



MCDANIEL FARM PARK MASTER PLANS

McDaniel Farm Park's 132.5 acres includes the original 128 acre McDaniel Farm and 4+ acres added to the park's southeast corner as a consequence of the extension of Commerce Avenue across Sweetwater Creek. The first phase of development was guided by the 2001 Master Plan by Cerulea. That phase constructed the historical farm amenities and trails building mainly the west side of the park. Subsequently citizens living on the east side of the park petitioned for the development of the eastern entrance and the inclusion of dog park and playground amenities in that zone. The Gwinnett County Recreation Authority voted on May 26, 2010 to include those new elements in a planned phase II development for the east side of the park. Foresite Group designed the phase II improvements and updated the master plan graphic with their design of the eastern park improvements in May of 2018.



McDaniel Farm Park Master Plan

prepared for: Gwinnett County
Department of Community Services
prepared by: CERULEA, Inc.

July, 2001



McDaniel Farm Park Master Plan

The McDaniel Farm Park Master Plan was prepared with the participation and guidance of the Master Plan Steering Committee members. For their efforts we are most appreciative.

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We are indebted to the Gwinnett County Recreation Authority for their support and facilitation of this Project:

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The support and vision of the Gwinnett County Board of Commissioners has assured preparation and faithful implementation of the Master Plan:

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McDaniel Farm Park Master Plan

Table of Contents

<i>Chapters</i>	<u>Page</u>
1.0 Project Goals and Objectives	4
2.0 Site Context	4
3.0 Methodology	5
4.0 Site Inventory and Analysis	9
5.0 Development Program	27
6.0 Development Budget	36
7.0 Alternative Development Concepts and Master Plan	37

Appendices

- A. Master Plan Design Estimate
- B. Community Interest Form Tabulations
- C. Historical Overview

List of Figures

• Context Map	4
• Topographic Diagram	10
• Circulation Diagram	12
• Views and Spatial Relationships	14
• Viewsheds E&H Panoramic Views.....	15
• Watershed Diagram.....	17
• Off-site Watershed Diagram	18
• Vegetation Diagram	21
• Soils Diagram	23
• Soils Table.....	24
• Heritage Farm Analysis Diagram.....	26
• Concept A	38

McDaniel Farm Park Master Plan

List of Figures (continued)

- Concept B..... 39
- Concept C..... 40
- Preliminary Master Plan 41
- Final Master Plan (Color Graphic)..... 42
- Heritage Farm Diagram 43

McDaniel Farm Park Master Plan

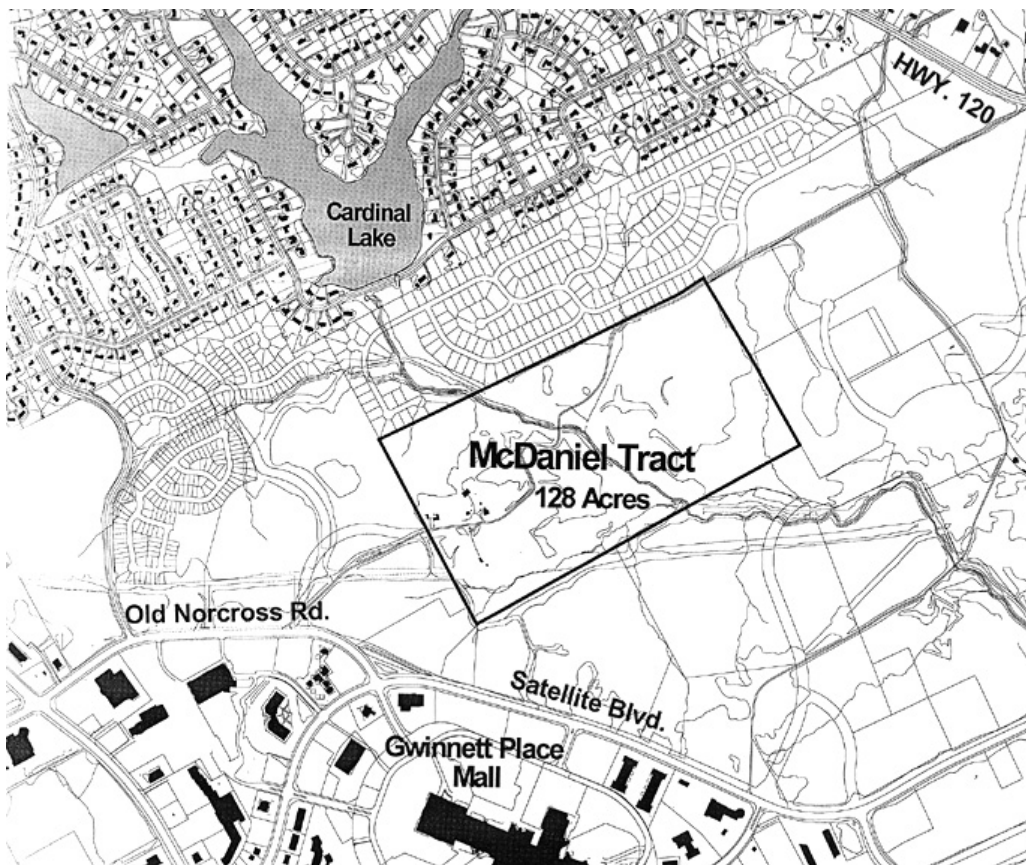
1.0 Project Goals and Objectives

At McDaniel Farm Park, Gwinnett County is seeking to address countywide recreational open space needs in a manner compatible with the sustainable preservation and interpretation of unique cultural and natural resources. However, the program responds to the requirements of three types of parks with their general goals as follows:

- Passive Trail System Parkland with access suitable for a broad range of trail and meadow based activities;
- Cultural Resource Parkland with a focus on Interpretation of the historical McDaniel Farm; and
- Natural Resource Parkland with a focus on Landscape Restoration and Interpretation.

2.0 Site Context

The 128-acre park was acquired as one parcel in 2000. The Park is in the rapidly urbanizing Pleasant Hill/Gwinnett Place Mall area. Access to the site is via McDaniel Farm Road which dead-ends into the park from the east and west. The park is surrounded by mostly developed land to include subdivisions to the north, apartments and office/industrial to the west, and office/industrial to the south and east.



McDaniel Farm Park Master Plan

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 staff as well as the Steering Committee.
- Field reconnaissance to identify natural and historical resources, and optimal/historical trail alignments, all recorded by field survey.
- Inventory and Analysis of the site including topography, vegetation, hydrology, and soils.
- Alternative Development Concepts were prepared to test a variety of design concepts.
- A Preliminary Master Plan was developed as a Hybrid Concept.
- A Draft Master Plan was developed as a refined preliminary plan with Cost Estimate.
- A final Master Plan was developed with refined, phased Cost Estimate.
- Presentation of the final products to the Recreation Authority and Board of Commissioners.

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

Public Meeting (October 16, 2000)

The advertised public meeting was well attended, and included remarks by Commission Chairman Wayne Hill. General comment was invited from all present. Without exception, sentiment was strong for a concept of maximal preservation and restoration of the historical farm elements within a greater context of natural resource interpretation and restoration. The Chairman supported this approach, indicating that if the public desire was to include some form of a working farm, then that should be the direction of the project.

Community Interest forms were distributed to those at the meeting and 58 completed forms were returned and tabulated by CERULEA (see **Appendix B**). Sentiment was strongest for natural systems interpretation/preservation (60 responses in aggregate), followed by trail system development (58 responses in aggregate of all possible trail options), and farm related historical preservation/interpretation (31 responses in aggregate).

Steering Committee applications were also distributed to those present at the meeting. Staff reviewed the applications and assembled a citizen's steering committee with representation from the immediate neighbors, interested local citizens, and the Recreation Authority.

Base Plan Development (through November, 2000)

Using a new property survey together with digital DXF files derived from the County GIS system, CERULEA prepared a composite AutoCAD base plan for the site.

McDaniel Farm Park Master Plan

Site Visit (January 4, 2001)

The Steering Committee performed a walkover of much of the site, noting the condition of the historical farm elements, the floodplain meadows on Sweetwater Creek, and the hardwood forest in the northwest corner of the property. The committee also entered the farmhouse, barn, and sharecroppers cabin.

Field Trip to a Heritage Farm (January 20, 2001)

Prior to the field trip, CERULEA conducted research of heritage farms throughout the country and assembled a compendium of examples for distribution to the committee. CERULEA also identified the local Shields-Ethridge Farm as a representation of this project type. A field trip to this site was most instructive for the committee in that they were able to see first hand the type of interpretative opportunity available and the associated staffing needed to run such a facility.

Program Development (February 5 - March 7, 2001)

Program elements were discussed and prioritized during a series of three meetings. This process included development of basic concepts by the committee members. Also, helpful commentary was provided by invited guests including representatives of the State Agricultural Extension Program and the Gwinnett County Public Schools. From this process emerged a consensus program to address the degree of trail development; passive and interpretive program elements (picnic, outdoor classrooms, ponds, shelters, signage, and open meadow features); support parking; restrooms; and utilities. Also, a clear statement as to the nature of the heritage farm restoration work and interpretation was developed.

Inventory and Analysis (through March 29, 2001)

A series of nine graphics and tables were then prepared to record the findings organized under the headings of:

- Topography;
- Circulation;
- Views and Spatial Relationships;
- Watershed;
- Off-Site Watershed;
- Vegetation;
- Soils Diagram
- Soils Table; and
- Heritage Farm Analysis.

Through the analysis of archival aerial photographs, the remnant pattern of farm trails/driveways was revealed. Thorough walking of the site identified rich wildflower colonies in the southeast valley. Viewsheds were also mapped and panoramic photographs were composited to support discussion of vegetation management objectives and spatial relationships.

McDaniel Farm Park Master Plan

Conceptual Development (April 1 - 16, 2001)

Three alternative concept plans were quickly developed to consider the program requirements. The plans were varied and were presented to the Steering Committee on April 16. All the alternatives satisfied the project goals and objectives, but differed principally on the basis of the trail alignments, west pavilion/boardwalk, and pond locations. From this process, Scheme C was selected for refinement.

Preliminary Master Plan Development (April 17 – May 16, 2001)

The Preliminary Master Plan was presented to the Steering Committee on May 16. Issues that evolved as a result of this review were relatively minor and originated from separate Steering committee and Staff reviews.

Draft Master Plan (May 18 – June 4, 2001)

Prior to the presentation of the draft master plan to the Steering Committee on June 4, there were minor plan revisions requested by the staff to include provision of a 12-foot wide asphalt paved trail to the east entry of the heritage farm and to the west parking lot. Developmental priorities were defined at the Steering Committee meeting in order of priority without regard to cost as follows:

Prioritization

- Heritage Farm
- West Parking
- Maintenance Compound and 12-foot Trail
- 8-foot Trails w/ Outdoor Classrooms
- Eastside Parking
- Ponds
- Picnic Facilities
- Valley Restroom
- Woodland Paths
- Reforestation

With staff input, CERULEA had prior to the meeting developed a budget respective of a potential \$3.5 million dollar allowance. This budget correctly anticipated the sequence of prioritization as listed above. This budget was not loaded with program management fees, which would bring the cost up to \$3.688 million. At the meeting, Staff identified a Phase I target of \$3.0 million.

Discussion turned to identification of deductive changes to program elements or deferral of elements to a later phase. Staff stated that the timeframe for a second phase is uncertain, however, in the past, there have been gaps in excess of 10 years between phases.

McDaniel Farm Park Master Plan

The deductive changes by order of priority are listed below with the cost reduction value of each:

Deductions

Boardwalk in Phase 2	\$225,000
Reduce Maintenance Building Area to 1200 SF	\$68,000
Delete 1 Bridge & 1,887 LF 8-foot Trail	\$89,000
Large West Shelter to be Glue Lam w/ Metal Roof	\$75,000
Outdoor Classroom at Heritage Farm – Phase 2 or Donated	\$32,000
Farm House Rehab and Furnishing – Phase 2	\$117,500

With the above deducts, the total Phase I budget was refined by CERULEA to \$2.942 million. The Phase II Budget was adjusted to \$3.824 million in 2001 dollars.

The committee specified that if additional funds became available or bids were low enough, that the next additions to the Phase I program would be developed in this order of priority:

Caretakers Residence and Farmhouse Renovation:	\$376,050
East Parking Lot and Stand-alone Restroom, w/ pond:	\$558,739

Refer to **Section 6.0, Development Budget** for a categorical listing of the Phase I Program Budget.

Final Master Plan (June 21 – June 28, 2001)

The final color master plan, cost estimate, and phased prioritization summary were presented to the Recreation Authority on June 21, 2001. After discussion, Authority member Mark Williams successfully moved to approve the plan and recommend to the Board of Commissioners a request for Phase I funding of \$4,000,000. The budgetary request would provide for all of the Phase I elements established in the prior meeting together with the Caretakers Residence, Farmhouse Renovation, and East Parking Lot (w/ east restroom and pond). Phil Hoskins confirmed that added funding sources would have to be identified by the efforts of the Authority from adjustments within the overall sales tax program.

The final color master plan was prepared and presented to the Board of Commissioners on June 28, 2001, and many of the Steering Committee members were in attendance. The plan was well received. Chairman Wayne Hill indicated that any expansion of the project beyond the \$3,000,000 level would require the Recreation Authority to identify sources for the funding from within the projects list of the parks SPLOST program. Commission concerns as to security were addressed through provision of remote security cameras at the park entrances and parking areas.

McDaniel Farm Park Master Plan

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 a diagrammatic graphic.

Topography

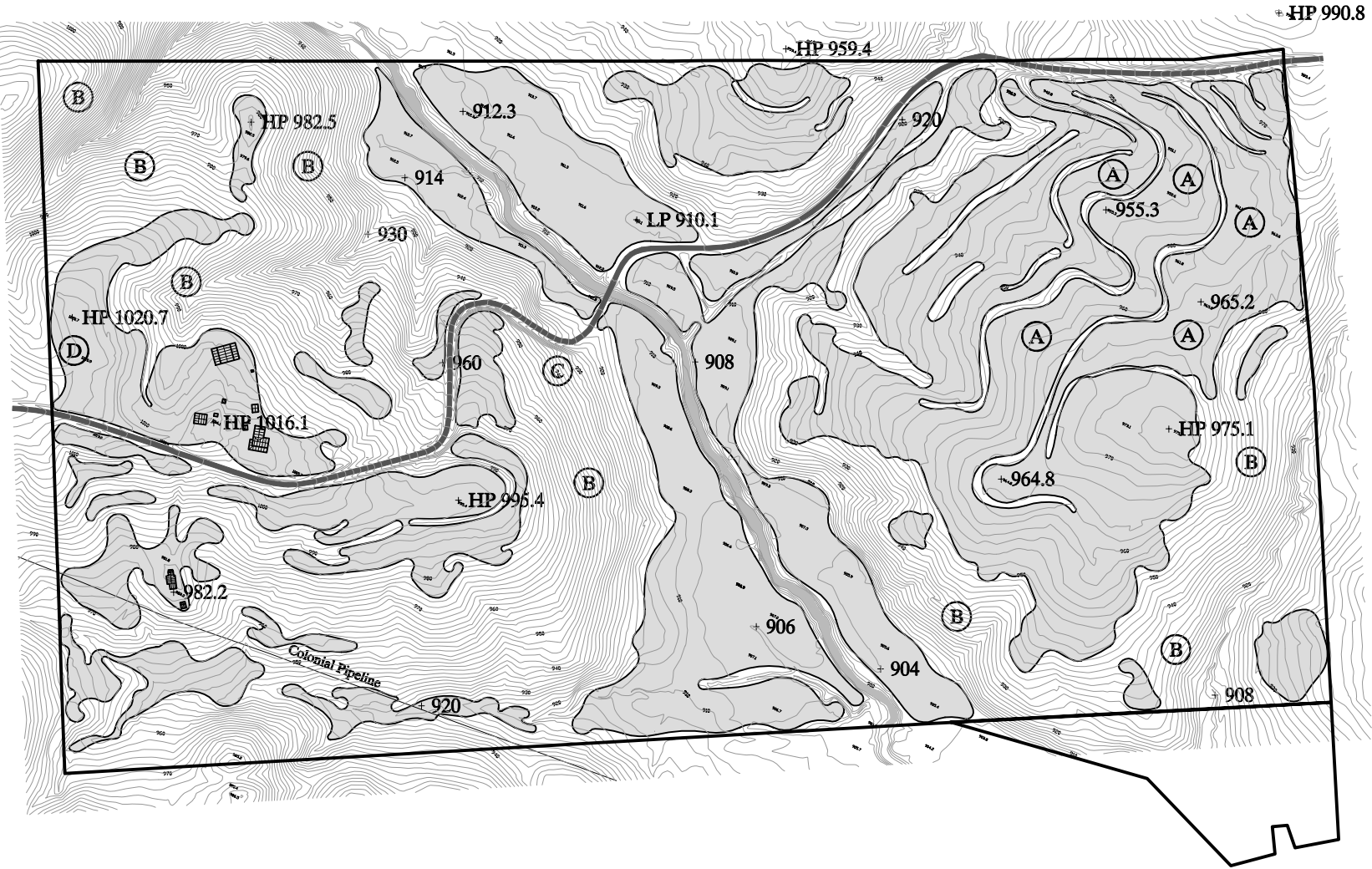
Topographic information was obtained from the County GIS system and includes data at a 2-foot contour interval. The Park is relatively steep and is bisected by the steep-walled valley of Sweetwater Creek, (**see Diagram**). From highest elevation (1020.7) to lowest (904) the site has a net 116-foot grade change. Approximately half of the acreage is very steep (over 10% minimum grade) and the balance has typically been terraced in support of agriculture, reducing the average slope on each terrace to conserve soil. Naturally flat areas parallel the creek and are in the floodplain. Also, a few acres of flat ground are associated with the flat-topped ridge at the McDaniel farmhouse.

As a consequence of the modest program for large footprint facilities (the parking lots have the largest footprint and are to be located at the ridge tops at the west and east ends of the property), topography will not be a limiting factor in site development for the intended uses. With the exception of the steepest wooded slopes, the topography affords relatively unrestricted opportunities for trail development.



Alluvial Terrace Pasture in Floodplain of Sweetwater Creek

McDaniel Farm Park



Annotation Key

- A Extensively Terraced Area
May have Limited Topsoil
- B Steep Slopes, Unterraced,
but Logged >50 yrs Prior
- C Steep Road (max. 9%), w/
eroding cut Embankment
- D Former House Buried This
Area, Determine Location

Moderate Slopes
(< 10%)

Topographic Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



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Circulation

Existing circulation system elements include the gravel roadbed of McDaniel Farm Road which crosses the site from east to west. The portion west of the existing bridge has severely eroded embankments (**see Photo**). Study of the site revealed numerous stretches of concentrated farm-related circulation by tractors and livestock. Also, CERULEA scanned an archival aerial photograph from 1955 and from that identified additional trails which are clear at that time but which fell out of use in the last 45 years to the point that they are discontinuous or otherwise non-evident. All existing circulatory elements were charted for this study (**see Diagram**).

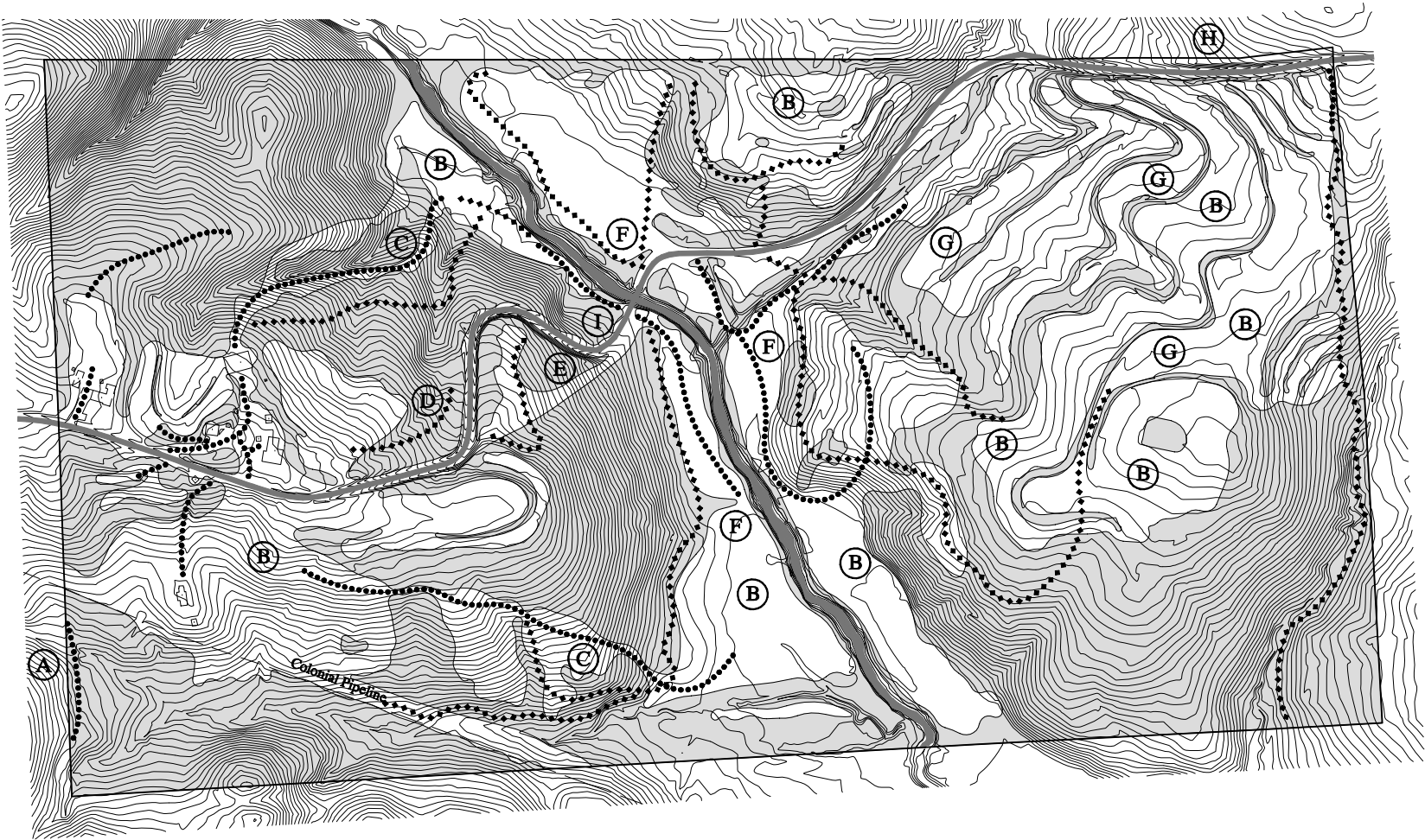
The program objective to develop a comprehensive trail system is facilitated by this analysis. Several stretches of existing trails are waterlogged during rainy weather and will not be sustainable without topographic and drainage modifications. Other alignments, while appearing labyrinthine from the plan view are actually quite pleasing on the ground as they gracefully negotiate the remnant agricultural terraces.

At the southeastern valley, a remnant trail alignment is identified in the circulation diagram. This area, together with required new trail linkages must be carefully surveyed and articulated to allow access with minimal disturbance to dense wildflower colonies.



Severely Eroded Embankment at McDaniel Farm Road – Section to be Re-aligned

McDaniel Farm Park



Annotation Key

- A** Bridge Timber Remnant, Path also on adjacent Lot
- B** Path not defined in open Meadows or Plowed Fields
- C** Very Steep Path Alignment (15-20%)
- D** Farmhouse Path to Dug Groundwater Spring
- E** Steep Road (max. 9%), w/ eroding cut Embankment
- F** Standing Water areas @ Lower Meadow Paths
- G** Labyrinth of Access through Upper Field Terraces
- H** McDaniel Road too close to Subdivision, Dust Problem
- I** Need Safety Railing on Bridge & Structural Report

- Paths Evident on 1955 Aerial
- Additional Paths, Evident Today
- Woody & Scrub Vegetation, Today

Circulation Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



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Views and Spatial Relationships

Given the valley landform and the 128-acre site area, there are numerous viewshed opportunities, (see **Diagram**). Many of these viewpoints offer corridor or panoramic viewing opportunities comprised entirely on-site. In such cases, the park design will result in total viewshed control, affording the visitor a high quality visual experience of large passages of pastoral parkland and natural woodland landscape.

Analysis of panoramic photos of Views “E” and “H” reveals that invasive exotic vegetation (*Ligustrum sinense*, *Lonicera japonica*) are blocking important views along the creek banks and up the lower flanks of the slopes along the floodplain (see **Diagram**). Vegetation management is necessary in order to realize the potential of these views. Open viewsheds as proposed are perceived as being more beautiful, but they also impart some added degree of public safety as park users and public safety staff can better observe park activity.

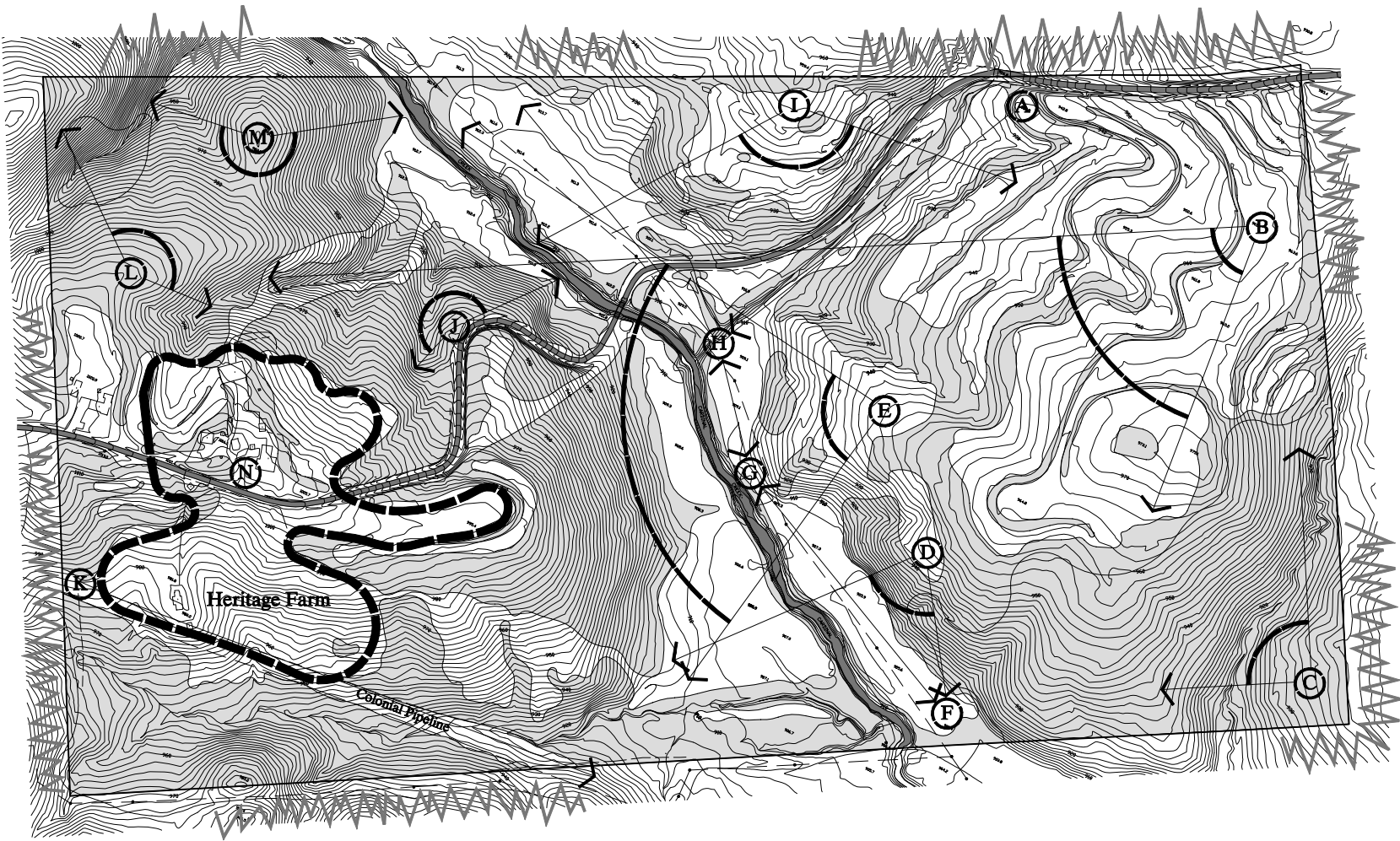
Notwithstanding these internal viewshed resources, there are external viewshed liabilities that must be considered in the design of the park. To the south, adjacent office and industrial development can be observed from the heritage farm area, particularly during the winter (see **Photo below**). The terrain at the property line is very low relative to the sightlines from the farmhouse to the office buildings. Border planting at this location would be ineffective for several decades, but it should be provided. Also, there are opportunities for mid-slope planting between the sharecropper’s cabin and the gas pipeline.


The viewshed diagram also presents other areas to the east, and north where adjacent residential and industrial development can be better screened from view. On-site plantings will be needed to provide screening subject to certain limitations. For example, along the northeast edge of the site, where a long portion of the bed of McDaniel Farm Road is to be removed, there is a 48-inch county water main. This pipe must be accurately located and a 20-foot wide cleared access maintained along the line.



Sharecropper's Cabin View toward Gwinnett Place Mall from Farmhouse

McDaniel Farm Park



- Viewshed Key**
- A** Long View of Meadow and Creekside Alders
 - B** High Meadow Panorama to Northwest Ridge
 - C** Southeast Valley Viewshed Panorama
 - D** Panorama to Floodplain through Woodland Grove
 - E** Mid Meadow Panorama to Floodplain and West Ridge
 - F** Long Floodplain View Corridor
 - G** Long Floodplain View Corridor
 - H** Long Floodplain View Corridor
 - I** North Meadow Panorama to West Ridge
 - J** Filtered Panorama through Lower Slope Woodland
 - K** Long View along Pipeline Corridor
 - L** Northwest Ridge Viewshed Panorama
 - M** Northwest Ridge Viewshed Panorama
 - N** Center of Heritage Farm Viewshed
-  Offsite Viewshed Liability – Screen Planting Required

Views and Spatial Relationships



Viewshed "H" Panorama

South End of East Floodplain Meadow

North End of East Floodplain Meadow



View Across Sweetwater Creek Completely Blocked by Privet et al

View Blocked to Flowing Tributary

Viewshed "E" Panorama

Hardwood Copse

West Floodplain Meadow

Western Ridge Woodland

East Floodplain Meadow "Glimpse"



View Partially Blocked by Privet et al

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Watershed

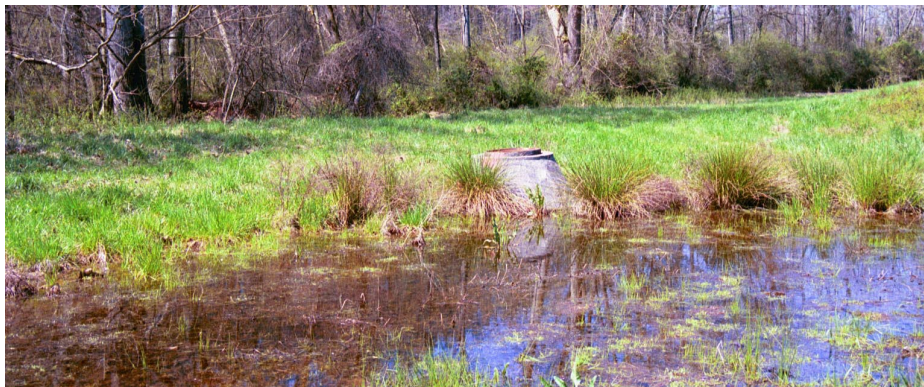
The entire site is within the Sweetwater Creek drainage basin. Nearly all of the stormwater runoff from the property drains directly to the creek through a well-defined series of un-named tributaries and intermittent swales (**see Diagram**). Where concentrated runoff enters the site from developed acreage to the northeast and southwest, there are clearly evident patterns of gully erosion and frequent “out-of-banks” flow conditions in the existing drainage channels. At minimum, a series of check dams is advised to help control this problem. As an option, ponds should be developed to control the peak storm conditions below the 2-year frequency interval.

A greater concern is the hydrological impact of the approximately 3,100-acre upstream watershed which flows directly through the middle of the park. While Cardinal Lake, an SCS lake upstream from the property will control flood surges, the performance of this system under extraordinary events may result in possible inundation of this valley, perhaps to levels in excess of the historical FEMA flood levels.

The site would have provided an excellent site for a dam given that the topography offers one of the narrowest constrictions in this part of the Sweetwater Creek valley. A theoretical dam elevation of 978 would have flooded roughly 700 acres, with a backwater almost to Buford Highway (**see Diagram**).

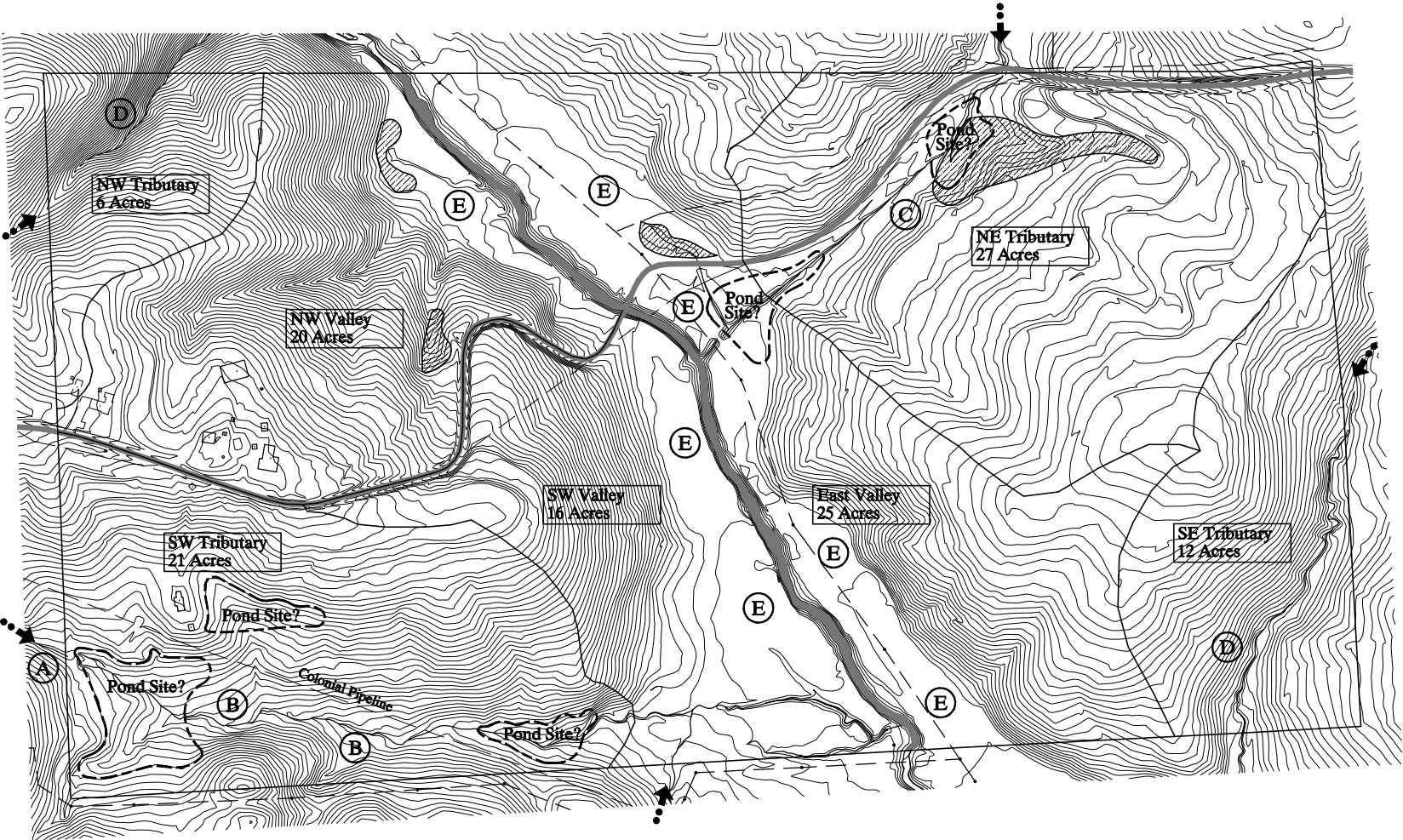
This study was conducted following one of the most severe droughts in recent history. Consequently, many local groundwater springs and streams were not in evidence or otherwise dried up. There remains evidence of several groundwater seepage areas, all at the toes of the steep slopes where they intersect the alluvial floodplains.

Where proposed pavements and roofs are concentrated near the project entries, compliance with the new County stormwater regulations will be required. The principal “Best Management Practice” (BMP) proposed is a pervious pavement system for the entry drives, maintenance court and parking area pavement. This is not intended to be a grass pavement system, but rather an open celled pervious asphalt cross-section with open graded aggregate base. A forebay or broad swale system will still be required to filter runoff prior to entry into the proposed ponds.



Standing Water Resulting from Sewer Construction in Floodplain

McDaniel Farm Park



Annotation Key

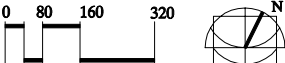
- A** Concentrated Offsite Surge Flows, Gully Erosion
- B** Recent Change, Creek Frequently Out-of-Banks
- C** Creek Out-of-Banks, Check System Needed
- D** Creek in Fair Condition, Well Contained in Step Valley
- E** Poorly Drained Soils in Floodplain, Address Standing Water Problem

- Groundwater Seepage, Springs
- Urbanized Offsite Basin, Unknown Acreage

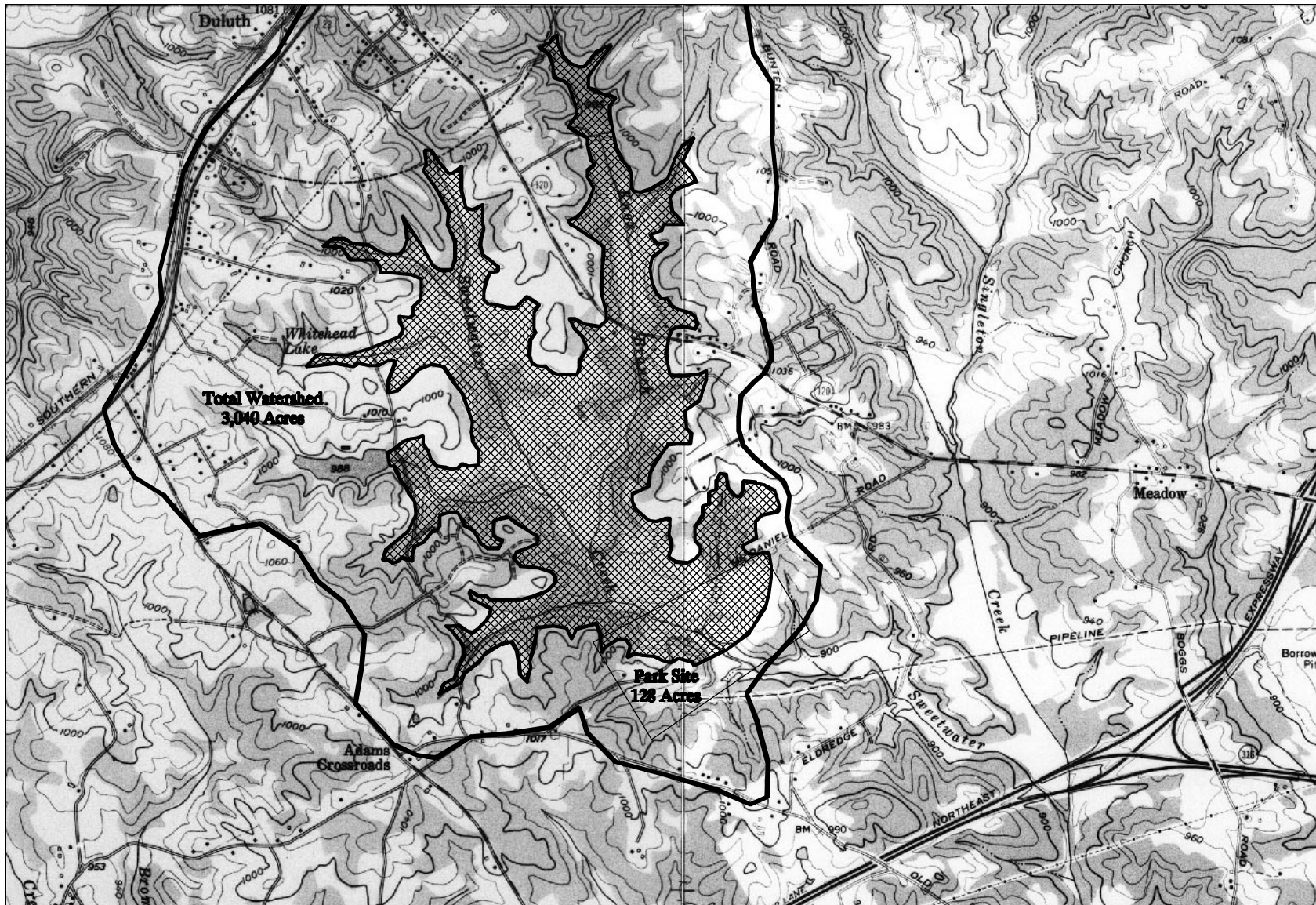
Watershed Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park




Base Map 1956, 1963 USGS Topo Quads

Off-Site Watershed Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.

 Illustrative Empounded Area if Dam on Site, 700 Acres
above 978 Contour (THIS IS NOT PROPOSED!!)



McDaniel Farm Park Master Plan

Vegetation

The vegetation units on the site, which generally consist of floodplain alluvial terrace pastures, upland pastures and successional forest are major determinants of the site program. Vegetation units were mapped and analyzed (see **Diagram**).

Pastures and Fields

On the eastern portion of the property, the site's most recently cropped areas still have a furrowed appearance. Together with adjacent cropped areas which have laid fallow for at least several years, these open areas are poorly revegetated. Seedling of blackberry, pine, and sweetgum are slowly becoming established here within sparse stands of andropogon and various annual and perennial herbaceous plants.

Along the floodplain fringes and in open areas closer to the farmhouse on the west half of the site the open fields are well covered with fescue, an invasive exotic species with allelopathic defense mechanisms. The chemicals which this plant introduces into the soil tend to prevent the successful germination and establishment of native warm season grasses and herbaceous plants associated with open fields.

The coarse fescue is not well suited to low mowing heights and is a clump forming grass of rough character. The fescue is now so thick that it impedes the free drainage of water from the flatter terraces along Sweetwater Creek. Furthermore, fescue is associated with endophytic fungus that when ingested can cause health problems in livestock. Consideration is encouraged to the concept of eradication of the fescue and replacement with same by a seeded blend of native warm season and other grasses more tolerant of drought, heat and natural climatic extremes.

Woodland

The woodland is a hardwood predominate forest with mesic affinities. The best tree specimens are found in the northwest corner of the site where hickory is well represented. Large white and spanish oaks are situated on the slopes between the barn and the Sweetwater Creek floodplain.

The site has been harvested over the years of better timber. There was a local sawmill immediately adjacent to the farms northern boundary where an un-named tributary enters the site. Lumber from the mill was used for farmhouse and outbuilding construction. The largest tree on the site is a mature tulip poplar near the southeast property corner.



Understory vegetation is not well represented on the site, given the history of grazing. Along the toes of the slopes adjacent to the floodplain and up these slopes, there are the beginnings of a good understory of dogwood, ironwood, and hophornbeam. A few larger sweet azalea (*Rhododendron canescens*) are found northwest of the existing creek bridge. Pines are scattered through the woods with a dense concentration at the center of the site on a steep slope on the west side of the creek. Tulip poplar and sweet gum are becoming advanced in the pine stands.

McDaniel Farm Park



Vegetation Key

- A** Large Oaks, Many in Decline, Locust!
- B** Large Oaks, Healthy, Visible from Lower Valley
- C** Swamp Azalea, spicebush, now crowded by Privet
- D** Ostrya, Ironwood on Lower Slopes, Dogwood above
- E** Red Maple, Sweet Gum in Standing Water
- F** Alder Thicket along Running Creek
- G** Dense Trillium, with some Bloodroot, Mayapple
- H** Parkland with Oaks and Pines, no Understory
- I** Pines, changing to Hardwoods, dense stand
- J** Large Sycamore, River Birch, encroaching Privet
- K** Andropogon and pioneer plants on worn fields.
- L** Absence of Trees to Screen Neighbors
- M** Poor, open Hardwoods, Briar understory
- N** Small Bloodroot Patches w/ Oak, Hickory on Slopes

-  Woodland/ Field Edge Succession
-  Wildflower Colonies
- Tree Canopies representative of general cover

Vegetation Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



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Wildflowers

A unique finding was the occurrence in the southeast corner of the site of a dense wildflower stand in a steep-walled forested valley. Wildflowers included trillium (2 varieties), bloodroot, and anemone. One species, *Trillium cuneatum* (see **Photo**) formed a dense carpet over much of the southeastern valley. The exceptional wildflower density is most likely attributable to the exclusion of grazing and farming from this area. The woodlands over the wildflower colonies had been cut over the years, and now a predominately hardwood stand in excess of 50 years age is present. This area is unique in Gwinnett County, so extraordinary trail construction techniques are warranted here.



Trillium cuneatum Clump in Southeast Valley

Invasive Exotics

In addition to the previous recommendation for the removal of fescue from the pastures, there are serious problems posed by the spread of invasive exotic species such as Chinese Privet (*Ligustrum sinense*) and Japanese Honeysuckle (*Lonicera japonica*).

These plants are choking out the wildflowers, understory plants and germinating canopy species. In addition, they are blocking important views of the site, partitioning the park into a series of small spaces. This partitioning renders the site less secure in that public safety personnel have a difficult time observing the site. Park users similarly may not feel secure in an environment with an un-natural concentration of dense vegetation at the ground plane

These invasives should be physically removed by a variety of available means as quickly as possible. Among recommended removal techniques are digging out of rootstocks, cutting stems and painting same with concentrated herbicide, and wrenching out rootstocks with the “Weed Wrench” tool. At least 10 acres of the site is a prime candidate for the first application of this removal regime.

McDaniel Farm Park Master Plan

Soils

There is a wide range of soil cover on the 128-acre park site that has been mapped (**see Diagram**). A table has been prepared (**see Table**) to summarize the physical attributes of the respective soils series. Thin topsoil conditions have resulted on the east side of the park at the upper cropped terraces, giving rise to slow revegetation (**see Photo below**). Given the limited ground disturbance proposed, comments in the following are limited to those areas where soil profile may play a part in design.

Some consideration as to soil fertility or agriculture was needed to assess the suitability of use for the heritage farm. Where row-cropping or animal pasture is proposed near the historical farm complex the soils are suitable.

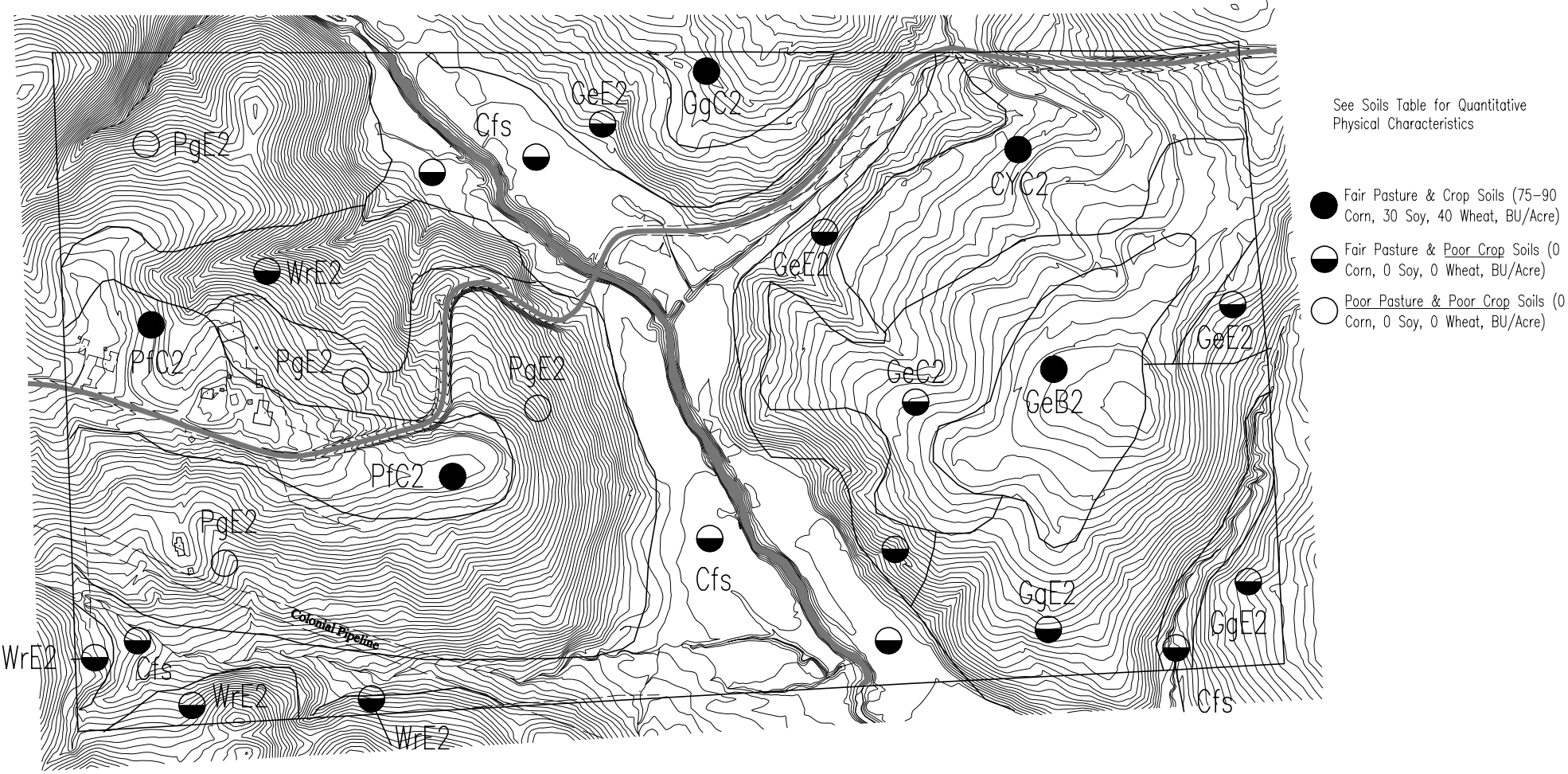
Anticipated depth to bedrock is shown on the table, and depths 5-6 feet deep or greater are anticipated. The proposed ponds and sewer runs are the deepest mass and trench excavation types on the site. Consequently, rock borings at these areas may be warranted once preliminary designs are determined.

Unsuitable soils materials are anticipated along the floodplain fringes and along the un-named tributary creeks due to seasonally high water table depths in the 24 inch range. Further subsurface exploration is warranted once a preliminary design is developed.



Thin Topsoil at East Side, Upper Cropped Terraces

McDaniel Farm Park



Soils Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



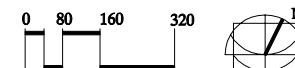
McDaniel Farm Park

Soil name	Depth to hard rock	Depth to seasonally high water table	Depth from surface	Classification USDA texture	Percentage passing sieve			Permeability Inches per hour	Reaction pH	Shrink-swell potential
	Feet	Inches	Inches		No. 4	No. 10	No. 200			
Cecil (CaC, CfC2, CYB2, CYC2, CYD2).	>10	>60	0-8	Sandy loam-----	84-95	75-95	20-30	2.0-6.3	5.1-5.5	Low.
			8-34	Sandy clay-----	95-100	90-98	55-70	0.8-2.5	4.5-5.5	Moderate.
			34-52	Clay loam-----	75-95	85-95	50-70	0.8-2.5	4.5-5.5	Moderate.
			52-56	Sandy loam-----	70-85	70-85	40-50	2.0-6.0	4.5-5.5	Low.
Chewacla (Cfs) -----	>10	0-24	0-6	Silt loam-----	100	95-100	45-55	0.6-2.0	4.5-5.0	Low.
			6-28	Silty clay loam--	100	95-100	50-65	0.6-2.0	4.5-5.0	Moderate.
			28-42	Silt loam-----	100	95-100	50-70	0.6-2.5	4.5-5.0	Low.
Gwinnett (GeB2, GeC2, GeE2, GgB2, GgC2, GgE2).	>6	>60	0-7	Loam-----	95-100	85-100	20-40	2.5-5.0	5.1-5.5	Low.
			7-35	Clay-----	95-100	95-100	83-90	0.8-2.5	5.1-5.5	Moderate.
			35-43	Clay loam-----	95-100	95-100	55-75	0.8-2.5	5.1-5.5	Moderate to low.
			43	Fractured rock.						
Pacolet (PfB2, PfC2, PgB2, PgC2, PgD2, PgE2, PfF).	>6	>60	0-8	Sandy loam-----	90-100	80-95	35-50	2.5-5.0	5.1-5.5	Low.
			8-26	Clay-----	95-100	90-100	55-75	0.8-2.5	5.1-5.5	Moderate.
			26-34	Sandy clay loam.	95-100	90-100	50-70	0.8-2.5	5.1-5.5	Moderate.
			34-48	Sandy loam-----	95-100	90-100	40-50	2.0-6.0	5.1-5.5	Low.
Wedowee (WrE2) -----	>5	>60	0-11	Sandy loam-----	95-100	95-100	20-35	2.0-6.0	4.5-5.0	Low.
			11-16	Sandy clay loam.	98-100	98-100	50-65	0.6-2.5	4.5-5.0	Moderate.
			16-25	Sandy clay-----	95-100	95-100	40-60	0.6-2.5	4.0-4.5	Moderate.
			25-35	Clay loam-----	95-100	95-100	40-65	0.6-2.5	4.5-5.0	Moderate.
			35-50	Loam-----	95-100	95-100	50-60	2.0-6.0	4.5-5.5	Low to moderate.
			25-35	Clay loam-----	95-100	95-100	40-65	0.6-2.5	4.5-5.0	Moderate.
			35-50	Loam-----	95-100	95-100	50-60	2.0-6.0	4.5-5.5	Low to moderate.

Soils Table

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park Master Plan

Cultural Resources

Cultural resources (man-made objects and other evidence of historical habitation) will play an important, aspect in the park. The existing cultural resources include the farmhouse and outbuildings as well as sharecropper cabin (**see Diagram**).

Beyond the scope of this study, others are presently assembling living history interviews of family members. Ultimately, it may be possible to supplement interpretive content about farm life in Gwinnett County through this information. Through a review of the farm history (**see Appendix C, Historical Overview**), and given the age of the extant farm structures, a period of interpretation focused on the 1930's has been selected.

The extant structures need to be selectively reconstructed or otherwise restored in keeping with period of interpretation. The work shall be in voluntary compliance with the latest published version of "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".

The farmhouse has been renovated with minimal damage to historic fabric. The house is now occupied by a park police officer to help assure safety of the park property pending development of the first phase. Ultimately, the farmhouse is suitable for restoration and furnishing to the period of interpretive significance.

The other farm outbuildings are all generally in poor condition and are not safe for public occupancy. Each structure will have different needs in terms of reconstruction or restoration to allow safe interpretive use within a public setting. Also, it is desired that some of the outbuildings such as the barn (**see Photo below**), chicken coop and animal pens be made suitable once again for animal occupancy.

Little is left to indicate past landscape elements. The farmhouse yard was largely a swept dirt type landscape with flowerbeds and an orchard. A single old pear tree is all that remains of the fruit trees. The yard is shaded by mature oaks, many in need of arboricultural treatment.



Steering Committee Members Review Barn and Outbuildings

McDaniel Farm Park



Historical Elements

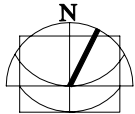
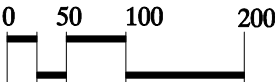
- A Farmhouse, ca. 1873
- B Well House
- C Chicken House
- D Barn
- E Wood Shed
- F Car Barn
- G Blacksmith Shed Ruin
- H Tennant Farmer House
- I Privy Ruin
- J Terraced Fescue Pasture
- K Recently Abandoned Crop Area
- L Former Fruit Orchard

Heritage Farm Area Approx.
10 Acres

Heritage Farm Diagram

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park Master Plan

5.0 Development Program

Working with the Steering Committee and DCS staff, a finalized program for park development was prepared. There was much discussion of this program with the Steering Committee in order to carefully consider the theming of the program elements. Photos used herein to illustrate the character of various elements are not explicit guidance as to design, but indications of the intent and vision of the staff and steering committee through this process.

The Park will be supported by a variety of improvements that facilitate access, visitor comfort and use of the property. Wholesale clearing or grading very limited, and vehicular access, parking and support facilities are to be confined near the existing termini of McDaniel Farm Road. Consequently, the extent of support infrastructure will be limited.

Heritage Farm and Passive Intent

The fundamental goal of the committee is to assure the preservation of the farmhouse and adjacent outbuildings together with limited adjacent acreage as a heritage farm for local historical interpretation. The balance of property, a mosaic of successional woodlands and pastures, will be maintained as a natural landscape with trails, for passive enjoyment, trail related pursuits, and interpretation of the natural environment.

Heritage Farm Complex

Approximately 9.2 acres is included in this category together with additional acreage of surrounding woodland as necessary to define the edges of the farm area.

A concern relative to the farm viewshed arises from the terrain, which drops away from the farmhouse, with long views across crop terraces and open pastures to the woods line at the property perimeter. The perimeter elevation is so low relative to the farmhouse that views over the treetops reveal adjacent industrial, retail, and office buildings. While over several decades, additional screen planting at a suitably high elevation (i.e. closer to the farmhouse) may help to mitigate this liability, the use of screen planting would partition the farmhouse area from the adjacent pasture and crop terraces, diminishing the historical accuracy of the heritage farm landscape.

Additional historical analysis and living history investigations are necessary to guide the interpretive concept for the buildings, grounds, and fields, as well as to furnish materials in support of the interpretive program.

Heritage Farm Elements

- Farmhouse: Restore the farmhouse to a selected period of significance, to include building reconstruction or restoration, period furnishings, and interpretive graphics.
- Sharecropper Cabin and Pit Toilet: Reconstruct the buildings per historical guidelines and provide appropriate furnishings and historical graphics.

McDaniel Farm Park Master Plan

- Barn, Garage, Well House, Blacksmith Shed, Pig Pen, and Chicken Coop: Reconstruct the accessory buildings per historical guidelines and provide appropriate equipment and historical interpretive graphics. Provide necessary fences for chicken and pig enclosure.
- Crop Areas: Develop row crop plantings of large-scale plantings such as corn, soybeans, or cotton appropriate to the historical interpretive period.
- Vegetable Garden: Develop vegetable and/or flower plantings appropriate to the historical interpretive period.
- Orchard/Shade Trees: Document historical locations and replant as necessary.
- Paths and Drives: Develop stabilized aggregate and soil cement walkways to replicate historical alignments and withstand foot traffic without wear, all while keeping with historical appearances.
- Pasture Areas: Develop separate fenced areas for cattle, goats and horses. If large enough, the extent of feeding will be decreased and the visual appearance of the pasture grass will improve (less wear and overgrazing).
- Parking, Restroom, and Orientation Kiosk: As required to support the heritage farm, these items described elsewhere in this narrative.

Vehicular Circulation

In general, circulation alignments are curvilinear in style, avoiding straight alignments and respective of the terrain. Trail layout in the east natural area should avoid fragmentation of wildlife habitat.

- Provide vehicular access and parking at both of the existing termini of McDaniel Road. The parking pavements are to be uncurbed, asphalt or concrete paved with a pervious profile as developed on previous projects in Alpharetta (1997) and Roswell (1996).



Pervious Concrete Driveway, Joseph W. Jones Ecological Research Center

McDaniel Farm Park Master Plan

- **Multi-purpose Trails:** An asphalt paved alignment, (12 feet wide where also used for maintenance vehicles, otherwise 8 feet wide at foot trails), approximately 2.0-2.5mile (length to be confirmed upon design) loop with cross-connectors to circulate largely on the periphery of the meadows and to replace the portions of the former gravel McDaniel alignment near the north property line. A handicapped accessible sub-loop would circulate through the flatter portions of the eastern woodlands and meadows. The trail has no center linestripe. At the existing Sweetwater Creek bridge, retrofit the deck with pedestrian compatible safety railings in lieu of the existing steel guardrails. At the two locations where the eight-foot trail crosses the creek, provide pre-engineered steel bridge with timber deck. The bridges are to be eight feet wide, allowing for a roughly fifty-foot span between abutments.
- **Stabilized Aggregate Trail,** 4-6' wide, provides access through the woodland valleys and to provide access to the more challenging terrain. Allow for an approximately 2.0-2.5mile system (length to be confirmed upon design), including switchbacks. In places, stone steps would be required to traverse steep transitions. The emphasis will be construction methods and materials that assure the provision of an all weather surface that does not require costly replacement of surfacing, and that resists rutting of the natural soil profile. Construction methods would include handwork and bobcat type power equipment. Hand root pruning, topsoil removal, geotextile fabric, stone aggregate beds, stone cheekwalls, and special aggregate surfacing blends are among required elements. Bulldozer and dump truck access will not be provided into the woodland environment. Special tree protection and erosion control measures are required during development
- **Mown Paths:** The meadow areas are well adapted to the development of a system of mown pathways for nature study and passive enjoyment. These can be relocated periodically, thereby allowing the underlying soils to recover in the event of compaction or wear. Also, certain areas may be closed with signage and temporary fencing to encourage overall regeneration or to protect critical breeding or nesting or nesting habitat on a seasonal basis.
- **Parking:** The proposed parking count will be provided as follows:

<u>East Parking Facility</u>	<u>Parking Spaces</u>
Paved Multi-purpose Trail	50
Mulch Drop Areas (Convert to Parking @ End Phase II)	6
<u>Interpretive Day Use (Picnic/Nature Study)</u>	<u>40</u>
TOTAL PARKING DEMAND	96

<u>West Parking Facility</u>	<u>Parking Spaces</u>
Heritage Farm	50
<u>Trails and Day Use (Picnic/Nature Study)</u>	<u>50</u>
TOTAL PARKING DEMAND	100

In addition, space for up to 3 busses is to be provided at both lots. Large, naturally landscaped islands will break up the mass of the parking lot. To reduce confusion, signage will alert park visitors that they are in either the East or West lot and that there is another lot at the opposite end of the facility.

McDaniel Farm Park Master Plan

Structures

- Maintenance Area: At the east side of the park, a modest, 1200 square foot park maintenance
- facility is proposed to provide covered storage. In addition a fenced enclosure would surround a roughly 1,200 concrete pad together with access driveways and parking. Special architectural treatment such as proposed for Little Mulberry Park is to be considered here as well (see character photos below).



Rustic Covered Storage, Riverside State Park, WA



Rustic Covered Storage, fully enclosed, Riverside State Park, WA

McDaniel Farm Park Master Plan

- Restroom: A small park restroom will be provided at each parking area, and one at the passive corridor along Sweetwater Creek, with three commodes/urinals per sex, for a total of 6 fixture units, required sinks and diaper changing stations. The intent for design of the unit at the east parking (a Phase I alternate) is that it ultimately be incorporated into a large picnic shelter as part of Phase 2.
- Small Rustic Shelters (2-3 each): Located along the paved trails east of Sweetwater Creek, these structures would shelter park users during inclement weather. This structure would be rustic in theme, being a custom designed feature with oversize timbers (possibly glu-lam), stone columns or veneer accents, exposed tongue-and-groove roof decking, and simulated wood shake/slate roofing. The shape would be rectangular with a covered area of approximately 300 square feet. The structure would not have security lighting.
- West Shelter for Picnic or School Group Use: One large octagonal shelter of rustic design. Building to have a simple pole timber pole support structure, and purlin/plywood roof deck with metal roofing to be compatible with the farm era outbuildings at the Heritage Farm. This is a Phase I element, while a Phase 2 boardwalk is intended to provide an aerial walkway through mature trees to access the barn. Confirm (field survey) existing trees in the intervening ravine to assure appropriate location of this building such that the boardwalk has proper clearance of existing trees and the Phase I trails below. Provide security lighting on a timer.
- East Shelter for Picnic or School Group Use: One large rectangular shelter of rustic design. This structure would be rustic in theme, being a custom designed feature with oversize timbers (possibly glu-lam), stone columns or veneer accents, exposed tongue-and-groove roof decking, and simulated wood shake/slate roofing. Provide security lighting on a timer.
- Outdoor Classroom: Three open-air seating areas with rustic benches (split logs, large stone slabs, etc.) with seating for groups of up to 30. One classroom is to be located within the heritage farm, one overlooking the southeast wildflower ravine and one overlooking the northeast pond/stream/meadow corridor.
- On-Site Caretaker's Residence: Near the heritage farm area (but not within the historical complex) construct an architecturally compatible housing unit for a heritage farm resident manager. Proximity to the parking lot is favored. As an alternative, if an architecturally compatible historical structure becomes available elsewhere in the County, then relocate it here, rehabilitating it for use as a caretaker's residence.

Furnishings

In general, furnishings will be spare and modest. At the east end of the park where there is a nature interpretation theme, use rustic elements (large timber and stone elements) as appropriate. At the west end near the Heritage Farm, structures and furnishings should be compatible with the existing stick-built heritage farm architecture.

- Signage will be custom designed and will not be the County's current park standard, but will be designed in concert with the similar signage proposed for Little Mulberry Park.
- A site identification sign and gate will be provided at both parking lot entries.
- A specially crafted park rules sign is required to identify hours of operation, and those uses or prohibitions specific to this park. These rules would be in addition to standard park regulation postings. This would include orientation kiosks at the heritage farm, signage at the bridge,

McDaniel Farm Park Master Plan

and at former livestock watering areas at the creek, floodplain pastures, and pasture management zones (**see character photo**).

- An introductory kiosk with trail map would be placed at a trailhead near each parking lot for natural interpretive use (**see character photo**).



Large Rustic Kiosk, Yellowstone National Park, WY



Small Trailhead Kiosk, Saltwater State Park, WA

McDaniel Farm Park Master Plan

- Benches will be provided at approximately 12 to 16 special viewpoints where rest or nature observation may be desired.
- Picnic Tables will be provided, including up to 12 free-standing tables on concrete pads. Grills would only be provided at some of the picnic stations nearest the parking areas.
- Waste Cans (galvanized cans hanging on recycled-plastic posts) will only be provided where there is ready vehicular access to pick up the trash (pick-up truck or Cushman type vehicle). The picnic facilities and playground would be the only areas served with waste pick-up. Other areas would be signed to indicate a carry-in/carry-out trash policy.
- Bike Racks are to be provided at each parking lot.

Landscape Management

Open Meadow: Over 25 acres of the roughly 50 acres of open pasture and crop terraces are to be preserved on the site. It is not desired to frequently mow the open field acreage, nor is it desired to allow maintained areas to revert back to forest canopy or bramble patches. The open meadow areas would be used for passive pursuits, including nature study, picnics, kite flying or other activities that do not result in soil compaction or loss of vegetative cover. Attempt to transition away from cool season grasses in the open meadows, favoring management and supplemental seeding to encourage a mix of warm season grasses more suitable for native bird species.



Meadow with Warm-Season Natives, Yorktown Battlefield, VA

McDaniel Farm Park Master Plan

- Woodlands and Field Edges: Establish a program to gradually eradicate privet and other exotic invasive species (perhaps 2 acres designated for restoration per year, starting with most critically impacted areas). Also, re-introduce native species of groundcovers, vines, shrubs, and trees to support a diversity of insects (butterfly species), birds, and other wildlife, restore eroded creekbanks, swales, and slopes and otherwise provide for an attractive, sustainable natural landscape. Provide limited amounts of plant identification signage.
- Border Planting: Plantings near the property lines are encouraged to create a transition between the park use areas and adjacent property. This will ensure a pleasant park user experience and also assure privacy. This is not meant to be a continuous effect, but rather to be concentrated only where absolutely needed. Native evergreen species such as Red Cedar and American Holly should be used rather than introduced species.

Utilities

- Stormwater System: The construction plans must be designed to allow for recapture of water arising from land disturbance through infiltration. This would include discretely placed, depressed, planted infiltration bays downstream of the proposed entrances and parking facilities. Diagrams of filter swales and technical requirements for similar Best Management Practices (BMPs) are available from the Gwinnett County Department of Public Utilities (available online and by contacting Mr. Rick Edinger, Senior Engineer with the Gwinnett County Stormwater Department (770-822-7475).
- Pavements are to be uncurbed to allow sheetflow off of the surface. In addition, the paved and loose surface trails are to be carefully situated to include provision for surface water run-off controls such as trail cross bars and culverts to move concentrated water under the prepared surface. If for any reason, trail construction results in the concentration of water flow where previously sheet flow had prevailed, then special measures are required to redistribute the artificially concentrated water safely into the natural landscape.



Appropriate Marginal Planting and Outlet Control Structure Detailing, Sibley Hortic. Center, Calloway Gardens

McDaniel Farm Park Master Plan

- Wet ponds are also proposed for attenuation of water run-off from the new facilities proposed herein as well as to control peak run-off from offsite developed areas (**see photo above**). Margins shall be planted with appropriate native species and mowed turf perimeter limited to less than 10% of the perimeter. Portions of margins with pedestrian access shall be reinforced with stone walls set flush with the normal pond surface water elevation to protect against edge failure when dogs enter and exit at these points. Outlet control devices shall be stacked stone or stone veneer weir-walls of various configurations, outfitted with trash racks where outlets fall into drainage structures. Design for such outlet controls shall be submitted for Owner aesthetic review during the design process.
- Potable Water Distribution: Provide new water service to all proposed buildings. The farmhouse is presently served by well water. The well at the farmhouse is to be a historically reconstructed element, so the well tank and enclosure adjacent to the wellhead enclosure will be relocated into the farmhouse to preserve the historical look of the wellhead where water retrieval through bucket and rope pulley would be restored. Elsewhere throughout the farmhouse area, water distribution to the barn and other outbuildings to provide hose water for livestock and maintenance is essential.
- New water taps are required originating at the existing 48-inch water main which roughly parallels McDaniel Farm Road across the site. Where the roadbed is to be abandoned and returned to woodlands, the Gwinnett County Department of Public Utilities will require a 20' cleared access. A field utility survey is recommended to accurately locate the 48-inch water service. The taps to the 48-inch line may be more costly than normal, so coordination of service requests is necessary.
- Fire hydrants are located close to the McDaniel Farmhouse. New fire protection piping and hydrants will be necessary in the vicinity of the east parking lot and maintenance area.
- Sanitary System: Existing sanitary sewer service is located to the southwest of the property such that gravity sewer can be routed from the existing farmhouse area (to serve the proposed restroom building and caretaker residence). The existing septic field at the farmhouse can be left in place given the residential use through the first phase of development. As an option, consider retrofit of gravity service to replace the septic field to the farmhouse.
- The maintenance area, east parking restroom, and later the valley restroom will require gravity sanitary outfalls to the existing sanitary sewers east of Sweetwater Creek.
- Telephone/Communications: Arrange for the extension of these services to the appropriate building locations on site. Also, provide for a remote "911 Only" phone line for park users at the east and west parking lot restroom buildings.
- Electricity, Lighting, and Security Systems: Arrange for the extension of these services to the appropriate building locations on site. Security light poles are to be placed at the proposed parking lots. Lights will be set on timers, and will not burn from dusk to dawn as is typical of power company installations. Do not use cobrahead type fixtures. Use lower pole heights with cut-off type fixtures (shoe-box style). Also, consider placement of remote, "web-cam" type security cameras at each parking lot that can be remotely monitored by operations and public safety personnel.

Expansion: Consider also park linkage and expansion such as Greenway opportunities along the creek to adjacent lands and corridors.

McDaniel Farm Park Master Plan

6.0 Development Budget

The first priority level (and Phase I) program list is based on a July 10, 2001 estimate of approximately \$2,968,882 construction cost and includes:

First Phase – First Tier

Insurance, Bonds, other Req'ts.	\$102,122
Site Preparation	\$212,750
Maintenance Compound	\$120,300
Vehicular Paving	\$159,925
Sewer Waste System	\$67,675
Water System	\$37,080
Eastside Paving (Gravel Drive /Gate to Maint.)	\$17,800
Westside Vehicular Paving	\$150,400
Heritage Farm Restoration/Rehabilitation and West Pavilion	\$882,227
Trails (Partial Asphalt Trails and Bridges)	\$369,583
Hardscape/Other Furnishings	\$15,550
Buildings (West Restroom)	\$108,000
Site Lighting and Communications	\$16,170
Security Camera System Allowance	\$25,000
Landscape Restoration	\$77,000
Signage	\$10,800
Contingency	\$250,000
Design/Graphics Fees	\$205,000
Supplemental Survey/Testing	\$30,000
<u>Program Management</u>	<u>\$141,375</u>
Sub-Total	\$2,968,882

The second priority level (and Phase I Alternate) program list is based on the June 5, 2001 estimate. These are to be designed as alternates, provided funding sources are first identified by the Recreation Authority:

First Phase – Second Tier

Caretaker's Residence/Farmhouse Renovation	\$376,050
East Parking w/ Restroom and Pond	\$558,739
<i>(Above numbers include pro-rata OH, design and program management. fees)</i>	

The Second Phase provides for the balance of the project. Assuming the second tier Phase I, elements are not included in Phase I, the aggregate Phase II budget is \$3,823,654.

A more detailed cost estimate for both phases is included in the **Appendix A**.

McDaniel Farm Park Master Plan

7.0 Alternative Development Concepts and Master Plan

A total of three alternative development concepts were prepared and presented to the Steering Committee. Following this, a hybrid plan, called the Preliminary Master Plan, was developed to reflect a consensus approach to the Park's development. With minor graphical refinements, the Final Master plan was developed.

Concept Plans A, B, and C

All three concept plans (see diagrams **Concept A**, **Concept B**, **Concept C**) represent nearly identical development programs, but vary in terms of spatial layout, and adjacency. All the alternatives satisfied the project goals and objectives, but differed principally on the basis of the trail alignments, west pavilion/boardwalk, and pond locations. From this process, Scheme C was selected for refinement.

Preliminary Master Plan

The Preliminary Master Plan (see diagram **Preliminary Master Plan**) was based on comments by the Steering Committee and Staff: The Preliminary Master Plan was presented to the Steering Committee on May 16. Together with the plan, a preliminary master plan cost estimate was distributed to the committee for their independent review such that at the next meeting, they would be prepared to prioritize the program elements into two phases.

Staff requested two substantive changes at their review. At the east parking lot, they requested that the shelter be increased in size to be equal to the one at the west parking lot in terms of capacity. This would allow accommodation at either location for reservation and use of the structures for the general public in addition to school use. Also, staff required that individual picnic table shelters be deleted and that two or three small rectangular shelters with roof cover for up to 3 tables be provided. This would reduce overall maintenance. The total number of picnic tables would not change as individual tables would be placed on concrete pads.

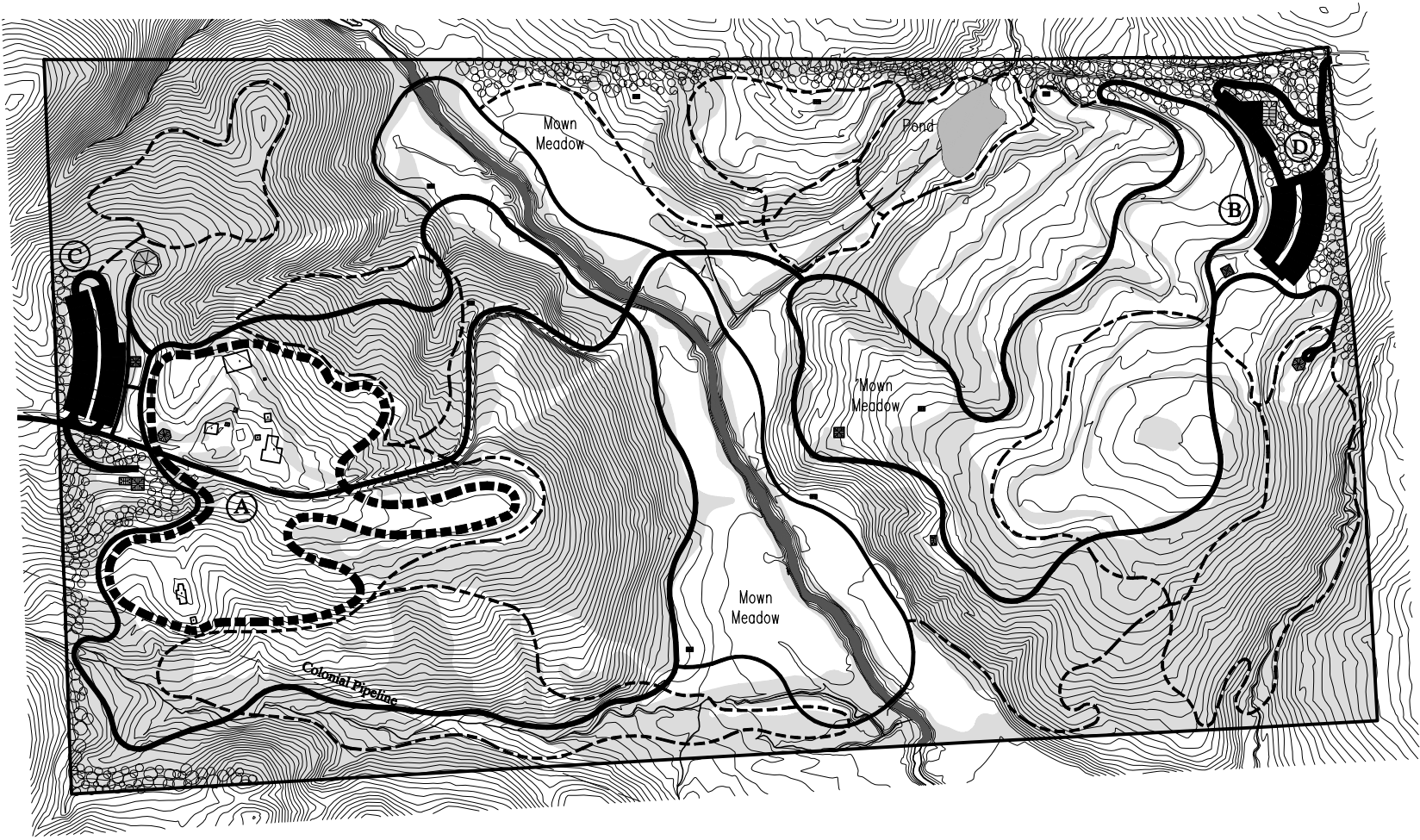
Upon presentation of the final draft the committee requested no further plan refinements. Among phasing decisions made was a value engineering change to the West Pavilion to a pole-type structure with metal roofing, compatible with the historic farm architecture.

Staff requested that the final plan also reflect a connection of the main 12-foot trail all the way to the west parking lot and to the east gate of the Heritage Farm.

Final Master Plan

The final color rendered Master Plan (see **Master Plan and Heritage Farm Diagram**) was presented to the Board of Commissioners on June 22, 2001. There have been no further revisions to the plan.

McDaniel Farm Park



Program Elements

- A** Heritage Farm Area (see enlarged plan)
- B** East Entry Drive and Parking, 100 Spaces
- C** West Entry Parking, 100 Spaces, 3 Buses
- D** Maintenance Area

- Pedestrian Bridge
- On-Site Caretaker's Residence
- Outdoor Classroom
- Restroom
- Group Shelter for School Use
- Small Rustic Shelter
- Single Table Picnic Shelter
- 12' Multi-Purpose Asphalt Trail
- 8' Multi-Purpose Asphalt Trail
- Stabilized Aggregate Trail
- Border Planting

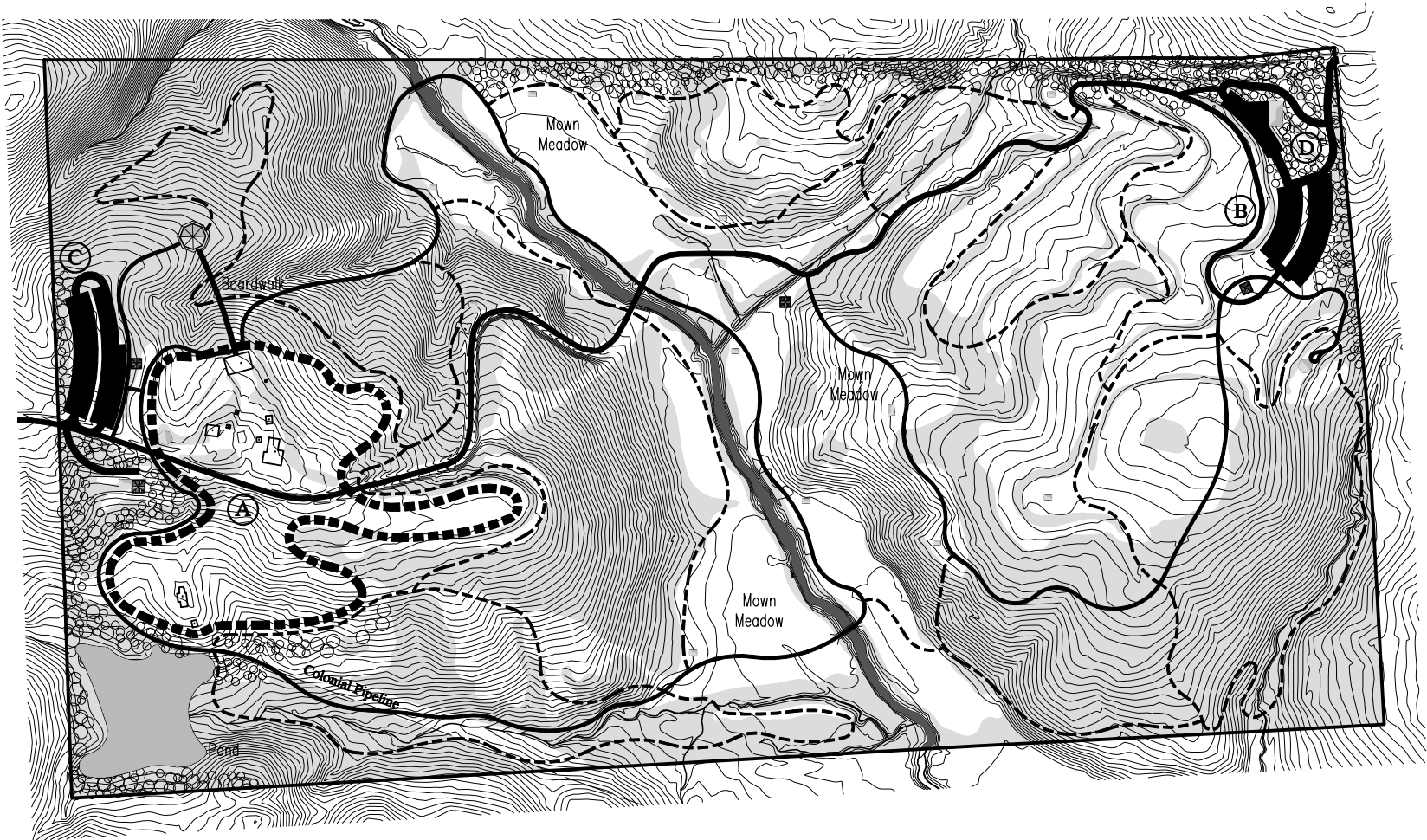
Concept A

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park



Program Elements

- A Heritage Farm Area (see enlarged plan)
- B East Entry Drive and Parking, 100 Spaces
- C West Entry Parking, 100 Spaces, 3 Busses
- D Maintenance Area

- Pedestrian Bridge
- On-Site Caretaker's Residence
- Outdoor Classroom
- Restroom
- Group Shelter for School Use
- Small Rustic Shelter
- Single Table Picnic Shelter
- 12' Multi-Purpose Asphalt Trail
- 8' Multi-Purpose Asphalt Trail
- Stabilized Aggregate Trail
- Border Planting

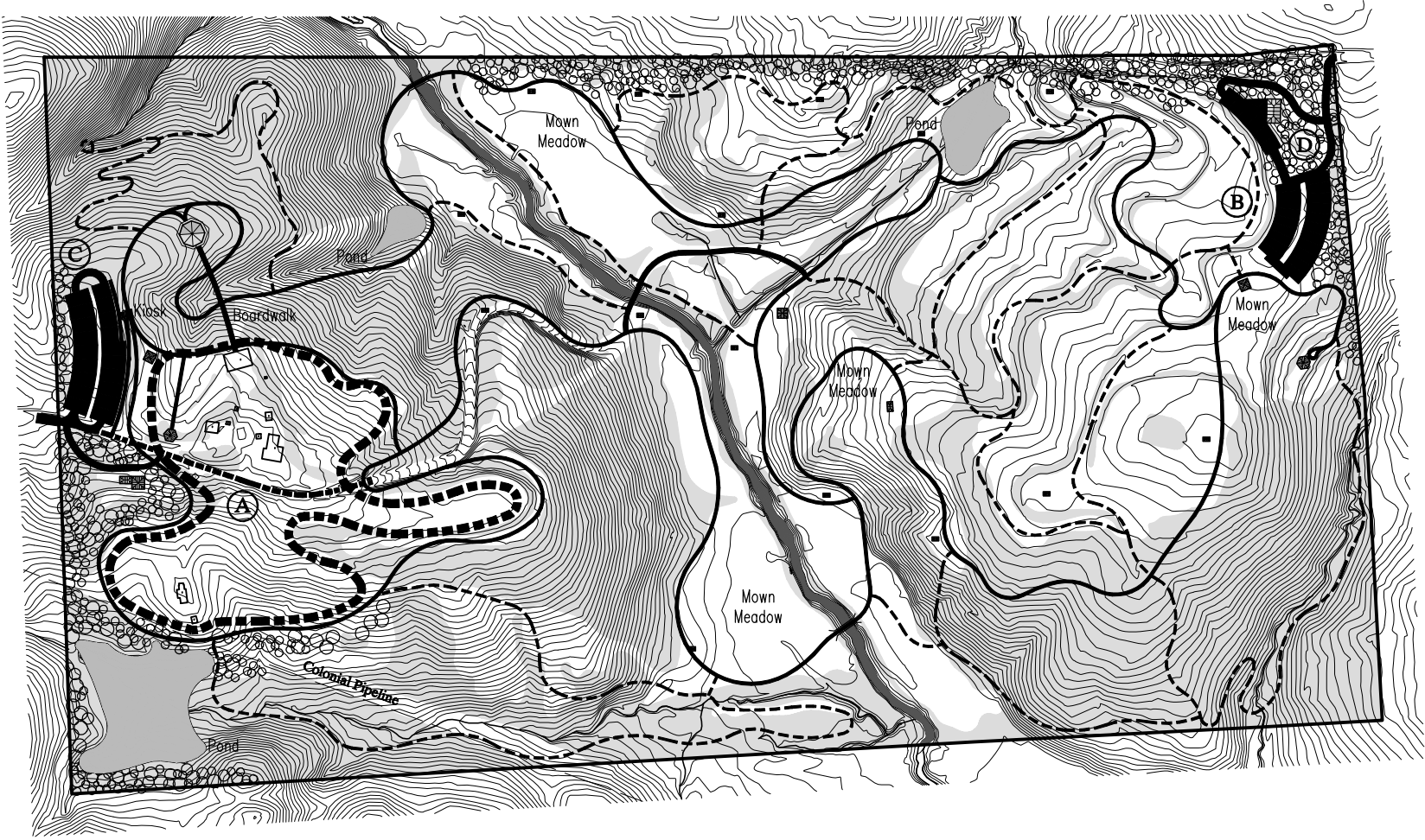
Concept B

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park



Program Elements

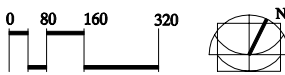
- A** Heritage Farm Area (see enlarged plan)
- B** East Entry Drive and Parking, 100 Spaces
- C** West Entry Parking, 100 Spaces, 3 Busses
- D** Maintenance Area

- Pedestrian Bridge
- On-Site Caretaker's Residence
- Outdoor Classroom
- Restroom
- Group Shelter for School Use
- Small Rustic Shelter
- Single Table Picnic Shelter
- 12' Multi-Purpose Asphalt Trail
- 8' Multi-Purpose Asphalt Trail
- Stabilized Aggregate Trail
- Border Planting

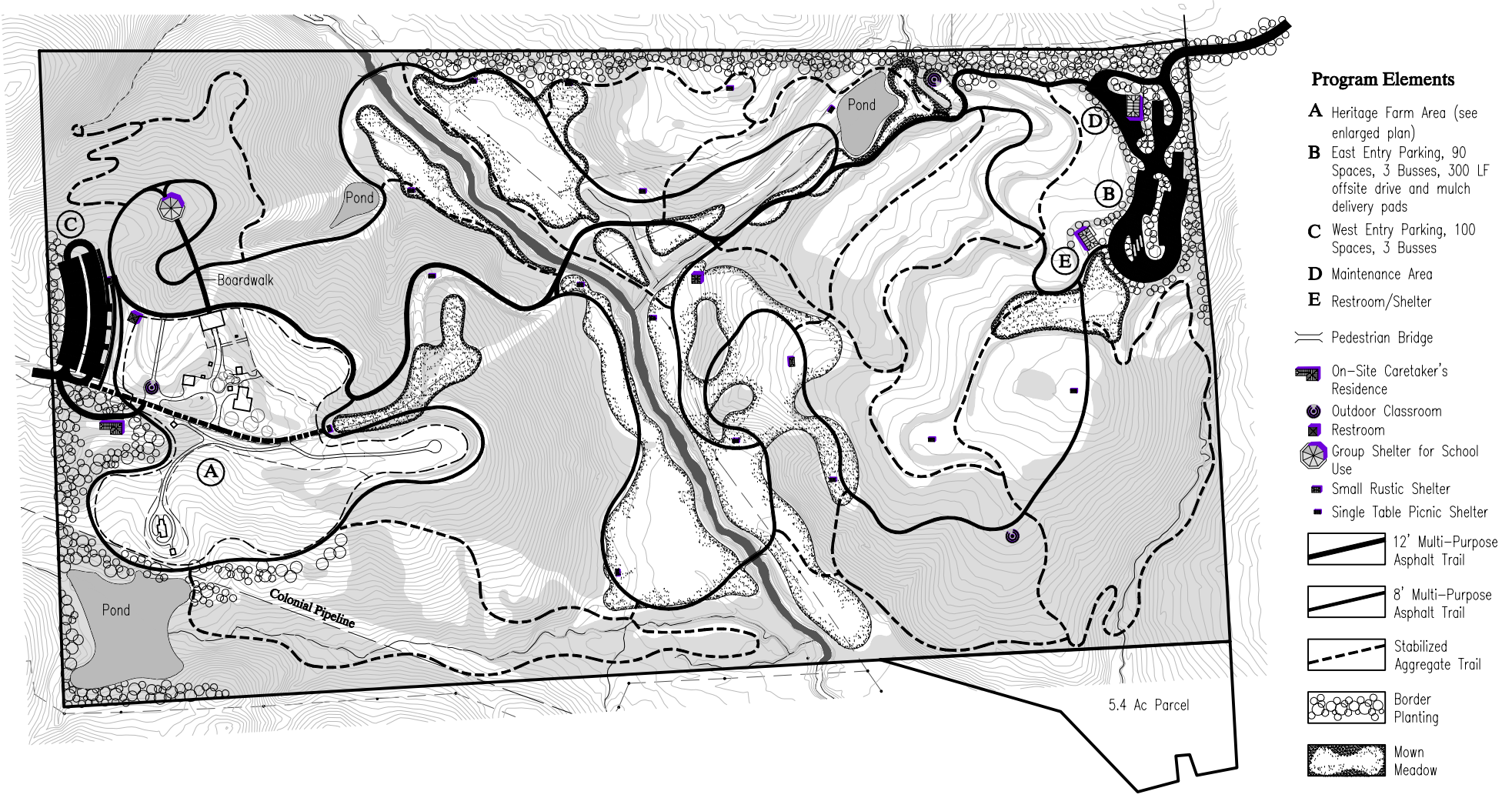
Concept C

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park



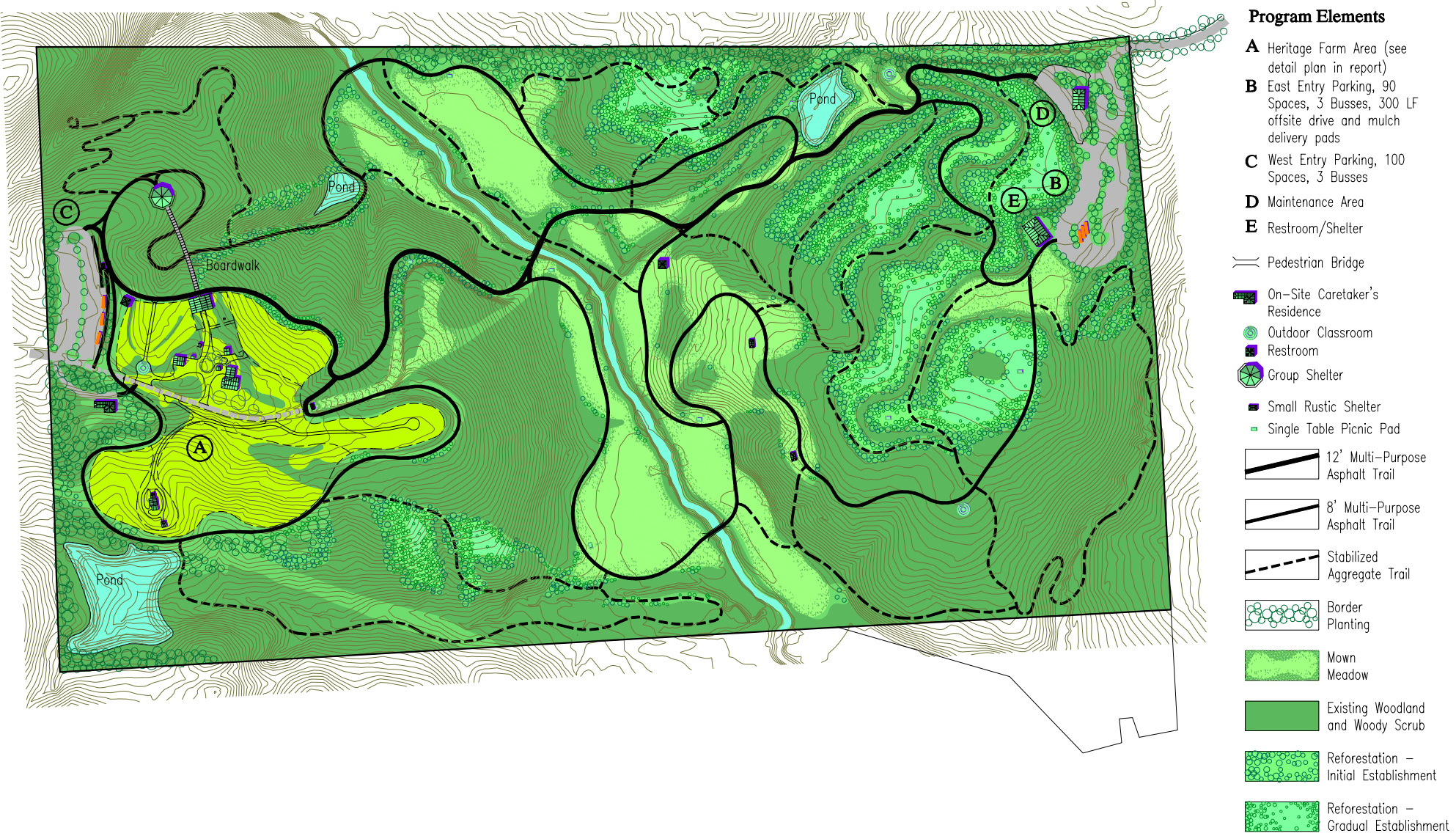
Preliminary Master Plan

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Gwinnett County, Department of Community Services

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McDaniel Farm Park



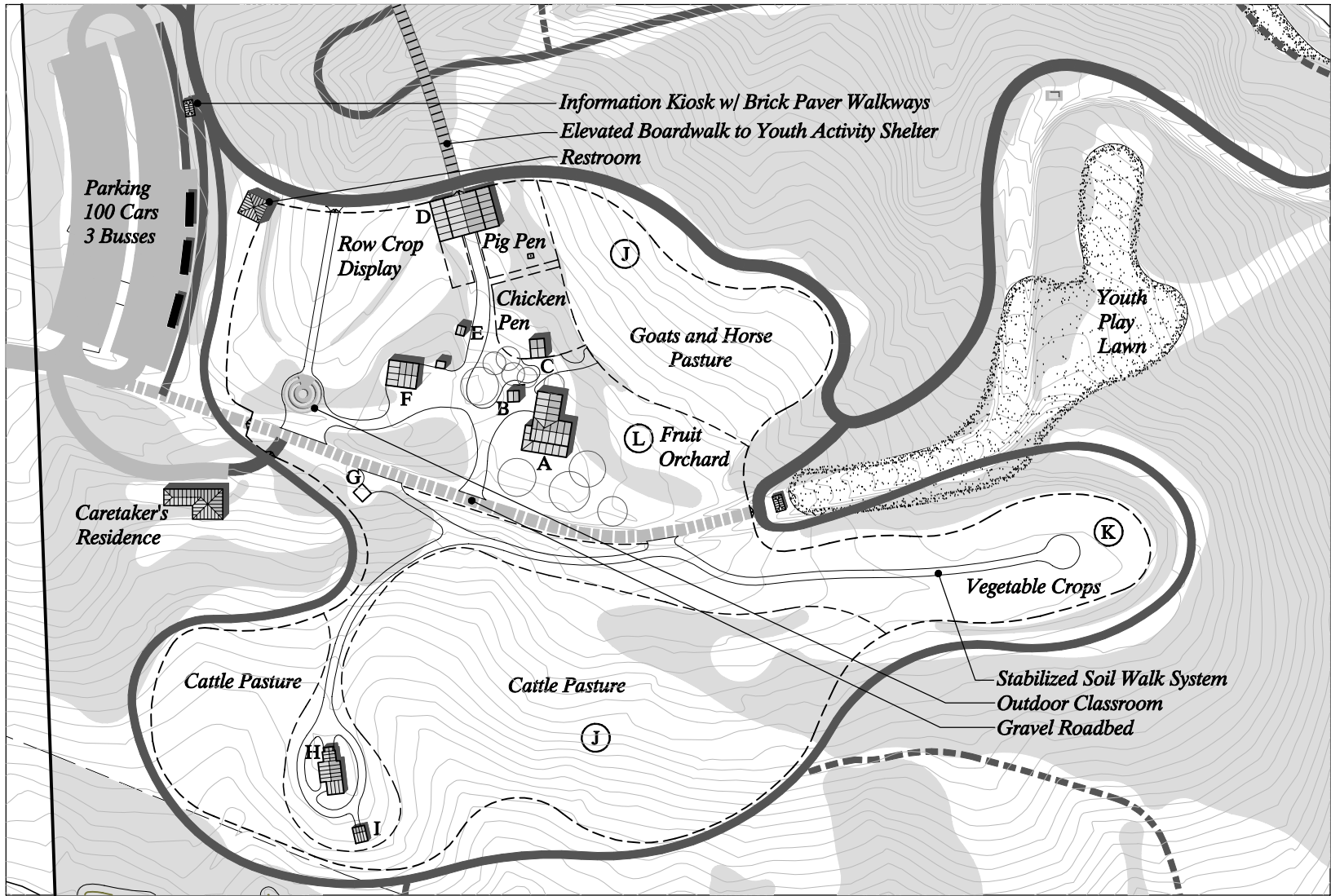
Master Plan

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA, Inc.



McDaniel Farm Park



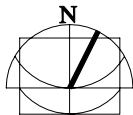
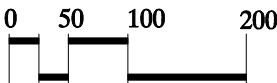
Historical Elements

- A** Farmhouse, ca. 1873
- B** Well House
- C** Chicken House
- D** Barn
- E** Wood Shed
- F** Car Barn
- G** Blacksmith Shed
- H** Tennant Farmer House
- I** Privy
- J** Terraced Fescue Pasture
- K** Crops
- L** Former Fruit Orchard

Heritage Farm Diagram

Prepared for
 Gwinnett County, Department of Community Services

Prepared by
 CERULEA, Inc.



Appendix A: McDaniel Farm Park Master Plan

Gwinnett County Dept. of Community Services

Phase One

Master Plan Cost Estimate

Prepared by: CERULEA Incorporated

07/10/01

	Description	Quantity	Unit Price	Phase I	Phase II
	Insurance Cost/Bond Cost = 3%, MultiPhase			\$67,121.55	\$90,605.10
	Owners Special Requirements, MultiPhase (trailers, etc.)			\$35,000.00	\$35,000.00
	Site Preparation	\$212,750			
	Misc. Demolition/Clean-up/ Fence Removal	1.00	\$14,000.00 LS	\$14,000.00	
	Clearing: Phase I Chipping/Spreading - very selective	1.00	\$16,000.00 LS	\$16,000.00	
	Clearing: Phase II Chipping/Spreading - very selective	1.00	\$18,000.00 LS		\$18,000.00
	Earthwork - Phase I: West Parking, Partial Meadows, Trails, 1 Pond	33000.00	\$3.00 CY	\$99,000.00	
	Earthwork - Phase II: East Parking, Partial Meadows, Trails, 2 Ponds	58000.00	\$3.00 CY		\$174,000.00
	Tree Protection - Phase I fencing save critical areas	3000.00	\$1.25 LF	\$3,750.00	
	Tree Protection - Phase II fencing save critical areas	3000.00	\$1.25 LF		\$3,750.00
	Temporary Grassing : Phase I (pond beds, utility alignments, other)	6.00	\$3,500.00 AC	\$21,000.00	
	Temporary Grassing : Phase II (pond beds, other)	6.00	\$3,500.00 AC		\$21,000.00
	Wet Ponds w/ Stone Outlets/Flumes Phase I	1.00	\$12,000.00 LS	\$12,000.00	
	Wet Ponds w/ Stone Outlets/Flume Phase II	2.00	\$20,000.00 LS		\$40,000.00
	Low Dry Weirs w/ Stone Checkwalls Phase I - Water Quality	100.00	\$200.00 LF	\$20,000.00	
	Various Dry Weirs w/ Stone Checkwalls Phase II	100.00	\$300.00 LF		\$30,000.00
	Erosion Control - all measures Phase I	9.00	\$3,000.00 AC	\$27,000.00	
	Erosion Control - all measures Phase II	9.00	\$3,000.00 AC		\$27,000.00
	Maintenance Compound	\$120,300			
	Maintenance Building 30x40 - upgrade facades	1200.00	\$85.00 SF	\$102,000.00	
	Maintenance Drive Concrete Pad	1200.00	\$5.00 SF	\$6,000.00	
	Perimeter Fence- 10' Galv. w/ Privacy Slats	600.00	\$16.00 LF	\$9,600.00	
	Perimeter Fence- 18' wide x 10' Gates w/ Privacy Slats	3.00	\$900.00 EA	\$2,700.00	
	Sewer Waste System - (Televised, Impact Fees see Water Meters)	\$67,675			
	6" PVC Phase I Maintenance (East Restroom Rough-in)	900.00	\$25.00 LF	\$22,500.00	
	Phase I Tie-in Existing MH - Maintenance	1.00	\$1,200.00 EA	\$1,200.00	
	Manholes - 5-8 VF Phase I Maintenance (East Restroom Rough-in)	3.00	\$1,800.00 EA	\$5,400.00	
	6" PVC Phase I West Restroom (Caretaker Rough-in)	1135.00	\$25.00 LF	\$28,375.00	
	Phase I Tie-in Existing MH - West Restroom	1.00	\$1,200.00 EA	\$1,200.00	
	Manholes - 5-8 VF Phase I West Restroom	5.00	\$1,800.00 EA	\$9,000.00	
	6" PVC Phase II Valley Restroom	130.00	\$25.00 LF		\$3,250.00
	Phase II Tie-in Existing MH - Valley Restroom	1.00	\$1,200.00 EA		\$1,200.00

McDaniel Farm Park Master Plan					PAGE 2
Water System	\$37,080				
Phase I: 1.5" Meters w/ Water/Waste Impact Fees - Maintenance/West	2.00	\$10,000.00	LS	\$20,000.00	
Phase I Tie to 48"	2.00	\$4,000.00	LS	\$8,000.00	
Phase I Potable Water Piping 2"	690.00	\$12.00	LS	\$8,280.00	
Phase I Potable Water Piping 1" (stub to caretakers)	80.00	\$10.00	LS	\$800.00	
Phase II Potable Water Piping 1" (drinking fountains)	200.00	\$8.00	LS		\$1,600.00
Phase II: 1.0" Meters w/ Water/Waste Impact Fees (valley restroom)	1.00	\$4,000.00	LS		\$4,000.00
Phase II Tie to 48"	1.00	\$4,000.00	LS		\$4,000.00
Drinking Fountains - Non-Freeze w/ Dog Bowl	2.00	\$3,500.00	LS		\$7,000.00
Hydrant - East Lot	1.00	\$2,500.00	EA		\$2,500.00
8" DIP Fire Main - East Side Parking w/ Tie to 48"	500.00	\$30.00	LF		\$15,000.00
Eastside Vehicular Paving	\$17,800				
Gravel to Maintenance Building	1700.00	\$9.00	SY	\$15,300.00	
Eastside Pervious Asphalt Paving - 100 car/3 bus/maintenance	8300.00	\$19.00	SY		\$157,700.00
Eastside Pavement Marking/Striping @ Parking	1.00	\$700.00	LS		\$700.00
Eastside Wheelstops @ Parking	90.00	\$30.00	EA		\$2,700.00
Eastside Concrete Curb and Gutter (limit to tight curves)	1200.00	\$9.00	LF		\$10,800.00
Culverts w/ flared ends	240.00	\$50.00	LF		\$12,000.00
Entry Drive Gate	1.00	\$2,500.00	LS	\$2,500.00	
Knock-down Pro-sec Bollards @ Trail Heads	1.00	\$2,500.00	EA		\$2,500.00
Westside Vehicular Paving	\$150,400				
Westside Pervious Asphalt Paving - 100 car/3 bus/maintenance	5500.00	\$19.00	SY	\$104,500.00	
Westside Pavement Marking/Striping @ Parking	1.00	\$700.00	LS	\$700.00	
Westside Wheelstops @ Parking	100.00	\$30.00	EA	\$3,000.00	
Westside Concrete Curb and Gutter (limit to tight curves)	800.00	\$9.00	LF	\$7,200.00	
Culverts w/ flared ends	400.00	\$50.00	LF	\$20,000.00	
Entry Drive Gate	1.00	\$2,500.00	LS	\$2,500.00	
Caretaker's House Gate	1.00	\$1,500.00	LS		\$1,500.00
Knock-down Pro-sec Bollards, 3 @ Trail Heads, 2 @ Gravel Farm Road	5.00	\$2,500.00	EA	\$12,500.00	
McDaniel Farm Restoration/Rehabilitation	\$882,277				
Curved Boardwalk Crossing x 10' wide	300.00	\$750.00	LF		\$225,000.00
School Group Shelter - Basic Rustic Laminated "Farm Style"	2875.00	\$75.00	SF	\$215,625.00	
Perimeter Fence (Landscape Plants & Rustic Post/Wire)	3410.00	\$25.00	LF	\$85,250.00	
Interior HogWire Fences w/ Gates (not barbed)	4000.00	\$9.00	LF	\$36,000.00	
Renovate Existing Gravel Road (Lime/1" 810, till)	1442.00	\$6.00	SY	\$8,652.00	
Soil Stabilizer Footpaths	31100.00	\$3.00	SF	\$93,300.00	
Caretaker's Residence (Relocate Historical Structure)	1600.00	\$110.00	SF		\$176,000.00
Outdoor Classroom - Rustic Style - no roof	800.00	\$40.00	SF		\$32,000.00
Barn Reconstruction	2696.00	\$60.00	SF	\$161,760.00	
Farmhouse - Restore/Furnish for Public Tours (includes porches)	2350.00	\$50.00	SF		\$117,500.00
Blacksmith Shop - Reconstruct - Donated Furnishings	175.00	\$110.00	SF	\$19,250.00	
Chicken Coop - Repair	200.00	\$10.00	SF	\$2,000.00	
Well House - Reconstruct	100.00	\$70.00	SF	\$7,000.00	
Misc. Small Sheds/Garages - Reconstruct	1100.00	\$50.00	SF	\$55,000.00	
Sharecropper Cabin & Privy Reconstruct	1130.00	\$88.00	SF	\$99,440.00	

McDaniel Farm Park Master Plan					PAGE 3
Orchard - Replant Fruit Trees	1.00	\$4,000.00	LS	\$4,000.00	
Crop/Veg Gardens Soil Amendment and Prep	78000.00	\$1.00	SF		\$78,000.00
Drip/Spray Irrigation System w/ Meter	1.00	\$65,000.00	LS		\$65,000.00
Swept Yards, Flower Gardens	1.00	\$30,000.00	LS	\$30,000.00	
Orientation Kiosks 1 Parking Lot, Interpretive Signage Package	1.00	\$65,000.00	LS	\$65,000.00	
Furnishings Allowance (benches/tables/waste cans, etc)	1.00	\$50,000.00	LS	\$50,000.00	
Landscape Allowance (includes mulch/turf/groundcover/trees	1.00	\$30,000.00	LS	\$30,000.00	
Farm Maintenance Equipment Allowance	1.00	\$50,000.00	LS	\$50,000.00	
Trails	\$369,583				
12' Asphalt Trail - 3,907 lf	5209.00	\$14.00	SY	\$72,926.00	
8' Asphalt Trails - Phase I 10,437 lf	9277.00	\$16.00	SY	\$148,432.00	
8' Asphalt Trails - Phase II 1,887 lf	1677.00	\$16.00	SY		\$26,832.00
Select Clear/Grade Asphalt Trails in Woods	3030.00	\$17.50	LF	\$53,025.00	
Large Pedestrian Bridge @ Sweetwater 10' W x 60' - Phase I	1.00	\$55,000.00	EA	\$55,000.00	
Large Pedestrian Bridge @ Sweetwater 10' W x 60' Phase II	1.00	\$55,000.00	EA		\$55,000.00
Retrofit Safety Rail at Existing Bridge	120.00	\$110.00	LF	\$13,200.00	
Rustic Benches, on stone pad	25.00	\$1,200.00	EA		\$30,000.00
Aggregate Stabilized Woodland Trail - 5-7' wide	16500.00	\$14.00	LF		\$231,000.00
Clearing and Grading @ Woodland Trail in Woods	12300.00	\$17.50	LF		\$215,250.00
Woodland Trail Bridge	6.00	\$5,000.00	EA		\$30,000.00
Trail Distance Markers and Route Markers - Phase I	36.00	\$350.00	EA	\$12,600.00	
Trail Distance Markers and Route Markers - Phase II	24.00	\$350.00	EA		\$8,400.00
Trail Interpretive Signage/Small Kiosk Package/Route Markers	1.00	\$30,000.00	LS		\$30,000.00
Stormwater Culverts - HDPE, flared ends - Phase I	18.00	\$800.00	EA	\$14,400.00	
Stormwater Culverts - HDPE, flared ends - Phase II	72.00	\$800.00	EA		\$57,600.00
Hardscape/Other Furnishings	\$15,550				
Picnic Tables (2 ADA) moveable	1.00	\$400.00	EA	\$400.00	\$400.00
Picnic Tables Concrete Pads	6.00	\$400.00	EA	\$2,400.00	\$2,400.00
Trash Receptacles on conc. Pad (Trails)	5.00	\$350.00	EA	\$1,750.00	\$1,750.00
Bluebird Boxes (staff to but/set)	12.00	\$10.00	EA		\$120.00
Brick Paving (East and West Entry Areas)	3000.00	\$8.00	SF		\$24,000.00
Bike Racks	2.00	\$490.00	EA		\$980.00
Stone Cheekwall @ Pondshore	150.00	\$150.00	LF	\$7,500.00	\$15,000.00
Pond Subsurface Aerator	3.00	\$3,500.00	EA	\$3,500.00	\$7,000.00
Buildings	\$108,000				
Restroom (600 sf ea)	1.00	\$108,000.00	SF	\$108,000.00	
Kiosk Shelter @ Eastside w/ Restroom (3480 SF)	1.00	\$407,500.00	LS		\$407,500.00
Outdoor Classrooms - Rustic Seating Areas	2.00	\$16,000.00	SF		\$32,000.00
Rustic Picnic Shelter (2-3 tables, 320 sf)	3.00	\$30,000.00	LS		\$90,000.00

McDaniel Farm Park Master Plan					PAGE 4
Site Lighting & Communications		\$41,170			
Direct Burial Electric Cable - Phase I - Transformers to Buildings	400.00	\$6.60	LF	\$2,640.00	
Direct Burial Electric Cable - Phase II - Transformers to Buildings	200.00	\$6.60	LF		\$1,320.00
Phone Cable - Direct Bury - Phone Company furnished Cable	1200.00	\$5.00	LF	\$6,000.00	
Pay Phone @ East/West Restroom - Activation Fee (1 per phase)	1.00	\$360.00	LS	\$360.00	\$360.00
Remote Security Cameras @ Each Park Entry	1.00	\$25,000.00	LS	\$25,000.00	
Roadway/Parking Lights -Owner Furnished on Timers Phase I	3.00	\$1,400.00	EA	\$4,200.00	
Roadway/Parking Lights -Owner Furnished on Timers Phase II	5.00	\$1,400.00	EA		\$7,000.00
Roadway/Parking Lights -Cable & Trenching Phase I	450.00	\$6.60	LF	\$2,970.00	
Roadway/Parking Lights -Cable & Trenching - Phase II	880.00	\$6.60	LF		\$5,808.00
Landscape Restoration		\$77,000			
Landscape Planting - Buffers/West Parking Lot - Phase I	1.00	\$45,000.00	LS	\$45,000.00	
Landscape Planting - East Parking Lot - Phase II	1.00	\$15,000.00	LS		\$15,000.00
Restored Turf Meadows - Subdrainage Pipe - Phase I trail crossings on	2000.00	\$4.00	LF	\$8,000.00	\$8,000.00
Restored Turf Meadows - Subdrainage Pipe - Phase II	18000.00	\$4.00	LF		\$72,000.00
Restored Turf Meadows - Glyphosphate on Fescue - Phase II	17.50	\$1,800.00	AC		\$31,500.00
Restored Turf Meadows Drillseed Warm Season Blend - Phase I	2.00	\$7,000.00	AC	\$14,000.00	
Restored Turf Meadows Drillseed Warm Season Blend - Phase II	15.50	\$7,000.00	AC		\$108,500.00
Restored Turf Meadows Establishment Phase Care - Phase I	2.00	\$2,500.00	AC	\$5,000.00	
Restored Turf Meadows Establishment Phase Care - Phase II	15.50	\$2,500.00	AC		\$38,750.00
Privet/Honeysuckle - Mechanical Removal In-house - Phase I	10.00	\$500.00	AC	\$5,000.00	
Privet/Honeysuckle - Mechanical Removal In-house - Phase II	10.00	\$500.00	AC		\$5,000.00
Pasture Edge Mow Markers - Color Durastakes - Grouted	400.00	\$25.00	EA		\$10,000.00
Restored Woodlands - Deep Plowing	18.00	\$3,000.00	AC		\$54,000.00
Restored Woodlands - Free Mulch - Spread Labor	18.00	\$3,000.00	AC		\$54,000.00
Restored Woodlands - Bare Root Plantings - 6'o.c.	22000.00	\$5.00	EA		\$110,000.00
Signage		\$10,800			
Park Entry Sign Pylon - West	1.00	\$7,800.00	EA	\$7,800.00	
Park Entry Sign Pylon - East	1.00	\$7,800.00	EA		\$7,800.00
Vehicular Signage	1.00	\$6,000.00	LS	\$3,000.00	\$3,000.00
Contingency				\$250,000.00	\$250,000.00
Arhitectural/Engineering/Landscape/Signage Design Fees				\$205,000.00	\$205,000.00
Supplementary Topographical Survey, Testing, Utility Locate				\$30,000.00	\$30,000.00
Program Management (5%)				\$141,375.33	\$182,078.76
Sub-total All Construction				\$2,968,881.88	\$3,823,653.86

Appendix B: McDaniel Farm Park Master Plan

Community Interest Form Tabulations

The results were tabulated from the 58 Forms submitted at the Public Meeting 10/16/2000

		PRIORITY					
	Times Mentioned	First	Second	Third	Fourth	Fifth	no priority
Circulation							
TRAILS:							
Walking/Running/Hiking	23	3	10	1		1	8
Nature	10	1		1	2		6
Natural surface	8	2	3		1		2
Biking/hiking	8	2	1			2	3
Exercise trail	2						2
Rollerblade	2		1				1
Horse	2						2
Running track (> 4 mi)	1	1					
Dog walking trail w/water	2					1	1
Total	58						
VEHICULAR:							
Close McDaniel Farm Road - leave unpaved	17	1		1			15
Limit Parking (to discourage use)	2		2				
Adequate Parking (to alleviate overflow)	2						2
Multiple Accesses (to encourage use)	1						1
Natural Systems							
Preserve Natural Environment	23	9	2		2	1	9
Inventory Biota	4		2				2
Nature Programs/Center/Education	4				1		3
Greenspace (open space) Preservation	18	12	2				4
Woodlands/Tree Preservation, Buffer	8	2		1			5
Native Plant Botanic Garden	1						1
No Development, No Vehicular Access	1	1					
Water Resource Protection	1					1	
Other Passive Use							
Picnic Area(s)	15		1	5	2	1	6
Pond/Lake	7			1	1		5
Stocked Fishing Lake (w/beach)	2						2
Open Space for Passive Use, Play Areas	5	2		1	2		
Picnic Pavilion	4		1			1	2
Historical/Interpretive							
Preserve Existing Bldgs (w/out Active Use)	9	2	2	1		1	3
Working Farm/Heritage Museum	20	3	3	2		1	11
Petting Zoo	3						3

McDaniel Farm Park Master Plan Community Interest Form Tabulation - Page 2							
Active Recreation							
Playgrounds	10	1		2		1	6
Basketball courts (outdoor)	6	1			1		4
Swimming Pool	4	1		2			1
Spray/Water Play for Children	1					1	
Tennis Courts (w/lights)	4				1		3
Amphitheatre/Outdoor Stage	4	1		1			2
Softball/Baseball	1						1
Soccer	1						1
Frisbee Golf	1						1
Seniors' Exercise Program	1						1
Aerobics Program	1			1			
Squash	1						1
Rock Climbing	1		1				
Sand Volleyball	1				1		
Camping	1			1			
Relationships & Services							
Security: Policing, Lighting, Hours of Operation	16	4	2	1		1	8
Traffic	9						9
Light Spill	7		1				6
Adjacent Property Values & Privacy	3						3
Noise	3						3
Retain County Control	1			1			
Rest Rooms	5			1			4
Maintenance & Management	4		1				3
Design new bldgs to blend	1						1

Appendix C: A Brief History of McDaniel Farm

(Courtesy Gwinnett History Museum, 455 S. Perry Street, Lawrenceville, GA, 30045, 770/822-5158)

The McDaniel Farm is located between Old Norcross Road and Highway 120, just northeast of Gwinnett Place Mall. The 125-acre farm consists of the northern half of land lot 233 in the 6th district. McDaniel Road connects Old Norcross Road and Highway 120 and bisects the property. This roadway remains unpaved to this day. This parcel of land is relatively unchanged since its drawing in the 1820-land lottery.

The Georgia Surveyor General Department records state that Phoebe Hudson, a widow, originally drew the land. Since the county courthouse burned in 1871 it is often difficult to document land prior to this date. Fortunately, the McDaniel family has preserved many of the deed records. The records indicate that by 1825 Samuel Scott had purchased one half of original land lot. The Scott family owned this 125-acre parcel of land until 1859, when John Scott (son of Samuel and Elizabeth Scott), administrator for his mother Elizabeth's estate, sold the land from the courthouse steps to the highest bidder for \$450. The purchaser was Eli McDaniel who turned around and sold the property to his sons, Daniel McDaniel and A.W. McDaniel for a profit of \$32. Four years later, in 1863, Daniel M. McDaniel died in the Civil War at Moorestown Tennessee. Eli, executor to the estate, sold Daniel's 62-acre portion of the land A.W. McDaniel, for \$300.

Both McDaniel brothers spent time fighting for the Confederacy during the Civil War. Letters written by the McDaniel brothers during the war express the inhumanity of the war efforts and the men's desire to return home to the fields of Gwinnett and attend church with their sisters. These letters, held in the McDaniel family archives, are written on Confederate as well as Union stationery and any other scraps of paper they were able to acquire.

In 1865, when A.W. McDaniel returned to Gwinnett after the war, he married Eliza Garner, daughter of James Garner. Where the couple initially settled is not clear. A.W. had been the sole owner of the McDaniel farm property since 1863, but the existing farmhouse was not constructed until 1874. A.W. and Eliza McDaniel had at least five children including four daughters Cora, Ellanora, Ada and Margaret, and a son John D. McDaniel. When A.W. passed away in 1887, he left interest in the farm to each of his children as well as his wife Eliza. John D. McDaniel began to purchase his sisters' interest in the farm in 1898, when he bought Ada and Ellanora's interest for \$89 each. By 1903, he also owned Margaret and Cora's portions of the property. Eliza McDaniel left her interest in the farm to her son in 1923.

John D McDaniel married Mary Clyde Douglas and they raised a family of their own on the property. They had five children including, John Jr. who died three months from birth, one unnamed stillborn child, Eva Mae who died in 1974, Louise, and Archie D. McDaniel. When John D. McDaniel died in 1933, he left the farm to his wife. At the youthful age of twelve, Archie took over the duties of maintaining the farm. Upon Mary Clyde McDaniel's death in 1976 she willed her property to her son Archie McDaniel and her daughter Louise McDaniel

As did many Gwinnett County Farmers, the McDaniel's housed tenant farmers on their land to help with the many farm duties. A business ledger kept by John D. McDaniel, and later passed on to Archie, records the general transactions between the McDaniel's and the

sharecroppers who lived and worked on the land. The earliest dated item in the ledger is 1913 and the most recent is 1941. During this time period the several different tenant families worked on the farm but the family that remained on the property the longest was the Barretts.

John D. tracked the number of hours worked on certain projects and the products the sharecroppers received. Most often the males did the work recorded. Early on, the tenants' work was worth about 10 cents to the hour and ranged from plowing and planting crops, to working on the road, chopping and hauling wood, and making various repairs. Instead of receiving cash the sharecroppers traded the hours worked for staple goods such as, lard, flour, salt, tobacco, cloth, sugar, meat and coffee.

The McDaniel farm property is made up of a patchwork of rolling pastureland and forested areas. The large open pastures were used to raise cattle and farm crops such as cotton, corn and soybeans. Cotton was the main crop until the mid-1900s. The smaller fields on the property were used to cultivate okra, butter beans and other vegetables and the fields located in the lowlands of the property were used to raise corn. The McDaniel's also raised hogs and chickens, both of which were housed in the barnyard area. Through the early to mid 1900s tenants farmers were a significant resource that enabled the McDaniel's to maintain a self-sufficient subsistence farm. The fields were plowed with the help of the family's three mules, and the first tractor was not purchased until after World War II.

Three generations of McDaniel's occupied the 126 year-old farmhouse and farmed the surrounding land. The house in its original form was two rooms wide and one room deep with a central hallway and a half story attic that was used as a sewing room by the women in the family. Early on, a loom was built into the attic wall but by the 1920s the woman no longer put it to use. The house has undergone several alterations in the 20th century including the addition of a front porch and a kitchen. Louise McDaniel recalls that the family enclosed the back porch and she resided in the room referred to as the "North Pole" as its location did not receive the benefits of the wood-burning stove. In the last five years the stone pier foundation was replaced, the original panel doors were removed, and HVAC system was installed.

Two other houses were constructed on the property. Both houses were occupied by the tenant farmers that helped the McDaniel's tend to the fields. Only one of these structures still exists today. There is very little documentation that provides sound evidence as to when these structures were built. Louise McDaniel, the sole surviving member of the family, claims that the tenant house that was demolished in 1997 was constructed first, and dated back to the very early 1900s. Recent tax digest records confirm that this house existed by 1920. She also believes that John D. McDaniel built the extant structure in the 1920s for the son and new wife of the tenant farmers during this time period. This narrow three-room structure is wired with electricity and has a small well located directly behind the rear facade.

Other structures on the property include a transverse-crib barn, which is located behind the main house. The first floor of this barn was used for stabling animals and the second level was used to store hay. The style of this barn indicates that it was built after the turn of the 20th century. Family members have suggested that the extant barn is the second barn built on the property and replaced the original barn that was contemporaneous to the main house. The

business ledger indicates that significant time was dedicated to working on the barn in 1919. John McDaniel logged 8 days worked by Brandon Barrett on the barn in addition to 3 days spent sawing logs at the sawmill. This work may indicate the construction of this barn or significant alterations to it, such as the addition of the side sheds. Also located in the vicinity of the main farmhouse are a chicken house, a corncrib, a wood shed, a well house, and a wagon shed in which at one time both the family's new car and old carriage were both stored. Across McDaniel Road are the remnants of a blacksmith shop and all smith work was done on the premises.

Remarkably, the property remained a working family farm, amidst some of Metro-Atlanta's most explosive growth and development, until the death of Archie McDaniel in 1999.



PARK INFORMATION

TOTAL PARK AREA: 132.4 ACRES

PHASE I PARKING LOT: 100 SPACES

PHASE II PARKING LOT: 104 SPACES

McDANIEL FARM PARK

MASTER PLAN

GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES



gwinnettcounty
parks & recreation

FORESITE
group

CERULEA



0' 50' 100' 200'
MAY - 03 - 2018
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