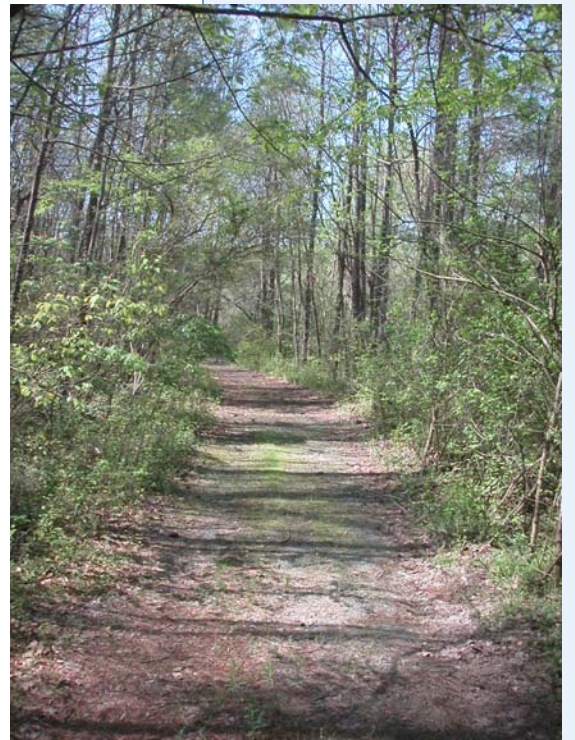


# Lions Club Park

## Master Plan Summary Report



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



October 2008

*Revised 9.17.09*



# **Lions Club Park Master Plan**

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Prepared for:

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Parks and Recreation**



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## 1.0 Project Goals and Objectives

The Lions Club Park master planning effort was performed in tandem with the Bryson 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—Lions Club Park and Bryson 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 and the Lions Club internal walking environment must be conveniently connected to the proposed extension of the City of Lilburn’s Camp Creek Greenway Trail flanking Camp Creek. 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 Lions Club Park site is located in the southwestern portion of Gwinnett County on Rockbridge Road near its intersection with Lawrenceville Highway, within the city limits of Lilburn, Georgia. The park consists of two parcels which are divided by a Seaboard Coastal Railroad line and easement. The Lions Club parcel is bounded by Rockbridge Circle to the northwest, Harmony Grove Estates subdivision to the west and southwest, Rockbridge Road to the east, and the Railroad line to the south. The Lions Club parcel is further subdivided to the north and south by Camp Creek which crosses the property. The Camp Creek parcel is bounded by the railroad easement to the north and northwest, a privately owned commercial property to the west, privately owned residential properties and Rockbridge Road to the east, and Carrefour and North Fork subdivisions to the south. The site is located approximately one and one half mile southwest of downtown Lilburn, and approximately eleven 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 in 1818, land surveyors began dividing the land into four land districts, and these districts were subsequently divided into land lots. The tracts of land which make up the park site were first large tracts which were distributed using this system, and subsequently subdivided.

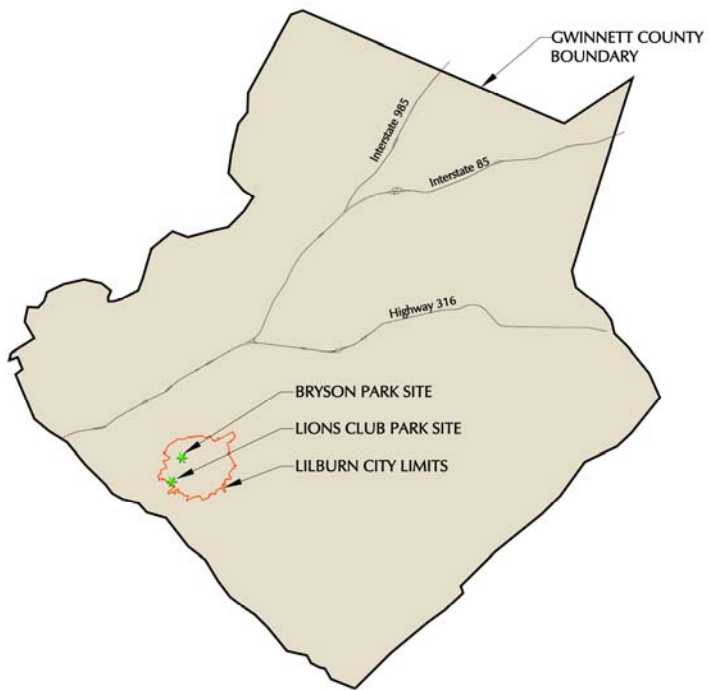


Figure 2: Gwinnett County Location Map.



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.

The top five desired facilities expressed in the Recreational Interest Forms for the Lions Club Park site were:

- 1) Softball
- 2) Trails
- 3) Playground
- 4) Baseball Fields
- 5) Greenway Connection

#### **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 B for meeting minutes.*)

Project Schedule:

<u>Meeting</u>	<u>Date</u>
Tour of Park Facilities	Saturday, May 03
Park Site Walk	Saturday, May 17
Additional Park Tour	Tuesday, May 6
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 Lions



**Figure 4:** Steering Committee on Site Tour

Club Park site. Members visited a variety of passive and active recreation facilities and discussed park program options including:

<b>Park Location</b>	<b>Feature</b>
<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 site 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 B for meeting minutes.)*

**Conceptual Plan Development (06.26.08)**

Three 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, and access points to the site. After the options were presented and reviewed by the committee, program elements were more clearly defined and a hybrid of all four concepts was decided upon. *(See Appendix B 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 B 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 Lions Club 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 B for meeting minutes.)*

**Recreation Authority (09.11.08)**

The Jaeger Company presented the Lions Club 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 B for meeting minutes.)*

## 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 in the park are minimal, ranging from 0 – 5%. The slopes are steepest along a dry streambed in the interior of the site adjacent to Rockbridge Road and along the wooded hillside on the Camp Creek parcel. Flatter portions of the site exist along ridge lines, within the floodplain of Camp Creek and in the areas currently developed as ball fields and surface parking. The highest point on the site (elevation 992 ft.) is found on a hilltop in the eastern portion of the Camp Creek parcel and the lowest point on the site runs along Camp Creek at an elevation of 892 ft. There is a 100' elevation difference across the site.

### Hydrology Analysis (*Illustration C*)

The site is bordered to the south by Camp Creek. Camp 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 Sweetwater Creek as part of the tributary network feeding into the Yellow River.

The site is divided into watersheds feeding into Camp Creek. Most stormwater on the site drains into Camp Creek through a series of unnamed tributaries and intermittent swales. Some swales remain dry except during rain events while others have water in them at all times. A small pond exists in the northern portion of the Lions Club parcel along Rockbridge Road near a former home site. Where proposed pavements and roofs are concentrated on site, compliance with County stormwater regulations will be required.

### Soils Analysis (*Illustrations D & E*)

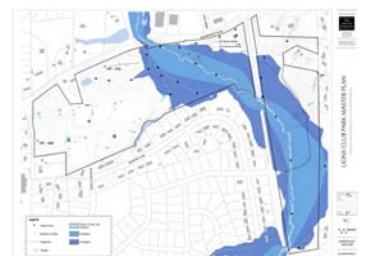
Soils at the Lions Club Park site are distributed relative to the topography. Clay loams and sandy clay loams are generally found along the hilltops. Floodplain soils consisting of alluvial sand, silt, and clay are deposited along the creek and its tributaries. Stripped topsoil and gullies are visible 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%, contain large quantities of rock, 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.

### Vegetation (*Illustration F*)

The Lions Club 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 is a mixture of hardwood or late successional forest, early to mid-successional forest, open field areas and areas of invasive exotics.

The existing Lions Club Park entrance is flanked by two canopied areas comprised of mature hardwood trees with a dense ground plain of invasive English ivy. Areas cleared of overstory exist as a result of the former residences that once occupied the site. The open area now developed as active baseball fields is surrounded by a band of pines to the northeast which transitions to a pine/mature hardwood band to the south and west. Remnant patches of hardwoods are mixed among the existing baseball field and parking areas. The eastern border of the current Lions Club Park bordering Rockbridge Road is primarily a hardwood canopy area with some invasive privet clusters as well as open areas cleared for the former residences that once occupied the site. The canopy that surrounds the open areas creates “outdoor rooms” on the more level areas of the site. Down slope toward the Camp Creek floodplain is a mixed pine/hardwood forest with some flood plain species and dense privet understory due to insufficient drainage of the area. This transitions to a predominantly even age stand of pines in the upland floodplain and elevated stream buffer to a mix of pines and hardwoods associated with upland piedmont region along with some riparian species along Camp Creek. Across Camp Creek to the south is an open area with informal baseball fields surrounded by pine buffers to the southeast and southwest.

Across the railroad from the Lions Club landholdings is the county-owned Camp Creek parcel. Entering the parcel from the Rockbridge Road border, the existing road access borders a hillside to the southeast with western aspect containing a mix of young hardwood trees such as tulip poplar, sweetgum and boxelder with a nice understory containing paw paw, golden Alexander, false Solomon’s seal, buckeye, St. John’s wort and sweetshrub. The northwest side of the road transitions from upper hillside to a floodplain area containing tulip poplar, big leaf magnolia and devil’s walking stick.



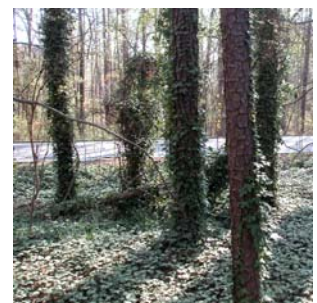
*Illustration F – Vegetation Analysis*



**Figure 5: Buckeye**



**Figure 6: Outdoor Room**



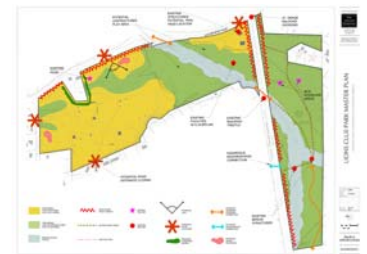
**Figure 7: English Ivy**

Young Hardwoods and upland floodplain species such as red maple, tulip poplar and sweetgum along with a dense understory of privet and blackberry in open areas comprise the central floodplain on the Camp Creek parcel. This transitions to a bog area with standing water to the south. Farther west is an area of mixed pine and hardwoods with some riparian species and clusters of invasive exotic plants such as kudzu and privet. Along Camp Creek is a mixed pine and hardwood floodplain with dense privet understory transitioning to a hardwood slope to the southwest and featuring a swath of even aged pines to the north.

### Issues and Opportunities (*Illustration G*)

A composite analysis was created to identify potential zones for active use and passive use development on the site. Stream buffer areas were delineated and potential stream crossing points were identified. Potential entry locations were identified along Rockbridge Road and Rockbridge Circle. A potential park entrance road closing location was noted on Lions Club Drive. Extant road trace and trail locations were also delineated on the map.

Cleared and previously developed areas, as well as areas with young successional forest were identified as active use development zone. Areas with large groupings of specimen trees and/or mature hardwood forest were identified as passive use zones. Adjacent residential areas were identified and portions of the site with road noise and heavy traffic were also located on the site. Potential greenway and adjacent neighborhood connections were located. Landscape buffer, setback requirements and notable existing features were also shown. Scenic vistas, scenic areas and natural features including the woodland area on the Camp Creek parcel were identified and labeled on the composite graphic.



*Illustration G – Issues and Opportunities*



**Figure 8: Existing Road Trace**



**Figure 9: Railroad Trestle**



**Figure 10: Camp Creek**



## 5.0 Development Program

Working with the Steering Committee and Department of Community Services (DCS) staff, a finalized program for park development was prepared. There was an in-depth discussion of this program with the Steering Committee in order 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 use of the property. Facilities at Lions Club Park should complement those proposed for nearby Bryson Park site. The programmatic impact of this arrangement means that the principal active recreation complexes proposed for Lions Club Park will not be replicated at the Bryson Park location and vice versa. For example, a softball/baseball complex will not be located at Bryson Park. However, because Lions Club Park 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 while preserving 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 Lions Club Park site include:

- Baseball field complex that includes the following five fields and sizes:
  - (1) 300' field
  - (2) 225' fields
  - (1) 180' field
  - (1) 200' field

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:

- Picnic Areas
- Playground Areas
- Multi-Use Trail System
- Nature Trail System
- Trail Connections to the Lilburn Greenway
- Lawn Court Activity Area



**Figure 11:** Existing Baseball Field at Lions Club Park



- Trailhead Building with Restroom Facility
- Skate Park and Teen Area

### Vehicular Circulation

Vehicular circulation within the park includes three entry points. One entrance drive is located off of Rockbridge Circle near the intersection of Rockbridge Circle and Rockbridge Road. This entry road serves the parking lot for the baseball complex, playground and picnic area, and maintenance compound. A second vehicular entry is planned on Rockbridge Road halfway between the intersections with Rockbridge Circle and Webb Parkway. This entry road serves the parking areas for the skate park, the teen recreation area, and the pond and picnic area. A third entrance point to the site is located on Rockbridge Road near the railroad crossing and provides access to the Camp Creek parcel only. This entrance will utilize the existing residential drive and easement. Topography makes internal vehicular connection impractical.

### Desired Parking Allotment for Proposed Park Facilities

Playground/Picnic Area	75
Baseball Field Complex	350
Teen Area	60
Trailhead Area	60
ADA Parking	210
Total Spaces*	755

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

Roads in the site will be asphalt with curb and gutters. Parking lot aisles will be asphalt. It has been proposed that the parking spaces themselves be pervious pavement spaces with striping, 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. Pervious pavements also reduce erosion and lower costs associated with stormwater management systems.

### Baseball Complex

The proposed baseball complex includes a standard four-field array plus an additional fifth/200' field. The four-field complex should be graded as on one terrace with spot elevations properly located to ensure positive drainage away from the field. This will require a more refined grading plan during the development of construction documents as this level detail cannot be achieved without a site survey showing one-foot contour intervals and additional spot elevations accurately depicting existing grade. All fields are to be lighted along the perimeter. A central concession area should be located within the four-field complex and follow the Gwinnett County standard facility



**Figure 12:** Baseball Complex at Peachtree Ridge Park

with restrooms on one side and concession on the other. A plaza comprised of decorative pavers and a large planter with seat walls and ornamental plantings is also proposed in the central concession building area. A batting facility with five batting areas is proposed northeast of the concession building to serve all five fields. Additional land must be acquired from adjacent property owners before this can be built as planned given the required building setback along the property line.

### **Multi-Use Trail Loop**

An approximately 3/4 mile multi-use trail loop is planned around the baseball complex, playground/picnic area and along Rockbridge Road/Rockbridge Circle corner of the site. This loop should be treated as a pedestrian boulevard and include tree plantings placed appropriately to provide a shaded setting.

### **Maintenance Yard**

A small maintenance yard for the park should be located across the entrance drive from the 225' baseball field. This maintenance area is intended to augment the larger maintenance facility currently planned for Bryson Park. The maintenance complex should include a pole barn, with a fenced and paved yard.

### **Playground and Picnic Area**

A sixty foot diameter structure is proposed for rental opportunities in the area adjacent to Rockbridge Circle. This facility would be available to the public when there are no rental reservations. The structure will contain picnic tables, outdoor grills and security lighting. A 1.5 acre lawn area as well as additional uncovered picnic and free play areas are planned for this space. Finally, as a standard pavilion/playground complex, this pavilion will be supported by a dedicated large playground and restroom facility (see below).

### **Pond and Picnic Area**

A Gwinnett County standard shelter shall be provided to serve the existing pond located to the west of the proposed teen recreation area. The pond should be drained and rehabilitated to insure proper drainage, function and aesthetic to serve as a viable park amenity. The shelter will contain picnic tables and will be surrounded on three sides by a wooden deck overlooking the pond. This area is accessed via a six foot wide, universally accessible concrete sidewalk connection to the multi-use trail and shared teen recreation parking area. An area of lawn is proposed for additional picnic space surrounding the shelter and overlook structure.

### **Teen Recreation Area**

#### Skate Park

Modern skate parks include elements commonly found in urban plazas as well as concrete ramped elements. Skate park features can be modular ramp and rail elements or poured in place concrete "bowl" ramps. A skate park designer



**Figure 13:** Existing Pond



**Figure 14:** Skate Park

should be consulted in selecting elements for the skate park. The steering committee has expressed a desire for two separate “bowl” ramps to accommodate differing user skill levels as well as an area with street features. A viewing plaza should be included in the design of the free skate area.

### Half-Court Basketball

Two half court basketball courts are to be provided in the teen recreation area.

### Other Items

A Gwinnett County standard restroom building and shelter is envisioned for this area (see below). The restroom is intended to service both the teen recreation area and the nearby pond and picnic area. The shelter has been located to encourage teen gathering. Space for teen play equipment such as teen swings will also be provided. The teen recreation area was located in a highly visible portion of the site along Rockbridge Road. In addition, the existing mature dogwood tree in the area is to remain.

### **Trailhead Area**

This amenity is to be located in the former Lanford Park site adjacent to the railway line. Because the majority of this site—including the active baseball fields—is located in the floodplain, it was decided early in the planning process that this portion of Lions Club Park would not be suitable for active recreation/ball field development as the county will not maintain active recreational facilities within the floodplain. A trailhead building with restrooms, orientation information, horse shoe courts, picnic areas and a plaza was determined to be the appropriate use by the steering committee and is located in the area above the floodplain. The remaining area is approximately four acres of un-irrigated turf designed to support free play associated with the trailhead structure. This expanse of lawn is to be divided into three one and one-third acre areas to allow for concurrent use of the lawn. A total of four Gwinnett County standard shelters are to be located in the lawn area along with picnic tables along the edge of Camp Creek. The trailhead parking lot has space for 60 cars serving the building as well as passive recreation.

### **Trail Network**

#### Multi-Use Trail

As envisioned, all park elements will be connected by the multi-use trail system and its sidewalk spurs. This system allows a park user to park a vehicle once and then access all points of the park. Park maintenance forces will use the paved trail system to access all park zones. The horizontal and vertical curvature design and slopes must be chosen with consideration of these vehicular requirements. All multi-use trails will be asphalt paved and twelve feet wide, unless otherwise noted. The following loops and connectors make up the multi-use trail system (*see Illustration N*):



**Figure 15: Half Court Basketball**



**Figure 16: Lilburn Greenway**



**Figure 17: Multi-Use Trail Routes**

- Loop A (.78 miles) – Beginning at the park entrance on Rockbridge Circle, the route follows the entry drive past the maintenance compound to the baseball field complex parking area where a neighborhood pedestrian/bicycle connection is proposed at the terminus of Lions Club drive. Currently an underutilized vehicular entrance exists at this point. There was a desire from steering committee members to eliminate this vehicular entrance and replace it with a pedestrian/bike connection to the adjacent neighborhood. Continuing past the neighborhood connection, the trail loop circulates along the perimeter of both parking lots with several sidewalk spurs leading from the trail into the baseball field complex. Eventually, the multi-use path wraps around the perimeter of the 200' baseball field and continues northeast to Rockbridge Road. Concrete sidewalk spurs are provided from both the teen recreation area and the pond and picnic area to the trail. At Rockbridge Road, the path heads northwest along the roadway to Rockbridge Circle. Where the trail route directly abuts a roadway, the material of the trail will be concrete with curb and gutter. A grass strip should also be provided between the curb and trail surface to further separate the trail user from the roadway. The trail then follows the property line along Rockbridge Circle back to the park entrance road.
- Loop B (.80 miles) – Beginning at the trail head location, Loop B winds through the floodplain and free play area behind the trailhead building down to Camp Creek and railroad trestle crossing over the creek. A covered creek crossing/underpass is proposed under the trestle to provide a trail connection to the Camp Creek greenspace. Achieving this underpass would require acquisition of railroad right-of-way (ROW) and would need to be a covered structure for the entire length of trail within the ROW (approximately 100') to insure safety for the trail user. This option is desired over routing the multi-use trail along Rockbridge Road as it avoids a trail crossing point at the dangerous intersection with the railroad on Rockbridge Road. Once on the Camp Creek parcel, the trail would intersect with a .5 mile loop through the floodplain with connections to nature trails with high quality native vegetation to the east and picnic area/Camp Creek overlook to the west as well as a potential connection to Harmony Grove Park.
- Loop C (2.14 miles) – This loop combines Loop A to the north and Loop B to the south and connects the two along Rockbridge Road. The route also provides an opportunity for making a connection to

the completed City of Lilburn Greenway which currently ends just northeast of the Rockbridge Road Bridge over Camp Creek. In order to connect the two sides of the multi-use trail proposed for Lions Club Park, a trail overpass must be provided across Camp Creek. This master plan proposes a bike/pedestrian boardwalk connection on the southwest side of the Rockbridge Road Bridge that would maintain the same elevation as the adjacent vehicular bridge from north embankment to south embankment over the floodplain. The overpass should be constructed so that it does not impede flow of Camp Creek, therefore creating “no rise” in the creek. The overpass would occur at the critical intersection for providing connection to the Lilburn Greenway. This connection would be made on the north side of Camp Creek by extending the Lilburn Greenway under the vehicular bridge and proposed boardwalk/overpass. In order to bring this trail connection to the Rockbridge Road grade, a cloverleaf ramp is proposed at a 6% incline from the Lilburn Greenway connection along Camp Creek to the boardwalk overpass elevation. The entire cloverleaf and overpass structure would be constructed of wood decking/wood pilings enabling the trail segment to be constructed from “top of deck” one section at a time. This construction method is especially important given the bridge route traverses the floodplain with little staging area or space for large equipment.

#### Nature Trails

A natural surface walking path network for pedestrian use will occupy other portions of the site. Footbridges are located within the trail system to traverse swales and tributary streams. If desired by neighborhood groups, the nature trail system can provide links to adjacent neighborhoods. All designed nature trail routes total approximately 1.25 miles. Nature trails may have a maximum slope of approximately eight to ten percent. The following loops and connectors make up the nature trail system:

- .65 mile loop in the northwest corner of the site along the steep terrain overlooking a stream.
- .35 mile loop around the existing clearing in center north portion of the site with connectors to the multi-use trail system.
- .25 mile connector between the pavilion area and the football complex.

#### **Shelters**

Smaller shelters are associated with age-appropriate amenity areas. Six are located on the site. One shelter is located in the teen recreation area, overlooking the skate park. Another shelter is associated with the pond and



**Figure 18:** Natural Surface Trail



picnic area. The remaining four shelters are associated with the trailhead area on the opposite side of the creek. All shelters will be Gwinnett County standard small shelter structures.

### Other Structures

Orientation kiosks will be placed at three 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 large 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 each area will include multiple swing sets, multiple play structures for both tots and older children, and ancillary play equipment. The large play area will be adjacent to some expanse of open lawn and will include shade trees. Playgrounds should meet current Gwinnett County playground design standards. An additional play area should be located adjacent to the teen activity area and contain 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 “stand alone” restroom facility of an approximate 600 SF building is specified for locations where the restroom cannot be incorporated into the concession facility. Restrooms will be incorporated into concession buildings for the baseball complex and trailhead building. Stand alone restrooms are planned for the large playground/pavilion area and teen recreation area. Presently all restroom facilities are on septic system.

### Utilities

There are current connections for power and water service to the existing baseball field and restroom, however there is not an existing sewer system. Sewer line connections can be made at the toe of the slope toward the floodplain of Camp Creek from the existing developed portions of the site. Additional power and water connections can occur off of Rockbridge Circle and Rockbridge Road.

### Furnishings

In general, furnishings will be spare and modest. Benches shall be placed at quarter mile intervals along the multi-use trail. Additional benches will be located near the playground area, horse shoe courts and skate park areas. Picnic tables will be provided, including ten to twelve within the pavilion, and clusters of four to five in areas near the pavilion area. Tables will also be associated with the pond and picnic and trailhead areas. Grills will be



*Figure 19: Overlook Structure*



*Figure 20: Play Structures*

associated with only the picnic tables closest to the pavilion, pond overlook shelter and trailhead building for maintenance purposes. 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 at several locations along Rockbridge Road. An entrance sign will also be included along Rockbridge Circle. 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 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 riverine shrub species.

## 6.0 Alternate Development Concepts and Master Plan

Based on the findings from inventory and analysis, a total of three 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

All three concept plans (*Illustrations H, I and J*) represent the same overall program development but differ in terms of trail routing, amenity and parking locations, parking configuration and field number/layout.

The following comments and suggestions resulted from this meeting:

1. Concepts B & C have less impact on regulatory trees.
2. G.L.A.A. prefers a five field layout for the baseball complex.
3. A 180' field only serves the youngest two groups of players. An additional 200' field is preferable to the G.L.A.A.
4. It is desirable to separate the teen amenity area from the other activities as in Concept C.
5. Concept C would most likely require netting the fields—concern for foul balls.
6. A central concession is desirable.
7. A picnic area by the existing pond should be included in the preliminary plan.
8. An additional batting cage area could be located on former home site below the pond.
9. Amphitheater seating could possibly be located on the slope below the pond.
10. A future multi-use trail connection between the northern and southern portions of the east side of the park should be established. A nature trail connection is appropriate as a short-term solution.

Gwinnett County staff reviewed Concepts A-C and expressed the following concerns and comments which were addressed by the Preliminary Master Plan:

1. Gwinnett County Operations Department desired a combination skate park 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. The preliminary plan includes two skate bowls in the teen area along with a variety of street features.
2. Gwinnett County Operations Department desired an open space divided into three areas for passive recreation on the Lanford Park site.

The following facilities with associated concept plan were favored by the steering committee by majority vote and were taken into account with the preparation of the Preliminary Master Plan:

- *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**

#### **Preliminary Master Plan**

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

1. Regulatory trees were retained to greatest extent feasible to fulfill the goal set forth in the concept meeting.
2. The preliminary plan as presented 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'.
3. 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 Gwinnett County.
4. It was confirmed that Lions Club Drive would be closed as a park entrance and a multi-use trail access would be located in its place.
5. It was noted that benches would be located at ¼ mile intervals along the multi-use trail and nature trails.
6. An easement is needed along residential property on the Camp Creek tract in order to use the existing roadbed for the multi-use trail.

7. Further grading refinements were requested in the areas of: ball field drainage and greenway connection/bridging at Camp Creek and Rockbridge Road.
8. There was a discussion of “Hollywood” backstops vs. netting. Gwinnett County prefers the Hollywood style backstop for maintenance and safety reasons. Staff will look into netting if it is warranted in specific locations.

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

### **Final Master Plan**

Upon presentation of the Final Master Plan and the Final Cost Estimate, the following requests and comments were made:

1. 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.
2. 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.
3. The large playground has doubled in size from previous plans.
4. 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.
5. An easement is necessary to build a portion of the multi-use trail on the Camp Creek parcel.

## 7.0 Cost Estimate Summary

Phase One construction will include:

### **Parking and Roads**

Construction of the Rockbridge Circle entrance and the Rockbridge Road entrance that is associated with the teen recreation area is included in the Phase One budget. The entrance drive and parking lots associated with the baseball field complex, playground and picnic area and teen recreation area would also be included in this phase. Any landscaping or lighting associated with these parking lots would be included in Phase One.

### **Baseball Complex**

The entire baseball complex is included in Phase One. This includes not only the centralized four field array and surrounding amenities, but also the fifth 200' field, the maintenance facility, and any earthwork and infrastructure associated with the complex.

### **Playground and Picnic Area**

Included in Phase One is the entire pavilion area grouping of amenities: the sixty foot diameter pavilion structure with ten picnic tables, restroom facility, the 10,500 square foot playground area, large irrigated turf surround and the additional uncovered/free play area. Any associated landscaping would also be included in this phase.

### **Teen Recreation Area**

The entire teen recreation area will be included in the first phase of construction. This includes not only the teen recreation area and all of the associated courts, skate parks, shelter, teen play equipment, and related sidewalk connections, but also the pond and picnic area, overlook, shelter and all other associated amenities located to the west of the teen area.

### **Greenway Connection**

The trail connection to the Lilburn Greenway underneath the bridge at Rockbridge Road along with the cloverleaf access loop to the park's multi-use trail system will be incorporated into Phase One of the project.

### **Multi-Use Trail System**

A good portion of the multi-use trail system is proposed for construction in Phase One. This includes Loop A (which runs around the perimeter of the baseball complex to the teen recreation area and then follows the roadway and property line back around to the playground and picnic area), as well as the Lilburn Greenway cloverleaf connection on Rockbridge Road. In addition, the connection spur along Rockbridge Road from the teen area to the



greenway connection will also be included in this phase. All associated benches and amenities are to be included in this phase.

**Nature Trail System**

The Phase One nature trail system includes all of the nature trails to the west of Camp Creek on the Lions Club parcel. All of the associated benches and other trail amenities are to be included in the phase.

The following list is the prioritization by the Steering Committee of items to be added to the park:

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

*See Figure 21 for Cost Estimate Summary*

**Figure 21: Cost Estimate Summary**

**LIONS CLUB PARK SITE MASTER PLAN**

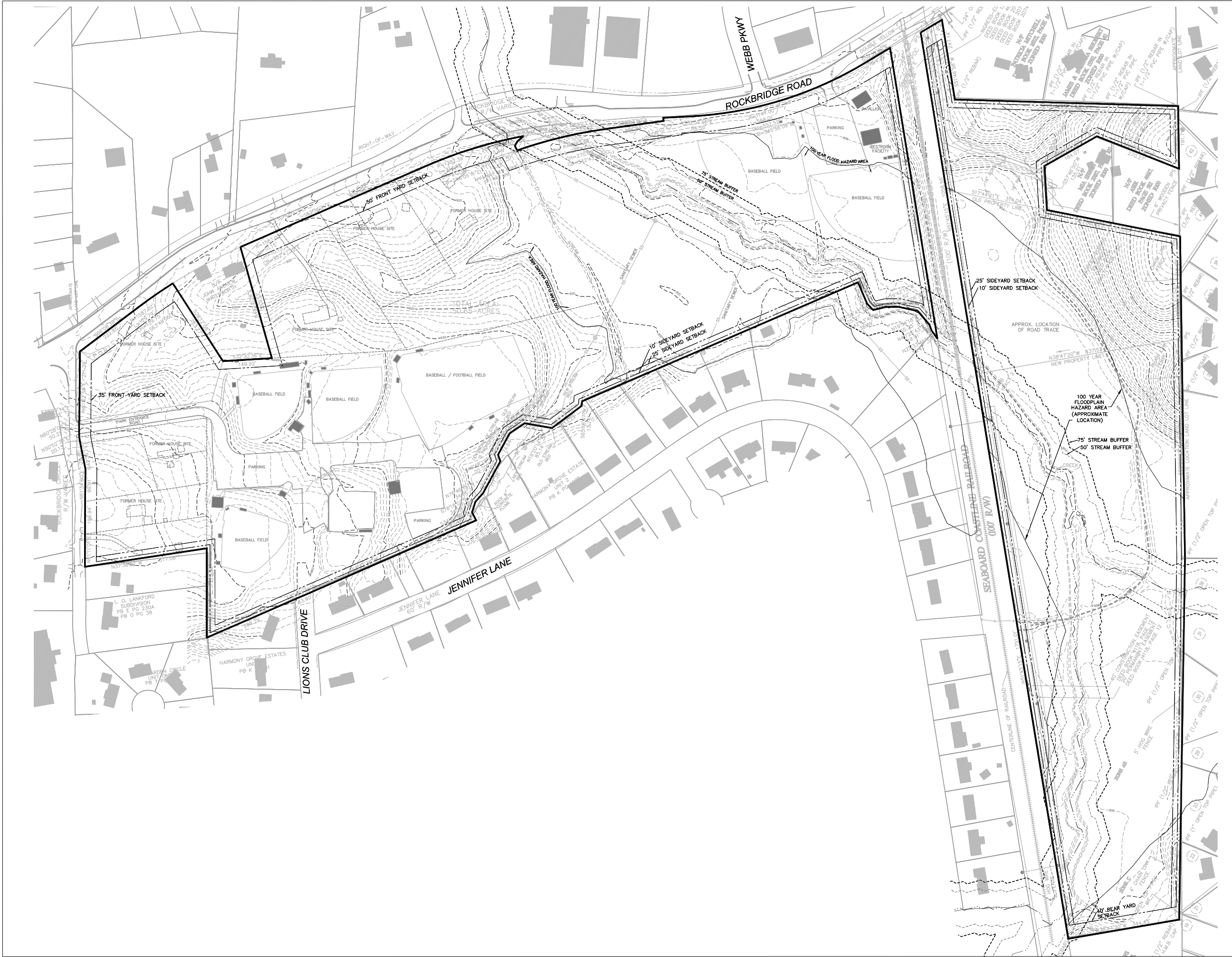
*The Jaeger Company*

**COST ESTIMATE - FINAL 9.17.09**

<i>Item</i>	<i>Total</i>
<b>Earthwork and Infrastructure</b>	<b>\$ 686,325</b>
<b>Park Entrance/Playground and Picnic Area</b>	<b>\$ 948,700</b>
<b>Baseball Complex</b>	<b>\$ 2,808,716</b>
4 Field Complex	\$ 2,155,586
Additonal Field and Parking	\$ 497,830
Maintainence Compound	\$ 155,300
<b>Teen Recreation Area</b>	<b>\$ 1,411,635</b>
General	\$ 1,053,535
Free Skate Facility	\$ 122,000
Half-Court Basketball	\$ 93,000
Pond and Picnic Area	\$ 143,100
<b>Trail Head Area</b>	<b>\$ 1,007,405</b>
Parking and Free Play Area	\$ 647,750
Trailhead Building and Plaza	\$ 353,405
Camp Creek Picnic Area	\$ 6,250
<b>Multi-Use Trail System</b>	<b>\$ 2,718,211</b>
Loop A	\$ 198,316
Trail Cloverleaf Connection to Lilburn Greenway	\$ 624,040
Connection Between Loop A and Loop B	\$ 899,700
Loop B Greenway Connection at Trestle Underpass	\$ 424,930
Loop B Add-on Greenway Spur and Creek Overlook	\$ 41,775
Loop B Add-on Camp Creek Greenway Trail Expansion	\$ 391,750
<b>Nature Trail System</b>	<b>\$ 635,040</b>
Lions Club Park	\$ 568,040
Camp Creek Greenspace	\$ 67,000
<b>Budget Summary</b>	
<b>Subtotal</b>	<b>\$ 10,216,032</b>
<b>Contingency (15%)</b>	<b>\$ 1,532,405</b>
<b>Insurance/Bonds/Other Fees (10%)</b>	<b>\$ 1,174,844</b>
<b>Program Management (5.5%)</b>	<b>\$ 710,780</b>
<b>Land. Arch./Eng./Arch./Survey Fees (10%)</b>	<b>\$ 1,292,328</b>
<b>TOTAL</b>	<b>\$ 14,926,389</b>

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

## ILLUSTRATIONS

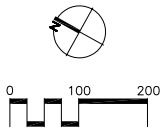


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# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

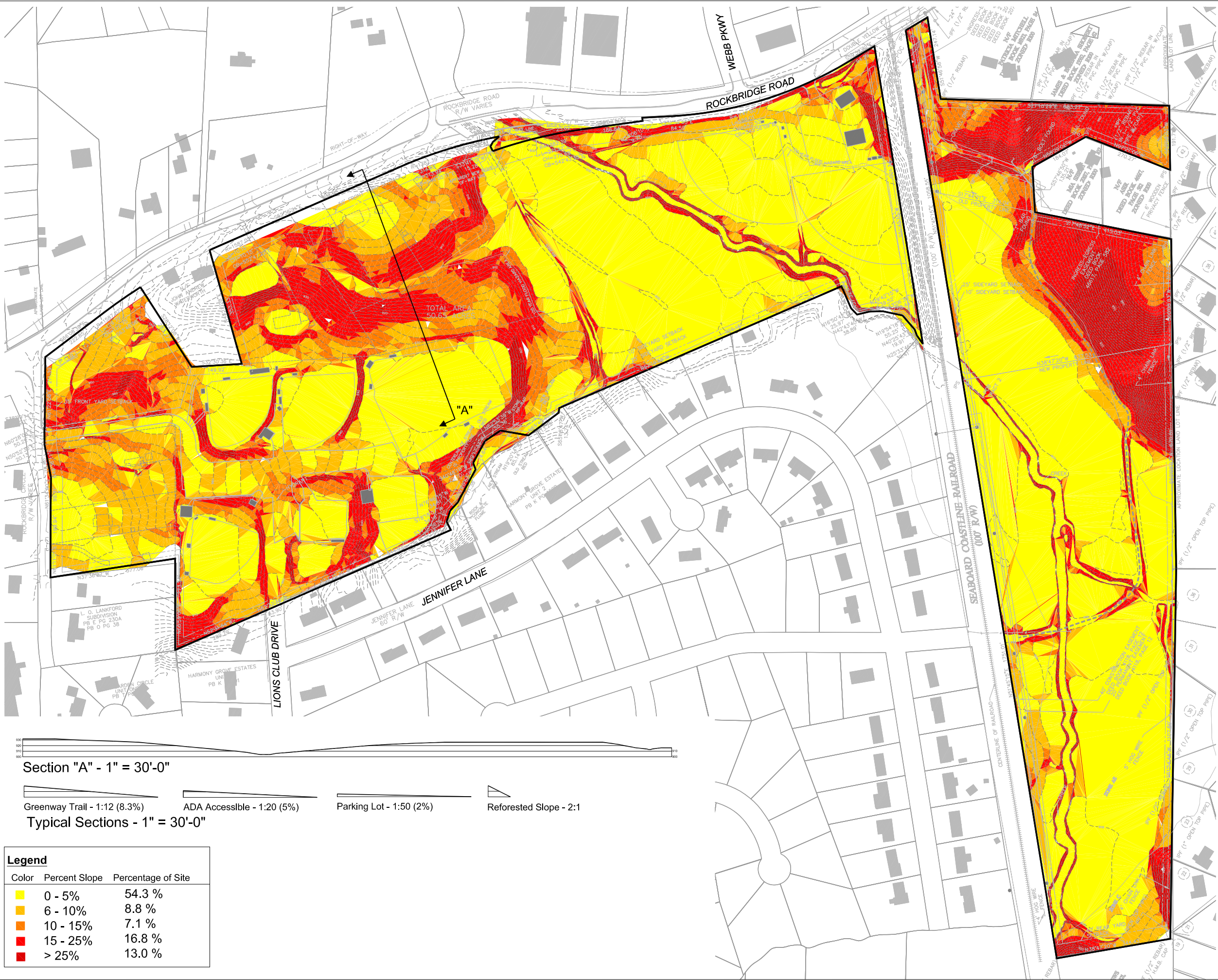
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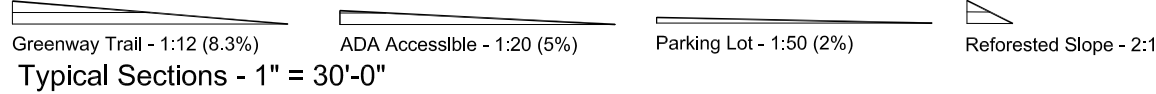
EXISTING  
CONDITIONS

ILLUSTRATION A



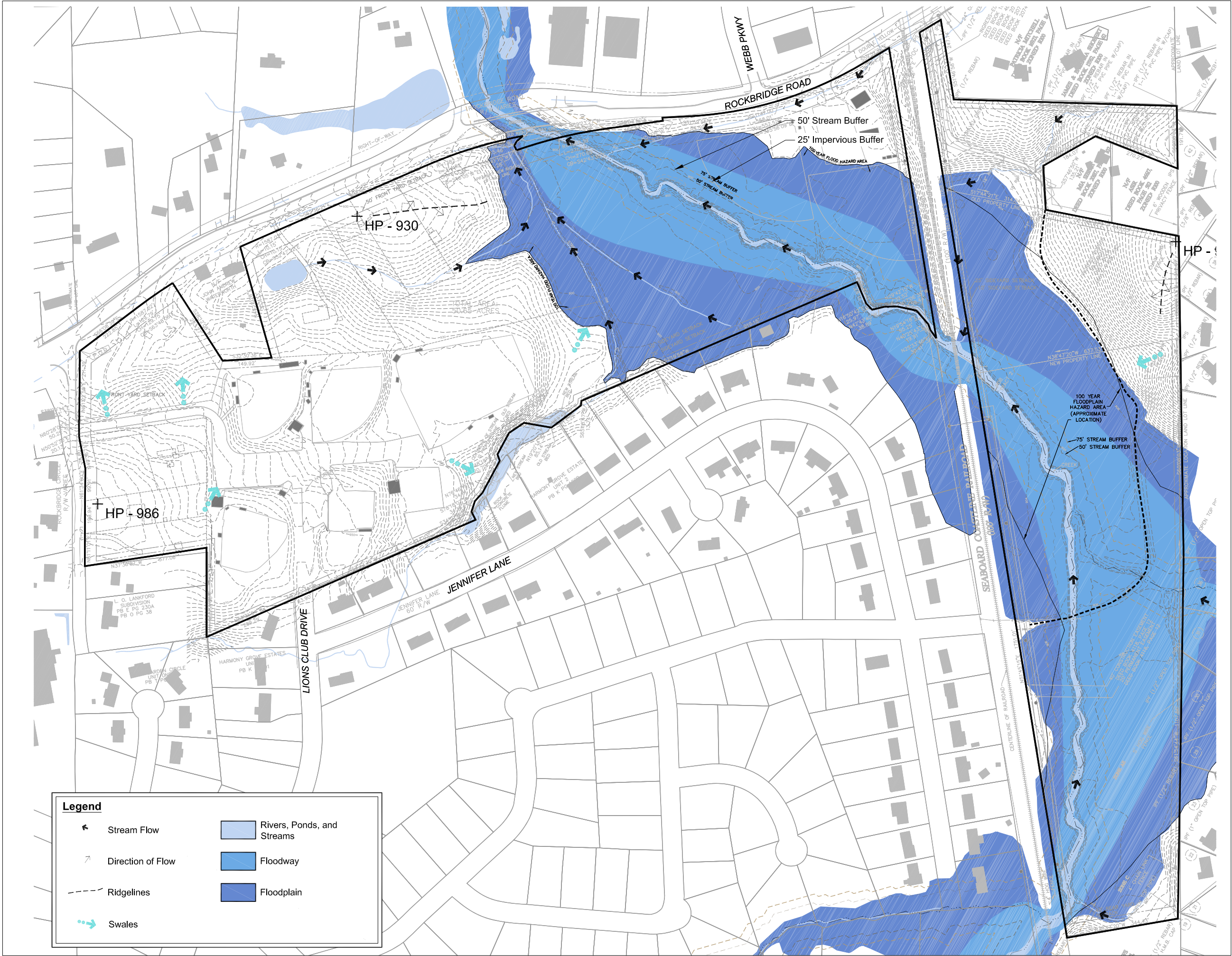


Section "A" - 1" = 30'-0"



Legend		
Color	Percent Slope	Percentage of Site
<span style="color: yellow;">■</span>	0 - 5%	54.3 %
<span style="color: orange;">■</span>	6 - 10%	8.8 %
<span style="color: red-orange;">■</span>	10 - 15%	7.1 %
<span style="color: red;">■</span>	15 - 25%	16.8 %
<span style="color: darkred;">■</span>	> 25%	13.0 %





**Legend**

Stream Flow

Direction of Flow

Ridgelines

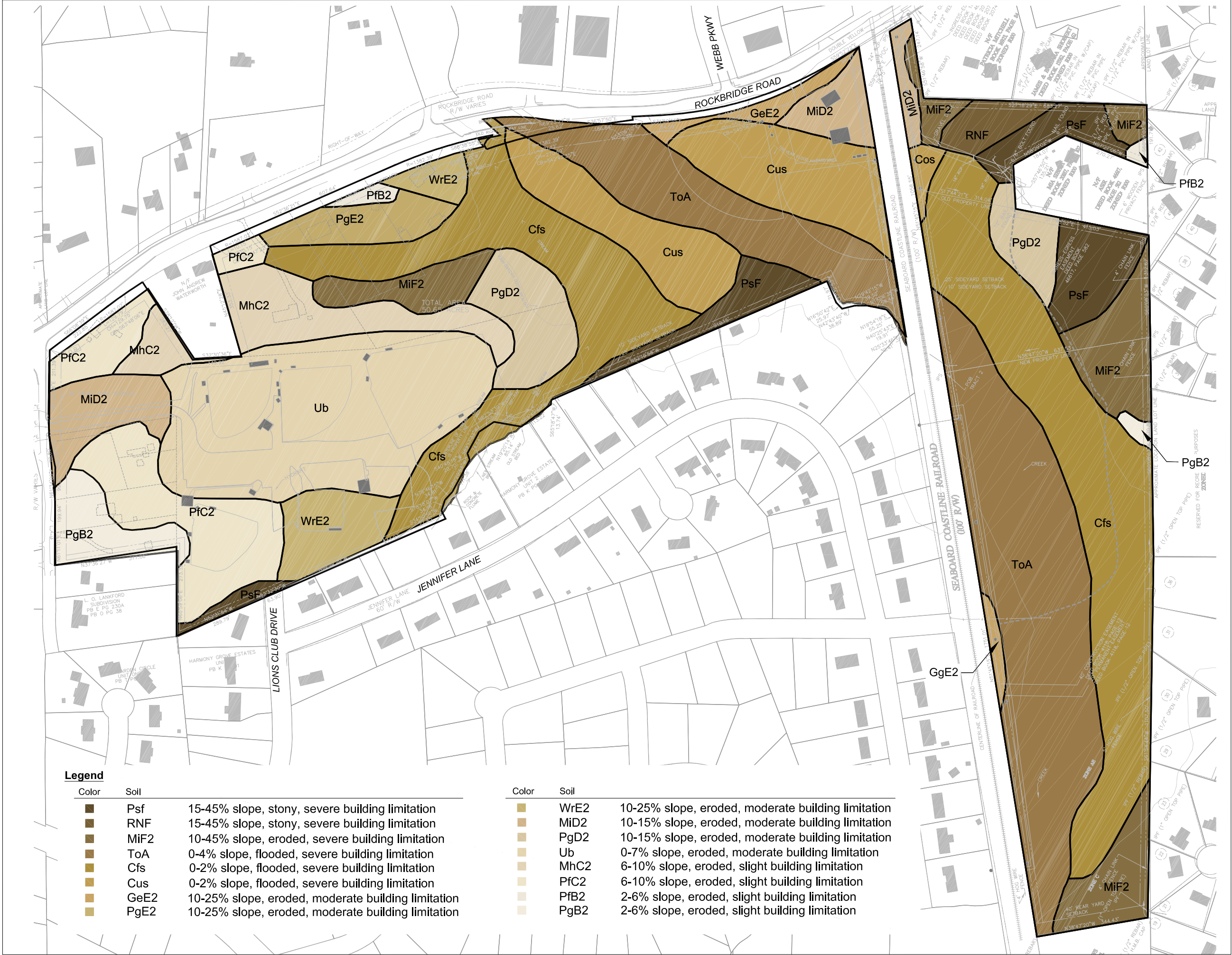
Swales

Rivers, Ponds, and Streams

Floodway

Floodplain

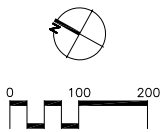




# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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## SOILS ANALYSIS

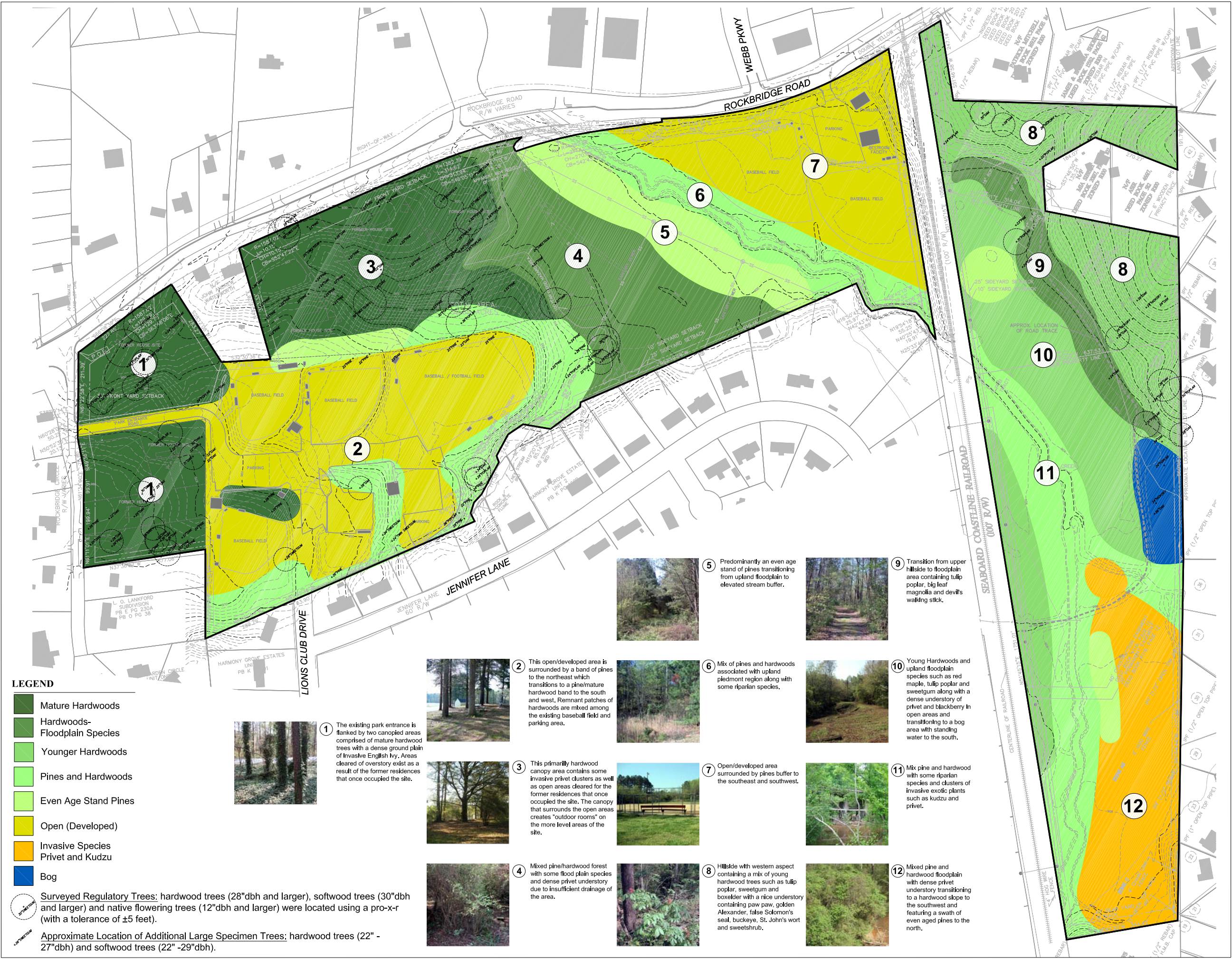
SOIL LIMITATIONS

Soil Key	Soil Type	Slope	Erosion	Limitations for building structures	Limitations for paths and trails
		%			
Cfs	Chewacla	0-2	flooded	severe	severe
CuS	Congaree loam	0-2	flooded	severe	moderate
GeE2	Gwinnett clay loam	10-25	eroded	moderate	moderate
MhC2	Madison gravelly sandy loam	6-10	eroded	slight	slight
MiD2	Madison sandy clay loam	10-15	eroded	moderate	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
RNF	Rion and Bethlehem soils	15-45	stony	severe	moderate
ToA	Toccoa fine sandy loam	0-4	flooded	severe	moderate
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 (ln)	Depth from surface (ln)	USDA Texture	Reaction (pH)	Shrink-swell potential
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
Congaree	>10	36-40	0-8	Silt loam	5.1-5.5	Low
			8-40	Fine sandy loam	5.1-5.5	Low
			40-52	sandy clay loam	5.1-5.5	Moderate
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
Madison	>10	>60	43	Fractured rock		
			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
Pacolet	>6	>60	29-90	Weathered mica schist		
			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
Rion	>6	>60	34-48	Sandy loam	5.1-5.5	Low
			0-5	Sandy loam	4.5-6.5	Low
			5-30	Sandy clay loam	4.5-6.5	Low
			30-60	Sandy loam	4.5-6.5	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

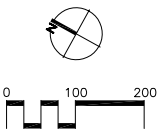




# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

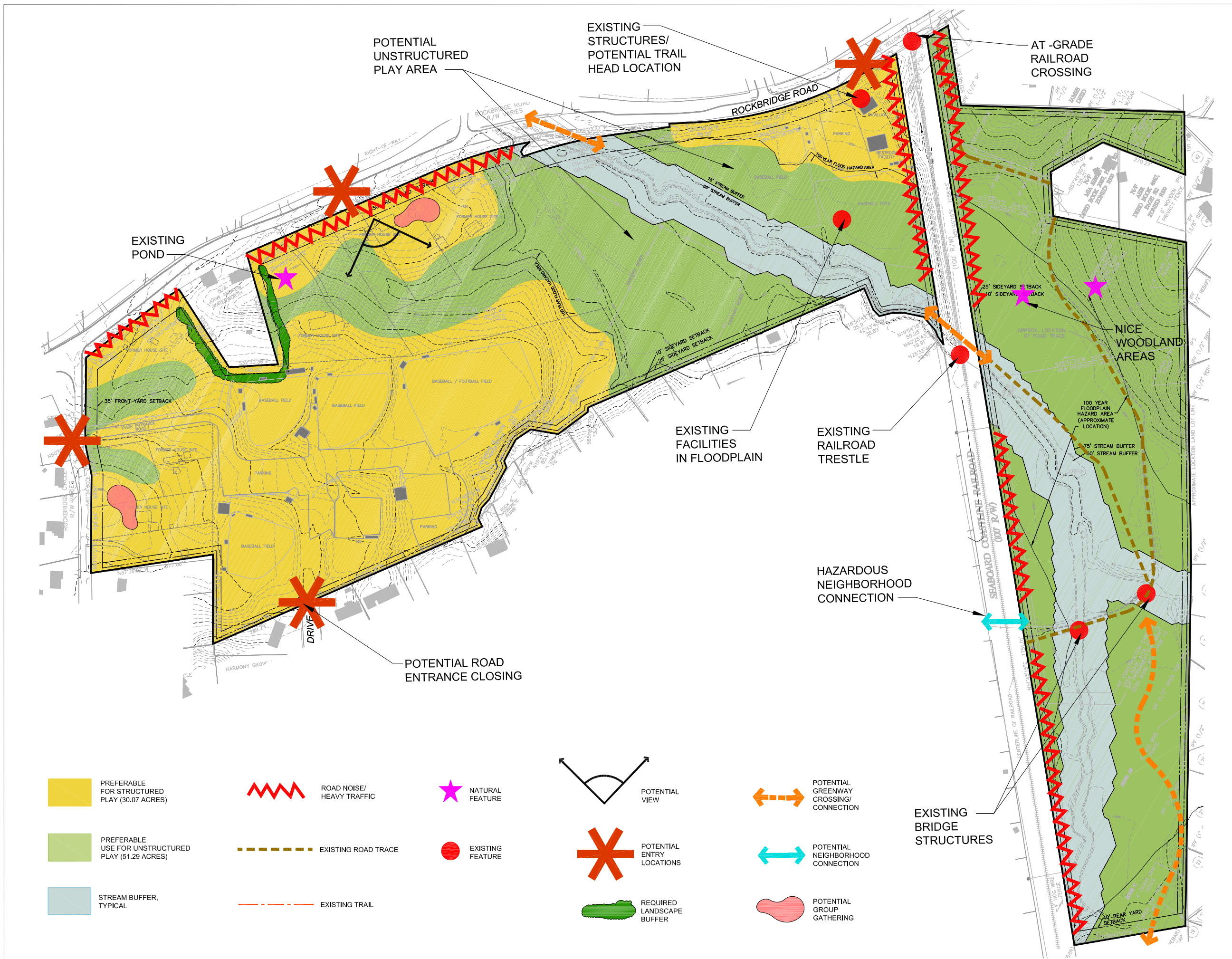
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## VEGETATION ANALYSIS



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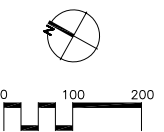




# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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### CONCEPT A

### ILLUSTRATION H

### EXISTING POND

## MAINTENANCE YARD

- TREE BUFFER

### TEEN RECREATION AREA

- RESTROOM BUILDING
- 5000 SF FREE SKATE FACILITY WITH VIEWING AREA
- 2 HALF COURT BASKETBALL COURTS
- 1 ACRE LAWN AREA

### PLAYGROUND / PICNIC AREA

- RESTROOM BUILDING
- LARGE PAVILION STRUCTURE 60' DIAMETER WITH 10 PICNIC TABLES
- PLAYGROUND
- PARKING FOR 80 CARS

## DETENTION BASIN

- ADDITIONAL BIORETENTION INCLUDED IN ALL PARKING LOTS

## GREENWAY CONNECTION

## NATURE TRAIL

- APPROX. 1/2 MILE NATURE TRAIL LOOP

## TRAIL HEAD AREA

- APPROX. 3 ACRES OF UNIRRIGATED TURF TO SUPPORT FREE PLAY ACTIVITIES
- TRAILHEAD BUILDING WITH RESTROOMS, ORIENTATION INFORMATION AND PICNIC TABLES
- PARKING FOR 40 CARS

## PLAYGROUND

- RESTROOM BUILDING

## BASEBALL FIELD COMPLEX

- 5 FIELD COMPLEX WITH (1) 300' FIELD, (2) 225' FIELDS & (2) 180' FIELDS
- 5 BATTING CAGE / WARM UP AREAS
- CENTRALIZED CONCESSION & RESTROOM FACILITIES
- APPROX. 1/2 MILE MULTI-USE TRAIL LOOP WITH PERIMETER LIGHTING
- 360 PARKING SPACES IN 2 LOTS

## NATURE TRAIL

- APPROX. 1/10 OF A MILE NATURE TRAIL

### ALTERNATE GREENWAY ROUTE

- APPROX. 1/4 MILE OF GREENWAY TRAIL ALONG EXISTING ROAD BED

## WOODLAND TRAIL

- APPROX. 1/4 MILE OF NATURE TRAIL

## GREENWAY TRAIL SYSTEM

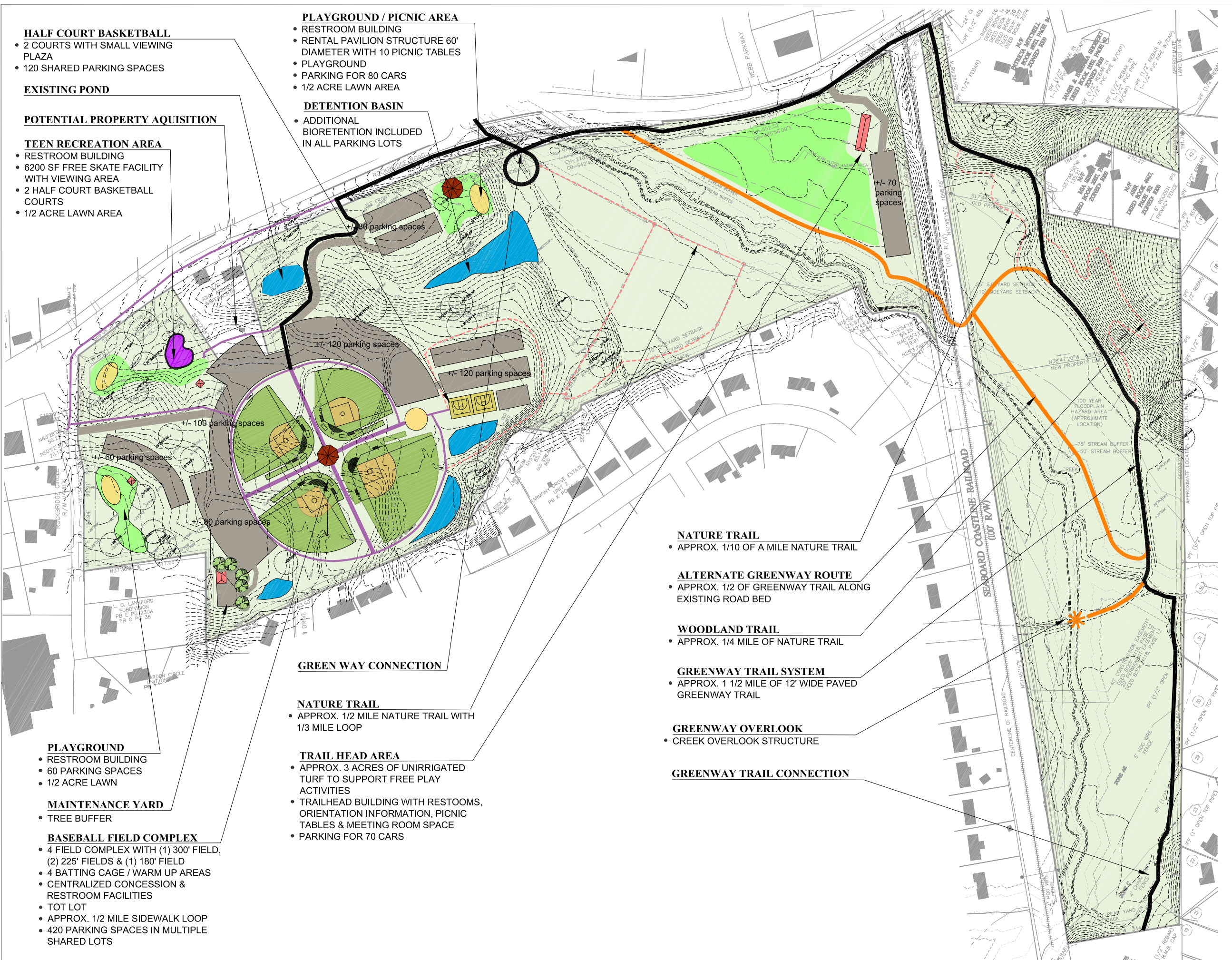
- APPROX. 1 MILE OF 12' WIDE PAVED GREENWAY TRAIL

## PICNIC AREA & OVERLOOK

- APPROX. 1/4 ACRE PICNIC AREA

## GREENWAY TRAIL CONNECTION





- HALF COURT BASKETBALL**
- 2 COURTS WITH SMALL VIEWING PLAZA
  - 120 SHARED PARKING SPACES

**EXISTING POND**

**POTENTIAL PROPERTY AQUISITION**

- TEEN RECREATION AREA**
- RESTROOM BUILDING
  - 6200 SF FREE SKATE FACILITY WITH VIEWING AREA
  - 2 HALF COURT BASKETBALL COURTS
  - 1/2 ACRE LAWN AREA

- PLAYGROUND / PICNIC AREA**
- RESTROOM BUILDING
  - RENTAL PAVILION STRUCTURE 60' DIAMETER WITH 10 PICNIC TABLES
  - PLAYGROUND
  - PARKING FOR 80 CARS
  - 1/2 ACRE LAWN AREA

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

**GREEN WAY CONNECTION**

- NATURE TRAIL**
- APPROX. 1/2 MILE NATURE TRAIL WITH 1/3 MILE LOOP

- TRAIL HEAD AREA**
- APPROX. 3 ACRES OF UNIRRIGATED TURF TO SUPPORT FREE PLAY ACTIVITIES
  - TRAILHEAD BUILDING WITH RESTROOMS, ORIENTATION INFORMATION, PICNIC TABLES & MEETING ROOM SPACE
  - PARKING FOR 70 CARS

- PLAYGROUND**
- RESTROOM BUILDING
  - 60 PARKING SPACES
  - 1/2 ACRE LAWN

- MAINTENANCE YARD**
- TREE BUFFER

- BASEBALL FIELD COMPLEX**
- 4 FIELD COMPLEX WITH (1) 300' FIELD, (2) 225' FIELDS & (1) 180' FIELD
  - 4 BATTING CAGE / WARM UP AREAS
  - CENTRALIZED CONCESSION & RESTROOM FACILITIES
  - TOT LOT
  - APPROX. 1/2 MILE SIDEWALK LOOP
  - 420 PARKING SPACES IN MULTIPLE SHARED LOTS

- NATURE TRAIL**
- APPROX. 1/10 OF A MILE NATURE TRAIL

- ALTERNATE GREENWAY ROUTE**
- APPROX. 1/2 OF GREENWAY TRAIL ALONG EXISTING ROAD BED

- WOODLAND TRAIL**
- APPROX. 1/4 MILE OF NATURE TRAIL

- GREENWAY TRAIL SYSTEM**
- APPROX. 1 1/2 MILE OF 12' WIDE PAVED GREENWAY TRAIL

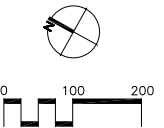
- GREENWAY OVERLOOK**
- CREEK OVERLOOK STRUCTURE

**GREENWAY TRAIL CONNECTION**

**LIONS CLUB PARK MASTER PLAN**

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

Project No.	08007
Scale:	1" = 100'
Date:	
Revisions:	
Drawn:	DL, LR
Checked:	EM



CONCEPT B

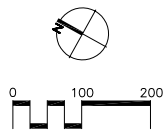
ILLUSTRATION I



# LIONS CLUB PARK MASTER PLAN

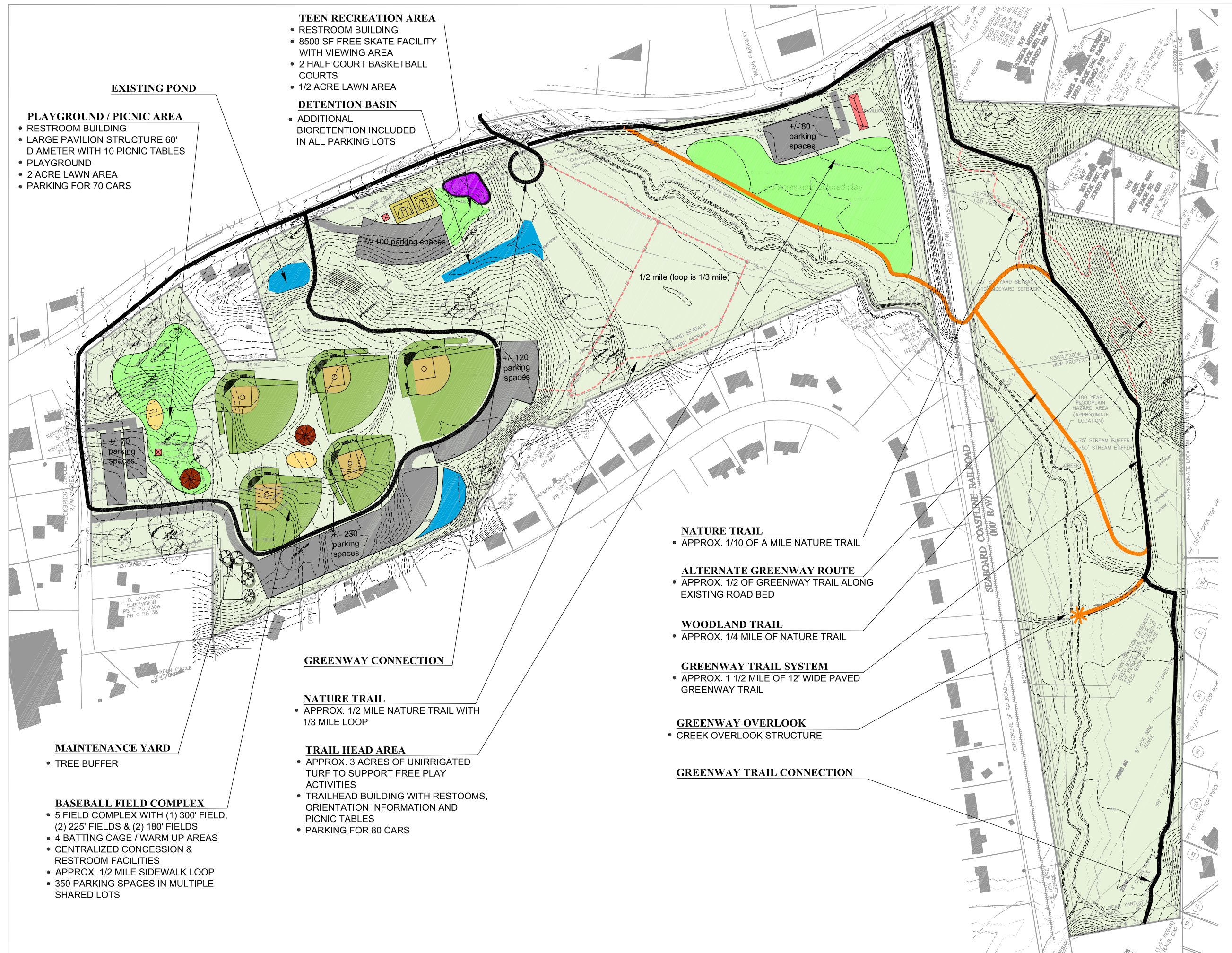
WINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

ProjectNo.:	06007
Scale:	1" = 100'
Date:	
Revisions:	
Drawn:	DL, LR
Checked:	EM



### CONCEPT C

### ILLUSTRATION J



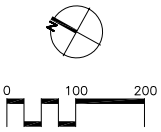




# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMUNITY SERVICES

ProjectNo.	08007
Scale:	1" = 100'
Date:	
Revisions:	
Drawn:	DL, LR
Checked:	EM



PRELIMINARY  
PLAN

ILLUSTRATION K



# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

Project No.	08007
Scale:	AS SHOWN
Date:	09-26-08
Revisions:	09-17-09
Drawn:	DL, LR
Checked:	EM



FINAL MASTER  
PLAN

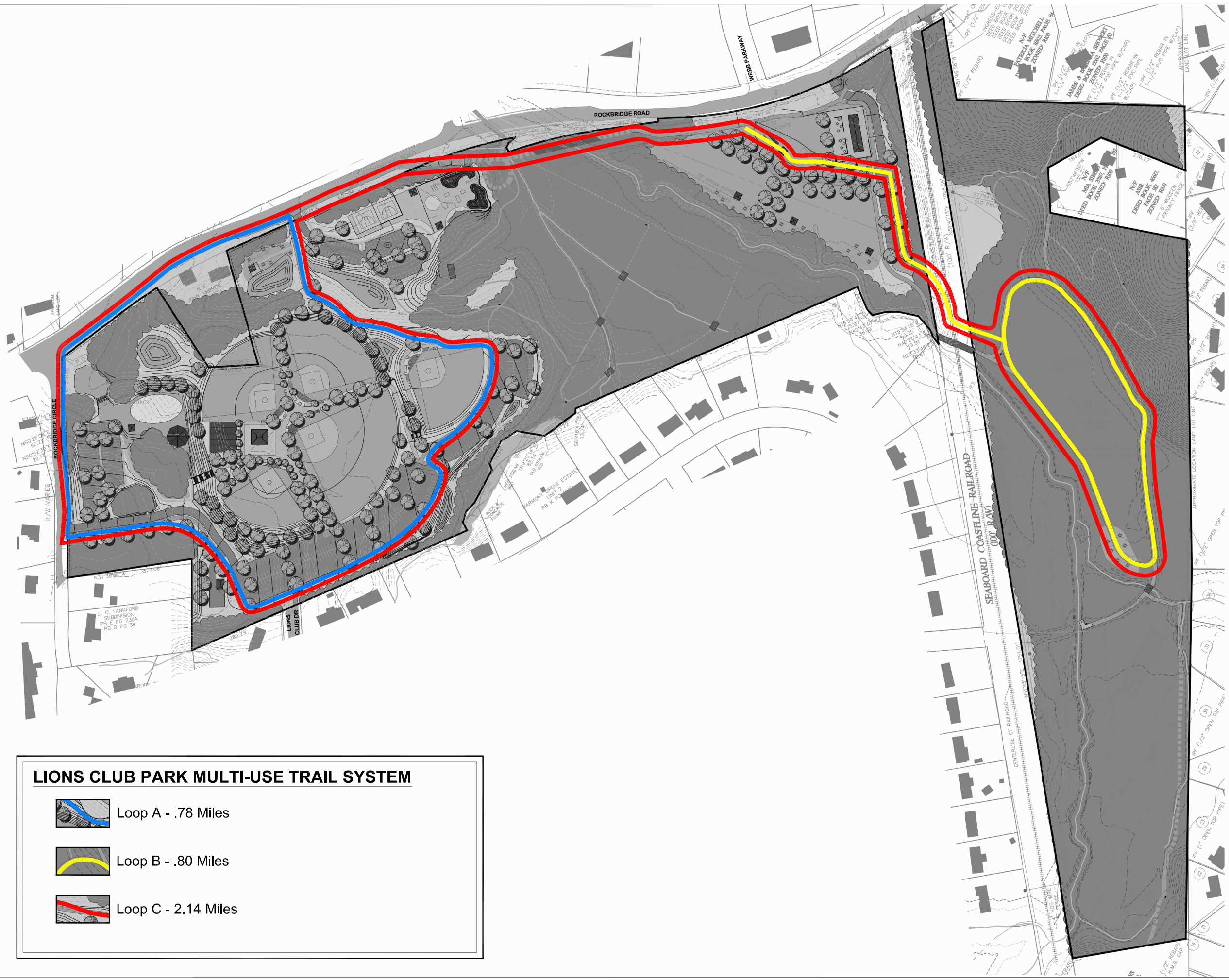
ILLUSTRATION L





## ILLUSTRATION M





Loop A - .78 Miles

Loop B - .80 Miles

Loop C - 2.14 Miles

LIONS CLUB PARK MULTI-USE TRAIL SYSTEM

Landscape Architecture - Historic Preservation  
Planning - Environmental Assessment

THE  
JAEGER  
COMPANY

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Gainesville, GA 30601  
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www.jaegerco.com

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LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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

MULTI-USE  
TRAIL SYSTEM

ILLUSTRATION N

## APPENDIX A

### TABULATION OF CONCERNS FROM PUBLIC MEETING



GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES  
Parks and Recreation Project Administration

## LIONS CLUB 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
Softball Field(s)	14	5	1			
Trails	14	4	4	4		
Playground	10	2		4		1
Baseball Field(s)	9	7	1			
Greenway Connection	9	3	1			
Football Field	5	1	1			
Community Center	5	1	1		1	1
Picnic Areas/Pavilions	4		1	2	1	
Open field recreation	4	1			1	
Natural areas/retain trees	4	1	1			
Free-ride mtn bike park	3	2				
Dog Park	3	1				1
BMX Track	3	1				
Indoor pool	3		2			
Baseball/Softball	2			2		
Bike Trails	2					
Tennis Courts	2				1	1
ADA Baseball Field	2			1		1
Soccer Field	2			1	1	
Parking	1				1	
Concession Stand	1				1	
Senior Center	1					
Passive Recreation	1					
Library	1					
Restroom	1			1		
Basketball	1					
Fitness Stations	1		1			

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES  
Parks and Recreation Project Administration

**LIONS CLUB PARK SITE**

Priorities and Concerns List-Communities Combined

<b>CONCERNS</b>	<b>Times Mentioned</b>
Security/Personal Safety	6
Traffic	4
Bright Lights	2
Loss of trees	1
Entrances - # & location	1
Parking	1
Noise	1
Timeframe	1
Litter / Maintenance	1
Buffer	1
Security (lighting)	1
Bike Areas	1

Additional Comments that are non-categorizable are:

to "become partners with the Four Winds Community Center"

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES  
Parks and Recreation Project Administration

## LIONS CLUB 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
Softball Field(s)	<b>6</b> /5 lg/1 sm/1 nc/1 dc	3/2 lg	1			
Trails	<b>13</b> /1 sm	4	3/1 sm	4		
Playground	<b>10</b>	2		4		1
Baseball Field(s)	<b>8</b> /1 lw	6/1 lw	1			
Greenway Connection	<b>9</b>	3	1			
Football Field	<b>5</b>	1	1			
Community Center	<b>5</b>	1	1		1	1
Picnic Areas/Pavilions	<b>3</b> /1 sm		1	1/1 sm	1	
Open field recreation	<b>4</b>	1			1	
Natural areas/retain trees	<b>3</b> /1 sm	1 sm	1			
Free-ride mtn bike park	2 lw/1 sv	2 lw				
Dog Park	<b>2</b> /1 sm	1				1 sm
BMX Track	<b>2</b> /1 lw	1 lw				
Indoor pool	<b>3</b>		2			
Baseball/Softball	<b>2</b>			2		
Bike Trails	<b>2</b>					
Tennis Courts	<b>2</b>				1	1
ADA Baseball Field	<b>2</b>			1		1
Soccer Field	<b>2</b>			1	1	
Parking	1 sm				1 sm	
Concession Stand	<b>1</b>				1	
Senior Center	<b>1</b>					
Passive Recreation	<b>1</b>					
Library	<b>1</b>					
Restroom	<b>1</b>			1		
Basketball	<b>1</b>					
Fitness Stations	<b>1</b>		1			

Comments from residents outside of Lilburn are keyed as follows:

dc = Decatur

lg = Loganville

lw = Lawrenceville

nc = Norcross

sm = Stone Mountain

sv = Snellville

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

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES  
Parks and Recreation Project Administration

**LIONS CLUB PARK SITE**  
Priorities and Concerns List-Per Community

<b>CONCERNS</b>	<b>Times Mentioned</b>
Security/Personal Safety	<b>5</b> / 1 sm
Traffic	<b>3</b> / 1 sm
Bright Lights	<b>1</b> / 1 sm
Loss of trees	<b>1</b>
Entrances - # & location	<b>1</b>
Parking	<b>1</b>
Noise	<b>1</b>
Timeframe	<b>1</b>
Litter / Maintenance	1 sm
Buffer	<b>1</b>
Security (lighting)	<b>1</b>
Bike Areas	1 sm

dc = Decatur

lg = Loganville

lw = Lawrenceville

nc = Norcross

sm = Stone Mountain

sv = Snellville

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

Additional Comments that are non-categorizable are:

to "become partners with the Four Winds Community Center"

## APPENDIX B

### STEERING COMMITTEE MEETING MINUTES



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## Meeting Minutes

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**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

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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:

<b><u>Meeting</u></b>	<b><u>Date</u></b>	<b><u>Time</u></b>	<b><u>Location</u></b>
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

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**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 Rall      | 22. |
| 6. Hapt Hlogh      | 23. |
| 7. EMMELINE THOMAS | 24. |
| 8. Larry Barnes    | 25. |
| 9. Betty Hkott     | 26. |
| 10. Jack Bolton    | 27. |
| 11. Grant Guess    | 28. |
| 12. Mitch Paisner  | 29. |
| 13.                | 30. |
| 14.                | 31. |
| 15.                | 32. |
| 16.                | 33. |
| 17.                | 34. |



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## Meeting Minutes

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**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

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*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

22.

5. Curtiss Mc Gee

23.

6. Mitch Paisner

24.

7. MICHAEL HART

25.

8. Loune Radloff

26.

9. Jack Butts

27.

10. Hugh Floyd

28.

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## Meeting Minutes

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**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

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*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

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**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

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*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

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**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

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*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, 20081.

- |                           |     |
|---------------------------|-----|
| 2. <i>Billy Abbott</i>    | 19. |
|                           | 20. |
| 3. <i>Susan Leigh</i>     | 21. |
| 4. <i>Beth Chambliss</i>  | 22. |
|                           | 23. |
| 5. <i>Grant Guess</i>     | 24. |
| 6. <i>REX SCHUDER</i>     | 25. |
| 7. <i>George Zaun</i>     | 26. |
| 8. <i>Phil Haskins</i>    | 27. |
|                           | 28. |
| 9. <i>EMMELINE MORRIS</i> | 29. |
| 10. <i>Jack Bolton</i>    | 30. |
|                           | 31. |
| 11. <i>Larry Barnes</i>   | 32. |
| 12. <i>Juney Hall</i>     | 33. |
| 13. <i>Hardy Taylor</i>   | 34. |
| 14. <i>Hugh Fied</i>      |     |
| 15.                       |     |
| 16.                       |     |
| 17.                       |     |
| 18.                       |     |



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## Meeting Minutes

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**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

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*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

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**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

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*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

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**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

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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 C

### COST ESTIMATE

**LIONS CLUB PARK SITE MASTER PLAN**
*The Jaeger Company*
**COST ESTIMATE - FINAL 9.17.09**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
<b>Earthwork and Infrastructure</b>					<b>\$ 686,325</b>
Clearing	AC	\$7,000.00	10.0	\$ 70,000	
Misc. Demolition	LS	\$15,000.00	1.0	\$ 15,000	
Erosion Control	LS	\$80,000.00	1.0	\$ 80,000	
Regulatory Tree Removal	EA	\$10,000.00	2.0	\$ 20,000	
Water Service (2" domestic)	LF	\$24.00	2,750.0	\$ 66,000	
Sanitary Sewer (8" with structures)	LF	\$75.00	1,365.0	\$ 102,375	
Stormwater Management	LS	\$90,000.00	1.0	\$ 90,000	
Utility Connect Fees	LS	\$10,000.00	1.0	\$ 10,000	
Perimeter Fence, Vinyl Coated	LF	\$18.00	8,275.0	\$ 148,950	
Electricity/Conduit	LF	\$14.00	6,000.0	\$ 84,000	
<b>Park Entrance/Playground and Picnic Area</b>					<b>\$ 948,700</b>
Grading - Cut & Fill	CY	\$5.00	11,020.0	\$ 55,100	
Relocation / Demolition of Park Entrance Road	LF	\$170.00	425.0	\$ 72,250	
Asphalt Drive / Parking Aisles	SY	\$40.00	2,590.0	\$ 103,600	
Parking Spaces (75)	SF	\$8.00	12,150.0	\$ 97,200	
Striping (75 spaces)	LF	\$2.00	1,225.0	\$ 2,450	
Curb & Gutter	LF	\$16.00	2,200.0	\$ 35,200	
Sidewalks	SF	\$5.00	6,240.0	\$ 31,200	
Crosswalk Striping	EA	\$200.00	1.0	\$ 200	
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	\$300.00	3.0	\$ 900	
Detention Basin Wetland Seeding	AC	\$5,000.00	0.2	\$ 1,100	
Parking/Roadway Lights	EA	\$4,500.00	8.0	\$ 36,000	
Playground	EA	\$150,000.00	1.0	\$ 150,000	
65' Dia. Rental Pavillion	LS	\$100,000.00	1.0	\$ 100,000	
Picnic Tables	EA	\$1,725.00	10.0	\$ 17,250	
Bench on Concrete Pad	EA	\$1,500.00	5.0	\$ 7,500	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	3.0	\$ 3,000	
Grill	EA	\$500.00	5.0	\$ 2,500	
Restroom	EA	\$140,000.00	1.0	\$ 140,000	
Bike Rack	EA	\$1,200.00	1.0	\$ 1,200	
Irrigation	AC	\$4,500.00	1.5	\$ 6,750	
Landscaping (Trees)	EA	\$700.00	19.0	\$ 13,300	
Slope Replanting	AC	\$50,000.00	0.5	\$ 25,000	
Water Service (2" domestic)	LF	\$24.00	500.0	\$ 12,000	
Electricity/Conduit	LF	\$14.00	1,000.0	\$ 14,000	
Turf Area (Seeded)	AC	\$5,000.00	1.5	\$ 7,500	
<b>Baseball Complex</b>					<b>\$ 2,808,716</b>
<b>4 Field Complex</b>					<b>\$ 2,155,586</b>
Grading - Cut & Fill	CY	\$5.00	77,910.0	\$ 389,550	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	8.0	\$ 8,000	
Sidewalks	SF	\$5.00	24,134.0	\$ 120,670	
ADA Ramp	SF	\$6.00	2,376.0	\$ 14,256	
Stairs	LF	\$200.00	70.0	\$ 14,000	
Multi-Use Trail Neighborhood Connection	LF	\$40.00	46.0	\$ 1,840	
Asphalt Drive / Parking Aisles	SY	\$40.00	4,550.0	\$ 182,000	
Parking Spaces (250)	SF	\$8.00	40,500.0	\$ 324,000	
Striping (250 spaces)	LF	\$2.00	4,500.0	\$ 9,000	
Curb & Gutter	LF	\$16.00	3,160.0	\$ 50,560	
Parking Lot Light Fixtures	EA	\$4,500.00	20.0	\$ 90,000	
Concession / Restroom Building	EA	\$200,000.00	1.0	\$ 200,000	
Water Service (2" domestic)	LF	\$24.00	850.0	\$ 20,400	
Electricity/Conduit	LF	\$14.00	4,150.0	\$ 58,100	
Detention Basin Seed Mix	AC	\$5,000.00	0.2	\$ 750	
Batting Cage Facility	EA	\$200,000.00	1.0	\$ 200,000	
Decorative Paving - Plaza	SF	\$10.00	4,484.0	\$ 44,840	
Seat Wall	LF	\$120.00	130.0	\$ 15,600	

**LIONS CLUB PARK SITE MASTER PLAN**
**The Jaeger Company**
**COST ESTIMATE - FINAL 9.17.09**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
Bike Rack	EA	\$1,200.00	2.0	\$ 2,400	
Landscaping (Shade Trees)	EA	\$700.00	83.0	\$ 58,100	
Landscaping (Ornamental Trees)	EA	\$300.00	21.0	\$ 6,300	
Turf Zone Prep	EA	\$72,000.00	1.0	\$ 72,000	
Sod	SF	\$0.60	171,200.0	\$ 102,720	
Irrigation	AC	\$3,200.00	4.0	\$ 12,800	
Fencing	LF	\$24.00	2,800.0	\$ 67,200	
Drinking Fountain	EA	\$1,850.00	2.0	\$ 3,700	
Backstop	EA	\$3,000.00	4.0	\$ 12,000	
Bleachers	EA	\$1,850.00	8.0	\$ 14,800	
Field Lights	LS	\$15,000.00	4.0	\$ 60,000	
<b>Additional Field and Parking</b>					<b>\$ 497,830</b>
Trash Receptacle on Concrete Pad	EA	\$1,000.00	2.0	\$ 2,000	
Sidewalks	SF	\$5.00	1,040.0	\$ 5,200	
Asphalt Drive / Parking Aisles	SY	\$40.00	1,900.0	\$ 76,000	
Parking Spaces (100)	SF	\$8.00	16,200.0	\$ 129,600	
Striping (100 spaces)	LF	\$2.00	1,800.0	\$ 3,600	
Curb & Gutter	LF	\$16.00	1,425.0	\$ 22,800	
Parking Lot Light Fixtures	EA	\$4,500.00	10.0	\$ 45,000	
Detention Basin Seed Mix	AC	\$5,000.00	0.1	\$ 400	
Landscaping (Trees)	EA	\$700.00	15.0	\$ 10,500	
Slope Replanting	AC	\$50,000.00	0.3	\$ 13,500	
Electricity/Conduit	LF	\$14.00	1,600.0	\$ 22,400	
Retaining Wall	LF	\$200.00	395.0	\$ 79,000	
Turf Zone Prep	EA	\$18,000.00	1.0	\$ 18,000	
Sod	SF	\$0.60	35,800.0	\$ 21,480	
Irrigation	AC	\$3,200.00	1.0	\$ 3,200	
Fencing	LF	\$24.00	900.0	\$ 21,600	
Drinking Fountain	EA	\$1,850.00	1.0	\$ 1,850	
Backstop	EA	\$3,000.00	1.0	\$ 3,000	
Bleachers	EA	\$1,850.00	2.0	\$ 3,700	
Field Lights	LS	\$15,000.00	1.0	\$ 15,000	
<b>Maintenance Compound</b>					<b>\$ 155,300</b>
Yard/Paving	SF	\$6.00	5,400.0	\$ 32,400	
Building	SF	\$90.00	1,200.0	\$ 108,000	
Water Service	LF	\$18.00	300.0	\$ 5,400	
Electricity/Conduit	LF	\$14.00	325.0	\$ 4,550	
2:1 Slope Revegetation	AC	\$15,000.00	0.3	\$ 4,050	
Fencing	LF	\$18.00	50.0	\$ 900	
<b>Teen Recreation Area</b>					<b>\$ 1,411,635</b>
<b>General</b>					<b>\$ 1,053,535</b>
Grading - Cut & Fill	CY	\$5.00	10,615	\$ 53,075	
Restroom	EA	\$140,000.00	1.0	\$ 140,000	
Sanitary Sewer (8" with structures)	LF	\$75.00	310.0	\$ 23,250	
Electricity/Conduit	LF	\$14.00	1,100.0	\$ 15,400	
Water Service (2" domestic)	LF	\$24.00	475.0	\$ 11,400	
Rockbridge Road Decel Lane, Asphalt	SY	\$50.00	200.0	\$ 10,000	
Asphalt Drive / Parking Aisles	SY	\$40.00	1,975.0	\$ 79,000	
Parking Spaces (60)	SF	\$8.00	9,720.0	\$ 77,760	
Striping (60 Spaces)	LF	\$2.00	1,015.0	\$ 2,030	
Curb & Gutter	LF	\$16.00	1,720.0	\$ 27,520	
Parking/Roadway Lights	EA	\$4,500.00	18.0	\$ 81,000	
Landscaping (Trees)	EA	\$700.00	12.0	\$ 8,400	
Bike Rack	EA	\$1,200.00	1.0	\$ 1,200	
Teen Swings	EA	\$1,200.00	2.0	\$ 2,400	
35' Diameter Shelter	LS	\$20,000.00	1.0	\$ 20,000	
Retaining Wall w / fence	LF	\$150.00	132.0	\$ 19,800	
Retaining Wall	LF	\$150.00	195.0	\$ 29,250	

**LIONS CLUB PARK SITE MASTER PLAN**
**The Jaeger Company**
**COST ESTIMATE - FINAL 9.17.09**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
35' Diameter Shelter	EA	\$100,000.00	1.0	\$ 100,000	
Seat Wall	LF	\$120.00	385.0	\$ 46,200	
Railing	LF	\$40.00	385.0	\$ 15,400	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	6.0	\$ 6,000	
Detention Basin Seed Mix	AC	\$5,000.00	0.3	\$ 1,500	
Decorative Paving - Plaza	SF	\$10.00	25,250.0	\$ 252,500	
Sidewalks	SF	\$5.00	6,090.0	\$ 30,450	
<b>Free Skate Facility</b>					<b>\$ 122,000</b>
Skate Bowl	EA	\$55,000.00	2.0	\$ 110,000	
Street Features	LS	\$12,000.00	1.0	\$ 12,000	
<b>Half-Court Basketball</b>					<b>\$ 93,000</b>
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	
<b>Pond and Picnic Area</b>					<b>\$ 143,100</b>
Sidewalks	SF	\$5.00	1,250.0	\$ 6,250	
Picnic Tables	EA	\$1,750.00	8.0	\$ 14,000	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	2.0	\$ 2,000	
35' Diameter Shelter	EA	\$100,000.00	1.0	\$ 100,000	
Turf Area (Seeded)	AC	\$5,000.00	0.2	\$ 850	
Pond Overlook Structure	EA	\$20,000.00	1.0	\$ 20,000	
<b>Trail Head Area</b>					<b>\$ 1,007,405</b>
<b>Parking and Free Play Area</b>					<b>\$ 647,750</b>
Grading - Cut & Fill	CY	\$5.00	2,300.0	\$ 11,500	
Asphalt Drive / Parking Aisles	SY	\$40.00	1,605.0	\$ 64,200	
Electricity/Conduit	LF	\$14.00	1,000.0	\$ 14,000	
Parking Spaces (60)	SF	\$8.00	9,400.0	\$ 75,200	
Striping (60 spaces)	LF	\$2.00	1,045.0	\$ 2,090	
Curb & Gutter	LF	\$16.00	1,435.0	\$ 22,960	
Parking Lot Light Fixtures	EA	\$4,500.00	10.0	\$ 45,000	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	1,085.0	\$ 43,400	
Trail Signage	EA	\$6,000.00	2.0	\$ 12,000	
Orientation Kiosk	EA	\$7,500.00	1.0	\$ 7,500	
Playground	EA	\$150,000.00	1.0	\$ 150,000	
Horseshoe Courts	EA	\$1,000.00	2.0	\$ 2,000	
Picnic Tables	EA	\$1,000.00	12.0	\$ 12,000	
Shelter	EA	\$30,000.00	4.0	\$ 120,000	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	5.0	\$ 5,000	
Irrigation	AC	\$3,200.00	4.0	\$ 12,800	
Turf Area (Seeded)	AC	\$5,000.00	4.2	\$ 21,000	
Drinking Fountain	EA	\$3,000.00	1.0	\$ 3,000	
Landscaping (Trees)	EA	\$700.00	34.0	\$ 23,800	
Detention Basin Seed Mix	AC	\$5,000.00	0.1	\$ 300	
<b>Trailhead Building and Plaza</b>					<b>\$ 353,405</b>
Plaza	SF	\$10.00	13,300.0	\$ 133,000	
Trailhead Orientation Building	LS	\$140,000.00	1.0	\$ 140,000	
Sanitary Sewer (8" with structures)	LF	\$75.00	675.0	\$ 50,625	
Electricity/Conduit	LF	\$14.00	50.0	\$ 700	
Water Service (2" domestic)	LF	\$24.00	130.0	\$ 3,120	
Seat Wall	LF	\$120.00	133.0	\$ 15,960	
Picnic Tables	EA	\$1,000.00	8.0	\$ 8,000	
Trash Receptacle on Concrete Pad	EA	\$1,000.00	2.0	\$ 2,000	
<b>Camp Creek Picnic Area</b>					<b>\$ 6,250</b>
Invasive Exotic Removal	AC	\$5,000.00	0.3	\$ 1,250	
Picnic Tables	EA	\$1,000.00	5.0	\$ 5,000	
<b>Multi-Use Trail System</b>					<b>\$ 2,718,211</b>
<b>Loop A</b>					<b>\$ 198,316</b>

**LIONS CLUB PARK SITE MASTER PLAN**
**The Jaeger Company**
**COST ESTIMATE - FINAL 9.17.09**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
Grading - Cut & Fill	CY	\$5.00	2,500.0	\$ 12,500	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	2,810.0	\$ 112,400	
Multi-Use Trail along Roadway (12' wide concrete)	LF	\$40.00	1,322.0	\$ 52,880	
Curb and Gutter	LF	\$16.00	528.0	\$ 8,448	
Demolition of Existing Sidewalk	LF	\$8.00	761.0	\$ 6,088	
Bench	EA	\$1,500.00	4.0	\$ 6,000	
<i>Trail Cloverleaf Connection to Lilburn Greenway</i>					\$ 624,040
Grading - Cut & Fill	CY	\$5.00	500.0	\$ 2,500	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	210.0	\$ 8,400	
Multi-Use Trail along Roadway (12' wide concrete)	LF	\$40.00	365.0	\$ 14,600	
Curb and Gutter	LF	\$16.00	315.0	\$ 5,040	
Multi-Use Boardwalk (12' wide)	LF	\$600.00	320.0	\$ 192,000	
Greenway Connection at Rockbridge Road Bridge	LS	\$400,000.00	1.0	\$ 400,000	
Bench	EA	\$1,500.00	1.0	\$ 1,500	
<i>Connection Between Loop A and Loop B</i>					\$ 899,700
Grading - Cut & Fill	CY	\$5.00	500.0	\$ 2,500	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	980.0	\$ 39,200	
Multi-Use Boardwalk (12' wide)	LF	\$600.00	180.0	\$ 108,000	
Prefab Steel and Concrete Bridge (12' wide)	LF	\$3,000.00	250.0	\$ 750,000	
<i>Loop B</i>					\$ 137,700
Grading - Cut & Fill	CY	\$5.00	2,700.0	\$ 13,500	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	3,030.0	\$ 121,200	
Bench	EA	\$1,500.00	2.0	\$ 3,000	
<i>Loop B Greenway Connection at Trestle Underpass</i>					\$ 424,930
Grading - Cut & Fill	CY	\$5.00	470.0	\$ 2,350	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	527.0	\$ 21,080	
Covered Greenway Connection at Trestle Underpass	LS	\$400,000.00	1.0	\$ 400,000	
Bench	EA	\$1,500.00	1.0	\$ 1,500	
<i>Loop B Add-on Greenway Spur and Creek Overlook</i>					\$ 41,775
Grading - Cut & Fill	CY	\$5.00	275.0	\$ 1,375	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	310.0	\$ 12,400	
Overlook	EA	\$20,000.00	1.0	\$ 20,000	
Bench	EA	\$1,500.00	1.0	\$ 1,500	
Demolition of Existing Bridge Structure (Timber)	EA	\$1,500.00	1.0	\$ 1,500	
Demolition of Existing Bridge Structure (Concrete & Steel)	EA	\$5,000.00	1.0	\$ 5,000	
<i>Loop B Add-on Camp Creek Greenway Trail Expansion</i>					\$ 391,750
Grading - Cut & Fill	CY	\$5.00	670.0	\$ 3,350	
Multi-Use Trail (12' wide asphalt)	LF	\$40.00	460.0	\$ 18,400	
Multi-Use Boardwalk (12' wide)	LF	\$550.00	670.0	\$ 368,500	
Bench	EA	\$1,500.00	1.0	\$ 1,500	
<b>Nature Trail System</b>					<b>\$ 635,040</b>
<i>Lions Club Park</i>					\$ 568,040
Natural Surface Trail (6' wide)	LF	\$9.00	2,310.0	\$ 20,790	
Boardwalk (6' wide wood)	LF	\$350.00	1,465.0	\$ 512,750	
Bench	EA	\$1,500.00	3.0	\$ 4,500	
Footbridge	EA	\$7,500.00	4.0	\$ 30,000	
<i>Camp Creek Greenspace</i>					\$ 67,000
Natural Surface Trail (6' wide)	LF	\$18.00	1,500.0	\$ 27,000	
Bench	EA	\$1,500.00	1.0	\$ 1,500	
Boardwalk (6' wide wood)	LF	\$350.00	110.0	\$ 38,500	
<b>Budget Summary</b>					
				<b>Subtotal</b>	\$ 10,216,032
				<b>Contingency (15%)</b>	\$ 1,532,405
				<b>Insurance/Bonds/Other Fees (10%)</b>	\$ 1,174,844
				<b>Program Management (5.5%)</b>	\$ 710,780
				<b>Land. Arch./Eng./Arch./Survey Fees (10%)</b>	\$ 1,292,328
				<b>TOTAL</b>	\$ 14,926,389



**LIONS CLUB PARK MASTER PLAN**

*The Jaeger Company*

**COST ESTIMATE - POTENTIAL PHASING      09.17.08**

	<i>Total</i>	<i>Notes</i>
<b>Phase 1</b>	<b>\$ 7,245,772</b>	
<i>Earthwork &amp; Infrastructure</i>	<i>\$ 686,325</i>	
<i>Baseball Complex</i>	<i>\$ 2,808,716</i>	
<i>Pavillion / Playground Area</i>	<i>\$ 948,700</i>	
<i>Teen Area</i>	<i>\$ 1,411,635</i>	
<i>Multi-Use Trail (Loop A)</i>	<i>\$ 198,316</i>	
<i>Multi-Use Trail Connection to Lilburn Greenway</i>	<i>\$ 624,040</i>	
<i>Nature Trails West of Camp Creek</i>	<i>\$ 568,040</i>	
<b>Phase 2</b>	<b>\$ 1,907,105</b>	
<i>Multi-Use Trail Bridge Connect Across Camp Creek</i>	<i>\$ 899,700</i>	
<i>Trailhead Building and Associated Ammenities</i>	<i>\$ 1,007,405</i>	
<b>Phase 3</b>	<b>\$ 1,063,155</b>	
<i>Multi-Use Trail Development on Camp Creek Parcel</i>	<i>\$ 996,155</i>	
<i>Nature Trail Development on Camp Creek Parcel</i>	<i>\$ 67,000</i>	

<b>Budget Summary</b>	
<b>Subtotal</b>	<b>\$ 10,216,032</b>
<b>Contingency (15%)</b>	<b>\$ 1,532,405</b>
<b>Insurance/Bonds/Other Fees (10%)</b>	<b>\$ 1,174,844</b>
<b>Program Management (5.5%)</b>	<b>\$ 710,780</b>
<b>Land. Arch./Eng./Arch./Survey Fees (10%)</b>	<b>\$ 1,292,328</b>
<b>TOTAL</b>	<b>\$ 14,926,389</b>

## APPENDIX D

### HISTORIC AERIAL



# LIONS CLUB PARK MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES

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

HISTORIC  
AERIAL

APPENDIX D

## APPENDIX E

### FINAL MASTER PLAN REVISION DESCRIPTION



The original Master Plan Summary Report for Lions Club Park was completed in October 2008. Subsequent revisions were made to the Final Master Plan graphic due to an error in field sizing raised by the consultant. The revised graphics have been replaced accordingly throughout the revised Master Plan Summary Report, dated September 17, 2009. The following graphics illustrate the changes made between the original plan and the revised plan. The revisions entailed reconfiguring the layout of the 4 field baseball complex which includes: two 225' fields, one 300' field and one 180' field. Likewise, changes were made to the interior of the 4 field complex including: relocating the batting cages, changes in circulation, reconfigured concession building plaza and tree locations. The revised cost estimate, included in Appendix C, takes into account the revisions made to the plans.



**Original Field Layout**



**Revised Field Layout**