

Bryson Park

Master Plan Summary Report

Prepared for:
Gwinnett County Department of
Community Services
Parks and Recreation



October 2008



THE
JAEGER
COMPANY

Bryson Park Master Plan

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**Gwinnett County Department of Community Services
Parks and Recreation**



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1.0 Project Goals and Objectives

The Bryson Park master planning effort was performed concurrently with the Lions Club Park master plan with the goal of combining two relatively small park sites to meet the land requirement minimum for active park facilities associated with Community Parks in Gwinnett County. In park planning terms this is known as park “clustering” combining non-contiguous parcels to meet the needs of the planning area. The two park sites—Bryson Park and Lions Club Park—will comprise a Community Park that strives to contain core active facilities for this specific sector in the Lilburn area of Gwinnett County. The programming objective for the combined parks is to meet the needs of Planning Area B as outlined in the 2007 Parks and Recreation Capital Improvement Plan (CIP) as well as the current expressed needs of the community. *(See Figure 1 for location map of Bryson Park site and Lions Club Park site).*

The recently completed 2007 Parks & Recreation Capital Improvement Plan (CIP) identifies the two Community Park sites need to host Football, Baseball/Softball and Soccer fields for Planning Area B, with Bryson Park determined as the site to contain a soccer complex. Within the distribution of the three types of sports fields between the two Community Parks, none shall appear on both sites, as the ultimate development of league sports facilities on the two sites should be complementary. The 2007 CIP identifies multi-purpose trails as the most highly desired recreation amenity, so both park sites must include a significant walking/jogging amenity. In addition to planning for the provision of these facilities, the following is a list of principal goals of the Master Plan:

- Provide major active facilities that are not adequately supported in Planning Area B.
- Preserve the natural and cultural resources associated with the park sites.
- Provide a well-built multi-use and nature trail system that considers connections to adjacent areas or trail systems.
- Provide amenity areas to service surrounding neighborhoods, schools and a variety of user groups.
- Provide a safe, environmentally sustainable and usable environment for active and passive park activities.

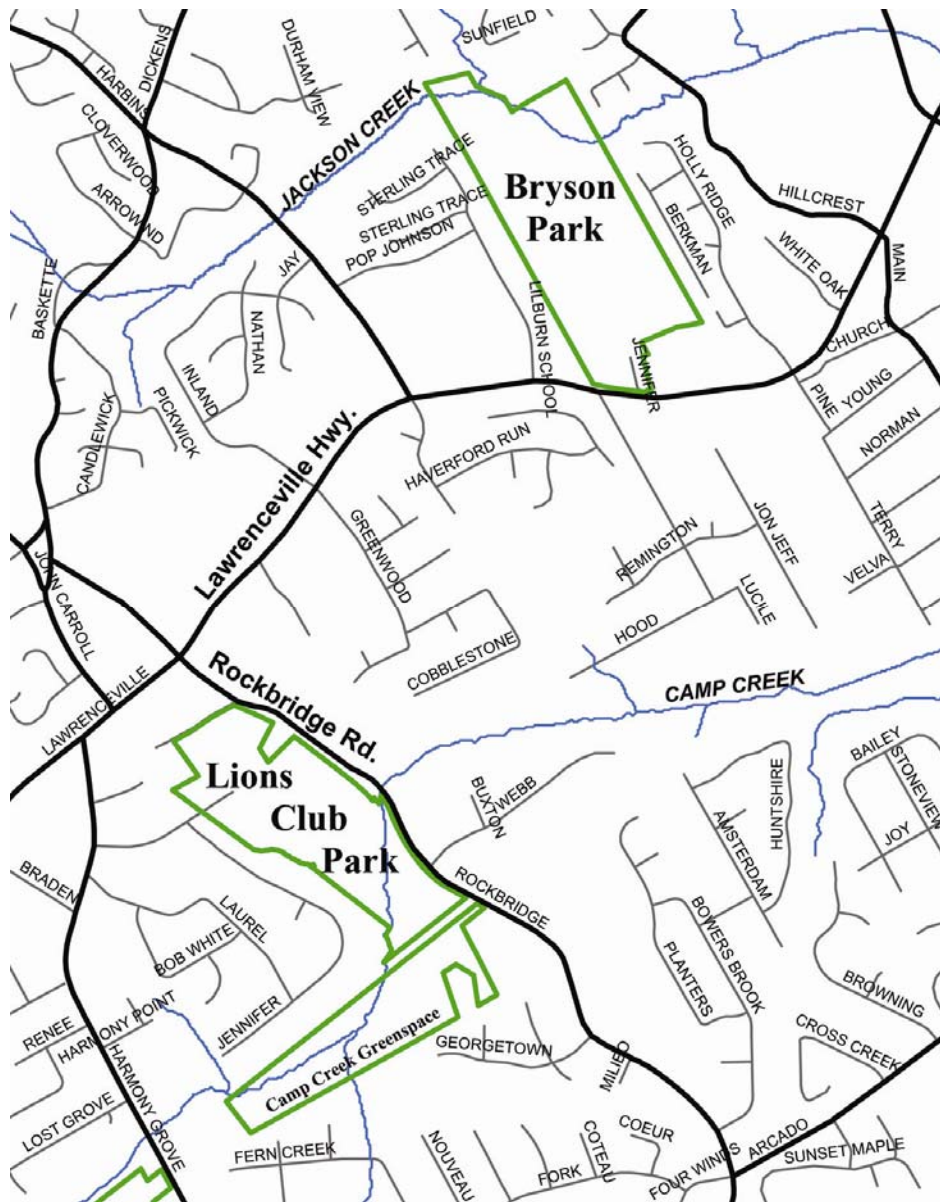


Figure 1: Location Map for Bryson Park site and Lions Club Park site.

2.0 Site Context

The Bryson Park site is located in the southwestern portion of Gwinnett County near the intersection of Lawrenceville Highway and Beaver Ruin Road, within the city limits of Lilburn, Georgia. The site is bound by Lawrenceville Highway to the south, Sterling Trace Subdivision to the west, Barrington Ridge Townhomes to the east, Mockingbird Lake Estates Subdivision and an undeveloped parcel owned by the City of Lilburn to the north. The site is located approximately one mile northwest of downtown Lilburn, and approximately ten and one quarter miles southwest of downtown Lawrenceville, the county seat.

Before the creation of Gwinnett County on December 15, 1818, the land that is now Gwinnett County was occupied by both the Creek and Cherokee Indians. Treaties with the Cherokee Indians in 1789 and 1818 allowed for the settlement of this area. Early settlers to the area were subsistence farmers some of whom later branched out into larger farming interests such as cotton. After the county was formed, land surveyors began dividing the land into four land districts, and these districts were subsequently divided into land lots. The Bryson site is located in Land Lots 147 and 160 of the 6th District in Gwinnett County. The tracts of land which make up the park site were first large tracts which were distributed using this system, and subsequently subdivided. Currently the park consists of four tracts of land containing 72.558 acres. Tract 4 is established as a life estate owned by the Bryson family and will not be included in the park facilities programming under this master plan. (See *Appendix A Historical Information* for more detailed historical information.)

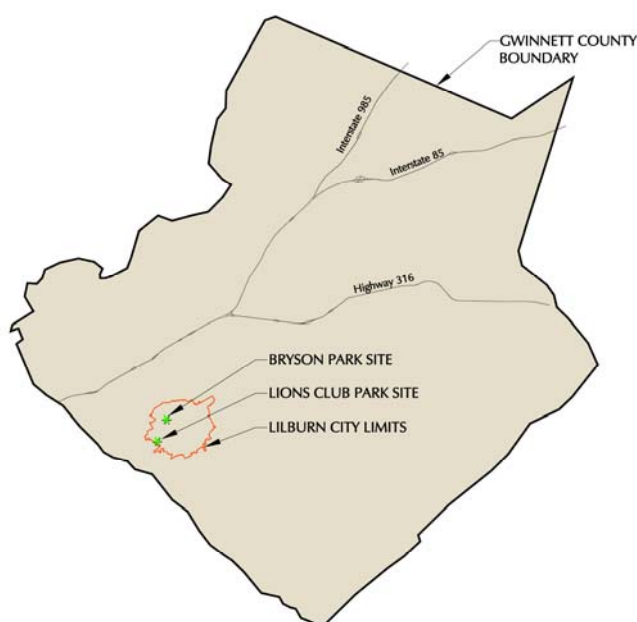


Figure 2: Gwinnett County Location Map.



Figure 3: Site Map.

3.0 Methodology

Using a traditional approach to the park planning process, the project progressed through a series of interim tasks to arrive at a consensus Master Plan.

The sequence of tasks performed to develop the Master Plan included:

- Program confirmation based on input of Department of Community Service staff as well as the steering committee
- Inventory and analysis of the site, including slope, hydrology, soils, vegetation and existing features
- Alternative development concepts prepared to explore a variety of design approaches, their feasibility and impact on the site
- A Preliminary Master Plan blending elements from multiple concepts with a preliminary Cost Estimate
- A Draft Master Plan developed as a refined preliminary plan with a phased Cost Estimate
- A Final Master Plan with a refined, phased Cost Estimate
- Presentation of the final products to The Gwinnett County Recreation Authority

The following provides additional brief descriptions of the methodology and timeline:

Public Input Meeting (03.20.08)

An advertised public meeting was held at the Berkmar High School theater at 405 Pleasant Hill Road and was well attended. Attendees were asked to complete a survey of recreation desires and community concerns (Community Interest Form). County staff then provided a description of the park master planning process as well as the responsibilities of the Citizen Steering Committee. The county presented a description of the park site. General comment was invited from all present.

Completed Community Interest Forms were collected and tabulated by The Jaeger Company (*see Appendix B*). Completed Citizen Steering Committee Forms were collected by the county and used to determine membership of the committee. Subsequently, a committee of 26 members representing a fair cross-section of interested parties from adjacent neighborhoods, nearby businesses and schools was formed to guide the planning process.

The results from the Recreational Interest Forms were compiled and later presented in the following formats:

- 1) Per Community – subdivides the results by activity per communities represented at the public meeting, as a number of communities outside of Lilburn were represented.
- 2) Community Combined – includes a lump sum for each activity from all participating communities.

When the results for Lilburn residents were scrutinized, the top five desired recreation facilities expressed in the Recreational Interest Forms for the Bryson Park site were:

- 1) Trails
- 2) Playground
- 3) Dog Park
- 4) Community Center
- 5) Open Field Recreation

Steering Committee Kick-Off Meeting (04.22.08)

The plan development process began with the creation of a project schedule and discussion of the anticipated process. In attendance were Rex Schuder, Grant Guess, a representative from The Jaeger Company and Steering Committee Members. The schedule for Steering Committee meetings was agreed upon. All meetings were to be held at the Gwinnett Justice and Administration Center (except the site visit and park tour). A tabulation of Community Interest Forms was distributed to the Steering Committee. (See *Appendix C for meeting minutes.*)

Project Schedule:

<u>Meeting</u>	<u>Date</u>
Tour of Park Facilities	Saturday, May 03
Additional Park Tour	Tuesday, May 6
Park Site Walk	Saturday, May 17
Inventory + Analysis	Thursday, May 29
Concept Plan	Thursday, June 26
Preliminary Plan + Cost Est.	Thursday, July 31
Final Plan	Thursday, August 21
Recreation Authority	Thursday, September 11

Base Plan Development (May 2008)

Using ArcView shape files obtained from the County GIS system and AutoCAD boundary survey information, The Jaeger Company prepared a composite AutoCAD base plan for the site.

Recreation Facilities Tour (05.03.08)

The Steering Committee, The Jaeger Company, and Rex Schuder took a tour of several Gwinnett County park features with particular relevance to the Bryson Park site. Members visited a variety of passive and active recreation facilities and discussed park program options including:



Figure 4: Steering Committee on Site Tour

Park Location	Feature
<i>Peachtree Ridge</i>	<i>Large Footprint Athletic Facilities, Steep Terrain</i>
<i>City of Suwanee Town Center Park</i>	<i>Interactive Fountain</i>
<i>Suwanee Creek Greenway</i>	<i>Greenway Trail through Floodplain</i>
<i>Mountain Park Aquatic Center</i>	<i>Activity Building/Aquatics Center</i>
<i>Mountain Park Park</i>	<i>State-of-the-art Skate Park</i>
<i>Bethesda Park Expansion</i>	<i>Aquatic Facility with Indoor Play Structure</i>
<i>Five Forks Park</i>	<i>Community Connection to Greenway/Multi-purpose Trail, Dog Park, Teen Play Area, Unstructured Play Area</i>
<i>Lucky Shoals Park</i>	<i>Community Center and Gymnasium</i>
<i>Graves Park</i>	<i>Small Playground Structure and Picnic Area</i>

Site Visit (05.07.08)

Landscape architecture staff from The Jaeger Company and Rex Schuder met at the site for a walkthrough and overview of existing site conditions. Major natural features of the site were identified and noted. Discussions regarding the most obvious locations for major activity and field areas were discussed.

Site Visit (05.17.08)

The Steering Committee, The Jaeger Company, Rex Schuder and Grant Guess performed a walking tour of the park site and made observations of the current state of the natural conditions on the site. Potential amenity areas were discussed during the tour. During the lunch break, desired amenities were discussed by the group. A detailed discussion was held concerning potential park programs and desired amenities. (*See Appendix C for meeting minutes.*)

Inventory and Analysis (05.29.08)

Several site visits were conducted during the month of May to perform detailed field study of site features. A series of graphics and tables were prepared to record the field findings organized under the headings of:
Existing Conditions

Slope Analysis

Hydrology Analysis

Vegetation

Soils Analysis & Table

Issues & Opportunities

The completed inventory and analysis was presented to the Steering Committee. *(See Appendix C for meeting minutes.)*

Grading Studies (06.12.08)

Several grading studies were performed during the conceptual design process informed by a geotechnical a report. This report was conducted by United Consulting in February of 2008.

Conceptual Plan Development (06.26.08)

Four alternative concept plans for the site were developed by The Jaeger Company. A variety of options were explored, resulting in diverse solutions, which satisfied the project goals and objectives, but differed principally on the basis of amenity area locations, trail locations and connection points, parking and impact to the site. After the options were presented and reviewed by the committee, program elements were more clearly defined and as Concept D was selected as the primary concept with revisions that incorporate some components from the other three concepts. *(See Appendix C for meeting minutes.)*

Preliminary Master Plan (07.31.08)

A preliminary master plan was developed for the site. Parking spaces were adjusted to meet county standards, and amenity areas were refined to reflect comments from the Steering Committee. The Preliminary Cost Estimate was distributed and costs were discussed in general terms. *(See Appendix C for meeting minutes.)*

Final Master Plan (08.21.08)

Prior to the meeting, adjustments were made to the plan based on previous steering committee and staff comments. The Bryson Park Steering Committee convened to discuss the Final Master Plan and Cost Estimate. The Final Master Plan graphic and proposal for a Phase One Budget were accepted with some changes and additions. *(See Appendix C for meeting minutes.)*

Recreation Authority (09.11.08)

The Jaeger Company presented the Bryson Park Master Plan to the Recreation Authority. There was a question and answer and discussion session regarding the plan. The final plan was approved by the Authority on the condition that the revisions are made from meeting comments. *(See Appendix C for meeting minutes.)*



Appendix E: Geotechnical Report

4.0 Site Inventory and Analysis

The following constitutes a summary of the inventory and analysis process. Each major category of discussion is supplemented by an illustrative graphic found at the end of the narrative portion of this document and keyed to the right.

Existing Conditions (*Illustration A*)

Topographic and boundary survey information was obtained from Gwinnett County. This information was combined with floodplain boundaries, setback and stream buffer requirements, adjacent building footprints and utility information to create a graphic that illustrates the existing conditions found on site.

Slope Analysis (*Illustration B*)

Topographic information was obtained from the County GIS system and included data at a two-foot contour interval. The majority of the slopes on the site are moderate, ranging from 6 – 15%. The slopes are steepest along a dry streambed in the interior of the site and along the sides of three small hills located around the property. Flatter portions of the site exist along ridge lines, within the floodplain of Jackson Creek and in the open field located in the southern portion of the parcel adjacent to Lawrenceville Highway. The highest point on the site (elevation 1006 ft.) is found on a hilltop in the northwest portion of the site and the lowest point on the site runs along Jackson Creek at an elevation of 872 ft. There is a 134 foot elevation difference across the site.

Hydrology Analysis (*Illustration C*)

Jackson Creek crosses the northern border of the site. Jackson Creek and its tributaries located on site make up part of the Jackson Creek Watershed, which is part of the larger Yellow River Watershed. Jackson Creek eventually joins the Sweetwater Creek as part of the tributary network feeding into the Yellow River. The site is divided into watersheds feeding into Jackson Creek. Most stormwater on the site drains into Jackson Creek through a well-defined series of unnamed tributaries and intermittent swales. Some swales remain dry except during rain events while others have water in them at all times and contain springs which appear to originate on the site. Where proposed pavements and roofs are concentrated on site, compliance with County stormwater regulations will be required.

Soils Analysis (*Illustrations D & E*)

Soils at the Bryson Park site are distributed relative to the topography. Clay loams and sandy clay loams are generally found along the hilltops. Floodplain soils consisting of alluvial sand, silt, and clay are deposited along the creek and its tributaries. Stripped topsoil and gullies are visible remnants of past agricultural practices.

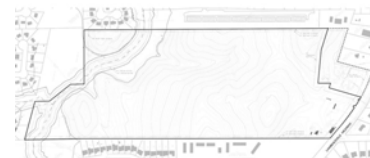


Illustration A – Existing Conditions Map

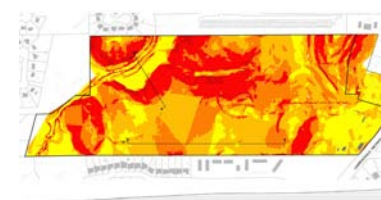


Illustration B – Slope Analysis

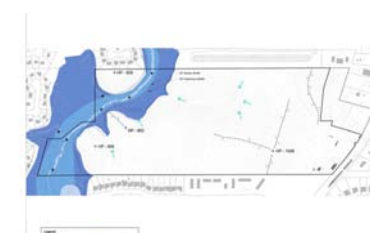


Illustration C – Hydrology Analysis

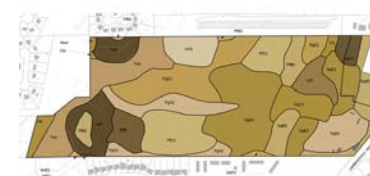


Illustration D – Soils Analysis

A soils map of the park site was created to assess the suitability of proposed uses to the soil types present. A table was also prepared to summarize physical attributes of soils found on the site. Soils which are prone to frequent flooding are less suitable for trail building. Soils found to provide severe limitations upon recreational building uses are those subject to flooding or are generally wet, of a slope greater than 15%, or less than three feet depth to bedrock. Proper trail construction and location will be crucial to the long-term success of the trail system. Depth to rock was documented by previous geotechnical work on the site. This information was referenced as preliminary grading plans were prepared. (See Appendix D for soil boring locations).

Vegetation (Illustration F)

The Bryson Park site is situated in the Upper Piedmont of Georgia. The creek system divides the site into narrow valleys and broad floodplains bordered by hills and ridges. The site contains a mixture of hardwood or late successional forest, early to mid-successional forest, open field areas and areas of invasive exotics. Due to a significant quantity of mature trees on the site, a tree survey was performed documenting all hardwood species 28" dbh and greater and all evergreen species 30" dbh and greater and native flowering trees 12" dbh and greater. The surveyed trees that meet these specifications are referred to in this document as "regulatory trees" as Gwinnett County tree ordinance guidelines for replacement must be followed if the trees are removed during the development of the site. Additionally, hardwood trees 22" - 27" dbh and softwood trees 22" - 29" dbh were located by approximation for this survey to provide a greater context for regulatory trees.

The front portion of the site along Lawrenceville Highway—also the flatter portion of the site—is an open field in the early stages of succession. This area is dominated by grasses, flowering herbaceous perennials and Virginia creeper poison ivy. A stand of regulatory trees including a cluster of multi-stem dogwood trees exists in the center of the site. Along the eastern border of the site, the open field transitions into a mature pine woodland with some hardwoods. Continuing down the eastern border, as the slope descends towards the floodplain; the overstory becomes more dominated by regulatory specimen hardwood trees including notable species such as beech, Southern sugar maple, tulip poplar, Northern red oak, basswood and shagbark hickory. The midstory contains serviceberry, dogwood, redbud and emerging overstory species. The ground layer is rich with a variety of ferns and flowering woodland plants such as partridgeberry, lion's foot and blood root. The western border of the site contains a fairly even-aged stand of pine trees with a few specimen hardwood trees including several tulip poplar trees over 30" in diameter.

The floodplain surrounding Jackson Creek contains mature hardwood species associated with bottomland areas such as box elder, red maple, tulip poplar, black gum, muscledwood and beech trees dominate the overstory. Mesic woodland flowering plants can be found along the banks such as foamflower,

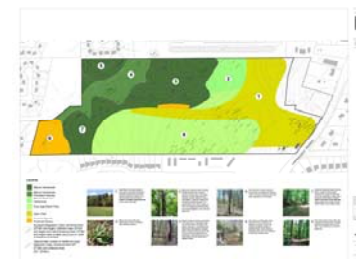


Illustration F – Vegetation Analysis



Figure 5: Shagbark Hickory



Figure 6: Open Field



Figure 7: Christmas Fern

cranesbill geranium and false Solomon's seal along with a variety of ferns. The slope on the north side of Jackson Creek has not been viewed at close range, but appears to contain a variety of mature hardwood trees. This area is a continuation of the bottomland to the northwestern corner of the site which is relatively dry yet contains floodplain species of hardwood trees. Due to the poor drainage of this area, the understory is thick with invasive privet. Upslope from this corner of the floodplain are specimen hardwood trees including a notable stand of paw paw on the lower east facing slope and a cluster of black walnut trees on the northern slope.

Issues and Opportunities (Illustration G)

A composite analysis was created to identify potential zones for active use and passive use development on the site. These zones were primarily determined by the ability to alter topography to support active recreation with the least impact to sensitive areas of the site such as stream buffers, floodplain and high quality vegetation. Approximately 50% of the site is determined to be suited for structured play. This is a contiguous area along the west and south side of the site cleared of trees or comprised of young successional forest identified as active use development zone. The other 50% of the acreage to the east and rear of the site contains large groupings of specimen trees and/or mature hardwood forest identified as passive use zones.

Other issues and opportunities identified on site are: required stream buffer areas and potential stream crossing points; potential site entry locations along Lawrenceville Highway; extant road trace and trail locations; adjacent residential areas for potential connections; portions of the site with road noise and heavy traffic; potential greenway and adjacent neighborhood connections; landscape buffer and setback requirements; vistas, scenic areas and natural features including the Jackson Creek Shoals, rock outcroppings, and native vegetation.



Figure 8: Jackson Creek



Figure 9: Existing Road Trace



Figure 10: Rock Outcropping

5.0 Development Program

Working with the Steering Committee and Department of Community Services (DCS) staff, a program for the Bryson Park site development was prepared. There was in-depth discussion of this program with this group to carefully consider the immediate and long-range goals of the park plan.

Program Elements

The park will be supported by a variety of improvements that facilitate access, visitor comfort and optimum use of the property. Facilities at Bryson Park should complement those at nearby Lions Club Park (LCP). The programmatic impact of this arrangement means the principal active recreation complexes currently located at LCP will not be replicated at the Bryson Park location. For example, a softball/baseball complex will not be located at Bryson Park. However, because LCP has insufficient acreage to support parking capacity and area to accommodate fall baseball/softball and football, the additional acreage at Bryson Park will be needed to accommodate one of these facilities. The overall concept for park development is to provide a variety of desired active recreation facilities serving all age groups; preserve strategic areas of the park as a passive use space; and to enhance public access to natural features. Sports fields and their supporting amenities will be strategically located to provide a variety of active use field spaces. Fields to be accommodated on the Bryson site include:

- Multi-purpose field complex for Football, Soccer and Lacrosse with a lighted perimeter multi-use trail, large lawn area and concession/restroom building
- Soccer field complex including two adult-sized fields (graded to provide maximum flexibility in field configuration) plus a concession/restroom building

Alignment of trails and passive use spaces will be strategic, coinciding with the topography in order to minimize erosion problems. Other recreation programming for the site includes:

- Activity building with interactive fountain and community meeting space
- Multi-use trail system
- Nature trail system
- Maintenance building and yard

- Large rental pavilion with restroom facility and large playground and woodland overlook plaza
- Trailhead with picnic area and small playground
- Teen recreation court and playground area
- Creek overlook
- Outdoor classroom, gathering area and stream access

Vehicular Circulation

Vehicular access to the park is to be a single park entrance off of Lawrenceville Highway. Vehicular circulation is then handled within the park by a single two-way drive. This drive accesses pockets of parking dispersed along the road serving the adjacent recreational facility such as the activity building/interactive fountain area, multi-purpose field complex, the playground/picnic/trailhead area, the teen activity and soccer field complex and the large playground/pavilion area. The entrance drive is to be lined by specimen shade trees.

Desired Parking Allotment for Proposed Park Facilities

Activity Center/Interactive Fountain	50
Multi-Purpose Field Complex	200
Small Playground & Trailhead	40
Teen Area	60
Soccer 2-Field Complex	200
Large Playground & Pavilion	75
ADA Parking	15
Total Spaces*	640

* Parking for passive recreation/trail use is contained within parking counts for other uses.

An additional area for future parking expansion (approximately 20-40) spaces has been identified west of the multi-purpose field complex. This area, which contains many regulatory sized hardwood trees, is intended to retain the existing trees as preserved greenspace to the greatest extent possible. Parking in this area should only be considered if vital to the average use of the proposed facilities. These spaces are not included in the parking total above.

Parking and Roads

Roads within the site will be asphalt with concrete curb and gutters. Parking lot drive aisles will be asphalt. The design intent is that the parking spaces themselves be striped pervious pavement spaces to the greatest extent feasible allowing for groundwater infiltration in parking areas. Pervious pavement allows rainwater to flow through pavement uniformly, allowing it

to naturally filter and purify before entering the ground, reducing pollutants and replenishing the water table. Pervious pavements also reduce erosion and lower costs associated with stormwater management systems. Bioswales are proposed between parking aisles in many locations of the site to allow for additional infiltration of stormwater runoff from parking areas. Site infrastructure and utility installation should be considered in the construction of the park road.

Activity Building with Interactive Fountain

An activity building is planned near the entrance of the park. The concept for the facility is a “dogtrot” style building divided in the center by a breezeway with two separate enclosed portions on each side—all contained under one roof. One side of the building would house a community meeting facility with two meeting rooms, a catering kitchen, restrooms and a storage area. The other side would house facilities to support the interactive fountain including: men’s and women’s restroom, changing area, shower and storage. A roofed shade structure will extend out from both ends of the south side of the activity building terminating at each end into a forty foot by forty foot picnicking structure. Roof materials and architectural details are to be common throughout the facility. A large interactive fountain with seat walls and perimeter fencing is to be located between the two shade/picnicking structures. Two rubberized play surfaces are to be located on the outer perimeter of the roofed shade structure. One surface will contain climbing boulders and the other will contain swings. A large area for ‘run-around’ space is planned for the southern perimeter of the activity building and interactive fountain. All activities can be viewed from this central shade structure. A 6’ tall, ornamental fence will surround the entire complex. The portion of the fence adjacent to Lawrenceville Highway is to be anti-ram and crash proof. All portions of the fence should have a consistent appearance.



Figure 11: Interactive Fountain

Multi-Purpose Field Complex

The proposed multi-purpose field complex includes a fenced, lighted field with a concession/restroom building, bleachers, and a press box. The field is intended to function as a football field, a soccer field or as a lacrosse field. The field should include wide zones outside of the end zones to accommodate practice areas for other sports such as cheerleading. The concession/restroom building is located on the northeast end of the field to also serve the adjacent playground/pavilion/trail head area.

Playground / Picnic / Trailhead Area

This amenity is to be situated within an existing woodland area along the eastern edge of the property and accessed via a small parking area just off the entrance road. The area contains a Gwinnett County standard small shelter in addition to a 3000 square foot playground with a lawn surround. The parking area is located between the two main multi-purposed trail loops and will serve as a central trailhead.

Teen Playground Area

A 2,500 square foot teen playground with climbing walls/rocks, Galaxy® play equipment, A-frame swings and viewing area for adjacent sport courts is planned north of the teen recreation court. This area will utilize existing topography and mature tree canopy to provide a shady overlook to adjacent activities. Due to the proposed grading to lower the surrounding area to provide for level playing courts/fields, the remaining elevated portion offers panoramic viewing of and high visibility from the adjacent areas. A Gwinnett County standard shelter will be provided along with an adjacent picnic area under the shade of the existing tree canopy. Strict adherence to limited utility corridors should be practiced for tree protection in this zone.

Teen Recreation Court Area

This area includes two half court basketball courts, one full court basketball court and two beach volleyball courts surrounding a large central viewing plaza with seat walls and a restroom building. The plaza is to contain decorative paving and two planting islands surrounded by fixed seat walls to provide shaded viewing areas. The teen playground and recreation court areas are intended to provide a range of activities as well as opportunities for socialization. A future pedestrian connection from the multi-use trail system to Lilburn Elementary School is suggested. The easement for such a connection would have to be negotiated by Gwinnett County.

Soccer Complex

The proposed soccer complex includes two lighted fields serviced by a single concession area between the fields and associated parking. The fields should be graded as two terraces due to severe site topography. Lighting should be located around the perimeter of the fields. A pedestrian connection and ADA accessible route is provided from the loop/drop-off/concession area of the parking lot to each field level of the soccer complex. A non-ADA compliant route continues to the large playground and pavilion parallel to the west side of the soccer fields essentially connecting the amenities on the far north end of the site to those towards the front/south portion of the site. The connection includes pedestrian scale lighting and tree plantings spaced appropriately to provide a shaded setting and buffer to the fields from adjacent properties.

Maintenance Building and Yard

A maintenance compound for the park is sited in the parking area between the multi-purpose field complex and the soccer complex. The maintenance complex should include a thirty foot by forty foot building and paved yard. This building is located in a visible portion of the site due to topographic constraints and to protect existing specimen trees, therefore it should be constructed with masonry façades.



Figure 12: Galaxy® Play Equipment



Figure 13: Half-Court Basketball

Large Playground / Pavilion Area

A sixty foot diameter structure is proposed to provide reserved/rental space for large gatherings. This facility would also be available on a first come first served basis when the facility is not reserved. This pavilion will be located at the terminus of the park entrance road to the rear of the site. The structure will contain picnic tables, outdoor grills and security lighting. The pavilion and associated parking will be surrounded by a small plaza overlooking the adjacent woodland area down slope, providing views of the surrounding woodlands and adjacent playground. Benches are to be located in the plaza area as well. Additionally, as a standard pavilion/playground complex, this pavilion will be supported by a dedicated large playground and restroom facility.

Picnic Area / Potential Future Parking Area

To facilitate the potential growth of the football program, an area has been designated for future parking. This area currently contains large specimen trees intended to be preserved as a central greenspace and picnic area with the understanding that, if necessary, this area could be developed into a small parking lot for 20-60 cars in the future. Since heavy grading is going to occur around the entire area, measures will need to be taken to ensure that the existing trees are properly protected to increase survival due to the changes in the water table that will occur. An automatic soil moisture monitoring system should be installed to monitor the health of these existing trees and provide supplemental irrigation when needed.

Outdoor Classroom

The steering committee expressed a desire for a dedicated area near the stream corridor for educational use. This area would also be available to the public when not in use by area school teachers. A section of woodland understory that is currently covered with invasive plant species to the west of the existing knoll, and in close proximity to Jackson Creek, would be cleared to provide a gathering area/outdoor classroom and creek access for stream sampling. A council ring structure would be built to facilitate group gatherings.



Figure 14: Council Ring

Jackson Creek Overlook

This structure provides a destination for multi-use and nature trail users as it is a nice vantage point to view Jackson Creek and shoals. The structure should be a wood deck with seating areas integrated into the hand railings. The overlook also serves as a potential bridge head for a future crossing over Jackson Creek to adjacent county-owned land in the northeast corner of the site.



Figure 15: Overlook Structure

Trail Network

Multi-Use Trail

As envisioned, all park elements will be connected by a multi-use trail system and associated sidewalk spurs. This system allows a park user to park a vehicle in one location and then access all points of the park. The horizontal and

vertical curvature design must be chosen with consideration of these vehicular requirements. Further study of field conditions will be required prior to laying out the trails—particularly in wooded areas—to consider the best options for minimizing developmental impact and optimizing scenic quality. Trail routes should be staked in the field avoiding specimen hardwood trees and impact to steep slopes. Small cheek walls should be provided—where necessary—to minimize the impact to adjacent trees by reducing cut and fill operations.

There are three major trail loops provided within the multi-use trail system (see *Illustration O*). Loop A is an asphalt-paved, twelve foot wide, .5 mile loop starting at the trailhead/picnic area and winding through the wooded portions of the site eventually connecting with the entry road. The trail then runs southeast alongside the entry road for approximately 400 feet. There will be a 10' planting strip between the trail and the road that will contain shade tree plantings. In addition, a 4 foot wide vegetated buffer strip planted with native species is to be provided between the multi-use trail and the proposed retaining wall within this section. The loop continues back into the wooded area and eventually ends at the trailhead/picnic area.

Loop B is an asphalt-paved, twelve-foot wide, .35 mile loop that is accessible from the activity building parking area as well as from the trailhead/picnic area. This lighted loop surrounds the multi-purpose field and will provide a safe place to walk in the evenings as well as an ADA accessible loop.

The third trail loop (Loop C) shares some of its route with Loop A, but instead of circulating back into the wooded area, it crosses the park entrance drive and connects the teen playground and court to the activity building and interactive fountain. Loop C is an asphalt paved, 12' wide, .96 mile loop. A spur runs alongside the entrance road providing a pedestrian connection to the proposed sidewalk along Lawrenceville Highway. The trail then connects with the lighted trail loop surrounding the multi-purpose field, eventually ending at the trailhead/picnic area. Additionally, there is a trail spur that connects the Jackson Creek overlook with the large pavilion/playground area in the northern most developed portion of the site. This spur connects with the rest of the multi-use trail system along the entry road.

Nature Trails

A natural permeable surface walking path network intended for pedestrian use only will connect park users with the more remote portions of the site. The trail surface material is intended to be hardwood bark mulch, however slate chips may be used in areas in close proximity to park facilities. Footbridges are located within the trail system to traverse swales and tributary streams. All designed nature trail routes combined total approximately one mile. Nature trails may have a maximum slope of approximately eight to ten percent. The following loops and connectors make up the nature trail system:



Figure 16: Park Trail Map

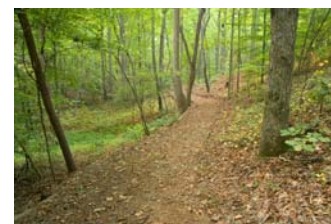


Figure 17: Nature Trail

- .25 mile loop around the existing knoll in the northwestern corner of the site with connectors to both the multi-use and floodplain trails in addition to the pavilion playground area.
- .30 mile floodplain trail which follows the floodplain of Jackson Creek with connectors to the multi-use trail system, the Jackson Creek overlook and the outdoor classroom/gathering area.
- .15 mile trail which follows the existing roadbed adjacent to the drainage swale located to the west of the trailhead area.
- .12 mile trail that circulates through the tree save area to the west of the soccer concessions and maintenance compound, and connects the upper soccer field with the teen area.

Shelters

Smaller shelters are associated with age-appropriate amenity areas. Two are located on the site. One shelter is located at the teen playground area overlooking the teen recreation courts and the other is located at the trailhead amenity area. All shelters will be Gwinnett County standard small shelter structures.

Other Structures

Orientation kiosks will be placed at all four parking areas. These custom kiosks will have at least two sides containing orientation information including a map of the trail systems. Park rules and bulletins can also be posted on these kiosks.

Playgrounds

The purpose of the playground areas proposed for the site is to provide play opportunities for children of all ages. Their presence helps assure a constant flow of responsible adults on site during daylight hours. Play areas may be partially enclosed by seat walls. Playground equipment for the large playground area will include multiple swing sets, multiple play structures for both tots and older children, and ancillary play equipment. The small playground will have similar offerings in a smaller number and quantity. The play area near the park entrance will be adjacent to some expanse of open lawn and will include shade trees. Playgrounds should meet current Gwinnett County playground design standards. A smaller play area should be located adjacent to the teen activity area and contain pre-teen play equipment and swings as well as shade trees.

Restrooms

Restrooms will be associated with all activity zones in the park. The county standard restroom facility of an approximate 600 square foot building is specified for locations where the restroom cannot be incorporated into the



Figure 18: Orientation Signage



Figure 19: Play Structures

concession facility. Stand alone restrooms are associated with the large playground/pavilion area, teen recreation court area, the activity building meeting room and the interactive fountain.

Utilities

Access to utilities on site is currently limited to sanitary sewer located along Jackson Creek to the rear of the site, but is not proximate to proposed development. Sewer service from all restrooms should be tied into the existing sewer line along Jackson Creek. Water will be accessed from Lawrenceville Highway providing service to new restroom facilities, drinking fountains, and hose bibs. Conduit for electricity would originate from existing lines along Lawrenceville Highway. All utilities should be buried within the site and utilize the entry road as the main utility corridor.

Furnishings

In general, furnishings will be spare and modest. Benches shall be placed at quarter mile intervals along the multi-use and nature trails. Additional benches will be located near playground areas, teen recreation courts and in the woodland overlook plaza. Picnic tables will be provided, including ten to twelve within the pavilion, and clusters of four to five in areas near the pavilion area. Grills will be associated with only the picnic tables closest to the pavilion area for maintenance purposes. Additional picnic tables will also be included in the picnic area located north of the teen playground area. Trash receptacles will be associated with all picnic areas and should be accessible by maintenance vehicles.

Signs

Signs indicating entrances and parking areas will be placed along Lawrenceville Highway. Trail directional signs will be placed at intersections of all trails. Trail mileage signs shall be placed along stretches of trails at .25 mile intervals. A trail route and mileage map should be included in the kiosk signs to explain the trail route lengths.

Landscape Management

Landscape management will consist of regular mowing of activity fields and open turf areas. Due to the natural woodland character of portions of the site, native plant species are recommended for planting associated with park development. Native plantings will help new development areas blend with the proposed passive woodland areas.

Forest Management

Forest management will consist of pruning or removing trees that obstruct trails, roadways and parking lots; threaten buildings and other structures; or interfere with any type of circulation activity. Diseased trees should be monitored and removed if the spread of disease cannot be controlled. Efforts to preserve healthy trees will be a high priority in all areas, as well as preservation and restoration of the understory woodland shrub layer. Where

possible, invasive species such as kudzu and privet should be managed with eradication and replaced with appropriate native species.

Areas designated for revegetation (slopes 3:1 and greater) should be replanted either with small pines and/or small hardwoods. Slopes necessary for grading sports fields (such as the Football Area) should be planted with small pines which should be allowed to grow into hardwood forests with succession. Stream bank revegetation areas should be planted with hardwood trees and riparian shrub and herbaceous plant species.

6.0 Alternate Development Concepts and Master Plan

Based on the findings from inventory and analysis, a total of four alternative concept plans were explored and presented to the Steering Committee. Following this presentation, The Jaeger Company addressed steering committee and Gwinnett County staff recommendations in a Preliminary Design Plan. After more refinement, the Final Master Plan was prepared.

Concept Plans A, B, C & D

All three concept plans (*Illustrations H, I, J and K*) represent the same overall program development but differ in terms of placement of football and soccer fields, trail routing, amenity and parking locations, and parking configuration.

The following comments were noted during discussion:

- A greenway connection to Lilburn Elementary is desired along the western property line of the site south of the multi-family housing.
- An additional picnicking area is desired within the hardwood area.
- It was identified that a small playground would be appropriate for placement on the knoll along the eastern border of the site, but any other playground locations on site would be larger.

The following facilities with associated concept plan were favored by majority vote:

- *Overall plan: Concept D*, with the following changes: add playground spur on eastern property line (from Concept A); orient the football field so that concession is to the east adjacent to playground area; show future parking area northwest of the football field.
- *Greenway*: include multi-use spur to west side as in concept D with overlook at “future bridge” crossing at Jackson Creek.
- *Interactive Fountain Plaza & Pavilion/Community Meeting Room*: Concept A “barbell” type structure (separate facilities).
- Provide guidance for low impact multi-use trail construction through the hardwood area.

Post-meeting comments provided by DCP staff were as follows:

- Concern was raised for potential conflict in supporting an interactive fountain and rental pavilion in the same space as well as a shared bathroom facility for the community center and interactive fountain.

Preliminary Master Plan

The Preliminary Master Plan (*Illustration L*) was presented and received the following input from the Steering Committee and staff:

- 1) The teen area discussion addressed the two levels (one being elevated) and activities included at each. A full court basketball court

has been included along with two volleyball courts and two half-court basketball courts.

- 2) The elevated teen area includes Galaxy equipment which appeals to teens by design as a place to hang out which provide physical challenges. Other teen socialization opportunities such as rock climbing and A-frame swings would also be provided.
- 3) There was a question from the committee about providing soccer viewing areas or bleachers. DCP responded that because the concentration of activity varies on these fields due to the variety of leagues and required field space for each that bleachers are not practical. Seating is typically provided by the spectator.
- 4) DCP requested revising the teen active court area to include a central viewing plaza with seat walls and small trees.
- 5) There was a discussion of revising the final trail multi-use alignment pulling it away from the trailhead area to provide more of a woodland experience.
- 6) TJC to make provisions in the cost estimate for cheek walls and culverts in the construction of the trail.
- 7) DCP desires a connection between the outdoor gathering area and Jackson Creek to provide access for stream sampling by school groups.
- 8) DCP recommended replacing the nature trail near the picnic area with multi-use trail to avoid the double retaining wall along the entry road.
- 9) TJC to show area size for playgrounds. Examples of large playgrounds to refer to include: Bethesda, Mountain Park Park, Duncan Creek (oversized) and Regan Park (midsized).
- 10) TJC to add picnic tables to "potential parking area" adjacent to the teen area.
- 11) TJC to look at aerial photo to determine what vegetation will remain in the elevated tree save (teen) area and if the vegetation will need supplementing.
- 12) TJC to look into irrigation options for the tree save area including moisture sensors.
- 13) DCP expressed concern for size of detention areas. TJC to recheck these areas based on final plan.

A vote was taken to accept the preliminary plan with the above stated revisions. The vote was unanimous.

Also presented with the Preliminary Master Plan was a Preliminary Cost Estimate.

Final Master Plan

During the presentation of the Final Master Plan and the Final Cost Estimate, the following items were noted:

- 1) Two playground components have been added to the Activity Building/Interactive Fountain area. These areas will feature rubberized surfaces as to not produce debris that could be harmful to

the fountain's mechanical system. One surface would support swings and the other would support climbing boulders. Ornamental fencing has been placed around the entire area to provide runaround space for children protected from vehicular traffic.

- 2) The teen area has been revised to include a central viewing plaza with seat walls and small trees to promote intimate spaces for gathering that allow for visibility to the area and to surrounding activities.
- 3) The woodland multi-use trail has been realigned away from the trailhead area to provide more of a woodland experience as well as a more graceful loop.
- 4) Notes have been added to the plan to provide cheek walls and culverts in the construction of the multi-use trail.
- 5) A connection between the outdoor gathering area and Jackson Creek has been noted on the plan to provide access for stream sampling by school groups.
- 6) The plan reflects sizes for each playground and the large playground associated with the rental pavilion has been resized to 9,200 SF.
- 7) Picnic tables have been added adjacent to the teen area.
- 8) Aerial photography was consulted to determine the vegetation that is to remain in the elevated teen area.
- 9) Detention areas were revisited and determined to be adequate. The pavilion playground area will have underground storage for large storm events to augment the need for an unsightly detention area that would impede the view of the woods.

A vote was taken to accept the final plan graphic as the governing planning document for Bryson Park. The vote was unanimous.

Cost estimates were reviewed based on primary sectors for each site. The sectors relate to activity as well as cut and fill (grading) operations. Utility installation was considered by sector where feasible. Phasing for the development of the site was selected by unanimous vote.

7.0 Cost Estimate Summary

Phase One construction will include primary infrastructure to service subsequent priorities. The Steering Committee voted that the following be included in order of priority:

Activity Building / Interactive Fountain

The entire activity building complex is included in Phase One. This includes not only the community building, splash fountain and associated playgrounds, but also the shared parking lot with the multi-purpose field and any earthwork, infrastructure and landscaping associated with the complex.

Multi-Purpose Field

Included in Phase One is the entire multi-purpose field and associated amenities: the Gwinnett County standard concession/restroom building, bleachers, press box, parking areas and lighted multi-use trail loop. Any associated landscaping would also be included in this phase.

Playground / Picnic Area / Trailhead

The trailhead, shelter and 3000 square foot playground and related parking would also be included in Phase One of construction. In addition, the sidewalk connection south to the multi-purpose field would be included.

Teen Recreation Court and Teen Playground Area

The entire teen recreation area will be included in the first phase of construction. This includes not only the teen recreation court area and all of the associated basketball courts, volleyball courts, viewing plaza and restroom building, but also the complete teen playground area as well. All associated sidewalk connections and landscaping improvements are also to be included in this phase.

Maintenance Building and Yard

The entirety of the maintenance compound is included in Phase One. This included the associated roadway, the building with masonry facades and all other items that are contained within the compound.

Multi-Use Trail System

A portion of the multi-use trail system is proposed for construction in Phase One. This includes the segments of the multi-use trail that surround the perimeter of the items planned for Phase One with an additional portion of the trail routed through the woodland area in order to provide a continuous trail loop. All associated benches and amenities are to be included in this phase.

Parking and Roads

Construction of the Lawrenceville Highway entrance is included in the Phase One budget. The entrance drive and shared parking lot associated with the activity building, interactive fountain and multi-purpose field complex will also be included. In addition, the parking areas and entrance road associated with the playground/picnic/ trailhead, as well as nearly half of the shared lot that serves both the teen recreation areas and a portion of the soccer complex is to be constructed during Phase One. The maintenance compound and associated pavement is also included in the Phase One budget. Any landscaping or lighting associated with these parking lots would be included in phase one.

The following list is the prioritization for development of Bryson Park as selected via unanimous vote by the Steering Committee:

- Phase 1: (1) Activity Building/Interactive Fountain
 (2) Multi-purpose field, playground/picnic/trail head, teen area and parking, maintenance
 (3) Multi-use trail loop around area listed above and partial through woodland
- Phase 2: Soccer and parking
- Phase 3: Pavilion Playground complex, entry road from soccer parking to pavilion parking and associated roadside multi-use trail.
- Phase 4: Complete the multi-use and nature trail systems and amenities (overlook, stream access, group gathering area).

See Figure 20 for Cost Estimate Summary

Figure 20 : Cost Estimate Summary

<i>Item</i>	<i>Total</i>
Earthwork and Infrastructure	\$ 748,250
Entry Feature	\$ 33,950
Activity Building / Interactive Fountain	\$ 3,431,186
Football Complex	\$ 3,328,457
<i>Parking and Roads</i>	<i>\$ 2,103,880</i>
<i>Football Field</i>	<i>\$ 1,224,577</i>
Playground / Picnic / Trail Head	\$ 402,630
Teen Recreation Area	\$ 1,198,286
<i>General</i>	<i>\$ 944,286</i>
<i>Half-Court Basketball</i>	<i>\$ 93,000</i>
<i>Sand Volley Ball</i>	<i>\$ 11,000</i>
<i>Full Court Basketball</i>	<i>\$ 96,000</i>
<i>Rock Climbing</i>	<i>\$ 54,000</i>
Soccer Complex	\$ 2,125,300
<i>General</i>	<i>\$ 1,530,010</i>
<i>Soccer Fields (2)</i>	<i>\$ 595,290</i>
Maintenance Facility	\$ 293,800
Playground and Picnic Area	\$ 1,535,650
Multi-Use Trail System	\$ 463,400
<i>Phase I Loop</i>	<i>\$ 198,850</i>
<i>Phase III Trail Playground Complex Connection</i>	<i>\$ 62,200</i>
<i>Phase IV Trail Completion</i>	<i>\$ 202,350</i>
Nature Trail System	\$ 95,997
Budget Summary	
Subtotal	\$ 13,656,906
Contingency (15%)	\$ 2,048,536
Insurance/Bonds/Other Fees (10%)	\$ 1,570,544
Program Management (5.5%)	\$ 950,179
Land. Arch./Eng./Arch./Survey Fees (10%)	\$ 1,727,599
TOTAL	\$ 19,953,764

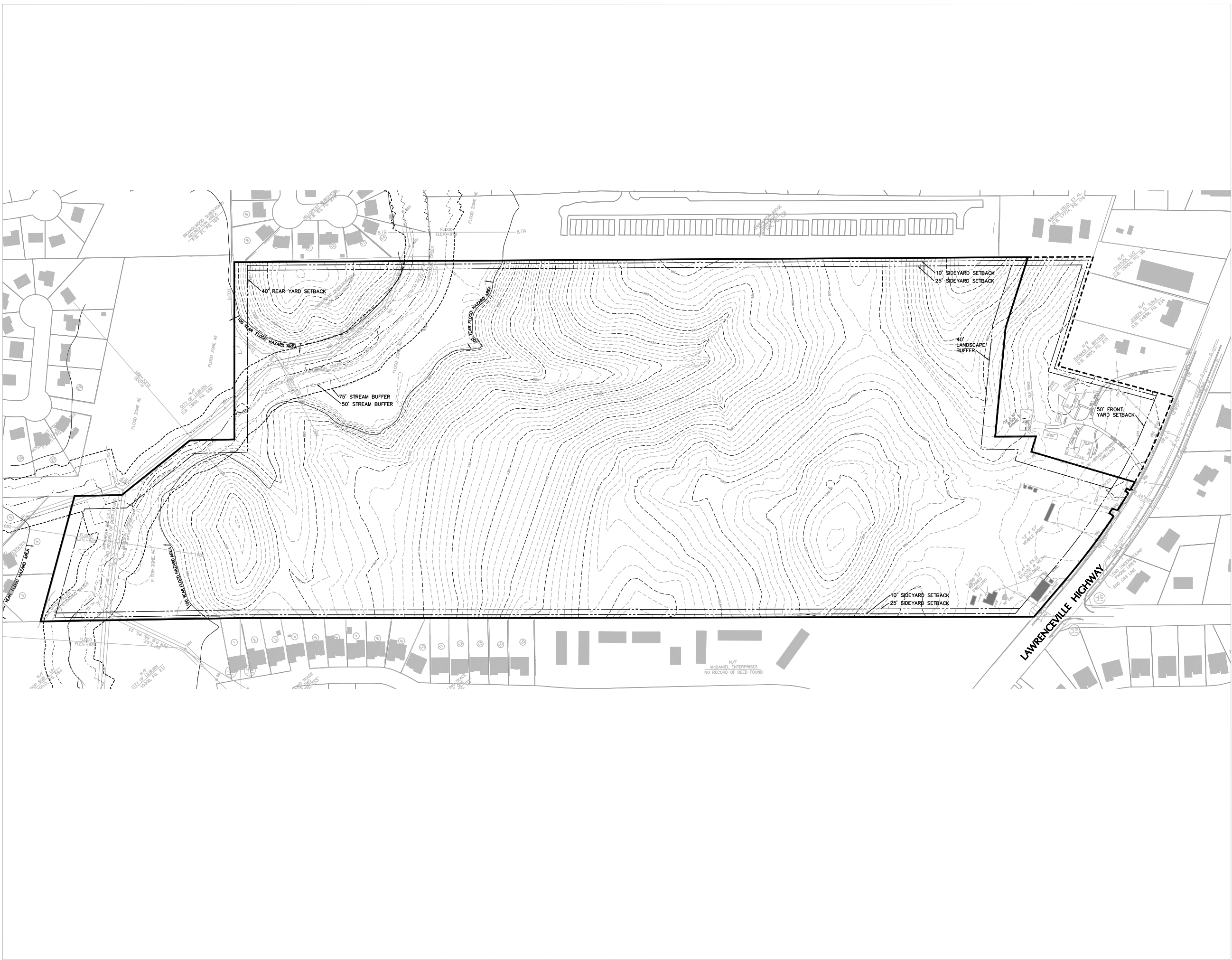
A more detailed cost estimate can be found in *Appendix D*.

Figure 21 : Phased Cost Estimate Summary

Item	Unit	Unit Price	Quantity	Subtotal	Total
Phase 1					\$ 9,635,409
Earthwork & Infrastructure					\$ 782,200
Activity Building / Interactive Fountain					\$ 3,431,186
Football Complex					\$ 3,328,457
Trailhead / Playground					\$ 402,630
Teen Area					\$ 1,198,286
Maintenance Facility					\$ 293,800
Multi-Use Trail Loop					\$ 198,850
Phase 2					\$ 2,125,300
Soccer Complex					\$ 2,125,300
Phase 3					\$ 1,597,850
Pavillion & Playground Complex and Associated Drive					\$ 1,535,650
Multi-Use Trail Connection					\$ 62,200
Phase 4					\$ 298,347
Complete Multi-Use Trail System and Associated Ammenities					\$ 202,350
Nature Trail System and Associated Ammenities					\$ 95,997
Budget Summary					
				Subtotal	\$ 13,656,906
				Contingency (15%)	\$ 2,048,536
				Insurance/Bonds/Other Fees (10%)	\$ 1,570,544
				Program Management (5.5%)	\$ 950,179
				Land. Arch./Eng./Arch./Survey Fees (10%)	\$ 1,727,599
				TOTAL	\$ 19,953,764

A more detailed cost estimate can be found in *Appendix D*

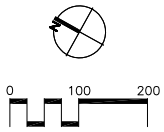
ILLUSTRATIONS



BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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Date:	
Revisions:	
Drawn:	DL, LR
Checked:	EM

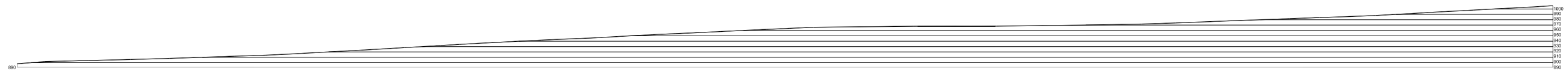
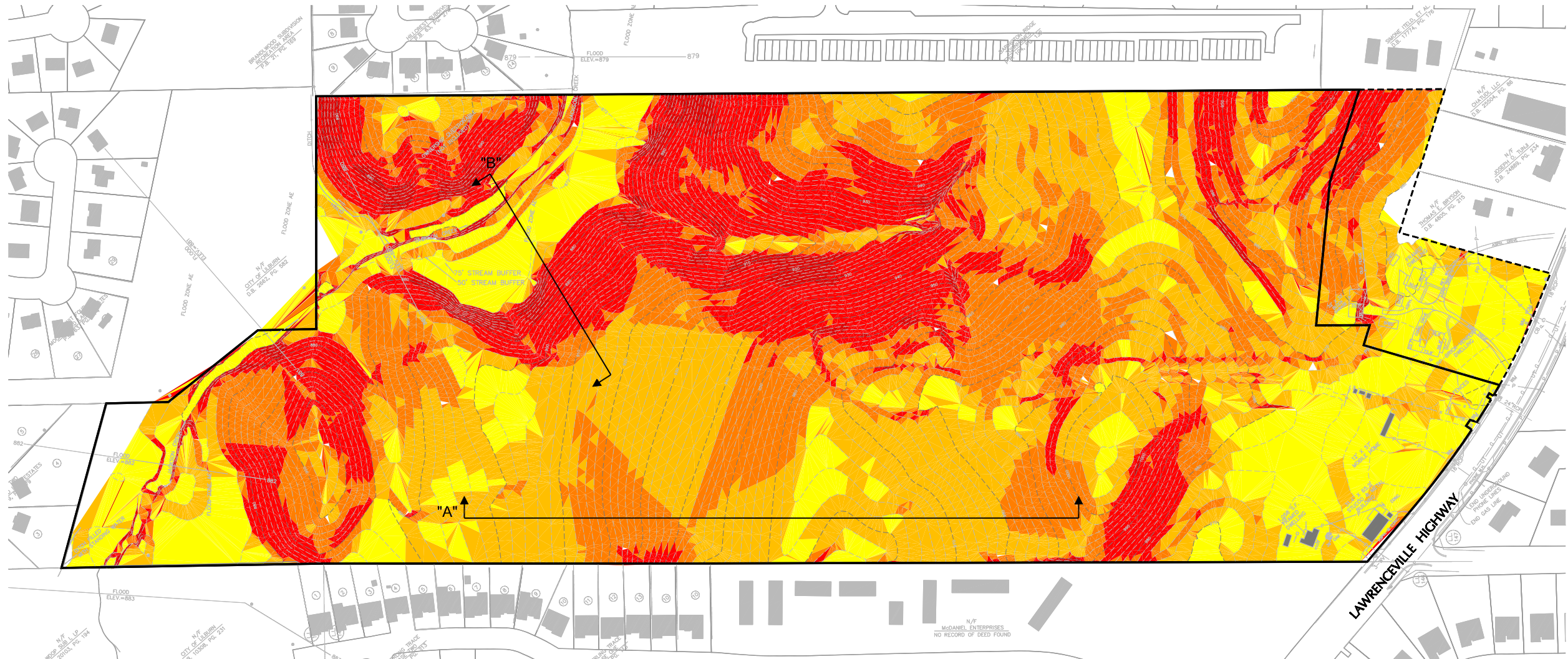


EXISTING
CONDITIONS

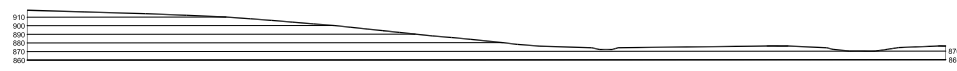
ILLUSTRATION A

BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

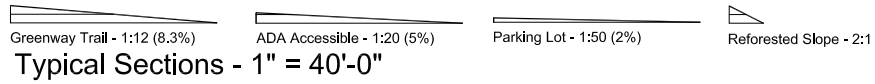


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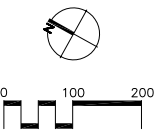


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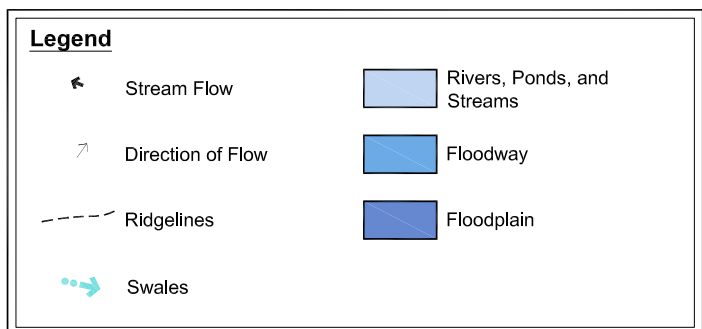
Legend		
Color	Percent Slope	Percentage of Site
■	0 - 5%	22.0 %
■	6 - 10%	32.2 %
■	10 - 15%	23.3 %
■	15 - 25%	19.3 %
■	> 25%	3.2 %



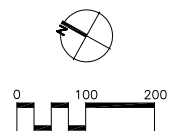
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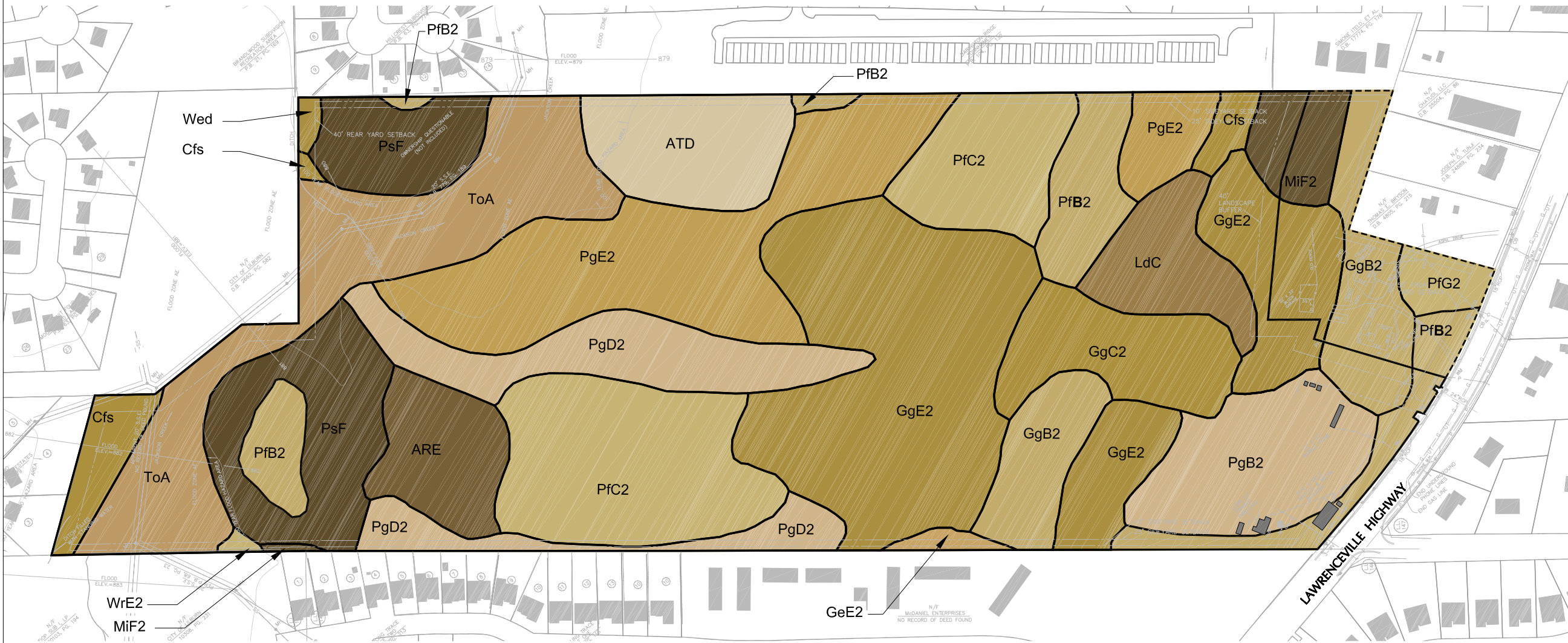
SLOPE ANALYSIS



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BRYSON PARK MASTER PLAN
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

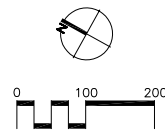


Legend

Color	Soil	Description
	PsF	15-45% slope, stony, severe building limitation
	MiF2	10-45% slope, eroded, severe building limitation
	ARE	10-15% slope, eroded, severe building limitation
	LdC	6-10% slope, eroded, severe building limitation
	ToA	0-4% slope, flooded, severe building limitation
	Cfs	0-2% slope, flooded, severe building limitation
	Wed	0-2% slope, flooded, severe building limitation
	PgE2	15-25% slope, eroded, moderate building limitation
	GeE2	10-25% slope, eroded, moderate building limitation

Color	Soil	Description
	GgE2	10-25% slope, eroded, moderate building limitation
	WrE2	10-25% slope, eroded, moderate building limitation
	PgD2	10-15% slope, eroded, moderate building limitation
	ATD	6-15% slope, eroded, moderate building limitation
	GgC2	6-10% slope, eroded, slight building limitation
	PfC2	6-10% slope, eroded, slight building limitation
	GgB2	2-6% slope, eroded, slight building limitation
	PfB2	2-6% slope, eroded, slight building limitation
	PgB2	2-6% slope, eroded, slight building limitation

ProjectNo.	08007
Scale:	1" = 100'
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Revisions:	
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Checked:	EM



**SOILS
ANALYSIS**

SOIL LIMITATIONS

Soil Key	Soil Type	Slope	Erosion	Limitations for building structures	Limitations for paths and trails
		%			
ARE	Ashlar, Rion, and Wateree soils	10-25	eroded	severe	moderate
ATD	Ashlar and Wedowee soils	6-15	eroded	moderate	moderate
Cfs	Chewacla	0-2	flooded	severe	severe
CuS	Congaree loam	0-2	flooded	severe	moderate
GeE2	Gwinnett clay loam	10-25	eroded	moderate	moderate
GgB2	Gwinnett loam	2-6	eroded	slight	slight
GgC2	Gwinnett loam	6-10	eroded	slight	slight
GgE2	Gwinnett loam	10-25	eroded	moderate	moderate
LdC	Lloyd loam	6-10	eroded	severe	moderate
MiF2	Madison sandy clay loam	10-45	eroded	severe	moderate
PfB2	Pacolet sandy loam	2-6	eroded	slight	slight
PfC2	Pacolet sandy loam	6-10	eroded	slight	slight
PgB2	Pacolet sandy clay loam	2-6	eroded	slight	moderate
PgD2	Pacolet sandy clay loam	10-15	eroded	moderate	moderate
PgE2	Pacolet sandy clay loam	15-25	eroded	moderate	moderate
PsF	Pacolet-Saw complex	15-45	stony	severe	moderate
ToA	Toccoa fine sandy loam	0-4	flooded	severe	moderate
Wed	Wehadkee soils	0-2	flooded	severe	severe
WrE2	Wedowee sandy loam	10-25	eroded	moderate	moderate

ESTIMATED SOIL PROPERTIES

Soil Name	Depth to hard rock (ft)	Depth to seasonally high water table (in)	Depth from surface (in)	USDA Texture	Reaction (pH)	Shrink-swell potential
Ashlar	> 10	0-24	0-6	Silt loam	4.5-5.0	Low
			6-28	Silty clay loam	4.5-5.0	Moderate
			28-42	Silt loam	4.5-5.0	Low
Chewacla	> 10	0-24	0-6	Silt loam	4.5-5.0	Low
			6-28	Silty clay loam	4.5-5.0	Moderate
			28-42	Silt loam	4.5-5.0	Low
Gwinnett	> 6	> 60	0-7	Loam	5.1-5.5	Low
			7-35	Clay	5.1-5.5	Moderate
			35-43	Clay loam	5.1-5.5	Moderate to low
			43	Fractured rock		
Lloyd	> 6	> 60	0-6	Sandy loam	5.1-5.5	Low
			6-44	Clay	5.1-5.5	Moderate
			44-60	Clay loam	5.1-5.5	Moderate
Madison	> 10	> 60	0-6	Gravelly sandy loam	5.1-5.5	Low
			6-10	Clay loam	5.1-5.5	Moderate
			10-23	Sandy clay	5.1-5.5	Moderate
			23-29	Sandy clay loam	5.1-5.5	Low
			29-90	Weathered mica schist		
Pacolet	> 6	> 60	0-8	Sandy loam	5.1-5.5	Low
			8-26	Clay	5.1-5.5	Moderate
			26-34	Sandy clay loam	5.1-5.5	Moderate
			34-48	Sandy loam	5.1-5.5	Low
Toccoa	> 6	> 60	0-46	Loam, fine sandy loam	5.1-5.5	Low
			46-65	Silty clay loam	5.1-5.5	Low
Wedowee	> 5	> 60	0-11	Sandy loam	4.5-5.0	Low
			11-16	Sandy clay loam	4.5-5.0	Moderate
			16-25	Sandy clay	4.0-4.5	Moderate
			25-35	Clay loam	4.5-5.0	Moderate
			35-50	Loam	4.5-5.5	Low to moderate
Wehadkee	> 10	0-15	0-6	Silt loam	4.5-6.0	Moderate to low
			6-40	Silty clay loam	4.5-5.0	Moderate

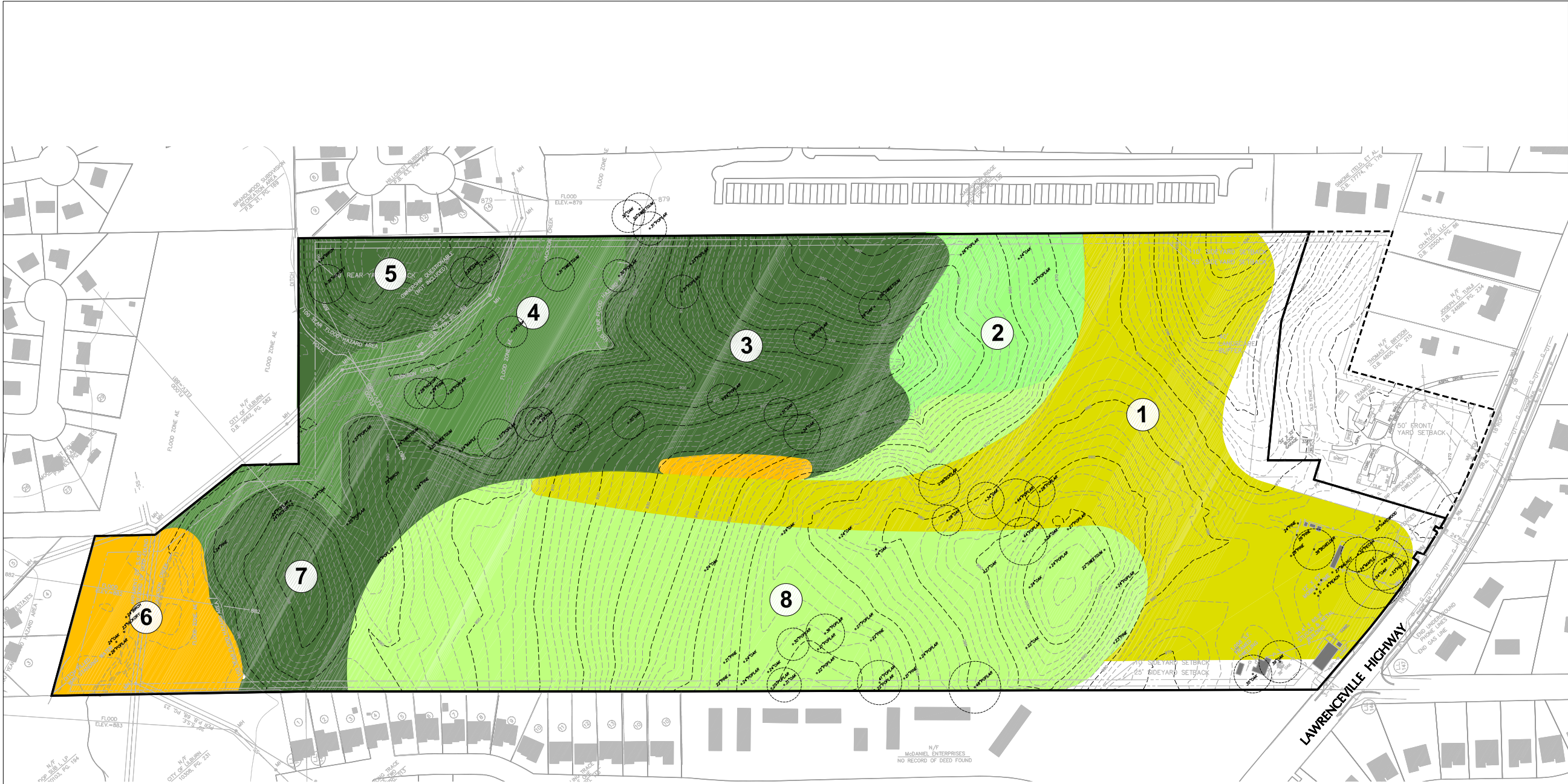
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LEGEND

- Mature Hardwoods
- Mature Hardwoods-Floodplain Species
- Mature Pines and Hardwoods
- Even Age Stand Pines
- Open Field
- Invasive Species
Privet and Kudzu

Surveyed Regulatory Trees: hardwood trees (28"dbh and larger), softwood trees (30"dbh and larger) and native flowering trees (12"dbh and larger) were located using a pro-x-r (with a tolerance of ± 5 feet).

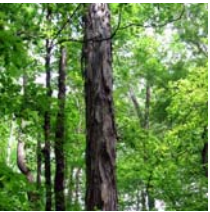
Approximate Location of Additional Large Specimen Trees: hardwood trees (22" - 27"dbh) and softwood trees (22" - 29"dbh).



1 Open field in the early stages of succession dominated by grasses, flowering herbaceous perennials, Virginia creeper and poison ivy. A few specimen trees including a cluster of multistem dogwoods exist in the center of the site.



2 Mature pine trees with some hardwoods and clear understory with woodland species.



3 Specimen hardwood trees including notable species such as beech, Southern sugar maple, tulip poplar, Northern red oak, basswood and shagbark hickory. Midstory contains serviceberry, dogwood, redbud and emerging overstory species. The ground layer is rich with a variety of ferns and flowering woodland plants such as partridgeberry, lion's foot and blood root.



4 Mature hardwood species associated with bottomland or floodplain areas such as box elder, red maple, tulip poplar, black gum, muscadine and beech trees dominate the overstory. Mesic woodland flowering plants can be found along the banks such as foamflower, cranesbill geranium and false Solomon's seal along with a variety of ferns.



5 This area has not been viewed at close range, but appears to contain a variety of mature hardwood trees with clear understory on a dry slope.



6 This area is a continuation of the bottomland that is relatively dry adjacent to Jackson Creek, yet contains floodplain species of hardwood trees. Due to the poor drainage of this area, the understory is thick with invasive privet.



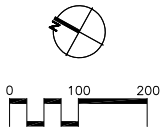
7 Specimen hardwood trees such as beech, maple and tulip poplar comprise the canopy on this knoll which the understory is fairly free of invasives and includes a notable stand of paw paw on the lower east facing slope and a cluster of black walnut trees on the northern slope.



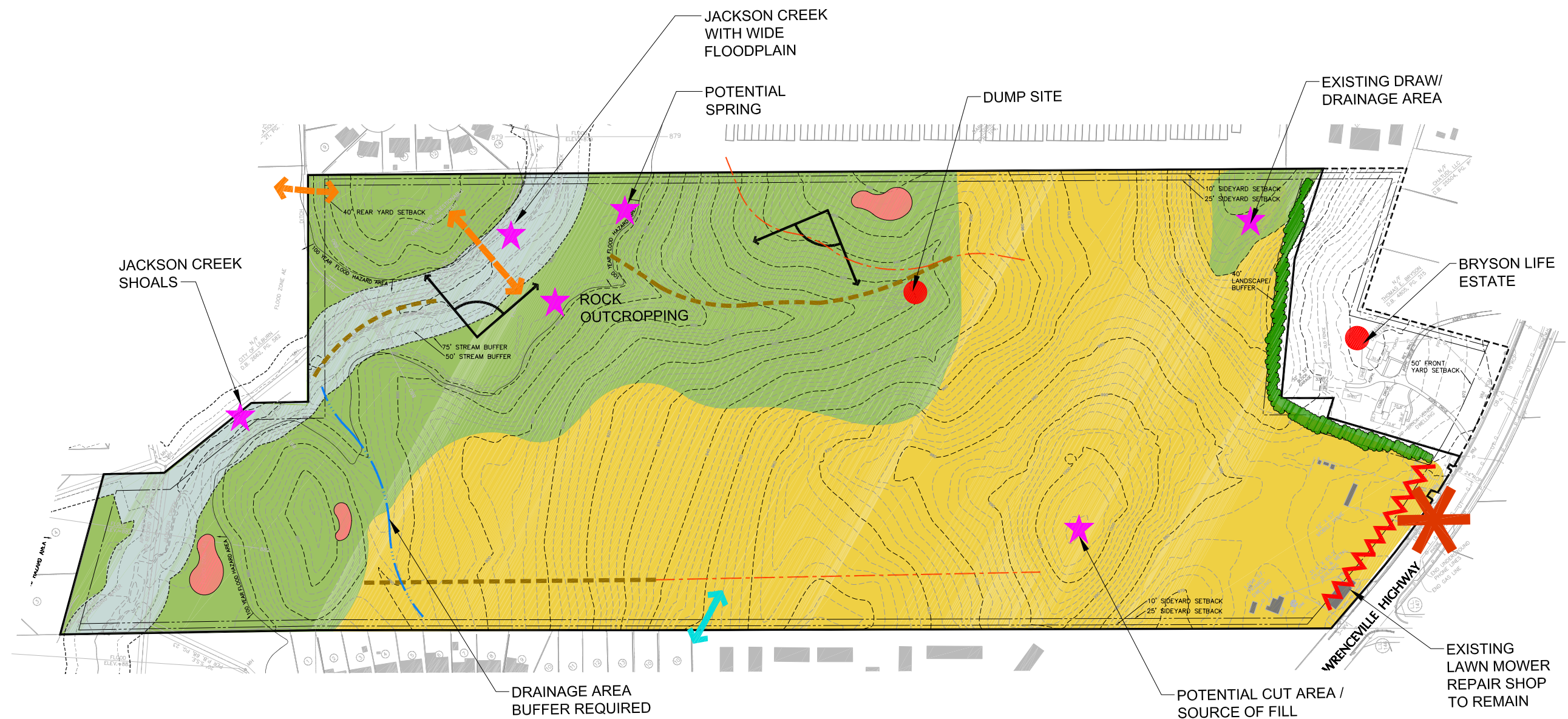
8 Even stand of pine trees with a few specimen hardwood trees including several tulip poplar trees over 30" DBH. The understory is covered in poison ivy.

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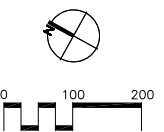


BRYSON PARK MASTER PLAN
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

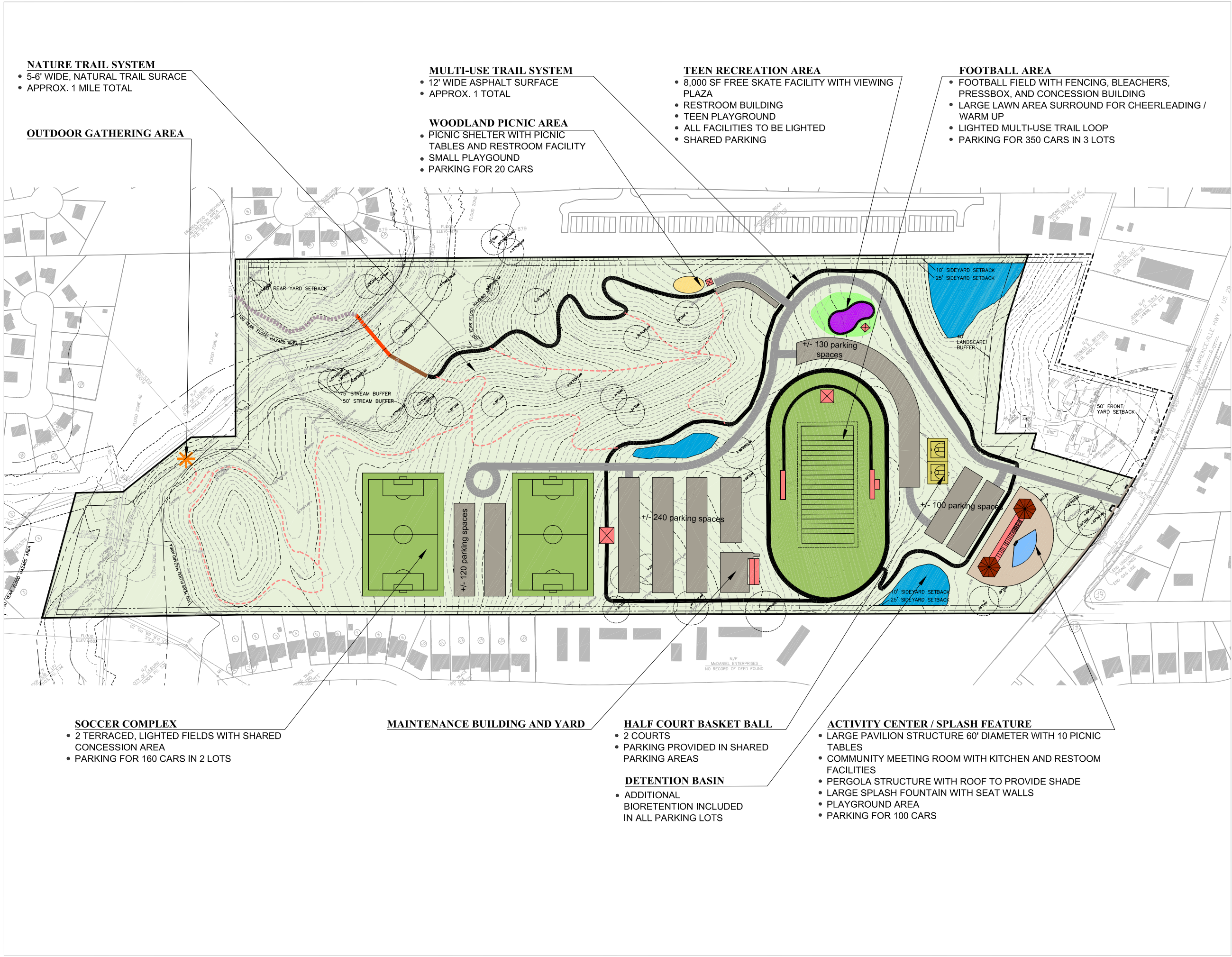


The legend is organized into two rows. The top row includes: a yellow square for 'PREFERABLE FOR STRUCTURED PLAY (34.73 ACRES)'; a light blue square for 'STREAM BUFFER, TYPICAL'; a pink star for 'NATURAL FEATURE'; a black angle symbol for 'POTENTIAL VIEW'; an orange double-headed arrow for 'POTENTIAL GREENWAY CROSSING/ CONNECTION'; a dashed brown line for 'EXISTING ROAD TRACE'; and a pink blob for 'POTENTIAL GROUP GATHERING'. The bottom row includes: a light green square for 'PREFERABLE FOR UNSTRUCTURED PLAY (32.44 ACRES)'; a red zigzag line for 'ROAD NOISE/ HEAVY TRAFFIC'; a red circle with a dot for 'EXISTING FEATURE'; an orange star for 'POTENTIAL ENTRY LOCATIONS'; a cyan double-headed arrow for 'POTENTIAL NEIGHBORHOOD CONNECTION'; a dashed red line for 'EXISTING TRAIL'; and a green irregular shape for 'REQUIRED LANDSCAPE BUFFER'.

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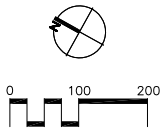
ISSUES & OPPORTUNITIES



BRYSON PARK MASTER PLAN

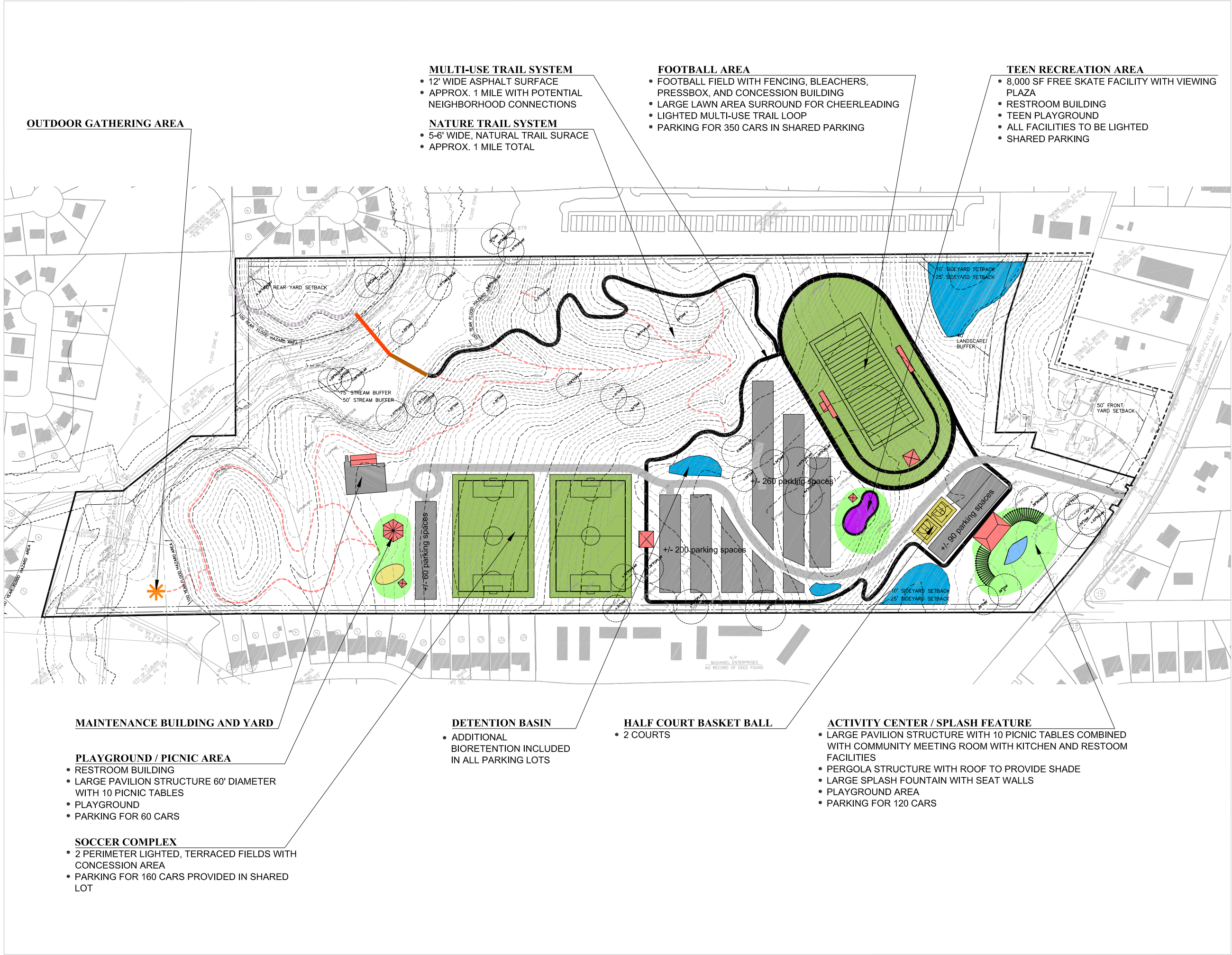
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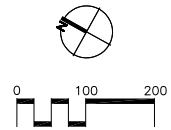
CONCEPT A

ILLUSTRATION H



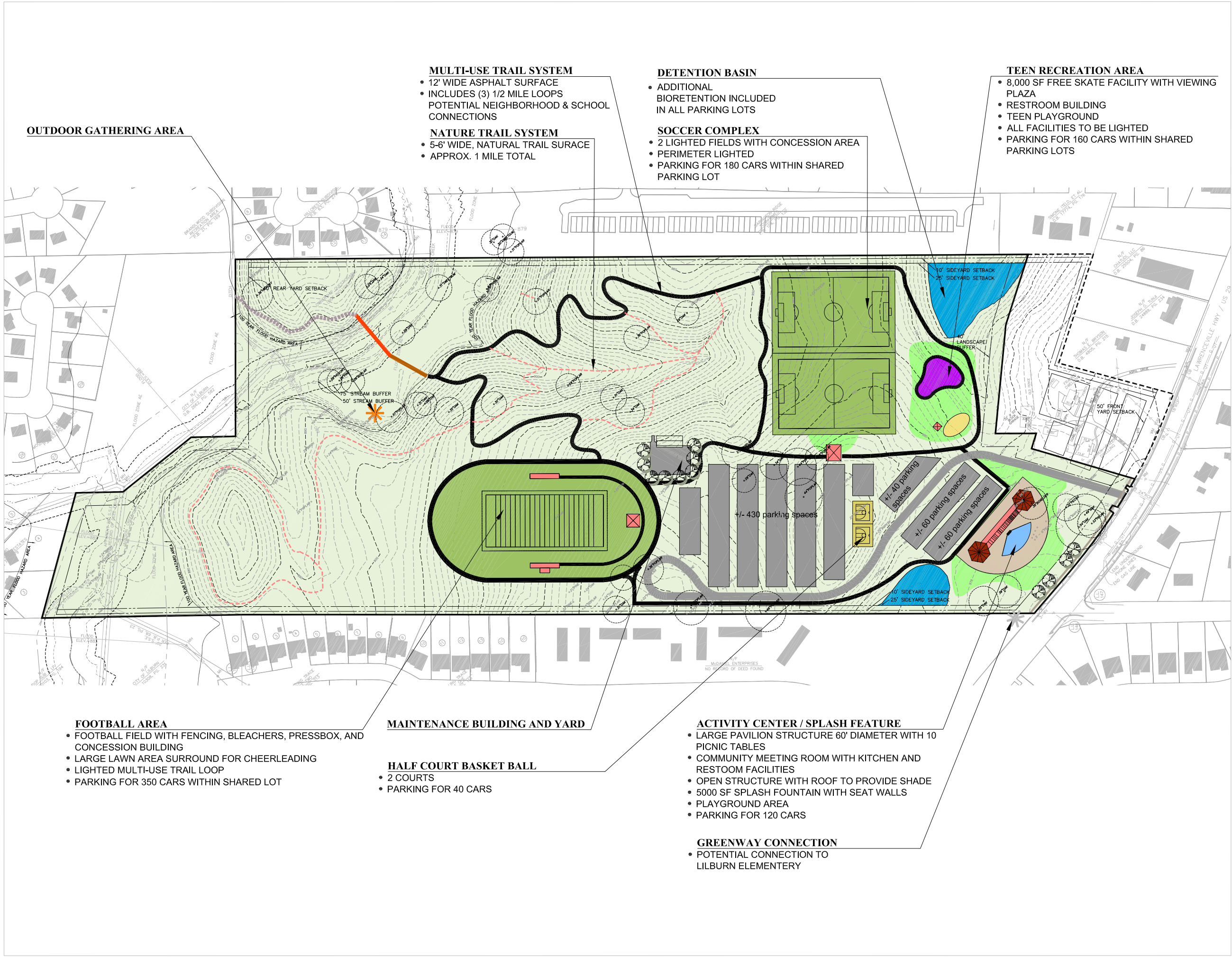
BRYSON PARK MASTER PLAN
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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CONCEPT B

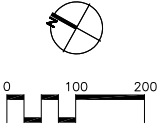
ILLUSTRATION I



BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

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WINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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Revisions:	
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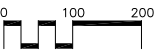
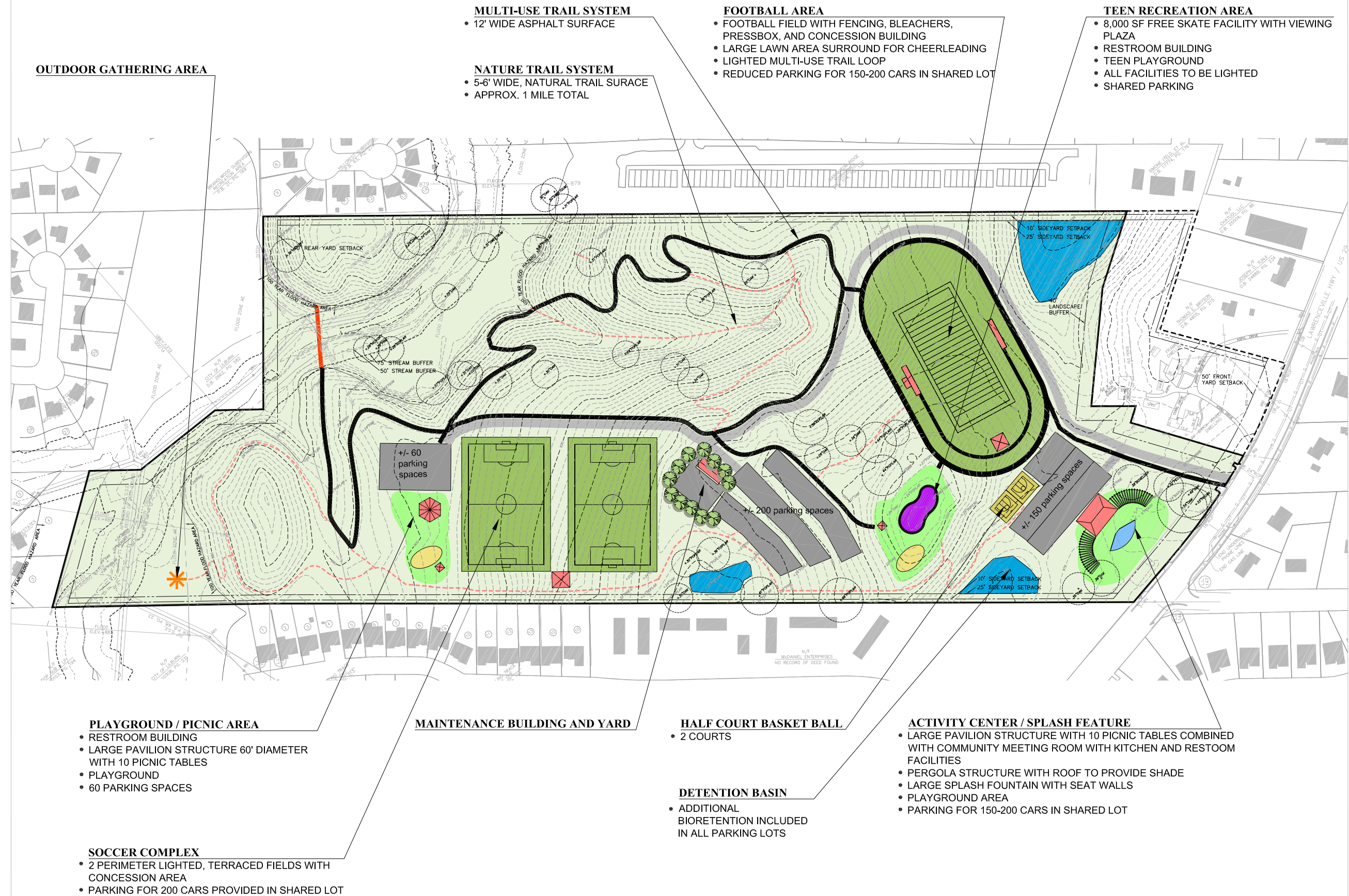
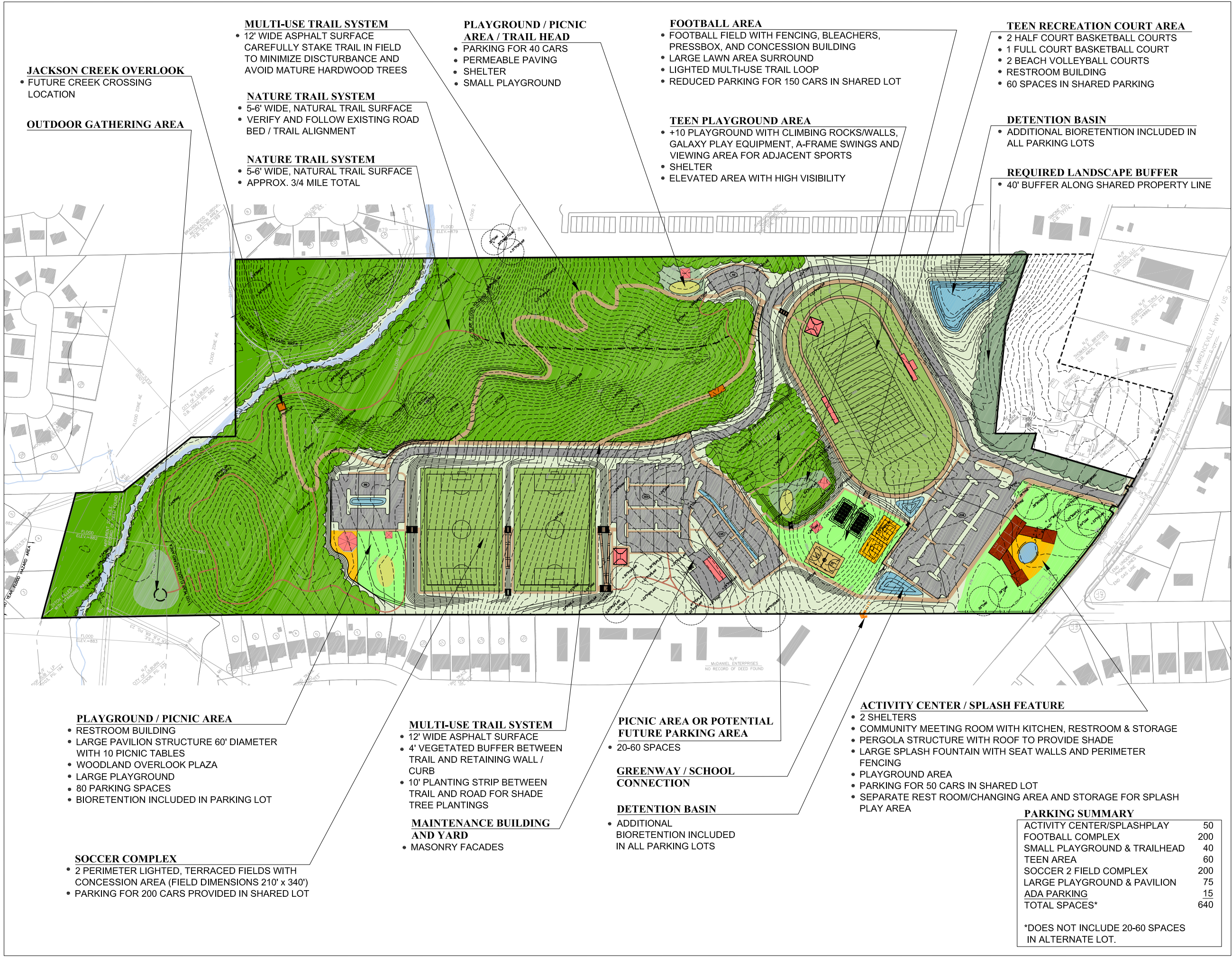


ILLUSTRATION K





BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

ProjectNo.	08007
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- JACKSON CREEK OVERLOOK**
- FUTURE BRIDGE HEAD OVER CREEK
 - DECK WITH BUILT-IN BENCHES
- OUTDOOR CLASSROOM / GATHERING AREA**
- ACCESS TO JACKSON CREEK FOR STREAM SAMPLING

- MULTI-USE TRAIL SYSTEM**
- 12' WIDE ASPHALT SURFACE
 - CAREFULLY STAKE TRAIL IN FIELD TO MINIMIZE DISTURBANCE AND AVOID MATURE HARDWOOD TREES
 - BENCHES LOCATED AT APPROX. ¼ MILE INTERVALS ALONG TRAIL
 - PROVIDE CHEEK WALLS TO MINIMIZE CUT AND FILL SLOPES

- NATURE TRAIL SYSTEM**
- 5-6' WIDE, NATURAL TRAIL SURFACE
 - VERIFY AND FOLLOW EXISTING ROAD BED / TRAIL ALIGNMENT

- NATURE TRAIL SYSTEM**
- 5-6' WIDE, NATURAL TRAIL SURFACE
 - APPROX. 3/4 MILE TOTAL
 - BENCHES LOCATED AT APPROX. ¼ MILE INTERVALS ALONG TRAIL

- PLAYGROUND / PICNIC AREA / TRAILHEAD**
- PARKING FOR 40 CARS
 - PERMEABLE PAVING
 - SHELTER
 - 3,000 SF PLAYGROUND

- MULTI-PURPOSE FIELD AREA**
- FOOTBALL / SOCCER / LACROSSE FIELD WITH FENCING, BLEACHERS, PRESSBOX (BY OTHERS) AND CONCESSION BUILDING
 - LARGE LAWN AREA SURROUND
 - LIGHTED MULTI-USE TRAIL LOOP
 - PARKING FOR 200 CARS IN TWO SHARED LOTS

- TEEN PLAYGROUND AREA**
- 2,500 SF +10 PLAYGROUND WITH CLIMBING ROCKS/WALLS, GALAXY PLAY EQUIPMENT, A-FRAME SWINGS AND VIEWING AREA FOR ADJACENT SPORTS
 - SHELTER
 - ELEVATED AREA WITH HIGH VISIBILITY

- TEEN RECREATION COURT AREA**
- 2 HALF COURT BASKETBALL COURTS
 - 1 FULL COURT BASKETBALL COURT
 - 2 BEACH VOLLEYBALL COURTS
 - RESTROOM BUILDING
 - 60 SPACES IN SHARED PARKING
 - 12,000 SF VIEWING PLAZA WITH SEATWALLS

- DETENTION BASIN**
- ADDITIONAL BIORETENTION INCLUDED IN OR ADJACENT TO ALL PARKING LOTS

- REQUIRED LANDSCAPE BUFFER**
- 40' BUFFER ALONG SHARED PROPERTY LINE WITH LIFE ESTATE ACREAGE



- PLAYGROUND / PICNIC AREA**
- RESTROOM BUILDING
 - LARGE PAVILION STRUCTURE 60' DIAMETER WITH 10 PICNIC TABLES WITH UNIMPEDED VIEW INTO SCENIC WOODLANDS
 - WOODLAND OVERLOOK PLAZA
 - 9,200 SF PLAYGROUND
 - 80 PERMEABLE PARKING SPACES
 - BIORETENTION INCLUDED IN PERMEABLE PAVED PARKING LOT WITH ADDITIONAL UNDERGROUND STORMWATER DETENTION STORAGE

- SOCCER COMPLEX**
- 2 PERIMETER LIGHTED, TERRACED FIELDS WITH CONCESSION AREA (FIELD DIMENSIONS 210' x 340')
 - PARKING FOR 200 CARS PROVIDED IN SHARED LOT

- MULTI-USE TRAIL SYSTEM**
- 12' WIDE ASPHALT SURFACE
 - 4' VEGETATED BUFFER BETWEEN TRAIL AND RETAINING WALL / CURB
 - 10' PLANTING STRIP BETWEEN TRAIL AND ROAD FOR SHADE TREE PLANTINGS
 - BENCHES LOCATED AT APPROX. ¼ MILE INTERVALS ALONG TRAIL

- MAINTENANCE BUILDING AND YARD**
- MASONRY FACADES

- PICNIC AREA / POTENTIAL FUTURE PARKING AREA**
- 14 PICNIC TABLES
 - 20-60 SPACE FUTURE PARKING AREA

- GREENWAY / SCHOOL CONNECTION**
- EASEMENT TO BE NEGOTIATED BY GWINNETT COUNTY

- DETENTION BASIN**
- ADDITIONAL BIORETENTION INCLUDED IN ALL PARKING LOTS

- ACTIVITY BUILDING / INTERACTIVE FOUNTAIN**
- COMMUNITY MEETING ROOM WITH KITCHEN, RESTROOMS & STORAGE
 - ROOFED SHADE STRUCTURES EXTENDING TO SHELTER SIZED (40'x40') PICNICKING ZONES. ROOF MATERIALS AND ARCHITECTURAL DETAILS TO BE COMMON THROUGHOUT
 - LARGE INTERACTIVE FOUNTAIN WITH SEAT WALLS, PERIMETER FENCING AND MEN'S AND WOMEN'S RESTROOM, SHOWERS AND CHANGING AREA
 - PARKING FOR 50 CARS IN SHARED LOT
 - 2 RUBBERIZED PLAY SURFACES, ONE WITH SWINGS AND ONE WITH CLIMBING BOULDERS
 - LARGE AREA FOR RUN-AROUND SPACE
 - ORNAMENTAL PERIMETER FENCE FOR ENTIRE AREA, 6' HEIGHT, FENCE ALONG HIGHWAY 29 TO BE ANTI-RAM & CRASH PROOF

PARKING SUMMARY	
ACTIVITY CENTER / INTERACTIVE FOUNTAIN	50
MULTI-PURPOSE FIELD COMPLEX	200
SMALL PLAYGROUND & TRAILHEAD	40
TEEN AREA	60
SOCCER 2 FIELD COMPLEX	200
LARGE PLAYGROUND & PAVILION	75
ADA PARKING	15
TOTAL SPACES*	640

*DOES NOT INCLUDE 20-60 SPACES IN ALTERNATE LOT.

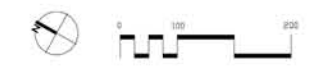
MASTER PLANNED ACREAGE	68.077
LIFE ESTATE ACREAGE	4.481
TOTAL SITE ACREAGE	72.558



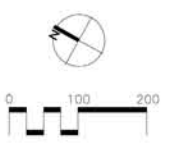
BRYSON PARK MASTER PLAN **GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES**



TOTAL PARK ACREAGE = 72.558 ACRES
SEPTEMBER 26, 2008

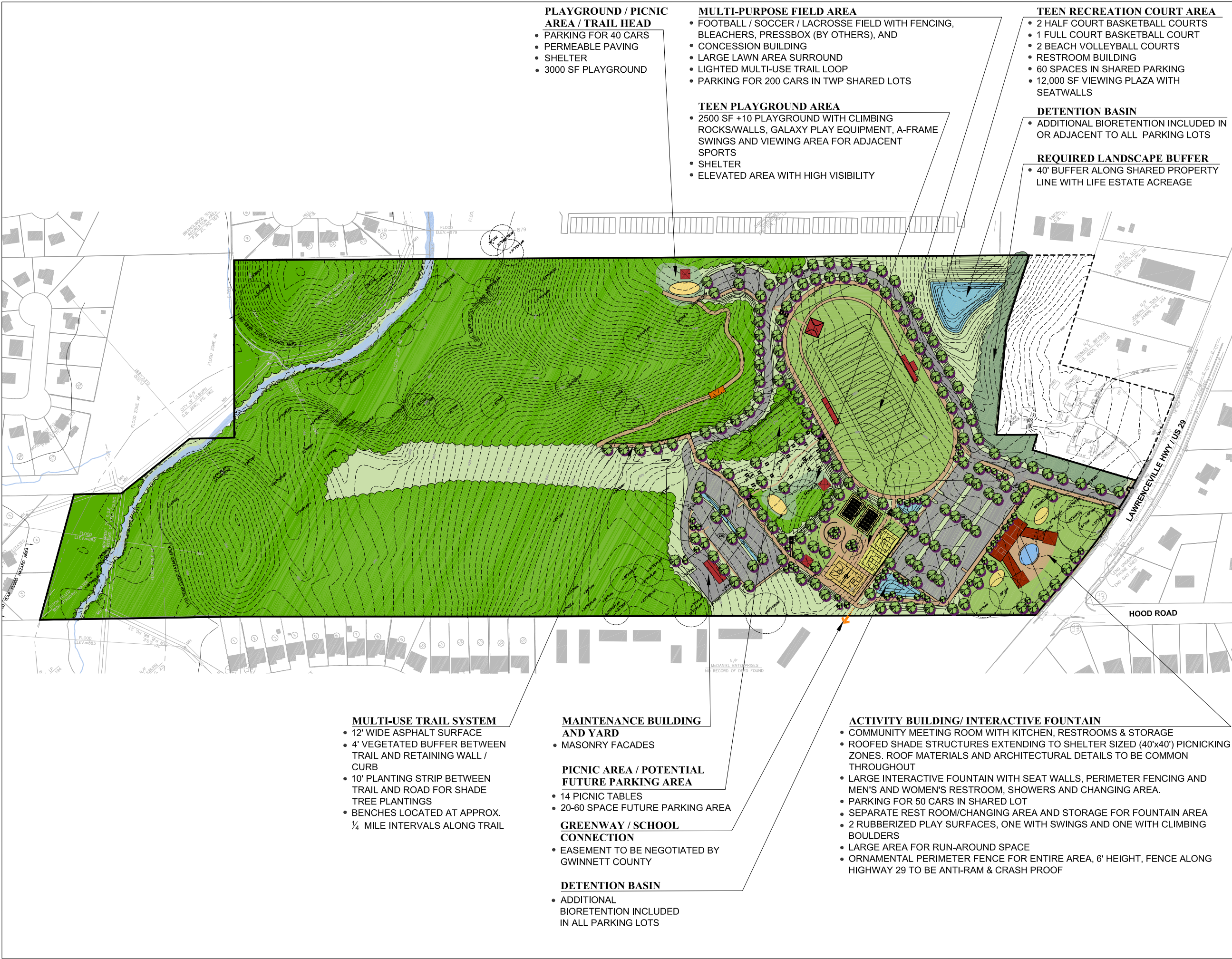


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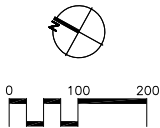


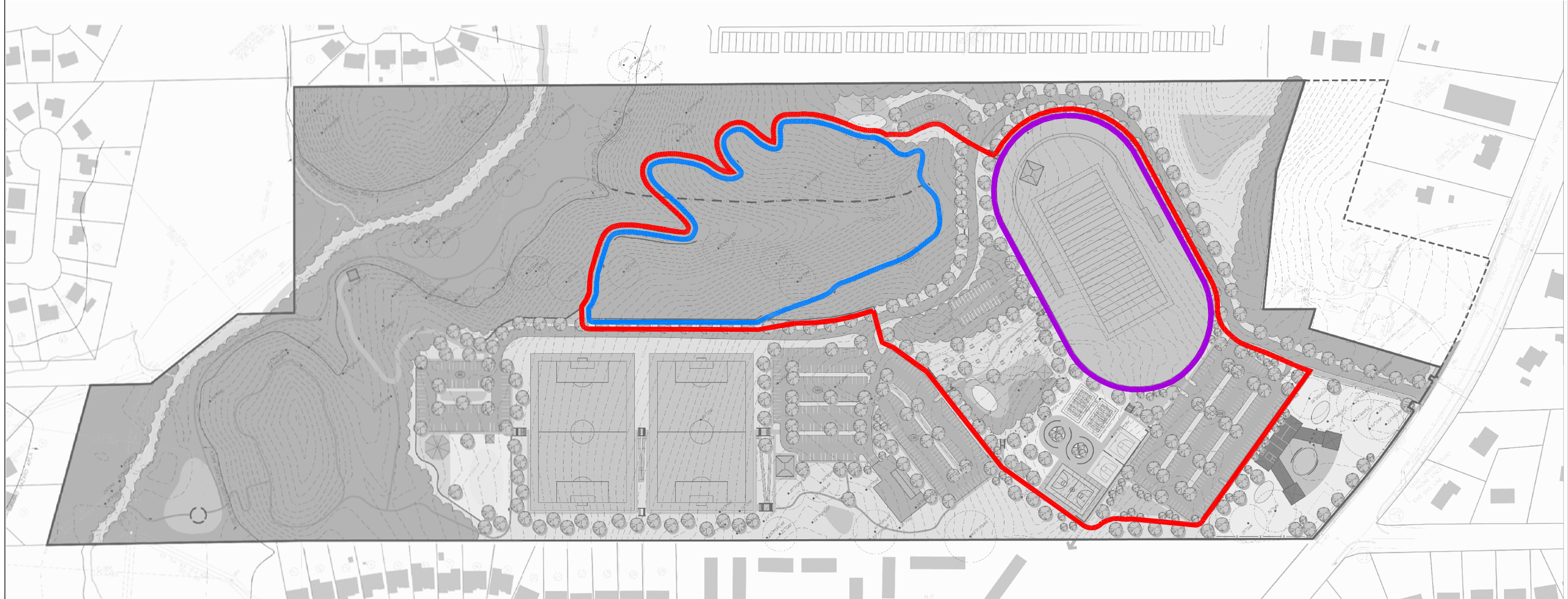
FINAL MASTER PLAN

ILLUSTRATION M

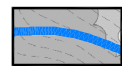


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BRYSON PARK MULTI-USE TRAIL SYSTEM



Loop A - .49 Miles



Loop B - .34 Mile



Loop C - .96 Mile

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MULTI-USE
TRAIL SYSTEM

ILLUSTRATION O

BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

APPENDIX A

HISTORICAL SUMMARY REPORT

Historical Research
Bryson Park
Gwinnett County, Georgia

November 2008

Prepared for
Gwinnett County Department of Community Services
Lawrenceville, Georgia



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Miscellaneous Historical Information	6
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May 2008 Photographs	21

INTRODUCTION/METHODOLOGY

The Bryson Park site is located between Lawrenceville Highway and Rosestone Drive near the intersection of Lawrenceville Highway and Hood Road. It is located in Land Lots 147 and 160 of the 6th District in Gwinnett County just northwest of downtown Lilburn within the city limits. Currently the park consists of four tracts of land containing 72.558 acres. Tract 4 is currently a life estate owned by the Bryson family. See *Figure 1: Project Location Map*.

Historical research focused primarily on available written and visual records, most of which were not primary sources. In depth research that would have included oral history and intensive research was not conducted due to the time and budgetary restraints. Repositories consulted include; The Georgia Archives; Georgia Historic Preservation Division Archives; Gwinnett County Historical Society Archives; Gwinnett County Real Estate Records; University of Georgia Map Room; local libraries; and the worldwide web. No historic photographs were found as a result of these searches. A 1938 Gwinnett County Highway Map was found, as well as a 1972 aerial photograph. References to the Bryson family and Land Lots 147 and 160 were found in secondary sources, primarily *The History of Gwinnett County* by James C. Flannigan. See *Sources Consulted* on page 7.

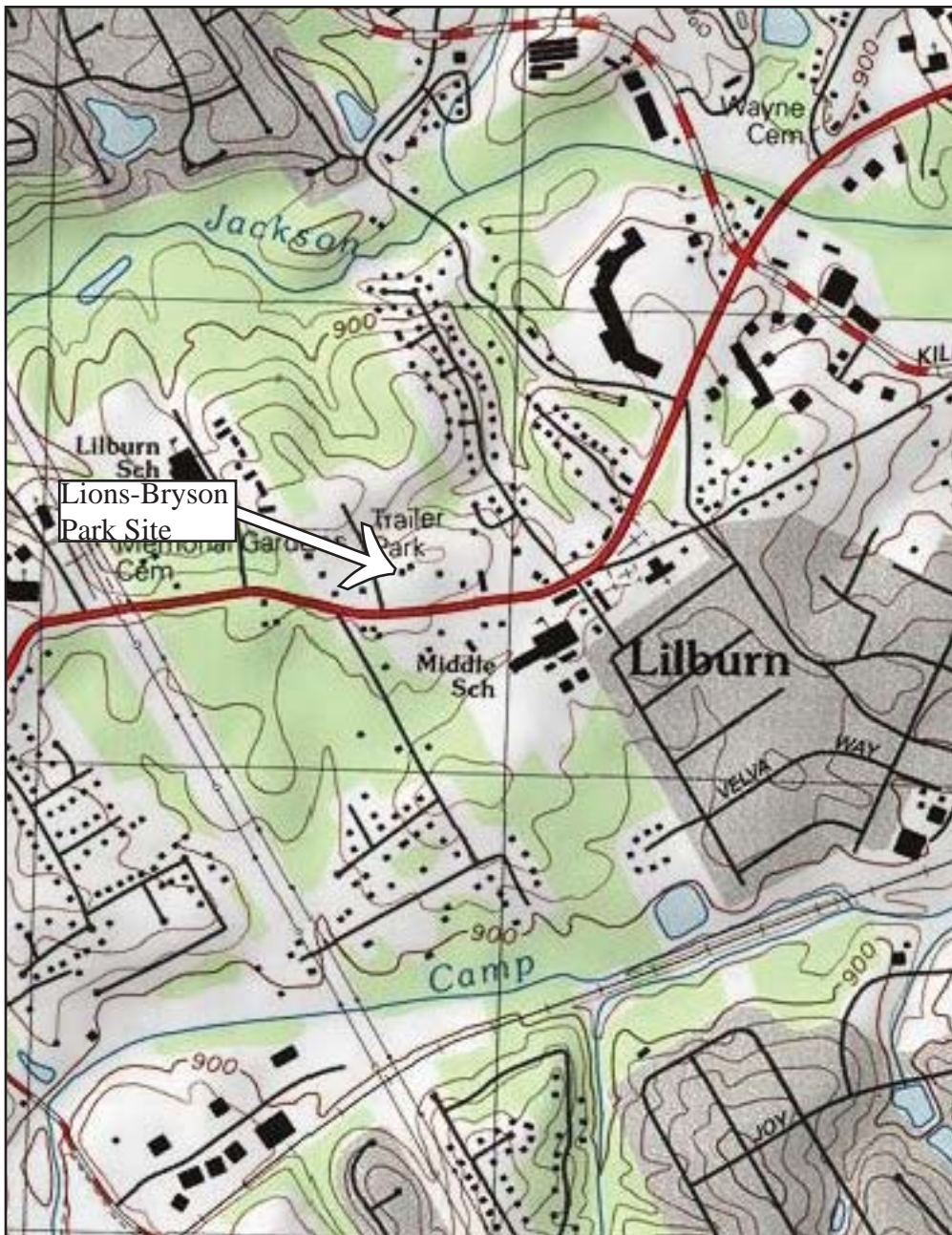


Figure 1: Project Location Map

DEED RESEARCH

The land that the park site is situated in was originally sold during the 1820 Land Lottery. Land Lot 160 was won by James Wood of Jackson County, Georgia. Land Lot 147 was won by Mary Hughes of Wilkes County.¹ It is unclear how the land transferred from these original lottery winners into the McDaniel family but, as evidenced by a 1935 easement to the Georgia Power Company, the McDaniel family had acquired the land by the late nineteenth century. The deeds for the park site could only be traced back to the late 1940s. At this time the property was subdivided into lots for house construction and into larger lots for farming. The earliest plat for the property shows this subdivision and was entitled “Lands of D.P. McDaniel” that was recorded in December of 1948 but was drafted in April 1941 (See *Figure 2: 1941 Plat*).

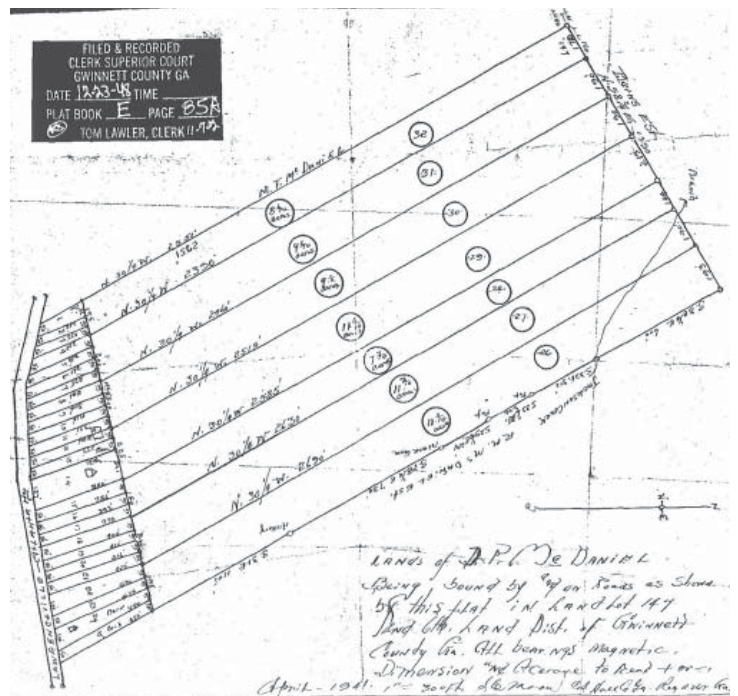


Figure 2: 1941 Plat

Currently the property is divided between four tracts of land, see *Figure 3: 2007 Plat*. Tracts 1, 3 and 4 were acquired from the Bryson (Thomas E. Bryson) family and Tract 2 was acquired from Larry R. Crist by Gwinnett County in 2006 - 2007. The earliest deed reference to the property is from 1935 when the Georgia Power Company acquired an easement through the property (then owned by the McDaniel & Kelley families) to install utility lines. Soon after this the property appears to have passed into the hands of D.P. McDaniel, although no deed was found documenting this.² The property passed from McDaniel to Earl Adams by 1947, although no deed was found documenting this.

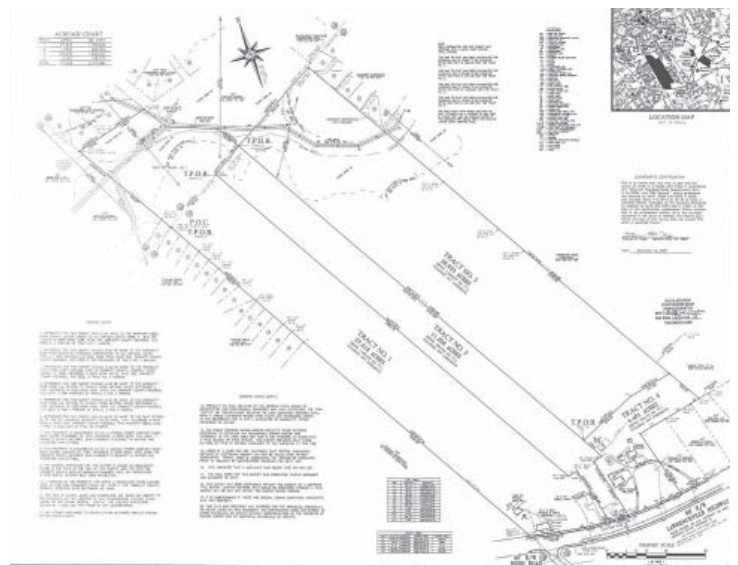


Figure 3: 2007 Plat

On January 15, 1947 the property was sold by Earl Adams to D.L. Stokes, found in Gwinnett County Deed Book 395, Page 83. Stokes and his wife (Frances H.) sold the property to A.E. Bryson on April 4, 1949, found in Gwinnett County Deed Book 2486, Page 475. Bryson then left the property to Thomas Edwin Bryson (Executor of the A.E. Bryson Estate) on September 6, 1987, found in Gwinnett County Deed Book 4805, Pages 215 - 216. Thomas Edwin Bryson then sold the property containing Tracts 1, 2 and 4 to Gwinnett County on January 11, 2008, found in Gwinnett County Deed Book 48572, Page 145. Tract 2 of the park site was acquired by Gwinnett County from Larry Richard Crist on March 15, 2006, found in Gwinnett County Deed Book 46273, Page 500. It is unclear how Tract 2 passed from A.E. Bryson to Crist in 1949. These deeds are summarized on the next page in *Table 1: Deeds*. Copies of these deeds are found in *Deeds & Plats*.

¹ James C. Flannigan, *The History of Gwinnett County: Volume 1* (Moreno, 1975), 57-58.

² Gwinnett County, Georgia, Superior Court, Plat Book E, Page 85A.

Deed Book	Page	Grantor	Grantee	MM/DD/YYYY
156	60	McDaniel & Kelley ¹	Georgia Power Company	11/27/1935
395	83	Earl Adams	D.L. Stokes	1/15/1947
2486	475	D.L. & Frances H. Stokes	A.E. Bryson	4/4/1949
4805	215 & 216	A.E. Bryson	Thomas Edwin Bryson	9/6/1987
48572	145	Thomas Edwin Bryson Executor for A.E. Bryson	Gwinnett County, Georgia	1/11/2008
46273	500	Larry Richard Crist	Gwinnett County, Georgia	3/15/2006

¹ This deed conveys an easement to the Georgia Power Company through the property that would later become the park site

Table 1: Deeds

Historic Maps & Mapping

Limited historic maps were available for the park site. One of these maps is a 1938 Georgia Department of Transportation Highway Map for Gwinnett County. Depicted on this map are locations of farms, churches and roads for the county, see *Figure 4: 1938 Highway Map*. On this map churches within a short distance of the Bryson property include: Harmony Grove, Liberty and Camp Creek Churches. From this map it can also be determined that the park site was included in the Berkshire, Georgia Militia District (GMD), also known as GMD 405. It is also clear that the property was placed along the original alignment of Lawrenceville Highway, US 29/SR 8. This route was proposed in 1925 and one year later was assigned.³

The earliest historic aerial found for this site dates to 1960. Only index cards were available for this portion of Gwinnett County from 1936 - 1955. In the 1960 aerial (see *Figure 5: 1960 Aerial*) the park site looks much as it does today. The tree line along the maintained fields is easily identifiable along with the location of Hood Road and Lawrenceville Highway.

The Gwinnett County DNR Survey was consulted regarding the park site. No resources were found on this survey.

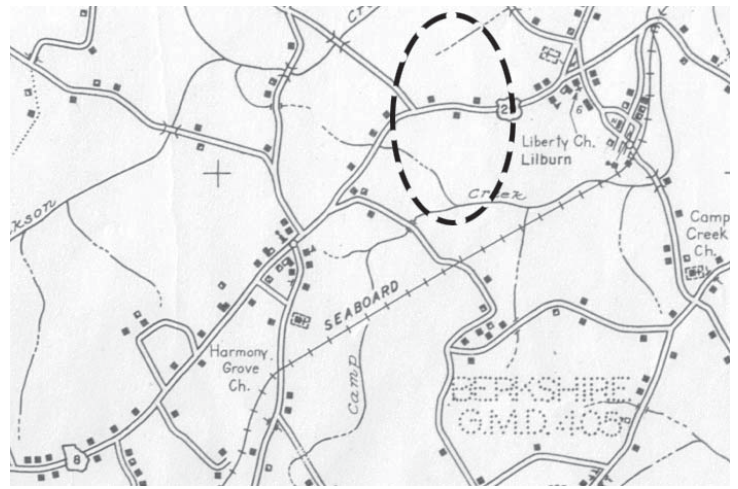


Figure 4: 1938 Highway Map, vicinity of the park site has been circled with a dashed line.



Figure 5: 1960 Aerial, vicinity of the park site is outlined with a dashed line.

³ "US 29," available from www.georgiahighways.8m.com/gahwys/Ga-us.htm; internet. Accessed June 25, 2008.

SITE VISIT

A site visit was conducted by The Jaeger Company's architectural historian in May 2008. At this time the extant structures on the park site were evaluated for architectural integrity. Four complexes of buildings were found and are located along the southeastern border of the site along Lawrenceville Highway. Only one of these complexes is 50 years old or older, see *Figure 6: American Small House*. According to the Gwinnett County Tax Assessor's Office, this one-story residence was built in 1942. At this time the park site was owned by Earl Adams. See *May 2008 Photographs*.

According to "House Types" by Richard Cloues, Deputy State Historic Preservation Officer the American Small House has a compact, irregular floor plan with a moderately pitched, end gable roof. Oftentimes there were small wings or ells. Detailing on this house type was minimal, earning it the monicker of "Minimal Traditional." These houses were built from the 1930s to the 1950s. See *Figure 7: Typical American Small House Floor Plan* for illustration.

This house type stemmed from a government initiative that established standards for housing, which qualified for Federal Housing Administration mortgages. These houses were the precursor to the modern day ranch that was a suburban development phenomena in Georgia.



Figure 6: American Small House located behind 5055 Lawrenceville Highway.

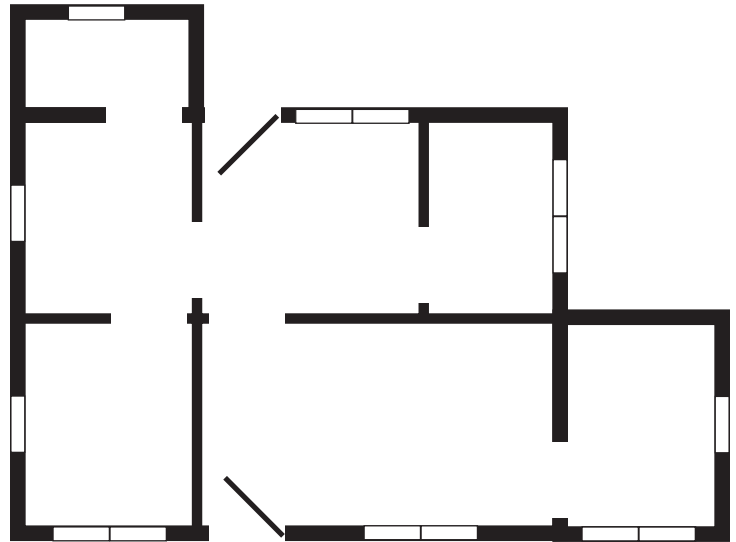


Figure 7: Typical American Small House Floor Plan.

The American Small House found on the park site is an intact, character-defining example of such. It has the character-defining compact irregular floor plan without hallways, and typical roof configuration. The ell on the right elevation is often a feature of such houses. The windows are either one-over-one or six-over-six double hung windows. The one-over-one double hung windows are likely original and the six-over-six double hung windows are likely a later, mid-twentieth century alteration. The exterior doors are modern metal storm doors. The original brick pier foundation is evident and was infilled with brick in the last half of the twentieth century. The asbestos shingle siding with wavy edge is the original cladding. The rear ell addition was likely constructed in the mid-twentieth century within 10 - 15 years of construction of the resource. It is also clad in asbestos siding like that of the main mass of the resource.

An outbuilding is located adjacent to the rear porch of the resource and was likely constructed in the 1950s. This outbuilding consists of a front-gabled main section that was enclosed and used as a shed. Along both sides of this gabled section was an open sided shed-roofed extension, which were enclosed in the last half of the twentieth century. No other outbuildings or features of an agricultural nature were discovered. No agricultural terracing was found upon inspection of the fields to the rear and right of the resource.

MISCELLANEOUS HISTORICAL INFORMATION

- “The Spanish-American War of 1898 attracted a number of volunteers from this [Gwinnett] county. None lost their lives in the battle. John P. McDaniel died of disease February 8, 1899 at Gauntanamo, Cuba and was buried at Camp Lawton, Cuba. Several saw service in Cuba and the Philippines, but most of them served only at Camp Northern, Griffin, Georgia.” William E. Bryson was one of these volunteers and was in Company D of the 2nd Georgia Infantry.⁴
- In 1935 the average size of a farm in Gwinnett County was 63.3 acres. At this time there were 3,811 farms in Gwinnett County.⁵
- The City of Lilburn was incorporated by an act of the General Assembly in 1955.⁶
- In the 1950s Kate Garner Bryson was a female member of the Camp Creek Church.⁷ See *Figure 4: 1938 Highway Map*.
- In the 1950s Mrs. Sadie Bryson was a resident member of Harmony Grove Church.⁸ See *Figure 4: 1938 Highway Map* and *Figure 9*.
- In the 1950s Patton Bryson was a male member of the Hebron Baptist Church along with Helen Bryson [his wife?]⁹ See *Figure 8*.
- In the 1950s members of the Bryson family (Douglas, Jesse, Julius, Myrtle and Mrs. Sadie) belonged to the Liberty Baptist Church.¹⁰ See *Figure 4: 1938 Highway Map*.



Figure 8: Baptismal ceremony of the Hebron Baptist Church (Dacula, Georgia), circa 1910 - 1920. This ritual was observed at Mrs. Essie Wilson Sammons' fish pond. The church was organized in 1842. Courtesy of the Georgia Archives.



Figure 9: Participants of an all day sing at the Harmony Grove Methodist Church near, circa 1910. Courtesy of the Georgia Archives.

⁴ Flannigan, History of Gwinnett 1, 258.

⁵ Flannigan, History of Gwinnett 1, 284.

⁶ James C. Flannigan, The History of Gwinnett County: Volume 2 (Gwinnett Historical Society, 1984), 170.

⁷ Flannigan, History of Gwinnett 1, 258.

⁸ IBID.

⁹ IBID.

¹⁰ IBID.

SOURCES CONSULTED

- Flanigan, James C. History of Gwinnett County, Georgia. 1 Vols. Moreno Press, 1975.
- Flanigan, James C. History of Gwinnett County, Georgia, 1818-1960. 2 vols. Atlanta: Gwinnett Historical Society, 1984.
- Georgia Department of Transportation. "1938 GDOT Gwinnett County Highway Map." Located at the Georgia Archives, Morrow, Georgia.
- Unidentified Sites File, Georgia State Historic Preservation Office, Atlanta, Georgia.
- DNR Survey File, Georgia State Historic Preservation Office, Atlanta, Georgia.
- Worthy, Marvin Nash. History of Gwinnett County, Georgia. 3 vols. Atlanta, Georgia: Stein Printing Company, 1994.
- "Camp Creek Primitive Baptist Church;" available from: <http://patsabin.com/gwinnett/campcreek.htm>; Internet. Accessed June 25, 2008.
- "Friendship Primitive Baptist Church," available from: <http://patsabin.com/gwinnett/friendship.htm>, Internet. Accessed June 25, 2008.
- "History Overview of Lilburn, Georgia," available from: <http://www.cityoflilburn.com>, Internet. Accessed June 25, 2008.
- "Lilburn, Georgia History and Genealogy," available from: <http://patsabin.com/gwinnett/lilburn.htm>, Internet. Accessed June 25, 2008.
- "Lilburn City Limits," available from: <http://www.cityoflilburn.com>, Internet. Accessed June 25, 2008.
- "US 29," available from www.georgiahighways.8m.com/gahwys/Ga-us.htm; internet. Accessed June 25, 2008.

Deeds & Plats

State of Georgia, Gwinnett County:

Received of Georgia Power Company, hereinafter called the Company, the sum of One and No/100 dollars, (\$1.00) in consideration of which the undersigned Mrs. J.C.McDaniel, Mrs. B.C.Kelley, and D.P.McDaniel whose Post office address is Lawrenceville, Ga. do hereby grant and convey to the said Company, its successors and assigns, the right of way upon, along and across all that tract of land owned by the undersigned in Land Lot Number 135/147 of the 6th District, ___ section of Gwinnett County, State of Georgia, said lands being bounded on the North by lands of Earl Hood and others, on the south by lands of J.S.Young Estate, on the east by Lawrenceville Highway and on the west by lands of Bickens Estate; together with the right, privilege and easement to go in and upon the said tract of land and to construct, operate and maintain perpetually upon said right of way its lines for transmitting electric current, with poles, wires, and other necessary apparatus and appliances, including the right to stretch telephone and/ or telegraph wires on said poles, with all necessary appliances, with the right to permit the attachment of the wires of any other company, or person, to said poles and appliances; together with the right at all times to enter upon said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon or thereto, together with the right to cut away and keep clear of said lines all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said lines. Any timber cut on said right of way by or for said Company shall remain in the property of the owner of said timber. This easement is to cover the relocation of one pole and anchors located on the south side of the Lawrenceville Highway and the extending of an electric distribution line from the south side of the Lawrenceville Highway in a southerly direction to the Lilburn School, also the installation of one stub pole and anchor on the North side of the Lawrenceville Rd. across from where the line to the school is to be built. Said Company shall not be liable for, or bound by, any Statement, agreement or understanding not herein expressed.

In witness whereof, the said Mrs. J.C.McDaniel, Mrs. D.C.Kelley and D.P.McDaniel have hereunto set their hands and seals, this 27th day of Nov. 1935.

Signed, sealed and delivered in the presence of;

Ruby Peoples.

Miss Sara McDaniel.

Edward S. West, N.P. State at Large, Ga.
My Commission expires Sept. 1, 1936
N.P. Seal attached.

Mrs. J.C.McDaniel (Seal)

Mrs. D.C.Kelley (Seal)

D.P.McDaniel (Seal)

----- Recorded May 20th, 1936 Jno.M.Langley, Clerk. -----

State of Georgia, Walton County:

This Indenture, made the 16th, day of May 1936, between A.M.Brooks of the County of Walton and said State, of the first part, and Mrs. J.O.Lawrence of the County of Richmond said State, of the second part, Witnesseth; That the said part of the first part, for and in consideration of the sum of One Thousand and No/100 dollars, in hand paid at and before the execution of these presents, the receipt whereof is hereby acknowledged, has granted, sold, and conveyed and does by these presents, grant, sell and convey unto the said party of the second part, her heirs and assigns, the following described property.

All that tract or parcel of land lying and being in the County of Gwinnett, said State and lying on the road leading from Lawrenceville Georgia to Covington, Georgia, known as the Ford Place containing 99.06 acres and bounded as follows; On the North by C.H.Woodruff; on the East by G.W.Dunbar and the Lawrenceville and Covington Public road; on the South by Oliver Cox and on the west by Rube Smith. This being the tract of land allotted to A.M.Brooks in the division in kind among the heirs at law of Mrs. Savannah Brooks, Mother of Grantor, said

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STATE OF GEORGIA, DeKalb COUNTY.

THIS INDENTURE, made this 15th day of January in the year of our Lord One Thousand Nine Hundred and forty seven between Earl Adams

of the State of Georgia and County of Gwinnett of the first part and D. L. Stokes of the State of Georgia and County of DeKalb of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha S granted, bargained, sold and conveyed and by these presents do S grant, bargain, sell and convey unto the said part Y of the second part himself, his heirs and assigns, all that tract or parcel of land lying and being in Land Lot 147 of the 6th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING on the north side of the Atlanta and Lawrenceville Highway in the southwest corner of lot 7 of the plat hereinafter mentioned; thence running northwardly along the west side of said lot 7 a distance of 275 feet to the northwest corner of said lot 7; thence eastwardly along the north side of said lot 7 a distance of 50 feet to the southwest corner of lot 30; thence northwardly along the west side of said lot 30 a distance of 2460 feet to the northwest corner of said lot 30; thence westwardly 360 feet to a stake on M. T. McDaniel corner; thence southwardly along the M. T. McDaniel property 2551 feet to the north side of the above mentioned highway; thence eastwardly along the north side of said highway 300 feet to the point of beginning, and being lots 1, 2, 3, 4, 5, 6, 31 and 32 of the L. P. McDaniel property, as per plat made by S. C. Moon April 1941, and all bearings being magnetic and dimensions being more or less.

(\$7.05 Rev. Stamps Attached)

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part his heirs and assigns, forever, IN FEE SIMPLE.

And the said part Y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part ha s hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Mrs. L. E. Phillips

Gray Skelton, N.P. Ga. State at Large

Earl Adams (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Recorded: January 25th, 1947,
Filed for Record: January 25th, 1947, 8 a.m. Henry F. Wages, C S C

STATE OF GEORGIA, Jackson COUNTY.

THIS INDENTURE, made this 8 day of August in the year of our Lord One Thousand Nine Hundred and forty two between North East Georgia Land Co Inc

of the State of Georgia and County of Jackson of the first part and J. L. Sloan of the State of Georgia and County of Hall of the second part.

WITNESSETH: That the said part ies of the first part, for and in consideration of the sum of Five Hundred and fifty DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged ha S granted, bargained, sold and conveyed and by these presents do S grant, bargain, sell and convey unto the said part Y of the second part his heirs and assigns, all that tract or parcel of land lying and being in Gwinnett County Georgia in Cain List known as the Zadock McDaniel land fully described in sheriff deed to W. P. DeLaperriere June 30, 1889 recorded in deed book No. 9 folio 303.

Adjoining lands of Maynard Emily Stephens L Williams W Wheeler

Also 2 acres of land bought from J. W. Duncan beginning Tom Swancey corner, Delaperriere corner running north to Public Highway leading from Thompson mill to Lawrenceville more full described in deed from J W Duncan Aug 28, 1919 on record in Clerk of Sup Court of Gwinnett County book 36 folio 215 one track contains 33 acres more or less other tract contains 35 acres more or less said acres not guaranteed by North East Ga Land Co but bought with understanding that the original lands deeded by sheriff of Gwinnetto to W. P. DeLaperriere is deeded to J L Sloan plat to said and attached.

(\$1.10 Rev. Stamps Attached)

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part Y of the second part his heirs and assigns, forever, IN FEE SIMPLE.

And the said part Y of the first part, for there heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part ies of the first part ha s hereunto set there hand and affixed there seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Reba P. DeLaPerriere

W. H. Greeson, N.P. State at Large

North East Georgia Land Co Inc

A. L. DeLaPerriere (Seal)

H. P. DeLaPerriere (Seal)

Secretary (Seal)

(Seal)

(Seal)

Filed for record: January 25th, 1947, 10 a.m.
Recorded: January 25th, 1947 Henry F. Wages, C S C

WARRANTY DEED



Florida
STATE OF GEORGIA.

FILED IN OFFICE OF
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

JAN 3 1 22 PM '48

~~xxCancelled~~ Manatee REC'D 2486
PAGE No. 475
DATE 1-7-83
O. HILLARD PEEVY, CLERK

THIS IDENTURE, made this 4th day of April

in the year of our Lord One Thousand Nine Hundred and Forty-Nine, also known as D. L. Stokes

and Frances H. Stokes Between Donald Lester Stokes, also known as D. L. Stokes
of the State of Georgia and County of Gwinnett of the first part
and A. E. Bryson

of the State of Georgia and County of Gwinnett of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
Ten Dollars and other consideration

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part y of the second part, his heirs and assigns, all that tract and parcel of land lying and being in in land lot 147 of the 6th land district of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING on the north side of the Atlanta and Lawrenceville Highway in the southwest corner of lot 7 of the plat hereinafter mentioned, thence running northwardly along the west side of said lot 7 a distance of 275 feet to the northwest corner of said lot 7; thence eastwardly along the north side of said lot 7 a distance of 50 feet to the southwest corner of lot 30; thence northwardly along the west side of said lot 30 a distance of 2460 feet to the northwest corner of said lot 30; thence westwardly 360 feet to a stake on M. T. McDaniel corner; thence southwardly along the M. T. McDaniel property 2551 feet to the northside of the above mentioned highway; thence eastwardly along the north side of said highway 300 feet to the point of beginning, and being lots 1, 2, 3, 4, 5, 6, 31, and 32 of the M. P. McDaniel property, as per plat made by S. C. Moon, April 1941.

This being the same land conveyed by Earl Adams to D. L. Stokes by deed dated Jan. 15, 1947 and recorded in deed book 83, page 395, Gwinnett County records. The said Frances H. Stokes has no interest in said property, but is executing this deed with her husband on request.

Possession to be delivered by April 15, 1949; Taxes to be prorated for the year 1949. The seller to pay taxes from Jan. 1, 1949 to April 15, 1949, and buyer to pay the taxes for the balance of the year.



TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said part y of the second part, his heirs and assigns forever, IN FEE SIMPLE.

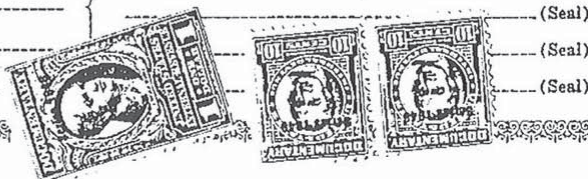
And the said parties of the first part, for their heirs, executors, and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said parties of the first part has hereunto set their hands and affixed their seals, the day and year above written.

Signed, sealed and delivered in the presence of

E. L. Baker
Ed F. Hayes Jr
Edw. F. Hayes Jr
R. W. Hamilton

Donald Lester Stokes (Seal)
Frances H. Stokes (Seal)



WARRANTY DEED (SHORT)

STATE OF Georgia
 COUNTY OF Gwinnett

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY, GA.
 1988 MAR 21 AM 12:12
 CORRECTIVE DEED
 BARRY R. YATES, CLERK

WARRANTY DEED

THIS DEED, made this 6th day of September
 Year of Our Lord One Thousand Nine Hundred Eighty-Seven
 between A. E. BRYSON
 the State of Georgia and County of Gwinnett
 THOMAS EDWIN BRYSON ("Grantee") of the State of

GWINNETT CO. GEORGIA
 REAL ESTATE TRANSFER TAX

\$ None

Date 3-21-88

Clerk of Superior Court, and

Georgia and county of Gwinnett, (the terms
 Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof
 require or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of _____

DEED OF GIFT _____ (\$ _____) DOLLARS.

and other good and valuable consideration, in hand paid at and before the sealing and delivery of these
 presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has
 granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey
 unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 147 of the 6th Land
 District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING on the North side of the Atlanta and Lawrenceville Highway in the southeast
 corner of Lot 14 of the plat hereinafter mentioned; thence running northwardly along
 the east side of Lot 14 a distance of 380 feet to the northeast corner of said Lot 14;
 thence northwardly along the east side of Lot 29 a distance of 2585 feet to the
 northeast corner of said lot; thence eastwardly 334 feet to the northwest corner of
 Lot 26; thence southwardly along the west side of said Lot 26 a distance of 2690 feet
 to the southwest corner of said Lot 26; thence westwardly along the north side of
 Lots 18, 19, 20 and 21 a distance of 200 feet to the northwest corner of Lot 18; thence
 southwardly along the west side of Lot 18, a distance of 398 feet to the north side of
 above mentioned highway; thence westwardly along the north side of said highway 150
 feet to the Point of Beginning, and being Lots 15, 16, 17, 27 and 28 of the D. P.
 McDaniel property as per plat made by S. C. Moon, April 1941, and all bearings being
 magnetic and all dimensions being more or less.

Said Grantor reserves the right to control said property and use said property for and
 during his natural life with the right to live on same; fee simple title does not
 divest in Grantee until the death of Grantor.

This conveyance is made to correct a prior deed between said parties recorded in Deed
 Book 4409, page 132, Gwinnett County records, in which the aforementioned clause
 reserving Grantor's rights was inadvertently left off in error.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular
 the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
 to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant
 and forever defend the right and title to the above-described tract or parcel of land unto the Grantee
 against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Lou Grupp

Uncolored Witness

Arthur Jordan Jr.

Notary Public

Commission expires: 3-27-90

A. E. Bryson

A. E. Bryson

(SEAL)

(SEAL)

(SEAL)

Thomas E. Bryson
5055 LAWRENCEVILLE HWY
LILBURN, GA 30247

15013-14

WARRANTY DEED (SHORT)

STATE OF Georgia

COUNTY OF Gwinnett

CORRECTIVE DEED

WARRANTY DEED

THIS DEED, made this 6th day of September

Year of Our Lord One Thousand Nine Hundred Eighty-Seven

between A. E. Bryson

the State of Georgia and County of Gwinnett

THOMAS EDWIN BRYSON

("Grantee") of the State of

Georgia

and county of Gwinnett

(the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of

DEED OF GIFT

(\$) DOLLARS.

and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 147 of the 6th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING on the North side of the Atlanta and Lawrenceville Highway in the southeast corner of Lot No. 10 of the plat hereinafter mentioned; thence running northwardly along the east side of said Lot Ten (10) three hundred thirty-one (331) feet to the northeast corner of Lot 10; thence eastwardly along south side of Lot 30 a distance of fifty (50) feet to southeast corner of said lot; thence northwardly along the east side of said Lot 30 a distance of two thousand five hundred fifteen (2515) feet; thence eastwardly two hundred thirteen (213) feet to the northwest corner of Lot 28; thence southwardly along the west side of said Lot 28 a distance of two thousand five hundred eighty-five (2585) feet to the southwest corner of said Lot 28; thence southwardly along the west side of Lot 15 a distance of three hundred eighty (380) feet to the north side of above mentioned highway; thence westwardly along the north side of said highway two hundred seventy-seven (277) feet to the point of beginning, and being Lots 11, 12, 13, 14 and 29 of the D. P. McDaniel property as per plat made by S. C. Moon April 1941. All bearings being magnetic and dimensions more or less.

Said Grantor reserves the right to control said property and use said property for and during his natural life with the right to live on same; fee simple title does not divest in Grantee until the death of Grantor.

This conveyance is made to correct a prior deed between said parties recorded in Deed Book 4409, page 133, Gwinnett County records, in which the aforementioned clause reserving Grantor's rights was inadvertently left off in error.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Lou Grupp

Unofficial Witness

Arthur J. Jordan D.P.

Notary Public

Commission expires: 3-27-90

A. E. Bryson

A. E. Bryson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

15014

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

1988 MAR 21 AM 12:12

GARY R. YATES, CLERK

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

\$ None

Date 3-27-88

Clerk of Superior Court

BK48572PG0145

PT-61 # 67-2008-001253
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ None
TOM LAWLER CLERK OF
SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2008 JAN 15 PM 4:07

TOM LAWLER, CLERK

300467

Return to Law Dep't.

LIMITED WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF GWINNETT

THIS INDENTURE made this 11 day of January, in the year Two
Thousand Eight between

**THOMAS EDWIN BRYSON, INDIVIDUALLY AND AS
CO-EXECUTOR OF THE ESTATE OF ALBERT
EDWIN BRYSON, A/K/A A. E. BRYSON, DECEASED AND
HELEN BRYSON, AS CO-EXECUTOR OF THE ESTATE
OF ALBERT EDWIN BRYSON, A/K/A A. E. BRYSON, DECEASED**

of the State of Georgia and County of Gwinnett Grantor, and

GWINNETT COUNTY, GEORGIA

a political subdivision of the State of Georgia and County of Gwinnett, Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of
Other Valuable Consideration and Ten and NO/100 (\$10.00) DOLLARS cash in hand
paid at and before the sealing and delivery of these presents does grant, bargain, sell and
convey unto the said Grantee, its successors and assigns, the following property:

TRACT ONE:

ALL THAT TRACT or parcel of land lying and being in Land Lot
147 and 160 of the 6th Land District, City of Lilburn, Gwinnett
County, Georgia, designated as Tract 1, containing 27.218 acres, as
shown on a plat of survey entitled "ALTA/ACSM Land Survey for
Gwinnett County, Georgia", prepared by Hayes James Engineers,
Planners & Surveyors, dated December 13, 2007, recorded in Plat
Book 123, page 7, Gwinnett County, Georgia Records.
Said property being more particularly described on Exhibit "A"
attached hereto and incorporation herein by reference.

0005713

B

TRACT TWO:

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 6th Land District, City of Lilburn, Gwinnett County, Georgia, designated as Tract 3, containing 29.633 acres, as shown on a plat of survey entitled "ALTA/ACSM Land Survey for Gwinnett County, Georgia", prepared by Hayes James Engineers, Planners & Surveyors, dated December 13, 2007, recorded in Plat Book 123, page 7, Gwinnett County, Georgia Records. Said property being more particularly described on Exhibit "A" attached hereto and incorporation herein by reference.

TRACT THREE:

ALL THAT TRACT or parcel of land lying and being in Land Lot 147 of the 6th Land District, City of Lilburn, Gwinnett County, Georgia, designated as Tract 4, containing 4.481 acres, as shown on a plat of survey entitled "ALTA/ACSM Land Survey for Gwinnett County, Georgia", prepared by Hayes James Engineers, Planners & Surveyors, dated December 13, 2007, recorded in Plat Book 123, page 7, Gwinnett County, Georgia Records. Said property being more particularly described on Exhibit "A" attached hereto and incorporation herein by reference.

AS PART OF THIS CONVEYANCE Grantor hereby reserves a life estate as set forth in O.C.G.A. Sec. 44-6-83 in the above described Tract Three, designated as Tract 4 on the survey, containing 4.481 acres, (hereinafter referred to as Tract 4) with the right of survivorship to Thomas Edwin Bryson, Helen Bryson and Janice Bryson. Such life estate interest cannot be transferred by Grantor or Janice Bryson to any other party and such interest will cease if the party or parties holding a life estate interest moves from the said Tract 4. Grantor and Grantee agree that such life estate interest shall remain in effect until the death of the last-to-die of Thomas Edwin Bryson, Helen Bryson and Janice Bryson unless such life estate is sooner terminated by Thomas Edwin Bryson, Helen Bryson and Janice Bryson vacating the property or by the mutual agreement in writing of Thomas Edwin Bryson, Helen Bryson and Janice Bryson. Grantee agrees not to seek to incorporate any part of Tract 4 into the other property owned by Grantee without the mutual consent of all parties holding a life estate to Tract 4.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, IN FEE SIMPLE.

YB HB

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described tract or parcel of land, unto Grantee against the lawful claims of Grantor and all others claiming by, through or under Grantor, but not otherwise and except for claims arising under or by virtue of any permitted exceptions.

IN WITNESS WHEREOF, that the said Grantor has hereunto set their hands and affixed their seals the day and year above written.

Thomas E. Bryson (SEAL)
THOMAS EDWIN BRYSON,
INDIVIDUALLY AND AS CO-EXECUTOR
OF THE ESTATE OF ALBERT EDWIN
BRYSON, A/K/A A. E. BRYSON, DECEASED

Helen Bryson (SEAL)
HELEN BRYSON, AS CO-EXECUTOR
OF THE ESTATE OF ALBERT EDWIN
BRYSON, A/K/A A. E. BRYSON, DECEASED

Signed, sealed and delivered
in the presence of:

Louise Thomas
Unofficial Witness

Linda P. Day
Notary Public

Notary Public, Walton County, GA
My Commission Exp. March 27, 2010



EXHIBIT "A"TRACT ONE
TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 147 AND 160 OF THE SIXTH LAND DISTRICT, CITY OF LILBURN, GWINNETT COUNTY, GEORGIA, DESIGNATED AS TRACT 1, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM AN AXLE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 146, 147, 160 AND 161, SAID LAND LOT CORNER BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE LAND LOT LINE COMMON TO LAND LOTS 160 AND 161 NORTH 29 DEGREES 57 MINUTES 45 SECONDS WEST A DISTANCE OF 610.87 FEET TO A POINT IN A WATER FILLED DITCH; THENCE DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 160 AND 161 NORTH 76 DEGREES 00 MINUTES 23 SECONDS EAST A DISTANCE OF 149.46 FEET TO AN IRON PIN FOUND (THREE FOURTHS INCH SOLID METAL ROD); THENCE NORTH 76 DEGREES 19 MINUTES 31 SECONDS EAST A DISTANCE OF 248.01 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE SOUTH 30 DEGREES 18 MINUTES 34 SECONDS EAST A DISTANCE OF 144.97 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 67 DEGREES 42 MINUTES 16 SECONDS EAST A DISTANCE OF 267.20 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 30 DEGREES 18 MINUTES 34 SECONDS EAST A DISTANCE OF 136.25 FEET TO AN IRON PIN FOUND (ONE HALF INCH CRIMP TOP PIPE) ON THE LAND LOT LINE COMMON TO LAND LOTS 147 AND 160; THENCE ALONG THE SAID LAND LOT LINE COMMON TO LAND LOTS 147 AND 160 SOUTH 57 DEGREES 27 MINUTES 29 SECONDS WEST A DISTANCE OF 189.22 FEET TO AN AXLE FOUND; THENCE DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 147 AND 160 SOUTH 29 DEGREES 11 MINUTES 43 SECONDS EAST A DISTANCE OF 2,383.19 FEET TO AN IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE NORTH 78 DEGREES 09 MINUTES 34 SECONDS EAST A DISTANCE OF 49.71 FEET TO AN IRON PIN FOUND (ONE INCH SOLID METAL ROD); THENCE SOUTH 13 DEGREES 13 MINUTES 46 SECONDS EAST A DISTANCE OF 289.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY NUMBER 29 AND ALSO KNOWN AS GEORGIA STATE HIGHWAY NUMBER 8); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE HIGHWAY THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 85 DEGREES 34 MINUTES 43 SECONDS WEST A DISTANCE OF 16.64 FEET TO A POINT; THENCE SOUTH 04 DEGREES 39 MINUTES 24 SECONDS WEST A DISTANCE OF 16.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,039.47 FEET, AN ARC LENGTH OF 238.74 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 58 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 238.61 FEET TO A POINT; THENCE NORTH 78 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 153.95 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR) ON THE LAND LOT LINE COMMON TO LAND LOTS 146 AND 147; THENCE DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF LAWRENCEVILLE HIGHWAY AND ALONG THE SAID LAND LOT LINE COMMON TO LAND LOTS 146 AND 147 THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 29 DEGREES 09 MINUTES 03 SECONDS WEST A DISTANCE OF

BK48572PG0149

1,529.84 FEET TO AN IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 29 DEGREES 00 MINUTES 51 SECONDS WEST A DISTANCE OF 902.52 FEET TO THE TRUE POINT OF BEGINNING.

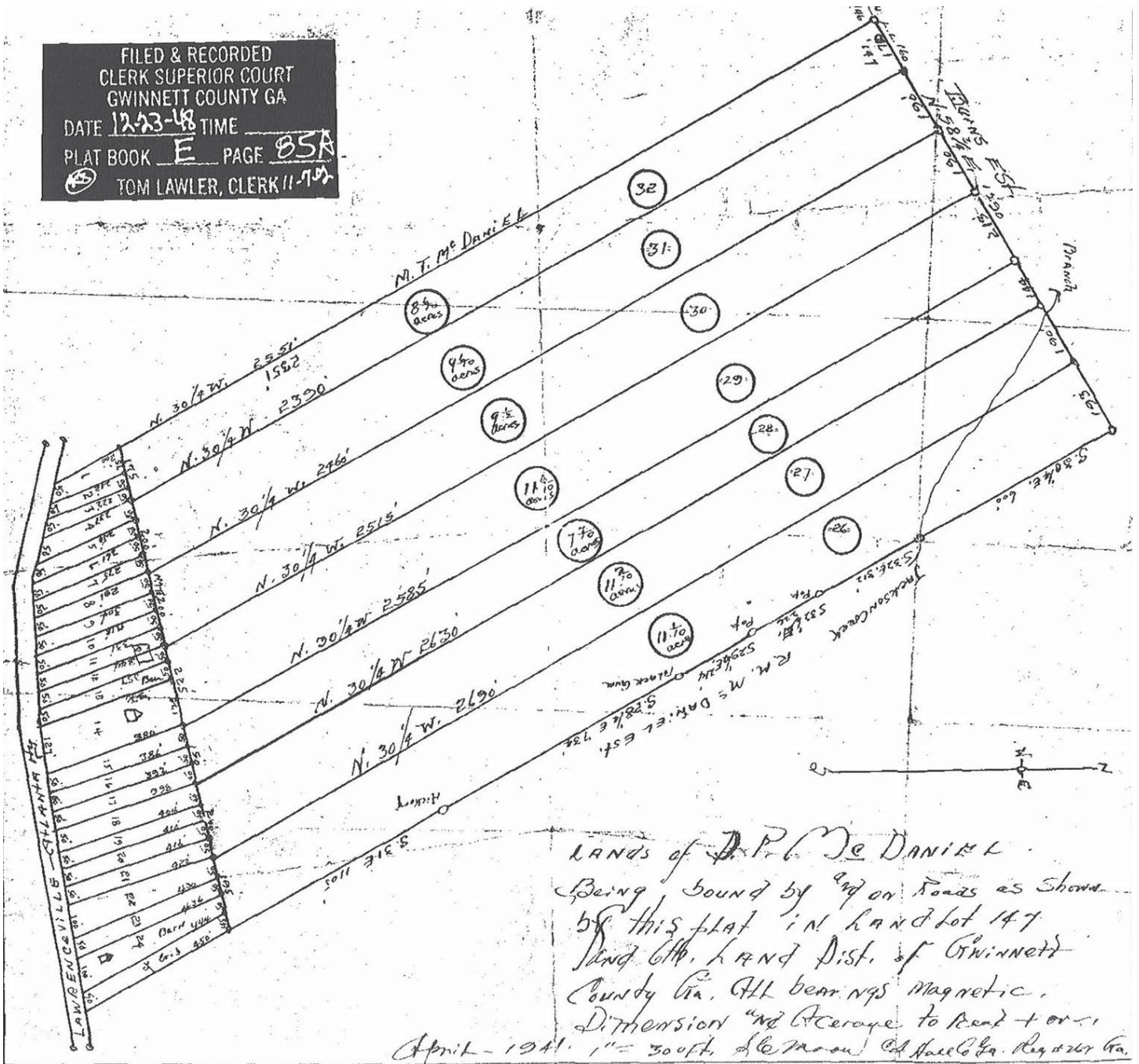
SAID TRACT OR PARCEL OF LAND CONTAINS 27.218 ACRES (BEING 1,185,640 SQUARE FEET), INCLUDING ALL EASEMENTS.

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

DATE 12-23-48 TIME

PLAT BOOK E PAGE 85A

TOM LAWLER, CLERK 11-7-48



ACREAGE CHART

TRACT	ACRES	SQ. FEET
1	21.218	1,465,640
2	22.633	1,560,272
3	4.081	280,721
4	4.081	280,721
TOTAL	52.003	3,587,354

- GENERAL NOTES
1. REFERENCE FOR THE SURVEY SHOULD BE MADE TO THE WARRANTY DEED DATED 10/28/2003, RECORDED IN THE CLERK'S OFFICE OF GWINNETT COUNTY, GEORGIA, BOOK 146, PAGE 146.
 2. REFERENCE FOR THE SURVEY SHOULD ALSO BE MADE TO THE WARRANTY DEED DATED 10/28/2003, RECORDED IN THE CLERK'S OFFICE OF GWINNETT COUNTY, GEORGIA, BOOK 146, PAGE 146.
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LEGEND

SYMBOL	DESCRIPTION
1	1.00 ACRES
2	2.00 ACRES
3	3.00 ACRES
4	4.00 ACRES
5	5.00 ACRES
6	6.00 ACRES
7	7.00 ACRES
8	8.00 ACRES
9	9.00 ACRES
10	10.00 ACRES
11	11.00 ACRES
12	12.00 ACRES
13	13.00 ACRES
14	14.00 ACRES
15	15.00 ACRES
16	16.00 ACRES
17	17.00 ACRES
18	18.00 ACRES
19	19.00 ACRES
20	20.00 ACRES
21	21.00 ACRES
22	22.00 ACRES
23	23.00 ACRES
24	24.00 ACRES
25	25.00 ACRES
26	26.00 ACRES
27	27.00 ACRES
28	28.00 ACRES
29	29.00 ACRES
30	30.00 ACRES
31	31.00 ACRES
32	32.00 ACRES
33	33.00 ACRES
34	34.00 ACRES
35	35.00 ACRES
36	36.00 ACRES
37	37.00 ACRES
38	38.00 ACRES
39	39.00 ACRES
40	40.00 ACRES
41	41.00 ACRES
42	42.00 ACRES
43	43.00 ACRES
44	44.00 ACRES
45	45.00 ACRES
46	46.00 ACRES
47	47.00 ACRES
48	48.00 ACRES
49	49.00 ACRES
50	50.00 ACRES

SCALE

SCALE	FEET	METERS
1" = 100'	100	30.48
1" = 200'	200	60.96
1" = 300'	300	91.44
1" = 400'	400	121.92
1" = 500'	500	152.40
1" = 600'	600	182.88
1" = 700'	700	213.36
1" = 800'	800	243.84
1" = 900'	900	274.32
1" = 1000'	1000	304.80



STATEMENT OF CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed, and that the same is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

Dated: December 13, 2007

Surveyor: [Signature]

THIS SURVEY WAS CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA.

ALTA/ACSM LAND TITLE SURVEY

FOR

GWINNETT COUNTY, GEORGIA

Hayes James

1416 SOUTHWEST 30TH ROAD

NONKROSS, GEORGIA 30093

TEL: (770) 823-4822

REVISIONS

NO.	DESCRIPTION	DATE	BY	APP.
1	Original Survey	12/13/07	[Signature]	[Signature]

PROJECT LOCATION

LANDLORDS: [Name]

OWNER: [Name]

CONVEYOR: [Name]

DATE: 12/13/07

PROJECT NO.: [Number]

SCALE: 1" = 100'

May 2008 Photographs



Photograph 1: Front elevation of the American Small House found on the park site.



Photograph 2: Right elevation of the American Small House.



Photograph 3: Three-quarter view of the right and rear elevations of the American Small House.



Photograph 4: Three-quarter view of the rear and left elevations of the American Small House. Note the partial-width, shed-roofed addition.



Photograph 5: Left elevation of the American Small House.



Photograph 6: Detail of the front door with intact, original entrance stoop.



Photograph 7: Detail of typical paired windows found on the resource. Also note the curved edge of the asbestos siding.



Photograph 8: Three-quarter view of the front and right elevations of the extant outbuilding. Note the concrete pad in the foreground, which appears to be covering a well.

APPENDIX B

TABULATION OF CONCERNS FROM PUBLIC MEETING

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
Parks and Recreation Project Administration

BRYSON PARK SITE

Priorities and Concerns List - Communities Combined

The following information was collected via Recreation Interest Form at a Public Information Meeting held on Thursday, March 20, 2008, 7:00-8:30 PM at Berkmar High School theater, 405 Pleasant Hill Road, Lilburn, Georgia.

PRIORITIES	Times Mentioned	Priority				
		First	Second	Third	Fourth	Fifth
Trails	18	3	4	3		1
Playground	11	2	2	3		
Dog Park	8	3	2	2		
Free-ride mnt bike park	7	3	2			
Community Center	7	2			1	1
Picnic Areas/Pavilions	5		1		1	1
Open field recreation	5	1	1			
Bike Trails	5		1	1		1
Library	5	2				
Softball Field(s)	5					
Football Field	5	1	1	2		
Soccer Field	4	1			1	
Natural areas/retain trees	4	2				
Tennis Courts	4				1	
Baseball/Softball	3	2		1		
Indoor pool	3		1			
Passive Recreation	3				1	
Greenspace	3					
Senior Center	2					
Volley Ball Court	2					1
Pistol / Rifle Range	2					
ADA Sports Field	2					
Parking	1					
Concession Stand	1				1	
Sanitation	1					
Skate Park	1					
BMX Track	1					
Lacrosse Field	1		1			
Disc Golf	1				1	
Greenway Connection	1			1		
Basketball	1					
Motorcycle Trails	1					
OHV Trails	1					
Sidewalks	1					

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
Parks and Recreation Project Administration

BRYSON PARK SITE

Priorities and Concerns List - Communities Combined

CONCERNS	Times Mentioned
Security/Personal Safety	15
Traffic	7
Litter / Maintenance	7
Entrances - # & location	4
Bright Lights	3
Trees - loss of	2
Noise	2
Serving local community	2
Sidewalks - lack of	1
Parking	1
Set Hours - locked gate	1
No dog park	1

Additional Comments that are non-categorizable are:

a "serenity park" is desired

"a concern is that the park will end up being only soccer field, or basically that there will not be something for everyone at the park"

"I am concerned that my particular demographic is not being considered in the design of this park"

"I am concerned that those being appointed to advisory positions are being appointed more for their connections than their genuine interest"

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
Parks and Recreation Project Administration

BRYSON PARK SITE

Priorities and Concerns List - Per Community

The following information was collected via Recreation Interest Form at a Public Information Meeting held on Thursday, March 20, 2008, 7:00-8:30 PM at Berkmar High School theater, 405 Pleasant Hill Road, Lilburn, Georgia.

PRIORITIES	Times Mentioned	Priority				
		First	Second	Third	Fourth	Fifth
Trails	16 /1 sm/1 lw	3	3/1 sm	3		1 lw
Playground	7 /2 sm /2 lw	1 lw/1 sm	1/1 lw	2/1 sm		
Dog Park	6 /1 sm/1 lw	3	1 sm/1 lw	2		
Free-ride mnt bike park	3 /1 sm/1 sv/2 lw	2 lw/1 sm	2			
Community Center	6 /1 lw	2			1 lw	1
Picnic Areas/Pavilions	4 /1 sm		1		1	1
Open field recreation	5	1	1			
Bike Trails	4 /1 lw		1	1		1 lw
Library	5	2				
Softball Field(s)	2 /1 sm/2 lg					
Football Field	2 /1 sm/1 lw	1	1	1/1 lw		
Soccer Field	3 /1 sm	1			1	
Natural areas/retain trees	4	2				
Tennis Courts	4				1	
Baseball/Softball	2 /1 lw	2		1 lw		
Indoor pool	3		1			
Passive Recreation	3				1	
Greenspace	3					
Senior Center	2					
Volley Ball Court	2					1
Pistol / Rifle Range	2					
ADA Sports Field	2					
Parking	1 sm					
Concession Stand	1				1	
Sanitation	1 lw					
Skate Park	1					
BMX Track	1					
Lacrosse Field	1		1			
Disc Golf	1				1	
Greenway Connection	1			1		
Basketball	1					
Motorcycle Trails	1					
OHV Trails	1					
Sidewalks	1					

Comments from residents outside of Lilburn are keyed as follows:

bold = Lilburn

lg = Loganville

lw = Lawrenceville

sm = Stone Mountain

sv = Snellville

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
Parks and Recreation Project Administration

BRYSON PARK SITE

Priorities and Concerns List - Per Community

CONCERNS	Times Mentioned
Security/Personal Safety	13 /1 sm/1 lw
Traffic	6 /1 sm
Litter / Maintenance	6 /1 sm
Entrances - # & location	3 /1lw
Bright Lights	3
Trees - loss of	2
Noise	2
Serving local community	2
Sidewalks - lack of	1
Parking	1 lw
Set Hours - locked gate	1
No dog park	1

Comments from residents outside of Lilburn are keyed as follows:

lg = Loganville

lw = Lawrenceville

sm = Stone Mountain

sv = Snellville

Lilburn is indicated with a **bold** number in the "times mentioned" column.

Additional Comments that are non-categorizable are:

a "serenity park" is desired

"a concern is that the park will end up being only soccer field, or basically that there will not be something for everyone at the park"

"I am concerned that my particular demographic is not being considered in the design of this park"

"I am concerned that those being appointed to advisory positions are being appointed more for their connections than their genuine interest"

APPENDIX C

STEERING COMMITTEE MEETING MINUTES



675 Pulaski Street, Suite 1000 • Athens, Georgia 30601
706/543-5459 • fax: 706/548-7939 • www.jaegerco.com

Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Scheduling Meeting

MEETING DATE: 22 April 2008 at 7:00 PM

ISSUE DATE: 25 April 2008

LOCATION: GJAC Conference Room B

ATTENDEES:

Steering Committee Members:

Rep. Hugh Floyd, Georgia House of Representatives

Jack Bolton, District 2, Gwinnett County Recreation Authority

Jenny Nall, City of Lilburn

Larry Barnes – V.P. G.L.A.A., Organized Athletics

Susan Leigh – Treasurer G.L.A.A., Organized Athletics

Debbie Torp – School Council, Lilburn Elementary School

Mitch Paisner – School Council, Lilburn Elementary School

Bobby Hokett – School Counselor, Lilburn Elementary School

Wandy Taylor – Assistant Principal, Lilburn Elementary School

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner

Grant Guess, Parks and Recreation Project Administrator

The Jaeger Company:

Emmeline Morris, Project Manager

The intent of the scheduling meeting was to convene the park steering committee for the first time, review recreation interest form tabulations from the public interest meeting, review park site maps, and to schedule all meetings for the remainder of the master planning process. A show of hands indicated that approximately half (6-7) of the group attended the public interest meeting held on March 20, 2008.

Recreation Interest Form Tabulations

Rex Schuder welcomed the group and began the meeting with an explanation of Gwinnett County Parks and Recreation park survey processes:

- 1) Macro survey—A needs assessment survey performed in 2002 (available on-line) revealed recreational needs for Gwinnett County by dividing the county into five planning areas and assessing the availability/deficiency of facilities within each. This survey, performed on an eight year cycle, is considered by Gwinnett County Parks and Recreation to be the most statistically valid research based on methods used for data collection. This information is found in the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP) which is approved by the Gwinnett County Board of Commissioners and is the guiding document for park planning in Gwinnett County.
- 2) To augment the County's valid survey the local community that attends the public meeting is also surveyed. Though not as dependable as the statistically valid survey, the local survey assists GCPR in determining areas of passionate interests in the neighborhood. The results of the local survey were explained and discussed at the scheduling meeting.

This master plan will combine two park sites to meet the land requirement minimum for active park facilities associated with Community Parks (this is known as park clustering—combining non-contiguous parcels to meet the needs of the planning area). These two park sites—Bryson and Lions Parks—will comprise a Community Park that strives to contain core active facilities for this sector of Gwinnett County. The 2007 CIP identified the following needs for these park sites based on the existing facilities in Planning Area B: soccer fields, basket ball and playgrounds. The 2007 CIP also states that paved multi-purpose trails, picnic facilities, and the preservation of greenspace are needs to be included in all parks.

The results from the Recreational Interest Forms were presented per site (Bryson/Lions) in the following formats:

- 1) Per Community – subdivides the results per activity by the communities represented at the public meeting, as a number of communities outside of Lilburn were represented.
- 2) Community Combined – includes a lump sum for each activity from all participating communities.

The top five desired facilities expressed in the Recreational Interest Forms for each park were:

<u>Lions Club Park</u>	<u>Bryson Park</u>
1) Softball	1) Trails
2) Trails	2) Playground
3) Playground	3) Dog Park
4) Baseball Fields	4)Free-ride mountain bike park
5) Greenway Connection	5)Community Center

Site Discussion

The base map information for both parks was reviewed. It was noted that the Camp Creek Site adjacent to Lions Club Park contains an undisturbed slope containing granite boulders and native shrubs and wildflowers representing a remnant Piedmont forest. It was also noted the topography on the Bryson tract will be a challenge. Gwinnett County has already procured a Geotechnical survey of the Bryson site to be used in the Master Planning process. The Bryson tract has an associated outparcel that will not be part of the current planning as it is held in the “life estate” of the Bryson family, but will one day be incorporated into the site.

The following comments were made concerning some of the top five Recreational Interest Forms requests as well as request for facilities that did not score as high in priority:

- The county-owned Camp Creek parcel adjacent to Lions Club Park holds the potential to make a greenway connection with between the park and the existing greenway terminus. Obstacles in routing this involve intersections with the railroad and Rocksprings Road.
- Due to the limited acreage on each park site and limitations of site conditions such as floodplain and topography, there does not appear to be adequate space for the full range of community park amenities. For instance, a community center would take half of the developable acreage of one site alone.
- Open field opportunities exist in floodplain areas along with retaining trees across the floodplain.
- The southern portion of the Lions Club tract (formerly Harmony Grove Church softball fields) is primarily within the floodway and/or flood plain. As policy, Gwinnett County does not maintain active recreational fields located in floodplains and floodways. Open field playing areas are acceptable in floodplain/floodway areas.

Questions

A question was raised as to the safety of BMX tracts. A comparison was made between BMX tracts and skate parks in terms of liability. Gwinnett County Risk Management performed a search and discovered that—in the case of skate parks—not a single liability law suit had been reported against a public agency. The sport had been “culturally ordained” as acceptable to withstand some personal injury and accountability. Despite this argument, there does not appear to be adequate space for a BMX track.

Concern was raised for safety in the park. Safety concerns initiated a discussion of Enhancing Security through Environmental Design (ESED). This program has developed strategies for placing facilities that help to eliminate some of the security issues historically associated with parks in general. Gwinnett County and TJC will discuss many of these strategies throughout the Master Planning process.

A question was raised about project budget. There is not currently a budget assigned to the project. The intent of the Master Plan is to look at the “ultimate” design for the park and prepare a cost estimate that will then be used by Program Managers for assigning funding (i.e. SPLOST program, etc.).

It was noted that two other soccer complexes exist in the area. The response stated that the county-owned Harmony Grove complex is not large enough to meet the needs of the area and

was originally constructed to serve the Mountain Park sector. The second complex in the Parkview area is privately owned.

Project Schedule:

The second half of the meeting was utilized for scheduling all meetings for the remainder of the Master Planning process based on availability of meeting facilities, transport and the existing schedules of those in attendance. These meetings will begin next month on May 8, 2008 with a tour of existing Gwinnett County park facilities, highlighting parks with similar site limitations.

The schedule is as follows:

<u>Meeting</u>	<u>Date</u>	<u>Time</u>	<u>Location</u>
1 A: Bus Tour of Park Facilities	Saturday, May 03	8:30 AM	GJAC parking lot
1-B: Park Site Walk	Saturday, May 17	8:30 AM	Lilburn Elem. pkg lot
1-C: Additional Park Tour	Tuesday, May 6	8:30 AM	GJAC Kiosk
2: Inventory + Analysis (+ Programming Discussion)	Thursday, May 29	7:00 PM	GJAC Conf. Room C
3: Concept Plan	Thursday, June 26	7:00 PM	GJAC Conf. Room C
4: Preliminary Plan + Cost Est.	Thursday, July 31	7:00 PM	GJAC Conf. Room B
5: Final Plan	Thursday, August 21	7:00 PM	GJAC Conf. Room B

END OF MEETING MINUTES
MEETING SIGN-IN SHEET FOLLOWS

Please notify The Jaeger Company of any omissions or errors in these minutes

Bryson/Lions Club Park Master Plans - Sign-In Sheet

Tuesday, April 22, 2008

- | | |
|---------------------|-----|
| 1. REX SCHUDER | 18. |
| 2. Susan Leigh | 19. |
| 3. Wendy Taylor | 20. |
| 4. Debbie Torp | 21. |
| 5. Jenny Hall | 22. |
| 6. Hapt Hlogh | 23. |
| 7. EMMERLINE THOMAS | 24. |
| 8. Larry Barnes | 25. |
| 9. Betty Hkott | 26. |
| 10. Jack Bolton | 27. |
| 11. Grant Guess | 28. |
| 12. Mitch Paisner | 29. |
| 13. | 30. |
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| 15. | 32. |
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| 17. | 34. |



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Parks Tour

MEETING DATE: 03 May 2008, 8:30 AM-5:00 PM

ISSUE DATE: 05 May 2008

LOCATION: GJAC Parking lot, tour of parks by bus

ATTENDEES:

Steering Committee Members:

Rep. Hugh Floyd – Georgia House of Representatives

Jack Bolton – District 2, Gwinnett County Recreation Authority

Louise Radloff – District V-Gwinnett County Board of Education

Jenny Nall – Assistant Principal Lilburn Elementary School

Larry Barnes – Vice President G.L.A.A., Organized Athletics

Curtis McGee – Football/Cheerleading G.L.A.A.

Mitch Paisner – School Council, Lilburn Elementary School

Bobby Hokett – School Counselor, Lilburn Elementary School

Michael Hart – Architect/Rep from Arcado Elementary

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner

The Jaeger Company:

Emmeline Morris, Project Manager

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The intent of the Parks Tour was to visit surrounding park sites to acquaint all committee members with the mix of facilities that currently serving the planning area (Area B in the CIP 2007). The group also visited facilities in the Suwanee area to acquaint committee members with the newly constructed facilities as well as facilities fitted into steep, difficult terrain. The primary features that were reviewed and discussed at each park are as follows:

- 1) **Peachtree Ridge**—large footprint athletic facilities built on steep terrain; basketball located in a high visibility area close to parking with a significant separation between basketball and playground areas; parking lots are highly visible for crime reduction; extensive retaining walls are used throughout the site due to terracing for athletic fields and parking; county facility standards for baseball (Hollywood backstops, dugouts, score booth and concessions) and playgrounds—play structure, pavilion, shelter, restroom facility design and placement; importance of comprehensive subsurface drainage system for playgrounds; large parking requirements for football field; a pedestrian underpass was constructed to avoid pedestrian/vehicular conflict at a major path/park road intersection.
- 2) **City of Suwanee Town Center Park**—interactive fountain has been highly used by the community with very low maintenance; there is little to vandalize, requires minimum staffing, and access is free; the existing open play field became more utilized after the splash fountain opened; a designed (not yet constructed) pedestrian underpass (under the railroad) will connect pedestrians from the town center to the public library.
- 3) **Suwanee Creek Greenway to George Pierce Park**—this site provides an example of a greenway trail through floodplain, an underpass under an existing bridge (Lawrenceville Suwanee Road/hwy 317), and the limitations of constructing an underpass in the floodplain.
- 4) **Bethesda Park Expansion**—this site features a new aquatic facility with indoor play structure. The considerable cost of constructing, maintaining and operating this facility was brought out during the walk through of the site (i.e. utilities, plumbing, materials, staffing, etc.). New football field and playground complexes were also viewed.
- 5) **Five Forks Park**— provides a community connection to greenway/multipurpose trail, a dog park (in need of subsurface drainage), a teen play area, outdoor basketball half courts divided by low seat wall, a picnic/playground area, and an open field/unstructured play area.
- 6) **Mountain Park Park**—a teen park with state-of-the-art skate park was observed.
- 7) **Mountain Park Aquatic Center & Activity Building**—this facility, which includes an indoor competition pool, instructional pool, and outdoor family aquatics pool was toured by the group.
- 8) **Lucky Shoals Park**—the committee toured the community center and gym associated with this park, which serves planning area B.
- 9) **Graves Park**—the current build out for this site includes a typical playground structure. There is an existing need for basic facilities for picnicking and group gathering, a pavilion is slated for construction.

Further discussion of the program for Lions Club and Bryson Parks will occur during the Inventory and Analysis presentation meeting scheduled for Thursday, May 29 at 7:00 in GJAC conference room C. A tour of the Lions Bryson Park Sites will be held on Saturday, May 17 at 8:30 AM beginning in the Lilburn Elementary School parking lot.

END OF MEETING MINUTES
MEETING SIGN-IN SHEET FOLLOWS

Please notify The Jaeger Company of any omissions or errors in these minutes

Bryson/Lions Club Park Master Plans - Sign-In Sheet

Saturday, May 03, 2008

1. ~~EMMEUNE~~ Morris

19.

2. Jenny Nall

20.

3. Bobby Hockett

21.

4. Larry Barnes

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5. Curtiss Mc Gee

23.

6. Mitch Paisner

24.

7. MICHAEL HART

25.

8. Loune Rodloff

26.

9. Jack Butts

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10. Hugh Fyfe

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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Site Walk

MEETING DATE: 17 May 2008, 8:30 AM-3:30 PM

ISSUE DATE: 19 May 2008

LOCATION: Lilburn Elementary Parking Lot, walking tour of sites

ATTENDEES: *Steering Committee Members:*
Jack Bolton – District 2, Gwinnett County Recreation Authority
Louise Radloff – District V-Gwinnett County Board of Education
Jenny Nall – Assistant Principal Lilburn Elementary School
Larry Barnes (Beth Chamblee) – Vice President G.L.A.A., Organized Athletics
Mitch Paisner – School Council, Lilburn Elementary School
Bobby Hokett – School Counselor, Lilburn Elementary School
Susan Leigh – Treasurer G.L.A.A.
Wandy Taylor – Assistant Principal, Lilburn Elementary School
Gwinnett County Community Services-Park and Recreation:
Rex Schuder, Principal Community Planner
Grant Guess, Parks and Recreation Project Administrator
The Jaeger Company:
Daniel Lawson, Landscape Architecture

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The group toured the three parcels associated with the Bryson-Lions Park site beginning with the Bryson and Camp Creek parcels in the morning and the Lions Club park site and newly acquired adjacent residential parcels in the afternoon. Rex led a discussion of the various woodland types and options for development within each area.

1) **Bryson Parcel**

- Discussion of potential location for storm water management / detention facilities in the existing low area in the southeastern portion of the site

- Discussion of the new Gwinnet County Specimen Tree Ordinance and its effect on the planning process
- Discussion of the adjacent parcel owned by the City of Lilburn in the northeast portion of the site for use in creating a neighborhood trail connection to the new park
- Discussion of the existing Jackson Creek shoals and how to best manage public access to them
- Discussion of possible soccer field locations, football field locations and additional programming desires and the limitations associated with each (topography, woodland preservation, footprint size, parking requirements, etc.)

2) **Camp Creek Parcel**

- Options (both short and long term) for connecting the Camp Creek Parcel to the Lions Club site were discussed. Combining the Multi-Use Path with the required sidewalk along Rockbridge Road was proposed. An at-grade Railroad crossing was offered as a short term and less expensive option for connectivity, while routing the trail under the railroad trestle was suggested as a long term and safer alternative. The difficulties associated with construction within railroad easements were also brought up.
- Possible trail routes discussed for the parcel. A short nature loop was proposed in addition to the paved greenway trail.
- Existing concrete and steel vehicular bridge discussed as a park liability. Rex suggested this location for a creek overlook and possibly re-using some of the steel to construct it.
- Discussion of the advantages of draining wetlands in the piedmont of Georgia to give competitive advantages to the native plant communities. Discussion of stream restoration as one way of working with regulatory entities to accomplish this goal.
- Providing a short nature trail through the existing hardwood hillside was discussed, as well as a possible connection to the adjacent neighborhood.

3) **Lions Club Parcel**

- Discussion of the limitations of the existing park facilities and the difficulties associated with bringing them up to Gwinnett County Park Standards
- Discussion of programming options for the adjacent county owned residential parcels
- Discussion of the existing pond on one of the parcels that fronts Rockbridge Road
- Discussion of possible ways to connect to the City of Lilburn Greenway that currently ends across Rockbridge Road.
- Discussion of height limitations associated with connecting the greenway underneath the existing bridge on Rockbridge Road.
- Discussion of permanently closing the existing secondary park entrance on Lions Club Drive

- Discussion of the probable need to divide baseball and football facilities between the Lions Club and Bryson parcels
- Discussion of former house sites that are currently cleared with occasional specimen trees and the desirable 'outdoor room' qualities associated with them.
- Discussion of the traffic noise along Rockbridge Road

Inventory and Analysis for the development of all three sites will be presented to the Steering Committee at the next meeting on May 29th at 7 pm in Conference Room C at GJAC.

END OF MEETING MINUTES
MEETING SIGN-IN SHEET FOLLOWS

Please notify The Jaeger Company of any omissions or errors in these minutes



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Inventory, Analysis and Programming

MEETING DATE: 29 May 2008, 7:00 PM-9:00 PM

ISSUE DATE: 30 May 2008

LOCATION: GJAC, Conference Room C

ATTENDEES:

Steering Committee Members:

Jack Bolton – District 2, Gwinnett County Recreation Authority
Louise Radloff – District V-Gwinnett County Board of Education
Jenny Nall – Principal Lilburn Elementary School
Larry Barnes – Vice President G.L.A.A., Organized Athletics
Mitch Paisner – School Council, Lilburn Elementary School
Bobby Hokett – School Counselor, Lilburn Elementary School
Susan Leigh – Treasurer G.L.A.A.
Wandy Taylor – Assistant Principal, Lilburn Elementary School
John McHenry
Laura Paisner
Rep. Hugh Floyd – Georgia House of Representatives

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner
Grant Guess, Parks and Recreation Project Administrator

The Jaeger Company:

Chet Thomas, Principal Landscape Architect
Daniel Lawson, Landscape Architecture

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The Bryson and Lions Club Parks Steering Committee convened to discuss site conditions and park programming for the park master plan. The Jaeger Company presented inventory and analysis of the site including soil data, vegetation, slope, hydrology, general site conditions and issues and opportunities. Rex led a discussion of park programming ideas with input from all committee members.

Lion's Club Parcel

Rex stated that the County had an interest in placing a 4 field (minimum) baseball/softball complex with supporting amenities on the site, as well as a greenway and park trailhead feature where the old church ball fields are currently located. The trailhead feature would consist of buildings, restrooms, parking, signage and an orientation kiosk. What followed were suggestions from each committee member for other recreation facilities that might occupy space in the remaining portions of the parcel. The following items were discussed:

- **Tennis courts** were brought up by several committee members. There was some discussion about how much tennis amenities would actually be utilized at this site.
- **½ Court Basketball** was mentioned as a popular amenity at many parks. Basketball was specifically noted in the comprehensive plan as being needed in this area.
- **Playgrounds** were greatly desired by all members of the committee. In addition, the comprehensive plan notes that additional playgrounds are desperately needed in this portion of the county.
- **Pond Feature** - The existing pond was mentioned as a possible amenity. There was discussion of moving the pond further downstream - closer to the floodplain and existing creek.
- **Skate Park** – There was some concern about whether or not skate parks are used frequently at existing county facilities. Size concerns were brought up and the idea of a smaller, 'beginner' type of skate park was mentioned. There was a suggestion to associate additional teen amenities with the skate park.
- **Trail System** – Several types of trails were discussed including:
 - a. Multi-Use Trails
 - b. Nature Paths
 - c. Greenway TrailsAdequate bench placement along trails was brought up as a priority.
- **Picnicking** – Several types of picnic facilities and the differences between each were discussed including:
 - a. Pavilions
 - b. Shelters
 - c. Arrangement of picnic tables
 - d. Grass Picnic Areas
- **Beach Volley Ball** was suggested for the area near the existing church fields.
- **Horse Shoes** were mentioned as an additional amenity.

Bryson Parcel

Rex stated that the County had an interest in placing a football complex and two soccer fields with supporting amenities on the site. What followed were suggestions from each committee member for other recreation facilities that might occupy space in the remaining portions of the parcel. The following items were discussed:

- ***Interactive Water Feature*** – this was a very desirable feature according to the majority of the committee. There was some discussion of integrating this with a plaza / outdoor gathering place.
- ***Trail System*** – Several types of trails were discussed including:
 - a. Multi-Use Trails
 - b. Nature Paths
 - c. Greenway Trails Connections
- ***Plaza*** – A plaza space was brought up in response to a desire for a more formal meeting place for park users. The plaza should be shaded with structure (trees would conflict with interactive fountain). The plaza should be associated with other park amenities to maximize its use.
- ***Picnicking*** – Several types of picnic facilities and the differences between each were discussed including:
 - a. Pavilions
 - b. Shelters
 - c. Arrangement of picnic tables
 - d. Grass Picnic Areas
- ***Playgrounds*** – The committee recognized a strong need for playgrounds of all types at this park.
- ***Shell / Amphitheatre / Sloped lawn for small events*** – An example from an existing county park was discussed. It was explained that there was not a desire by the county to host large concerts or events within parks at this time; but that a smaller more informal space, associated with the plaza, could be provided.
- ***½ Court Basketball*** was mentioned again as a desirable amenity in this park.
- ***Skate Park*** – This was brought up as an option for Bryson Park. There was an explanation that only one of the parks should contain a skate park – not both.
- ***Maintenance facility (for both parks)*** – This was mentioned as a county requirement. The consultants were tasked with providing an appropriate location.
- ***Futsal*** – was mentioned as an alternative to a traditional soccer field complex. This game is gaining popularity in the United States and takes up much less space than traditional soccer.
- ***Outdoor Classroom / Water Sampling Station on Jackson Creek*** – This was suggested as way around some of the permitting requirements associated with building in the floodplain. It was also discussed as a logical way to provide access to the existing shoals without causing damage to them.
- ***Neighborhood Connections*** – The need for a better connection to Lilburn Elementary school was discussed. Since Gwinnett County does not currently own any additional land, and none of the adjacent parcels are slated for future acquisition, the consultants are tasked with

acknowledging this desire and ensuring that grading and building activities do not prevent this connection in the future. Other alternatives to land acquisition were mentioned, such as encouraging the Department of Transportation to build sidewalks along Hwy 29 for Lilburn School Road to Bryson Park.

- **Meeting / Activity Room** – A desire for an indoor community meeting place that could also be used by the athletic association for registration purposes was discussed. A small, one room building with associated restrooms and a shaded portico was mentioned.

Additional Items:

- A desire for playgrounds that encourage imaginative / fantasy play
- A desire for playgrounds that incorporate musical features
- Bicycle parking should be provided at both parks
- Water fountains should be located at both parks
- Lighting – there is a desire for a lighted walking path for safety in the fall and winter months

Conceptual Plans for the development of all three sites will be presented to, and reviewed by the Steering Committee at the next meeting on June 26th at 7 pm in Conference Room C at GJAC.

**END OF MEETING MINUTES
MEETING SIGN-IN SHEET FOLLOWS**

Please notify The Jaeger Company of any omissions or errors in these minutes



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Concept Meeting

MEETING DATE: 26 June 2008, 7:00 PM-9:30 PM

ISSUE DATE: 27 June 2008

LOCATION: GJAC, Conference Room A

ATTENDEES:

Steering Committee Members:

Jack Bolton – District 2, Gwinnett County Recreation Authority
Jenny Nall – Principal Lilburn Elementary School
Larry Barnes – Vice President G.L.A.A., Organized Athletics
Bobby Hokett – School Counselor, Lilburn Elementary School
Susan Leigh – Treasurer G.L.A.A.
Wandy Taylor – Assistant Principal, Lilburn Elementary School
Rep. Hugh Floyd – Georgia House of Representatives
Beth Chamblee
George Zaun
Laura Paisner

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner
Grant Guess, Parks and Recreation Project Administrator
Phil Hoskins,

The Jaeger Company:

Chet Thomas, Principal Landscape Architect
Emmeline Morris, Sr. Project Manager

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The Bryson and Lions Club Parks Steering Committee convened to review concept plan options for the park master plan. Rex Schuder opened the meeting with an overview of the master planning process to date and agenda for the meeting. The Jaeger Company presented three (A, B & C) concept plans for Lions Club Park and four (A, B, C & D) concept plans for Bryson Park. This was followed by discussion

of the concepts per park site and a voting session on the components of each plan to be detailed further in the preliminary design phase.

Lion's Club Parcel

The following comments were noted during discussion:

- Concepts B & C have less impact on regulatory trees.
- G.L.A.A. would like to have 5 fields and include an additional 180'-200'
- 180' field only serves the youngest two groups of players, 200' is preferred
- It is desirable to have the teen area separate from the other activities as in Concept C
- Concept C would require netting the fields—concern for foul balls
- A central concession is nice
- Include a picnic area by the existing pond
- Additional batting cage area could be located on former home site below the pond
- Amphitheater seating could be located on the slope below the pond

The following facilities with associated concept plan were favored by majority vote:

- *Overall plan:* **Concept C**, with the following changes: 2 upper fields rotated, investigate replacing a 180' field with a 200' field.
- *Greenway:* **Concept A** (spur trail to overlook was desired along with expanded green space for an open picnic area along the trail).
- *Parking and Building Orientation:* **Concept B**

Bryson Parcel

The following comments were noted during discussion:

- A greenway connection to Lilburn elementary is desired along the western property line of the site south of the multi-family housing.
- An additional picnicking area is desired within the hardwood area.
- It was identified that a small playground would be appropriate for placement on the knoll along the eastern border of the site, but any other playground locations on site would be larger.

The following facilities with associated concept plan were favored by majority vote:

- *Overall plan:* **Concept D**, with the following changes: add playground spur on eastern property line (from Concept A); orient the football field so that concession is to the east adjacent to playground area; show future parking area northwest of the football field.
- *Greenway:* include multi-use spur to west side as in concept D with overlook at "future bridge" crossing at Jackson creek.
- *Splash play Plaza & Pavilion/Community Meeting Room:* Concept A "barbell" type structure (separate facilities).
- Provide guidance for low impact multiuse trail construction through the hardwood area.

A preliminary plan and cost estimate for each park site will be presented to, and reviewed by the Steering Committee at the next meeting on Thursday, July 31 at 7:00 PM in GJAC Conf. Room B.

END OF MEETING MINUTES MEETING SIGN-IN SHEET FOLLOWS

Please notify The Jaeger Company of any omissions or errors in these minutes

Bryson/Lions Club Park
Master Plans - Sign-In Sheet
Thursday, June 26, 2008.

- | | | |
|-----|-----------------|-----|
| 2. | Billy Abbott | 19. |
| 3. | Susan Leigh | 20. |
| 4. | Beth Chambliss | 21. |
| 5. | Grant Guess | 22. |
| 6. | REX SCHUDER | 23. |
| 7. | George Zaun | 24. |
| 8. | Phil Haskins | 25. |
| 9. | EMMELINE MORRIS | 26. |
| 10. | Jack Bolton | 27. |
| 11. | Larry Barnes | 28. |
| 12. | June Hall | 29. |
| 13. | Hardy Taylor | 30. |
| 14. | Hugh Fied | 31. |
| 15. | | 32. |
| 16. | | 33. |
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| 18. | | |



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Preliminary Plan Meeting

MEETING DATE: 31 July 2008, 7:00 PM-9:00 PM

ISSUE DATE: 01 August 2008

LOCATION: GJAC, Conference Room B

ATTENDEES: *Steering Committee Members:*
Larry Barnes – Vice President G.L.A.A., Organized Athletics
Susan Leigh – Treasurer G.L.A.A.
Beth Chamblee
Laura Paisner
Mitch Paisner
John McHenry – AICP Program Director

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner
Grant Guess, Parks and Recreation Project Administrator

The Jaeger Company:

Emmeline Morris, Sr. Project Manager
Daniel Lawson, Landscape Architecture

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The Bryson and Lions Club Parks Steering Committee convened to review preliminary plans based on the selected concepts and desired changes from the previous meeting. Rex Schuder opened the meeting with comments on the selected concept plans from the Gwinnett County Parks and Planning department staff. The Jaeger Company reviewed elements of the favored concepts then presented preliminary plans for Lions Club Park and Bryson Park. Each site presentation was followed by a question/answer discussion and a voting session to accept or deny the presented plan. The discussion for each site included the following:

Lion's Club Parcel

The following comments were noted during discussion:

- GC operations desired a combination skate parks to support a mix of skill levels as well as concentrating on skate features at one park as opposed to both—with Lions Club having the favored location with high visibility along Rockbridge Road. TJC responded by including two skate bowls in the teen area along with a variety of street features.
- GC operations also desired an open space divided into three areas for passive recreation on the Camp Creek site.
- Regulatory trees were retained to greatest extent feasible to fulfill the goal set forth in the concept meeting
- The preliminary plan was able to achieve the five ball fields desired by the committee including a GC standard four field array (1-180', 2-225', 1-300') and an additional field at 200'.
- There was a discussion of property line and building setback encroachment on the northeast side of the field complex which will need to be pursued further by GC.
- It was confirmed that Lions Club Drive would be closed as a park entrance and a multiuse trail access would be located in its place.
- It was noted that benches would be located at ¼ mile intervals along the multi-use trail and nature trails.
- An easement is needed along the outparcel on the Camp Creek tract in order to use the existing roadbed for the multiuse trail.
- Further grading refinements were requested in the areas of: ball field drainage and greenway connection/bridging at Camp Creek and Rockbridge Road.
- There was a discussion of "Hollywood" backstops vs. netting. GC prefers the Hollywood style backstop for maintenance and safety reasons. Staff will look into netting if it is warranted in specific locations.
- It was confirmed by GC that masonry walls were not needed at Lions Club due to the pole barn style maintenance facility.

A vote was taken to accept the preliminary plan with the above stated revisions. The vote was unanimous.

Bryson Parcel

The following comments were noted during discussion:

- Rex provided thoughts from GC staff behind the reconfigured community building. Comments from staff were related to the conflict in the supporting a splash play and rental pavilion in the same space as well as a shared bathroom facility for the community center and splash play.
- The community center in the current plan is provides meeting room, catering kitchen restroom and storage on one side and changing room/bathroom and storage facility for splash play on the other side divided by a wide open hall (similar to a dogtrot house style) to the splash play area.
- The football concession area was moved to the upper side near the trailhead/playground area to support that facility.
- The teen area discussion addressed the two levels (one being elevated) and activities included at each. A full court basketball court has been included along with two volleyball courts and two half court basketball courts.

- The elevated teen area includes Galaxy equipment which appeals to teens by design as a place to hang out which providing physical challenges. Other teen socialization opportunities such as rock climbing and A-frame swings would also be provided.
- There was a question from the committee about providing soccer viewing areas or bleachers. GC responded that because the concentration of activity varies on these fields due to the variety of leagues and required field space for each that bleachers are not practical. Seating is typically provided by the spectator.
- GC requested revising the teen active court area to include a central viewing plaza with seat walls and small trees.
- There was a discussion of revising the final trail multiuse alignment pulling it away from the trail head area to provide more of a woodland experience.
- TJC to make provisions in the cost estimate for cheek walls and culverts in the construction of the trail.
- GC desires a connection between the outdoor gathering area and Jackson Creek to provide access for stream sampling by school groups.
- GC recommended replacing the nature trail near the picnic area with multiuse trail to avoid the double retaining wall along the entry road.
- TJC to show area size for playgrounds. Examples of large playground to refer to include: Bethesda, Mountain Park Park, Duncan Creek (oversized) and Regan Park (midsized).
- TJC to add picnic tables to “potential parking area” adjacent to the teen area.
- TJC to look at aerial photo to determine what vegetation will remain in the elevated tree save (teen) area and if the vegetation will need supplementing.
- TJC to look into irrigation options for the tree save area including moisture sensors.
- GC expressed concern for size of detention areas. TJC to recheck these areas based on final plan.

A vote was taken to accept the preliminary plan with the above stated revisions. The vote was unanimous.

Cost Estimate:

A preliminary cost estimate of each park site was distributed to the group and discussed in brief. The next meeting will look at phasing options for each park site.

GC would like to see sewer connections for both sites for review and comment and to compare to the final cost estimate.

Final Meetings:

A final plan and cost estimate for each park site will be presented to, and reviewed by the Steering Committee at the next meeting on Thursday, August 21 at 7:00 PM in GJAC Conf. Room B.

A subsequent presentation of the final plan to the Gwinnett County Recreation Authority will be held on Thursday, September 11, 2008 at 3:30 PM.

END OF MEETING MINUTES MEETING SIGN-IN SHEET FOLLOWS

Please notify The Jaeger Company of any omissions or errors in these minutes



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Final Plan Meeting

MEETING DATE: 21 August 2008, 7:00 PM-9:00 PM

ISSUE DATE: 22 August 2008

LOCATION: GJAC, Conference Room B

ATTENDEES:

Steering Committee Members:

Jack Bolton – District 2, Gwinnett County Recreation Authority

Beth Chamblee

Susan Leigh – Treasurer G.L.A.A.

Louise Radloff – District V-Gwinnett County Board of Education

Larry Barnes – Vice President G.L.A.A., Organized Athletics

Rep. Hugh Floyd – Georgia House of Representatives

Wandy Taylor—Principal, Lilburn Elementary School

Jenny Nall – Assistant Principal Lilburn Elementary School

Mitch Paisner – School Council, Lilburn Elementary School

Laura Paisner – School Council, Lilburn Elementary School

Bobby Hokett – School Counselor, Lilburn Elementary School

John McHenry – AICP Program Director

Gwinnett County Community Services-Park and Recreation:

Rex Schuder, Principal Community Planner

Grant Guess, Parks and Recreation Project Administrator

The Jaeger Company:

Emmeline Morris, Sr. Project Manager

Daniel Lawson, Landscape Architecture

Please see previous meeting minutes for a full explanation of Gwinnett County Parks & Recreation planning sectors as well as comprehensive plan recommendations for the Lions Club Bryson Park planning area from the 2007 Parks & Recreation Capital Improvement Plan (2007 CIP).

The Bryson and Lions Club Parks Steering Committee convened to review the final plans and associated cost estimates based on necessary refinements and desired changes from the previous meeting. Additionally, the group selected phasing priorities for each site to be reflected in the final

master plan report and cost estimate. The Jaeger Company reviewed items that had been added or changed for each site, which were as follows:

Lion's Club Parcel

- Further grading refinements were made to the plans including spot elevations at the Camp Creek and Rockbridge Road intersection of the multi-use trail to provide guidance for future planning of the trail alignment.
- The internal path system for the four-field baseball complex and concession building has been refined to accurately show paving layout and to include a central plaza space with planter and seat wall adjacent to the concession building.
- The large playground has doubled in size from previous plans.
- It was discussed that additional land will need to be acquired for the construction of the batting cage facility and to provide proper setback for the 180' field.
- An easement is necessary to build a portion of the multiuse trail on the Camp Creek parcel.
- There was some discussion about the intended use of the community building and cost per use. GC responded that the building would be available for use to all groups at a standard non-profit rate as determined by GC.

A vote was taken to accept the final plan graphic as the governing planning document for Lions Club Park. The vote was unanimous.

Bryson Parcel

- Two playground components have been added to the Activity Building/Interactive Fountain area. These areas will feature rubberized surfaces as to not produce debris that could be harmful to the fountain's mechanical system. One surface would support swings and the other would support climbing boulders. Ornamental fencing has been placed around the entire areas to provide runaround space for children protected from vehicular traffic.
- The teen area has been revised to include a central viewing plaza with seat walls and small trees to promote intimate spaces for gathering that allow for visibility to the area and to surrounding activities.
- The woodland multiuse trail has been realigned away from the trail head area to provide more of a woodland experience as well as a more graceful loop.
- Notes have been added to the plan to provide cheek walls and culverts in the construction of the multiuse trail.
- A connection between the outdoor gathering area and Jackson Creek has been noted on the plan to provide access for stream sampling by school groups.
- The plan reflects sizes for each playgrounds and the large playground associated with the rental pavilion has been resized to 9200 SF.
- Picnic tables have been added adjacent to the teen area.
- Aerial photography was consulted to determine the vegetation that is to remain in the elevated teen area.
- Detention areas were revisited and determined to be adequate. The pavilion playground area will have underground storage for large storm events to augment the need for an unsightly detention area that would impede the view of the woods.

A vote was taken to accept the final plan graphic as the governing planning document for Bryson Park. The vote was unanimous.

Cost Estimate and Phase Selection:

Cost estimates were refined and reviewed based on primary sectors for each site. The sectors relate to activity as well as cut and fill (grading) operations. Utility installation was considered by sector where feasible. The following phases were selected by unanimous vote for each site:

Lions Club Park

- Phase 1: (1) Baseball Complex (all fields)
 (2) Pavilion/Playground Area
 (3) Teen Area
 (4) Multiuse trail (loop A) around ball field complex and pavilion/playground
 (5) Multiuse trail cloverleaf connection between Lions Club Park and Lilburn Greenway
 (6) Nature trails west of Camp Creek
- Phase 2: (1) Multiuse trail bridge connection across Camp Creek
 (2) Trail head building and all amenities between Camp Creek and the railroad
- Phase 3: All trail development on Camp Creek Parcel including pedestrian connection under the railroad (avoid railroad crossing on Rockbridge Road).

Bryson Park

- Phase 1: (1) Activity Building/Interactive Fountain
 (2) Football field, trail head/playground, teen area and parking, maintenance
 (3) Multiuse trail loop around area listed above and partial through woodland
- Phase 2: Soccer and parking
- Phase 3: Pavilion Playground complex, entry road from soccer parking to pavilion parking and associated roadside multiuse trail.
- Phase 4: Complete the multiuse and nature trail systems and amenities (overlook, stream access, group gathering area).

Final Plan Presentation:

A final plan and cost estimate for each park site will be presented to the Gwinnett County Recreation Authority will be held on Thursday, September 11, 2008 at 3:30 PM.

**END OF MEETING MINUTES
MEETING SIGN-IN SHEET FOLLOWS**

Please notify The Jaeger Company of any omissions or errors in these minutes



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Meeting Minutes

RE: **Bryson Park and Lions Club Park Master Plan**
Recreation Authority Meeting

MEETING DATE: 11 September 2008, 3:00 PM

ISSUE DATE: 16 September 2008

LOCATION: GJAC, Conference Room B

ATTENDEES: Gwinnett County Recreation Authority

Steering Committee Members:

Jack Bolton – District 2, Gwinnett County Recreation Authority
Larry Barnes – Vice President G.L.A.A., Organized Athletics
Jenny Nall – Assistant Principal Lilburn Elementary School

Gwinnett County Community Services-Park and Recreation:

Phil Hoskins, Director, Department of Community Services
Grant Guess, Parks and Recreation Project Administrator
Sharon Plunkett, Parks and Recreation Operations Administrator
Rex Schuder, Principal Community Planner

The Jaeger Company:

Chet Thomas, Principal Landscape Architect

The Jaeger Company presented the Lions' Club Park Master Plan and Bryson Park Master Plan to the Recreation Authority. There was a question and answer and discussion session regarding the plans. Both plans were approved by the Authority on the condition that the following revisions are made:

Lion's Club Parcel

- The existing gravel driveway (at Camp Creek Greenspace) from Rockbridge Road to the residential outparcel, will be clearly designated as "Park Maintenance/Construction and Residential Vehicular Drive Only." The Authority would like the primary/only greenway route to pass under the railroad trestle instead of the driveway. The at-grade railroad crossing of the greenway on Rockbridge Road will be removed.

Bryson Park

- Revise the "Football Area" label to "Multi-Purpose Field Area"
"Football/Soccer/Lacrosse Field"
- Gwinnett County Community Services-Park and Recreation is to check with County Risk Management regarding safety and the location of the fencing and the splash play area. During detailed design there should be some consideration of moving this area further away from Lawrenceville Highway. It was noted that this might not be practical given the layout of parking and the already reduced number of parking spaces for the multi-use field.

END OF MEETING MINUTES

Please notify The Jaeger Company of any omissions or errors in these minutes

APPENDIX D

COST ESTIMATE

BRYSON PARK SITE MASTER PLAN
The Jaeger Company
COST ESTIMATE - FINAL 09.11.08

Item	Unit	Unit Price	Quantity	Subtotal	Total
Earthwork and Infrastructure					\$ 748,250
Clearing	AC	\$7,000.00	40.0	\$ 280,000	
Erosion Control	LS	\$120,000.00	1.0	\$ 120,000	
Sanitary Sewer 8" w/structures (main line to Jackson Creek)	LF	\$75.00	3310.0	\$ 248,250	
Stormwater Management	LS	\$90,000.00	1.0	\$ 90,000	
Utility Connect Fees	LS	\$10,000.00	1.0	\$ 10,000	
Entry Feature					\$ 33,950
Lawrenceville Highway Decel Lane, Asphalt	SY	\$40.00	130.0	\$ 5,200	
Lawrenceville Highway Sidewalks (6' width)	SF	\$5.00	2650.0	\$ 13,250	
Signage (Park Entrance)	EA	\$6,000.00	1.0	\$ 6,000	
Orientation Kiosk	EA	\$7,500.00	1.0	\$ 7,500	
Signage (Drive/Parking)	EA	\$400.00	5.0	\$ 2,000	
Activity Building / Interactive Fountain					\$ 3,431,186
Grading - Cut & Fill (includes road, parking, building and fountain)	CY	\$5.00	16000.0	\$ 80,000	
Asphalt Drive	SY	\$40.00	920.0	\$ 36,800	
Curb & Gutter (345 LF Entry Road)	LF	\$16.00	345.0	\$ 5,520	
Roadway Lights (345 LF Entry Road)	EA	\$4,500.00	6.0	\$ 27,000	
2:1 Slope Revegetation (shrubs & saplings)	AC	\$50,000.00	1.0	\$ 47,500	
Retaining Wall/Header Curb (Entire Entry Road)	SFF	\$40.00	10.0	\$ 400	
Water Service 2" (domestic)	LF	\$24.00	300.0	\$ 7,200	
Electricity/Conduit	LF	\$14.00	1700.0	\$ 23,800	
Sanitary Sewer 8" w/structures	LF	\$75.00	235.0	\$ 17,625	
Sidewalks	SF	\$5.00	500.0	\$ 2,500	
Plaza Paving Around Splash Feature	SF	\$7.00	15620.0	\$ 109,340	
Playground	EA	\$50,000.00	2.0	\$ 100,000	
Activity Building (walled space)	SF	\$200.00	8300.0	\$ 1,660,000	
Activity Building (roofed space)	SF	\$150.00	4850.0	\$ 727,500	
Picnic Tables	EA	\$1,725.00	8.0	\$ 13,800	
Bench	EA	\$1,500.00	4.0	\$ 6,000	
Trash Receptacle	EA	\$1,000.00	8.0	\$ 8,000	
Drinking Fountain	EA	\$3,000.00	2.0	\$ 6,000	
Splash Fountain	EA	\$250,000.00	1.0	\$ 250,000	
Seat Wall	LF	\$120.00	92.0	\$ 11,040	
Irrigation	AC	\$3,000.00	2.6	\$ 7,800	
Landscaping (Shade Trees)	EA	\$700.00	27.0	\$ 18,900	
Landscaping (Ornamental Trees)	EA	\$500.00	10.0	\$ 5,000	
Fencing , Decorative Metal	LF	\$60.00	965.0	\$ 57,900	
Fencing , Decorative Metal - Crashproof	LF	\$100.00	410.0	\$ 41,000	
Turf Area (Seeded)	AC	\$5,000.00	2.6	\$ 13,000	
Asphalt Drive / Parking Aisles	SY	\$40.00	1136.2	\$ 45,449	
Bioretention Planting (includes planting media)	SF	\$8.00	2195.0	\$ 17,560	
Parking Spaces	SF	\$8.00	8530.0	\$ 68,240	
Striping (50 spaces)	LF	\$2.00	900.0	\$ 1,800	
Curb & Gutter (Parking)	LF	\$16.00	907.0	\$ 14,512	
Football Complex					\$ 3,328,457
Parking and Roads					\$ 2,103,880
Grading - Cut & Fill (includes trail head, teen area and parking)	CY	\$5.00	130000.0	\$ 650,000	
Asphalt Drive (1765 LF Entry Road)	SY	\$40.00	4706.0	\$ 188,240	
Curb & Gutter (1765 LF Entry Road)	LF	\$16.00	1765.0	\$ 28,240	
Roadway Lights (1765 LF Entry Road)	EA	\$4,500.00	55.0	\$ 247,500	
2:1 Slope Revegetation (shrubs)	AC	\$30,000.00	1.5	\$ 45,000	
Retaining Wall/Header Curb (Entire Entry Road)	SFF	\$40.00	1720.0	\$ 68,800	
Water Service 2" (domestic)	LF	\$24.00	1800.0	\$ 43,200	
Electricity/Conduit	LF	\$14.00	5300.0	\$ 74,200	
Asphalt Drive / Parking Aisles	SY	\$40.00	7650.0	\$ 306,000	
Parking Spaces (200 spaces)	SF	\$8.00	32400.0	\$ 259,200	
Detention Basin Seed Mix	AC	\$3,000.00	0.2	\$ 480	
Striping (200 spaces)	LF	\$2.00	3560.0	\$ 7,120	
Curb & Gutter	LF	\$16.00	4000.0	\$ 64,000	
Landscaping (Trees each)	EA	\$700.00	40.0	\$ 28,000	
Parking Lot Light Fixtures	LS	\$4,500.00	12.0	\$ 54,000	

BRYSON PARK SITE MASTER PLAN
The Jaeger Company
COST ESTIMATE - FINAL 09.11.08

Item	Unit	Unit Price	Quantity	Subtotal	Total
Signage (Drive/Parking)	EA	\$400.00	6.0	\$ 2,400	
Sanitary Sewer 8" w/structures	LF	\$75.00	500.0	\$ 37,500	
Football Field					\$ 1,224,577
Turf Zone Prep	LS	\$70,000.00	1.0	\$ 70,000	
Sod	SF	\$0.60	214,086	\$ 128,452	
Irrigation	AC	\$3,000.00	4.9	\$ 14,700	
Bleachers	LS	\$40,000.00	1.0	\$ 40,000	
Goal Posts	EA	\$10,000.00	2.0	\$ 20,000	
Field Lights	EA	\$10,000.00	8.0	\$ 80,000	
Track / Multi-Use Around Field	SF	\$25.00	23,777	\$ 594,425	
Press box	SF	\$100.00	450.0	\$ 45,000	
Concession/Restroom	EA	\$200,000.00	1.0	\$ 200,000	
Sidewalks	SF	\$5.00	5200.0	\$ 26,000	
Drinking Fountain	EA	\$3,000.00	2.0	\$ 6,000	
Trailhead					\$ 402,630
Asphalt Drive / Parking Aisles	SY	\$40.00	500.0	\$ 20,000	
Parking Spaces (Permeable Paving)	SF	\$8.00	6570.0	\$ 52,560	
Sidewalks	SF	\$5.00	1764.0	\$ 8,820	
Shelter	EA	\$100,000.00	1.0	\$ 100,000	
Overlook (Asphalt Paving with Railing)	SF	\$45.00	1500.0	\$ 67,500	
Playground	EA	\$150,000.00	1.0	\$ 150,000	
2:1 Slope Revegetation (saplings)	AC	\$15,000.00	0.3	\$ 3,750	
Teen Recreation Area					\$ 1,198,286
General					\$ 944,286
2:1 Slope Revegetation (shrubs & saplings)	AC	\$50,000.00	0.3	\$ 16,000	
Water Service 2" (domestic)	LF	\$24.00	500.0	\$ 12,000	
Electricity/Conduit	LF	\$14.00	500.0	\$ 7,000	
Sanitary Sewer 8" w/structures	LF	\$75.00	500.0	\$ 37,500	
Restroom	EA	\$140,000.00	1.0	\$ 140,000	
Shelter	EA	\$100,000.00	1.0	\$ 100,000	
Playground (includes teen swings)	EA	\$155,000.00	1.0	\$ 155,000	
Fencing , 4' Vinyl Coated (Pedestrian Control)	LF	\$20.00	387.0	\$ 7,740	
Asphalt Drive / Parking Aisles	SY	\$40.00	908.6	\$ 36,342	
Parking Spaces	SF	\$8.00	8316.0	\$ 66,528	
Bioretention Planting (includes planting media)	SF	\$8.00	3319.0	\$ 26,552	
Striping (50 spaces)	LF	\$2.00	900.0	\$ 1,800	
Curb & Gutter	LF	\$16.00	720.0	\$ 11,520	
Seat Wall	LF	\$120.00	870.0	\$ 104,400	
Plaza	SF	\$6.00	16625.0	\$ 99,750	
Parking Lot Light Fixtures	EA	\$4,500.00	4.0	\$ 18,000	
Drinking Fountain	EA	\$3,000.00	1.0	\$ 3,000	
Landscaping (Trees)	EA	\$700.00	20.0	\$ 14,000	
Irrigation for Tree Save Area	LS	\$6,000.00	1.0	\$ 6,000	
Turf Area (Seeded)	AC	\$5,000.00	1.4	\$ 7,000	
Irrigation	AC	\$4,500.00	1.8	\$ 8,100	
Sidewalks	SF	\$5.00	8830.8	\$ 44,154	
Detention Basin Seed Mix	AC	\$3,000.00	0.4	\$ 1,200	
Picnic Tables	EA	\$1,725.00	12.0	\$ 20,700	
Half-Court Basketball					\$ 93,000
Court (acrylic surface over asphalt paving, fencing)	EA	\$45,000.00	2.0	\$ 90,000	
Drinking Fountain	EA	\$3,000.00	1.0	\$ 3,000	
Sand Volley Ball					\$ 11,000
Court (8" Sand, 4" gravel, netting, boundary lines)	EA	\$5,500.00	2.0	\$ 11,000	
Full Court Basketball					\$ 96,000
Court (acrylic surface over asphalt paving, fencing)	EA	\$90,000.00	1.0	\$ 90,000	
Drinking Fountain	EA	\$3,000.00	2.0	\$ 6,000	
Rock Climbing					\$ 54,000
Rubber Surface	SF	\$20.00	200.0	\$ 4,000	
Freestanding Rock Climbing Unit	EA	\$25,000.00	2.0	\$ 50,000	

BRYSON PARK SITE MASTER PLAN
The Jaeger Company
COST ESTIMATE - FINAL 09.11.08

Item	Unit	Unit Price	Quantity	Subtotal	Total
Soccer Complex					\$ 2,125,300
<i>General</i>					<i>\$ 1,530,010</i>
Grading - Cut & Fill (includes parking, entry drive and fields)	CY	\$5.00	54000.0	\$ 270,000	
Electricity/Conduit	LF	\$14.00	3700.0	\$ 51,800	
Sidewalks	SF	\$5.00	22746.0	\$ 113,730	
Asphalt Drive / Parking Aisles	SY	\$40.00	6120.0	\$ 244,800	
Parking Spaces	SF	\$8.00	25994.0	\$ 207,952	
Bioretention Planting (includes planting media)	SF	\$8.00	9179.0	\$ 73,432	
Striping (180 spaces)	LF	\$2.00	3150.0	\$ 6,300	
Curb & Gutter	LF	\$16.00	5356.0	\$ 85,696	
Landscaping (Trees each)	EA	\$700.00	31.0	\$ 21,700	
Parking Lot Light Fixtures	EA	\$4,500.00	25.0	\$ 112,500	
ADA Ramp (s)	LF	\$120.00	555	\$ 66,600	
Stairs	LF	\$200.00	1,250	\$ 250,000	
2:1 Slope Revegetation	AC	\$15,000.00	1.7	\$ 25,500	
<i>Soccer Fields (2)</i>					<i>\$ 595,290</i>
Turf Zone Prep	EA	\$45,000.00	2.0	\$ 90,000	
Sod	SF	\$0.60	142,800	\$ 85,680	
Irrigation	AC	\$3,000.00	3.3	\$ 9,900	
Drinking Fountain	EA	\$3,000.00	2.0	\$ 6,000	
Field Lights (per field)	EA	\$110,000.00	2.0	\$ 220,000	
Restroom / Concession Building	EA	\$140,000.00	1.0	\$ 140,000	
Water Service 2" (domestic)	LF	\$24.00	940.0	\$ 22,560	
Sanitary Sewer 8" w/structures	LF	\$75.00	282.0	\$ 21,150	
Maintenance Facility					\$ 293,800
Water Service	LF	\$18.00	200	\$ 3,600	
Electrical	LF	\$12.00	200	\$ 2,400	
Fencing	LF	\$18.00	100	\$ 1,800	
Maintenance Building	LS	\$120,000.00	1.0	\$ 120,000	
Maintenance Yard	SY	\$40.00	1250.0	\$ 50,000	
Sanitary Sewer 8" w/structures	LF	\$75.00	280.0	\$ 21,000	
Masonry Walls	SFF	\$50.00	1900.0	\$ 95,000	
Playground and Picnic Area					\$ 1,535,650
Grading - Cut & Fill	CY	\$5.00	38000.0	\$ 190,000	
Asphalt Drive (940 LF Entry Road)	SY	\$40.00	2500.0	\$ 100,000	
Curb & Gutter (940 LF Entry Road)	LF	\$16.00	1880.0	\$ 30,080	
Roadway Lights (940 LF Entry Road)	EA	\$4,500.00	30.0	\$ 135,000	
Retaining Wall/Header Curb (940 LF Entry Road)	SFF	\$40.00	3760.0	\$ 150,400	
Parking Lot Lighting	EA	\$4,500.00	8.0	\$ 36,000	
Water Service 2" (domestic)	LF	\$24.00	150.0	\$ 3,600	
Electricity/Conduit	LF	\$14.00	1050.0	\$ 14,700	
Sidewalks	SF	\$5.00	328.0	\$ 1,640	
Playground	EA	\$150,000.00	1.0	\$ 150,000	
Retaining wall	SFF	\$40.00	2820.0	\$ 112,800	
Railing	LF	\$40.00	400.0	\$ 16,000	
Picnic Tables	EA	\$1,725.00	10.0	\$ 17,250	
Restroom	EA	\$140,000.00	1.0	\$ 140,000	
Trash Receptacle	EA	\$1,000.00	2.0	\$ 2,000	
Irrigation	AC	\$3,000.00	0.5	\$ 1,500	
Turf Area (Seeded)	AC	\$5,000.00	0.5	\$ 2,500	
Drinking Fountain	EA	\$3,000.00	2.0	\$ 6,000	
Landscaping (Trees each)	EA	\$700.00	15.0	\$ 10,500	
Detention Basin Seed Mix	AC	\$3,000.00	0.5	\$ 1,380	
Asphalt Drive / Parking Aisles	SY	\$40.00	1775.0	\$ 71,000	
Striping (88 spaces)	LF	\$2.00	1600.0	\$ 3,200	
Parking Spaces (88)	SF	\$8.00	14250.0	\$ 114,000	
2:1 Slope Revegetation	AC	\$15,000.00	0.6	\$ 8,250	
Bioretention Planting (includes planting media)	SF	\$8.00	3900.0	\$ 31,200	
Plaza Paving Around Pavilion	SF	\$7.00	7950.0	\$ 55,650	
Pavilion (65' diameter)	LS	\$100,000.00	1.0	\$ 100,000	
Picnic Tables	EA	\$1,725.00	10.0	\$ 17,250	

BRYSON PARK SITE MASTER PLAN
The Jaeger Company
COST ESTIMATE - FINAL 09.11.08

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
Grill	EA	\$500.00	5.0	\$ 2,500	
Sanitary Sewer 8" w/structures	LF	\$75.00	150.0	\$ 11,250	
Multi-Use Trail System					\$ 463,400
<i>Phase I Loop</i>					<i>\$ 198,850</i>
Grading - Cut & Fill	CY	\$5.00	5400.0	\$ 27,000	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	3435.0	\$ 137,400	
Bench	EA	\$1,500.00	3.0	\$ 4,500	
Retaining wall	SFF	\$40.00	360.0	\$ 14,400	
Signage	EA	\$400.00	12.0	\$ 4,800	
2:1 Slope Revegetation (seeding)	AC	\$5,000.00	0.7	\$ 3,250	
Foot Bridge	EA	\$7,500.00	1.0	\$ 7,500	
<i>Phase III Trail Playground Complex Connection</i>					<i>\$ 62,200</i>
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	700.0	\$ 28,000	
Grading - Cut & Fill	CY	\$5.00	1200.0	\$ 6,000	
Retaining wall	SFF	\$40.00	705.0	\$ 28,200	
<i>Phase IV Trail Completion</i>					<i>\$ 202,350</i>
Grading - Cut & Fill	CY	\$5.00	5400.0	\$ 27,000	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	2665.0	\$ 106,600	
Retaining wall	SFF	\$40.00	730.0	\$ 29,200	
Signage	EA	\$400.00	12.0	\$ 4,800	
Bench	EA	\$1,500.00	4.0	\$ 6,000	
Overlook (Wood Deck w/Railing)	SF	\$45.00	400.0	\$ 18,000	
2:1 Slope Revegetation (seeding)	AC	\$5,000.00	0.7	\$ 3,250	
Foot Bridge	EA	\$7,500.00	1.0	\$ 7,500	
Nature Trail System					\$ 95,997
Nature Trail (6' wide slatescape)	LF	\$18.00	3854.0	\$ 69,372	
Council Ring	EA	\$12,000.00	1.0	\$ 12,000	
Picnic Tables	EA	\$1,725.00	5.0	\$ 8,625	
Bench	EA	\$1,500.00	4.0	\$ 6,000	
Budget Summary					
				Subtotal	\$ 13,656,906
				Contingency (15%)	\$ 2,048,536
				Insurance/Bonds/Other Fees (10%)	\$ 1,570,544
				Program Management (5.5%)	\$ 950,179
				Land. Arch./Eng./Arch./Survey Fees (10%)	\$ 1,727,599
				TOTAL	\$ 19,953,764

APPENDIX E

GEOTECHNICAL REPORT



REPORT

OF

**PRELIMINARY GEOTECHNICAL
EXPLORATION BRYSON PARK
LAWRENCEVILLE HIGHWAY, EAST
OF LILBURN SCHOOL ROAD
GWINNETT COUNTY, GEORGIA**

FOR

**MR. REX SCHUDER
GWINNETT COUNTY DEPARTMENT
OF COMMUNITY SERVICES
PARKS AND RECREATION
PROJECT ADMINISTRATION
75 LANGLEY DRIVE
LAWRENCEVILLE, GEORGIA 30045**

PROJECT NO. 2008.1035.01

UNITED CONSULTING

625 Holcomb Bridge Road | Norcross, GA 30071 | (770) 209-0029
www.unitedconsulting.com



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February 26, 2008

Mr. Rex Schuder
Gwinnett County Department of Community Services
Parks and Recreation Project Administration
75 Langley Drive
Lawrenceville, Georgia 30045

Email: Rex.Schuder@gwinnettcountry.com

Re: Preliminary Geotechnical Exploration
Bryson Park
Lawrenceville Highway east of Lilburn School Road
Gwinnett County, Georgia
Project No. **2008.1035.01**

Dear Mr. Schuder:

United Consulting is pleased to submit this report of our Preliminary Geotechnical Exploration on the Bryson Park Project Site. We appreciate the opportunity to assist you with this project. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

UNITED CONSULTING


Aaron C. Epstein, P.E.
Senior Geotechnical Engineer




Chris L. Roberds, P.G.
Senior Executive Vice President

RD/ACE/CLR/zc

H:/geoenviron/2008.1035.01

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EXECUTIVE SUMMARY

United Consulting has completed a Preliminary Geotechnical Exploration for the **Bryson Park Site in Lilburn, Gwinnett County, Georgia**. The text of this report should be reviewed for a discussion of the items summarized below:

1. In general, borings drilled on and around the high knoll in the southwestern area of the site (B-10A through B-15 and B19 through B-21) encountered little or no PWR or rock within the depths explored. Most of the borings in the remaining areas of the site encountered PWR, boulders, or rock at varying depths. The shallowest PWR and auger refusal typically occurred in the western central area of the site (Borings B-5 through B-9 and associated offset borings) at depths typically ranging from zero to 10 feet.
2. The presence of some exposed float rock and the variable auger refusal depths in some adjacent borings likely indicate subsurface boulders within the natural residual soils. Some of the auger refusals could be due to pinnacles of PWR or boulders. Excavation of some test pits with a large backhoe should be considered to further evaluate the nature of some of the shallow auger refusals and to further assess excavation conditions at the site.
3. Difficult conditions related to PWR/boulders and rock excavation (ripping and blasting) conditions should be expected for excavations across much of this site, particularly in the western central area of the site.
4. The soils encountered in the borings generally appear to be suitable for re-use as engineered fill with proper moisture control.
5. Groundwater was encountered at depths of 15 and 16 feet in borings B-1 and B-2, which were drilled on the northern portion of the Project Site. Groundwater was not encountered in the remaining borings. Shallow groundwater is not generally expected to be problematic in the areas explored. However, shallow groundwater should be expected in the low areas of the site in and around the existing creeks and drainage features. Additionally, due to the presence of shallow rock, portions of the site might be susceptible to localized springs or zones of perched water.



SITE AND PROJECT DESCRIPTION

The project site consisted of three long rectangular tracts designated as Tract No. 1, Tract No.2, and Tract No. 3 totaling about 68 acres located to the northwest of Lawrenceville Highway and roughly 300 feet east of Lilburn School Road. A fourth Tract to the south of Tract 3 along Lawrenceville Highway was excluded from the areas explored. Tracts 1 and 3 were mostly wooded with cleared areas to the south. Tract 2 was cleared on the south portion and wooded on the north portion. The southernmost portion of Tract 1 contained three structures and a small barn. No structures were observed in Tracts 2 and 3. Based on document review and site observations Tract 2 was previously developed with mobile homes and an access road. The Project Site was bounded to the north by wooded areas, to the west by an apartment complex and a residential subdivision, to the east by townhomes and houses. Areas adjacent to the south were Lawrenceville Highway (a.k.a. US Highway 29 and SR 8) and residential properties.

The client provided a Land Title Survey dated December 13, 2007 prepared by Hayes and James and a boundary plan with contour lines based on Gwinnett County GIS information. Both documents were used as a guide to determine the location of the project site. Based on the provided topographic information, the topography of the Project Site generally slopes down to the north and east from a well-pronounced knoll located in the southwestern area of the site towards Jackson creek which flows eastward across the northernmost portion of the Project Site. A maximum elevation of over 1,006 feet was noted on the top of the knoll in the southwestern area of the site and low elevations of about 880 feet to 870 feet were located in the northern area of the site surrounding Jackson Creek.

No information on the proposed development was provided to us at the time of this report preparation. Based on similar projects we assume that the planned development will consist of sport fields, light park type structures, parking, drives, trails, other amenities and related utilities. We understand that most of the new development will likely be located on the west portion of the site. Based on the provided topographic information and site observations, we foresee extensive mass grading will be necessary to create flat areas. Maximum cuts and fills will depend on the final grading plan but could range up to 50 feet or so.

A final geotechnical exploration should be performed in order to finalize our recommendations, once the grading plans, building locations and structural loads have been finalized. Additional subsurface exploration and engineering analyses will be required to finalize our preliminary recommendations.

PURPOSE

The purpose of this preliminary geotechnical exploration was to determine the general type and condition of the subsurface materials at the Project Site, and general information regarding soil types, depth to groundwater and rock, earthwork and other geotechnical considerations that may impact site development plans.



SCOPE

The scope of this preliminary geotechnical exploration included:

1. A visual reconnaissance of the site from a geotechnical standpoint;
2. Drilling twenty (23) SPT borings and sixteen (16) offset SPT borings to determine depths to rock and soil quality;
3. Classification of the soil samples obtained during our fieldwork program;
4. Performing three (3) Standard Proctor tests and thirty (30) moisture content tests on selected samples from potential cut areas to determine its suitability for engineered fill;
5. Analyzing the existing soil conditions with respect to the proposed construction and;
6. Preparing this report to document our exploration procedures, results of the borings and engineering analysis to provide preliminary recommendations related to overall site development and further study.

SUBSURFACE CONDITIONS

Twenty three Standard Penetration Test (SPT) borings and sixteen offset SPT borings were drilled at the approximate locations indicated in the boring location Plan (Figure 1) in the Appendix. The borings initially encountered 6 to 12 inches of topsoil. Below the topsoil, most of the borings drilled on the south, west-central and central portions of the site encountered 2 to 3 feet of low consistency cultivated soil, generally consisting of soft clayey silt with roots. The (SPT) N-values of the cultivated soils ranged from 2 to 6 blows per foot (bpf). Borings B-9 through B-10A encountered 3 to 8 feet of fill or possible fill soils beneath the topsoil. The fill was generally described as very loose to dense silty sand with trace to some mica content. The SPT N-values in the fill varied between 3 and 33 bpf.

Below the cultivated soils, fill soil, or directly under the topsoil each of the borings encountered typical residual soils of the Piedmont Physiographic Province. The residual soils typically consisted of loose to very dense sand with varying amounts of silt, clay, mica, and rock fragments or soft to hard silt with varying amount of sand, clay, and mica. The SPT N-values in the residual soils varied between 4 bpf and 69 bpf. The lower N-values generally corresponded to the top few feet. We note that some high N-values were magnified by isolated boulders in the residual soils.

A layer of partially weathered rock (PWR) overlying the auger refusal material was encountered in approximately half of the borings at depths ranging from zero (boring B-5A) to 19 feet. Isolated boulders or lenses of PWR with N-values above 100 bpf were also encountered in borings B-10A, B-11, B-16, and B-22. Shallow auger refusal (10 feet or less) was encountered



in borings B-5 through B-9 and most associated offset borings, and B-18 at depths ranging from 3 to 10 feet. Auger refusal at depths ranging from 11 to 37 feet was encountered in borings B-4, B-5B, B-6A, B-10, B-12, B-16, B-17, B-22, B-22A, B-23, B-23A, and B-23B. Borings B-10A B-11, B-13 through B-15, and B-19 through B-21 were terminated in residual soils at depths ranging from 25 feet to 60 feet, without encountering rock.

Table 1 presents a summary of boring information. The irregular dense soil, PWR, and rock conditions, which are present at the site, are characteristic of conditions encountered within of the Piedmont Physiographic Province of Georgia.

TABLE 1 - SUMMARY OF BORING DATA

Boring	Approximate Ground Elevation (ft)	Proposed Boring Depth (ft)	Actual Boring Depth (ft)	PWR Depth (ft)	Auger Refusal Depth (ft)	Groundwater Depth (ft)
B-1	898	20	20	NE	NE	15
B-2	900	20	18	14.5	18	16
B-3	898	20	13	NE	13	NE
B-4	922	25	21	19	21	NE
B-5	922	25	3	1.5	3	NE
B-5A	920	25	5	0	5	NE
B-5B	922	25	17	NE	17	NE
B-6	920	25	8	NE	8	NE
B-6A	920	25	12	9	12	NE
B-6B	918	25	8	NE	8	NE
B-7	962	30	8	NE	8	NE
B-7A	962	30	8.5	3	8.5	NE
B-7B	963	30	8	4.5	8	NE
B-8	963	30	10	8	10	NE
B-8A	964	30	10	8	10	NE
B-8B	964	30	8.5	8	8.5	NE
B-9	951	30	4	4	4	NE
B-9A	948	30	3.5	3	3.5	NE
B-9B	954	30	3.5	NE	3.5	NE
B-9C	958	30	3	NE	3	NE
B-10	970	35	14	NE	14	NE
B-10A	968	35	35	28 (L)	NE	NE
B-11	980	40	40	10 (L) 30 (L) 38	NE	NE
B-12	970	40	37	NE	37	NE
B-13	954	25	25	NE	NE	NE
B-14	995	55	55	NE	NE	NE
B-15	1005	60	60	NE	NE	NE
B-16	995	50	29	19.5	29	NE



Boring	Approximate Ground Elevation (ft)	Proposed Boring Depth (ft)	Actual Boring Depth (ft)	PWR Depth (ft)	Auger Refusal Depth (ft)	Groundwater Depth (ft)
				(L)		
B-17	976	30	23	19	23	NE
B-18	973	20	5	NE	5	NE
B-18A	973	20	20	NE	NE	NE
B-19	976	30	30	NE	NE	NE
B-20	978	30	30	NE	NE	NE
B-21	976	20	20	NE	NE	NE
B-22	970		17	4 (L)	17	NE
B-22A	968		21	9	21	NE
B-23	974		11	NE	11	NE
B-23A	973		15	13	15	NE
B-23B	975		17	NE	17	NE
L: Localized Boulder or thin lens of PWR NE: Not encountered						

Groundwater was encountered at the time of drilling in borings B-1 and B-2, at depths of 15 and 16 feet respectively. Groundwater levels should be anticipated to fluctuate with the change of seasons, during periods of very low or high precipitation, or due to changes in the floodplain or watershed upstream from the site.

A more precise description of the subsurface conditions encountered is provided in the boring logs included in the Appendix.

LABORATORY TESTING PROGRAM

Laboratory testing for this project included three (3) Standard Proctor tests and thirty (30) moisture content tests on samples from potential cut areas. The results of the Standard Proctor tests are presented on the Compaction Test Report sheets in the Appendix. The results of the moisture content tests are included on the boring logs at the respective sample locations.

DISCUSSION AND PRELIMINARY RECOMMENDATIONS

The following preliminary recommendations are based on our understanding of the proposed construction, the data obtained from our soil test borings and our experience with soils and subsurface conditions similar to those encountered at this site.



Since development plans have not been finalized the following discussions and recommendations must be considered preliminary. Once the design drawings are finalized, additional subsurface exploration and engineering analyses should be performed, particularly if buildings, structures, pavements, or underground utilities are planned.

Cultivated and Fill Soils

Portions of the Project Site, particularly the south and south central portions, were previously developed as a mobile home park. Additionally, much of the site appears to have been terraced farmland at one time. Below the topsoil most of the borings drilled on the south, west-central and central portions encountered 2 to 3 feet of low consistency cultivated soil while borings B-9 through B-10A encountered 3 to 8 feet of fill or possible fill soils. The cultivated soils were generally classified as soft clayey silt with roots. The fill soils encountered generally consisted of very loose to dense silty sand with trace to some mica content.

Cultivated soils are natural soils that have been disturbed in the past for farming. Cultivated soils typically tend to hold excessive moisture due to the relatively higher permeability and void ratio because of farming activities. These soils are generally capable of supporting light loads from structure or pavement when they are dry. However, they tend to degrade rapidly when the moisture content is excessive such as in the rainy seasons and/or winter months.

As is the case with any previously cultivated/filled site, the cultivated/fill could contain burn pits, soft soil pockets, boulders, and deleterious material. Standard Penetration Test borings alone are not capable of sufficiently evaluating the quality of the existing cultivated/fill soil. The only true method to evaluate an existing cultivated/fill is by complete removal and replacement. For construction over cultivated/fill soils of unknown origin, the owner must assume the risk of potential settlement of structures or pavement due to the possible presence of unsuitable materials within the cultivated/fill soil. If areas underlain by cultivated soils or undocumented fill will support pavements or structures, we recommend the existing fill and cultivated soils be further evaluated during construction. Excessively soft or deleterious materials, if encountered, should be removed and replaced with engineered fill or treated as recommended by the geotechnical engineer. We recommend that contingency funds be provided within the project budget in the event unsuitable material is encountered.

Difficult Excavation

Shallow PWR and/or auger refusal was encountered in borings B-5, B-5A, B-6, B-6B, B-7A, B-7B, B-7C, B-8, B-8A, B-8, B-9, B-9A, B-9B, B-9C, and B-18 at depths ranging from 0 to 10 feet. Auger refusal also occurred at depths ranging from 11 to 37 feet in borings B-4, B-5B, B-6A, B-10, B-12, B-16, B-17, B-22, B-22A, B-23, B-23A, and B-23B. Isolated boulders or relatively thin lenses of PWR within the residual soils were encountered in borings B-10A, B-11, B-16, and B-22. We note that subsurface conditions in the Piedmont Physiographic Province can vary



considerably over relatively short horizontal distances and that pinnacles or boulders of PWR or rock may be encountered between or away from our boring locations.

In general, borings drilled on and around the high knoll in the southwestern area of the site (B-10A through B-15 and B19 through B-21) encountered little or no PWR or rock within the depths explored. Most of the borings in the remaining areas of the site encountered PWR, boulders, or rock at varying depths. The shallowest PWR and auger refusal typically occurred in the western central area of the site (Borings B-5 through B-9 and associated offset borings) at depths typically ranging from zero to 10 feet.

The presence of some exposed float rock and the variable auger refusal depths in some adjacent borings likely indicate subsurface boulders within the natural residual soils. Some of the auger refusals could be due to pinnacles or lenses of PWR or boulders. Excavation of some test pits with a large backhoe should be considered to further evaluate the nature of some of the shallow auger refusals and to further assess excavation conditions at the site.

The extent of difficult excavation conditions will depend on the final grading plan and utility locations and depths. However, significant difficult excavation conditions related to PWR/boulders and rock (ripping and blasting) should be expected for excavations across most of this site, particularly in the western central area of the site.

Conventional scrapers and loaders can generally excavate soils. PWR typically requires loosening by ripping with large dozers pulling single tooth rippers in mass excavation and the use of jackhammers or light blasting in confined (trench) excavation. Relatively sound, massive, rock typically requires blasting for removal in mass or trench excavation.

Excavation techniques will vary based on the weathering of the materials, fracturing and jointing in the rock, and the overall stratigraphy of the feature. Actual field conditions usually display a gradual weathering progression with poorly defined and uneven boundaries between layers of different materials. We recommend that the following definitions for rock in earthwork excavation be included in bid documents:

1. General Excavation: Any material occupying an original volume of more than 1 cubic yard which cannot be excavated with a single-tooth ripper drawn by a crawler tractor having a minimum draw bar pull rating of not less than 80,000 lbs. usable pull (Caterpillar D-8 or larger).
2. Trench Excavation: Any material occupying an original volume of more than 1/2 cubic yard which cannot be excavated with a backhoe having a bucket curling force rated at not less than 40,000 lbs., using a rock bucket and rock teeth (John Deere 790 or larger).

Removal of rock by blasting can be very expensive. The costs of excavation vary with the type of material encountered and the quantities to be excavated. Hence, control of quantities is important. You may consider exposing the rock surface prior to blasting so the rock quantities can be more accurately estimated using surveying methods. Leaving soil overburden in place during blasting may result in difficulties in determination of blast rock quantities resulting in



greater rock excavation costs. Also, residual soil overburden may increase the confining pressure of the rock and reduce the effectiveness of blast charges. Loose fill or blasting mats can be placed over the blast area to control fly-rock.

Groundwater

Groundwater was encountered in borings B-1 and B-2, drilled on the northern portion of the Project Site, at depths of 15 and 16 feet respectively. The remaining borings did not encounter groundwater. The depth to groundwater could vary due to change in seasons, amount of precipitation, and due to change in watershed upstream from the area.

Shallow groundwater is not generally expected to be problematic in the areas explored. However, shallow groundwater should be expected in the low areas of the site in and around the existing creeks and drainage features. Additionally, due to the presence of shallow PWR and rock, portions of the site might be susceptible to localized springs or zones of perched water.

Earthwork

The soils encountered at the Project Site should generally be suitable for re-use as engineered fill with appropriate moisture content adjustment, as needed. The moisture content of the soils tested ranged from approximately 2% to 30%. Based on the Standard Proctor tests the optimum moisture content of the soils tested ranged between 16.5 % and 24 %. Most of the samples tested had moisture content values within the range typically required for proper compaction. However some of the samples had moisture content values above or below the optimum moisture content range. Therefore, wetting and/or drying of the soils should be expected during construction and the contractor should be prepared to control moisture by both wetting and drying soils. In general, soils similar to those encountered at the Site generally do not present difficulties in compaction, but are susceptible to saturation from rainfall. To reduce potential undercutting and delays during construction, these materials should be rolled to promote runoff and/or be covered with impervious materials such as clayey soils, if rainfall is anticipated.

Typical restrictions on suitable fill are no organics, plasticity index less than 20, and maximum particle size of six inches, with not more than 30 percent greater than $\frac{3}{4}$ -inch. These restrictions are also applied to imported borrow soils from other sources if they are needed.

Ripped PWR and/or blasted rock fragments can be re-used and mixed into engineered fill provided that they are suitably pulverized and mixed with soil in order to fill voids between the rock pieces. A heavy compactor (Caterpillar 815 or larger) may be required to pulverized excavated blocks of dense soil or PWR.

If blast rock is to be used as engineered fill on the site, we suggest the spacing of the blasting holes be decreased in order to minimize the size of blast rock material. Particle size and placement will be a function of the character of the excavated material and its intended usage.

We would be happy to consult regarding this when the intended usage has been decided upon.



LIMITATIONS

This report is for the exclusive use of **Gwinnett County Department of Community Services, Parks and Recreation Project Administration** and the designers of the project described herein, and may only be applied to this specific project. Our conclusions and recommendations have been prepared using generally accepted standards of Geotechnical Engineering practice in the State of Georgia. No other warranty is expressed or implied. Our firm is not responsible for conclusions, opinions or recommendations of others.

The right to rely upon this report and the data within may not be assigned without UNITED CONSULTING'S written permission.

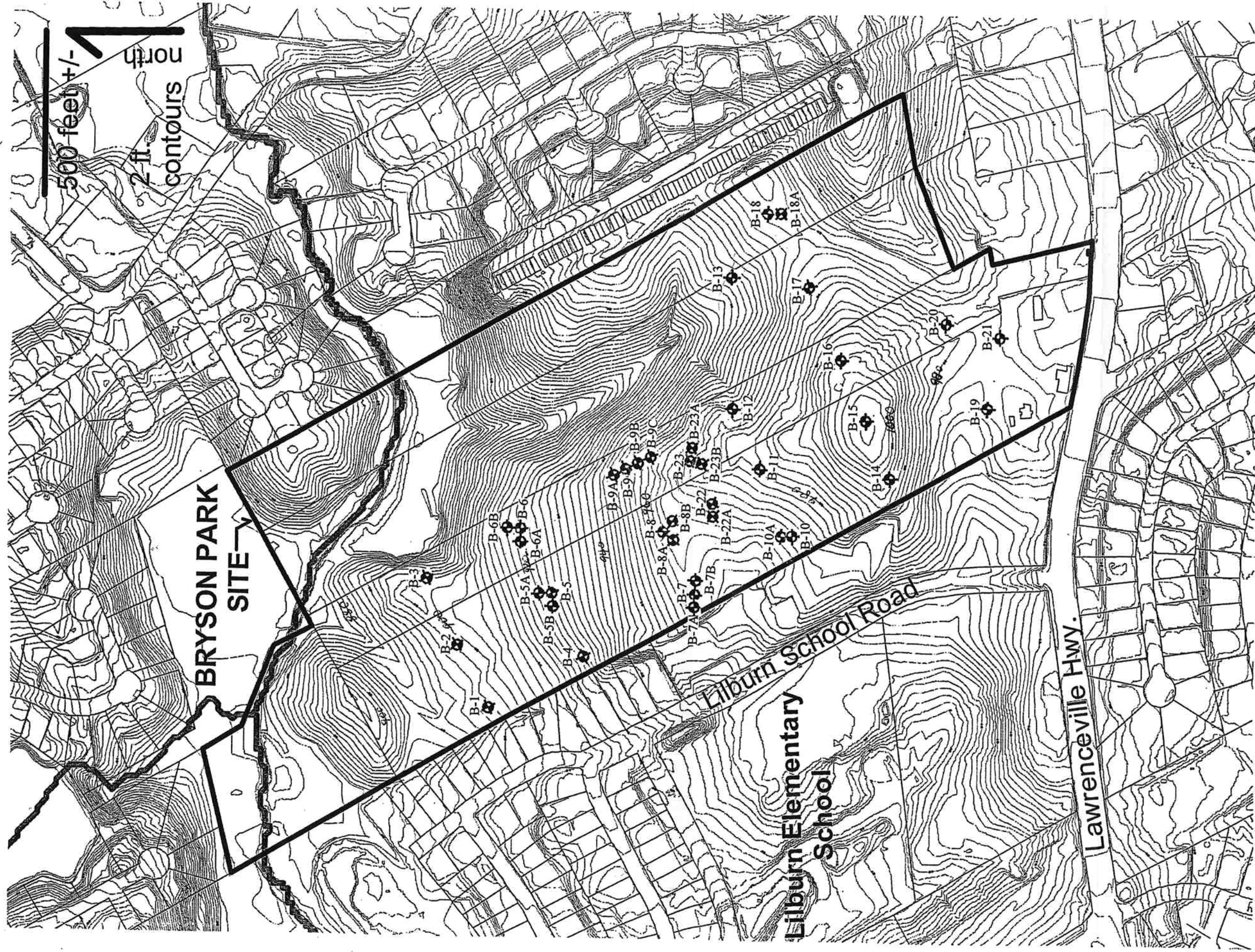
The scope of this evaluation was limited to an evaluation of the load-carrying capabilities and stability of the subsoils. Oil, hazardous waste, radioactivity, irritants, pollutants, molds, or other dangerous substance and conditions were not the subject of this study. Their presence and/or absence is not implied or suggested by this report, and should not be inferred.

Our conclusions and recommendations are based upon design information furnished us, data obtained from the previously described exploration and testing program and our past experience. They do not reflect variations in subsurface conditions that may exist intermediate of our borings and in unexplored areas of the site. Should such variations become apparent during construction, it will be necessary to re-evaluate our conclusions and recommendations based upon "on-site" observations of the conditions.

If the design or location of the project is changed, the recommendations contained herein, must be considered invalid unless the changes are reviewed by our firm and our recommendations are either verified or modified in writing. When design is complete, we should be given the opportunity to review the foundation plan, grading plan, and applicable portions of the specifications to see if they are consistent with the intent of our recommendations.

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SCALE: 1"=300'±	DATE: 2-20-2008	PROJECT NO: 2008.1035.01	TITLE:
PREPARED: L.R.	CHECKED:	REVISIONS:	

CLIENT: GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

UNITED CONSULTING

625 Holcomb Bridge Road, Norcross, GA 30071
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FIG. 1

GENERAL NOTES

The soil classifications noted on the Boring Logs are visual classifications unless otherwise noted. Minor constituents of a soil sample are termed as follows:

Trace	0 - 10%
Some	11 - 35%
Suffix "y" or "ey"	36 - 49%

LEGEND



Split Spoon Sample obtained during Standard Penetration Testing



Relatively Undisturbed Shelby Tube Sample



Groundwater Level at Time of Boring Completion



Groundwater Level at 24 hours (or as noted) after Termination of Boring

w Natural Moisture Content

LL Liquid Limit

PL Plastic Limit Atterberg Limits

PI Plasticity Index

PF Percent Fines (Percent Passing #200 Sieve)

γ_d Dry Unit Weight (Pounds per Cubic Foot or PCF)

γ_m Moist or In-Situ Unit Weight (PCF)

γ_{sat} Saturated Unit Weight (PCF)

BORING LOG DATA AND NARRATIVE OF DRILLING OPERATIONS

The test borings were made by mechanically advancing helical hollow stem augers into the ground. Samples were covered at regular intervals in each of the borings following established procedures for performing the Standard Penetration Test in accordance with ASTM Specification D-1586. Soil samples were obtained with a standard 1.4" I.D. x 2.0" O.D. split barrel sampler. The sampler is first seated 6" to penetrate any loose cuttings and then driven an additional foot with the blows of a 140 pound hammer freely falling a distance of 30." The number of blows required to drive the sampler each six inches is recorded on the Boring Logs. The total number of blows required to drive the sampler the final foot is designated the "standard penetration resistance." This driving resistance, known as the "N" value, is a measure of the relative density of granular soils and is an indication of the consistency of cohesive deposits.

The following table describes soil consistencies and relative densities based on standard-penetration resistance values (N) determined by the Standard Penetration Test.

	"N"	Consistency
Clay and Silt	0-2	Very Soft
	3-4	Soft
	5-8	Firm
	9-15	Stiff
	16-30	Very Stiff
	Over 31	Hard
	"N"	Relative Density
Sand	0-4	Very Loose
	5-10	Loose
	10-19	Firm
	20-29	Medium Dense
	30-49	Dense
	50+	Very Dense



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Sheet 1 of 1

BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-1

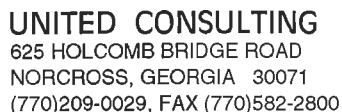
PROJECT NAME: BRYSON PARK

DATE: 02/19/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
995	7" - TOPSOIL/LEAVES/STRAW	0					Groundwater encountered at 15' at time of boring
	Silt-clayey, trace sand, mica and root hair; firm; red-brown (Residual)		1		2-3-4	18	
990	-some sand, no root hair; very stiff	5	2		6-10-14	15	
985	Clay-sandy, trace silt; firm; orange-gray-black	10	3		3-3-5	18	
980	-trace sand; soft; moist; blue-green-gray	15	4		1-1-3	18	
975	-some sand; stiff; blue-gray-tan	20	5		4-4-7	18	
970	BORING TERMINATED AT 20'						
965		25					
960		30					
		35					
		40					



BORING NO.: B-2

DATE: 02/19/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
900	6" - TOPSOIL/LEAVES/STRAW	0						Groundwater encountered at 16' at time of boring
	Silt-clayey, some sand, trace mica; soft; brown (Cultivated)		1		2-2-2	14		
	Sand-silty, trace mica, clay and rock fragments; firm; orange-tan-brown (Residual)							
895		5	2		6-8-11	18		
	-some clay, trace quartz fragments; orange-tan-black							
890		10	3		3-5-6	14		
	-trace clay, no quartz fragments							
885	Partially Weathered Rock sampled as Sand-silty, trace mica and clay; moist; tan-white	15	4		10-35-50/3	15		
	AUGER REFUSAL AT 18'							
880		20						
875		25						
870		30						
865	35							
860	40							



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Sheet 1 of 1

BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-4

PROJECT NAME: BRYSON PARK

DATE: 02/18/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
920	8" - TOPSOIL/LEAVES/STRAW	0						No groundwater encountered at time of boring
	Silt-clayey, some sand, trace mica; firm; tan-brown (Residual)		1		2-3-4	18		
915	Sand-silty, trace mica and clay; medium dense; tan-orange	5	2		15-16-13	15		
	-firm; brown-tan-white	10	3		4-5-7	18		
910	-medium dense; brown-gray-white	15	4		8-11-14	18		
905	Partially Weathered Rock sampled as Sand-silty, trace mica and clay; brown- tan-white	20	5		13-50/5	11		
	AUGER REFUSAL AT 21'							
900								
895		25						
890		30						
885		35						
		40						



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Sheet 1 of 1

BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-5

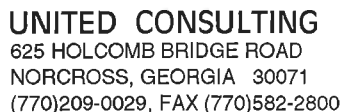
PROJECT NAME: BRYSON PARK

DATE: 02/18/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
920	10" - TOPSOIL/STRAW	0					No groundwater encountered at time of boring
	Sand-silty, trace mica and clay; very dense; tan-gray-white (Residual)		1		5-6-50/0	12	
	Partially Weathered Rock (PWR)						
	AUGER REFUSAL AT 3'						
		5					
915							
		10					
910							
		15					
905							
		20					
900							
		25					
895							
		30					
890							
		35					
885							
		40					

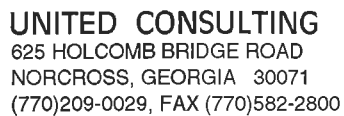


BORING NO.: B-5A

DATE: 02/18/08

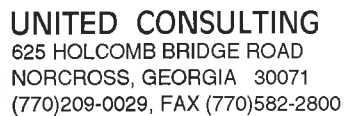
LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
-920	8" - TOPSOIL/LEAVES/STRAW	0						-Boring B-5A offset 10'N of B-5.
	Partially Weathered Rock sampled as Sand-some silt and rock fragments, trace mica; gray-white		1		50/2	2		
	-silty							
-915		5	2		50/1	1		No groundwater encountered at time of boring
	AUGER REFUSAL AT 5'							
-910		10						
-905		15						
-900		20						
-895		25						
-890		30						
-885		35						
-880		40						



LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
920	7" - TOPSOIL/STRAW	0						-Boring B-5B offset 15'W of B-5.
	Sand-silty, trace mica, clay and roots (1/10" diameter), root hair and rock fragments; loose; brown (Cultivated)		1		2-3-4	18		
	Sand-silty, trace mica, clay and rock fragments; dense; orange-gray-white (Residual)							
		5	2		7-14-23	14		
915								
	-no rock fragments; firm; tan-brown-black	10	3		4-8-10	18		
910								
	-dense; tan	15	4		9-18-27	11		
905	AUGER REFUSAL AT 17'							No groundwater encountered at time of boring
		20						
900								
	25							
895								
	30							
890								
	35							
885								
	40							



LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH In FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
920	10" - TOPSOIL/LEAVES	0						No groundwater encountered at time of boring
	Silt-sandy, some clay, trace mica, roots (1/8" diameter), and root hair; very soft; brown-tan (Cultivated) Sand-silty, trace mica and clay; medium dense; tan-white-brown (Residual)		1		1-1-1	18		
915								
		5	2		6-9-11	18		
910	AUGER REFUSAL AT 8'							
905		15						
900		20						
895		25						
890		30						
885		35						
880		40						



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-6A

PROJECT NAME: BRYSON PARK

DATE: 02/18/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
920	7" - TOPSOIL/GRASS	0					-Boring B-6A offset 15'W of B-6.
	Straight Auger to 3.5'						
	Silt-sandy, some clay, trace mica and root hair; brown-tan (Cultivated)						
915	Sand-silty, trace mica and clay; firm; tan-brown (Residual)						
		5	1		3-6-8	18	
910	Partially Weathered Rock sampled as Sand-silty, trace mica and clay; brown-gray-white	10	2		10-50/1	7	
905	AUGER REFUSAL AT 12'						
		15					
900							
		20					
895							
		25					
890							
		30					
885							
		35					
880							
		40					

No groundwater encountered at time of boring



BORING NO.: B-6B

DATE: 02/18/08

LOGGED BY: L.R.

[illegible]



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-7

PROJECT NAME: BRYSON PARK

DATE: 02/15/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
960	7" - TOPSOIL/LEAVES/STRAW	0					No groundwater encountered at time of boring	
	Silt-some sand and clay, trace mica, root hair and rock fragments; firm; tan- brown (Cultivated)		1		1-2-3	18		
955	Sand-trace silt, mica and clay; dense; orange-tan-white (Residual)		2		8-15-17	18		
		5						
950	AUGER REFUSAL AT 8'							
		10						
15								
20								
25								
30								
35								
40								

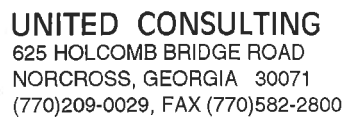


BORING NO.: B-7A

DATE: 02/15/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH In FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
960	8" - TOPSOIL/LEAVES/STRAW	0					15	-Boring B-7A offset 10'W of B-7.
	Silt-some clay, trace sand, mica, root hair and rock fragments; firm; tan-brown (Cultivated)		1		2-2-4			
955	Partially Weathered Rock sampled as Sand-some silt, trace mica and clay; tan-gray-white	5	2		11-50/5	18	15	No groundwater encountered at time of boring
950	Partially Weathered Rock sampled as Rock Fragments-some sand, trace silt; gray-tan	10	3		50/1	1	15	No groundwater encountered at time of boring
	AUGER REFUSAL AT 8.5'							
945		15					15	No groundwater encountered at time of boring
940		20					15	No groundwater encountered at time of boring
935		25					15	No groundwater encountered at time of boring
930		30					15	No groundwater encountered at time of boring
925		35					15	No groundwater encountered at time of boring
		40						



LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
960	8" - TOPSOIL/LEAVES/STRAW	0						-Bag sample from 0' - 10'
	Silt-clayey, trace sand and mica; firm; tan-orange-brown (Cultivated)		1		2-3-3	18		
	Sand-silty, trace mica and clay; dense; tan-orange (Residual)							
		5	2		8-14-16	18		
955	Partially Weathered Rock sampled as Sand-trace silt, mica and rock fragments; gray-white-tan						No groundwater encountered at time of boring	
	AUGER REFUSAL AT 10'	10	3		50/5	3		
950								
	15							
945								
	20							
940								
	25							
935								
	30							
930								
	35							
925								
	40							



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BORING LOG

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PROJECT NAME: BRYSON PARK
JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

BORING NO.: B-8A
DATE: 02/15/08
LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
965	8" - TOPSOIL/STRAW	0					-Boring B-8A offset 10'SW of B-8.
	Silt-clayey, some sand, trace mica; firm; orange-brown (Residual)		1		3-3-4	18	
960	Sand-silty, trace mica and clay; medium dense; tan-gray-white	5	2		14-12-14	18	7 No groundwater encountered at time of boring
955	Partially Weathered Rock sampled as Sand-some silt, trace mica and rock fragments; gray-tan	10	3		50/3	3	
	AUGER REFUSAL AT 10'						
950		15					
945		20					
940		25					
935		30					
930		35					
925		40					



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-8B

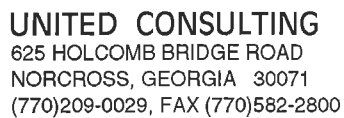
PROJECT NAME: BRYSON PARK

DATE: 02/15/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

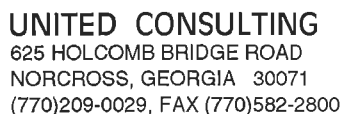
LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
965	7" - TOPSOIL/STRAW	0						-Boring B-8B offset 15'SSE of B-8
	Silt-some clay, trace sand, mica and root hair; firm; brown-tan (Residual)		1		1-2-3	18		
960	Sand-silty, trace mica and clay; dense; orange-tan-black	5	2		7-14-18	18		-No Recovery No groundwater encountered at time of boring
955	Partially Weathered Rock AUGER REFUSAL AT 8.5'	8.5	3		50/0	0		
		10						
950		15						
945		20						
940		25						
935		30						
930		35						
925		40						



LOGGED BY: L.R.

[illegible]



BORING NO.: B-9C

DATE: 02/15/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
	NO TOPSOIL	0						-Boring B-9C offset 15'SSE of B-9B.
	Sand-silty, some clay, trace mica and root hair; loose; tan-brown (Possible Fill)		1		2-2-4	9		
955	AUGER REFUSAL AT 3'							No groundwater encountered at time of boring
		5						
950								
		10						
945								
		15						
940								
		20						
935								
	25							
930								
	30							
925								
	35							
920								
	40							



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BORING LOG

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BORING NO.: B-10

PROJECT NAME: BRYSON PARK

DATE: 02/14/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH In FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
970	12" - TOPSOIL/LEAVES/STRAW	0						19
	Silt-clayey, trace sand, mica, roots (1" diameter) and root hair; firm; brown (Possible Fill)		1		4-4-4	12		
965	Sand-silty, some clay, trace mica; firm; orange-brown		2		7-7-7	18		
		5						
960	Silt-sandy, trace mica and clay; very stiff; tan (Residual)		3		6-7-9	18	11	
		10						
955	AUGER REFUSAL AT 14'	15						No groundwater encountered at time of boring
950		20						
945		25						
940		30						
935		35						
930		40						



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-10A

PROJECT NAME: BRYSON PARK

DATE: 02/14/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
	10" - TOPSOIL	0					-Boring B-10A offset 4'NNE of B-10.
	Silt-some clay, trace sand, mica and roots (1" diameter); firm; brown (Possible Fill)		1		4-4-4	18	
965	Sand-silty, trace mica and clay; firm; orange-brown	5	2		8-9-7	10	20
960	Sand-silty, trace mica and clay; firm; tan (Residual)	10	3		5-7-7	18	10
955	-pink-tan-brown	15	4		7-7-8	12	
950	-brown-tan-black	20	5		6-6-7	14	
945	Silt-sandy, trace mica and clay; very stiff; tan-brown-pink	25	6		4-7-9	15	
940	Partially Weathered Rock sampled as Sand-trace silt, mica and rock fragments; gray- white-tan	30	7		50/5	5	
935	Sand-silty, trace mica and clay; medium dense; tan-brown-white (Residual)	35	8		5-9-12	18	
	BORING TERMINATED AT 35'						No groundwater encountered at time of boring
930		40					



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BORING LOG

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BORING NO.: B-11

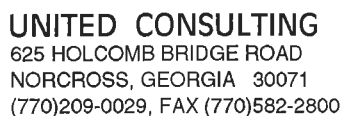
PROJECT NAME: BRYSON PARK

DATE: 02/15/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
980	8" - TOPSOIL/STRAW	0						-Grinding at 10' - 12'
	Silt-some clay, trace sand, mica, root hair and rock fragments; soft; brown-tan (Residual)		1		2-2-2	18		
	Sand-silty, trace mica and clay; firm; orange-tan		2		3-6-8	14		
975		5						
	-trace rock fragments; dense; tan-gray		3		5-7-28	18		
970	Partially Weathered Rock (PWR)	10						
	Sand-silty, trace mica and clay; loose; brown0tan-pink (Residual)		4		2-4-5	18		
965		15						
	-trace rock fragments; firm; tan-gray		5		3-7-8	4		
960		20						
	Silt-trace sand, mica and clay; stiff; tan-orange-gray		6		2-5-8	13		
955		25						
			7		6-30-50/5	17		
950	Partially Weathered Rock sampled as Sand-silty, trace mica, clay and rock fragments; gray-tan	30						
	Sand-silty, trace mica and clay; firm; tan-orange (Residual)		8		3-7-7	18		
945		35						
	Partially Weathered Rock sampled as Sand-silty, some rock fragments, trace clay and mica; brown-tan-gray		9		50/1	1		
940		40						
	BORING TERMINATED AT 40'							No groundwater encountered at time of boring



BORING NO.: B-13

DATE: 02/13/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
955	7" - TOPSOIL/LEAVES/STRAW	0						No groundwater encountered at time of boring
	Clay-silty, trace sand, mica and rock fragments; stiff; red-brown (Residual)		1		3-4-5	12	26	
950	Silt-sandy, some clay, trace mica and rock fragments; hard; red-orange- brown	5	2		15-20-21	14		
945	Sand-silty, trace mica and clay; very dense; tan-pink	10	3		10-39-27	10		
940	Silt-sandy, trace mica and clay; hard; tan-pink-white	15	4		21-33-24	18		
935		20	5		19-24-27	18		
930	-some sand; tan-black-white	25	6		10-23-25	18		
	BORING TERMINATED AT 25'							
925		30						
920		35						
915		40						



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BORING LOG

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BORING NO.: B-14

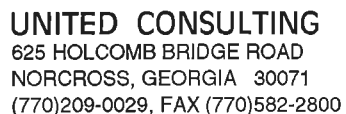
PROJECT NAME: BRYSON PARK

DATE: 02/14/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
995	6" - TOPSOIL/LEAVES/STRAW	0					
	Silt-clayey, trace sand, mica and root hair; stiff; red-brown (Residual)		1		4-4-6	18	
990	Sand-silty, trace mica and clay; medium dense; orange-tan	5	2		6-8-13	16	21
985	-firm; pink-tan-white	10	3		4-6-7	14	15
980	-trace rock fragments; tan-black-white	15	4		3-5-7	18	20
975	-no rock fragments; tan-pink-black	20	5		4-6-7	14	15
970		25	6		4-5-7	18	
965	-tan-pink	30	7		3-6-6	15	
960	-tan-white	35	8		4-6-9	18	
955	Silt-sandy, trace mica and clay; very stiff; tan-brown-white	40	9		4-7-9	16	



BORING NO.: B-14

DATE: 02/14/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
950	-stiff; brown-gray-white							No groundwater encountered at time of boring
		45	10		4-6-9	15		
945	-very stiff; tan-brown-white							
		50	11		10-12-12	18		
940	-hard; brown-tan-gray							
		55	12		8-15-19	18		
		BORING TERMINATED AT 55'						
935								
		60						
930								
		65						
925								
		70						
920								
		75						
915								
		80						



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-15

PROJECT NAME: BRYSON PARK

DATE: 02/14/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
1005	7" - TOPSOIL/LEAVES/STRAW	0					-Automatic Hammer. -Bulk sample from 0' - 10'
	Silt-clayey, trace sand and mica; stiff; red-brown (Residual)		1		5-6-6	18	
	Sand-silty, trace mica, clay and rock fragments; dense; tan-gray		2		12-16-20	6	
1000		5					
	-trace silt		3		12-20-28	18	
995		10					
							19
	-silty, no rock fragments; firm; tan-black-white		4		5-6-7	14	
990		15					
	-brown-white-tan		5		4-6-8	18	
985		20					
							12
			6		3-4-7	15	
980		25					
			7		3-6-8	16	
975		30					
							18
	-white-tan-gray		8		3-6-8	18	
970		35					
	-tan-white		9		5-9-12	18	
965		40					



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-15

PROJECT NAME: BRYSON PARK

DATE: 02/14/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
960	-dense; tan-orange-white	45	10		8-13-17	18	No groundwater encountered at time of boring
955	-medium dense; tan-brown-white	50	11		8-9-13	18	
950	-tan-gray	55	12		7-9-15	18	
945	-dense-tan-brown-white	60	13		5-15-21	18	
940	BORING TERMINATED AT 60'	65					
935		70					
930		75					
925		80					



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES BORING NO.: B-17
PROJECT NAME: BRYSON PARK DATE: 02/13/08
JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
	6" - TOPSOIL/STRAW	0						
975	Silt-clayey, some rock fragments, trace sand, root hair and mica; stiff; red-orange-brown (Cultivated)		1		2-9-5	18		-Grinding at 1' to 15'
	Silt-clayey, some sand, trace mica; hard; tan-orange-brown (Residual)							
		5	2		19-26-19	14	30	
970								
	-trace sand; orange-brown							
		10	3		11-25-23	18	31	
965								
	-some sand, trace clay; tan-gray-brown							-Hard drilling starting at 12'
		15	4		17-20-27	18		
960								
	Partially Weathered Rock sampled as Sand-silty, trace mica, clay and rock fragments; brown-gray-tan	20	5		19-50/4	10		
955								
	AUGER REFUSAL AT 23'							No groundwater encountered at time of boring
		25						
950								
		30						
945								
		35						
940								
		40						
935								



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-18A

PROJECT NAME: BRYSON PARK

DATE: 02/13/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
970	7" - TOPSOIL/LEAVES/STRAW	0					-Boring B-18A offset 10'S of B-18. -Bulk sample from 0' - 10'. -A boulder at 3'
	Silt-clayey, some sand, trace roots (1" diameter), trace root hair and quartz fragments; firm; orange-brown (Possible Residual) -some clay, trace rock fragments, no roots; stiff		1		3-3-4	11	
		5	2		6-8-7	10	
965	Sand-silty, trace mica, clay and root hair; firm; tan-brown (Residual) -trace rock fragments, no root hair; very dense; gray-brown-tan						
		10	3		8-9-10	18	
		15	4		15-20-49	12	
960	-dense; orange-brown-black						
		20	5		13-16-16	5	
955	BORING TERMINATED AT 20'						No groundwater encountered at time of boring
950		25					
945		30					
940		35					
935		40					



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-19

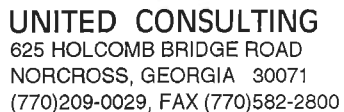
PROJECT NAME: BRYSON PARK

DATE: 02/13/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES				NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	
	9" - TOPSOIL/GRASS	0					No groundwater encountered at time of boring
975	Silt-sandy, some clay, trace mica and root hair; soft; red- brown (Cultivated)		1		2-1-1	18	
	Sand-silty, some clay, trace mica; medium dense; red-orange-brown (Residual)						
		5	2		5-10-12	10	
970							
	-trace clay; dense; red-pink-brown						
		10	3		6-21-23	14	
965							
	Silt-sandy, trace mica and clay; hard; pink-brown-black						
		15	4		6-17-15	15	
960							
	-pink-tan-black						
		20	5		9-15-20	18	
955							
		25	6		16-25-20	14	
950							
	-brown-black-orange						
		30	7		10-19-20	16	
945	BORING TERMINATED AT 30'						
		35					
940							
		40					
935							



BORING NO.: B-20

DATE: 02/13/08

LOGGED BY: L.R.

No groundwater encountered
at time of boring



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-21

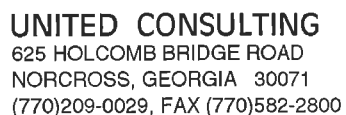
PROJECT NAME: BRYSON PARK

DATE: 02/13/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
	6" - TOPSOIL/GRASS	0						
975	Silt-clayey, some sand, trace mica, root hair and rock fragments; firm; red-brown (Cultivated)		1		2-1-4	18		
	Silt-some clay, trace sand and mica; hard; tan-orange-brown (Residual)							
		5	2		9-14-21	18	30	
970								
	Sand-silty, trace mica and clay; medium dense; orange-tan-black							
		10	3		5-12-14	12		
965								
		15	4		7-12-10	10		
960								
	-tan-brown-white							
		20	5		10-12-10	18		
955	BORING TERMINATED AT 20'							No groundwater encountered at time of boring
		25						
950								
		30						
945								
		35						
940								
		40						
935								



BORING NO.: B-22A

DATE: 02/18/08

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH in FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
965	7" - TOPSOIL/STRAW	0						-Boring B-22A offset 15'W of B-22.
	Straight Auger to 3.5'							
	Silt-sandy, some clay, trace mica and root hair; soft; brown (Cultivated)							
	Sand-some silt, trace mica, clay and rock fragments; dense; orange-tan (Residual)							
		5	1		9-16-18	18		
960								
		10	2		9-21-50/2	14		
955	Partially Weathered Rock sampled as Sand-some silt, trace mica, clay and rock fragments; gray-white-tan							
	-tan-white	15	3		50/2	2		
950								
	-gray-white-tan	20	4		50/1	1		
945	AUGER REFUSAL AT 21'							No groundwater encountered at time of boring
		25						
940								
		30						
935								
		35						
930								
		40						



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BORING LOG

CONTRACTED WITH: GWINNETT COUNTY DEPT. OF COMMUNITY SERVICES

BORING NO.: B-23A

PROJECT NAME: BRYSON PARK

DATE: 02/18/08

JOB NO.: 2008.1035-01 DRILLER: BOB/MARCELL RIG: CME-550X

LOGGED BY: L.R.

ELEV.	DESCRIPTION	DEPTH In FEET	SAMPLES					NOTES
			NO.	TYPE	BLOWS/6"	RECOV.	W%	
970	7" - TOPSOIL/LEAVES/GRASS	0						-Boring B-23A offset 5'E of B-23.
	Silt-some clay, trace sand, mica, roots (1" diameter) and root hair; firm; orange-tan-brown (Cultivated)		1		2-3-3	14		
	Sand-silty, trace mica and clay; firm; tan-gray (Residual)							
		5	2		9-7-11	18	9	
965	-some silt, trace rock fragments; dense; gray-white							
		10	3		11-19-21	18	2	
960	Partially Weathered Rock sampled as Sand-some silt, trace mica and rock fragments; gray AUGER REFUSAL AT 15'							
		15	4		50/3			
955								
		20						
950								
		25						
945								
		30						
940								
		35						
935								
		40						

No groundwater encountered at time of boring

LABORATORY TESTING PROCEDURES

Moisture Content

The moisture content was determined for selected soil samples obtained in the split-barrel sampler. A representative portion of each sample was weighed and then placed in an oven and dried at 110 degrees Centigrade for at least 15 to 16 hours. After removal from the oven, the soil was again weighed. The weight of the moisture lost during drying thus was determined. From this data, the moisture content of the sample was then calculated as the weight of moisture divided by dry weight of soil, expressed as a percentage. This test was conducted according to ASTM D 2216.

Moisture content is a useful index of a soil's compressibility. If the soil is to be used as fill, the moisture content may be compared to the range of water contents for which proper compaction may be achieved. These moisture contents may be found at the appropriate depths on the respective Boring Logs and are denoted by "w".

Standard Proctor

This test determines the maximum dry density that could be achieved by using uniform compaction effort at varying moisture contents. Two primary methods of compaction are used. For standard Proctor, 5.5-lb. rammer is dropped 12 inches and for modified Proctor, 10-lb. rammer is dropped 18 inches for compaction on the bulk sample in the cylindrical mold. Compaction is done in 3 and 5 equal layers respectively. The methods are explained in ASTM D 698 and ASTM D 1557, respectively. The results of the Standard Proctor tests are included in the 'Summary of Physical Properties (GDOT 810.2)' section in Appendix B.

FIELD EXPLORATION PROCEDURES

A total of twenty (23) SPT borings and sixteen (16) offset SPT borings were drilled at the Project Site at the approximate locations shown on the attached Boring Location Plan (Figure 1) provided in the Appendix. Prior to mobilization of the drill rig, a tracked backhoe/loader was utilized to clear access paths to the boring locations. The clearing operations were supervised by a United Consulting engineer to minimize disturbance to the existing trees. The drilling and sampling were performed in general accordance with ASTM Standard D-1586. Soil samples obtained were visually evaluated by a Geotechnical Engineer and classified generally following the visual-manual procedure in ASTM D 2488-90. A narrative of field operations is included in the Appendix. Borings were backfilled with auger cuttings before leaving the Site for safety purposes.

Boring locations were determined in the field by our engineering representative who paced and/or measured distances and estimated angles with a measurement tape and a hand-held compass from existing site features. Boring locations should, therefore, be considered very approximate. Boring elevations indicated in the boring logs were interpolated from contours lines on the provided GIS topographic plan and should also be considered very approximate and subject to error.

COMPACTION TEST REPORT

Project No.: 2008103501

Date: 2/18/08

Project: BRYSON PARK

Client: GWINNETT CO DEPT OF ADMINISTRATIVE

Sample Number: B-8 Depth: 0-10'

Remarks:

MATERIAL DESCRIPTION

Description: SAND,SILT, SOME CLAY, TRACE OF MICA.

Classifications -

USCS:

AASHTO:

Nat. Moist. = 11.73 %

Sp.G. =

Liquid Limit =

Plasticity Index =

% < No.200 =

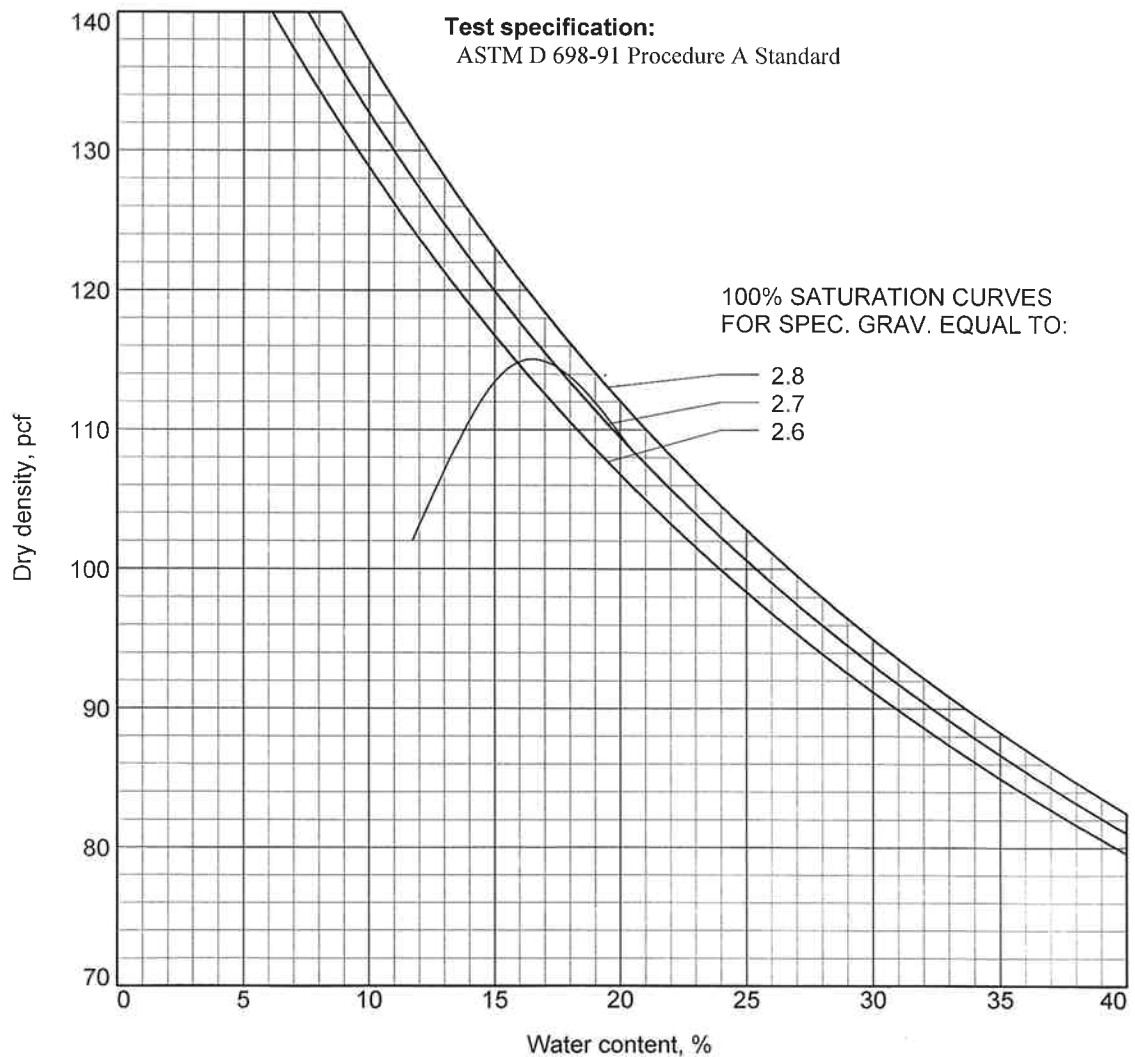
TEST RESULTS

Maximum dry density = 115.1 pcf

Optimum moisture = 16.5 %

Test specification:

ASTM D 698-91 Procedure A Standard



Figure

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.

COMPACTION TEST REPORT

Project No.: 2008103501

Date: 2/15/08

Project: BRYSON PARK

Client: GWINNETT CO DEPT OF ADMINSTRATIVE

Sample Number: B-15 Depth: 0-10'

Remarks:

MATERIAL DESCRIPTION

Description: SAND, CLAY AND SILT, TRACE OF MICA, BROWN.

Classifications -

USCS:

AASHTO:

Nat. Moist. = 20.92 %

Sp.G. =

Liquid Limit =

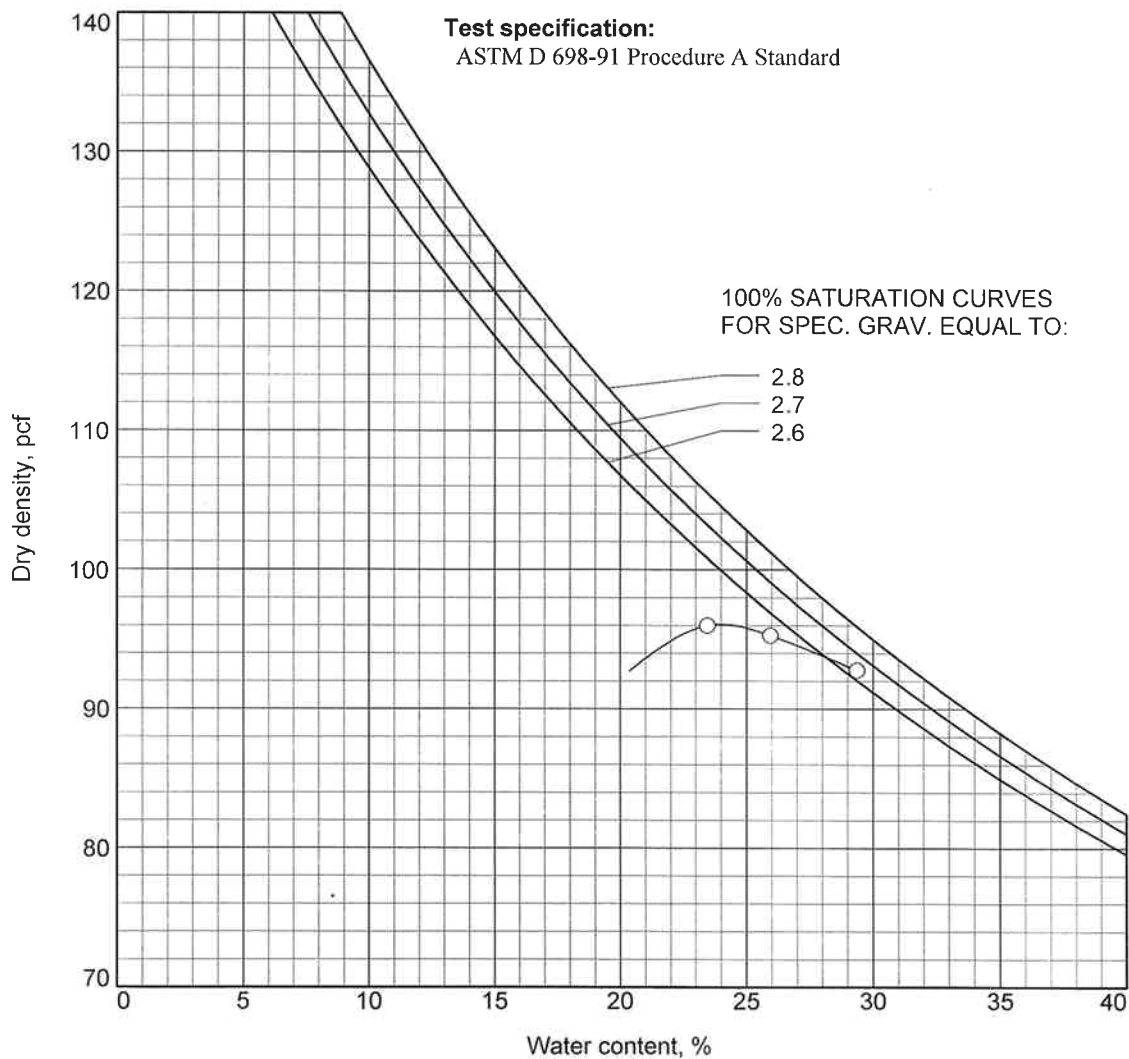
Plasticity Index =

% < No.200 =

TEST RESULTS

Maximum dry density = 96.1 pcf

Optimum moisture = 24.0 %



Figure

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.

COMPACTION TEST REPORT

Project No.: 2008103501

Date: 2/18/08

Project: BRYSON PARK

Client: GWINNETT CO DEPT OF ADMINSTRATIVE

Sample Number: B-18 Depth: 0-10'

Remarks:

MATERIAL DESCRIPTION

Description: SILT, SAND, SOME CLAY, TRACE OF MICA, RED.

Classifications -

USCS:

AASHTO:

Nat. Moist. = 17.23 %

Sp.G. =

Liquid Limit =

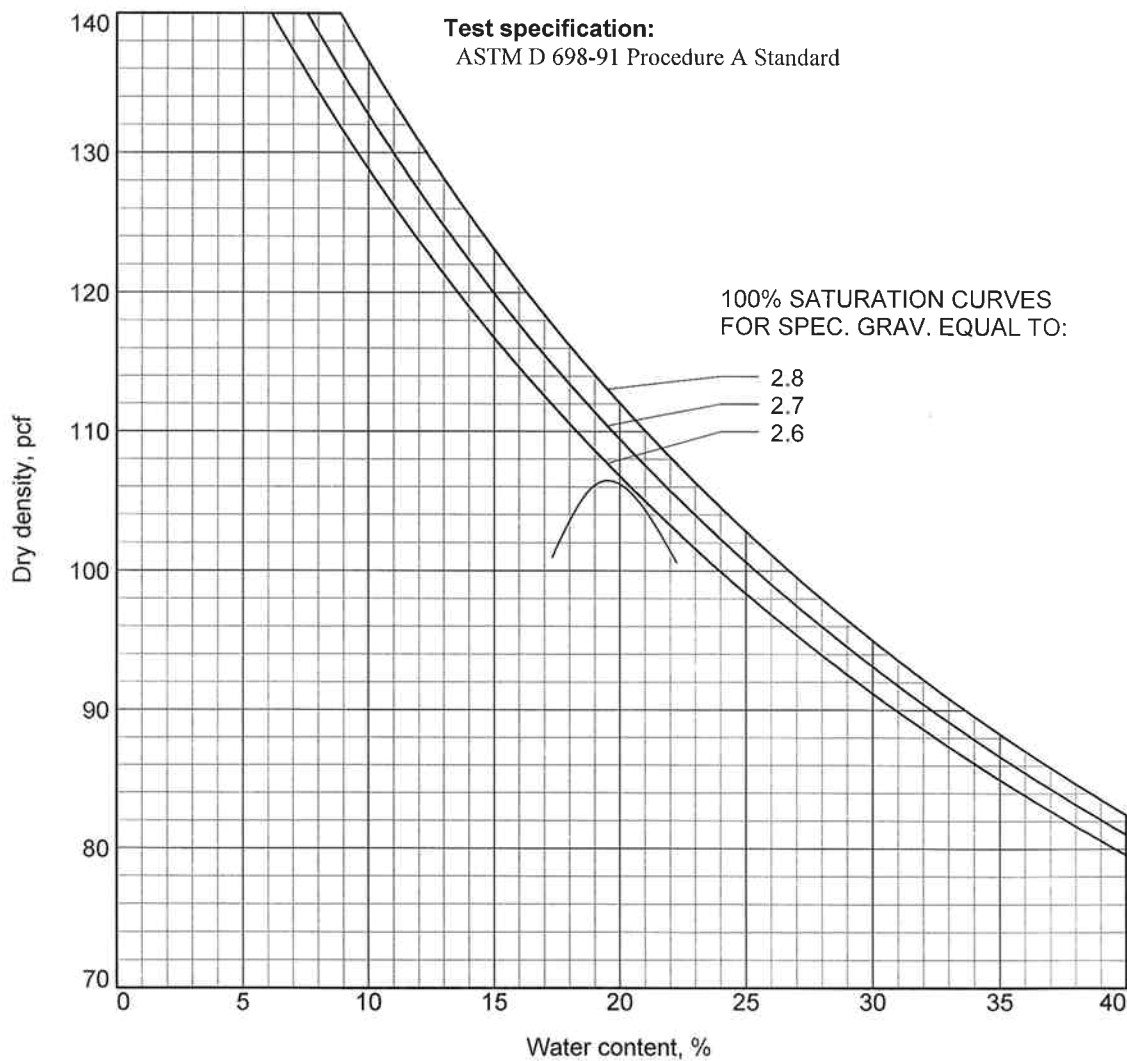
Plasticity Index =

% < No.200 =

TEST RESULTS

Maximum dry density = 106.5 pcf

Optimum moisture = 19.5 %



Figure

These results are for the exclusive use of the client for whom they were obtained. They apply only to the samples tested and are not indicative of apparently identical samples.

Important Information About Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.



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APPENDIX F

HISTORIC AERIAL



BRYSON PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

Project No.	08007
Scale:	
Date:	
Revisions:	
Drawn:	DL, LR
Checked:	EM

HISTORIC
AERIAL

APPENDIX F