

GEORGE PIERCE PARK MASTER PLANS

GEORGE PIERCE PARK IS COMPOSED OF MULTIPLE PARCELS ACQUIRED OVER TWO DECADES THAT COMBINED TOTAL 303.96 ACRES. THE INITIAL LAND ACQUISITION IN 1982 WAS 235.9 ACRES. THE FIRST PARK MASTER PLAN BY MS&E PROPOSED DEVELOPMENT ON THAT INITIAL ACQUISITION, BUT DEPENDED ENTIRELY ON CONSTRUCTION IN THE FLOODPLAIN FOR BALLFIELDS. MS&E THEN PLANNED THE THREE FIELD SOFTBALL COMPLEX AND THE VEHICULAR DRIVE THAT STILL CONSTITUTES THE MUCH OF THE MAIN PARK DRIVE. CONSTRUCTION OF SPORTSFIELDS IN THE FLOODPLAIN BEING UNTENLABLE, AN ADDITIONAL 35 ACRES OF DEVELOPABLE CONTIGUOUS LAND WAS ACQUIRED.

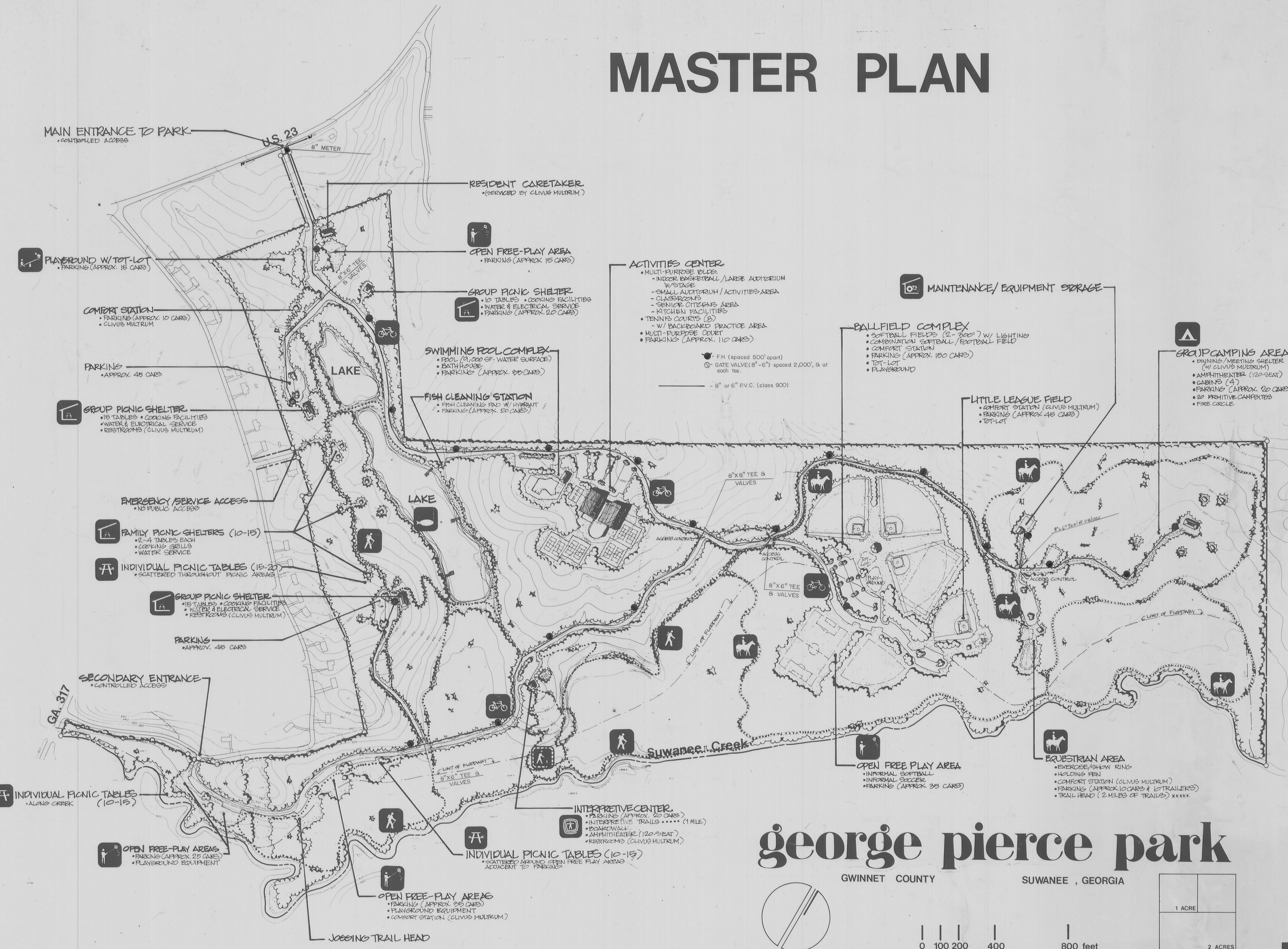
THE 1990 HEERY MASTER PLAN WAS PREPARED TO PROVIDE A NEW SCHEME FOR DEVELOPMENT OF THE ENLARGED PARK SITE. THE HEERY PLAN LED TO THE DEVELOPMENT OF THE SOCCER COMPLEX AND CORE FIVE FIELD BASEBALL/SOFTBALL COMPLEX WITH FOOTBALL OVERLAY. ADDITIONALLY, A PLAYGROUND, PICNIC AREA WITH LOOP PAVED TRAIL AND ACTIVITY BUILDING RESULTED FROM THIS PLAN.

THE DESIRE TO IMPROVE AND EXPAND THE BASEBALL COMPLEX TO 7 FIELDS, PROVIDE A STAND-ALONG FOOTBALL FIELD AND EXPAND THE ACTIVITY BUILDING TO A LARGER COMMUNITY CENTER LED TO THE HEERY PLANNING STUDIES OF 1997. CONSIDERATION OF THESE STUDIES LED TO THE FINAL 32 ACRE PARK EXPANSION AND SUBSEQUENT CONSTRUCTION OF THE ADDITIONAL SPORTS FIELDS, MULTI-PURPOSE TRAIL LOOP AND COMMUNITY CENTER.

THE 2006 JAEGER MASTER PLAN PLAN GRAPHICALLY DEPICTED THE PARKING LOT ENHANCEMENTS AND AS-BUILT CONDITIONS OF THE DEVELOPMENT TO DATE. THE JAEGER TRAIL STUDY PLANNED FOR AN EXPANDED ARRAY OF PAVED AND UNPAVED TRAILS WITHIN THE PARK.

THE 2011 IVY CREEK GREENWAY PLAN BY JJG LED TO THE CONSTRUCTION OF A PAVED EXTENSION OF THE SUWANEE CREEK GREENWAY TRAIL THROUGH GEORGE PIERCE PARK, PLANNED TO EXTEND SOUTH TO FOLLOW IVY CREEK TO THE ENVIRONMENTAL AND HERITAGE CENTER.

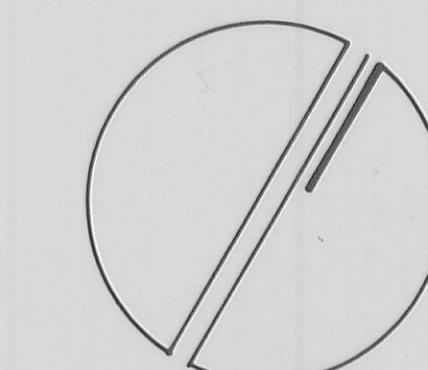
MASTER PLAN



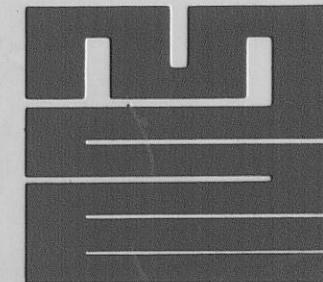
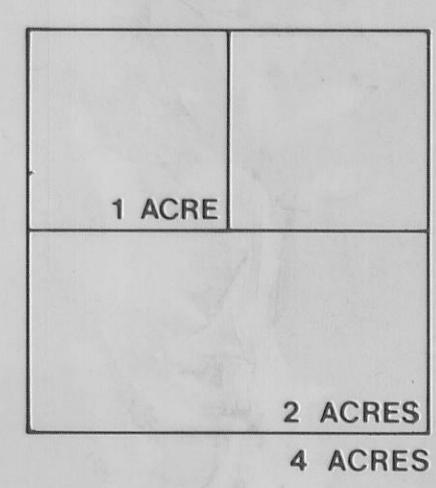
george pierce park

GWINNET COUNTY

SUWANEE, GEORGIA



0 100 200 400 800 feet



majes, sudderth & etheredge, inc.

MASTER PLAN



GEORGE PIERCE PARK

GWINNETT COUNTY

Board of Commissioners
Recreation Authority
Parks and Recreation Division

HEERY

ATLANTA, GEORGIA

DECEMBER 1990

**MASTER PLAN
FOR
GEORGE PIERCE PARK**

DECEMBER, 1990

**PREPARED FOR
GWINNETT COUNTY BOARD OF COMMISSIONERS
GWINNETT COUNTY RECREATION AUTHORITY
AND
GWINNETT COUNTY AND PARKS AND RECREATION DIVISION**

**BY
HEERY ENGINEERING, INC.
ATLANTA, GEORGIA**

TABLE OF CONTENTS

I. INTRODUCTION

LOCATION
COMMUNITY PARK DEFINITION
MASTER PLANNING PROCESS
GOALS AND OBJECTIVES

II. SITE ANALYSIS

SITE ZONING, ACCESS & VIEWS
SITE VEGETATION, TOPOGRAPHY & SOILS
SITE HYDROLOGY, WETLANDS, & UTILITIES

III. FINAL PROGRAM AND CONCEPT DEVELOPMENT

IV. MASTER PLAN

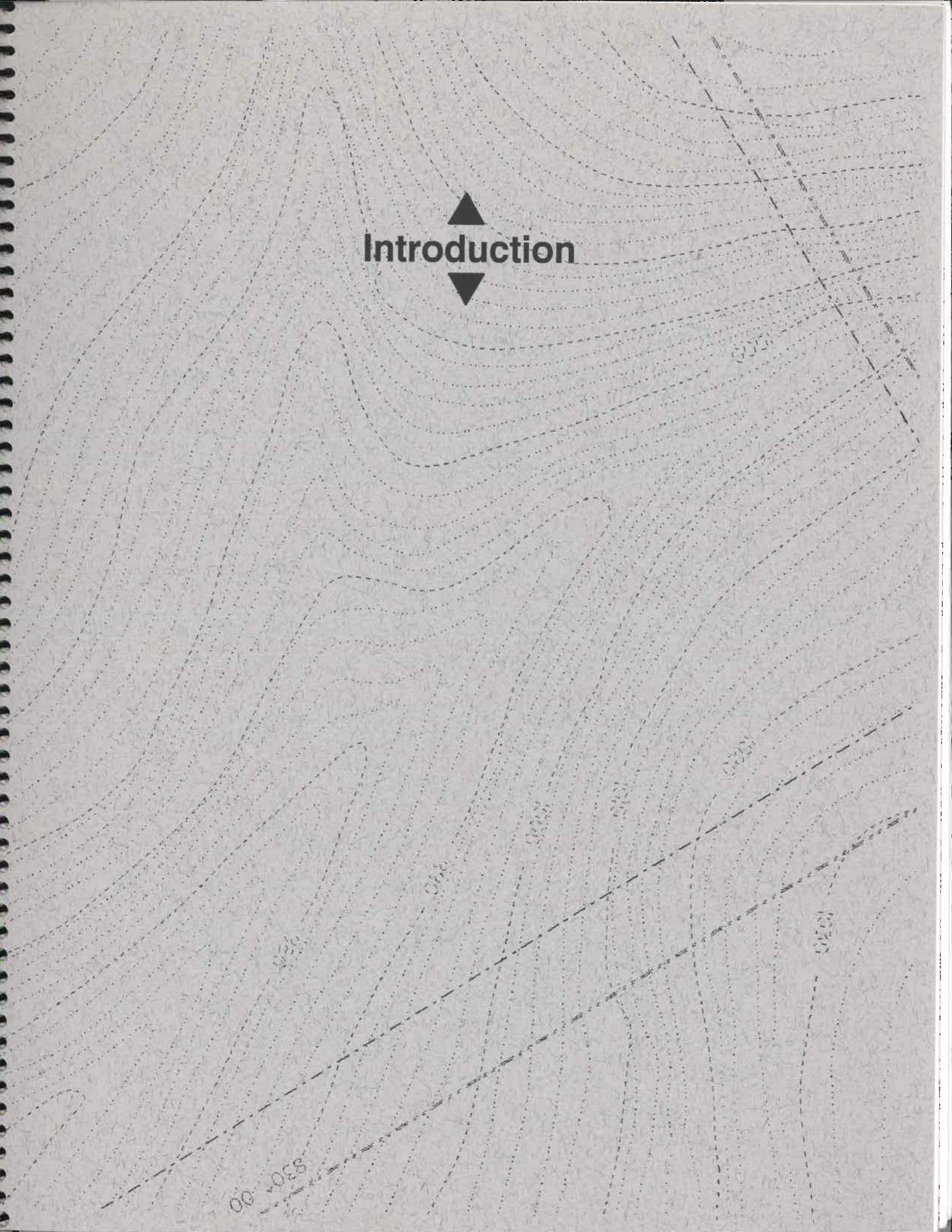
MASTER PLAN
PHASE I

V. COST ESTIMATE

MASTER PLAN
PHASE I

VI. APPENDIX

PRELIMINARY SUBSURFACE EXPLORATION
WETLANDS REPORT
MEETING MINUTES, 1ST PUBLIC MEETING: October 3, 1990
MEETING MINUTES, 2ND PUBLIC MEETING: December 10, 1990



Introduction

I. INTRODUCTION

LOCATION

George Pierce Park consists of 271.0 acres located in northwest Gwinnett County on US 23 near the intersection of Lawrenceville-Suwanee Road in District 7, Land Lots 212, 213, 234 and 235. The property is a combination of the 235.9 acres owned by the County since 1982 and an adjacent 35 acre-tract recently purchased. The site is bordered mainly by property zoned for residential use, most of which is currently undeveloped. However, three adjacent properties are zoned for light manufacturing and two of those have been developed as an animal hospital and a small business park.

The property is heavily wooded except for previously developed areas which consist of three softball fields and parking, an activity building, a picnic pavilion and a two acre lake. Several trails and clearings for picnicking also exist on the site currently.

Suwanee Creek forms the southern property line, and the site contains 99.31 acres of Jurisdictional Wetlands.

The land is located in Commission District 1, Gwinnett County Planning Area 2 and Service Area G, as defined by the County-wide Recreation Master Plan. The property has been identified by the County to serve as a Community Park Site for this service area.

COMMUNITY PARK DEFINITION

A Community Park has been defined by the County-wide Recreation Master Plan as 50 to 100 acres that will serve the full range of community recreation needs and provide both active and passive activities for the area it serves.

The following list shows the activities that should be included in each community park, if possible:

- Lighted Softball Fields
- Lighted Youth Baseball Fields
- Lighted Tennis Courts
- Football/Soccer Field
- Basketball/Multipurpose Courts
- Horseshoe Courts
- Picnic Area
- Children's Play Area
- Apparatus Area
- Community Center
- Maintenance Building
- Lake
- Parking

- Landscaping
- Utilities
- Swimming Pool

However, the Community wishes and needs as well as site opportunities and constraints will influence which of these activities are appropriate for a specific site.

MASTER PLANNING PROCESS

The Master Planning Process for the George Pierce Park site required research and input by the entire Design Team including the County Staff, Consultant and Community. The steps of the Process are as follows:

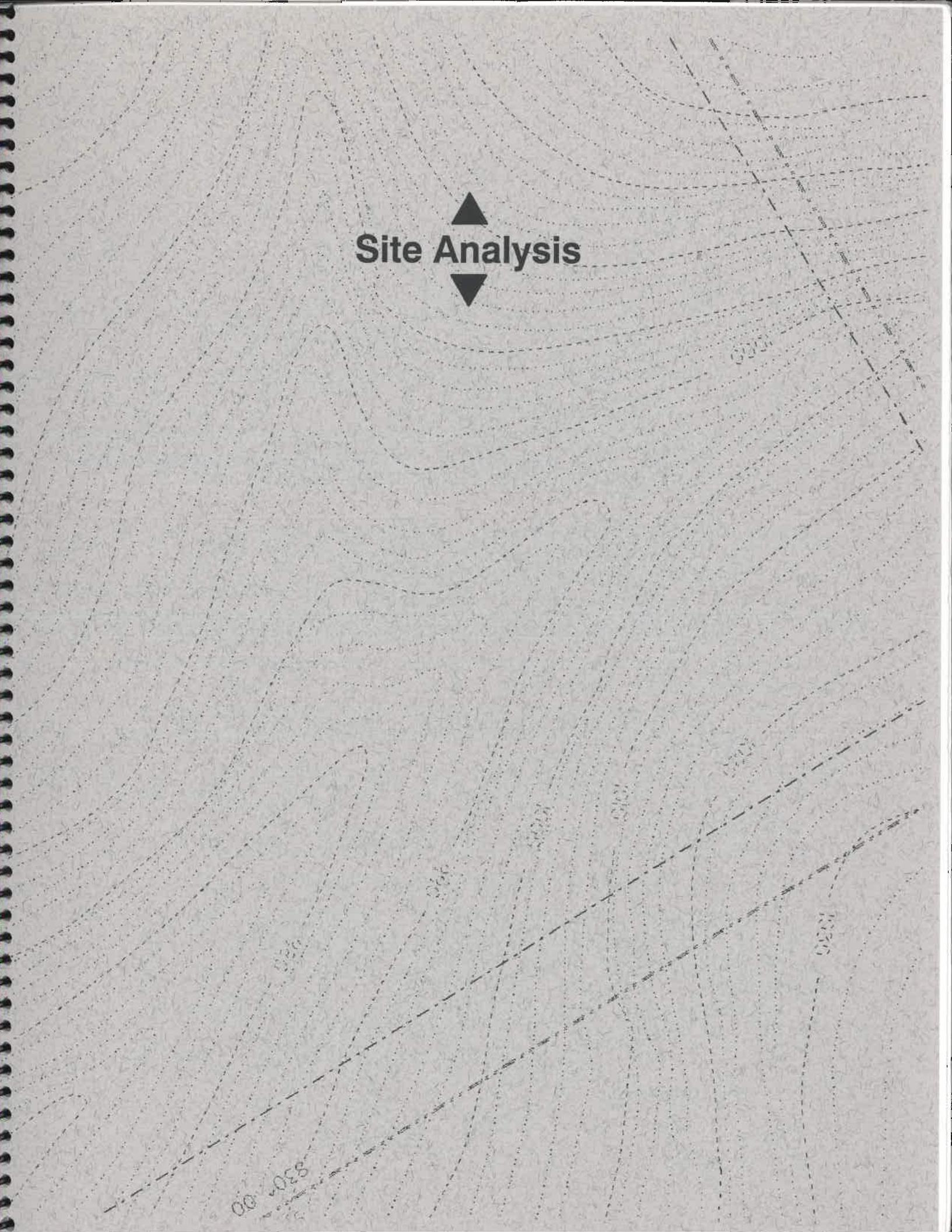
- *Set Goals and Objectives:* Before any work was done on the Project, the Project's Goals and Objectives were set by the Design Team to monitor the success of the effort.
- *Research Site Analysis Data:* This information included research of man-made and natural features of the site which influence its development.
- *Receive Community Input About Program and Site:* At a Community meeting, neighbors provided information on needs, desires and concerns.
- *Define Final Program:* Based on site analysis data and Community input, the Design Team formulated the final list of elements to be designed into the park site.
- *Develop Design Concepts and Plan:* These concepts were based on the data obtained about the site, the feelings of the Community and basic philosophy of the Staff and entire Design Team.
- *Develop Master Plan:* The Design Team combined the concepts with the Program and developed a Plan which accommodates all the Program elements on the site while maintaining the Goals and Objectives for the Project.
- *Develop Cost Estimate:* The Design Team developed a Cost Estimate for the Plan for review by the County.
- *Identify Phase I Elements:* By assessment of needs, desires and budget parameters, the Design Team designated what part of the Plan will be built in Phase I.
- *Present Plan to Community, Recreation Authority and Board of Commissioners for approval.*

GOALS AND OBJECTIVES

Development of guidelines for the design of the Master Plan is an important first step. Prior to any design work, the Design Team met to discuss expectations, procedures and to set Goals and Objectives for the George Pierce Park site. These guidelines were based on the County-wide Recreation Master Plan and general philosophy of the Design Team. The Goals and Objectives developed for the Project are:

- Preservation and enhancement of the environment
- Efficiency of operation and maintenance
- Aesthetics
- Safety
- Budget
- Compliance with prototype community park

All subsequent design ideas will be measured against these Goals and Objectives to insure the Design Team remains on target.



Site Analysis

II. SITE ANALYSIS

Before beginning design work, the Design Team gathered information on the characteristics of the site which will play an important role in its development. The following information on natural and man-made features of the site will identify site planning opportunities and constraints.

SITE ZONING, ACCESS AND VIEWS

Zoning:

Site Zoning is divided between R-100, City of Suwanee Zoning for the main portion of the site and RA-200, Gwinnett County Zoning for the recently purchased 35 acre tract to the north. Both zoning classifications allow for public parks. Zoning criteria which will affect development of the site are the yard setbacks which are shown on the drawing.

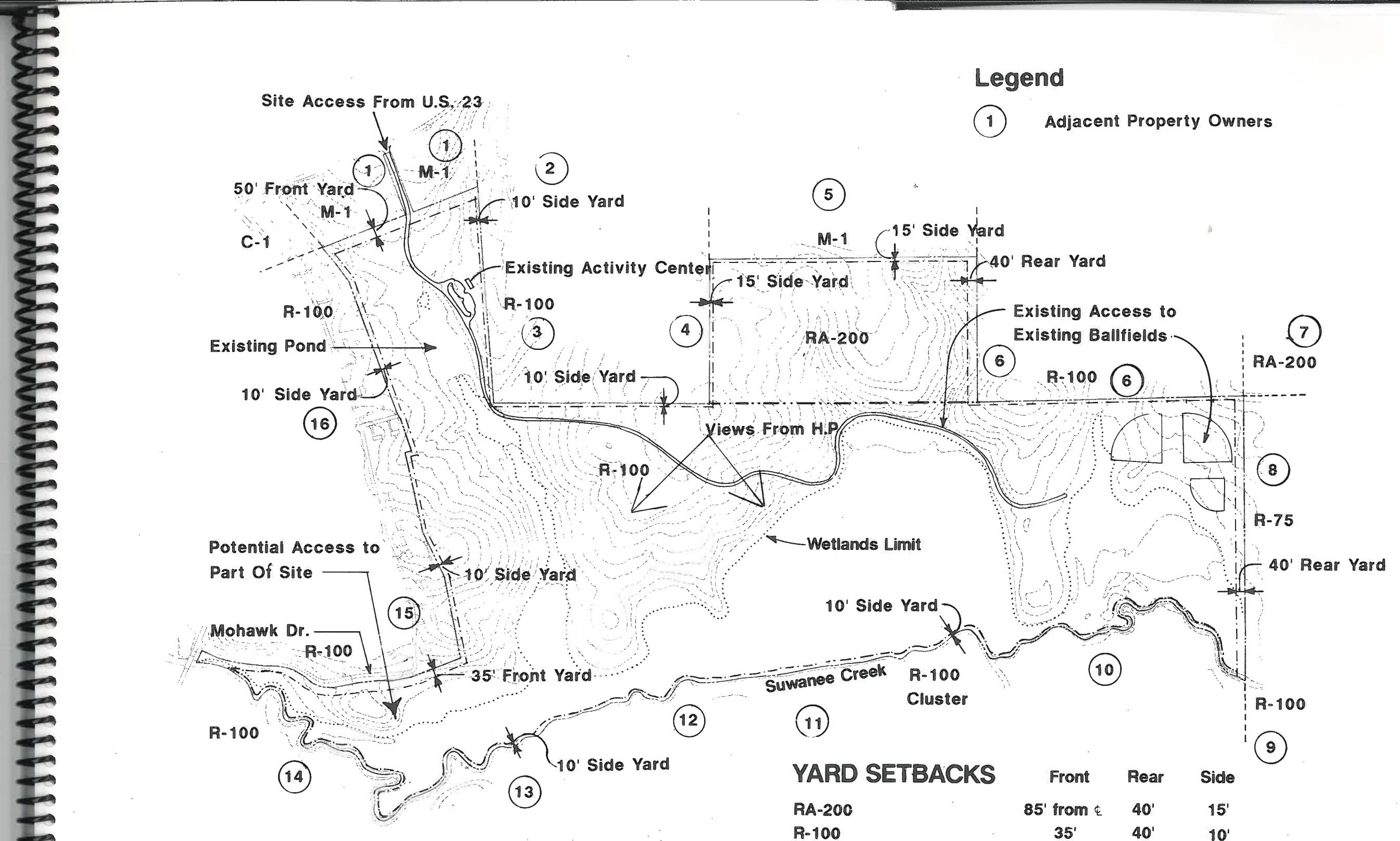
Access:

Primary access to the site will be from US 23 which is a state road and is classified as a major arterial with a 100 right-of-way per the County-wide Thoroughfare Plan. There are no current plans to widen this road.

Minor and limited access is possible from Mohawk Drive to a small area of the site. Due to steep topography and Jurisdictional Wetlands, access to the major portion of the site is not possible from Mohawk Drive.

Views:

Views to the site from US 23 or Lawrenceville-Suwanee Road are very limited. However, the high points of the site will provide opportunities to create on-site views in all directions to the pleasant wooded areas of the site as well as off-site views to the south. Views of the lake and creek with its wetlands should be enhanced if possible.



George Pierce Park

**GWINNETT COUNTY
Board of Commissioners**

GWINNETT COUNTY Recreation Authority

Site Zoning, Access, and Views



0 100 200 400

HEERY

ADJACENT PROPERTY OWNERS

<u>NUMBER</u>	<u>OWNER</u>
1	Myer Caplan
2	Block "A", Unit Two, Dollar Acres
3	R.B. Dollar
4	Mildred Dollar
5	W.M. Orr
6	Stanley Davis
7	A.E. Hamner
8	Mrs. Annie Mae Castel
9	Michael C. Carlos
10	Block "C", Unit One, Suwanee Creek Acres
11	Block "B", Unit One, Suwanee Creek Acres
12	W. L. Gilleland
13	Shirley W. Giordano
14	Miss. Fannie B. Moore
15	Block "C", Unit One, Suwanee Lake Estates
16	Block "D", Unit Three, Suwanee Lake Estates

SITE VEGETATION, TOPOGRAPHY AND SOILS

Vegetation:

The site is heavily wooded with the exception of the sanitary sewer easement and other developed areas. The upland forest of the site consists of pine forest and mixed hardwood forest including oak, hickory, dogwood, sweetgum and pines. The wetlands and lower areas consist of red maples, green ash, sycamore, sweetgum, river birch, yellow poplar, box elder, dogwood and alder. Some wet areas are dominated by thick understory of privet and honeysuckle while others are open and grassy.

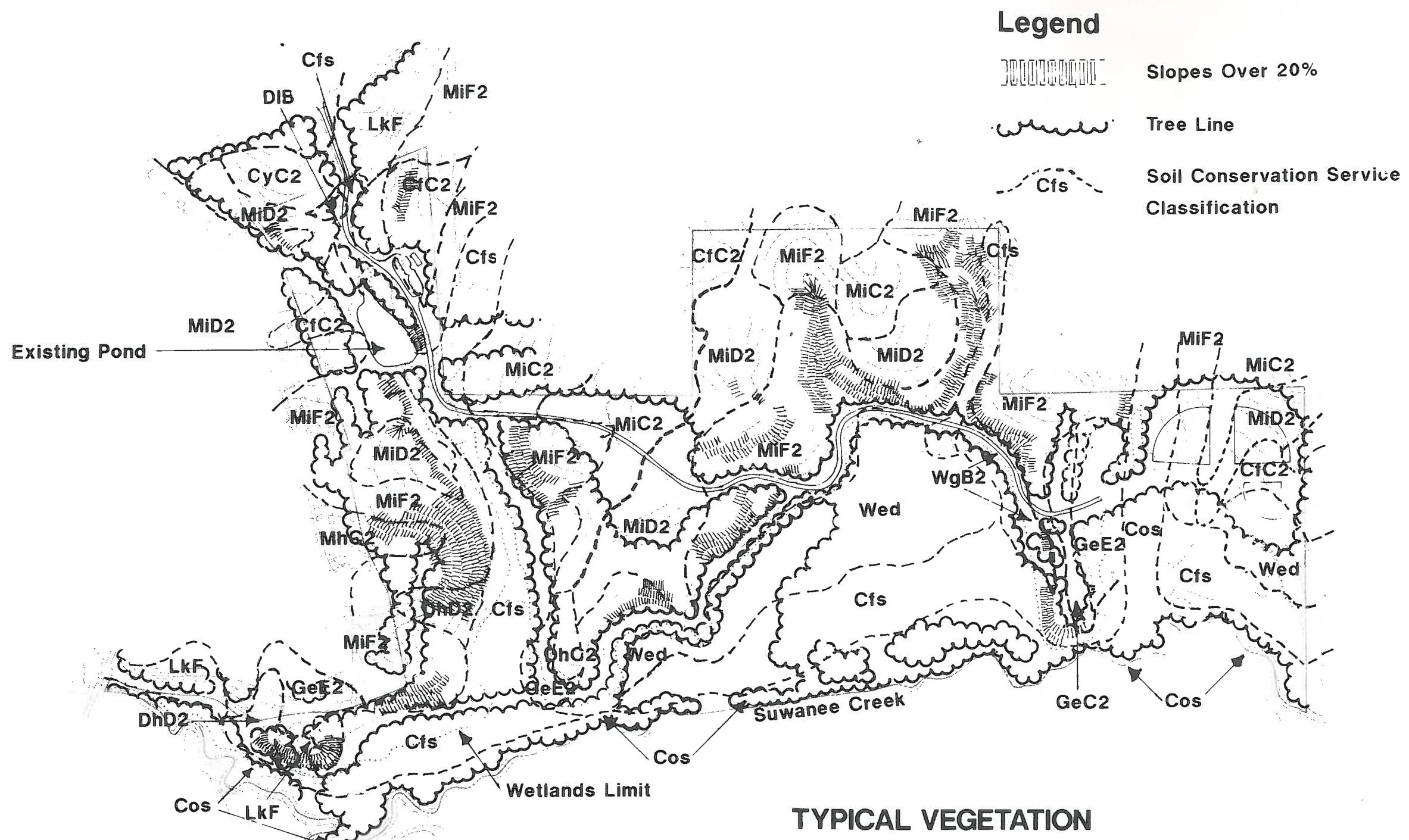
Topography & Slopes:

The topography on site is rolling with an overall change in elevation of 125 feet. The high points of elevation 1070 and 1060 are located on the northern center of the site and the western center respectively. Also, the existing entry point on US 23 is at elevation 1060. Several ravines and steep drainage swales divide the site into knolls with steep sides. The land falls to the flood plain and creek. The slopes shown on the drawing represent those slopes over 20%. This indicates that on much of the site steep grades may be a concern. The area along the creek is very flat. Standing water can be expected, and swampy areas can be found in the Wetlands.

Soils:

The soils on site, as classified by the Soil Conservation Service, are shown on the drawing and on the attached chart. This indicates that the soils in the lower areas of the site will be a problem due to flooding and that development of other areas may be restricted due to steep slopes.

Additionally, a report entitled Report of Preliminary Subsurface Investigation, Proposed Acquisition - George Pierce Park dated July 20, 1988 was prepared by ATEC Associates. This report provides information on the newly acquired 35 acre tract and indicates that in one boring, rock was encountered and that ground water may be a problem in the deep swales. This report is included in the Appendix.



TYPICAL VEGETATION

Upland: Oak, Hickory, Dogwood, Sweetgum, Pines

Wetlands: Maple, Ash, Sycamore, Sweetgum, River Birch, Yellow Poplar, Box Elder, Dogwood, Alder



George Pierce Park

GWINNETT COUNTY
Board of Commissioners

GWINNETT COUNTY Recreation Authority

Site Vegetation, Topography, and Soils



0 100 200 400

HEERY

SOIL CHARACTERISTICS PER SOIL CONSERVATION SERVICE, SOIL SURVEY, GWINNETT COUNTY, GEORGIA

<u>SYMBOL</u>	<u>NAME/SLOPE</u>	<u>INTENSIVE PLAY AREA DEVELOPMENT RISK</u>	<u>RECREATIONAL BUILDING DEVELOPMENT RISK</u>	<u>TRAFFICWAY DEVELOPMENT RISK</u>
CfC2	Cecil clay loam, 6-10% slopes, eroded	Moderate: slopes, clayey surface layer	Slight	Moderate: traffic support
Cfs	Chewacla soils, frequently flooded	Severe: very frequent flooding	Severe: very frequent flooding	Severe: very frequent flooding
Cos	Congaree soils, frequently flooded	Severe: frequent brief flooding	Severe: frequent brief flooding	Severe: frequent brief flooding
CyC2	Cecil sandy loam, 6-10% slopes, eroded	Moderate: slopes	Slight	Moderate: traffic support
DhC2	Davidson clay loam, 10-15% slopes, eroded	Severe to Moderate: slopes	Slight	Moderate: traffic support
DhD2	Davidson clay loam, 10-15% slopes, eroded	Severe: slopes	Moderate: slopes	Moderate: traffic support
DiB	Durham sandy loam, 2-6% slopes, eroded	Slight	Slight	Moderate: traffic support
GeC2	Gwinnett clay loam, 6-10%	Moderate: slopes, clayey surface layer	slight	Moderate: traffic support
GeE2	Gwinnett clay loam, 10-25% slopes, eroded	Severe: slopes	Severe: slopes	Moderate: traffic support, erosion, slopes
LkF	Louisa gravelly sandy loam, 15-45% slopes	Severe: rock, slopes	Severe: slopes	Severe: rock, slopes
MhC2	Madison gravelly sandy loam, 6-10% slopes, eroded	Moderate: slopes	Slight	Moderate: traffic support
MiC2	Madison sandy clay loam, 6-10% slopes, eroded	Moderate: slopes	Slight	Moderate: traffic support
MiD2	Madison sandy clay loam, 10-15% slopes, eroded	Severe: slopes	Moderate: slopes	Moderate: slopes
MiF2	Madison sandy clay loam, 15-45% slopes, eroded	Severe: slopes	Severe: slopes	Severe: moderate traffic support, slopes
Wed	Wehadkee soils, 0-2% slopes, frequent flooding	Severe: very frequent flooding, high seasonal water table	Severe: very frequent flooding	Severe: very frequent flooding, high seasonal water table
WgB2	Wickham sandy loam, 2-6% slopes, eroded	Slight	Slight	Slight

SITE HYDROLOGY, WETLANDS AND UTILITIES

Hydrology:

The site is located in the Suwanee Creek drainage basin on Suwanee Creek. The site is divided into three main drainage areas by several smaller tributaries that contribute to Suwanee Creek. Near the head of one of these tributaries is a small man-made pond located near the existing activity building. Where these tributaries intersect the 100 year flood zone, several swampy areas are created. The 100 year flood zone as designated by the Flood Insurance Risk Map has been shown on the drawing. Development within the 100 year flood zone requires special approvals and is not encouraged.

Wetlands:

The land along Suwanee Creek is also classified and protected as Wetlands by the Corps of Engineers who prohibit any development in excess of one acre without a permit. The permitting process is long and complicated. Further data on the Wetlands status of this site is contained in a special site report prepared by Law Environmental, Inc. and included in the Appendix of this report. Both flood zone and Wetlands should be left undisturbed if possible since regulatory review, impacts on the natural environmental and development costs are a concern.

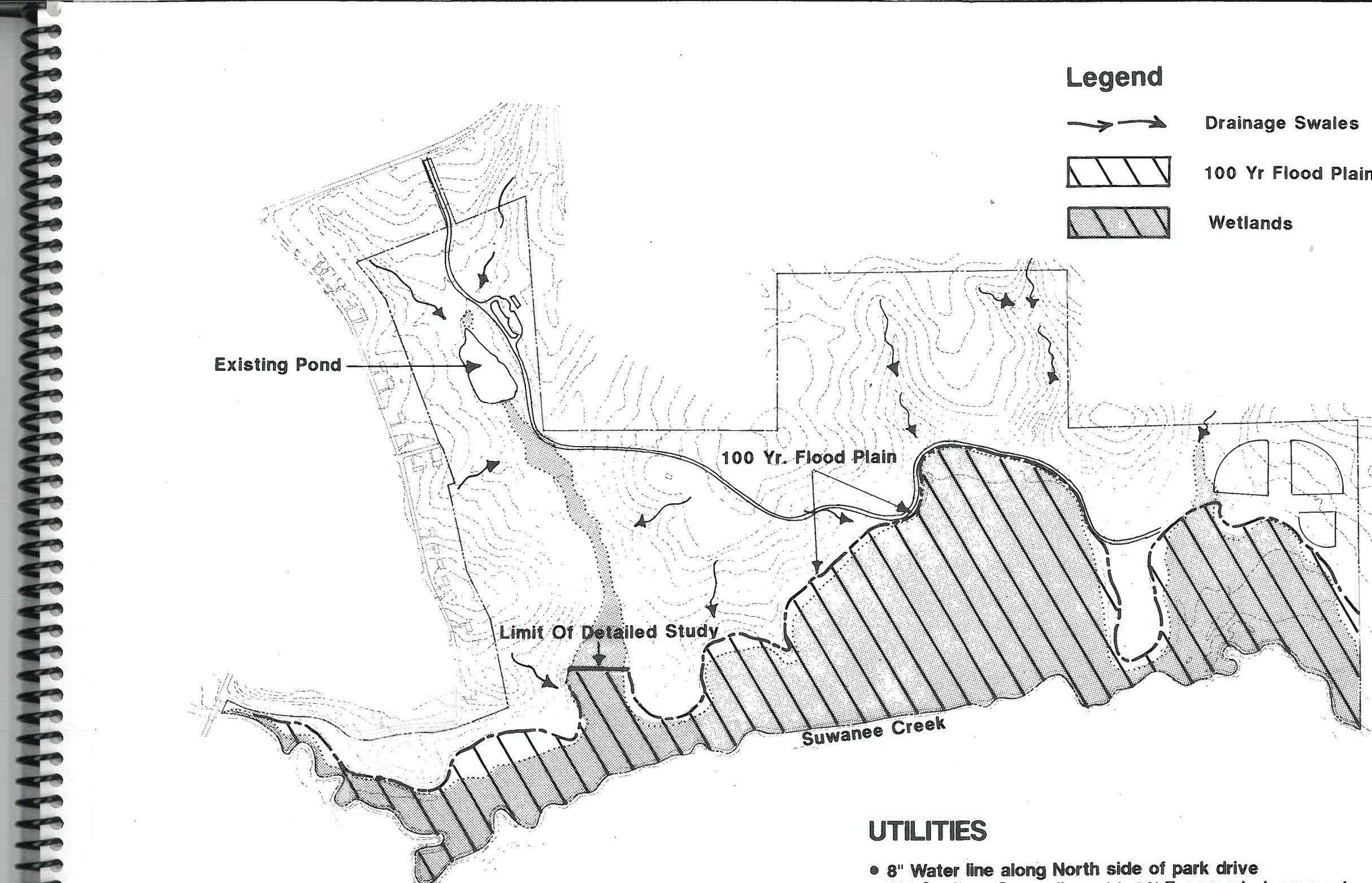
Utilities:

A 30" County sanitary sewer line and 20' easement cross the site in the flood plain area parallel to Suwanee Creek. This line flows to the Crooked Creek Sewage Treatment Plant. Information provided by the County officials indicates that the capacity and structure locations of this line will not be a problem for development of the park. This line was installed in late 1990.

The County has an 8" water line which runs along the north side of the existing park driveway. This line was sized for fire protection requirements and will be sufficient for the uses required by the park.

Underground Georgia Power electrical lines and lights are located on the south side of the existing park driveway. This line consists of a 3-phase radial with approximately 400 kVA capacity. Georgia Power officials feel that this existing situation is sufficient to handle the projected loads required for the proposed park facilities.

Additionally, a Georgia Power easement for an overhead power line is located on the southwest corner of the site.



George Pierce Park

GWINNETT COUNTY
Board of Commissioners

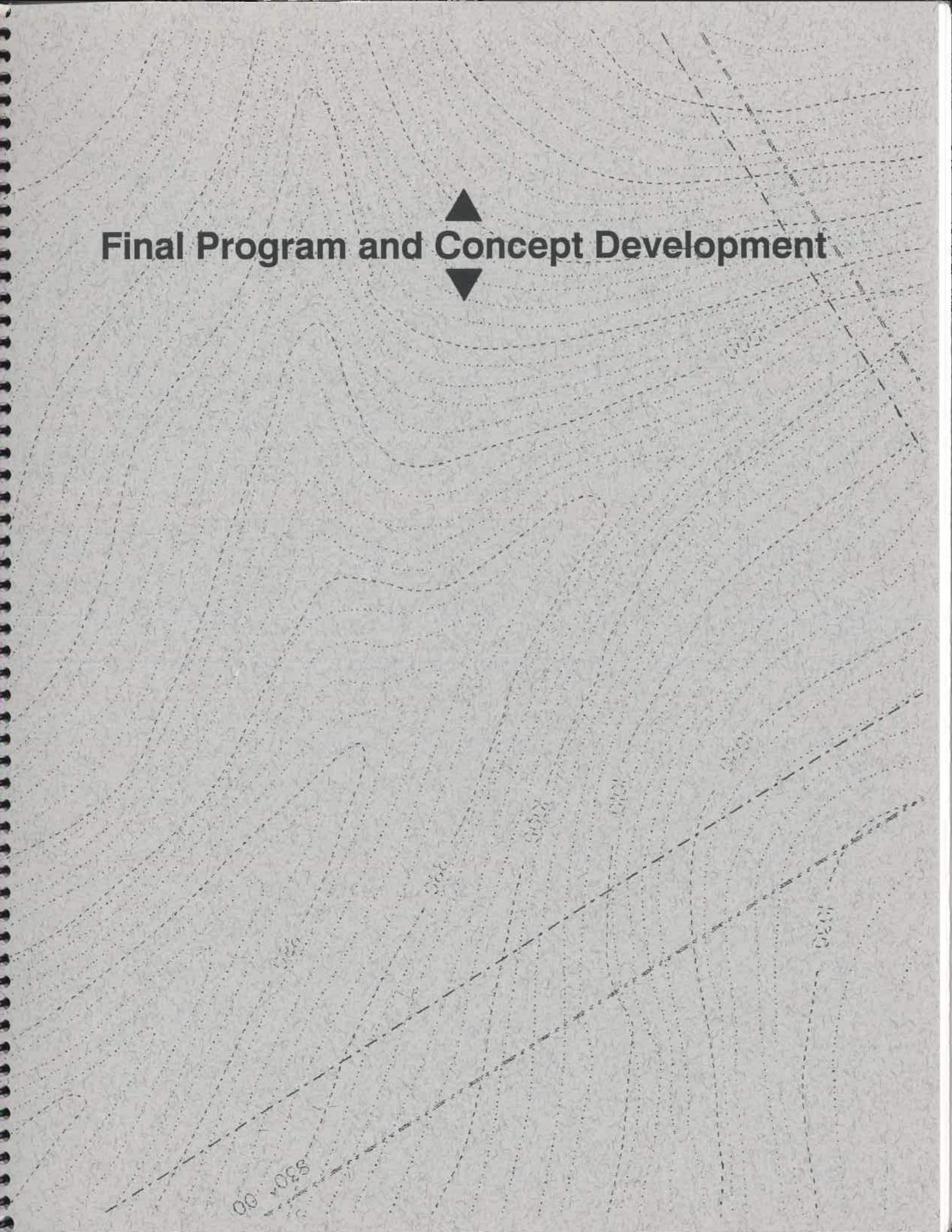
GWINNETT COUNTY
Recreation Authority

Site Hydrology, Wetlands, and Utilities



0 100 200 400
800 feet

HEERY
ATLANTA, GEORGIA



Final Program and Concept Development



III. FINAL PROGRAM AND CONCEPT DEVELOPMENT

Final Program:

Upon completion of the site analysis, a public meeting was held to solicit comments, ideas, needs and desires of the community to be served by the proposed park. The minutes of this meeting are contained in the Appendix.

The large turn-out of interested neighbors provided much insight for the development of the Final Program for the park site. Their strong interest in the development of the park to its full capacity was evident. Their comments concerning the types of activities were basically compatible with the prototype community park. They requested a variety of elements that serve all age groups and included both active and passive, structured and unstructured activities. There were several user groups represented that provided support for soccer, equestrian needs and the trail systems. In short, they requested a balanced development. However, it became evident that much of the land not protected from development by legal restrictions would be required to provide the needs being expressed by the citizens.

This input and the site analysis data were combined to produce the Final Program which is a list of elements to be included in the park. The Final Program is listed below:

- Community Center & Gymnasium (+/- 30,000 SF)
- Outdoor Swimming Pool
- 2 Tennis Courts (with possible expansion to 4)
- 1 Multi-purpose Court (with possible expansion to 2)
- Enhancement of existing pond
- Improvement of existing picnic areas and parking
- 2 Concession Stand/Restroom Buildings (1 for baseball, 1 for soccer)
- 1 Restroom Building
- 1 Tee Ball Field (120')
- 1 Pee-wee Field (120')
- 1 Minor Baseball Field (180')
- 1 Major Baseball Field (225')

- 1 Pony Baseball Field (300')
- Potential 100 yard Football Field to utilize Pony Field area in off season
- Free-play Field
- 5 Soccer Fields of the following sizes: 90'x180', 180'x120', 180'x240', 240'x300' and 300'x360'
- Trails with exercise stations, distance markings and educational signage
- Interpretive Center and parking at edge of Wetlands
- Boardwalks and Observation Decks in Wetlands area
- Picnic Pavilions
- Picnic Tables and Grills
- 3 Playground/Apparatus Areas
- +/- 1,000 parking spaces
- Grading for Equestrian Center with gravel road and parking

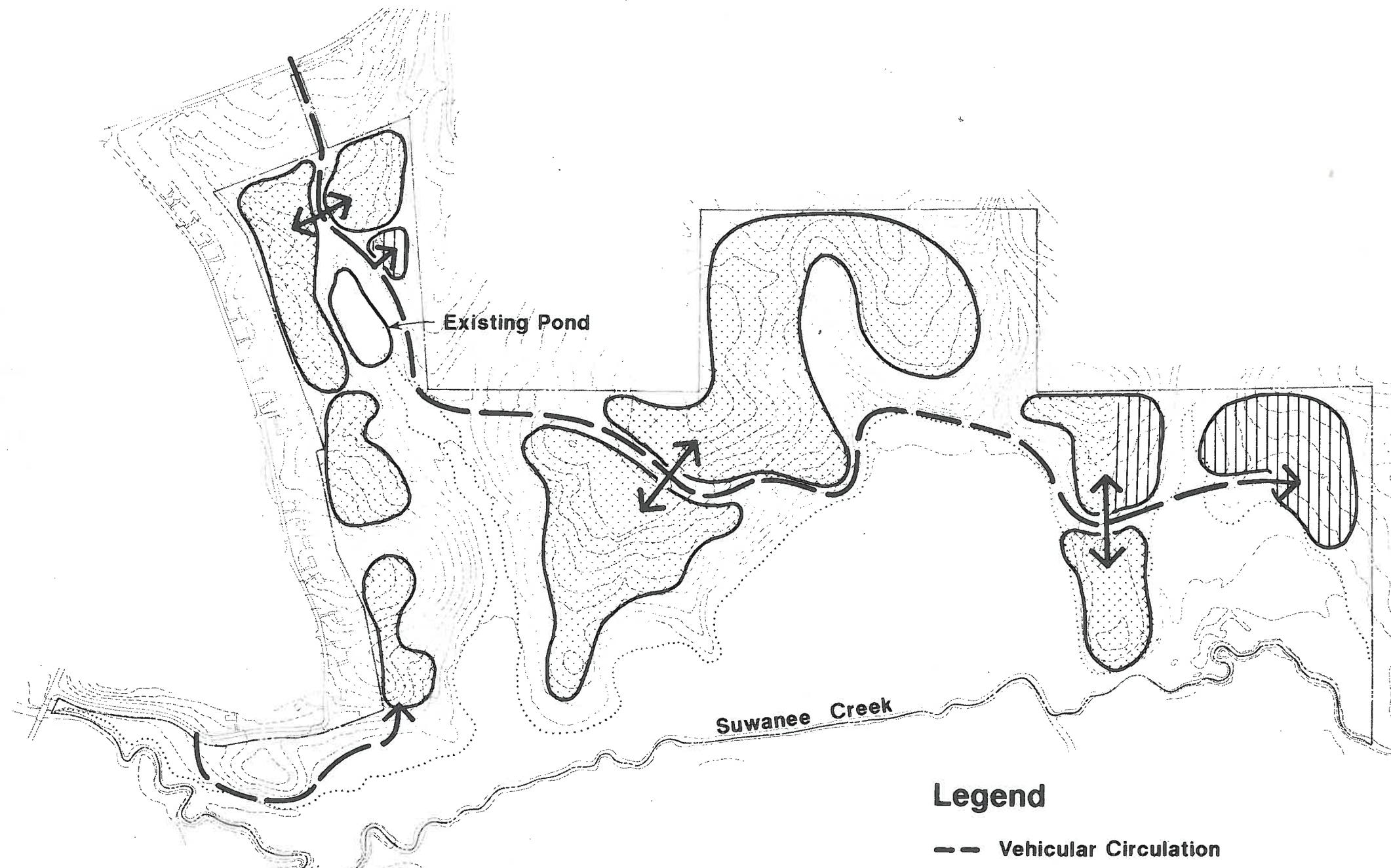
Design Concepts:

As the Final Program developed, major design concepts were also formulated. These are directly related to the Goals and Objectives of the Project. The following list of design ideas are graphically reflected on the Concept Plan.

- Maintain the Wetlands as a nature area.
- Preserve existing trees over the entire site where possible.
- Minimize disturbance of the site by locating activities where the topography is best suited when possible.
- Maintain existing entrance location and road location where possible.
- Relocate existing road when necessary to allow similar uses to be located on the same side of the road to avoid pedestrian crossings.
- Minimize pedestrian/vehicular traffic conflicts.
- Locate field and equestrian lights and parking in an area of the site that will

minimize neighborhood disturbance.

- Provide each type of activity as discreet areas of the site, i.e., all soccer located in one area.
- Provide playgrounds near soccer and baseball areas.
- Be good neighbors and retain buffers on all sides.
- Create park-like image for the Project.
- Provide sufficient parking located near each activity.
- Make the Community Center the image of the park since it serves all ages and types of activities.



Legend

- Vehicular Circulation
- Natural; not to be developed
- Developed
- Potentially developable

George Pierce Park



GWINNETT COUNTY
Board of Commissioners

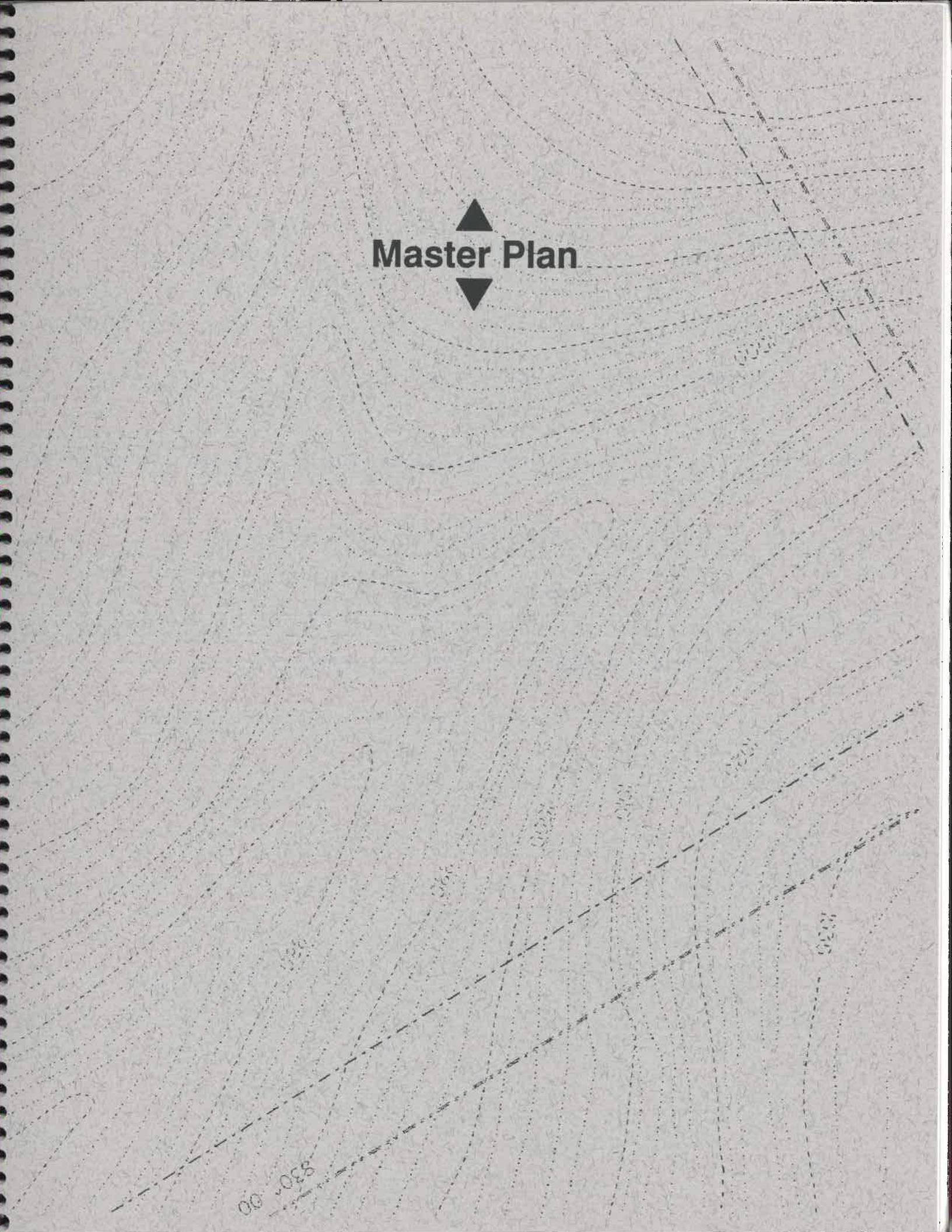
GWINNETT COUNTY
Recreation Authority

Concept Plan



0 100 200 400
800 feet

HEERY
ATLANTA, GEORGIA



Master Plan

00 008

IV. MASTER PLAN

The Master Plan for the George Pierce Park site was developed by locating all the Final Program elements on the site in accordance with the ideas established by the Concept Plan.

The result is a park that shows sensitivity to the site's opportunities and constraints as well as the needs and desires of the Community it will serve.

The major components of the Master Plan are described below and illustrated on the drawing.

Existing Facilities:

Currently, George Pierce Park consists of a two-acre pond, Activity Building, picnic pavilion and parking, 3 softball fields with a concession building, and several trails.

The master plan will preserve all of these elements with the exception of the picnic pavilion, some of the trails and a portion of the existing roadway. The pavilion will be replaced and the adjacent parking renovated. A portion of the roadway will be relocated to allow for better placement of proposed facilities. Certain portions of the trails will be relocated to accommodate locations of proposed facilities.

The existing pond and its dam should be analyzed and necessary renovations made to enhance safety in this area.

Site Image:

The image of the site will remain as a wooded landscape with clearings and openings which contain developed "mini-parks" for each programmed activity. These "mini-parks" include:

- Multi-purpose area at the front entrance
- Community Center
- Soccer Fields
- Baseball Fields
- Interpretive Center
- Existing Softball Fields

Each of these "mini-parks" is accessed from the main driveway which serves as a circulation spine through the site.

Community Center and Gymnasium:

This building will be located on the knoll at the first currently undeveloped area of the site in order to help establish the image for the park as a mixed use facility by its location on this prominent spot. The parking for the center will be located adjacent to the 30,000 s.f. facility which will contain meeting rooms, large assembly room concession area, restrooms, gymnasium, weight/exercise room, locker rooms, and storage. This facility will serve approximately 250 people.

Outdoor Pool:

The outdoor swimming pool will be 25 meters long and 6 to 8 lanes wide with a diving well. A wet activity area will also be provided. The pool is located adjacent to the Community Center to allow for shared locker rooms, concessions, and parking facilities, and will accommodate approximately 450 users.

Multi-purpose Court:

This court is designed and marked to be used for either basketball or volleyball. It is 114' x 80' and is located in a wooded area near the existing Activity Building and other facilities. Two courts are shown for the ultimate development. Parking is shared with the existing Activity Building.

Tennis Courts:

The four tennis courts are located on an area of the site where the gentle topography allows for their placement with minimal disturbance. The tennis courts will be provided with 10 to 20 parking spaces, seating and landscaping to screen the courts from traffic and headlights.

Group Picnic Area & Pavilions:

Two group picnic areas have been shown on the plan. One is located near the front entrance and lake which will allow for views to the lake and access to tennis and multi-purpose courts. The second is located farther into the site to allow for its own identity and a level of privacy. It will be adjacent to a large parking lot which will accommodate approximately 125 cars. Additionally, it is located with immediate access to a playground and the trail system for easy utilization by family reunions and company or club picnics.

Restroom Buildings will be located in each group picnic area. All pavilions will have grills and tables.

Additionally, picnic tables and grills will be provided throughout the park near ball fields and the Community Center. Other picnic tables and grills will be provided along the extensive trail and walkway system.

Playgrounds and Apparatus Area:

Three playground areas have been designated for the site. Each area will be approximately $\frac{1}{2}$ acre and serve children from 1 to 14 years of age. With each playground, distinction will be made between the playground equipment for ages 1 to 6 and the apparatus equipment for ages 6 to 14.

The playgrounds are located for easy access from ball fields, soccer fields and the group picnic area. They are also sheltered from the road for safety reasons.

Free-play Field:

A large open space of approximately an acre has been provided for unstructured play, including frisbee, ball tossing, kite flying or volleyball. This field has been located on a knoll which will require minimal disturbance and allow the existing trees to remain as a buffer between this area and the fields designed for soccer.

Parking for the soccer fields will be shared with users of the free-play area. Also, the trail system will pass through this area allowing easy access and opportunities for enjoyment of other site features.

Ball Fields:

The organized ball fields are located in an area of the site recently purchased by the County. Although there are 2 large ravines in this area, there are also 2 knolls where the topography is better suited for the large flat areas required for ball fields. The fields will be terraced to allow for tree save areas between fields and to better work with the steep topography. Trees will also be preserved along the site property lines. The fields have been oriented to provide spectators maximum protection from foul balls and to provide the proper sun orientation where feasible. Parking for 300 cars has been shown.

The fields that will be provided are:

- 1 Pony baseball field with 300' foul line
- 1 Major baseball field with 225' foul line
- 1 Minor baseball field with 180' foul line
- 1 Pee-wee baseball field with 120' foul line
- 1 Tee Ball baseball field with 120' foul line

Additionally, a one hundred yard football field can be provided in the area of the pony ball fields if fences are designed in the proper shape.

Soccer Fields:

The Soccer Complex has been located south of the main driveway near the proposed Community Center on an undeveloped knoll and hillside that is bordered on the south by Jurisdictional Wetlands. The existing driveway will be relocated in this area to allow for an area large enough to provide the required soccer field components to be located on the same side of the main driveway. This will prevent road crossing by pedestrians and allow for more efficiency in concessions, services, and maintenance operations. The topography in this area is very steep, and major earthwork will be necessary to provide the grades required for the 5 soccer fields programmed. However, this large area of undeveloped land is not restricted from development by any legal restrictions, and it is needed in order to provide the program elements required by the community.

The field sizes shown are:

- 90' x 180'
- 120' x 180'
- 180' x 240'
- 240' x 300'
- 300' x 360'

Also, a concession building and playground, as well as parking will be provided for the Soccer Complex.

Concession Building:

Concession stands with restrooms and storage will be provided in areas centrally located to both the baseball fields and the soccer fields.

Equestrian Center:

Located on a knoll at the western edge of the site, the Equestrian Center will provide a large graded area for location of a show ring, a practice ring, restrooms and area for expansion of those facilities. The Equestrian Center will be accessed via its own separate entrance and will have its own parking area. This area of the site is steep and wooded and is not accessible by vehicle from other portions of the site. However, it is necessary to utilize this large piece of the site in order to accomplish the required program. The Equestrian Center has its own identity due to its specialized use, and this isolated area of the site provides the opportunity to better establish this separate identity. Trails will provide pedestrian and equestrian access to the Equestrian Center and link it to the rest of the park.

Trails/Decks:

The features of the site are linked by an extensive trail system which is over 3.5 miles long. This system will include fitness stations, distance markings and educational/interpretive signage. The trails will become boardwalks in the Wetlands, and decks will be built as destination points, classroom or picnic areas.

These trails provide activity for all age groups and allow for the sensitive use of the otherwise unusable Wetlands.

Interpretive Center:

The Interpretive Center is located at the trail head of the boardwalk system on a developable knoll which projects into the Wetlands. This center will provide information on the natural systems, animals and plants that exist on site. This will enhance the trail/boardwalk experience. Parking for trail users will be provided adjacent to the Center.

Access/Parking:

The existing main driveway will remain in place except for a section in the center of the site between the Soccer Complex and the Baseball Complex. This section is being relocated in order to allow each activity to be located on a single side of the driveway. This will minimize pedestrian crossings and allow for efficiency of services and maintenance. The grades of the relocated road will follow existing grades where possible. However, in cases where existing grades are too steep, the road grades will be reduced for safety reasons. The new road grades will not exceed the current road grades in steepness. Sightlines at intersections with parking lot entrances will be considered. Speed breakers and crosswalk signs will be added to slow traffic in congested areas.

The Equestrian Center has been provided with a separate access point. This will allow for an individual identity for the Equestrian Center which is appropriate due to its specialized use. It will also minimize conflicts between trailers and regular park traffic. The entrance drive and parking for the Equestrian Center is located off Mohawk Drive and is screened from the adjacent neighbors by topography. The entrance off Mohawk occurs close to Lawrenceville-Suwanee Road which will minimize any traffic through the residential area.

Parking for other activities has been located in separate lots for each type of activity. Each lot is accessed from the main driveway. This arrangement allows the parking to be located in close proximity to each activity and with a minimal amount of road crossing required for pedestrians. A total of 1033 spaces has been provided per the following breakdown:

• Community Center	100 spaces
• Tennis Court/Multi-purpose Courts	20 spaces
• Athletic Fields	550 spaces
• Interpretive Center	160 spaces
• Picnic Area (Existing)	125 spaces
• Activity Building (Existing)	38 spaces
• Equestrian Center	<u>200</u> spaces
	1,033 spaces

Summary:

This Master Plan for the George Pierce Park site was presented to the Community, Recreation Authority and Board of Commissioners and accepted as a plan that would meet their needs and desires.

Additionally the plan presented has met the Goals and Objectives set by the Design Team for the Project:

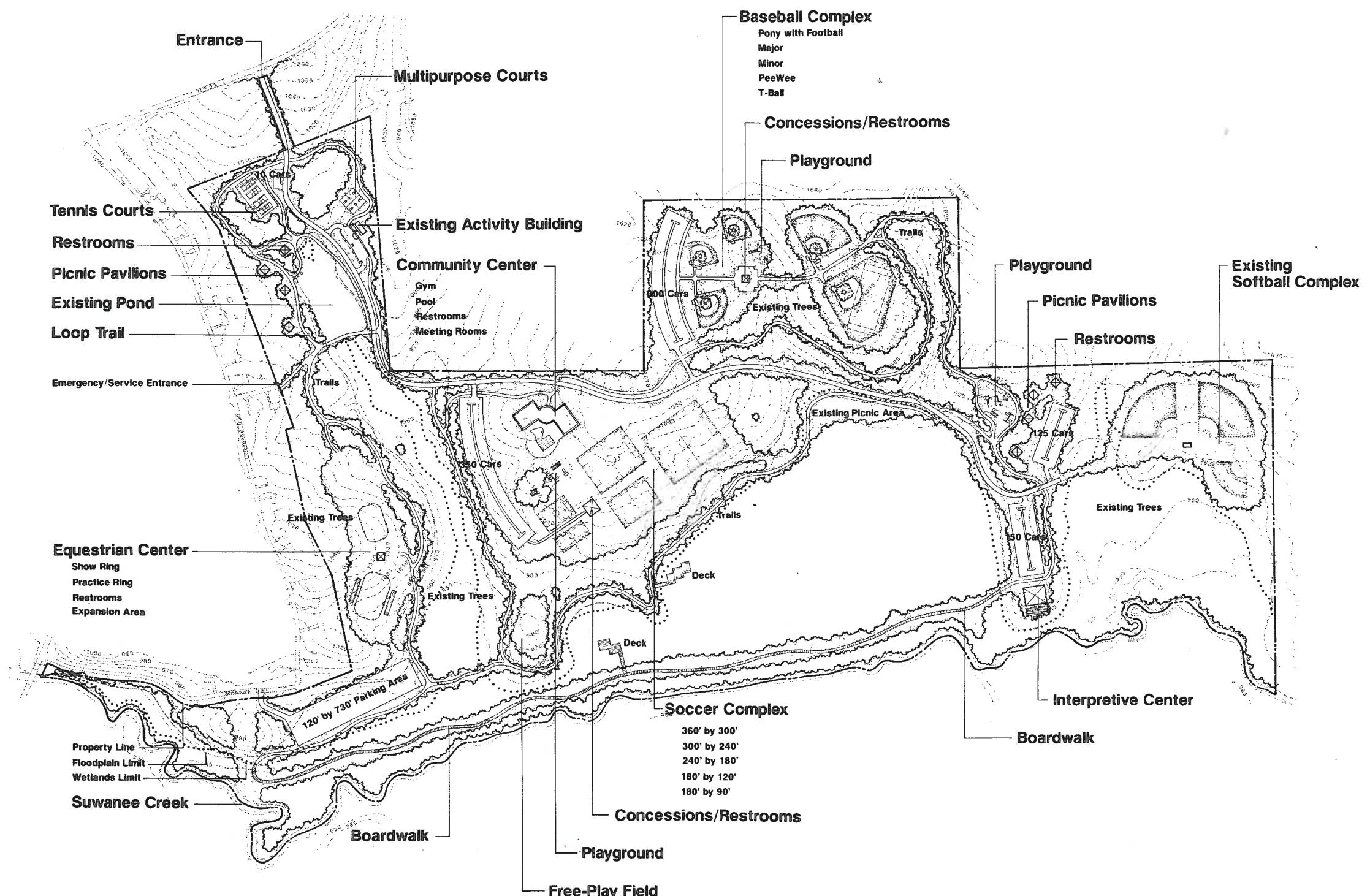
- Preservation and enhancement of the Environment
- Efficiency of Operating and Maintenance
- Safety
- Aesthetics
- Budget
- Compliance with the prototype County Park

PHASE I

The elements to be included in Phase I development were determined by the Design Team's assessment of Community needs, desires, and budget parameters.

It is planned that the following items will be constructed as a part of Phase I and will provide the balanced park desired by the Community and Design Team in Phase I:

- 2 Lighted Tennis Courts
- 1 Multi-purpose Court
- 1 Playground
- 2 Picnic Pavilions
- Picnic Tables and Grills
- 6,000 l.f. of Trails with Senior Fitness Trail Stations
- Restroom Building
- Lighted Tee Ball Field
- Lighted Pee-wee Baseball Field
- Lighted Minor Baseball Field
- Lighted Major Baseball Field
- Lighted Pony Baseball Field
- 2 Concession Stands with Concessions, Maintenance Storage & Restrooms
- 5 Soccer Fields
- Parking Spaces
- Infrastructure and Relocated Section of Driveway
- Entry Sign and Graphics
- Grading and Gravel Paving for the Equestrian Center

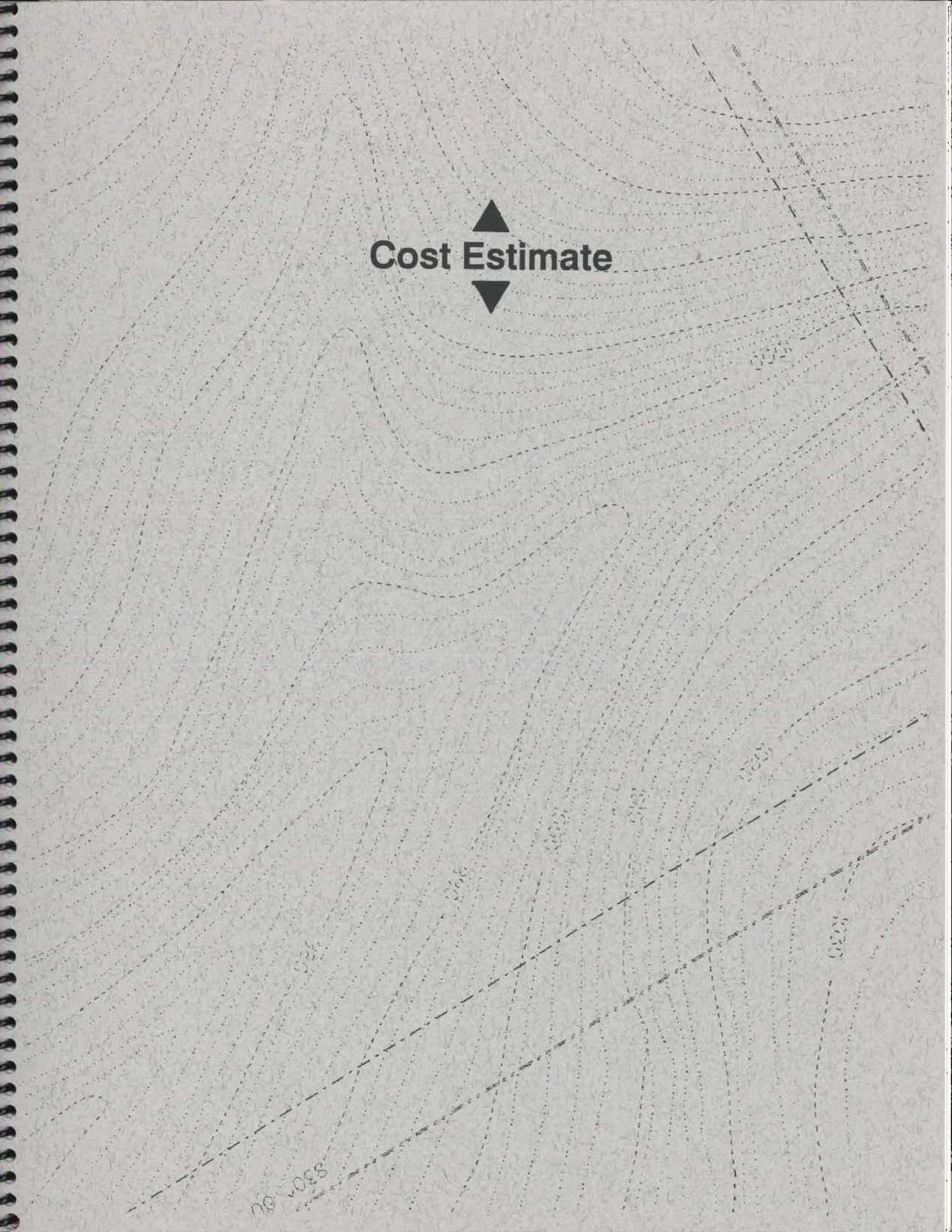


George Pierce Park

GWINNETT COUNTY
Board of Commissioners

GWINNETT COUNTY
Recreation Authority





Cost Estimate

no fees

REPORT OF PRELIMINARY
SUBSURFACE INVESTIGATION
PROPOSED ACQUISITION - GEORGE PIERCE PARK
GWINNETT COUNTY, GEORGIA
ATEC PROJECT NUMBER 32-83138

URS COMPANY, INC.
ONE GEORGIA CENTER
SUITE 400
600 WEST PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308

ATTENTION: MR. RON DODGE

JULY 22, 1988

July 20, 1988

URS COMPANY, INC.
One Georgia Center
Suite 400
600 West Peachtree Street, NW
Atlanta, Georgia 30308

Attention: Mr. Ron Dodge

Subject: Report of Preliminary
Subsurface Investigation
PROPOSED ACQUISITION - GEORGE PIERCE PARK
Gwinnett County, Georgia
ATEC Project Number 32-83138

Gentlemen:

ATEC Associates, Inc. has completed the authorized preliminary subsurface investigation for the subject property. The work has been performed on the basis of authorization from Mr. Ron Dodge of URS Company, Inc. and is in general accordance with our proposal number 31213, dated June 22, 1988.

The following report briefly describes the investigation, and presents our findings and conclusions.

INTRODUCTION

Proposed Project

This report presents the findings of a preliminary subsurface investigation of a \pm 40-acre tract of land adjacent to the existing George Pierce Park facility.

Purpose of Investigation

The purpose of this preliminary investigation was to obtain soil information to evaluate excavability of soils to depths of about 20.0 feet.

We recommend additional geotechnical studies be performed to obtain subsurface information for buildings or structures once locations and loading conditions have been established.

URS COMPANY, INC.
July 20, 1988
Page 2

Scope of Investigation

Our work included a review of available geologic mapping, a field investigation consisting of six (6) mechanical borings, engineering analysis of field data and report preparation.

INVESTIGATIVE PROCEDURES

General subsurface conditions were investigated by drilling 6 widely-spaced mechanical auger borings (designated AB-1 through AB-6). Borehole locations were determined in the field by the staff engineer by measuring distances from identifiable topographic features and should be considered approximate. The approximate locations are shown on the attached Boring Location Plan.

The borings were advanced by mechanically twisting hollow stem augers into the soil. The soils encountered were identified in the field by the drill crew from cuttings brought to the surface by the drilling process. Soil consistencies were estimated from the relative resistance of the soils to penetrations by the soil auger. Since soil types were determined visually, they should be considered general in nature. Water levels, cave-in depths, and auger refusal levels were measured in the open borehole. A summary of conditions observed in the auger borings are tabulated in the Appendix.

SITE DESCRIPTION

The proposed site is located northwest of George Pierce Park in Suwanee, Gwinnett County, Georgia. The site is undeveloped and heavily wooded with isolated areas of thick undergrowth. Two large northwest to southeast trending swales cross the site. Spring flow was observed starting at an approximate elevation of 980 in both swales. Three northwest to southeast trending ridges also cross the site. Site elevations drop from about 1070 on the northwest border to about 960 on the eastern edge.

AREA AND SITE GEOLOGY

The site is located in the Piedmont Geologic Province, an area underlain by ancient metamorphic rocks. The undisturbed natural soils of the area are residuum derived from the in-place weathering of the parent rock. The most weathered upper materials are brown or red-brown and clayey, but are underlain by less-weathered tan, gray and brown sands and silts containing mica, then by weathered rock and finally rock. The weathering may be present in the soil and weathered soil-like zones may occur in the rock.

The naturally developed soil profile may be changed by natural erosion and deposition or by man's grading activities, so that the upper brown or red-brown more weathered zones may be stripped away or may be covered with manmade fill or natural alluvium.

Geologic mapping indicates the site overlies ancient metamorphic rocks, locally designated as the Powers Ferry Formation. This formation consists of biotite-quartz-plagioclase gneiss (a coarse-grained banded metamorphic rock), mica schist (a fine-grained foliated metamorphic rock), and amphibolite (dark metamorphic rock). The Chattahoochee Palisades Quartzite was also mapped in the site area. This formation consists of massive quartzite containing accessory mica, feldspar, and garnets.

SUBSURFACE CONDITIONS

Data from the borings are shown on the Summary of Auger Borings in the Appendix. The subsurface conditions discussed in the following paragraphs and those shown on the Summary represent an estimate of the subsurface conditions based on interpretation of the boring data using normally accepted geotechnical engineering judgements. Although individual test borings are representative of the subsurface conditions at the boring locations on the dates shown, they are not necessarily indicative of subsurface conditions at other times.

Below the ground surface, the borings encountered topsoil, residual soils, and refusal material. These strata are discussed in the following paragraphs:

Topsoil: Topsoil is a highly organic surficial material that is generally unsuitable for structural support. A maximum thickness of 6 inches of topsoil was encountered in the borings. Variations in topsoil thickness should be anticipated during grading operations.

Residual: Residual soil, formed by in-place weathering of the parent rock, was encountered in all borings and extended to boring termination depths or refusal levels. The residuum was classified as sandy silts (ML) as silty or clayey sands (SM, SC). Consistency was estimated as typically varying from medium dense to very dense.

Refusal Material: Refusal is a designation applied to any material which cannot be further penetrated by the power auger and is normally indicative of a very hard or very dense material, such as boulders or lenses or the upper surface bedrock. Refusal was encountered in boring AB-2 at a depth of 16.8 feet below the existing ground surface.

Ground Water: Ground water was encountered in boring AB-4 at a depth of 10.0 feet. Ground water fluctuations of 4 to 8 feet are typical in the Atlanta area. Therefore, ground water levels may be different at other times and locations. Also, the Atlanta area is currently experiencing drought conditions. When normal rainfall resumes, higher ground water levels will likely occur.

CONCLUSIONS

The following preliminary conclusions and recommendations are based on our boring data and our experience on similar sites. The resistance of the subgrade materials to our soil augers has been used to evaluate the behavior of the subgrade materials during excavation.

Subgrade Material Excavation

We judge the soils encountered in our borings described as stiff to very stiff silts and medium dense sands may generally be excavated using push loaded scrapers or backhoes. Dense or very dense sands and rock lenses like those encountered in boring AB-1 and AB-2 may exist at locations intermediate of our borings and may require loosening with a tractor mounted ripper or breaking out with a large front-end loader to facilitate removal and loading by motorized scrapers. Furthermore, as the groundwater table is approached, the operation of scraper pan and other rubber-tired vehicles will become increasingly difficult. Refusal materials will generally require blasting for removal.

Earthwork

The overburden residual soils at this site, which exist at least 5 feet above the natural ground water level generally appear to be suitable for use as fill material; however, classification and laboratory compaction testing should be performed to determine composition and compaction characteristics. Very dense materials requiring continuous ripping for removal or refusal materials requiring blasting for removal, typically have erratic gradations and are generally unsuitable for use as structural fill. Limited use of these materials in deep parking areas fills may be possible.

COMPREHENSIVE FOUNDATION AND EARTHWORK DESIGN STUDY

The subsurface conditions discussed in this report and those presented on the Summary of Auger Borings in the Appendix represent an estimate of the subsurface conditions based on our experience and interpretation of the field data using normally accepted geotechnical engineering practice. Although individual auger borings are representative of subsurface conditions at the precise locations on the dates shown, they are not necessarily indicative of the subsurface conditions at other locations or at other times.

The number and spacing of the auger borings in this investigation are adequate to identify major site development constraints. However, due to the size of the site, and the possibility of varying subsurface conditions, this investigation does not provide sufficient data on which to base detailed foundation design and construction recommendations or to estimate foundation performance. We recommend that, once the site grades, arrangements of any facilities, loads, and allowable foundation settlements become available, a more detailed investigation be performed. Such an investigation may include additional soil test borings, possible rock coring, ground water observation wells and laboratory testing to allow a rational analysis of foundation design capacities and performance (settlement).

URS COMPANY, INC.
July 20, 1988
Page 6

We appreciate the opportunity to be of service on this project.
If you have questions concerning this report or any of our
services, please contact us.

Sincerely,

ATEC ASSOCIATES, INC.

Steaven A. Rowe

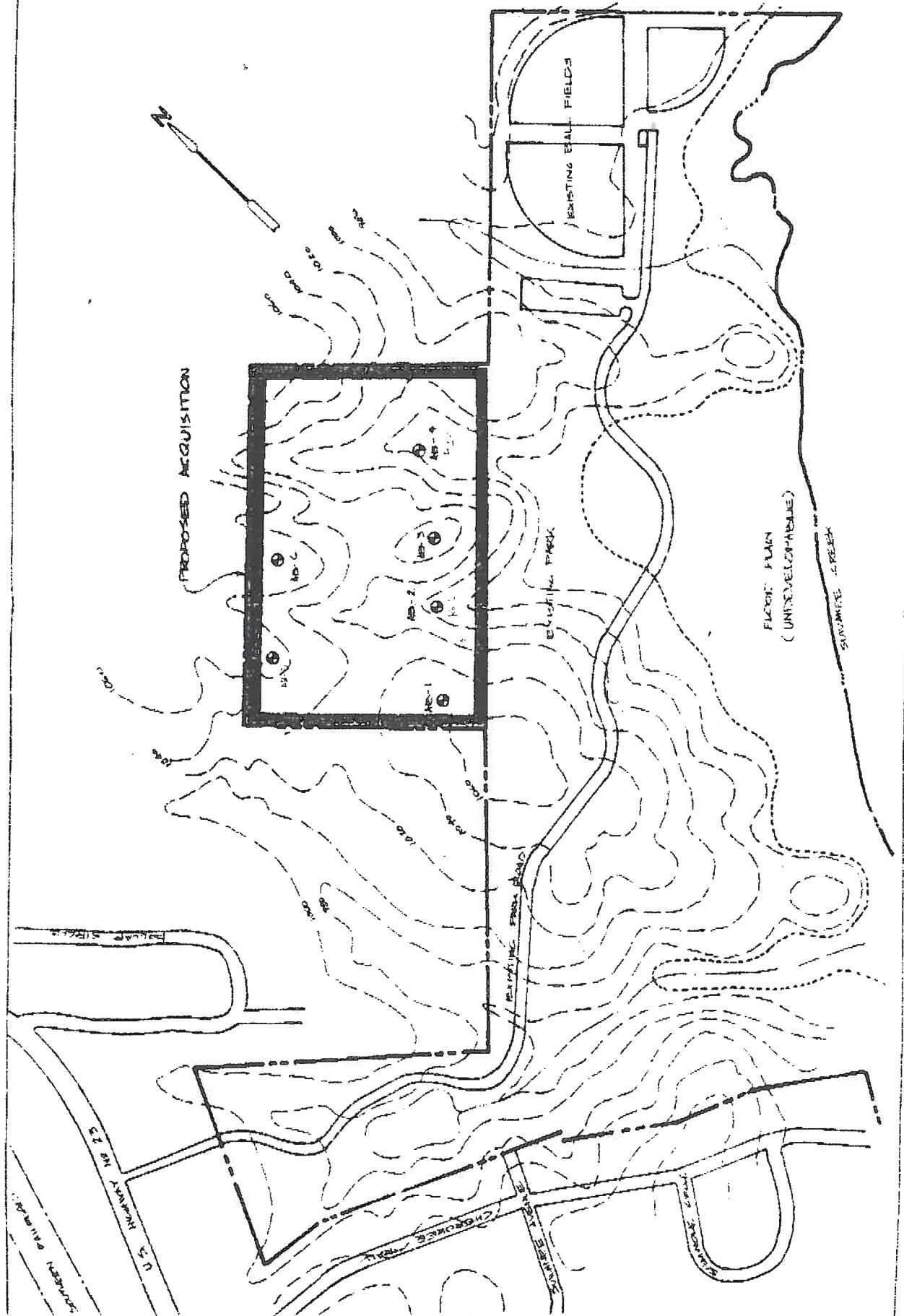
Steaven A. Rowe, E.I.T.
Staff Engineer

John H. Fiely

John H. Fiely, P.E.
Registered Engineer

SAR/JHF:sb

Copies submitted: Addressee (3)



SUMMARY OF AUGER BORINGS
PROPOSED ACQUISITION - GEORGIA PIERCE PARK
GWINNETT COUNTY, GEORGIA
ATEC PROJECT NUMBER 32-83138

<u>Boring Number</u>	<u>Depth (ft)</u> <u>From - To</u>	<u>Description</u>
AB-1	0.0 ~ 0.5	<u>Topsoils</u>
	0.5 ~ 2.5	<u>Residual Soil:</u> Medium dense orange red-brown micaceous clayey sand (SC)
	2.5 ~ 15.0	Medium dense tan-brown slightly micaceous silty sand (SM)
	15.0 ~ 20.0	Medium dense to dense tan brown silty sand (SM)
		No ground water encountered to cave in depth of 17 feet at completion of drilling.
AB-2	0.0 ~ 8.5	<u>Residual:</u> Medium dense red-brown slightly micaceous silty sand (SM)
	8.5 ~ 9.0	Rock lense encountered
	9.0 ~ 16.8	Very dense brown silty sand (SM)
	16.8	POWER AUGER REFUSAL
		No ground water encountered to cave-in depth of 14.5 feet at completion of drilling.

SUMMARY OF AUGER BORINGS
PROPOSED ACQUISITION - GEORGIA PIERCE PARK
GWINNETT COUNTY, GEORGIA
ATEC PROJECT NUMBER 32-83138

<u>Boring Number</u>	<u>Depth (ft)</u> <u>From - To</u>	<u>Description</u>
AB-3	0.0 - 0.5	<u>Topsoil</u>
	0.5 - 20.0	<u>Residual:</u> Stiff to very stiff tan-brown sandy silt (ML)
		No ground water encountered to cave-in depth of 17 feet at completion of drilling.
AB-4	0.0 - 7.5	<u>Residual:</u> Red-brown sandy silt (ML)
	7.5 - 15.0	Dark gray-brown sandy silt (ML)
	15.0 - 20.0	Orange brown silty sand (SM), firm drilling
		Ground water encountered at depth of 10.0 feet at completion of drilling.
AB-5	0.0 - 0.5	<u>Topsoil</u>
	0.5 - 5.0	<u>Residual:</u> Medium dense red-brown micaceous clayey sand (SC)
	5.0 - 20.0	Medium dense orange red-brown silty sand (SM)
		No ground water encountered to cave-in depth of 16 feet at completion of drilling.

SUMMARY OF AUGER BORINGS
PROPOSED ACQUISITION - GEORGIA PIERCE PARK
GWINNETT COUNTY, GEORGIA
ATEC PROJECT NUMBER 32-83138

<u>Boring Number</u>	<u>Depth (ft)</u> <u>From - To</u>	<u>Description</u>
AB-6	0.0 - 0.5	<u>Topsoil</u>
	0.5 - 5.0	<u>Residual:</u> Medium dense red-brown clayey sand (SC)
	5.0 - 20.0	Medium dense red-brown silty sand (SM), firm drilling.
		No ground water encountered to cave-in depth of 16.0 at completion of drilling.

ATEC Associates, Inc.



of Georgia
1190 Hayes Industrial Dr. N.E. Marietta, Ga. 30062
404/427-9450

KEY TO SYMBOLS AND CLASSIFICATIONS

SYMBOLS	
U	UNDISTURBED SAMPLE (UD) RECOVERED
U	UNDISTURBED SAMPLE (UD) NOT RECOVERED
*	STANDARD PENETRATION RESISTANCE (ASTM D 1586-67)
100/2"	NUMBER OF BLOWS (100) TO DRIVE THE SPOON A NUMBER OF INCHES (2)
AX, BX, NX	CORE BARREL SIZES WHICH OBTAIN CORES 1-½, 1-¾ and 2-½ INCHES IN DIAMETER, RESPECTIVELY
65%	PERCENTAGE OF ROCK CORE RECOVERED
ROD	ROCK QUALITY DESIGNATION—% OF CORE SEGMENTS 4 OR MORE INCHES LONG
—, —	WATER TABLE AT LEAST 24 HOURS AFTER DRILLING
—, —	WATER TABLE ONE HOUR OR LESS AFTER DRILLING
►	LOSS OF DRILLING WATER
U	UNIT WEIGHT TEST PERFORMED
A	ATTERBERG LIMITS TEST PERFORMED
-	CONSOLIDATION TEST PERFORMED
—	GRAIN SIZE TEST PERFORMED
—	TRIAXIAL SHEAR TEST PERFORMED
—	PERMEABILITY TEST PERFORMED
V	FILED VANE SHEAR TEST PERFORMED

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	NO. OF BLOWS, N	APPROXIMATE RELATIVE DENSITY
SANDS	0 — 4	VERY LOOSE
	4 — 10	LOOSE
	10 — 20	FIRM
	20 — 30	VERY FIRM
	30 — 50	DENSE
SILTS AND CLAYS	OVER 50	VERY DENSE
	0 — 2	APPROXIMATE CONSISTENCY
	2 — 4	VERY SOFT
	4 — 8	SOFT
	8 — 15	FIRM
	15 — 30	STIFF
	30 — 50	VERY STIFF
	OVER 50	HARD
		VERY HARD

DRILLING PROCEDURES

SOIL SAMPLING AND STANDARD PENETRATION TESTING PERFORMED IN ACCORDANCE WITH ASTM D 1586-67. STANDARD PENETRATION RESISTANCE IS THE NUMBER OF BLOWS OF A 100 POUND MASS PENETRATING 30 INCHES TO DRIVE A 2 INCH O.D., 1.4 INCH I.D. SPLIT SPOON SAMPLER ONE INCH DEEP. CORE DRILLING IN ACCORDANCE WITH ASTM DESIGNATION D 2113 — 62T. THE UNDISTURBED SAMPLING PROCEDURE IS DESCRIBED BY ASTM SPECIFICATION D 1587 — 67. SOIL AND ROCK SAMPLES WILL BE DISCARDED 30 DAYS AFTER THE DATE OF THE FINAL REPORT UNLESS OTHERWISE DIRECTED.



112 TOWNPARK DRIVE
KENNESAW, GEORGIA 30144-5599
404-421-3400

27 October 1989

Mr. Ronald Dodge, ASLA
URS Consultants, Inc.
One Georgia Center, Suite 400
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308

Dear Mr. Dodge:

Subject: Jurisdictional Wetland Delineation
George Pierce Park
Gwinnett County, Georgia
Law Environmental Job No. 55-9740

Law Environmental is pleased to submit this report concerning jurisdictional wetlands located on the George Pierce Park subject tract in Gwinnett County, Georgia.

Background

It is our understanding that in assisting the Gwinnett County Department of Human Services, Parks and Recreation Division, in land planning related to expansion of the county park system, URS Consultants is preparing conceptual plans for the expansion of facilities at the George Pierce Park. The existing George Pierce Park is located in southeastern Gwinnett County on Suwanee Creek. Approximately 170 acres of the 271-acre park are within the flood plain of Suwanee Creek. An unnamed tributary to the creek bisects a portion of the site.

Mr. John Vermont of Law Environmental visited the subject tract on 27 September 1989 accompanied by Mr. Ronald Dodge of URS Consultants and Mr. Bill Lunceford of the Gwinnett County Department of Human Services to obtain information relating to the



proposed park expansion. Observations during this visit indicated that jurisdictional wetlands occur on the referenced site. Subsequent visits by Ms. Carol Burns, Mr. Adam Ayers and Mr. Jim Fudge of Law Environmental were conducted on 19, 20 and 23 October 1989 to delineate the jurisdictional wetland boundaries on the subject site.

Results

Jurisdictional wetlands are defined in 33 CFR Part 328.3 (b) and are protected by Section 404 of the Clean Water Act (33 USC 1344), which is administered and enforced by the U.S. Army Corps of Engineers (USACE). Jurisdictional wetlands were delineated using the Routine On-Site Determination Method as defined in the Unified Federal Method Manual¹. This technique, involves a multi-parameter approach which requires positive evidence of the following three criteria:

- o Hydrophytic vegetation
- o Hydric soils
- o Wetland hydrology

Areas exhibiting characteristics for all three parameters were designated as wetlands and marked in the field with surveyor's flagging tape.

Approximate wetland boundaries are indicated on the attached two-foot contour topographic map of the project area (scale 1 inch = 200 feet). The wetland acreage was estimated by planimetering the wetland boundaries outlined on this map. We estimate the extent of jurisdictional wetlands to be approximately 95 acres. This value does not include the approximately 2.0-acre lake contained within the site.

The majority of wetlands occur in the flood plain of Suwanee Creek. The broad, level flood plain creates suitable conditions for wetland habitats. Overstory vegetation within the Suwanee Creek flood plain consists of river birch (Betula nigra), yellow poplar (Liriodendron tulipifera), sycamore (Platanus occidentalis), box elder (Acer negundo), green ash (Fraxinus pennsylvanica), sweetgum (Liquidambar styraciflua), and red maple (Acer

¹Federal Interagency Committee for Wetland Delineation. 1989. Federal Manual for Identifying and Delineating Jurisdictional Wetlands. U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative Technical publication. 76 pp. plus appendices.



rubrum). The subcanopy and shrub layer is composed of privet (Ligustrum spp.), alder (Alnus spp.), swamp dogwood (Cornus amomum), ironwood (Carpinus caroliniana), and corresponding saplings of the overstory species. Understory vegetation consists of a variety of herbaceous species including greenbrier (Smilax spp.), blackberry (Rubus spp.), Japanese honeysuckle (Lonicera japonica), wild potato vine (Ipomoea pandurata), Christmas fern (Polystichum acrostichoides) and cinnamon fern (Osmunda cinnamomea). Overstory vegetation associated with upland areas consists of mixed pine-hardwood and pure pine communities.

Discussion

Although jurisdictional wetland boundaries have been determined by Law Environmental, these boundaries require USACE verification, and therefore may be subject to change. A written request for a wetland verification has been submitted to the USACE. We will notify you promptly upon receiving a date for the USACE verification. After jurisdictional wetland boundaries have been verified, a metes and bounds survey should be completed to determine the exact wetland locations and acreages.

Suwanee Creek and its associated wetlands are considered waters of the United States, and as such, are within the jurisdiction of Section 404 of the Clean Water Act (33 USC 1344). The placement of dredged and/or fill material in these waters requires an individual Department of the Army Section 404 permit prior to such activities.

Activities involving fill requirements of 1.0 to 10.0 acres above the headwaters are regulated by the Nationwide Permit 26 Program (33 CFR Part 330) which requires pre-discharge notification to the USACE (33 CFR Part 330.7). The purpose of the Nationwide Program is to authorize activities that cause minimal individual and cumulative environmental effects with little delay or paperwork. Activities authorized under this permit do not require a separate individual Department of the Army permit, provided the work is done in accordance with the plans outlined in the pre-discharge notification, as well as the conditions listed in 33 CFR Part 330.5(b) (1-14). Fills less than 1.0 acre do not require pre-discharge notification; however, notification is recommended in order to avoid any confusion with the USACE.

Discharges of 1.0 to 10.0 acres of fill material are subject to public review and may require mitigative action or further review if desired by the District Engineering USACE. The Nationwide Permit Program may be applicable to tributaries of Suwanee Creek within the project site; however, further study (i.e., stream flow rates) will be required to determine its relevance. Permit needs depend on your finalized project plans.

Mr. Ronald Dodge, ASLA
27 October 1989
Page 4



If we may be of further assistance to you regarding your project and permit needs, please do not hesitate to contact Mr. T. Adam Ayers or Dr. Richard W. Whiteside at (404) 421-3400.

Sincerely,

Carol J. Bunn Jr.

T. Adam Ayers
Biologist

Richard W. Whiteside

Richard W. Whiteside, Ph.D.
Principal Environmental Scientist

TAA/lc

NOTES FROM PUBLIC MEETING

**GEORGE PIERCE PARK ACTIVITY BUILDING
OCTOBER 3, 1990**

GWINNETT COUNTY

COMMISSION NUMBER 90335

PAGE 1

REPRESENTING GWINNETT COUNTY

Mike Huff, Director, Human Services
Sharon Plunkett, Division Director of Parks & Recreation
Bill Lunceford, Parks Development Manager
Numerous other Parks & Recreation employees were also present.

REPRESENTING HEERY

George Sellers
Claudia Warren

The purpose of this public meeting was to present information to the Community regarding the Gwinnett County Parks and Recreation Program, the George Pierce Community Park Site and solicit information and input from members of the Community for Master Planning purposes.

1. Mike Huff, Director of Human Services, opened the meeting with general remarks concerning the Gwinnett County-wide Recreation Master Plan, funding, land acquisition, the history of the park's development and introduced the County Parks and Recreation staff.
2. Sharon Plunkett reviewed the Master Planning process for County Parks and Bill Lunceford showed slides of 3 parks currently under construction in the County.
3. George Sellers of Heery presented the primary Goals and Objectives for George Pierce Park, which are:

Preservation and Enhancement of the Environment
Efficiency of Operations
Aesthetics
Safety and Security
Budget
Compliance with Prototype Community Park

4. Preliminary site information and site analysis were presented by Claudia Warren of Heery. Subjects covered were: Flood zone/wetlands, vegetation, topography and slopes, easements, zoning, site access, and existing improvements.
5. The concept and program of a Community Park were explained by George Sellers. The major points discussed were:

Average Size	50 to 100 acres
General Physical Concept	Natural area providing active and passive activities

General Purpose	To serve a full range of Community area recreational needs
Program	Lighted Softball Fields Lighted Youth Baseball Fields Lighted Tennis Courts Football and Soccer Fields Basketball/Multi-purpose Courts Horseshoe Courts Picnic Areas Children's Play Area Apparatus Area Community Center Building Swimming Pool Maintenance Building Lake Parking Landscaping Utilities

6. General discussion by members of the audience, consultants and staff provided the following information concerning the Community's interests, concerns, wants and desires to be considered in preparation of the Park Master Plan.

<u>Soccer</u>	<ul style="list-style-type: none">• To serve ages 4 through 19• Need 5 to 10 fields• All fields do not have to be adjacent to each other• Lighting not required
<u>Equine Activities</u>	<ul style="list-style-type: none">• Provide show ring (150' x 200')• Provide trailer parking• Provide warm up area• Provide practice ring• Provide adequate water facilities• Use by approximately 100 to 200 people• Every weekend day of the year• Provide trails (10 to 15 miles if possible)• Trail construction of natural materials (dirt or granite dust)
<u>Trails</u>	<ul style="list-style-type: none">• Provide running, biking, walking• Minimum 12' wide; if horses share trails with people, make them wider• Races possible

- Provide adequate water (every $\frac{1}{2}$ mile)
- Provide boardwalks
- Provide lighting if possible
- Provide lighted loop (1 - $1\frac{1}{2}$ miles long) in close proximity to Community Center

- Football Fields** • Provide

- Baseball Fields** • Provide T-ball through pony

- Children's Activities** • To include playground and skateboard ramps

- Fire Ring** • Provide at picnic area for scouting ground events

- Gymnasium** • Provide for basketball and Gymnastics
• At least provide space for future possibility

- Tennis Courts** • Provide

- Restrooms** • Provide adequate number

- Existing Lake** • Renovate and enhance
• Expand

- Areas for Organized Sports** • Provide

- Pool** • Provide

- General Comments** • Provide proper water facilities and restrooms
• Control noise and light as possible
• Provide more speed bumps in park roadway; allow 2' clear for pedestrians on each end
• Will a fence be erected along property edges?
• Provide separation of pedestrians and vehicles on entry drive
• Make ball fields available for use by other than organized sports groups
• The county is willing to volunteer time and ideas to project through scouts, equestrian groups, and the city council
• The community wanted assurance that a permanent county employee would be available on site

Representing Gwinnett County

Mike Huff, Director, Human Services
Sharon Plunkett, Division Director of Parks & Recreation
Bill Lunceford, Parks Development Manager
Numerous other Parks & Recreation employees were also present.

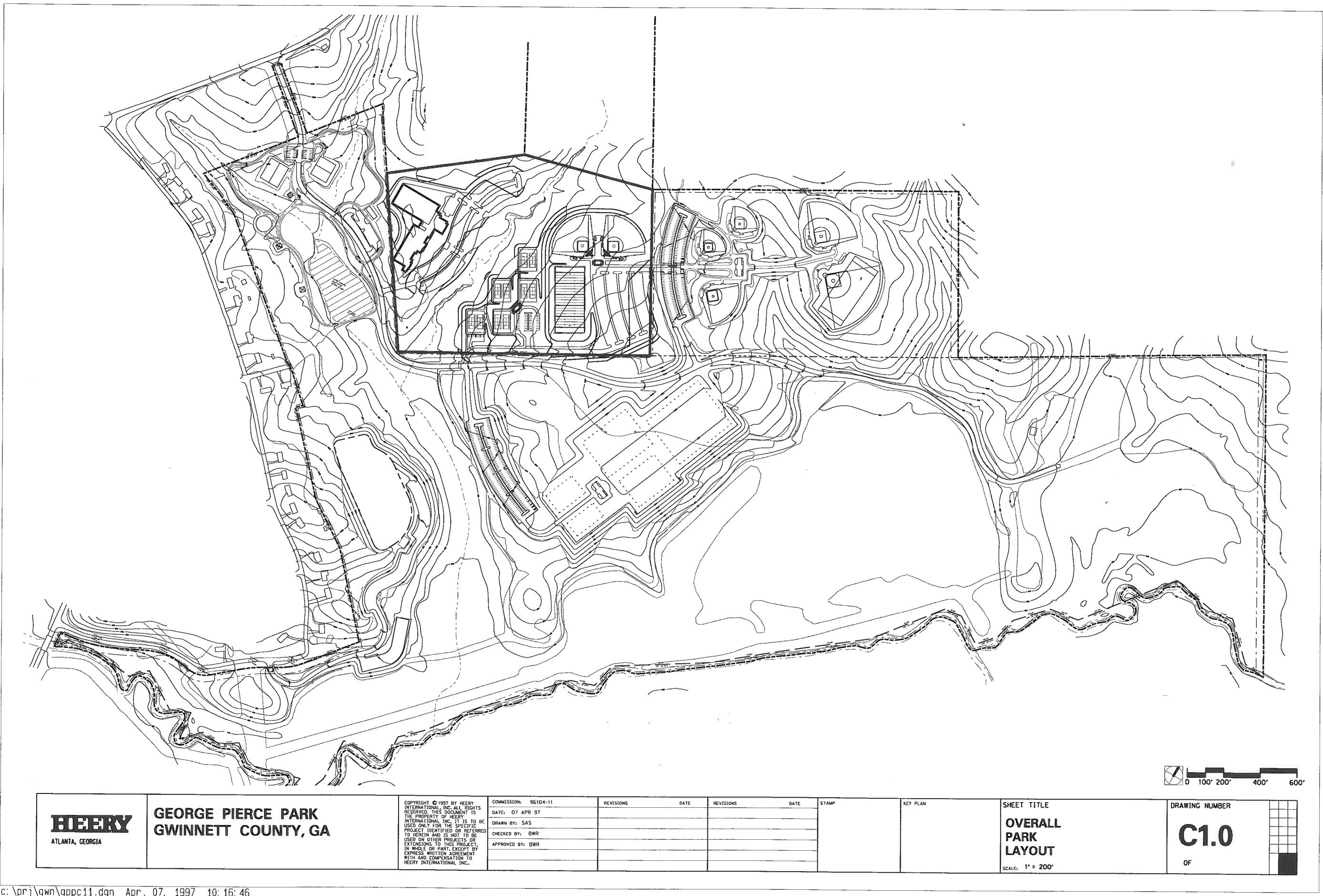
Representing Heery

George Sellers
Claudia Warren

The purpose of this public meeting was to present the Proposed Master Plan to the community for the George Pierce Community Park Site and solicit input from members of the community on the Master Plan.

The preliminary site analysis and comments from the first public meeting were reviewed. Then the Master Plan was presented. Those present seemed to approve of the plan and to appreciate the fact that so many program requests had been included by the County in the plan.

Questions asked concerned the schedule and more definition about what would be included in Phase I development. The County responded that the budget would determine the program elements to be included in Phase I.





HOEERY

**GEORGE PIERCE PARK
GWINNETT COUNTY, GA**

COPYRIGHT © 1997
INTERNATIONAL INC.
RECEIVED THIS DOCUMENT
THE PROPERTY OF
INTERNATIONAL INC.
USED ONLY FOR THE
PROJECT IDENTIFIED
TO HEREIN AND IS
USED ON OTHER PROJECTS
EXTENSIONS TO THIS
IN WHOLE OR PART,
EXPRESS WRITTEN
WITH AND COMPENSATED
HEERY INTERNATIONAL

ALL RIGHTS
RESERVED.
IT IS TO BE
SPECIFIC
OR REFERRED
NOT TO BE
PROJECT,
EXCEPT BY
AGREEMENT
ON TO
INC.

SION: 9G104-11	REVISIONS
07 APR 97	
BY: SAS	
BY: BWR	
ED BY: BWR	

STAMP

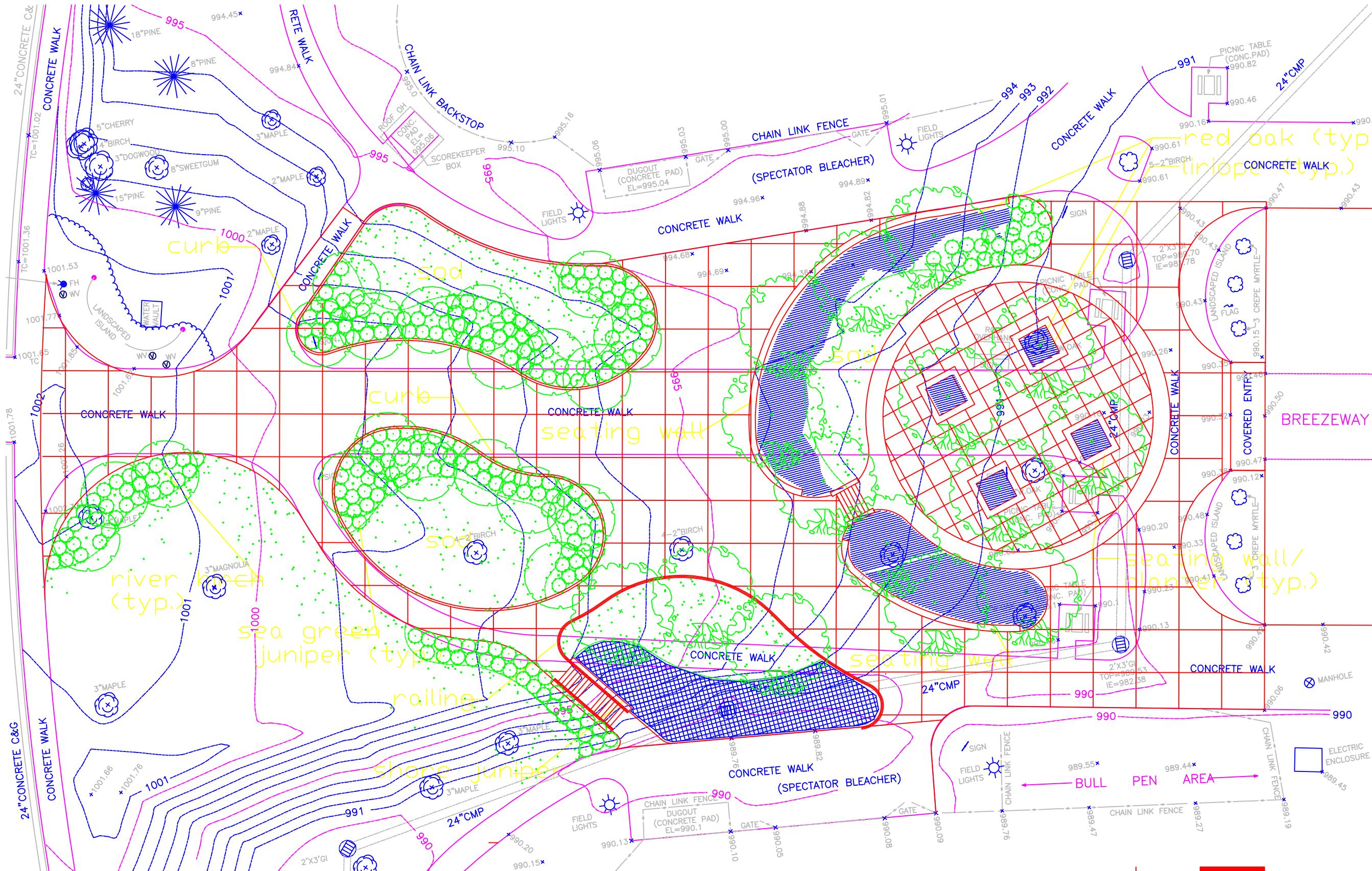
**NEW PARCEL
CONCEPT
DEVELOPMENT PLAN**

DRAWING NUMBER
C2.0
OF

c:\prj\gwn\gppc21.dgn Apr. 07, 1997 10:14:23

SCALE: 1" = 150'

MASONRY BUILDING (CONCESSIONS/REST ROOMS)



HEERY

ATLANTA, GEORGIA

GEORGE PIERCE PARK
GWINNETT COUNTY, GA

COPYRIGHT © 1919
INTERNATIONAL
RESERVED. THIS
THE PROPERTY OF
INTERNATIONAL
USED ONLY FOR
PROJECT IDENTI
TO HERETOK AND
USED IN OTHER P
EXTENSIONS TO
IN WHOLE OR PAR
EXPRESS WRITTEN
WITH AND COMPEN
HEERY INTERNATI

BY HEERY	COMMISSION: 96104
ALL RIGHTS	DATE: June 20, 1998
DOCUMENT IS	BRAWN BY: CFW
HEERY	CHECKED BY: BWR
IT IS TO	APPROVED BY: BWR
BE SPECIFIC	
OR REFERRED	
NOT TO BE	
ACTS OR	
IN THIS PROJECT	
EXCEPT BY	
AGREEMENT	
ATION TO	
INC.	

STAMP

1

Y PLAN	SHEET TITLE Baseball Plaza Sketch Plan SCALE: 1' = 30'
--------	--

DRAWING NUMBER
C2.4
OF

PARK FEATURE KEY

- ① PICNIC/PLAYGROUND COMPLEX
Playground/Picnic Shelters, Restroom Bldg., Pond, Parking
- ② COMMUNITY CENTER COMPLEX
Community Center with Seniors Wing, Outdoor Basketball, Future Gym, Parking
- ③ FOOTBALL COMPLEX
Football Field, Pressbox, Concession/Restroom Bldg., Parking
- ④ BASEBALL/SOFTBALL COMPLEX
Seven Fields, Concession/Restroom Bldg., Parking, Playground
- ⑤ SOCCER COMPLEX
Four Fields, Concession/Restroom Bldg., Parking, Picnic Shelter
- ⑥ MAINTENANCE COMPOUND
Maintenance Bldg. & Yard
- ⑦ ADULT SOFTBALL COMPLEX
Fields, Parking, Concession/Restroom Bldg.

GEORGE PIERCE PARK

MASTER PLAN



TRAIL DISTANCES

SYMBOL	TYPE OF PATH/TRAIL	APPROX. DISTANCE
Blue line	EXISTING 8' WIDE ASPHALT PATH	3,740 LF (.71 mi)
Orange line	EXISTING 12' WIDE MULTI-USE PATH	9,459 LF (1.79 mi)
Red line	PROPOSED MULTI-USE PATH	4,233 LF (.80 mi)
Yellow line	PROPOSED 12' WIDE GREENWAY PATH	5,710 LF (1.08 mi)
Pink line	PROPOSED 6' WIDE SIDEWALK	1,159 LF (.22 mi)
Dark Red line	PROPOSED 8' WIDE NATURE TRAIL	2,142 LF (.40 mi)
Dark Red line	PROPOSED 5' WIDE NATURE TRAIL	3,875 LF (.73 mi)
Brown line	PROPOSED 6' WIDE NATURE TRAIL BOARDWALK SECTIONS	1,410 LF (.26 mi)

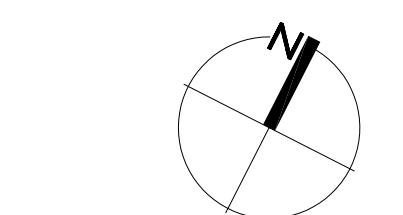
PARKING

AREA	TOTAL SPACES
PAVILION AT POND	22
COMMUNITY CENTER COMPLEX	170
FOOTBALL/BASEBALL COMPLEX	550
ADULT SOFTBALL COMPLEX	129
SOCCER COMPLEX	450

ERADICATE PRIVET AND
REFOREST WITH APPROPRIATE
NATIVE WETLAND SPECIES IN
AREA BETWEEN BOARDWALK
AND ROAD

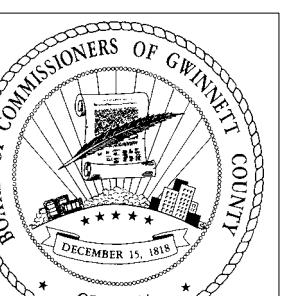
GREENWAY BOARDWALK
SECTION THROUGH
FLOODPLAIN AREAS

UTILIZE MAINTENANCE ROAD
AS PORTION OF TRAIL;
GATE OR BOLLARD ROAD AS
NECESSARY TO LIMIT
VEHICULAR ACCESS TO
MAINTENANCE VEHICLES



0 200 400 600

Landscape Architecture • Historic Preservation • Planning
THE JAEGER COMPANY
119 Washington Street, Gainesville, GA 30501
770/534-0506 FAX: 770/534-0507



NOTE: BASE DATA FOR THIS FILE WAS COMPILED
FROM SEVERAL DIFFERENT SOURCES INCLUDING
2005 GWINNETT COUNTY GIS DATA. TOPOGRAPHIC
INFORMATION DOES NOT ALIGN IN ALL PORTIONS
OF THE MAP. CONTOUR INTERVALS VARY.

DESIGN FOR PREVIOUS PHASES OF GEORGE PIERCE PARK BY: ALTAMIRA, BREEDLOVE LAND PLANNING, HEERY INTERNATIONAL, M. S. & E

TOTAL PARK ACREAGE: 303.9619 ACRES

JUNE 5, 2005



PARKING

AREA	TOTAL SPACES
PAVILION AT POND	22
COMMUNITY CENTER COMPLEX	170
FOOTBALL/BASEBALL COMPLEX	550
ADULT SOFTBALL COMPLEX	129
SOCER COMPLEX	450

TOTAL PARK ACREAGE: 303.9619 ACRES

DESIGN FOR PREVIOUS PHASES OF
GEORGE PIERCE PARK BY:
ALTAMIRA
BREEDLOVE LAND PLANNING
HEERY INTERNATIONAL
M, S, & E

GEORGE PIERCE PARK TRAIL PLANNING STUDY ILLUSTRATION A

NOTE: BASE DATA FOR THIS FILE WAS
COMPILED FROM SEVERAL DIFFERENT
SOURCES INCLUDING 2005 GWINNETT
COUNTY GIS DATA. TOPOGRAPHIC
INFORMATION DOES NOT ALIGN IN ALL
PORTIONS OF THE MAP. CONTOUR
INTERVALS VARY.

IVY CREEK GREENWAY AT GEORGE PIERCE PARK

