shoulder that doesn't work well. I am about to be 65.	12/21/2020 10:18 AM
63	Thank you so so much for doing this for all of us!!!	12/21/2020 10:05 AM
64	Sooo excited	12/21/2020 10:05 AM
65	I would help maintain but I live an hour away	12/21/2020 9:31 AM
66	Trails are badly needed for the equestrian community & good for the local economy.	12/21/2020 9:25 AM
67	See above other regarding Signage and manure clean up so maintain it being nice and clean.	12/21/2020 9:24 AM
68	Very excited to have more trails close by for riding.	12/21/2020 9:15 AM
69	What wonderful news. I am so excited about this.	12/21/2020 9:07 AM
70	Used to ride that land 30+ years ago. Wonderful to see it staying equine friendly. I worked with the hirse council and the county to develop bryan park north. Would happily be involved with this project. Am not affiliated with current bryan park trails maintenance group.	12/21/2020 8:58 AM
71	Hoping to stay away from things with wheels. Otherwise, all good.	12/21/2020 8:44 AM
72	Yes as a new member to this community previously in southern pines ...and from 40 yrs experience Manners and courtesy to fellow riders	12/21/2020 8:44 AM

* Question 10 was omitted from this document due to personal information

Question 11: In what ZIP code is your home located? (Enter 5-digit ZIP code; for example, 00544 or 94305)

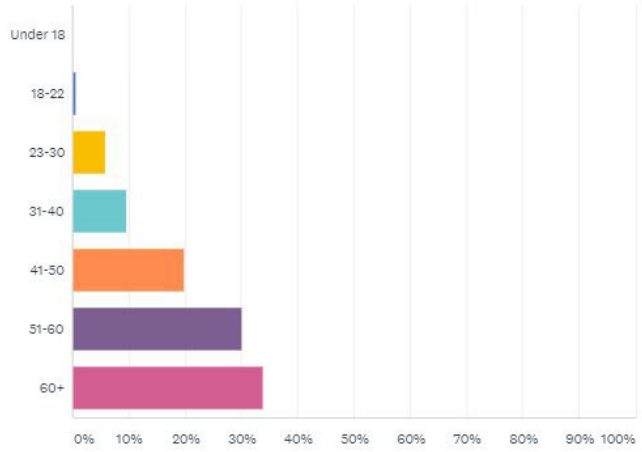
27358 22
27310 15
27357 11
27028 6
27302 6
27320 5
27278 5
27455 5
27410 4
27284 4
27377 3
27406 3
27298 3
27025 3
27370 2
27253 2
27217 2
27235 2
27262 2
27214 2
27205 2
27249 2
29730 2
27312 2
27572 2
27288 2
27349 2
27562 1
28117 1
27613 1
27215 1
27514 1
27301 1
27587 1
27009 1
27822 1
27231 1
28348 1
27046 1
27519 1
27314 1
27007 1
27316 1
27596 1
27244 1
27705 1
27326 1
27958 1
27332 1
28249 1
27344 1
27292 1
27248 1
27517 1
29732 1
27540 1
27048 1
27571 1
27055 1
27574 1
27360 1
27592 1
27258 1
27597 1
27127 1
27704 1
27403 1
27816 1
27405 1
27830 1
27265 1
28112 1
27407 1
28135 1
27408 1
28337 1
27143 1
28625 1
27021 1
27502 1
24148 1
27350 1

B. Bandera Farms Equestrian Rider Survey

Q12

What is your age?

Answered: 186 Skipped: 3

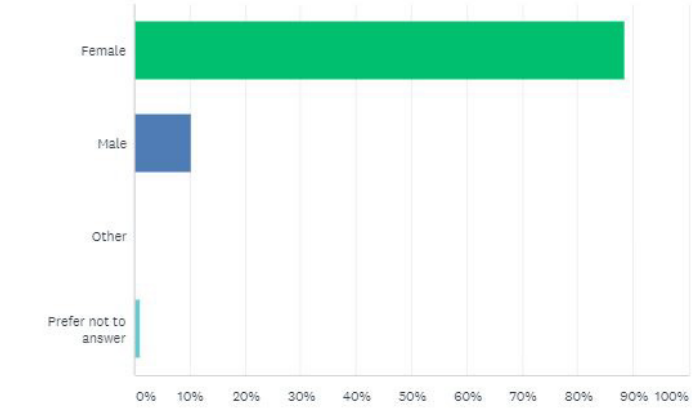


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-22	0.54%	1
23-30	5.91%	11
31-40	9.68%	18
41-50	19.89%	37
51-60	30.11%	56
60+	33.87%	63
TOTAL		186

Q13

What is your gender?

Answered: 184 Skipped: 5

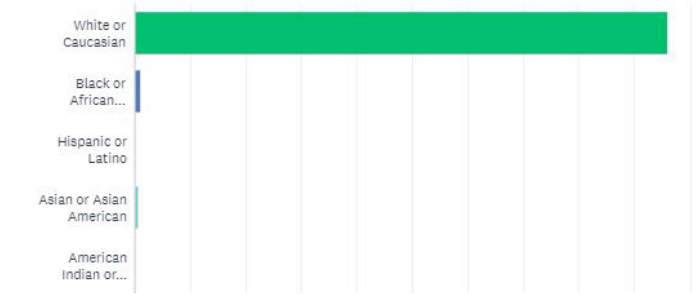


ANSWER CHOICES	RESPONSES	
Female	88.59%	163
Male	10.33%	19
Other	0.00%	0
Prefer not to answer	1.09%	2
TOTAL		184

Q14

Please specify your race.

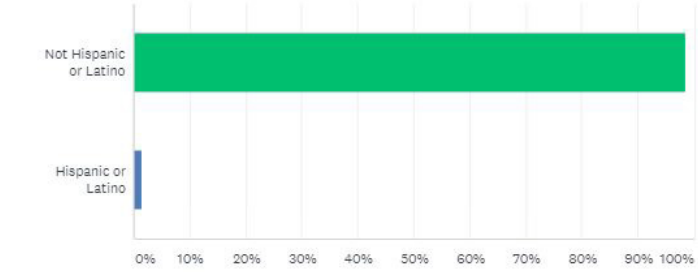
Answered: 175 Skipped: 14



Q15

What is your race or ethnicity?

Answered: 146 Skipped: 43



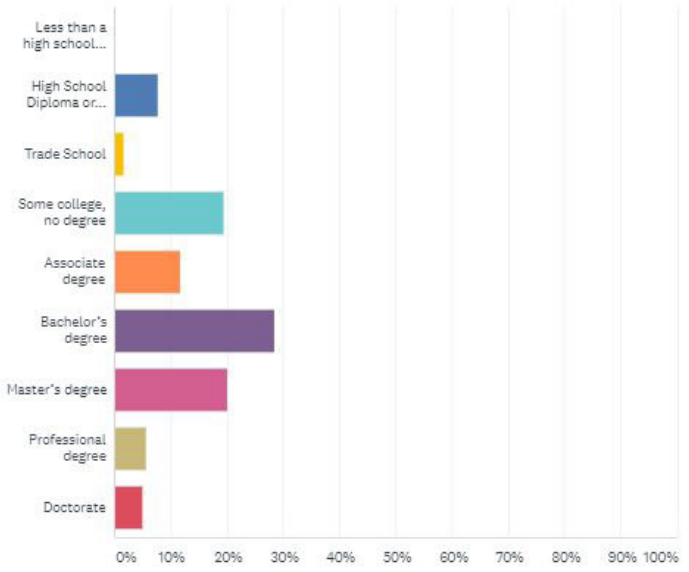
ANSWER CHOICES	RESPONSES	
Not Hispanic or Latino	98.63%	144
Hispanic or Latino	1.37%	2
TOTAL		146

Comments (4)

Q16

What is the highest level of school or degree you have completed (If you're currently enrolled in school please indicate the highest level of education you have completed).

Answered: 179 Skipped: 10



ANSWER CHOICES	RESPONSES	
Less than a high school diploma	0.00%	0
High School Diploma or equivalent (e.g. GED)	7.82%	14
Trade School	1.68%	3
Some college, no degree	19.55%	35
Associate degree	11.73%	21
Bachelor's degree	28.49%	51
Master's degree	20.11%	36
Professional degree	5.59%	10
Doctorate	5.03%	9
TOTAL		179

C. General Trail Work Specifications and Trail Standards

Trail work includes but is not limited to the following tasks: clearing, grubbing, excavation, back sloping, deberming, compacting, and construction of grade dips, grade reversals, climbing turns, rolling crown switchbacks, and retaining walls.

The trail shall be sustainable, constructed to minimize erosion and require little maintenance. Water shall exit the trail often via self-cleaning grade reversals and/or dips. Earthen waterbars are not acceptable for sustainable trail construction. The trail shall appear as narrow as possible while still maintaining the required tread width.

The following specifications and standards cannot cover all aspects of trail construction. They are simply intended to relay the intent of the owner.

Tree Cutting:

- The trail shall be aligned to avoid removal of trees greater than 6" in diameter at breast height where possible. Any trees greater than 6" the contractor believes need to be cut shall be approved by the project manager.
- Stumps located in the trail tread shall be completely removed. Those located in the trail corridor shall be cut flush to the ground. Stumps and root balls that have been completely removed shall be placed at least 30 feet from the edge of the trail corridor to minimize their appearance from the trail.

Brush Removal:

- The trail corridor shall be cleared of all limbs, brush, vines and vegetation. Cut limbs shall not protrude from the main stem. All branches shall be cut just outside of the branch collar to promote sealing of the wound.
- Vegetation cut from the trail corridor shall be moved at least 30 feet from the edge of the trail corridor. The cut end shall not be visible from the trail.
- Cut and removed brush and vegetation shall be placed close to the ground, not exceeding three feet in height. Brush shall not be placed in piles.
- In areas where an existing trail is to be abandoned and rehabilitate, the cut and removed brush and vegetation may be used to help accomplish this purpose.

Tread Construction:

- Corridor width and height and tread width will be specified for each project.
- Work shall be completed with hand tools or low impact mechanized equipment with a footprint no wider than the specified trail tread unless approved by the project manager.
- Unless otherwise specified, the trail shall be constructed with a "full bench cut" in which the entire trail tread is built on solid ground. A "partial bench cut" or "cut and fill" should only be utilized if a full bench cut is not feasible due to rock outcrops, slabs, or other natural features.
- The trail backslope shall transition smoothly to the hillside above.
- All trail tread shall be out sloped 3-5%.
- All vegetative/root matter in the trail tread shall be removed except for large feeder roots which shall be covered with soil to raise the trail tread above the roots.
- The trail tread shall have a compacted mineral soil surface. Compaction shall be completed using a mechanized tamper such as a vibrating plate compactor. The trail bed shall be shaped to leave an even, compacted, uniform surface free of indentations or protruding roots and stumps. The grading of trail tread, back slope, and drainage features shall be finished to a smooth, stable surface.
- Excavated material shall be evenly distributed downhill of the trail tread and shall not form a berm on the outer edge of the tread that will restrict the natural flow of water across and off the trail.

- The contractor shall not complete more than 500 feet of new trail construction before "finishing" the trail tread and backslope in the manner described above.
- Trail constructed within 100 feet of streams shall be completed and stabilized by the end of each work day.
- Excavated and disturbed soil outside of the trail tread and backslope shall be evenly distributed and covered with leaves and other natural materials to aid in aesthetics and sedimentation and erosion control. There shall be 50% coverage at a minimum.

Trail Grades:

- Grade reversals and grade dips shall be constructed to remove water from the trail tread. All needed grade reversals and/or grade dips will be done according to IMBA standards as specified in their book Trail Solutions.
- Grades shall not exceed 10%. In instances where the terrain requires a slope of 10-15% for short distances, grade reversals/dips will be required within ten feet of the top of the slope and along the trail tread as necessary.

Climbing Turns:

- All needed climbing turns shall be designed and constructed according to IMBA standards as specified in their book "Trail Solutions".
- Climbing turns shall be constructed only on side slopes of 7% or less.
- The turn radius shall be as wide as possible with a minimum of 20 feet.
- Grade reversals shall be located immediately before and after the turn.

Rolling Crown Switchbacks:

- All needed rolling crown switchbacks shall be designed and constructed according to IMBA standards as specified in their book "Trail Solutions".
- On side slopes greater than 7%, rolling crown switchbacks shall be constructed.
- Switchbacks shall have a near level turning platform that is slightly crowned. The upper leg shall be insloped at 5% and shall create a drain extending well beyond the platform. The lower leg shall be outsloped at 5% for proper drainage. Grade reversals shall be located immediately before and after the switchback.
- Retaining walls for constructed switchbacks shall be carefully built to ensure stability of the platform and the lower leg of the trail. All fill material shall be thoroughly compacted. If dense vegetation is not present, barriers such as logs, large stones, or brush shall be placed inside the switchback to prevent users from short cutting the switchback.

Trail Reroutes and Rehabilitation of Abandoned Trail:

- All trail reroutes will include "rehabilitating" the existing "abandoned trail" by using dead vegetation, rocks and/or other approved natural materials to disguise the trail. The abandoned trail tread shall by scarified to promote natural seeding and growth. Rehabilitation shall be done as each reroute section is complete.
- Any man made materials located on the "abandoned trail" shall be removed and carried off site unless they are aiding in the rehabilitation and closure of the trail. Agency staff will make this determination.

Use of Natural Materials:

- Rocks and native soil may be "harvested" form near the work site, as approved by agency staff, provided the areas harvested from are graded out so as to not create new holes, erosion issues, and/or unnatural looking areas.
- Areas harvested from shall be "rehabilitated" by placing leaves and/or dead plant materials over any bare soil with a minimum of 50% coverage.

RESTRICTIONS

1) Trees retained alongside the trail shall not be scarred, skinned, or damaged by trail equipment. Where damage is likely, the tree bark shall be protected.

2) The contractor will be responsible for and repair any damage caused by movement of equipment or materials.

3) No pesticides, herbicides, or growth regulating chemicals shall be permitted in the construction of the trail.

D. Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING
AMONG
PIEDMONT LAND CONSERVANCY
CITY OF GREENSBORO
GUILFORD COUNTY
TOWN OF SUMMERFIELD
TOWN OF OAK RIDGE

This Memorandum of Understanding (MOU) is made and entered into as of the _____ day of _____, 2020 by and among Piedmont Land Conservancy, a North Carolina nonprofit corporation (PLC), City of Greensboro, Guilford County, Town of Summerfield and Town of Oak Ridge (individually a "Party" and collectively, the "Parties") in order to set forth their understanding of the roles and responsibilities of each Party in connection with a 113-acre property located in Guilford County.

1. **The Property.** Bandera Farms is a 113-acre property for sale located at 5366 A Bunch Road along Reedy Fork Creek in Summerfield, North Carolina (the "Property") that the Parties want to acquire in order to protect its natural features and to provide certain benefits to the residents of the Parties and people visiting the Triad of North Carolina.

2. **Purpose of Acquisition.** The Property is adjacent to watershed property owned by the City of Greensboro, and provides additional water quality protection for the City of Greensboro's drinking water supply, provides flood control benefit in a rapidly growing area of Guilford County, and is a critical link along the planned Piedmont Greenway corridor, a 19-mile greenway to connect Greensboro to Winston-Salem through Summerfield, Oak Ridge, Triad Park and Kernersville.

3. **Terms of the Acquisition.** After discussions with representatives of each of the Parties to this MOU, PLC entered into an Offer to Purchase and Contract with the owner of the Property, Bandera Farms, Inc. dated February 19, 2020, which is attached hereto as Exhibit A (the "Purchase Contract"). The purchase price of the Property is $575,000 ("Purchase Price"), which is based on a fair market appraisal of the Property and $210,000 below the listing price. PLC made an initial due diligence payment of $5,000 and is required to make an additional $5,000 payment by July 31, 2020. These payments are nonrefundable if the sale is not completed but will be applied to the Purchase Price at closing, which is scheduled to occur no later than November 30, 2020 ("Closing Date").

4. **Intention of the Parties.** Preliminary discussions with representatives of the Parties, indicate a mutual desire among them for PLC to acquire the Property and eventually transfer of it to the Town of Summerfield for long-term management as a trails preserve, including sustainably designed equestrian and walking trails and the Piedmont Greenway, subject to a conservation easement on the entire Property to be held by PLC and the Town of Oak Ridge (the "PLC Oak Ridge Easement") and a separate open space easement in the form attached hereto as Exhibit B on a portion of the Property held by Guilford County (the "Guilford County Easement").

The Parties hereto recognize and agree that the timing and final disposition of the Property will be guided by the requirements of the funding entities. It is the intent of PLC to incorporate each Party's comments and input on the final version of the conservation easement. However, in the event that Parties have conflicting input the priority shall go toward the interests that most strongly protect the conservation values of the Property.

5. **Funding for the Acquisition.** The acquisition of the Property is contingent upon contributions in the following amounts from each Party to cover the Purchase Price:

- Guilford County, $200,000
- City of Greensboro, $200,000
- Town of Summerfield, $100,000
- Town of Oak Ridge, $50,000
- Piedmont Land Conservancy, $10,000 in earnest money deposits, all transactional costs related to the acquisition of the Property and any gap in funding to cover the Purchase Price. PLC shall pursue grants (identified in Paragraph 6) to cover these costs.

If sufficient funds to cover the Purchase Price are not committed by the Closing Date, PLC will not be able to acquire the Property and none of the Parties shall have any further obligations under this MOU.

All Parties agree to make their respective funding amounts available to PLC at least two weeks prior to the Closing Date or to wire their funds directly to the closing attorney identified below at least 48 hours before the Closing Date. The closing attorney is:

Thomas P. Hochman
Schell Bray
1500 Renaissance Plaza
230 N. Elm Street
Greensboro, NC 27401
(336) 370-8800

PLC shall provide all funders with a copy of the settlement statement which shall identify the source of all funding.

6. **Responsibilities of PLC.** PLC is the Buyer under the Purchase Contract and shall be responsible for all transactions related to the purchase of the Property, including, but not limited to, due diligence, environmental assessment, survey, and closing. PLC will own the Property until the post-acquisition matters identified in Paragraph 12 are completed. PLC shall coordinate fundraising for the purchase of the Property and preliminary site planning, including facilitating municipal contributions and preparation of grant applications to the NC Clean Water

Management Trust Fund (2020), Environmental Enhancement Grant Program (2020) and PARTF (2021). Publicity and any questions about the acquisition of the Property should be referred to PLC.

7. **Responsibilities of Other Parties.** Each of the other Parties shall take the necessary steps to obtain official approval by its governing body to provide the funding outlined in Paragraph 5 prior to the Closing Date. In order to maintain the ability for PLC to negotiate necessary extensions of the Closing Date if possible, or to terminate the Purchase Contract if sufficient funding is not committed, each Party shall notify PLC of any official action taken to commit the intended funding. Each Party will provide PLC evidence of the official action taken by its governing body to commit funds toward the Purchase Price and whether or not it will provide the funds directly to PLC or wire them to the closing attorney identified in Paragraph 5.

8. **Open Space Easement to be Held by Guilford County.** As a condition precedent to the contribution of $200,000 by Guilford County to the Purchase Price, PLC will execute the Guilford County Easement to be held by the closing attorney and recorded immediately after the deed conveying the Property to PLC is recorded in the Guilford County Register of Deeds office. None of the Purchase Price shall be paid to the Seller until the deed to PLC and the Guilford County Easement are recorded.

9. **Cooperation Among the Parties.** The Parties shall continue to work together to determine the intended uses of the Property, the ultimate management responsibilities for the Property, and how to raise funds to cover the Purchase Price if any Party is not able to contribute the amounts outlined in Paragraph 5. Additionally, the Parties shall work together to provide public comments/input on the project as may be required by any of the governmental entities subject to this MOU.

10. **No Liability for Failure to Raise Funds.** All of the Parties agree and understand that the ability for PLC to purchase the Property is contingent on successful grant awards and/or private donations to cover the transactional expenses and any amount of the Purchase Price that is not contributed by the other Parties as outlined in Paragraph 5. No Party shall be liable to any other Party for failure to obtain official approval for the amounts identified in Paragraph 5 but all parties shall use their best efforts to do so.

11. **No Obligation for Long-Term Management or Maintenance of the Property.** Except for the responsibility of the Town of Summerfield as owner of the Property as contemplated by Paragraph 4, nothing in this MOU obligates any Party to accept responsibility for the long-term management or maintenance of the Property or any costs associated therewith. Guilford County is not required to provide funding for the maintenance and/or management of the Property and the County is further absolved of all liability or financial obligations after the Property is acquired unless it assumes such responsibility in the future in connection with the construction of the Piedmont Greenway. All decisions regarding long-term management and maintenance will be addressed by the post-acquisition memorandum of understanding described in Paragraph 12.

12. **Post Acquisition Matters.** Once the Property is acquired and the Guilford County Easement is granted to Guilford County on a portion of the Property, PLC will maintain ownership of the Property until all of the Parties who contributed to the Purchase Price agree on a subsequent memorandum of understanding that will include the following:

(a) The terms of the PLC Oak Ridge Easement, which will protect the Property's wildlife habitat, water-quality, air-quality, natural landscapes and contain the restrictions required by any funding agency, will allow for intended uses such as hiking, biking, greenway and equestrian trails and shall be applied to the entire Property in perpetuity.

(b) A management plan for the long-term management and maintenance of the Property.

12. **No Third Party Beneficiaries.** No third party may enforce or rely upon any obligation of, or the exercise of or failure to exercise any right of, any of the Parties to this MOU. This MOU does not create any rights of a third party beneficiary.

IN WITNESS WHEREOF, the Parties have executed this MOU to be effective as of the date first written above. By signing below, each of the Parties acknowledge that this MOU has been reviewed and approved by the appropriate governing body of the Party.

PIEDMONT LAND CONSERVANCY

_____
Print Name and Title:

CITY OF GREENSBORO

_____
Print Name and Title:

GUILFORD COUNTY

_____
Print Name and Title:

D. Memorandum of Understanding

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PIEDMONT LAND CONSERVANCY

Executive Director
Print Name and Title:

CITY OF GREENSBORO

Print Name and Title:

GUILFORD COUNTY

Print Name and Title:

TOWN OF SUMMERFIELD

4

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PIEDMONT LAND CONSERVANCY

Print Name and Title:

CITY OF GREENSBORO

Print Name and Title:

GUILFORD COUNTY

Print Name and Title:

TOWN OF SUMMERFIELD

4

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PIEDMONT LAND CONSERVANCY

_____
Print Name and Title:

CITY OF GREENSBORO

_____
Print Name and Title:

GUILFORD COUNTY

_____
Print Name and Title:

TOWN OF SUMMERFIELD

_____
Print Name and Title:

TOWN OF OAK RIDGE

Bill Bruce
Print Name and Title: Bill Bruce, Town Manager

Property until all of the Parties who contributed to the Purchase Price agree on a subsequent memorandum of understanding that will include the following:

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PIEDMONT LAND CONSERVANCY

_____
Print Name and Title:

CITY OF GREENSBORO

_____
Print Name and Title:

GUILFORD COUNTY

_____
Print Name and Title:

TOWN OF SUMMERFIELD

K. Scott Whitaker, Manager K. Scott Whitaker 12/3/2020
Print Name and Title:

E. Open Space Agreement

EXHIBIT B

OPEN SPACE EASEMENT
AND
RIGHT OF WAY

From: Piedmont Land Conservancy
To: Guilford County

Prepared by: John T. Higgins, Jr.
Higgins Benjamin, PLLC
301 N Elm St, Ste 800
Greensboro, NC 27401

EXHIBIT B

NORTH CAROLINA
GUILFORD COUNTY

OPEN SPACE EASEMENT AND RIGHT OF WAY

This Open Space Easement and Right of Way (the "Easement") is made as of _____, 2020 by Piedmont Land Conservancy, a North Carolina non-profit corporation, PO Box 4025, Greensboro, NC 27404-4025 (referred to herein as "PLC"), and Guilford County, a body politic and corporate of the State of North Carolina (referred to herein as the "County"), c/o Office of County Attorney, 301 W. Market St., Greensboro, NC 27401. Also joined hereto is the Town of Oak Ridge, a municipal corporation of Guilford County, North Carolina, c/o Town Manager, PO Box 374, Oak Ridge, NC 27310 (referred to herein as "Oak Ridge").

RECITALS:

WHEREAS, PLC owns a parcel of land adjoining the Reedy Fork Creek in the northwestern area of Guilford County, said parcel being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (referred to herein as the "Subject Property"); and

WHEREAS, the parties hereto desire to preserve portions of the Subject Property as open space and to augment the park and recreation facilities of the County; and

WHEREAS, a primary purpose of the Easement is to provide the County with a legal interest in the Subject Property sufficient to empower the County to provide, financially and otherwise, for the development thereon of a segment of the "Piedmont Greenway" corridor (said segment of the Piedmont Greenway situated upon the Subject Property being referred to herein as the "Greenway Trail"). The Piedmont Greenway will be approximately 19 miles in length connecting the City of Greensboro with the City of Winston-Salem through the towns of Summerfield and Oak Ridge, the Triad Park and the Town of Kernersville; and

WHEREAS, this Easement is not intended to set forth rights and obligations of the parties hereto in relation to the planning, development, construction, use, and maintenance of the Greenway Trail beyond what is set forth herein, as such rights and obligations may be set forth in a separate agreement(s) between the parties hereto and interested third parties, including, without limitation, the Town of Summerfield (hereinafter the "Greenway Trail Easement Project"); and

WHEREAS, PLC and Oak Ridge will be the co-holders of a separate conservation easement on the Subject Property, said future easement to be negotiated as part of the overall implementation and execution of the Greenway Trail Project; and Oak Ridge is therefore joined hereto for the limited purpose of allowing it to approve any amendments to this Easement that the parties deem necessary to accomplish the implementation and execution of the overall Greenway Trail Easement Project.

EXHIBIT B

NOW, THEREFORE, in consideration of the payment of Ten Dollars ($10.00) and other consideration, the receipt and adequacy of which are acknowledged by the parties hereto, Bandera does hereby give, grant and convey unto the County, its successors and assigns the following easement and right of way:

1. Watershed Protection Easement. A perpetual right and easement for watershed protection of that portion of the Subject Property lying within Three Hundred and Twenty-Five (325) feet of its northern boundary, which generally runs between the banks of Reedy Fork Creek (referred to as the "Protected Property"). This easement provides that the Protected Property shall not be developed in any manner without the prior written approval of the County and any such development to be approved by the County must be for the limited purpose of recreational uses such as walking, mountain biking and equestrian trails.

2. Greenway Trail Easement. A perpetual right and easement for the County and its successors and assigns to develop a greenway path or trail upon the Subject Property (the "Greenway Trail") which may be paved, unpaved, or a combination of both. Any such Greenway Trail to be developed shall be located within the Protected Property to the extent practicable and shall run from the northeastern end of the Subject Property to the southwestern end of the Subject Property. However, in the event that the topography or hydrology of an area within the Protected Property, otherwise desired for use by the Greenway Trail, would be impracticable to contain the Greenway Trail, the location of the Greenway Trail may extend beyond the Protected Property into other portions of the Subject Property to the extent necessary to circumvent the problematic topography or hydrology. Upon completion of the development of the Greenway Trail the easement for such trail shall be twenty feet in width. During construction and development of the Greenway Trail the County shall have a temporary construction easement fifty (50) feet in width for such purposes; and in the event of particularly problematic conditions such temporary construction easement in that location shall be extended to one hundred (100) feet in width. In addition, the County is hereby granted a reasonable access easement across the Subject Property to be able to service the Greenway Trail and to inspect the Protected Property.

3. Non-Exclusive. Other easements are permitted within the boundaries of any easements granted hereby to Guilford County, provided that any such subsequent easements do not impair the rights granted to Guilford County by this instrument.

4. Duties and Obligations of the County. Prior to developing the Greenway Trail the County is required to provide a survey of the center line of the trail and to record a plat of the easement as surveyed in the Guilford County Registry. The County shall have no obligation to construct or develop the Greenway Trail nor shall it be obligated or otherwise required to maintain the Easement.

5. Transfer of Easement. The parties hereto acknowledge that the benefits of this Easement are in gross and assignable in whole or in part to any one or more governmental bodies politic of the State of North Carolina or to any one or more governmental bodies or agencies

EXHIBIT B

established by the County.

6. Amendment of Easement. This Easement may only be amended with the consent of the County, the then current owner of the fee title to the Subject Property, PLC and its successors and assigns, and Oak Ridge and its successors and assigns, and any such amendment must be recorded in the Guilford County Registry to be effective.

To have and to hold this Easement unto the County, its successors and assigns, forever.

In witness whereof, the parties hereto have caused this instrument to be duly executed as of the date first herein above written.

[SIGNATURE PAGES FOLLOW]

EXHIBIT B

Piedmont Land Conservancy

By: _____
[Signature]

_____
[Print name and office]

STATE OF NORTH CAROLINA
COUNTY OF _____

I, the undersigned Notary Public, do hereby certify that _____ personally came before me this day and acknowledged that he/she the (Vice) President of Piedmont Land Conservancy, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its (Vice) President.

Witness my hand and official seal, this _____, 2020.

(SEAL)

_____
_____, Notary Public
[Signature]

_____
[Print name of Notary]

My Commission Expires: _____

EXHIBIT B

Guilford County

By: _____
_____Date
Chairman of the Board of Guilford
County Commissioners

ATTEST:

_____
Robin B. Keller Date
Guilford County Clerk to Board

STATE OF NORTH CAROLINA
COUNTY OF _____

I, the undersigned, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that he/she is Clerk of the Board of County Commissioners of Guilford County, a body politic and corporate; that the seal affixed to the foregoing instrument was signed in the name of Guilford County by _____, _____ Chairman of the Board of County Commissioners of Guilford County and attested by _____ as Clerk to the Board of County Commissioners of Guilford County, and that the foregoing instrument is the act and deed of Guilford County.

Witness my hand and official stamp or seal, this _____, 2020.

(SEAL)

_____
_____Notary
Public

[Print name of Notary]

My commission expires: _____

EXHIBIT B

Town of Oak Ridge [MUNCIPAL SEAL]

By: _____, Mayor
[Signature]

_____
[Print name and office]

ATTEST:

_____, Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF _____

I, the undersigned Notary Public, do hereby certify that _____ personally appeared before me this day, and who, being by me duly sworn, says that he/she is the Town Clerk of the Town of Oak Ridge, a Municipal Corporation of Guilford County, North Carolina, that he/she knows the common seal of the Town of Oak Ridge, that he/she is acquainted with _____, the Mayor of the Town of Oak Ridge, and that he/she saw the Mayor sign the foregoing instrument, and that as Town Clerk, he/she affixed the town seal of the said instrument, and that he/she signed her name thereto in attestation of the execution of said instrument.

Witness my hand and official seal, this _____, 2020.

(SEAL)

_____
_____, Notary Public
[Signature]

_____
[Print name of Notary]

My Commission Expires: _____

EXHIBIT B

EXHIBIT A

(Attach legal description here)

DESTINATION BY DESIGN
PLANNING | ENGINEERING | COMMUNICATIONS