

VII. PHYSICAL PLANT INVENTORY

FACILITY INVENTORY AND INSPECTION

Most of the facilities at Lumber River State Park are located at the Princess Ann Access. All of the facilities at Princess Ann, except one ranger residence and equipment shed, were constructed in 1998 and are in very good condition. Two purchased ranger residences are located at Pea Ridge, and both are in good condition although some limited repairs are needed. The park's facility inventory and repair needs are shown in the following tables. Facility repair needs total \$29,000.

Table VII.1. Lumber River State Park Facility Inventory

FACILITY	DESCRIPTION
Park Office/Maintenance Shop	1,800 sq. ft.; built 1998
Superintendent's Residence	1,600 sq. ft.; built 1998
Flush Toilet Building	400 sq. ft.; built 1998
12 Table "T" Shaped Picnic Shelter	2,300 sq. ft.; built 1998
Boat Ramp	Built 1998
Fishing Pier/Observation Deck	Built 1998
Ranger Residence	1,000 sq. ft.; built 1950, renovated 1998
10 Primitive Campsites	One accessible site
Rom Tech Toilet	Installed 2000
Equipment Shed	800 sq. ft., no sides, age unknown
Pea Ridge Ranger Residence (Double wide)	1,248 sq. ft.; installed 1980s.
Pea Ridge Ranger Residence	1,300 sq. ft.; detached carport/storage; built 1970s.
Piney Island Canoe Campsite and Fishing Pier	Primitive canoe campsites.

Table VII.2. Lumber River State Park Facility Repair Needs

FACILITY	NEED	ESTIMATED COST	PRIORITY
Park Office/Maintenance Shop	Repaint Siding and Trim	\$5,000	Minor
Superintendent's Residence	Repaint Siding and Trim	\$5,000	Minor
	Replace Vinyl Flooring	\$3,000	Minor
Toilet Building	Repaint Siding and Trim	\$1,500	Minor
Ranger Residence	HVAC Repair	\$2,500	Critical
Pea Ridge Ranger Residence (Double wide)	Minor Siding Repairs/Paint	\$3,000	Serious
Pea Ridge Ranger Residence	Trim Repair; Repaint Exterior	\$6,000	Serious
Pea Ridge Mobile Home (Double wide)	Demolition	\$3,000	Minor

Repair needs are rated for priority as minor, critical, or serious. Deficiencies that are a fire threat or threat to life, safety or the health of an individual are considered to be “critical”. A “serious” deficiency is one that is not considered a fire threat or threat to life or safety, but one which could cause further damage to the structure if left uncorrected. This category usually includes building code violations. “Minor” deficiencies are those requiring general maintenance and repair.

ROAD AND UTILITY INVENTORY

Background Information

The main park facilities at Lumber River State Park were constructed during 1997 and 1998 at Princess Ann Access. This road and utility inventory is based on field measurements and as-built drawings from the Lumber River Princess Ann General Development Plans, prepared by the design firm of Hobbs and Upchurch, and field staff measurements of the soil roads at the different access areas by division construction staff on December 4, 2003. There are presently ten sites that the Division of Parks and Recreation owns that have roads providing access to sites along the Lumber River.

Princess Ann Road and Parking Inventory

One main entrance road ends at the boat launch area. There are 1650 linear feet of paved road with 5,147 yards of paved parking lots in three different parking lots. Forty-four spaces are in the picnic day-use parking lot, 30 spaces in the boat launch area, and 10 spaces at the office area. There are 1.5 miles of dirt roads at the park that are in fair shape. The road and parking areas have an 8-inch road base with a 1.5-inch asphalt layer over the base.

The road and parking lots were constructed in 1997-98 and are in good condition. Minor asphalt patching needs to be done.

Repair Needs and Costs

The parking lots and road will need to be re-striped within the next five years. Minor patching on the road surface will be repaired by NCDOT. Striping costs for 100 spaces at \$20.00 per space equals \$2000.

Sewer System

There are three separate sewer systems at the Princess Ann Access: one 1200 gallon precast septic tank with two 300 foot drain lines that serves the picnic day use area; one 1000 gallon precast septic tank with two 125 foot drain lines that serves the park office and maintenance areas; and one 1000 gallon precast septic with two 125 lines drain lines that serves the superintendent’s residence. All tanks have manhole rings and covers.

All systems were installed in 1998 and are in good shape. The manhole covers have not been opened since their installation and need to be opened on a yearly basis.

Repair Needs and Costs

All three tanks need pumping out and inspection for any leakage or problems. The sludge level is exceeding the allowed limits. Lids need to be protected from rusting by applying a thin coat of lubricant. Three tanks need pumping for a total cost of \$600.

Water System

Princess Ann Access is supplied water by the Robeson County Public Water System. The water piping is class 200 PVC piping of various sizes with valves at all service connections. There are approximately 2600 linear feet of piping that runs from the main tie at SR 2246 to the service connections within the park. The lines are in good shape, but the valves need to be exercised on a routine schedule. No repairs are needed.

Electrical System

The power to Princess Ann Access is underground and is supplied by Lumber River Electric Membership Corporation (EMC). A pad-mounted transformer is located at each of the three building sites.

The system was installed in 1997 by Lumber River EMC and is in good condition. The Lumber River EMC owns the underground lines. No repairs are needed.

Telephone

Bell South provides phone service. The park has one phone line that serves the park office, one line for the fax and the Internet and a separate line for the fire and security system. There are two phones in the office and two in the shop area. The phone company installed the system in 1997 and the park staff purchased the phones. The system is in fair shape and needs to be upgraded.

Repair Needs and Costs

The present system is undersized for the number of staff that use the facility. A new phone system needs to be installed. A public pay phone needs to be installed around the day use toilet building. One phone system for all employees in the building with individual phones would run \$5,000. Pay phone installation is around \$3,000.

ROAD INVENTORY FOR UNDEVELOPED AREAS ON LUMBER RIVER

The park has undeveloped lands along the river that are served by old logging or farm roads that the park maintains on an infrequent basis. These roads provide access to the river for emergency access and allow inspection of parkland for hunting or any other illegal activities. These roads also serve as a means to maintain the river campsites and for fire protection. A list of these areas with the road mileage that the Division is responsible for maintaining and repairing follows. Some of these roads are flooded on a frequent basis.

<u>Name of Area</u>	<u>Road Miles</u>
Big Sand Ridge	5.3
Big McQueen	2.0
Piney Island	2.1
Pea Ridge	0.5
Net Hole	3.3
Goose Lake	0.5
Tom Avent	0.4
Jasper Memmory	0.1
Chalk Banks	<u>3.0</u>
Total Road Miles	17.2

The majority of these roads are logging and farm roads that the park has taken over through land acquisition, and most are in poor to fair shape. Timber companies constructed many of the roads over 25 years ago. The road culverts are mostly metal and need to be replaced or expanded in size. Some stone stabilization is needed.

Repair Needs and Costs

Road culverts need to be inspected and replaced as needed. Permits need to be secured from the Army Corps of Engineers before replacing them. All roads that are not needed should be eliminated before repairs are made. Costs are unknown until a study is done on these roads.

MAJOR CAPITAL IMPROVEMENT PRIORITIES

As part of the general management plan process, proposed capital improvement projects at Lumber River State Park were carefully reviewed to determine if all the projects were still needed and if any changes to the proposed projects were desirable. In reviewing the proposed capital improvement projects, the general management plan evaluation team considered factors such as changes in environmental regulations, conditions of facilities, natural heritage inventory, recreation demand, operational needs, visitor safety considerations, State Parks Act mandates, and trends.

While the five existing projects are still needed, some changes were made to the project scopes. No new projects were added. Once the five projects were reviewed and project scope changes made, each project was then evaluated and ranked using the Division's Project Evaluation Program (PEP), thus creating a revised priority list of capital improvement projects for Lumber River State Park. These projects were then combined with projects evaluated and ranked for other state park units, resulting in a priority list of capital improvement projects for the entire state parks system.

Pea Ridge Development

One major problem currently existing at the park is the overcrowding at the park office located at Princess Ann Access. The structure was designed to serve as a satellite office/maintenance area and house a staff of four or five. Staffing has increased to nine as the park has grown, crowding office space. Office storage space is also needed, as well as public restrooms.

Consideration was given to expanding the office/maintenance building at Princess Ann to address overcrowding and to better serve park visitors. Once the main park visitor's center with offices is constructed at Pea Ridge, however, there would not be a need for additional office space at Princess Ann. Overcrowding at the Princess Ann office makes development of the main park visitor's center at Pea Ridge an even higher priority.

Development of the visitor's center at Pea Ridge requires additional land acquisition and therefore its construction is not in the immediate future. In the meantime, a temporary park office may be needed at Pea Ridge to relieve overcrowding at Princess Ann and to begin to establish a presence at Pea Ridge. A temporary office in a structure that might later be relocated for other use or putting a temporary office in an existing house at Pea Ridge will be investigated.

While additional land acquisition is a high priority at Pea Ridge, the division has already acquired several parcels at Pea Ridge and these will now allow some construction to take place. The two existing projects for Pea Ridge have been reorganized into project elements that can be constructed on existing state land (Phase I), and work elements that require some additional land acquisition (Phase II). In addition to relieving the office overcrowding at Princess Ann, Phase I development will serve to help meet the demand for recreational facilities such as tent and trailer camping and picnicking. Changes to the original Pea Ridge site plan contained in the park's 1994 master plan were also needed because of two borrow pits that were dug to obtain sand used in the widening of US 74. Revised site plans are shown at the end of this chapter.

Revised Project Priority List

A revised project priority list is shown below, followed by descriptions of each project. Projects requiring additional land acquisition prior to construction are indicated as (land).

Rank	Project Title	PEP Score*	Cost
1.	Piney Island Development	667	\$ 470,853
2.	Pea Ridge Phase I Development	664	2,746,413
3.	Chalk Banks Phase II Development (land)	618	3,225,230
4.	Pea Ridge Phase II Development (land)	560	8,793,501
5.	Fair Bluff Canoe Access Area (land)	540	71,582
	Total Cost		\$15,307,579

* *The PEP score comes from the Division's Project Evaluation Program (PEP). The PEP uses an evaluation formula to rank projects that considers four factors: the objective of the project; the justification or urgency for funding, the estimated annual number of persons (visitors and/or employees) who are affected by the project; and the project's significance, ranging from local to national. The park superintendent, district superintendent, and division management evaluate projects. There are 15 objectives categorizing a project's purpose, and each project can have a primary and secondary objective.*

Capital Improvement Projects

Descriptions of the projects in the order of their ranking follow:

1. Piney Island Development \$ 470,853

Development will include 10 campsites, a pump/haul toilet, road improvements, and two miles of trail development with signs.

2. Pea Ridge Phase I Development \$ 2,746,413

This project includes a temporary visitor contact station/park office, a tent and trailer campground loop, a dump station and septic field, picnic area with a shelter and toilet, trail and river viewing/fishing platforms, a canoe camp, a well and water tank, water lines, and electric lines (Figure VII-1).

3. Chalk Banks Phase II Development \$ 3,225,230

This project is dependent upon additional land acquisition and includes parking areas, paving of the main entrance road, gate, a canoe launch, utilities, a campground, two ranger residences, an operations and maintenance area, group picnic area, family picnic area, and a canoe camp (Figure VII-2 and VII-3).

4. Pea Ridge Phase II Development \$ 8,793,501

This project is land dependent and includes a standard visitor's center, demolition of some existing buildings, seeding and landscaping, launch ramp and parking, main gate, road improvements, water lines, electric lines, tent and trailer campground, operations and maintenance area, picnic area with a shelter and toilet, ranger residence renovations, and group camps with a washhouse (Figure VII-1).

5. Fair Bluff Canoe Access Area \$ 71,582

This project is land dependent and includes the development of the last takeout before the NC-SC state line. Development includes a gate, 15-car parking, canoe launch improvements, and an interpretive display.

11/04

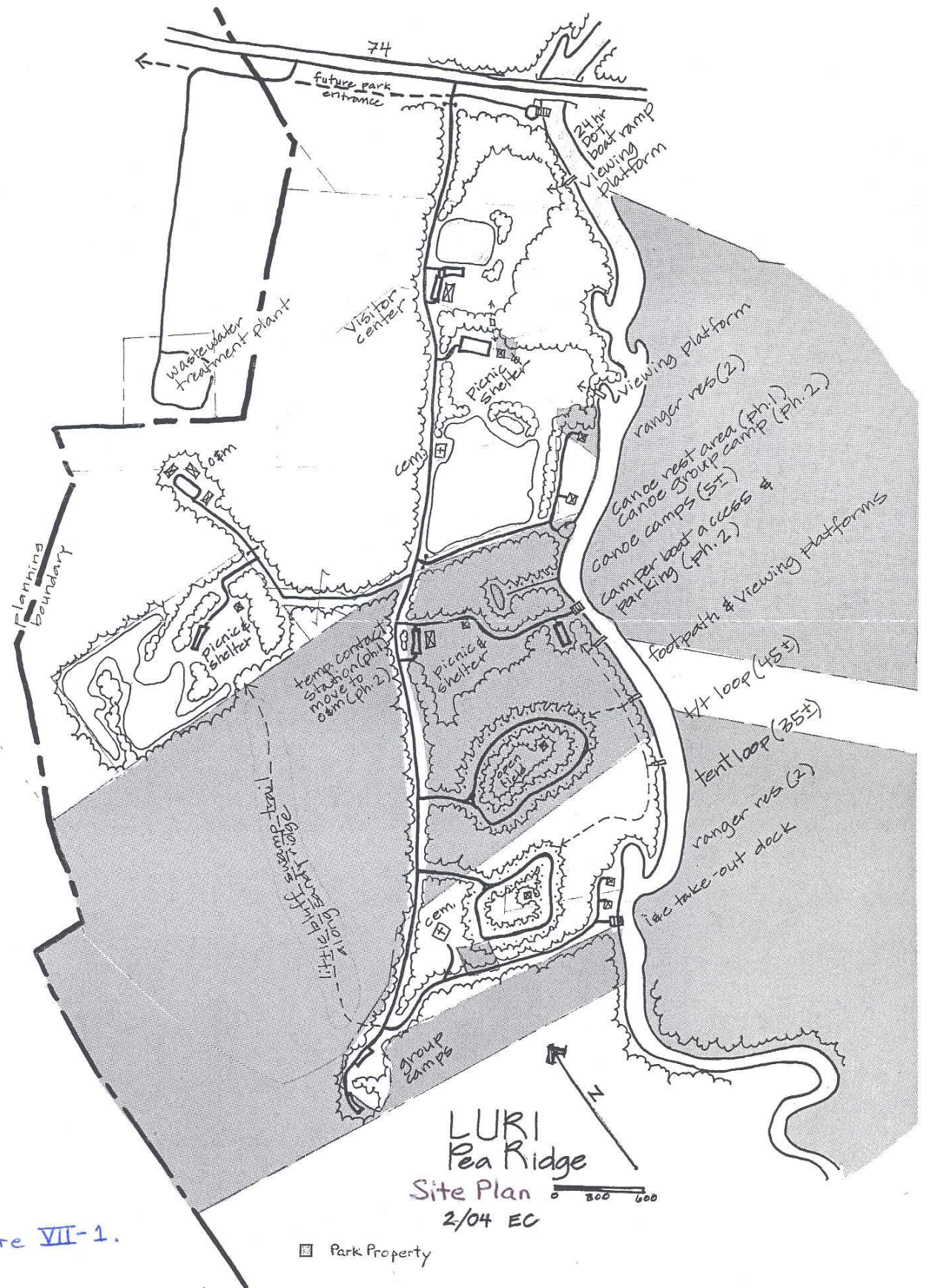


Figure VII-1.

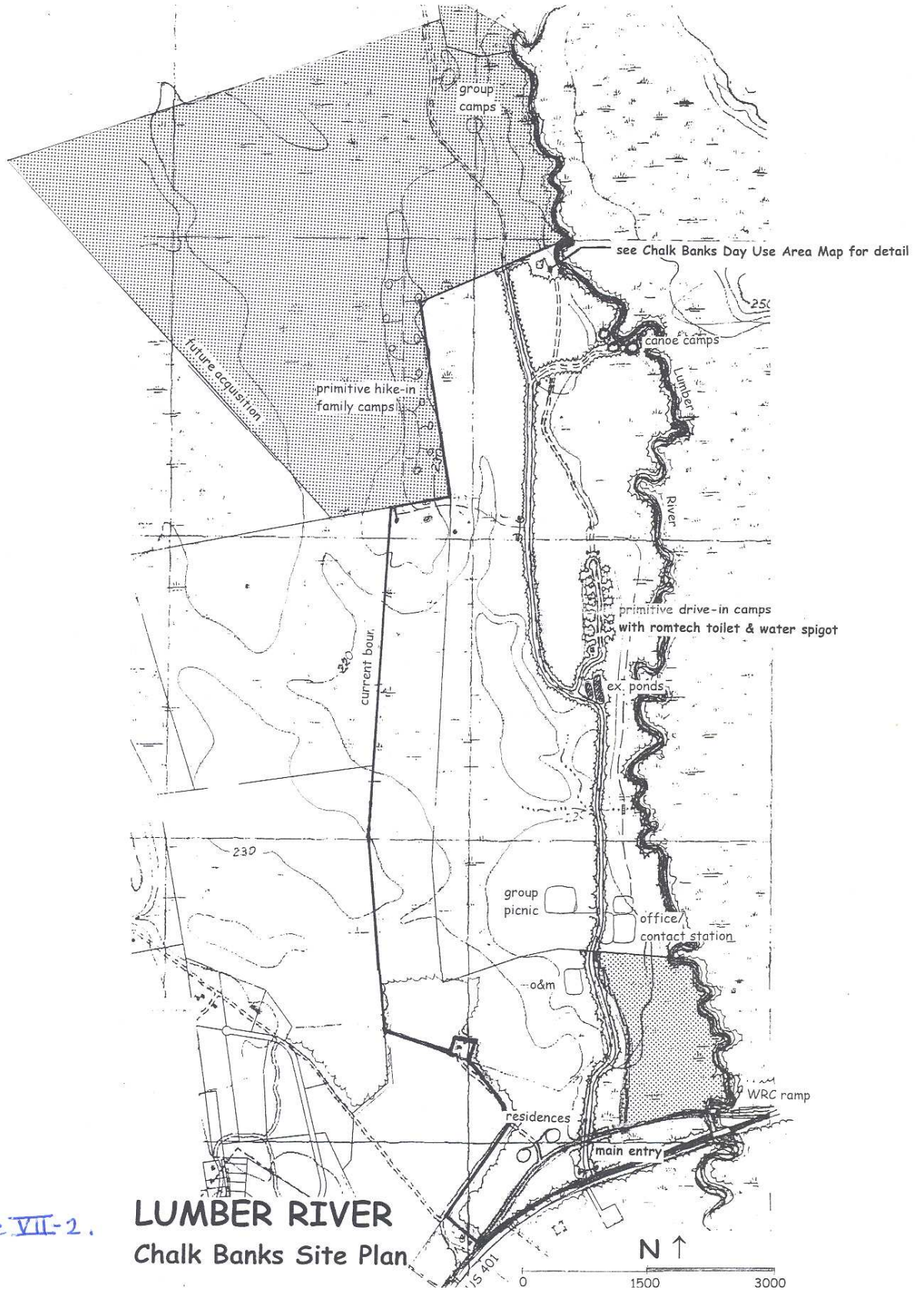


Figure VII-2.

**LUMBER RIVER
Chalk Banks Site Plan**

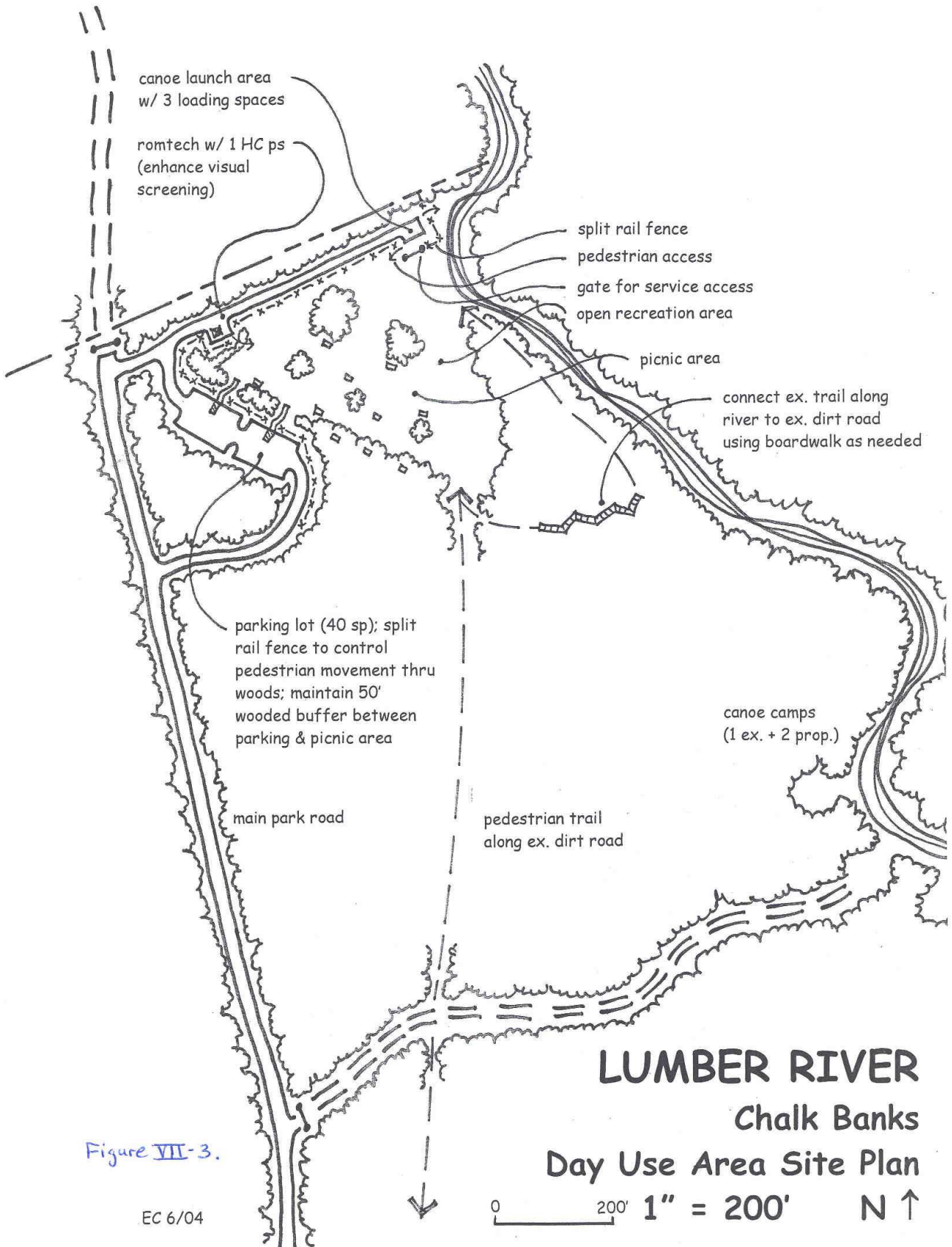


Figure VII-3.

EC 6/04

LUMBER RIVER
Chalk Banks
Day Use Area Site Plan

0 200' 1" = 200' N ↑