



J. B. Williams Park

MOUNTAIN PARK PARK MASTER PLANS

The core central and eastern property for this park fronting on Five Forks Trickum Road was acquired in the mid 1970's. The western parcel fronting on Pounds Road was acquired in the late 1980's. The core property was developed by County crews and volunteers without benefit of a master plan or professional design guidance. After the creation of a county-wide park system (1987) design standards for new parks were developed. In the late 1990's, it was decided to redevelop the core area with expansion parcel to the new standards.

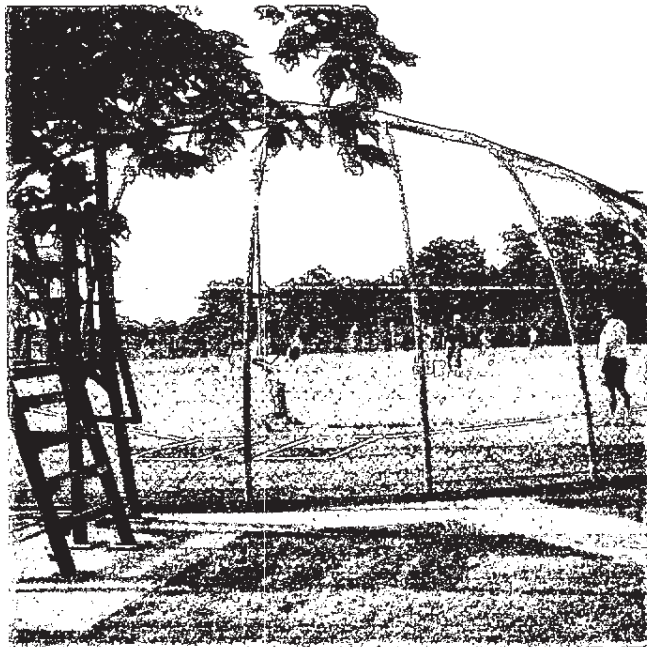
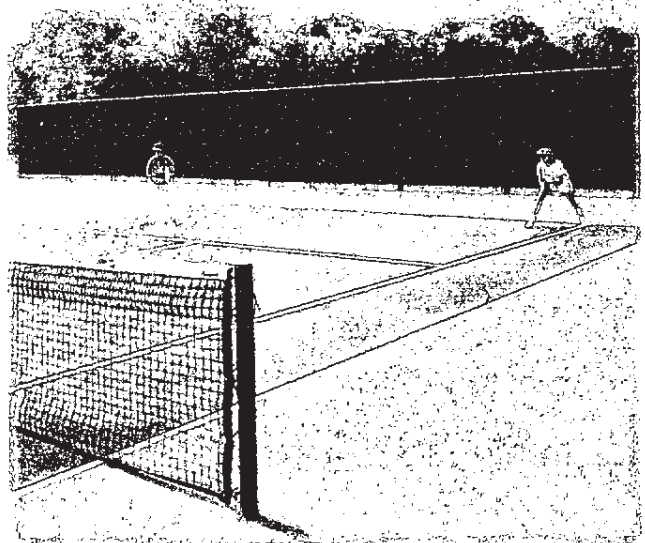
The Cerulea plan of 1999 guided the near complete reconstruction of the core property plus the development of passive recreation elements on the western expansion tract. A perimeter multi-purpose trail, major playground, woodland picnic zone, tennis complex and maintenance complex were added to the reconfigured/redeveloped ballfields. The final disposition of the land under the soon to be replaced pool complex would await the acquisition of land for a replacement aquatics complex.

The Cerulea plan of 2005 completed the master plan by re-programming the land vacated by the pool's demolition. This plan added a skatepark element, sand volleyball, turf and shelter to augment the multi-generational offerings of the park. The pool was replaced by the Mt. Park Aquatics Center on Rockbridge Rd.

The jB+a master plan for J. B. Williams Park in 2013 made a place to replace the Mountain Park Park Pony Field, allowing the future conversion of the existing Baseball/Football Overlay field into an artificial turf multi-purpose field. Also in 2013, jB+a produced the planning study "Mountain Park Park Multi-Use Field with grading and drainage plans plus cost estimates for the conversion of the old overlay field space into an artificial turf multi-purpose field.

POND prepared construction documents to implement both the J. B. Williams Park and Mt. Park Park Multi-Purpose Field construction, with all elements available to the public by Spring of 2019.

Mountain Park Master Plan



Gwinnett County Department of Community Services, Parks Division

August, 1999

Prepared by CERULEA, Inc.

The Mountain 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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1.0 Project Goals and Objectives

With Mountain Park, Gwinnett County is striving to improve a community park which addresses the various needs of the surrounding Mountain Park neighborhood. Situated in the heavily developed southern quadrant of the county, the 43 acre park has lacked a Master Plan compounding problems with programming, circulation, drainage, and maintenance. This Master Plan will address the identified problems with the Park (excepting the swimming pool complex which will be completed in a separate study) and will include enhancements incorporating existing landscape and hardscape features:

- Address acute parking shortage;
- Reconfigure facilities for ease of maintenance so that the condition of the Park can be brought up to meet that of other community parks in the system;
- Relocate tennis away from the drainage low point and restore proper stormwater runoff flow patterns;
- Design baseball/softball field configuration for ease of access and maintenance;
- Enhance and increase trails and passive use facilities;
- Address solution to wastewater system problems: convert septic fields to gravity flow public sewerage system?

The following tasks were performed in order to provide the information needed to determine the best configuration and programming:

- Inventory and Analysis of the site and adjacent contributing features including topography, vegetation, circulation, structures, utilities, and spatial organization.
- Programmatic Analysis to determine the desires of the local community. This public input was obtained through surveys distributed at public meetings. Priorities were refined in concert with a local Citizens Steering Committee.
- Alternative Development Concepts were composed to determine the optimal approach to site plan configuration.

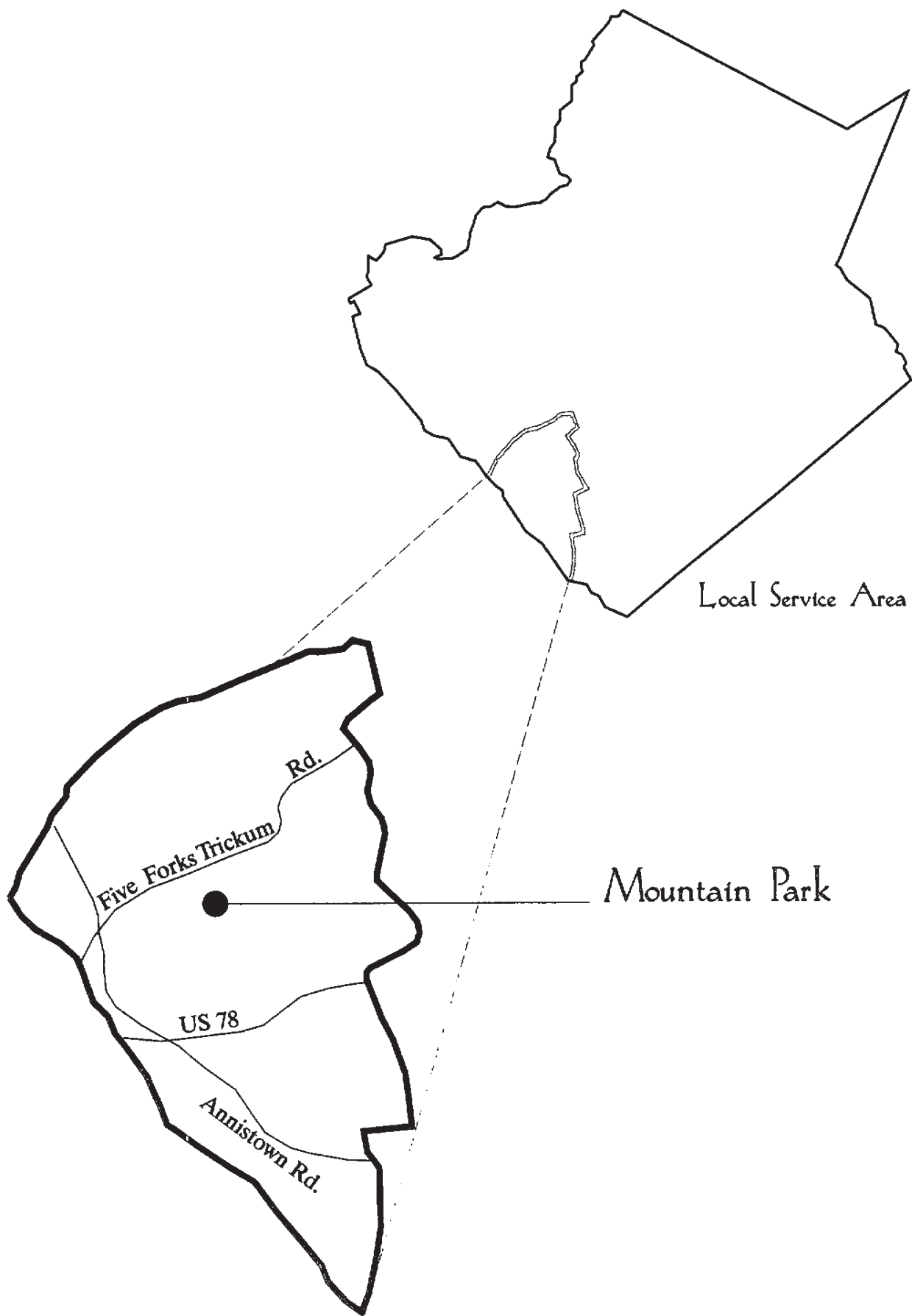
MOUNTAIN PARK

Project Goals and Objectives

- A final Master Plan concept and prioritized cost estimate was developed to reflect a broad spectrum of public citizen and professional staff input.

2.0 *Site Context*

Mountain Park at 5050 Five Forks Trickum Road, Lilburn, is surrounded by the established community of Mountain Park located in the southwestern part of the county. The projected population serviced by the Park is 30,095 (year 2000). A public library abuts the northwest corner of the Park. It is bounded by Five Forks Trickum Road along the north side and by Pounds Road along the west side. The remaining two sides of the Park are bounded by single family residences. While a detailed historical and archaeological investigation of the site was not performed, some understanding of the historical context has been provided (refer to Appendix B). Perhaps the most significant contextual element is the existence of a 1975 memorandum (refer to Appendix B) which pledges a limitation on development within 200 feet of the border parallel to Green Oak Drive. The limitation applies to the two large easternmost parcels that abut Green Oak Drive properties and does not apply to the subsequent park expansion to the west along Green Oak Drive to Pounds Road (refer to context parcelization plan). This Master Plan reflects the buffer conditions described in that memo.

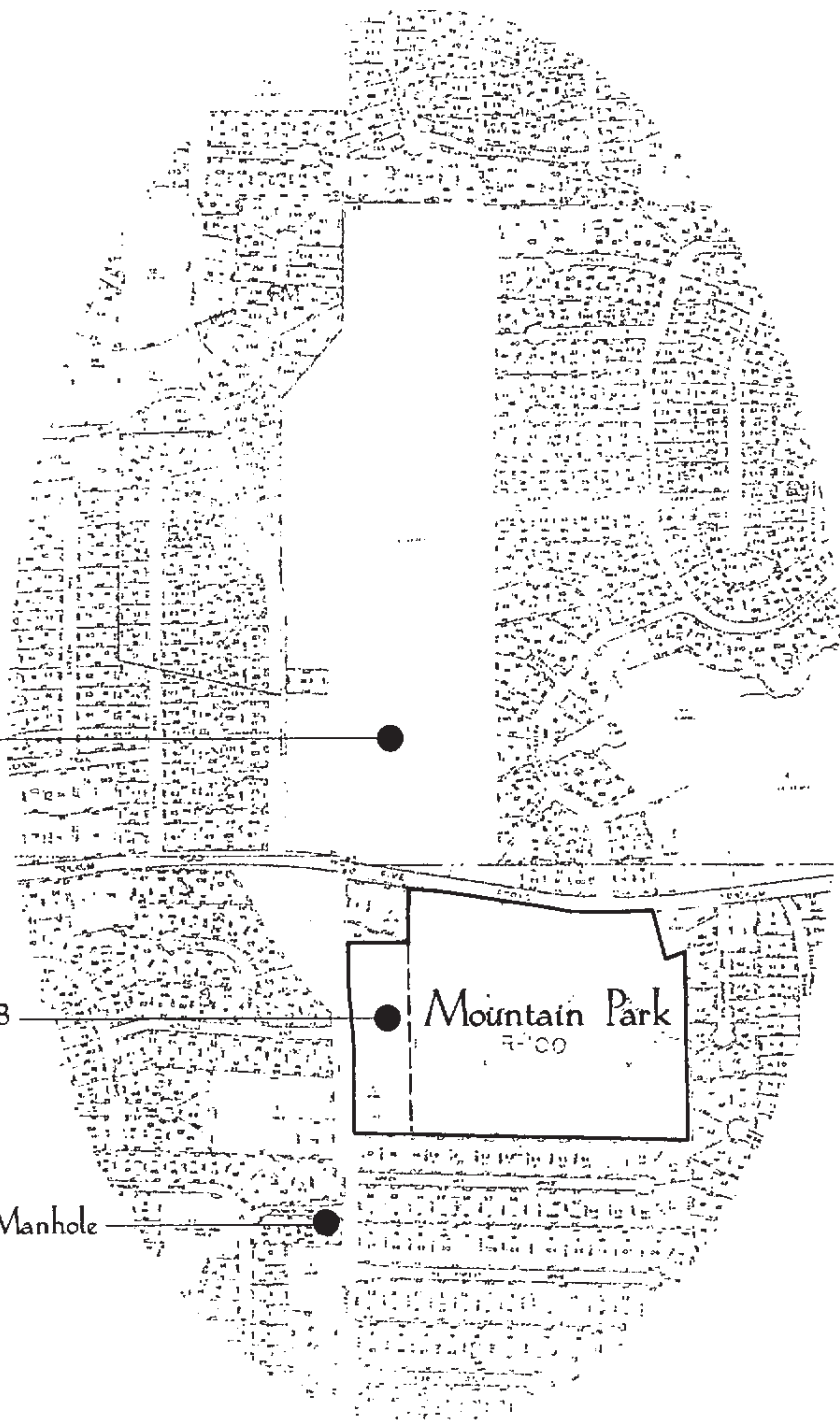


Local Context Diagram

Aquisition Possibility

Park Expansion after 1973

Nearest Gravity Sewer Manhole



Immediate Context Diagram

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:

- Project Start-up to include Base Plan Development, Initial Public Meeting, and formation of the Citizens Steering Committee (hereinafter Steering Committee);
- Physical Site Inventory and Analysis including walkover of the site and of similarly positioned park facilities in the region (together with the Steering Committee).

and.....

Programmatic Development to include public preferences survey and prioritization by the Steering Committee. Various cost estimates were prepared to correspond with the program categories;

- Alternative Conceptual Plan Development where three different site plans were developed and presented to the Steering Committee;
- Preliminary Master Plan Development where the selected hybrid concept was developed and presented to the Steering Committee; and
- Final Master Plan Development where additional comments from the Gwinnett County Department of Community Services and the Steering Committee were incorporated to include refined cost estimates, phase one development prioritization and summary report. The final plan was approved by the Steering Committee.

A detailed description and duration of each task performed follows:

1. Project Start-up *(July 1 through August 1, 1997)*

The Project Start-up task commenced with a preliminary inventory of the existing facilities and their condition and with an assessment of the remaining property. Digitized base information was consolidated for presentation at the first public meeting held on July 24, 1997, at Parkview

High School. This meeting began with a public presentation by Gwinnett County Department of Community Services (hereinafter DCS) staff of the project schedule, methodology, and objectives of the Master Plan process. Invitation to the public for those interested in volunteering to participate on the Steering Committee was announced at this forum. A Community Interest Form was distributed which solicited input as to priorities and preferences for recreational facilities in the Park as well as input on concerns on perceived problems with the existing configuration. Seventy-three Community Interest Forms were completed. Prior to the start up meeting, DCS staff transmitted the following to CERULEA for information al purposes and for the development of CERULEA of a reproducible digital base plan of the site: 1) Diskette containing a boundary survey and topographical information; and 2) Videotape and report of a large existing stormwater drainage pipe.

CERULEA prepared a digital base plan in AutoCAD file format to include the topography, mass vegetation cover, water features, circulation, structures, and property information. By the close of this task, DCS staff had appointed the members of the Steering Committee to reflect a diversity of interest and residency.

2. *Site Inventory and Analysis* (August 2 through August 9, 1997)

DCS and CERULEA representatives conducted a morning walkover of the Park with Steering Committee members. That afternoon, the group toured similar community parks in Gwinnett County: Lenora, Best Friend, and Bunten Parks. During this time, the DCS and CERULEA representatives related the successes and shortcomings of other parks, while responding to the observations and questions of the Steering Committee (refer to Appendix C for specific comments).

A. Physical Investigation

The Physical Investigation began with an inventory and ended with an analysis of the collected information. The inventory focused on the character defining existing landscape features including topography, vegetation, natural systems (woodlands), circulation, structures, site furnishings and objects (fences, gates, etc.), and known utilities. The physical inventory process included potential sanitary sewer routes and stormwater pond locations. The feasibility of additional site development and the condition of natural and existing site features was determined. A general record of information was set down on a composite graphic and is included in this report. Also included in this document as Appendix E is a feasibility study evaluation conversion of the Park from on-site septic systems to an on-site sewerage lift station to off-site public gravity sewers.

B. Programmatic Development

CERULEA tabulated the seventy-three Community Interest Forms using the results to guide the development of conceptual plans. The resulting Community Interest Form Tabulation exhibit is in Appendix A.

A primary focus was on provision of adequate parking for the existing park elements. Adequate acreage was not available within the Park to meet all program criteria. The final program was not determined until the end of the project following a thorough search for additional land to house various program elements.

3. *Conceptual Development* (August 10 through September 24, 1997)

Three alternative concept plans were quickly developed to consider and integrate the enhancement of existing and proposed program elements. The plans indicated the spatial allocations of the program elements and the circulation scheme (pedestrian and vehicular). These three plans, along with comments from DCS Parks & Recreation staff, were presented to the Steering Committee during a meeting held on August 14, 1997. Generally, Concept Plan A was accepted with several modifications being requested (refer to Appendix C). These were incorporated and presented at a Steering Committee meeting held on August 21, 1997.

Many neighboring residents attended the August 21 Steering Committee meeting to voice their concerns primarily about tree removal associated with the location of the 12' paved multi-use trail in the woodland buffer and reforestation of the buffer area in the southeast corner near Pounds Road (refer to Appendix C for meeting comments). The Steering Committee observed that the existing size of 43 acres is inadequate to accommodate the facilities needed for their community. Citing the Gwinnett County Comprehensive Parks and Recreation Master Plan, a typical community park is usually within the 150-180 acre range. Following the recommendation of the Comprehensive Master Plan to cluster park land to relieve overcrowding in existing parks, an undeveloped 70 acre parcel across Five Forks Trickum Road was identified.

Proceeding with the existing acreage, the comments from the August 21 meeting were incorporated to prepare the Hybrid Concept which was then presented at a September 9, 1997, meeting of the Steering Committee along with cost estimates. The Steering Committee developed funding prioritization at this time. Comments from the September 9 meeting are in Appendix C and were incorporated into the plan.

4. Preliminary Master Plan Development
(September 25, 1997, through February, 1998)

The Preliminary Master Plan was presented to the Steering Committee on September 25, 1997. Neighboring residents had insisted that the multi-use trail be moved from the 200' buffer into the core area. The Preliminary Master Plan reflects the difficulty of squeezing the amount of desired programming into the space available. Representatives of the Mountain Park Athletic Association (MPAA) then rejected the Preliminary Master Plan due to excessively cramped conditions between the fields and the lack of open space for cheerleading, warm-up activities, and football. Therefore, the Steering Committee voted to charge DCS staff with seeking an alternative location within the Mountain Park area for the tennis complex. Additional Steering Committee meetings were to be scheduled when information about potential tennis locations was available.

In November, 1997, a budget for Depot building renovations, including resolution of compliance with the Americans with Disabilities Act, was completed. This is included as Appendix D.

5. Final Master Plan
(February, 1998 - July 23, 1999)

Because an alternative off-site location for the tennis complex was not readily available, CERULEA was directed in February of 1998 to delete the tennis pro shop and two courts from the plan in addition to the group picnic pavilion/play area and 65 parking spaces. The remaining elements were relocated and input from the MPAA was solicited to optimize field orientation. DCS continues to search for additional land within the Mountain Park community to develop additional programming elements which could not be included at Mountain Park. In mid-June, 1999, DCS directed CERULEA to work directly with MPAA representatives to refine the baseball field layout. The revised final Master Plan was presented during a final meeting of the Steering Committee held on July 22, 1999. The final Master Plan was adopted by the Steering Committee.

4.0 Site Inventory and Analysis

The Existing Site Plan is included in this section. Natural features and utilities which affect the master planning effort are outlined as follows:

Topography and Drainage

The Park is a valley landform, where a piped swale nearly bisects the site. The piped swale runs from west to east and the highest elevations occur at the northern, western, and southern property lines. Existing slopes in the 6 to 20% range predominate with 10% slopes typical of the landform. This has imposed a severe limitation on developmental feasibility. Over the years, the existing swale was piped and filled to create a flat terrace at the valley floor. Tennis and baseball were sited there. Terracing to support additional baseball fields, the Depot, and the pool was employed on the more gentle slopes, resulting in steeper embankments between and below facilities. At the outfall of two large pipes in the valley, above the pool drive crossing, an unusual bank stabilization structure consists of stacked automobile tires. Obviously, this area would not be considered highly stable, although it has been further stabilized by the roots of established volunteer plants. There are no visible natural surface water flows on the site with the exception of groundwater seepage into the swale which forms a minimal creek flow 200' from the eastern property line. This area would be accorded buffer status consistent with local and state regulations.

Surface flow of concentrated stormwater is a major concern at the baseball and tennis area. Water is handled on the surface, rather than in pipes in this area. Drainage swales are not well stabilized and are continuing to erode. Culvert pipes which are too small at the main gravel walkway have resulted in overflow damage across the surface. The Owner commissioned a special investigation of the two large diameter pipes in the valley. That study, together with a video inspection of the pipes is available and was reviewed for consideration as part of this plan. That study does not recommend replacement of the pipes. It is important to note that a sink hole developed several years ago in the tennis area in association with one of the pipes. The damage was repaired and has not recurred at that point. Within the last year or so, another sink hole developed in a baseball field. Once again, the damage was repaired. Quality control of backfill during the original construction period together with inadequate provision of inlet capacity may have been contributing factors. The integrity of the pipes should be investigated further, particularly at the joints.

Stormwater management has not been provided in the Park to address post-developed runoff. Retrofit of detention ponds into the Park is necessary. The new county-wide stormwater ordinance requires additional storage of the first inch of runoff for 48 hours. Application of this

treatment to the site will be costly and requires creative application of grading and landscape solutions. Given the severity of the slopes on the site, retaining walls will be required in various areas in order to implement a program that supports the existing facilities and provides for stormwater management requirements.

No geotechnical work was performed during this Master Plan study. There is no record of rock excavation during the many years of park development with the exception of some rock excavation when the pool was constructed on the high ground in the southeast corner of the property. Borings may be warranted in specific areas of the Park to accompany structural evaluation and utility routing. The existing site includes three septic fields indicating that adequate percolation existed in the subsoil layers. Proposed development will result in retirement of all of these septic fields.

Vegetation

The bulk of the site, prior to development, appears to have been covered by an even-aged stand of successional hardwoods. We would estimate the forest cover to be approximately forty years old. At present, poorly developed pines predominate. However, young hardwoods, mostly sweet gum and tulip poplar, are attaining comparable size and younger oaks are beginning to advance. In twenty years, a hardwood forest canopy is likely to become established in the remaining woodlands.

Exceptions to the above include a large specimen oak near the Pounds Road frontage and near the south property line. This tree should be preserved from encroachment by the land disturbing activities. A predominately hardwood stand is located on the steep (20% slope) inclines between the pool driveway and the east property line. Every effort should be made to secure the preservation of the remaining woodland buffers to the south and east. Reforestation is warranted to fill gaps in these areas and to provide woodland buffers along Pounds Road. The core baseball and tennis area is virtually devoid of vegetation and shade trees, while the parking areas surrounding the Depot have a few dozen established urban street trees. Establishment of such plantings in these high use areas is encouraged through placement of suitable volumes of non-compacting root medium (minimum of 25 cubic yards per shade tree), subdrains, and irrigation.

Circulation

A tabular allowance of on-site parking as it relates to existing program elements is included in the next chapter. Vehicular egress is afforded by the two-way paved entrance at Five Forks Trickum Road. A secondary parking lot entrance is provided at the west end of the Depot parking lot as well. It is suggested that future design consultants confirm if this second exit is safe or whether restrictions on vehicular access are warranted. This would include left turn exiting as well as left turn entry from the west bound lane of Five Forks Trickum Road. An

MOUNTAIN PARK

Site Inventory and Analysis

existing, partially graveled parking lot off of Pounds Road should either be removed or improved to current standards. The provision of this lot is responsive to the acute shortage of parking in the park area. Pedestrian circulation is poorly developed and includes a 6-8' wide woodchip/dirt/gravel loop through the southern woodland buffer. A stairway affords linkage between the Depot and the tennis/baseball area. Wide, gravel walks/driveways provide access between the parking lots and the baseball field area. This area is heavily eroded in spots and is in need of renovation. There are perimeter sidewalks on both Five Forks Trickum Road and Pounds Road. Connections to the trail system are encouraged to link with the fabric of the adjacent subdivisions.

Structures and Facilities

Existing structures include the Depot building, baseball concession, and pool building. Also, a wooden picnic pavilion is located in the woodland area west of the pool. A detailed study of the ongoing senior citizen programming at the Depot is located in Appendix D of this report. No special attention was accorded to any of the other structures. The baseball concession is less than ten years old and is preferred to remain. It features a modern covered concession sales queuing area and ample restroom facilities. It also includes a meeting room for the youth association. When a maintenance building is funded, a large maintenance storage room will be vacated and existing exterior electrical controls will be relocated within the building from a temporary adjacent enclosure.

The bubble, pool, and building are presently operable and enjoy popular use. Programming aspects of the aquatics facility are the subject of discussion in the following chapter.

The wooden picnic pavilion is in good condition, although fascia and roof shingles will require more regular replacement given the location under the overhangs of adjacent trees.

A contemporary children's play area is located close by the baseball concession building and is a candidate for preservation. The play structure and wood fiber mulch surface is surrounded by a perimeter masonry seatwall, all in good condition. The location at the core of the baseball activity area may serve to limit accessibility to the broader population when baseball is scheduled. The equipment could be expanded to increase the diversity of play opportunities for participants.

The seven baseball fields exhibit a variety of fencing and lighting configurations. All are irrigated and turf quality is above average. Infields are of good texture and are well maintained. Spectator appurtenances and common area landscaping are in poor condition due to intensive use. Assuming that most or all of the fields will be relocated, reoriented, and/or renovated, we expect comprehensive reconstruction of the common areas during redevelopment.

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Site Inventory and Analysis

Tennis facilities are in poor condition and are in need of reconstruction or relocation as appropriate. Over the years, these facilities have suffered from poor drainage as volumes of water from higher elevations in the park flowed to the too few inlets in the valley floor pipe network.

Spatial Relationships

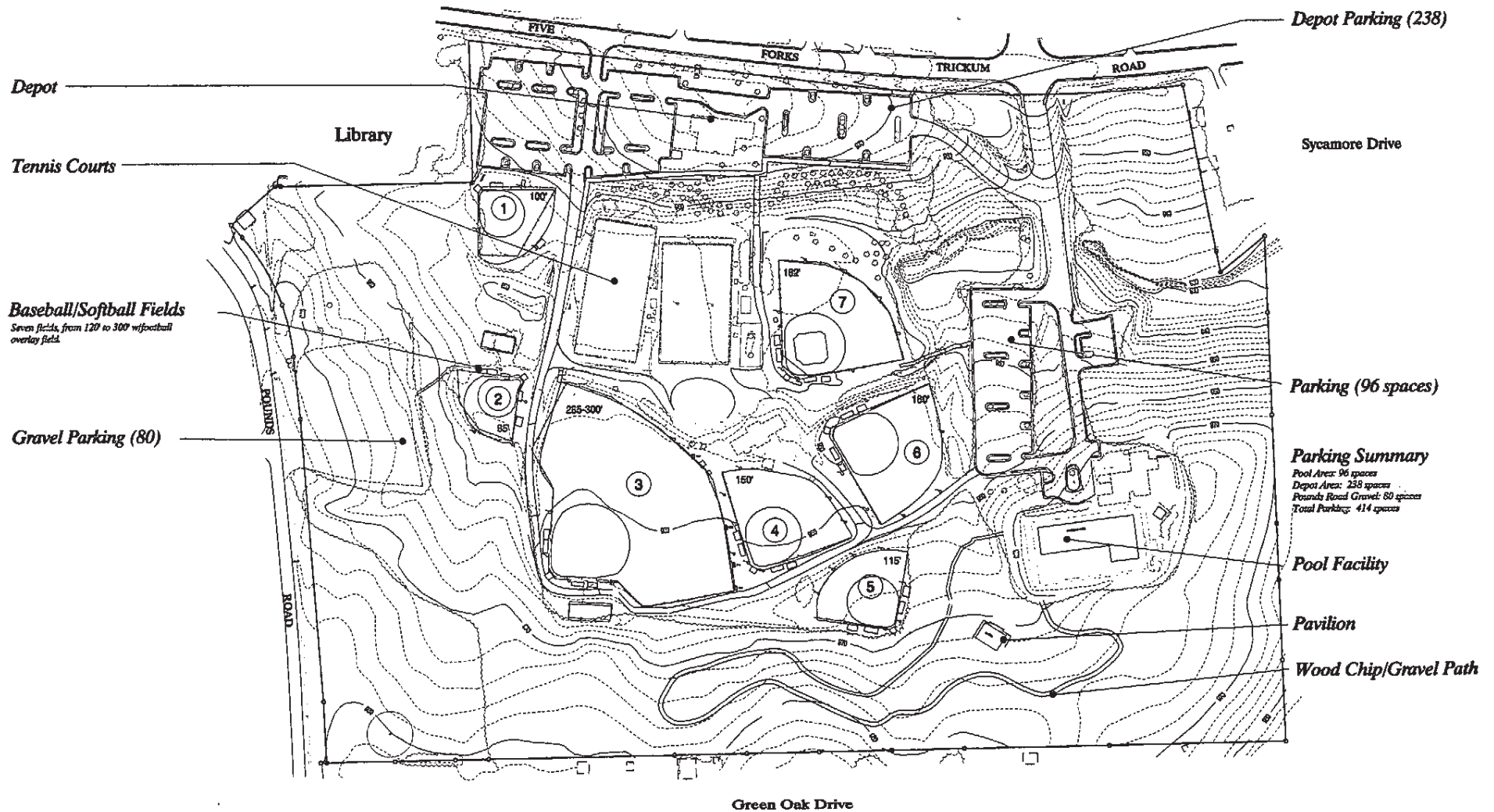
The principal spatial zones within the Park include:

- Frontage on Five Forks Trickum Road with parking and the Depot;
- Eastern zone with pool and parking;
- Southern perimeter upland with woodlands and trails;
- Western woodlands on Pounds Road with gravel parking lot; and
- Core athletics area with seven baseball fields and tennis courts (also includes overlay football field and children's play area).

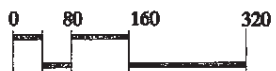
The juxtaposition of tennis facilities and youth baseball is an uncomfortable one for tennis users. The pool driveway and parking forms a complete unit, although the parking capacity is shared with baseball users, creating a congestion problem during common use hours. The Depot area and associated parking work well as a unit until congestion due to baseball parking is again factored in. Both the western and southern woodlands are poorly accessed given the lack of a comprehensive trail system. Almost all of the spatial dysfunctions are derived from inadequate parking and poor pedestrian circulation between uses.

Prepared for
Gwinnett County, Department of Community Services

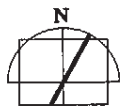
Prepared by
CERULEA Inc.



Existing Conditions



Mountain Park



5.0 *Programmatic Analysis*

As the public process moved forward, a Citizens Steering Committee was developed to include individuals selected from the District Service Area. A broad spectrum of interest in the park was represented on the Steering Committee. The ultimate objective was to obtain the consensus of the Steering Committee as to the priorities for the park program, selection of development concepts from a variety of alternatives and approval of the final Master Plan. The Steering Committee was then asked to submit a list of prioritized plan elements for inclusion in the first development phase. At the outset of the project, a basic understanding was established that the Master Plan must address parking needs for the existing facilities and provision of ADA compliant pedestrian access to the range of facilities within the Park. It was further established that there may not be any increase or change from the existing programmatic offerings within the Park.

The existing ballfield complex was 8.8 acres and the selected concept expands that area to just under 12 acres, with no increase in the number of fields. Larger field sizes account for much of this additional area as well as open space around and between fields for spectators and appropriately landscaped common areas.

A new element that was provided was a multi-purpose paved trail loop. This would provide pedestrian circulation between use areas, with linkages to the perimeter sidewalks and connections to the reconfigured parking lots. Along a new loose surface trail to replace the existing one, approximately twenty new picnic stations would be sited. Other new elements include a large community playground that can be placed in a multi-purpose, rolling meadow in the woodlands adjacent to Pounds Road. The meadow will accommodate cheerleading practice in close proximity to the existing overlay football field.

Tennis is relocated away from the core of baseball fields. The Steering Committee agreed it would be best to relocate all tennis to a special purpose park to be acquired within the District. Unfortunately, no such alternative location was secured during the master planning process. Therefore, six courts and a control building will remain in the Master Plan proposal to be located in the northwest corner. A more detailed program narrative follows:

Basic Infrastructure and Passive Features

The Park will be supported by a variety of improvements which facilitate access, visitor comfort and use of the property. These elements include:

MOUNTAIN PARK

Programmatic Analysis

Utilities:

- Stormwater System: The construction plans must be designed to allow for recapture of water through infiltration. This would include large, depressed planted inflow swales between parking bays and different use areas within the Park. Weirs in the swales, together with infiltration trenches would hold back water for infiltration and plant irrigation. Most of the pavement and roof runoff should be routed to these swales.
- Potable Water Distribution: Reconstruct as required the existing water service originating at Five Forks Trickum Road. Potable and fire protection water distribution, to the extent require, would be developed throughout the Park. Existing metered connections are to be identified and reused to the greatest possible extent.
- Sanitary System: Reconstruct to allow a lift station (refer to detailed assessment in Appendix E). Abandon existing septic fields.
- Telephone/Communications: Arrange for the relocation/extension of these services to the appropriate building locations on site.
- Gas and Electricity: Arrange for the relocation/extension of these services to the appropriate building locations on site. Existing gas service to the pool may require relocation of service during parking lot reconstruction.

Circulation:

- Park Driveway: Maintain entrances on Five Forks Trickum Road.
- Multi-purpose Trails: An asphalt paved, 12' wide, 0.81 mile long, multi-use trail loop is the backbone of the system. Handicapped accessible sections would link the baseball fields and open meadow, while the steep section between the pool parking area and the lift station would not be ADA compliant.
- Loose Surface Trails: Wood chip/fiber paved, 6-8' wide, provides access to picnic stations and steep wooded areas to the east. Where slope is steep, concrete surfacing may be utilized.
- Parking: The existing parking count was taken and analyzed to determine the parking required by the existing facilities, an apparent deficit of 250 spaces.

Existing Parking Spaces Provided

<u>Facility</u>	<u>Parking Spaces</u>
Swimming Pool Area	96
Parking Area Flanking The Depot	238
Pounds Road Gravel Lot	<u>80</u>
TOTAL EXISTING PARKING SPACES	414

MOUNTAIN PARK

Programmatic Analysis

Desired Parking Allotment for Existing Park Facilities

<u>Facility</u>	<u>Parking Spaces</u>
Swimming Pool	96
Depot Community Center	55
Sports Field Complex	430
Picnic/Playground/Trails	35
Tennis Complex	<u>48</u>
TOTAL PARKING DEMAND	664

The above parking demand estimates were modified based on Steering Committee observations within this particular community, and a decrease in the number of tennis courts resulting in a final Master Plan parking allocation proposal as follows:

Parking Spaces Provided in Final Master Plan

<u>Facility</u>	<u>Parking Spaces</u>
Swimming Pool Area	161
Parking Area Flanking The Depot	238
Parking Area Below The Depot	<u>200</u>
TOTAL PROPOSED PARKING SPACES	599

Proposed Park Maintenance Area:

A centrally located, fenced area for equipment, vehicle and bulk storage. A support building of 1200 square feet is included in Phase I, similar to that at Pinckneyville Park.

Open Meadow:

Develop an open meadow on the west frontage of the Park along Pounds Road. The meadow will be used for picnics, frisbee, cheerleader practice, kite flying, and other non-structured activities. Provide a walkway from the meadow to the baseball fields to allow cheerleader circulation to the field area.

Landscape Development:

Tree Canopy Development: A park wide tree planting effort will accompany the first phase. The meadow area will be fringed by trees, singly and in groups to provide a transitional savanna landscape. In more urbanized areas, such as baseball common areas and parking lots, current standards for urban street tree

planting must be employed to include subsurface aeration, drainage, and irrigation as well as provision of at least 25 cubic yards of suitable low density planting soil per shade tree. Wherever possible, maintain natural forest floor, including shrub layers and organic debris. If maintained properly, the entire park perimeter and large islands within the park proper will return to a native understory of dogwood, redbud, blueberry, azalea, viburnum and other attractive herbaceous materials. The tendency to remove organic materials and plant continuous lawn must be controlled.

Picnic and Play Facilities:

- Pavilions: The existing pavilion near the pool will be maintained in good repair.
- Picnic Tables: An allowance for twenty picnic tables, together with associated grills, waste receptacles, and pads is anticipated. They will be located in the flatter portions of the southern woodland buffer and accessed via the loose surface trail.
- Play Area: Two play areas are indicated, to include the existing one at the baseball fields and the proposed larger community play area at the west meadow. The play areas would include high quality manufactured equipment and play opportunities for a wide range of age classes. A community built project with extensive public participation is suggested.

Restrooms:

- Existing Facilities: Those at the Depot, pool and baseball concession will remain.
- Additional Facilities: Provided at tennis control building.

Aquatic Facilities

The pool with its cool season bubble enclosure is the subject of much discussion as programming studies continue to be developed to determine a county-wide approach to provision of aquatic facilities. While the bubble, pool, and building are presently operable and enjoy popular use, the future life cycle and substantial expense of seasonal bubble set-up is currently being questioned in favor of a larger year-round enclosed pool with a wider variety of aquatic programming. The Master Plan was amended to reflect the potential future expansion of children's aquatic features such as a water play venue similar to that at Best Friend Park near Norcross. No funding is reflected in the project budget for this element.

Baseball/Softball Complex

Located in the center of the site and straddling the ridge, this complex occupies more space than any other facility in the Master Plan. The sizes of the seven fields (in feet from home plate to foul pole) are: two at 120'; one at 180'; two at 200'; one at 225'; and one at 300' with a football

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Programmatic Analysis

overlay. Budgeted infrastructure includes sports turf development (sod/sprig), sports irrigation, fencing and arched backstops, sports lighting, scoreboards, score keeping stations and public address system, batting cages, spectator seating, play equipment, and common area landscape planting.

Tennis Complex

Located in the wooded northwest corner of the site, this facility would include six courts arranged in pairs. All courts would be fenced and lighted. A support building would include restrooms and staff offices, based on DCS prototypes from similar parks. The design of the lighting will require particular consideration of spill and glare control provisions.

6.0 *Alternative Development Concepts*

A total of three alternative development concepts were prepared and presented to the Steering Committee during the progress of the work. A fourth plan or Hybrid Plan is actually a refined preliminary master plan. The Hybrid Plan was a consensus plan as recommended by the citizens and staff after considerable discussion.

Concept Plans A, B, and C all represent the major facility types for identical programs. CERULEA prepared the concepts and the alignment of circulation elements in response to the terrain and the desired spatial organization. Concept Plans A, B, and C all had the following common elements:

- Connection of sewers to public system; septic fields are currently located in baseball outfields and sewer connection would allow more field reorientation options;
- Tennis complex removed from the center of the Park requiring complete reconstruction; and
- Redevelopment of the ballfield complex around existing concession building to optimize field sizes, reduce distances between the fields, and provide better orientation in relationship to a central pedestrian walkway.

Concept Plan A

- The main park drive enters at the existing point on Five Forks Trickum Road.
- The pool parking lot is doubled to 180 spaces by expansion and terracing.
- The Depot parking lot configuration remains as is with 238 spaces.
- A new entrance and two new parking areas are provided off of Pounds Road, one with 60 spaces to the southwest and another with 190 spaces to the northwest. The northwest lot has a driveway connection to the existing depot parking facilities.
- A one mile multi-purpose trail loop circulates through a perimeter landscape, crossing under the park drive at an underpass to preclude vehicular/pedestrian conflicts.
- Nine tennis courts arranged in three banks of three, parallel to Pounds Road

Pros:

- Solves the parking problems;
- Provides an excellent trail loop; and
- Functional tennis layout.

MOUNTAIN PARK

Alternative Development Concepts

Cons:

- In spite of layout improvements, congestion of youth baseball complex remains, with little open space for warm-up and cheerleading between fields.
- There are potential light spill and glare problems given the proximity of lighted tennis to the Pounds Road frontage.

Concept Plan B

- The main park drive enters at the existing point on Five Forks Trickum Road.
- The pool parking lot is doubled to 180 spaces by expansion and terracing.
- The Depot parking lot configuration remains as is with 238 spaces.
- A new entrance and 246 new parking spaces are provided off of Pounds Road.
- A one mile multi-purpose trail loop circulates through a perimeter landscape, crossing under the park drive at an underpass to preclude vehicular/pedestrian conflicts.

Pros:

- Solves the parking problems;
- Provides an excellent trail loop; and
- Good tennis layout, although compared to Concept Plan A, tennis is more compact and is located adjacent to the library in the northwest corner of the site.

Cons:

- In spite of layout improvements, congestion of youth baseball complex remains, with little open space for warm-up and cheerleading between fields.
- There are potential light spill and glare problems given the proximity of lighted tennis to the Pounds Road frontage.

Concept Plan C

- The main park drive enters at the existing point on Five Forks Trickum Road.
- The pool parking lot is doubled to 180 spaces by expansion and terracing.
- Depot parking configuration remains, but is scaled down to 125 spaces to allow development of a tennis complex in association with the Depot.
- A new entrance and 360 new parking spaces are provided off of Pounds Road.
- A one mile multi-purpose trail loop circulates through a perimeter landscape, crossing under the park drive at an underpass to preclude vehicular/pedestrian conflicts.

Pros:

- Solves the parking problems;

MOUNTAIN PARK

Alternative Development Concepts

- Provides an excellent trial loop; and
- Provides good tennis layout.

Cons:

- In spite of layout improvements, congestion of the youth baseball complex remains with little open space for warm-up activities and cheerleading between fields.
- There are concerns as to the constriction of Depot use given collocation of that facility with tennis control building.
- Potential light spill and glare problems with lighted tennis must be addressed at Five Forks Trickum Road frontage.

Hybrid Concept

- The main park drive enters at the existing point on Five Forks Trickum Road.
- The pool parking lot is doubled to 180 spaces by expansion and terracing.
- The Depot parking lot configuration remains as is with 238 spaces.
- A new entrance and 250 new parking spaces are provided off of Pounds Road.
- A one mile multi-purpose trail loop circulates through a perimeter landscape, crossing under the park drive at an underpass to preclude vehicular/pedestrian conflicts.

Pros:

- Solves the parking problems;
- Provides an excellent trial loop;
- Provides good tennis layout;
- A maintenance building and yard is added in the southwest corner, north of the trail access;
- Fields 1 and 2 (120') are shifted to upper south terrace of youth baseball complex, allowing youngest players better access to restroom and play area; and
- Provides sidewalk links from trail loop to perimeter sidewalks and library.

Cons:

- In spite of layout improvements, congestion of youth baseball complex remains, with little open space for warm-up and cheerleading between fields.
- There are potential light spill and glare problems given the proximity of lighted tennis to the Pounds Road frontage.

MOUNTAIN PARK

Alternative Development Concepts

Preliminary Master Plan

- The main park drive enters at the existing point on Five Forks Trickum Road.
- The pool parking lot is doubled to 180 spaces by expansion and terracing.
- The Depot parking lot configuration remains as is with 238 spaces.
- A new entrance and 250 new parking spaces are provided off of Pounds Road.
- A 2/3 mile multi-purpose trail loop encircles the core ballfield area.

Pros:

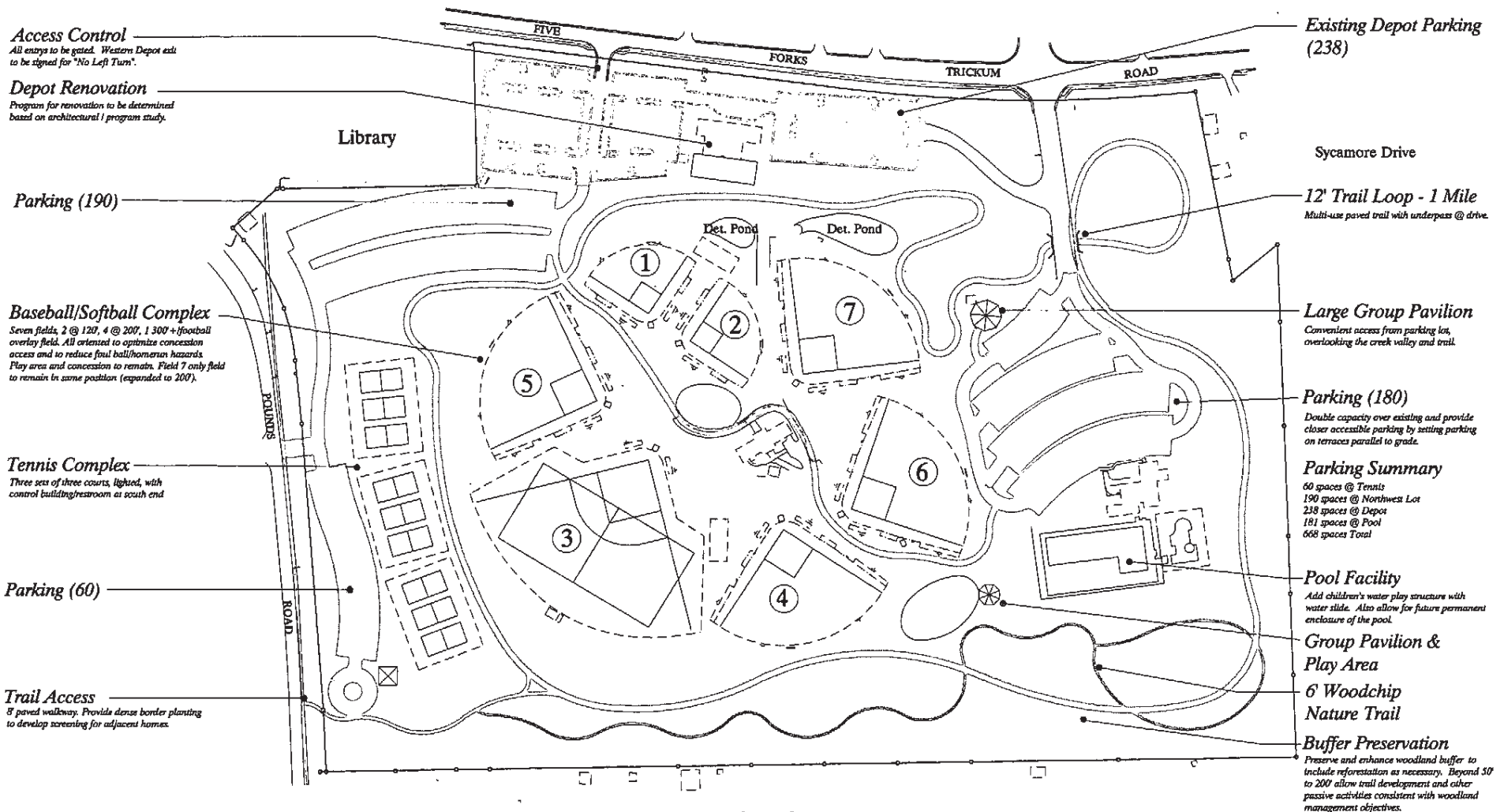
- Solves the parking problems;
- Provides adequate tennis layout, but no exhibition court;
- A maintenance building and yard is located in the southwest corner, north of the trail access;
- Fields 1 and 2 (120') are shifted to upper south terrace of youth baseball complex, allowing youngest players better access to restroom and play area; and
- Provides sidewalk links from trail loop to perimeter sidewalks and library.

Cons:

- Very tight baseball complex with little open space for warm-up and cheerleading between fields.
- There are potential light spill and glare problems given the proximity of lighted tennis to the Pounds Road frontage.

Prepared for
Gwinnett County, Department of Community Services

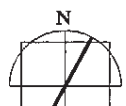
Prepared by
CERULEA Inc.



Concept A



Mountain Park



Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

Access Control

All entries to be gated. Western Depot exit to be signed for "No Left Turn".

Depot Renovation

Program for renovation to be determined based on architectural / program study.

Tennis Complex

Three sets of three courts, lighted, with control building/greenroom at south end. Higher site work costs for pipes and walls. Administrative variance required for setback at Library.

Baseball/Softball Complex

Seven fields, 2 @ 120', 4 @ 200', 1 300' +/- football overlay field. All oriented to optimize concession access and to reduce foul ball/home run hazards. Play area and concession to remain. Field 7 only field to remain in same position (expanded to 200').

Parking (246)

Trail Access

8' paved walkway. Provide dense border planting to develop screening for adjacent homes.

Existing Depot Parking (238)

Sycamore Drive

12' Trail Loop - 1 Mile

Multi-use paved trail with underpass @ drive.

Large Group Pavilion

Convenient access from parking lot, overlooking the creek valley and trail.

Parking (180)

Double capacity over existing and provide closer accessible parking by setting parking on terraces parallel to grade.

Parking Summary

246 spaces @ Northwest Lot
238 spaces @ Depot
180 spaces @ Pool
664 spaces Total

Pool Facility

Add children's water play structure with water slide. Also allow for future permanent enclosure of the pool.

Group Pavilion & Play Area

6' Woodchip
Nature Trail

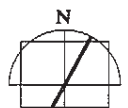
Buffer Preservation

Preserve and enhance woodland buffer to include reforestation as necessary. Beyond 50' to 200' allow trail development and other passive activities consistent with woodland management objectives.

Concept B



Mountain Park



Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

Access Control

All entries to be gated. Western Depot exit to be signed for "No Left Turn".

Depot Renovation

Program for renovation to be determined based on architectural / program study.

Tennis Complex

Two sets of four courts and a central "tournament" court lighted, with office in depot. Higher site work costs for walls.

Baseball/Softball Complex

Seven fields, 2 @ 120', 4 @ 200', 1 300' + football overlay field. All oriented to optimize concession access and to reduce foul ball/hammerun hazards. Play area and concession to remain. Field 7 only field to remain in same position (expanded to 200').

Parking (360)

Trail Access

8' paved walkway. Provide dense border planting to develop screening for adjacent homes.

Depot Parking (125)

Reconfigure to 125 spaces

Sycamore Drive

12' Trail Loop - 1 Mile

Multi-use paved trail with underpass @ drive.

Large Group Pavilion

Convenient access from parking lot, overlooking the creek valley and trail.

Parking (180)

Double capacity over existing and provide closer accessible parking by setting parking on terraces parallel to grade.

Parking Summary

360 spaces @ Northwest Lot
125 spaces @ Depot
180 spaces @ Pool
665 spaces Total

Pool Facility

Add children's water play structure with water slide. Also allow for future permanent enclosure of the pool.

Group Pavilion & Play Area

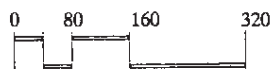
6' Woodchip Nature Trail

Buffer Preservation

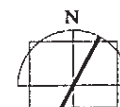
Preserve and enhance woodland buffer to include reforestation as necessary. Beyond 50' to 200' allow trail development and other passive activities consistent with woodland management objectives.

Green Oak Drive

Concept C

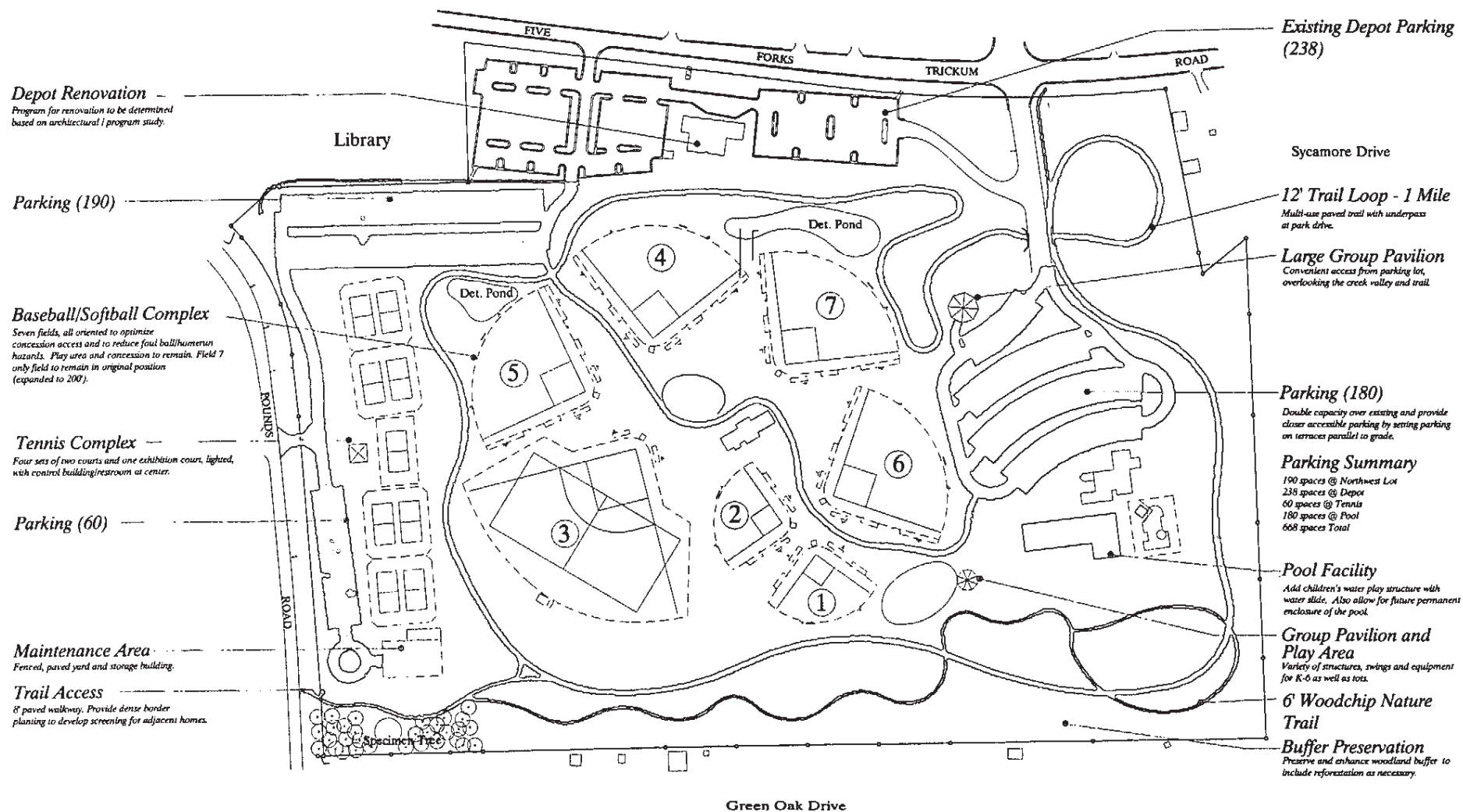


Mountain Park



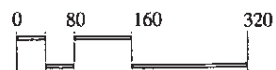
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Gwinnett County, Department of Community Services

Prepared by
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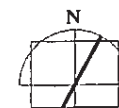


Hybrid Concept

August 27, 1997



Mountain Park



Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

Access Control

All entries to be gated. Western Depot exit to be signed for "No Left Turn".

Depot Renovation

Program for renovation to be determined based on architectural / program study.

Parking (190)

Baseball/Softball Complex

Seven fields, all oriented to optimize concession access and to reduce foul ball/home run hazards. Play area and concession to remain. Sand and Brick dust storage bins at east parking lot. Paved access from maintenance area to all gated fields.

Tennis Complex

Four sets of two courts, lighted, with control building/restroom at center.

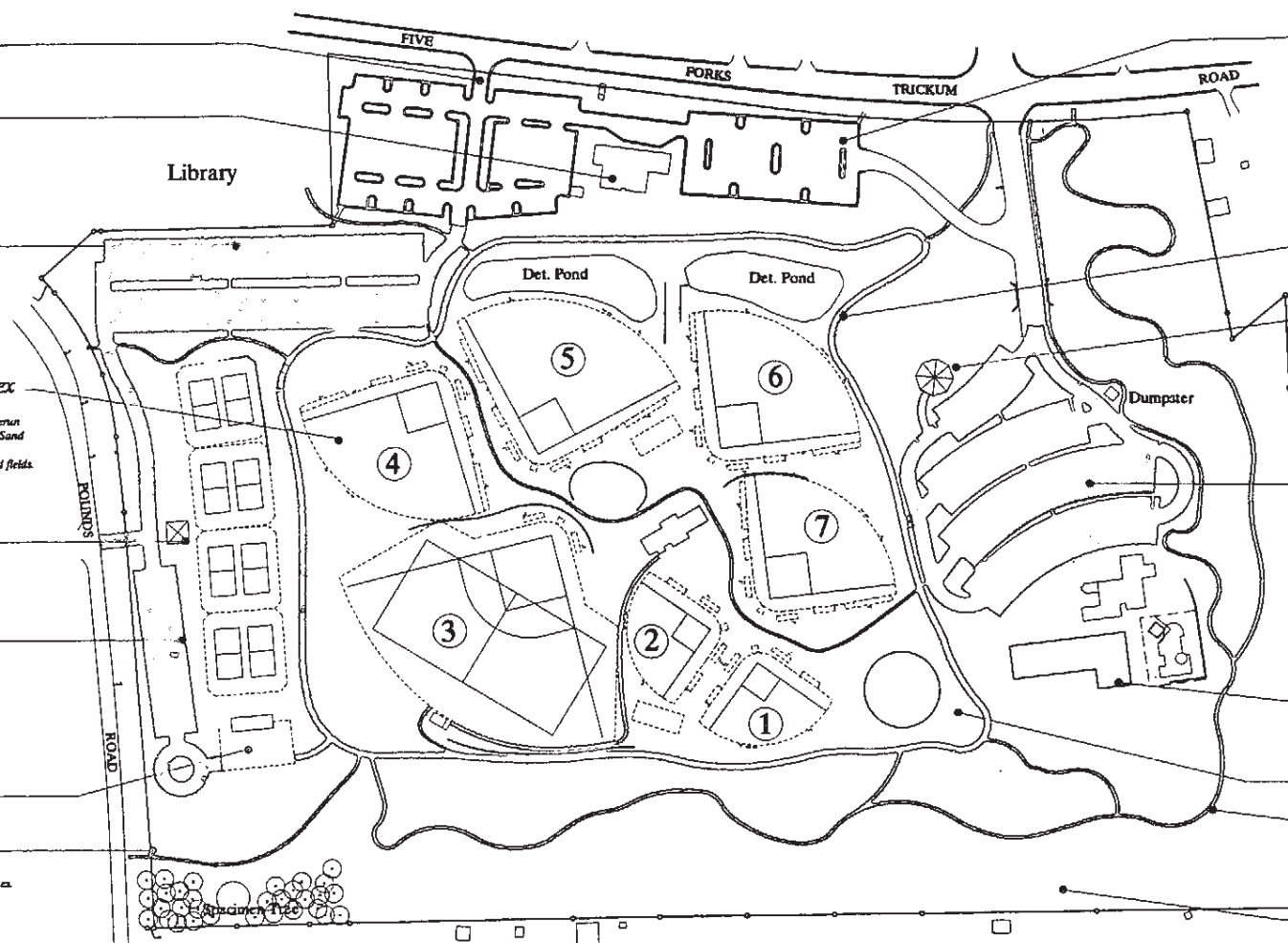
Parking (60)

Maintenance Area

Fenced, paved yard and storage building.

Trail Access

8 paved walkway. Provide dense border planting to develop screening for adjacent homes.



Existing Depot Parking (238)

Sycamore Drive

12' Trail Loop

Multi-use paved trail, .64 mile length, never comes within 200' of Green Oak Drive boundary.

Large Group Pavilion

Convenient access from parking lot, overlooking the creek valley and trail.

Parking (180)

Double capacity over existing and provide closer accessible parking by seating parking on terraces parallel to grade.

Parking Summary

190 spaces @ Northwest Lot
238 spaces @ Depot
60 spaces @ Tennis
180 spaces @ Pool
668 spaces Total

Pool Facility

Add children's water play structure with water slide. Also allow for future permanent enclosure of the pool.

Group Pavilion and Play Area

Loose Surface Trail
Mandering through woods, min. 100' from Green Oak Drive boundary, together with picnic tables. Trail on steep slopes adjacent to Sycamore Drive boundary to be paved.

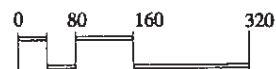
Buffer Preservation

Preserve and enhance woodland buffer to include reforestation as necessary.

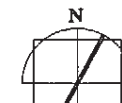
Green Oak Drive

Preliminary Master Plan

September 25, 1997



Mountain Park



7.0 *Master Plan*

Building on input from the Steering Committee and DCS staff, CERULEA refined the Hybrid Plan. The refined plan was subjected to a number of rigorous analyses to determine the extent of grading and retaining walls associated with the final locations. A grading plan was developed based upon the existing two foot contour interval data furnished from the survey provided by DCS. Proposed contours, also at a two foot contour interval, were developed and compared to the existing using a digital terrain model. The resulting volumetric approximation for the earthwork was then factored into the overall project budget. Among the refinements included in the final Master Plan are:

- Relocation and shortening of the trail system to a layout that does not require an underpass at the driveway entrance;
- Youth baseball layout has been revised shifting Fields 1 and 2 to the east, freeing up more core open space;
- Batting cages are consolidated into one battery;
- A paved walkway links Field 3 overlay football with the open space meadow for cheerleading practice;
- The group pavilion and associated play area parking are completely deleted;
- A 200 car parking lot are provided below the Depot, terraced in part onto a steep embankment;
- All vehicular egress and parking at Pounds Road is eliminated;
- An open meadow is provided paralleling Pounds Road with a community playground - fencing would be provided, preferably decorative, to discourage parking and park entry off of Pounds Road; and
- Reforestation management objectives are articulated for the woodland buffer to the south.

Mountain Park

Access Control

All entries to be gated. Western Depot exit to be signed for "No Left Turn".

Depot Renovation

Program for renovation to be determined based on architectural / program study.

Parking (200)

Tennis Complex

Three sets of two courts, lighted, with small control building/restroom.

Baseball/Softball Complex

Seven fields, all oriented to optimize concession access and to reduce foul ball/homerun hazards. Play area and concession to remain. Sand and Brick Dust storage bins at East Parking Lot. Paved access from maintenance area to all gated fields.

Children's Play Area

Variety of structures, swings and equipment for K-6 as well as tots.

Open Meadow

Rolling turf meadow, dotted with trees, suitable for unprogrammed open space activities.

Trail Access

6' paved sidewalk connects to existing sidewalk at Pounds Road

Reforestation

Provide unwooded reforestation zone between walk and border to develop natural screening for adjacent homes.

Library



Existing Depot Parking (238)

Sycamore Drive

12' Trail Loop

Multi-use paved trail, 0.81 mile length, respects offset from historically adjacent Green Oak Drive boundary.

Wastewater Lift Station

Maintenance Area

Fenced, paved yard and storage building.

Dumpster

Parking (161)

Increase capacity over existing and provide closer accessible parking by setting parking on terraces parallel to grade.

Parking Summary

200 spaces @ Northwest Lot
238 spaces @ Depot
161 spaces @ Pool
599 spaces Total

Pool Facility Improvements

Add children's water play structure with water slide. Also allow for future permanent enclosure of the pool.

Loose Surface Trail

Meandering through woods, min. 100' from Green Oak Drive boundary, together with new picnic tables and relocated exercise stations. Trail on steep slopes adjacent to Sycamore Drive boundary to be paved.

Buffer Preservation

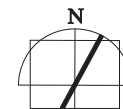
Preserve and enhance woodland buffer to include reforestation as necessary.

Master Plan

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

July 20, 1999



8.0 *Cost Projections*

The estimated total to build all master planned elements is somewhat less than \$3.7 million including contingencies and design fees. Funding to construct all elements in one phase is now available as listed in the following summary table. A detailed budget is included in Appendix F.

Description	Development Cost
Basic Infrastructure	\$1,627,227
Parking	\$241,975
Trails and Passive Use Facilities	\$190,133
Baseball/Softball Field Complex	\$947,300
New Play Area	\$125,700
Tennis Complex	\$356,000
Depot Renovation Allowance	\$100,000
Maintenance Building	\$78,000
TOTAL	\$3,666,335

Community Interest Form Tabulation

MOUNTAIN PARK MASTER PLAN

Community Interest Form Tabulations

The results were tabulated from the 73 Forms submitted at the Public Meeting 7/24/97

Program or Facility	Times Mentioned	PRIORITY					Sixth or no priority
		First	Second	Third	Fourth	Fifth	
Baseball/Softball	43	18	4	5	2	5	9
Increase/improve Trails	41	14	15	5	1	2	4
Improve/increase Parking	33	5	9	5	3	1	10
Picnic/Pavilion Expansion & Improvement	21	1	3	5	6	1	5
Woodlands/Buffer	20	8	1	3	3	1	4
Playgrounds	19	3	1	5	4	5	1
Swimming	19	1	6	5	3	2	2
Increased/improved Lighting	18	2	3	2	1	1	9
Improve/rebuild Depot/Community Center	15	6	1	2		3	3
Build Basketball Complex/Gym	14	7	3	2	1		1
More & improved Rest Rooms	12	1	1	1	2	2	5
Improve Park Maintenance & Management	11	2	1				8
Football	7	2	5				
Tennis Courts	7	1		2	3		1
Improve Security	6	2			1		3
Improve Drainage Park-wide	6					1	5
Parking Limits/restrictions	5		1			1	3
Add Batting Cages or Improve Existing	5	1		1		1	2
Traffic Lights & Better Access to Parking	5						5
Expand Youth Recreation Programs	5	1					4
Library	4		1		2	1	
Open Space for Passive Use, Play Areas	4			2	1		1
Expand or Add Concessions	4				2		2
Outdoor Basketball Courts	3		1	1	1		
Focus on uses for locals, do not attract addl users	3	1					2
More Girls Programs	3						3
Add Drinking Fountains	2		1			1	
Resolve Sewer/septic Problems	2						2
Raquetball Courts	2					1	1
Maintenance/Storage	2		1				1
Improve Communications	2						2
More priority on individual vs. association programs	2					1	1
Activities for special populations, adult & youth	1	1					
Move football to Parkview so no interference	1						1
Pave walkways to ballfields, tennis & parking	1						1
Buy more land to build 9 hole golf course	1				1		
Move baseball fields to another facility	1						1
Repair existing facilities rather than building new	1						1
Frisbee Golf	1			1			
Soccer & Football Multi-purpose Field	1				1		
Need new park w/ woodlands & open space	1						1
Purchase land & build basketball/gym in community	1						1
Replace Park Sign	1						1
Sand Volleyball Court	1				1		

A Short History

MOUNTAIN PARK PARK: A SHORT HISTORY

Mountain Park Park is located on Five Forks Trickum Road near the old community of Mountain Park. Mountain Park community was at the intersection of Five Forks and Rockbridge Road and used to be called Trickum, hence the name of the road that ran between it and the community of Five Forks further north near Oak Road.

The park is located in Land District 6, on Land Lot 80, which was drawn by James Clarke, Jr. of Greene County during the Land Lottery of 1820. Mr. Clarke does not appear in the 1830 or 1840 census, so presumably like many lucky drawers, he sold his winnings to someone else for profit. Since the Gwinnett County Courthouse burned in 1871, with most of the records in it, it is nearly impossible to determine land transactions in Gwinnett prior to 1871.

From the scanty evidence of that time, it appears that the property came to be owned by the Pounds family at some point prior to 1871. In later deeds, the property was always referred to as "the old A. Y. Pounds place."

Augustus Young Pounds was born in 1866, so it was most likely owned by his father Richard D. Pounds. Richard D. Pounds was born in S.C. in 1818 and appears in the 1840 census with his wife living in the Berkshire Militia District, which was the district where Mountain Park Park was located at the time. He was a large landholder by 1860, when he owned 575 acres and 5 slaves. In the 1864 Tax Digest he is listed as owning 500 acres, 9 slaves, 6 sheep, 2 dogs, and employed 4 workers.

Augustus Young Pounds married Ida Mae Bracewell in 1886, but tax records are missing until 1888. In 1888, he is taxed on farm equipment and animals, but no property. Perhaps he lived on his father's farm. His father died in 1888, and the estate was split between A. Y., Richard's wife, and the rest of the heirs. Unfortunately, the 1889 Deed Book (Deed Book Y) is permanently missing from the Deed Office, which would detail the disbursement of Richard's estate. The 1889 Tax Digest shows A. Y. owning 223 acres in Land Lots 75 and 80, and since later records say the Mountain Park Park property was the "old A. Y. Pounds" place, we might infer that this 223 acres encompasses the Park property. The size of his property fluctuates through the 1890s, until his mother's death in 1900. He administered her estate, and must have inherited part of it, for the 1903 Tax Digest shows him owning 321 acres. At some point between 1919 and 1922, he purchased either a car, motorcycle, or bicycle, for he its value was assessed at \$150 in the 1922 Tax Digest.

Upon Augustus's death around 1928, an inventory was made of his property. Among the items inventoried were 6 mules, 6 head of cattle, 3 hogs, 2 wagons, 150 bushels of corn, 43 acres of cotton, 1 steam engine, and 1 gas engine and saw. Apparently, part of the property stayed in the hands of his widow until December 13, 1946, when she and her son Lewis S. Pounds sold parcel no. 6 to Pat Garmon. When Pat Garmon sold this parcel in 1952 to W.M. Lanford, he included in the sale 1 mule, 1 horse, all farming tools on the place, "what corn there is in the field", 400 lbs. of poison, and 1 wrecked 2-horse wagon.

Parcel No. 6 was sold to Gwinnett County in January of 1976.

How did the railroad depot end up there? It was originally located in Shannon, Georgia, and was due to be demolished by Southern Railway in 1976. Mike Barnett, president of the Mountain Park Jaycees at the time, was looking for a permanent home for his group, and got permission to take it and move it to its present location.

BILL ATKINSON, Chairman
WAYNE BRACKELFORD, Admin. Assistant
T. L. F. P. L. Director of Finance

MARON BUICE, District One
RAY GUNNIN, District Two
WAYNE MASON, District Three
GUY STOKES, District Four



Gwinnett County Board of Commissioners

Gwinnett County Administrative Building

240 Oak Street

Lawrenceville, Georgia 30248

Tel. 963-0271

September 22, 1975

TO THE RESIDENTS OF GREEN OAK DRIVE:

This will confirm conferences this date in the Commissioners Office and on the site of the park at Mountain Park. A 50 foot buffer of undisturbed pines will be maintained along the property line between the park and those houses fronting on Green Oak Drive that back up to the park property, and an additional 150 foot zone of undisturbed pines will be maintained and utilized for a picnic area. The picnic tables themselves will be arranged in the 100 foot portion of this 150 foot zone which is farthest removed from the boundary between the park and the above referenced residents. A fence of adequate height, strength and mesh, so as to effectively eliminate access, will be installed.

The Citizen Committee, composed of members of the Mountain Park Civic Association, Mountain Park Athletic Association and Mountain Park Jaycees, will review the proposed lake within the flood plain of the stream. It will be eliminated from the park plan if they so recommend. Green Oak Drive residents will have an opportunity to counsel with the Committee as this evaluation is made. If the lake is built, the fence will be installed prior to filling of the lake.

The plan for the park has been drawn reflecting the above referenced 50 foot buffer, and the additional 150 foot natural zone giving a total undisturbed area of 200 feet, a meeting will be scheduled with the residents of Green Oak Drive at the residence of Mr. and Mrs. John I. Chaney to gain support of the plan by the above referenced citizens. This meeting will be held prior to the filing of the final plat. Mrs. Chaney will be responsible for notifying citizens when the plan is completed. It is anticipated that about two weeks will be required. She will be notified by the Commissioners Office as soon as practical so that adequate time is provided to notify the residents.

Bill Atkinson
Bill Atkinson, Chairman

Wayne Brackelford
Wayne Brackelford, Administrative Assistant

Wayne Mason
Wayne Mason, Commissioner
District 1-1

Comments from Steering Committee and DCS Staff Meetings

Comments from August 2, 1997 Steering Committee Meeting/Tour

PRE-DESIGN

- Consolidate/improve ballfield complex including expansion of intermediate field sizes.
- Create paved multi-purpose loop trail possibly within 150' buffer, but not 50' buffer.
- Only additional screen planting within 50' buffer.
- Add second playground: larger with swings, away from ballfields and outside 150' buffer.
- Add drinking fountains.
- Add aquatics play area like Best Friend Park.
- Renovate Depot building.
- Improve screening behind houses on Green Oak Drive and control access along this border.
- Develop recreation program (skateboarding?) for detention basin land adjacent to library.

Comments from August 12, 1997 DCS Staff Meeting

CONCEPT PLANS A, B, & C

Features plans had in common:

- Anticipate connection of sewers to public system; septic fields are currently located in baseball outfields and sewer connection would allow more field reorientation options;
- Tennis complex removed from center of park requiring complete reconstruction;
- Redevelopment of ballfield complex around existing concession building and playground;
- 660 parking spaces with reconstruction of swimming pool lot to double the capacity;
- One mile, 12' wide multi-purpose trail;
- Large playground with pavilion at the woodland edge;
- Large rental pavilion.

Staff recommended further development of Concept A because reconstruction of the tennis complex was accomplished without the need for very expensive retaining walls, large culverts, and other expensive engineering features. Funds saved were to be used for other programs.

Staff added the following comments for inclusion in a refinement of Concept A:

- Add separate maintenance building with yard so that concession building room currently used for maintenance could instead be used for athletic equipment storage;
- Exchange positions of fields 1 and 2 for field 5 so that tee-ball and pee-wee ball participants will be closer to restrooms and playground;
- Connect internal pedestrian system to sidewalks along roads and to the library;
- Locate a football press box at the fence line of the football field overlay;
- Arrange tennis courts in groups of two at same elevation;
- Locate sand and brick dust storage areas adjacent to park drive system;
- Enlarge children's aquatic play area to match size of that in Best Friend Park;
- Relocate large pavilion to use Depot parking and overlook ballfield complex;
- Mixed opinions on benefit of trail underpass vs. at grade crossing.

Comments from August 14, 1997 Steering Committee Meeting

CONCEPT PLANS A, B, & C

- Concept A is acceptable to residents of Green Oak Drive provided:
 - Locate maintenance yard in between tennis courts and path to Pounds Rd.;
 - Provide screen planting and reforestation between path to Pounds Rd.. and Green Oak Drive residences;
 - Locate tennis as close to library property as possible;
 - Ensure that lighting for tennis turns off automatically when park closes.
- Retain large pavilion as located in Concept A, possibly expanding grassed area for children to play during family outings. Site next to Depot has no open area.
- Retain and improve exercise stations along trail.
- Budget permitting, replace Depot with new building.
- Reuse recent ballfield fence renovations.
- Maximize access points to multi-use trail from parking and sidewalks.
- Install traffic light at Pounds Rd.. entrance.
- Reduce erosion and improve quality of stormwater water runoff.
- Light trail underpass.
- Lease new lighting from power company, if cost effective.
- Locate drinking fountains, set on concrete, accessible to playgrounds, pavilions, and trail.

Comments from August 21, 1997 Steering Committee Meeting

REFINED CONCEPT PLAN (Hybrid Concept)

- Neighbors were opposed to 12' wide multi-use trail within 200' woodland buffer. Acceptable to locate loose surface trail (6' wood chip nature trail) and allow picnics within 100' to 200' zone.
- Connect Pounds Rd.. sidewalk to park trails via 6' sidewalk north of specimen tree and reforest south of this sidewalk.
- Change multi-use trail to loose surface trail along Sycamore Drive and locate nearer to pool and parking.
- Shortened multi-use trail to be located out of 200' woodland buffer.
- Tennis reduced to eight courts; squeeze maintenance area and tennis further north.
- Change one of the four 200' fields to 180' and one to 225.' Interior spaces to ballfields will need to be reduced.
- Study the number of park entrances; show entrance improvements on the master plan.
- Include following refinements on master plan: batting cage locations; comprehensive pedestrian connections linking all park facilities; multiple pedestrian connections to existing sidewalks along roads; locations for dumpster and sand/brick dust storage areas; and maintenance tractor routing will be demonstrable to all pertinent facilities.
- Show gates at entrance drive(s).
- Show ballfield dimensions.
- Include glare control cost estimates and comprehensive signage replacement.

Comments from September 9, 1997 Steering Committee Meeting

PRELIMINARY MASTER PLAN

- Move loose surface trail on east side to leave minimum 75' buffer to Sycamore Dr. boundary.
- Show revegetation via symbols of current open area near Pounds Rd. along the Green Oak Dr. boundary.
- Add note on relocation of existing exercise stations along trail.
- Move new playground closer to existing pavilion, to be repaired to save the expense of a new structure.

Cost estimate for all of the included improvements exceeded by \$800,000 the construction budget of \$2,600,000. Elements to be included in a later phase were itemized:

Small Picnic Pavilion	\$ 35,560	Tennis Concession/Restroom Bldg	\$192,500
Traffic Control Gates	5,400	Reduce Site Furnishings 50%	33,000
Wheel Stops	10,750	(except Bleachers)	
New Playground	73,000	East Trail Spur & Footbridge	28,323
Bike Racks (3)	1,350	Reduce Landscape Allowance 50%	62,500
Large Group Pavilion	72,000	Improvements to Fields 6 & 7	120,000
Entry Signs	11,000	Reduced Maintenance Building	38,000
Pay Phone	360	Sewer Waste Recovery Analysis	23,200
Library Sewer Credit	31,000	Recycle Asphalt Savings	60,000

Total: \$797,943

If funding was available, the following prioritized list of items would be reinstated:

1. Improvements to Field 7 \$ 60,000
2. East Trail Spur/Footbridge \$ 28,323
3. New Playground \$ 73,000
4. Large Group Pavilion \$ 72,000
5. Gates, Signs, Bike Racks,
Site Furnishings, Pay Phone \$51,110

The landscape allowance was not added to this prioritized list because DCS indicated that additional landscape planting could be accomplished by Parks & Recreation staff after purchase of plant materials wholesale under a separate contract. Additionally, the Mountain Park Athletic Association offered funding assistance for the expansion and improvements to Field 6.

Depot Community Center Repairs and Improvements Study

Mayes, Sudderth & Etheredge, Inc.

Engineers ♦ Architects ♦ Planners

2217 Roswell Road, Suite C-100, Marietta, Georgia 30062



(770) 971-5407 Fax (770) 971-0620

November 5, 1997

Mr. Rex Schuder
GWINNETT COUNTY
75 Langley Drive
Lawrenceville, Georgia 30245

RE: **Mountain Park Park Depot Building**
Recommended Improvements - REVISED
MSE Project No. N26819

Dear Rex:

We have reviewed the "wish list" of improvements you have given us as well as completed our own "walk-through" of the building. Enclosed is our itemized list of recommended repairs and improvements with budget costs for each item.

The original Depot building has previously been renovated and expanded (additions) and in general would be difficult and expensive to further expand as well as resolve its major problems. A new building structure in our opinion would better serve the Senior and after school programs allowing a more efficient design and future expandability. However, the following list provides for minor improvements that are cost effective and will significantly improve current functions until a decision can be made regarding the long term utilization of this building.

Resolution of Americans with Disabilities Act issues should be given first priority in this renovation with remaining affordable repairs and improvements being determined by functional programmatic needs and then aesthetic issues.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

MAYES, SUDDERTH & ETHEREDGE, INC.

Peter C. Sutton, AIA, NCARB
Vice President, Director of Architecture
and Facility Planning

PCS/seha
Encl.

RECOMMENDED REPAIRS AND IMPROVEMENTS
FOR THE
MOUNTAIN PARK PARK - DEPOT BUILDING

<u>Item Description</u>	<u>Estimated Construction Cost</u>
I. Building Exterior:	
A. Repair exterior concrete ramp surface and replace handrail with two (one each side) ADA complying railings. Existing ramp slope and layout does not meet ADA requirements. To correct this issue would mean total replacement and reconfiguration of the ramp with an estimated construction cost of \$11,000.00.	\$5,000.00 (railing replacement and concrete repair)
B. Add exterior soffit lighting to illuminate front of building and entrance area. Additional parking lot lighting (2 poles) is also needed but will be handled as a part of the total park lighting improvements to coordinate the total design.	\$2,000.00
C. Pressure clean exterior of building and repaint building exterior. Reselect color scheme to improve current aesthetics.	\$6,000.00
D. Repair existing double hung windows so they are operational. Opening and closing of windows will be an additional security risk and HVAC energy usage. Best long term solution would be to replace with energy efficient, tinted, fixed, aluminum window units. This would be very expensive (approx. \$25,000.00). Most secure and efficient operation of building would be to disallow window operation and rely 100% on the HVAC system year-round.	\$800.00
E. Provide speed bumps to slow traffic in parking lot near depot building.	\$1,200.00
F. Provide "No Parking" signs in front of depot building. Restripe to create ADA passenger van drop-off area.	\$1,000.00

Recommended Repairs and Improvements

Page Two

<u>Item Description</u>	<u>Estimated Construction Cost</u>
G. Demolish existing exterior ramped deck area at the rear of the building filling in between the two building wings and reconstruct flat with an exit stair to ground. This will allow for functional use of this exterior space. Also add one exterior utility electrical outlet. (ADA required ramp construction value = \$3,500.00)	\$8,000.00
H. Add a new deck on the opposite side of the multi-purpose room which wraps around the rear of the building and ties into the deck in Item G above. This will include a new door to the inside of the building and a ramp to the ground. This will serve to expand program area - weather permitting. Also add one exterior utility electrical outlet. (ADA ramp construction value = \$5,500.00)	\$14,500.00
I. Provide a programmable card activated keyless entry system to exterior doors.	\$3,500.00
J. Construct a small roof canopy structure over the building front entrance door for rain protection.	\$2,800.00
II. Building Interior:	
A. Plumbing Systems:	
1. Place building on County sewer system (currently on septic system).	N/A (future County cost)
2. Provide new waterline to building to increase water pressure (needs plumbing contractor inspection first).	\$4,000.00
3. Add one ADA complying water fountain on upper level.	\$2,200.00

Recommended Repairs and Improvements
Page Three

<u>Item Description</u>	<u>Estimated Construction Cost</u>
4. Add one ADA complying unisex restroom with urinal on upper level. Will require some reworking of existing HVAC system and exterior wall and roof enclosure since it will be located outside where the wood deck currently is located.	\$8,800.00
5. Provide ADA complying plumbing hardware for kitchen and restroom sinks.	\$800.00
B. HVAC Systems: Provide new and simpler control system to coordinate separate HVAC systems found in the building. Insulate all exposed ducts and clean debris from ducts. (Regular maintenance will serve most problems - new system not yet needed.) (Needs HVAC subcontractor to inspect to determine final scope of work needed).	\$3,800.00
C. Electrical Systems:	
1. Number of electrical outlets seems adequate. No additional cost appears necessary at this time.	\$0.00
2. Add one row of fluorescent, surface mounted light fixtures to large classroom/multi-purpose room to increase light level. Can be switched separately if desired. Add exterior wall light at exterior deck area. Add additional light fixtures to storage/waiting room next to tennis office.	\$2,800.00
D. Modify existing restroom toilet stalls, accessories and vanity to comply with ADA.	\$5,800.00
E. Replace all door hardware with ADA complying lever type.	\$1,500.00

Recommended Repairs and Improvements
Page Four

<u>Item Description</u>	<u>Estimated Construction Cost</u>
F. Replace all lay-in ceiling tiles (partial replacement would give patchwork appearance). Repaint splines to give new appearance.	\$3,500.00
G. Rebuild interior stairway up to large classroom area to better comply with ADA requirements. This includes new railings.	\$2,000.00
H. Build or purchase lockable storage cabinets for senior clubs and after school programs.	\$4,000.00
I. Repaint all interior wall and ceiling surfaces.	\$7,000.00
J. Replace carpet in large meeting/multi-purpose room.	\$5,000.00
K. Add storage closet associated with new bathroom construction	\$2,800.00
L. Add acoustic panels to small Meeting Room	\$3,500.00

TOTAL ESTIMATE COST OF CONSTRUCTION	\$102,300.00
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* Cost estimate does not include costs for design and engineering, construction testing or permitting. Estimates will vary from actual construction cost due to inflation, lack of design and construction documents for preparing this estimate, variations in construction bids and unknown conditions or problems that often arise in renovation of existing structures.

Sewerage Lift Station Assessment

September 19, 1997

Mr. Rex Lee Schuder, ALSA
Gwinnett County Department of Community Services
75 Langley Drive
Lawrenceville, GA 30245

RE: Mountain Park - Sanitary Sewage Liftstation
Consultation/Conceptual Cost Estimate



ASSOCIATED ENGINEERING
CONSULTANTS, Inc.

50 Warm Springs Circle
Suite 100
Roswell, Georgia 30075
770-641-1942
770-998-6924 facsimile

Dear Rex:

Associated Engineering Consultants, Inc. (AEC) has made a review of the proposed master plan for the site. Attached you will find information related to providing sanitary sewer service for the overall park area.

The sanitary sewer lift station for the Mountain Park facility was preliminarily sized based on the anticipated flows from fixture units (Attachment A) at the existing facilities and based on the anticipated park population (user records for facility use and parking/turnover). Based on the fixture units, the peak sewage discharge for the project, including the facilities listed above, was 105 gallons per minute (gpm). The facilities at the site consists of:

Pool (12 month per year use)
Ballfields with Concessions
Library
Events Facility (Depot)

It is anticipated that the domestic flows for the site will have a relatively high peaking factor; given that a park facility has definite periods of high usage. Based on a census of the users for the site, the average daily flow for the site is anticipated to be 22,000 gpd.

The backwash from the pool is the largest single peak contributor to the sanitary sewage system at the park. It is anticipated that the backwash will create the peak discharge for the system. The backwash discharges 800 to 900 gallons per minute (gpm). The typical backwash is four (4) minutes and the frequency of backwash is once every day and a half. This results in a peak of 3,600 gallons in a four (4) minute period which is much larger than the domestic

flows. In order to design a reasonably sized liftstation, the peak flow from the backwash must be detained. There are two (2) alternatives for dealing with the anticipated flows from the back wash.

1. Create an inline detention system similar to a stormwater detention pond that would release a portion of the flow at a lower rate to "shave" the peak.

Civil
Engineering

Landscape
Architecture

Land
Planning

Environmental
Engineering

Mr. Schuder
September 19, 1997
Page 2

2. Create additional storage in the liftstation allowing the pumps to shave off the peak flow.

Alternative 1 was selected because using a 3,000 gallon precast box that would hold a portion of the flow from the backwash is likely to be the lowest cost alternative.

Please note that it still may be necessary to add a third pump on the liftstation in order to handle the peak flows from the backwash. Such a pump would only add an approximate incremental cost of \$3,000.00 to the cost of the system. Another concern in hooking up the backwash to the sanitary sewer system is to make sure that the backwash pump has a timer on it allowing the pump to only run a maximum of five (5) minutes in backwash mode. If the sensors malfunction, it would be very easy to overload even a well designed sewer system.

Based on the information developed in the course of this Conceptual Design, it is my opinion that the added costs to provide a dedicated (GCDPU) liftstation versus the standard liftstation that the Department of Community Services usually provides, is approximately \$8,000.00 to \$12,000.00.

It has been a pleasure to work with you on this project. Please do not hesitate to call me if you have any questions or need further information.

Sincerely,
ASSOCIATED ENGINEERING CONSULTANTS, INC.



Charles H. McMillan, III, P.E.
President

CHM/MDV/lms

Attachments

cc: John Gnoffo, Cerulea

SewCem.ltr (0)

**Mountain Park- Conceptual Cost Estimate
Liftstation and Sanitary Sewer Outfall
Assumptions and Conditions of Estimate**

09/19/97

This Conceptual Cost Estimate is based on the following:

No allowance for rock or alluvial soils.

The only paving included is inside the fence and on the road cut at residential subdivision on the sewer outfall.

Standards for liftstation design GPUD used (less than 1000 gpm)

no standby power (plug provided)

fenced enclosure

force main follows path around park.

4" pvc force main

Pumpstation pumps, controls, guides and appurtances by Flygt

Verbatim BSS - 8C with power and line conditioner with computer connections

Site electrical (tie in) high voltage cost is not included.

Cost for aerial crossings or manholes deeper than 12' is not included.

**COMPILATION OF DOMESTIC FLOWS
MT. PARK - GWINNETT COUNTY**

Fixture Units

Site	F/M	Water Closet Public F.V.	Tank/ Urinal Public F.V.	Sink	Shower Group	Sink Service	Fountain
		X8	X4/X4	X3	X3	X4	X1
Library	F	2		1			1
	M	1	1	1			
Pool	F	6		3	6		
	M	4	3	3	3		
Ballfield	F	4		2			
	M	2	2	2			
	Con					1	2 Ice
Depot	F		2	1		1	
	M		1	1		1	
		19 X 8	3 X 4/7 X 4	3	9 X 3	2 X 4	3 X 1
		152	12/28	42	27	6	3

Total Domestic/Fixture Units: 272 UNITS

OAEC\MtPark.cal

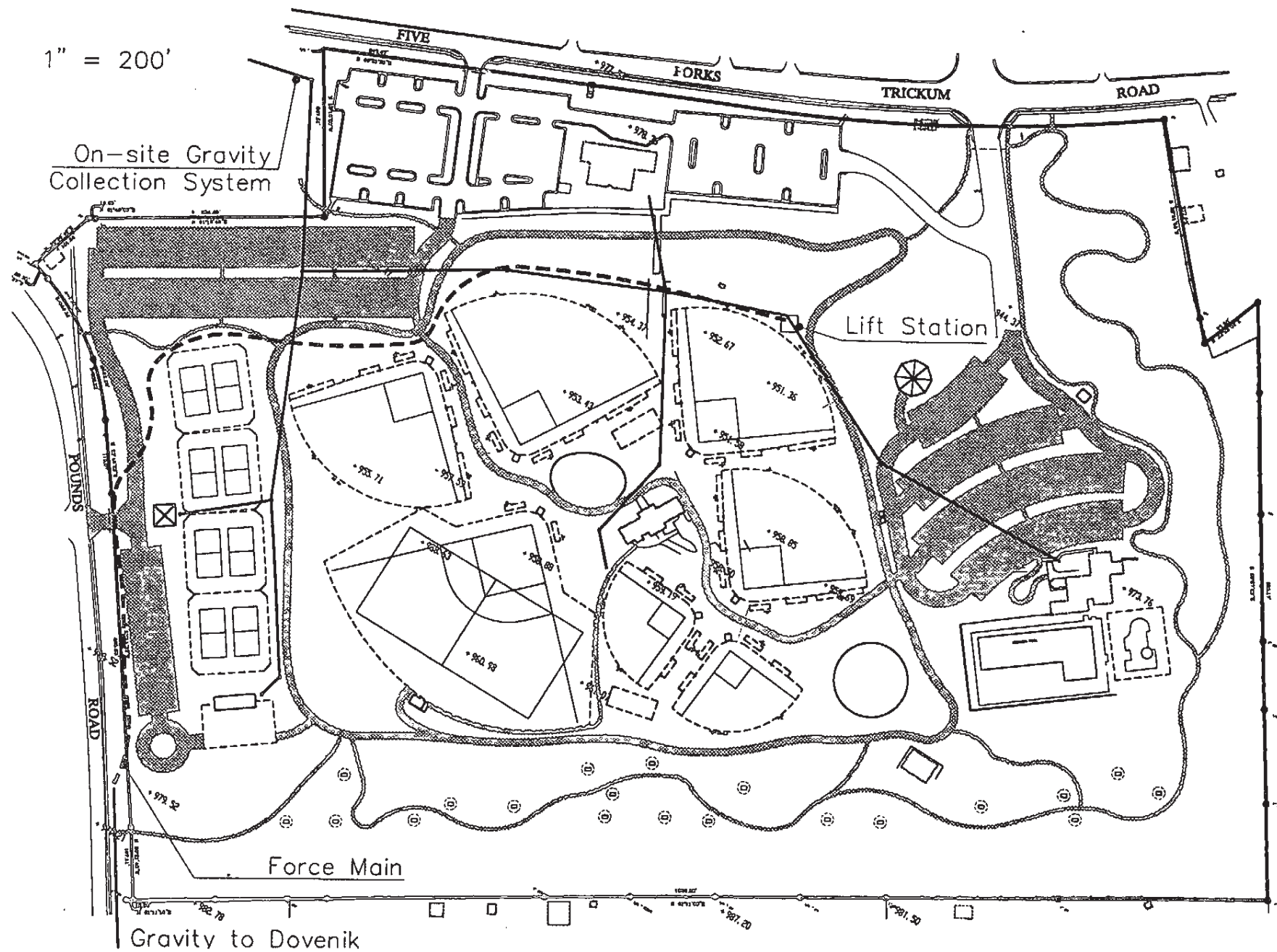
CONCEPTUAL COST ESTIMATE FOR MOUNTAIN PARK FORCE MAIN

9/19/97 Revised

O:\aec\lft_mtpk.xls

ITEM	UNIT	QNTY	UNIT COST	TOTAL COST
FORCE MAIN & SEWER OUT FALL				
OPEN CUT-8" DIP (OFFSITE OUTFALL)	LF	620	\$20.50	\$12,710.00
OUTFALL 8" PVC (ONSITE)	LF	2950	\$18.00	\$53,100.00
AERIAL CROSSING AT DRAW	LF	60	\$115.00	\$6,900.00
OUTFALL 6" PVC W/ C.OUTS	LF	600	\$14.50	\$8,700.00
TIE IN AT EXIST. FACILITIES	EA	4	\$800.00	\$3,200.00
JACK AND BORE LENGTH	LF	70	\$140.00	\$9,800.00
4" FORCE MAIN LENGTH	LF	1800	\$13.00	\$23,400.00
LIFT STATION (8' DIA)w/ TOP	EA	1	\$12,000.00	\$12,000.00
VALVE PIT	EA	1	\$7,000.00	\$7,000.00
VALVES	LS	1	\$6,000.00	\$6,000.00
PUMP & APPURT. INSTALL	UNIT	1	\$30,000.00	\$30,000.00
PUMPS / CONTROLS (MATERIALS)	UNIT	1	\$15,000.00	\$15,000.00
MANHOLE TOP, RING & INV.	EA	18	\$500.00	\$9,000.00
MANHOLE (VERTICAL FT.)	VF	254	\$115.00	\$29,210.00
STONE	TN	36	\$22.00	\$792.00
CONC. PAD	SY	70	\$25.00	\$1,750.00
FENCE & GATE	LF	100	\$15.00	\$1,500.00
ASPHALT PAVING (6-2-1)	SY	500	\$15.00	\$7,500.00
TELEMETRY & CONTROLS	LS	1	\$15,000.00	\$15,000.00
TOTAL				\$252,562.00

SEE ATTACHED LETTER AND ATTACHMENTS FOR ASSUMPTIONS AND CO



Construction Cost Estimate

MOUNTAIN PARK PROGRAM

Gwinnett County Dept. of Community Services

Preliminary Master Plan Design Estimate

Prepared by: CERULEA Incorporated

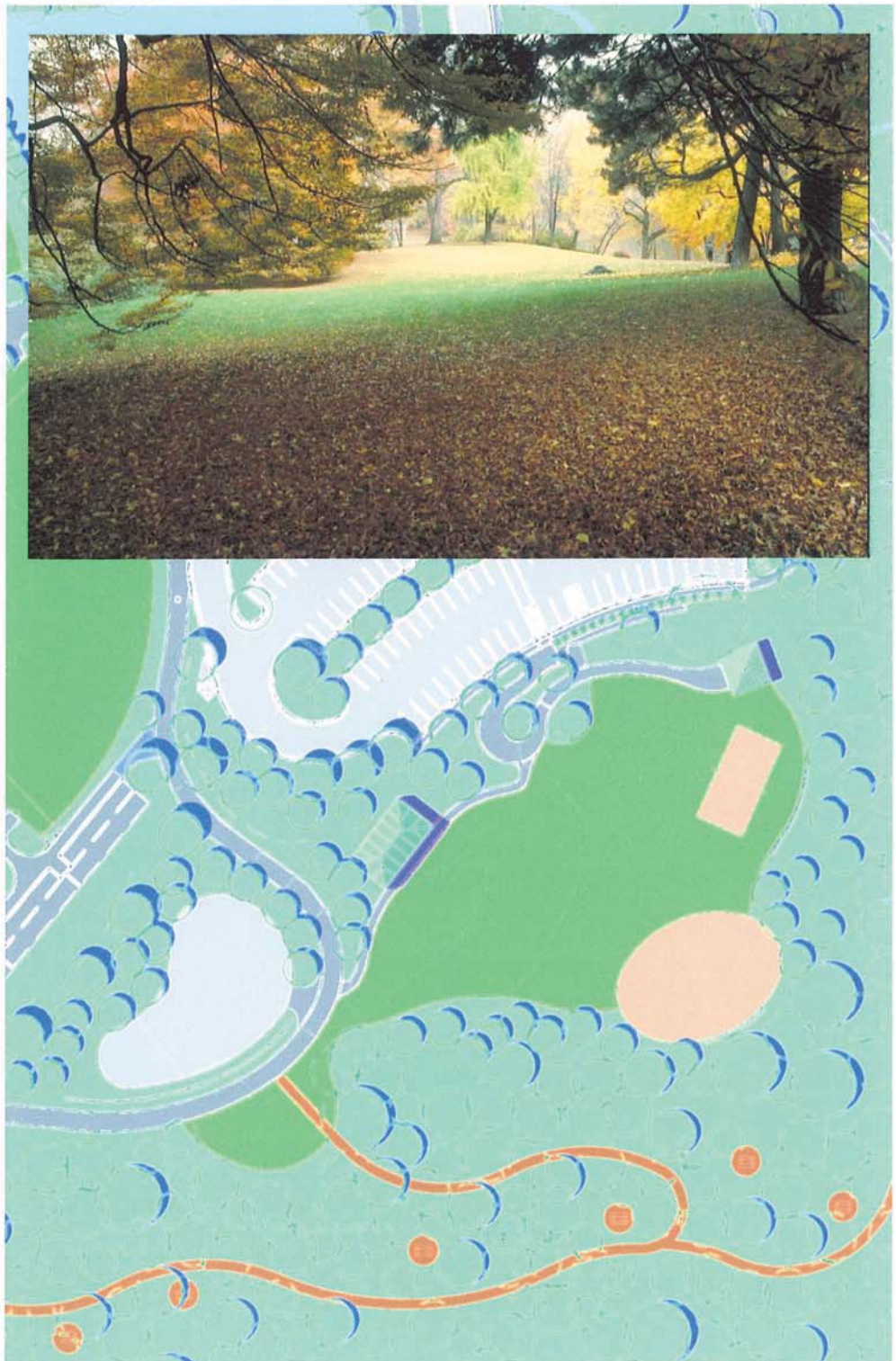
May 10, 1999

	Description	Quantity	Unit Price	Subtotal
01.2	Insurance Cost			\$17,000.00
	Bond Cost			\$52,000.00
02.3	Site Preparation			
	Asphalt Removal	11500.00	\$3.00 SY	\$34,500.00
	Curb Removal	3000.00	\$1.50 LF	\$4,500.00
	Other Demolition/Removal	1.00	\$20,000.00 LS	\$20,000.00
	Clearing: Chipping/Spreading/Timber Sale	5.00	\$6,000.00 AC	\$30,000.00
	Earthwork - Balanced Cut and Fill	30500.00	\$2.50 CY	\$76,250.00
	Topsoil - Stripping/Stockpile/Respread	5000.00	\$3.00 CY	\$15,000.00
	Tree Protection - fencing save areas	9500.00	\$1.25 LF	\$11,875.00
	Permanent Grassing (cleared-paved/bldg/sod)	9.00	\$3,500.00 AC	\$31,500.00
	Permanent Grassing Savings from Chip Respread	2.00	(\$4,000.00) AC	(\$8,000.00)
	Embankment Straw Blankets (on banks => 3:1)	100000.00	\$0.18 SF	\$18,000.00
	Erosion Control - all measures	22.00	\$2,000.00 AC	\$44,000.00
02.4	Stormwater System			
	Headwalls to 36"	5.00	\$300.00 EA	\$1,500.00
	Headwalls 48-60"	5.00	\$900.00 EA	\$4,500.00
	Drop Inlet/Junction Boxes/Outlet Controls - to 6VF	14.00	\$900.00 EA	\$12,600.00
	Drop Inlet/Junction Boxes/Outlet Controls >6VF	10.00	\$1,500.00 EA	\$15,000.00
	Pond Outlet Weir	2.00	\$3,000.00 LS	\$6,000.00
	Timber Check Weir	6.00	\$150.00 EA	\$900.00
	18"	1300.00	\$20.00 LF	\$26,000.00
	24"	500.00	\$25.00 LF	\$12,500.00
	30"	300.00	\$32.00 LF	\$9,600.00
02.5	Paving			
	Asphalt Drive and Parking	15400.00	\$11.75 SY	\$180,950.00
	Pavement Marking/Striping @ Parking	1.00	\$4,000.00 LS	\$4,000.00
	Wheelstops @ Parking	361.00	\$25.00 EA	\$9,025.00
	Asphalt Trails	7217.00	\$11.50 SY	\$82,995.50
	Concrete Curb and Gutter	6400.00	\$7.50 LF	\$48,000.00
	Gravel Paving @Baseball Hardscape	10800.00	\$10.50 SY	\$113,400.00
	Concrete Sidewalks	18760.00	\$2.25 SF	\$42,210.00
	Soft Surface Trails	1433.00	\$6.50 SY	\$9,314.50
	East Trail Spur w/ Footbridge	1.00	\$28,323.00 LS	\$28,323.00
	Concrete Step Treads	52.00	\$35.00 EA	\$1,820.00
	Step Railings	120.00	\$25.00 LF	\$3,000.00

MOUNTAIN PARK PROGRAM				PAGE 2
02.6	Sewer Waste System - (Impact Fees Not Included)			
	System Allowance of \$235,000 (Less Library Portion)	1.00	\$235,000.00 LS	\$196,096.27
02.7	Library Share of Wastewater System			\$38,903.74
02.8	Sewer 3@ 1" (tennis restroom, depot, maint.)	3.00	\$2,800.00 LS	\$8,400.00
	Sewer 1@ 2" (for large concession)	1.00	\$6,400.00 LS	\$6,400.00
	Sewer 1@ 4" (for pool)	1.00	\$28,000.00 LS	\$28,000.00
02.9	Water System			
	Potable Water Piping /Backflow	1.00	\$15,000.00 LS	\$15,000.00
	Potable Water Tap Fee @ 1" (tennis restroom, mainten	2.00	\$2,168.00 LS	\$4,336.00
02.10	Fire Hydrants/System Amount			
	Hydrants	4.00	\$2,500.00 EA	\$10,000.00
	8" DIP Main (assumes relocated through pool parking)	650.00	\$22.00 LF	\$14,300.00
02.12	Traffic Control Gates	2.00	\$1,800.00 EA	\$3,600.00
02.13	Play Area			
	Resilient Tiles @ Play Areas	250.00	\$20.00 SF	\$5,000.00
	K-6 Play Area Equipment 9000sf	1.00	\$90,000.00 LS	\$90,000.00
	Drain/Fabric Allowance	1.00	\$9,500.00 LS	\$9,500.00
	Play Area 5' Walk/Curb	350.00	\$12.00 LF	\$4,200.00
	Fiber Mulch (9,500 sf Woodcarpet)	1.00	\$17,000.00 LS	\$17,000.00
02.14	Tennis			
	Sets of Two, with nets/fences/lights	3.00	\$72,000.00 EA	\$216,000.00
02.16	Site Furnishings			
	Picnic Tables (2 ADA) on conc. pad	20.00	\$650.00 EA	\$13,000.00
	Benches, on conc. pad	40.00	\$750.00 EA	\$30,000.00
	Trash Receptacles on conc. pad	20.00	\$500.00 EA	\$10,000.00
	Bleachers, reset existing on new concrete footings	28.00	\$500.00 EA	\$14,000.00
	Picnic Grills, on conc. pads	20.00	\$300.00 EA	\$6,000.00
	Hi-lo non-freeze drinking fountain	3.00	\$3,500.00 LS	\$10,500.00
02.17	Baseball Fields Amount			
	Team Bench Enclosures	14.00	\$7,000.00 EA	\$98,000.00
	6' Chain-Link Outfield Fence,recycle	4000.00	\$11.00 LF	\$44,000.00
	6' Chain-Link Outfield Fence, galvanized 9GA	2200.00	\$15.00 LF	\$33,000.00
	Reset Infield Bases/New Clay	1.00	\$45,000.00 LS	\$45,000.00
	Backstops, large arch	1.00	\$18,500.00 LS	\$18,500.00
	Backstops, relocate existing	3.00	\$5,000.00 LS	\$15,000.00
	Backstops 2 ea, small arch	3.00	\$12,000.00 LS	\$36,000.00
	Batting Cage - relocate 2	1.00	\$10,000.00 LS	\$10,000.00
	Lights	1.00	\$360,000.00 LS	\$360,000.00
	Scorekeepers Booths - relocate existing	7.00	\$700.00 EA	\$4,900.00
	Scoreboards	NIC	EA	\$0.00
	Sodded Turf	210000.00	\$0.35 SF	\$73,500.00
	Irrigation System (sodded areas only)	1.00	\$82,000.00 LS	\$82,000.00

	MOUNTAIN PARK PROGRAM			PAGE 3
02.18	Buildings			
	Concession/Restroom - Tennis	800.00	\$175.00 SF	\$140,000.00
	Maintenance Building 30x40	1200.00	\$65.00 SF	\$78,000.00
	Depot Renovation Allowance	1.00	\$100,000.00 LS	\$100,000.00
02.20	All other Sitework			
	Buried Electric Cable	3000.00	\$4.00 LF	\$12,000.00
	Pay Phone @ Concession - Activation Fee	1.00	\$360.00 LS	\$360.00
	Roadway/Parking Lights - Power Company Charge	25.00	\$650.00 EA	\$16,250.00
	Phone Service Trenching in conduit	3000.00	\$6.50 LF	\$19,500.00
	Gas Service Line (2" relocated)	650.00	\$7.50 LF	\$4,875.00
	Landscape Allowance	1.00	\$125,000.00 LS	\$125,000.00
	FenceType Railing @ Walls 4' vinyl chain-link	400.00	\$11.50 LF	\$4,600.00
	Walls- unit masonry geogrid reinforced	6450.00	\$27.75 FF	\$178,987.50
	Entry Sign Pylon	1.00	\$7,800.00 EA	\$7,800.00
	Other Signage	1.00	\$8,800.00 LS	\$8,800.00
	Bike Racks	5.00	\$490.00 EA	\$2,450.00
	Sub-total All Construction			\$3,188,117.77
	03 Design, Engineering/Construction Admin.			
	Design Fee	NIC	\$182,000.00 LS	\$0.00
	Geotechnical - Prelim. Study	NIC	\$3,000.00 LS	\$0.00
	Geotechnical - Testing During Construction	NIC	\$6,500.00 LS	\$0.00
	Survey - Site Topo	NIC	\$20,000.00 LS	\$0.00
	Geotech. Staking for Borings	NIC	\$600.00 LS	\$0.00
	Construction Staking	NIC	\$6,000.00 LS	\$0.00
	Clearing Limits	NIC	\$2,500.00 LS	\$0.00
	As-built Sewers	NIC	\$1,200.00 LS	\$0.00
	As-builtDetention Ponds	NIC	\$1,000.00 LS	\$0.00
	06 Contingency			
	Unsuitable Material/Planning Factor (15%)	1.00	\$478,217.66 LS	\$478,217.66
	07 Subtotal 01..06			\$3,666,335.43

MOUNTAIN PARK



Master Plan Update

MAY 2005

Prepared by CERULEA, Inc.

Mountain Park - Park Master Plan Update

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

<i>Chris Dean (Mtn. Park Athletic Assoc.)</i>	<i>Pat Sabin (immediate neighbor)</i>
<i>Janice Stevens (immediate neighbor)</i>	<i>Bobby Williams (community resident)</i>
<i>Eleanor O'Kelley (immediate neighbor)</i>	<i>Gerald Smith (immediate neighbor)</i>
<i>Chris Whitlock (Mtn. Park Athletic Assoc.)</i>	<i>Robert Youngblood (Mtn. Pk. Athletic Assoc.)</i>
<i>Todd Eaton (community resident)</i>	<i>Emory Morsberger (community resident)</i>

The support and vision of the Recreation Authority has assured preparation and faithful implementation of the Master Plan Update.

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<i>Chapters</i>	<u>Page</u>
1.0 Project Goals and Objectives.....	2
2.0 Site Context.....	2
3.0 Methodology	2
4.0 Site Inventory and Analysis.....	3
5.0 Development Program, Master Plan Graphic and Cost Estimate.....	5

Appendices

- A. Kick-off Meeting Minutes -- March 22, 2005
- B. Preliminary Concepts Meeting Minutes - April 18, 2005
- C. Alternative Concepts – Tabloid Foldout

Mountain Park - Park Master Plan Update

1.0 Project Goals and Objectives

Following the recent demolition and removal of the existing pool building, pool basin and deck, and pool “bubble”, the Department of Community Services retained CERULEA to assist in the preparation of a revision to the Mountain Park Master Plan (dated 1999). The scope of the revision was to develop a master plan for the footprint of the former pool facility and the immediate environs. In addition, CERULEA was to update the original master plan graphic to reflect various as-built construction documents from the initial phase of construction.

Great care was extended to ensure that the immediately adjacent park neighbors, more distant park users, and the Mountain Park Athletic Association were represented in the process to develop the plan. A consensus was to be developed which sought the support of all stakeholders.

While a range of potential recreational facilities was considered for the area, minimizing the impact of noise on surrounding neighbors was critical. Also of critical concern was the preservation of existing trees in the portion of the southern property line encumbered by the 200-foot wooded buffer.

2.0 Site Context

The 43-acre park functions within the countywide community park framework. As a result of insufficient size, the park site is approached as a complementary element in a cluster of tracts now owned or to be obtained in future land acquisitions such that the locale may enjoy the full range of community park program needs. This plan update seeks to provide further facilities towards meeting that objective.

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 was based on input of staff as well as the Steering Committee;
- Field reconnaissance and photography to collect data about this portion of the site;
- Analysis of data and as-built plans followed by preparation of an updated base plan;
- Alternative Development Concepts were prepared to test a variety of design concepts;
- A Preliminary Master Plan was developed;
- A Draft and Final Master Plan was developed as a refined preliminary plan with Cost Estimate; and
- Presentation of the final products to the Recreation Authority.

The minutes of all steering committee meetings and interim graphics are included in Appendix A of this summary report.

Mountain Park - Park Master Plan Update

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 and Soils

The 1.5-acre pool redevelopment pad is a flat terrace. It is perched approximately 3-feet above the upper tier of the east parking lot by an existing retaining wall. Normally, this vertical separation is not desirable and would be eliminated by regrading. However, the Committee desired to preserve the large existing oak protected by the wall, therefore the wall remains. An existing set of steps and a handicapped accessible concrete ramp can provide access directly to the terrace from the adjacent parking lot.

The southern and eastern edges of the terrace border wooded ground of higher elevation. The redevelopment grading plan must assure that run-off from this higher ground is routed around the proposed features.

The terrace is positioned at the highest corner of the site, so it offers excellent viewing of the park.

The extreme western edge of the redevelopment area is a gently sloping open space just west of the one-mile paved trail loop. This area is less than one-quarter acre. Small retaining walls may be necessary to adapt the slope depending upon the usage proposed.

Shallow depth to bedrock is anticipated on the redevelopment site because when the pool was constructed several decades ago, blasting was required to accommodate the pool and adjacent bathhouse. A geotechnical investigation is warranted for deeper cuts and trenches.

Watershed

This site represents a tiny portion of the park watershed (less than 5%). Any redevelopment that increases impervious area will have to be in compliance with local stormwater regulations. Compliance may require a hydrological study of the site, meetings with development officials, and determination of the best management practices to assure that runoff is within acceptable parameters for water runoff- both qualitative and quantitative.

There is no evidence of groundwater flows in the redevelopment area, though there are puddles and wet areas from the too-flat graded condition left in place after demolition of the pool.

Vegetation

To the south and east, an existing, mostly hardwood forest forms the border. Various young landscape trees have been planted to the north and west edges. A large oak, near the retaining wall is desired to remain and would require protection in the design and construction phases. Trees to the south are within the 200-foot buffer of Green Oak Drive and must be protected.

Mountain Park - Park Master Plan Update

Existing Park Facilities and User Activities

An older wooden picnic shelter (a prefabricated kit-type model) is situated in the southwest corner partially within the 200-foot wooded buffer. The shelter does not get much use, perhaps due to a lack of adjacent support facilities (restrooms) or perhaps due to the run-down condition of the structure.

Nearby residents report that picnic tables and benches on the woodchip trail in the woodland buffer sometimes attract young teens who go there to pursue their romantic interests. Staff pointed out that increasing the utilization of this quadrant of the park may discourage such activity.

The western edge of the terrace is bisected by the 12-foot wide 1-mile asphalt multi-purpose trail loop. Steering committee members were opposed to reconfiguration of the trail, as the present 1-mile length is ideal for measuring distances.

The terrace overlooks the seven-field baseball complex and is immediately adjacent to the batting cages. Certainly, the noise level of the complex is considerable at times, so we would not propose activities for this area that require an environment in support of quiet contemplation, nature appreciation or solitude.

To the north, the site borders the east parking lot, a 4-tiered set of parking bays terraced into a steep hillside. Retaining walls are associated with the upper two bays nearest the redevelopment site. We would not anticipate reconfiguration of the parking given the great expense and steep slope conditions already resolved by the present layout.

Visibility into the redevelopment site is a concern as it is partially perched on top of a 3-foot retaining wall. Grading and landscape design should be employed to increase the line of sight to any facilities in the redevelopment area, respecting the fact that a large portion of the existing retaining wall supports an existing oak tree scheduled to remain.

Mountain Park - Park Master Plan Update

5.0 *Development Program*

The Steering Committee voted to include the following program elements which support the broader recreational needs of the area: a small picnic pavilion, a play lawn, a small restroom, a small skating court, a sand volleyball court, an area with teen play structures, and associated infrastructure. Refer to the meeting minutes for details of this consensus.

Site Preparation

The existing pavilion and slab shall be removed and re-graded to restore the natural woodland terrain and adjacent soft surface trails. Other miscellaneous demolition would include saw-cutting certain walks, replacing damaged fences, as well as protecting/removing certain landscape plantings. Storm drainage is likely to be required, particularly at the proposed skate court area.

Erosion control and monitoring would be required as well to accompany required grading. Grading would involve pitching the open play lawn to drain, supportive of a sand-profile lawn with subdrainage system (for both lawn and play area). The grading of the lawn shall open up views into the play lawn from the parking lot and provide a smooth transition down to the existing multi-purpose trail.

Restroom (and support utilities/lighting)

A small 400-square foot park restroom will be provided, similar in design to the small restroom located in the park at the tennis courts. As utilities were previously terminated very close to the proposed location of the former pool, connection should be able to be extended for electrical, water, and sanitary sewer at minimal expense. Again, care must be taken not to trench through the rootzone of the existing oak tree near the retaining wall. Provide general pedestrian-scale site lighting of the play lawn and skate court with lights set on timers.

Small Picnic Shelter

Located on the edge of the play lawn, provide one 800 SF custom designed contemporary picnic shelter with 4 picnic tables.

Teen Area Hardscape Elements

Provide concrete sidewalks to access the teen area including extension of the ramp and steps to access the restroom and shelter as well as a paved link to the multi-purpose trail and skate court.

A small skate court area (8300 SF) is to be located near the batting cages. Design would include concrete and metal elements with design provided by a qualified skate feature designer. The skate court can be recessed below the grade of the adjacent multi-purpose trail, deflecting skate

Mountain Park - Park Master Plan Update

court noise back towards the baseball complex and away from the adjacent neighborhoods. To keep skaters out of the baseball complex, replace existing concrete walks approaching the batting cage and between two of the fields with jointed concrete unit brick pavers (limited to 1,100 SF, with exact locations confirmed by DCS and youth association representatives).

In association with the play lawn, provide a teen play structures area with larger scale swings, a small climbing wall, and other challenging climbers oriented to the skill level of 10-year olds and older. A concrete capped seatwall would serve one edge of the play area which is otherwise to be surfaced with shredded wood resilient surfacing and provisioned with a subdrain system coupled to the play lawn subdrainage. Also provide one standard sand volleyball court between the play area and restroom.

A key organizational element, the play lawn would feature a sand-profile subgrade, topped with irrigated sod. Beneath the sand-profile provide a subdrainage system connected to the storm drain system, probably through the skate court. The total area of sand-profile lawn would be approximately 36,000 SF.

Furnishings and Objects

Provide standard picnic tables, waste cans, bike racks and signage.

Signage will be a custom designed kiosk with rules for the use of the skate court, play lawn and picnic facilities.

Landscaping

Provide a modest level of mulched infill trees around the play lawn and mulched shrub beds around the skate court, preferably irrigated with drip irrigation.

Final Master Plan and Cost Estimate

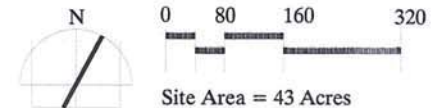
The following final color rendered Master Plan was presented to the Recreation Authority and is dated May, 2005. The cost estimate follows the graphic and totals approximately \$643,000 exclusive of design, program management, surveying, and testing.

Mountain Park



Master Plan

Prepared for
Gwinnett County, Department of Community Services
Prepared by
CERULEA Inc.
May, 2005



Mountain Park Park - Master Plan Update
Gwinnett County Dept. of Community Services
Master Plan Cost Estimate
Prepared by: CERULEA Incorporated
May 12, 2005

Description	Quantity	Unit Price		Total
Insurance Cost/Bond Cost = 3%				\$18,000.00
Owners Special Requirements, (job trailer, etc.)				\$30,000.00
Site Preparation	\$23,050			
Misc. Demolition/Clean-up/ Pavilion Removal/Light Clearing	1.00	\$10,000.00	LS	\$10,000.00
Tree Protection - Phase I fencing save critical areas	600.00	\$1.75	LF	\$1,050.00
Storm Water Quality BMP's/Filter Basin (sand profile lawn major BMP)	1.00	\$12,000.00	LS	\$12,000.00
Earthwork - Regrade for Play Area, Play Lawn, and Skatepark - on site balance	5000.00	\$5.00	CY	\$25,000.00
Storm Pipe Drains to connect to main system	400.00	\$40.00	LF	\$16,000.00
Asphalt Saw-cut & Patch for Storm Tie-ins	220.00	\$30.00	LF	\$6,600.00
Erosion Control - fences and other measures	1.00	\$4,000.00	LS	\$4,000.00
Sewer Waste System	\$4,000			
Restroom Building connect to former pool service lateral	1.00	\$4,000.00	EA	\$4,000.00
Water System	\$16,300			
Phase I: 1.0" Meter/Backflow w/Waste Impact Fees - Restroom	1.00	\$8,000.00	LS	\$8,000.00
Phase I Potable Water Piping 1.5" - connect to former pool service lateral	80.00	\$15.00	LS	\$1,200.00
Phase I Potable Water Piping 1.0" to drinking fountain	300.00	\$12.00	LS	\$3,600.00
Drinking Fountains - Non-Freeze w/ Dog Bowl Near Multi-trail	1.00	\$3,500.00	LS	\$3,500.00
Site Lighting & Communications	\$20,000			
Power Company Charges - Underground Services and Transformers	1.00	NIC	LS	\$0.00
Teen Area Lights - Owner Furnished on Timers Phase I	1.00	\$20,000.00	LS	\$20,000.00
Buildings	\$105,000			
Restroom (400 sf max, similar to that at tennis)	1.00	\$70,000.00	SF	\$70,000.00
Small Picnic Shelter , 800 sf (1)	1.00	\$35,000.00	LS	\$35,000.00
Teen Area	\$354,900			
Concrete Walks	3250.00	\$4.00	SF	\$13,000.00
Brick Paverds to discourage skaters in Baseball Core	1100.00	\$8.00	SF	\$8,800.00
Small Skatepark (8300 SF)	1.00	\$100,000.00	LS	\$100,000.00
Teen Play Area (6000 SF, swings/climbing walls, statics, mulch)	1.00	\$85,000.00	LS	\$85,000.00
Play Area and Volleyball Seatwalls (Concrete Seatcap over Masonry)	150.00	\$150.00	LF	\$22,500.00
Skatepark Sound Wall (masonry w/ concrete cap)	140.00	\$300.00	LF	\$42,000.00
Sand Volleyball Court (1)	1.00	\$8,000.00	EA	\$8,000.00
Irrigated Sand Profile Lawn w/ Subdrainage	36000.00	\$1.50	SF	\$54,000.00
Landscape - trees/shrubs mulch - drip irrigated	1.00	\$12,000.00	LS	\$12,000.00
Picnic Tables	4.00	\$1,200.00	LS	\$4,800.00
Skatepark and Teen Area Rules/Graphics in Small Kiosk	1.00	\$4,000.00	EA	\$4,000.00
Bike Racks	1.00	\$800.00	EA	\$800.00
Construction Contingency - Soils/Utilities, etc.				\$20,000.00
Subtotal All Construction				\$642,850.00
Architectural/Engineering/Landscape/Survey Fees				NIC
Program Management (Not Included)				NIC
Sub-total All Construction				\$642,850.00

**MOUNTAIN PARK PARK MASTER PLAN UPDATE
STEERING COMMITTEE MEETING MINUTES
Kick-off Meeting**

Date: March 22, 2005

In attendance:

Janice Stevens (*immediate neighbor*)
770-717-0692; jstevens247@yahoo.com

Eleanor O'Kelley (*immediate neighbor*)
770-921-0259

Chris Whitlock (*Mtn. Park Athlet. Assoc.*)
770-564-2542; cwhitlock@carlockcopeland.com

Todd Eaton (*community resident*)
770-381-9386; todd.eaton@comcast.net

Robert Youngblood (*Mtn. Park Athlet. Assoc.*)
770-231-2372; mm1247@bellsouth.net

Pat Sabin (*immediate neighbor*)
770-923-7440; psabin@bellsouth.net

Bobby Williams (*community resident*)
770-925-4935

Gerald Smith (*immediate neighbor*)
770-921-6364; geraldsmith@crc.gatech.edu

Chris Dean (*Mtn. Park Athlet. Assoc.*)
770-717-0585; cdean07@earthlink.net

Emory Morsberger (*community resident*)
770-921-8508; emors@mindspring.com

Phil Hoskins, *Gwinnett County Department of Community Services (GCDCS)*

Grant Guess, *GCDCS*

Bill Lunceford, *GCDCS*; voice- 770-882-8869;

John Gnoffo (JG), *Park Planning Consultant - CERULEA*; voice- 770-558-4358; cerulea@comcast.net

Meeting called to order at approx. 7:00 p.m.

Bill Lunceford asked all to introduce themselves and offer any comment.

Eleanor O'Kelly noted that there is need for a destination playground for handicapped youth.

Pat Sabin indicated there is only one destination handicapped oriented playground and it is too far away. Bobby Williams was the original pool contractor, and recalled that they had to blast rock to excavate the pool and building pad.

Grant Guess provided an overview of the need to update the park master plan in light of the recent removal of the pool facility (it was replaced by Rockbridge Aquatics Center). In the last planning process, we confirmed that the County would abide by a prior commission ledge to preserve the woodlands within 200-buffer from the property line abutting backyards fronting on Green Oak Drive (of the original park acreage – not the land tract added along Pounds Road subsequent to the initial park development).

Demolition of the pool has been accomplished, including removal of the pool basin, deck, and building. Several alternative programmatic approaches will be considered for this area. An active recreation component such as a regulation football field will not fit within the available area without further tree removal and realignment of the 1-mile multipurpose trail loop. Parking would have to be increased if football is provided separate from the baseball overlay field as that would add one more field to the peak athletic facilities program capacity. Grant noted that staff have counted parking when the pool was closed but fields were in full use – at such times there were near full parking lot utilization.

Phil Hoskins noted that there is potentially a future acquisition of a passive/neighborhood park tract located about 3 miles away. There could be program offerings there to address some of the facility needs we discuss for the former pool site. Phil also indicated that in the next SPLOST program, DCS was seeking a site for a football venue near here. A stand-alone football field is a county standard, but presently some sites in the county still have overlay fields – such as Mountain Park Park. Acquisition of another site could alleviate that exception at this park.

John Gnoffo (JG) noted that any increase in impervious surface would likely require a substantial revision to the existing stormwater management facility recently upgraded at the last redevelopment of the park. Grant observed that at recent permit applications, even projects without an increase in impervious surface had to reconfigure storm facilities to comply with latest stormwater quality regulations.

Emory Morsberger noted that the Mountain Park Athletic Association now rents 3 fields at the Lions Club site in the City of Lilburn, and that would be a good site for a stand-alone football facility. Emory inquired after placement of a basketball/gymnasium facility on the former pool site.

Chris Dean asked the cost of gymnasium.

Bill Lunceford indicated the cost would be over \$2 million with small community rooms included.

Chris Dean indicated a preference for 2 small baseball fields at the former pool site. Immediate neighbors are opposed to active recreation fields on the hilltop sites, closer to the property line given increased noise levels.

Todd Eaton advocates preservation of the 1-mile trail loop for runners and walkers convenience – the 1-mile distance helps them count distance and achieve workout goals. The Rockbridge pool site was too far away for access as it couldn't safely be reached by runners/walkers due to lack of sidewalks on busy roads.

Eleanor O'Kelly noted that senior citizens need desirable safe places to walk

Bobby Williams noted playgrounds were recently expanded, but still not satisfactory (in size and variety of apparatus).

Chris Whitlock notes the Mountain Park Athletic Association has full membership and is about ready to turn applicants away. Phil confirmed size of organization and over-subscription problems were typical for other athletic associations in Gwinnett County. Provision of more than 7 baseball fields would not happen at this or other parks in the system.

JG noted other programmatic options to consider would be:

- _ Teen-Oriented Area (small skatebowl/streetcourse, half-court basketball, small shelter, volleyball, ten swings/play apparatus);
- _ Seniors-Oriented Area (small shelters, gametables, boccie and shuffleboard courts);
- _ Pavilion Area with Play Lawn.

Group consensus of pavilion concept is to avoid large or mid-size rental pavilions, but instead provide a series of smaller shelters associated with open play lawn. Play lawn (irrigated turf) would not be flat,

but rolling to discourage any formal game play. Neighbors seem OK with small pavilion / play lawn idea.

The group expressed some concern about noise from skatepark (wheels hitting concrete). JG indicated it could be possible to grade the site with a cut bank or raised earth berm to the south and east, deflecting noise from the neighborhood. The cost of earth removal or rock excavation may have to be anticipated in that approach. Athletic association representatives complained that skating teen boys were a problem at the baseball complex and seemed to be attracted there by the presence of the girls softball field. JG noted there was a lot of unmet demand for a skatepark in this area given participation by local teen residents in prior park master planning efforts for parks in other parts of the county.

In conclusion, JG received direction to develop 3 alternative concepts as follows:

1. Gym with Small Activity Room;
2. Lawn for Unstructured Play (with small shelters at perimeter); and
3. Teen-Oriented Area including small skatepark (not roller hockey court).

Handouts:

Master Plan 11x17 graphic updated to show "As-Built" condition of the Park, with pool removed.

Scheduling of Meetings:

Monday, April 18 – 7:00 p.m. at Mountain Park Depot. Review 3 Alternative Concepts. Subsequent meetings to be scheduled at that time

Meeting adjourned at 8:30

Mountain Park Master Plan Update
PRELIMINARY CONCEPTS MEETING

Monday, April 18, 2005

In attendance:	Janice Stevens	Pat Sabin
	Todd Eaton	Gerald Smith
	Eleanor O'Kelly	Chris Dean
	Ann Saye Hopkins	Rob Youngblood
	Emory Morseberger	

Bill Lunceford, Gwinnett County Dept. of Community Services
Grant Guess, Gwinnett County Dept. of Community Services
John Gnoffo, CERULEA, Inc.
Kim Reid, CERULEA, Inc.

Key:

"?" indicates a question from a Committee member
"►" indicates a comment from a Committee member

Meeting called to order: 7:07 by Bill Lunceford

BL: After the last meeting, John was to develop three concepts to include the following possibilities:

- Meadow with a roller park
- Gym
- Teen activities

Tonight's purpose is to pick one concept or to develop a consensus including parts of several.

JG: The gym is shown sized to 22,000 sq. ft. This footprint is smaller than the previously existing pool and bath house which could assist in storm water permitting. If the wall adjacent to the parking lot stays, then the three oak trees can be preserved. No plan calls for going into the woods behind this area to be redeveloped. The walkway can be modified to a gentler grade.

BL: The gym would include 2 courts side-by-side. There are still concerns about whether or not there is enough parking if the gym option is chosen.

JG: It would be hard to squeeze additional parking in now.

? Can the gym be built for \$600,000?

BL: No, we'd have to find funds somewhere else. We'd probably need 3 times that amount. The \$600,000 is from the current SPLOST.

GG: There's not much in the contingency now and this would take all of it right off the bat.

GG: We are looking for additional properties for more park or greenspace because this part of the county is underserved.

BL: We are looking at a couple of new possibilities since the last meeting which we can't share with you.

JG: Plan B is the largest addition of green space. It has 54,000 sq. ft. of sand profile lawn so it could take a lot of use. We can add new shelters and remove the existing shelter.

► Cheerleaders, ball players, and neighborhood kids would use an open space a lot.

JG: The grass is carried over towards the batting cages to bring more park-like space towards ball fields.

JG: Plan C is similar to B, but in lieu of a shelter, it provides high swings and climbers which appeal to young teens.

GG: The climber has been tried and seems popular..

JG: Plan C includes sand volleyball. We would cut down the earth near the batting cage and use this dirt to create a berm at the back so that noise is reflected towards ball fields. Plan C has less irrigated turf.

BL: Only one volleyball court would be needed.

? Didn't we discuss putting in a restroom over there?

JG/BL: This is easily done because water and sewer is already there.

? Is the skate park big enough?

BL: We don't want to create a venue where people are coming from all over. This skate area would be smaller than the one at Pinckneyville Park, but larger than the one at Five Forks Trickum Park.

► I can see that a smaller size would be desirable.

GG: We didn't light the skate park at Ronald Reagan Park.

? Could it be lit from the ballfield lights?

GG: Musco lights have little spill – but the area won't be pitch black.

► Concept B would get more varied usage from more age groups and would be good place for ball players to practice a bit.

► Plan C seems to cover just about everything and everyone.

► I don't know that even a limited size skate court will limit the number of kids.

GG: Size is self limiting. You can only get so many kids in there so that overflow would have to sit and wait.

► Right now they're using the steps and rails and flying into the parking lots.

► Skaters can be destructive, so I'd like to see a place for them to go.

► They're going to be here, so let's provide a place.

BL: This helps us to police the rest of the park.

► Noise is still a concern.

BL: By setting it lower and adding planting there's going to be a lot of buffering.

JG The operational noise from the batting cage will not be out done. Timing should be about the same. This plan adds buffering even for the existing noise.

JG: Studies show that teens are the most underserved segment of the population.

BL: We are hoping that we find a nearby location for indoor basketball

Vote

Concept C – with 1 volleyball, restroom, delete existing shelter: 4 votes

Concept B – with restroom, delete existing shelter: 5 votes

Concept B – with restroom, delete existing shelter, add volleyball and equipment

- ▶ Challenge is keeping the skaters out of the ballfield area.
- ▶ You will have skaters, but there are just signs. There are no cops to enforce the signs.

JG: At Ronald Reagan Park, all of the skaters were staying in the skate park.

- ▶ The kids like to watch each other, it's like a competition.

BL: It gives the Association an easier way to police the skaters.

- ▶ They are going to stay where they are now if they're not given a place to go.

BL: Based on our other parks, like Pinckneyville Park where there are lots of steps and rails, the kids stay in the skate park.

? Can the sidewalks be fitted so that the kids don't skate through between ballfields 5 & 4?

BL Yes, we can take up part of the sidewalk to create a deterrent.

Paper Vote

Concept C with sidewalk replacement: 7 votes

Concept B: 2 votes

BL: Do we need one more meeting or can I mail out the final plan showing the changes we have discussed and voted on tonight?

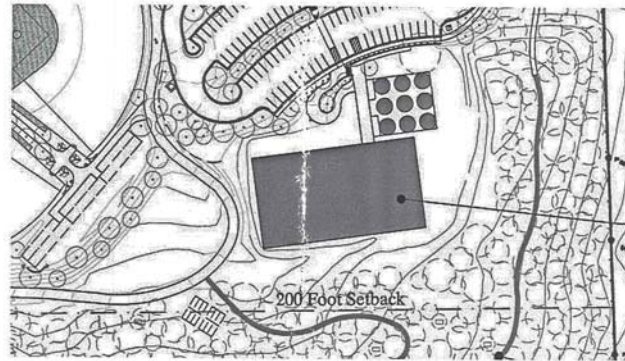
General consensus was to mail final plan without another meeting.

? When can be this be approved by Recreation Authority?

GG: Could be on the May meeting agenda. Construction documents could start in June. With permitting, bidding, etc., it will be at least a year before construction can start.

Meeting adjourned at 8:10 p.m.

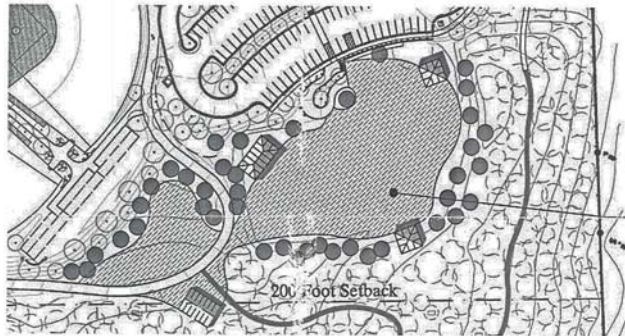
Mountain Park



Concept A

Gym w/ Activity Room

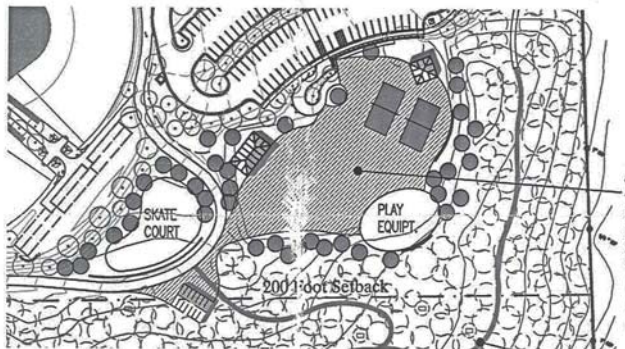
22,000 SF footprint
Tree Shaded, Concrete-Brick Paved Sitting Plaza



Concept B

Open Meadow w/ Shelters

54,100 SF Irrigated Sand Profile Play Lawn
Small Shelters (2) @ 400 SF, (1) @ 800 SF
Renovate Existing Shelter



Concept C

Teen's Park

37,000 SF Irrigated Sand Profile Play Lawn
Small Shelters (1) @ 400 SF, (1) @ 800 SF
Small Skate Court - 8,300 SF, set below low
"Sound-Bouncing" Retaining Wall
6000 SF Teen Swing/Play/Climbing Wall
(2) Sand Volleyball Courts w/ Seatwall Nearby
Renovate Existing Shelter

Master Plan

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

April, 2005

Mountain Park

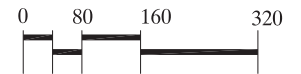
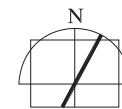


Master Plan

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

May, 2005



MOUNTAIN PARK PARK MULTI-USE FIELD



GWINNETT COUNTY DEPARTMENT
OF COMMUNITY SERVICES,
PARKS & RECREATION PROJECT ADMINISTRATION

SEPTEMBER, 2013

Mountain Park Park Multi-Use Field Gwinnett County, Georgia

Prepared For:
Gwinnett County Department of Community Services
Parks & Recreation Project Administration
75 Langley Drive
Lawrenceville, Georgia 30245-6900

Prepared By:
jB+a Park Design Studio
jB+a, inc.
2625 Cumberland Parkway
Suite 150,
Atlanta, Georgia 30339

Edwards Engineering Consultants, LLC
4290 Weston Drive, SW
Lilburn, Georgia 30647

September 2013

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SECTION PROJECT UNDERSTANDING

- 1.0 Mountain Park Park is an established 43.53 acre park located in Lilburn, Georgia at Five Forks Trickum Road and pounds Road. The redevelopment site is a 5.8 acre area located near the south eastern sector of Mountain Park Park, consisting of an existing overlay Pony Field and Football Field. Due to excessive use, maintenance issues and site constraints the pony field is to be relocated across Five Forks Trickum Road to J.B. Williams Park. This area within Mountain Park will then be retrofitted to accommodate a synthetic turf multi-use field and associated seating areas.

SECTION PROJECT APPROACH

- 2.0 Using a modified Master Planning project approach the project passed through a series of design stages before a final Master Plan was approved. The following represent the milestones completed along the way.

- Site Visit / Discussion with County Representative, Landscape Architect and Civil Engineer
- Preliminary Master Plan Development
- Presentaion of Preliminary Master Plan to Gwinnett County Staff
- Master Plan Refinement and Cost Estimation

The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix B - Meeting Minutes (Page 25) for subsequent meetings.

Preparation of Base Information

jB+a, inc. prepared AutoCAD base information utilizing GIS files, aerial photography, and existing survey infromation obtained from Gwinnett County.

Park Site Visit

Gwinnett County Staff, and Consultants met at the project site on July 17, 2010 for an informative site walk. The intent of the site walk was to become familiar with the opportunities and constraints of the park site.

Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to County Staff on July 17, 2013, by the Consultant. Two preliminary layouts were presented.

Master Plan Refinement / Cost Estimation

Based on comments received during the Preliminary Master Plan Presentation, the Master Plan was refined and submitted to County Staff for consideration. In addition to a Refined Master Plan, a Estimation of Cost associated with the Master Plan was also submitted.

SECTION PROJECT DEVELOPMENT

3.0 Working with representatives from Gwinnett County, the consultant, jB+a, developed a program outline. What follows is the design stage progression from Preliminary Master Planning to Final Master Plan Development. A description of each of the stages is included.

3.1 Preliminary Master Plan Development

A total of two (2) preliminary master plans were prepared and presented to County Staff on July 17, 2013. Utilizing the information garnered from the initial site visit and review of the existing GIS and survey information the multi-use field was sited to provide an optimal field with the given constraints of the existing park elements. In each layout the existing Concession / Restroom building, grill building, and existing mini plaza / flag pole are to remain. The existing ball field and support buildings (Dugouts, press box, scorer's box) associated pavement and fencing are to be removed in their entirety. A section of the multi-use trail is to be removed to accommodate the new multi-use field. Site Constraints include an existing force main, an existing 200' undisturbed buffer and surrounding park facilities under active use (construction of the multi-use field will not be allowed to impact these areas).

Preliminary Master Plans -

Layout 1 - (RE: Graphic A - Page 11)

- Sites an artificial turf multi-use field that will accommodate
 - o 160 x 360 Football field
 - o 180 x 360 Lacrosse field
 - o 180 x 360 Soccer field (Same dimensions as the soccer field at Bay Creek and Bryson Parks)
- Concrete curbing helps to delineate the artificial turf area.
- Provides some warm up area at either end of the field (77'-8" NE end, 32'-7" SW end)
- Constraints of site will require a significant retaining wall along a portion of the western edge, the full southern end and a portion of the eastern edge. Maximum height of wall is approximately 14' and will have a 42" high railing.
- Drainage swales on the backside of the wall will help to capture water from the surrounding areas of the park; intercepting the water and directing it to two inlets (on the east and west sides of the field) before reaching the artificial turf surface.
- Field is partially surrounded by a 6' high fence (set on the concrete curb that helps delineate the artificial turf area). Retaining wall (mentioned above) helps secure the remaining areas of the field.
 - o Two access gates (5' double gates) provided to accommodate light maintenance vehicles.
- New Press box located at the 50 yard line on the western edge of the field

- New bleachers on both the eastern and western sidelines @ 50 yard line
 - Bleachers on eastern side modified to layout to allow for maintenance access to field lighting.
- Field lighting located to be maintenance accessible from pedestrian path (will have a vehicular grade profile in zones around field), except for the south eastern most light which would be accessible behind bleachers.
- Pedestrian Path reconfigured to accommodate field.
 - Former section of trail that ran along 200' buffer and curved to force main area - removed.
 - Path adjacent to 200' buffer with tie in at upper loop near Pounds Road.
 - Connections provided from existing concession / restroom to eastern and western bleacher areas. Path on western edge contained within existing path boundaries so as not to impact other existing park facilities.
 - Connection via force main maintained.
- New electronic scoreboard located in south eastern corner of field.
- Football Goal Post / soccer net connection provided.
- Net increase in impervious surface - 10,800sf

Layout 2 - (RE: Graphic B - Page 13)

- Sites an artificial turf multi-use field that will accommodate
 - 160 x 360 Football field
 - 180 x 360 Lacrosse field
 - 210 x 360 Soccer field
- Field shifted slightly Northeast to allow for a 10' (radius) clearance at each of the four corners of the field.
- Layout allows for a larger soccer play area.
- Provides a warm up area at either end zone that are more equal
- Net increase in impervious surface - 10,500sf.

3.2 Master Plan Refinement / Cost Estimation

Based on comments received during the Preliminary Master Plan Presentation, the Master Plan (RE: Graphic C - Page 15) was refined and submitted to County Staff for consideration. In addition to a Refined Master Plan, a sub surface drainage study (RE: Graphic D - Page 17), and an estimation of cost (RE: Appendix A - Page 21) associated with the Master Plan was also submitted.

Refinements to the Master Plan included:

- Layout 2 is to be utilized with a 180' x 360' soccer field
- A minimum of 18' between the field playing area and the spectator area is necessary

- Evergreen plantings are to be placed at the end zones to screen the field
- Fencing should be adjusted so that the 6' fence is outside each of the seating areas to provide for controlled access.
- A 4' fence should then surround the interior of the field and tie into the 6' fence.
- Maintenance gates need to be increased in size from 5' to 6' (Double hung gates)

3.3 Storm Water / Sub-surface Drainage Study

Edwards Engineering Consultants met with Gwinnett County Storm water Plan Reviewer Cornelius Ari on August 8, 2013 to discuss the potential need for additional water quality measures due to the increase of impervious surface associated with the multi-use field and its supporting seating areas. The following points were determined:

- With approximately 2.5 acres of grass field converted to synthetic turf and associated hardscape, a minimum Water Quality must be provided.
- Water Quality can be provided by a pond, or proof that it can be treated within the Synthetic Turf and sub-base system.
- An overall Hydrology Study of the entire park and its detention pond(s) may be needed to determine the overall impact of the pre-developed versus post developed flows with this change in curve number from grass to synthetic turf field.
- The new 18" storm pipes proposed will handle up to the 25 year storm or the area that we are causing to drain to it.

(NOTE: An overall analysis and study of the other existing structures to determine storm flows coming in was outside of project scope and was not completed.)

3.4 Program Elements

Multi Use Field

The proposed synthetic turf multi-use field is to be a 180'x360'. The field is sited in a northeast / southwest orientation and will be lighted and irrigated. The field is intended to function as a football, soccer and lacrosse field. The field includes deep end zones to accommodate warm up areas for the aforementioned sports and provide practice areas for other sports such as cheerleading. Bleachers, press box and scoreboard are also provided. A 6' high perimeter fence surrounds the entire field including the bleacher areas. A 12' wide (two 6' wide double hung gates) provide maintenance and spectator access. A 4' high fence separates the seating areas from the field and 4' wide gates provide access to the field for players.

Multi Use Trail

A rerouted 12' wide paved multi-use trail will provide access around the multi use field helping to reconnect the various Mountain Park Park elements. An MSE retaining wall at the southern setback allows for ADA compliance of the trail with grades not exceeding 5%.

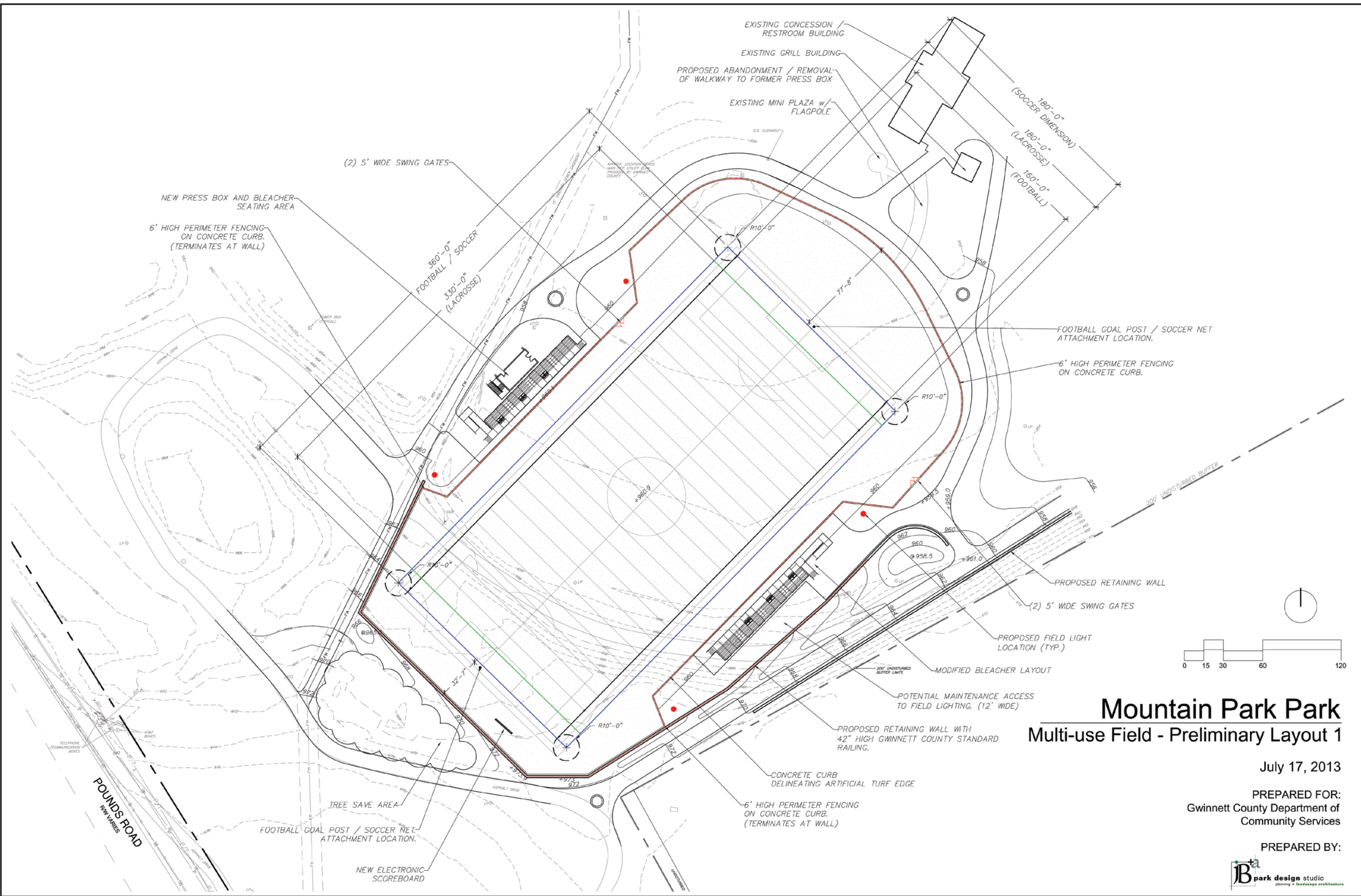
Landscape

An evergreen vegetative planting (preferably native) is to be planted along both end zones and at the back of the fence separating the ramped multi-use path from the multi-use field. The intent of the plantings is to screen the field from the surrounding park areas. Native plant materials may include the following:

- Wax Myrtle
- Red Cedar
- Evergreen Magnolias
- Florida Anise
- Cherry Laurel
- American Holly
- Inberry (Moister locations)
- Yaupon Holly

SECTION GRAPHICS 4.0

Graphic A: Preliminary Layout 1	page	11
Graphic B: Preliminary Layout 2	page	13
Graphic C: Final Master Plan Layout	page	15
Graphic D: Storm Water / Sub-surface drainage Graphic	page	17



Mountain Park Park

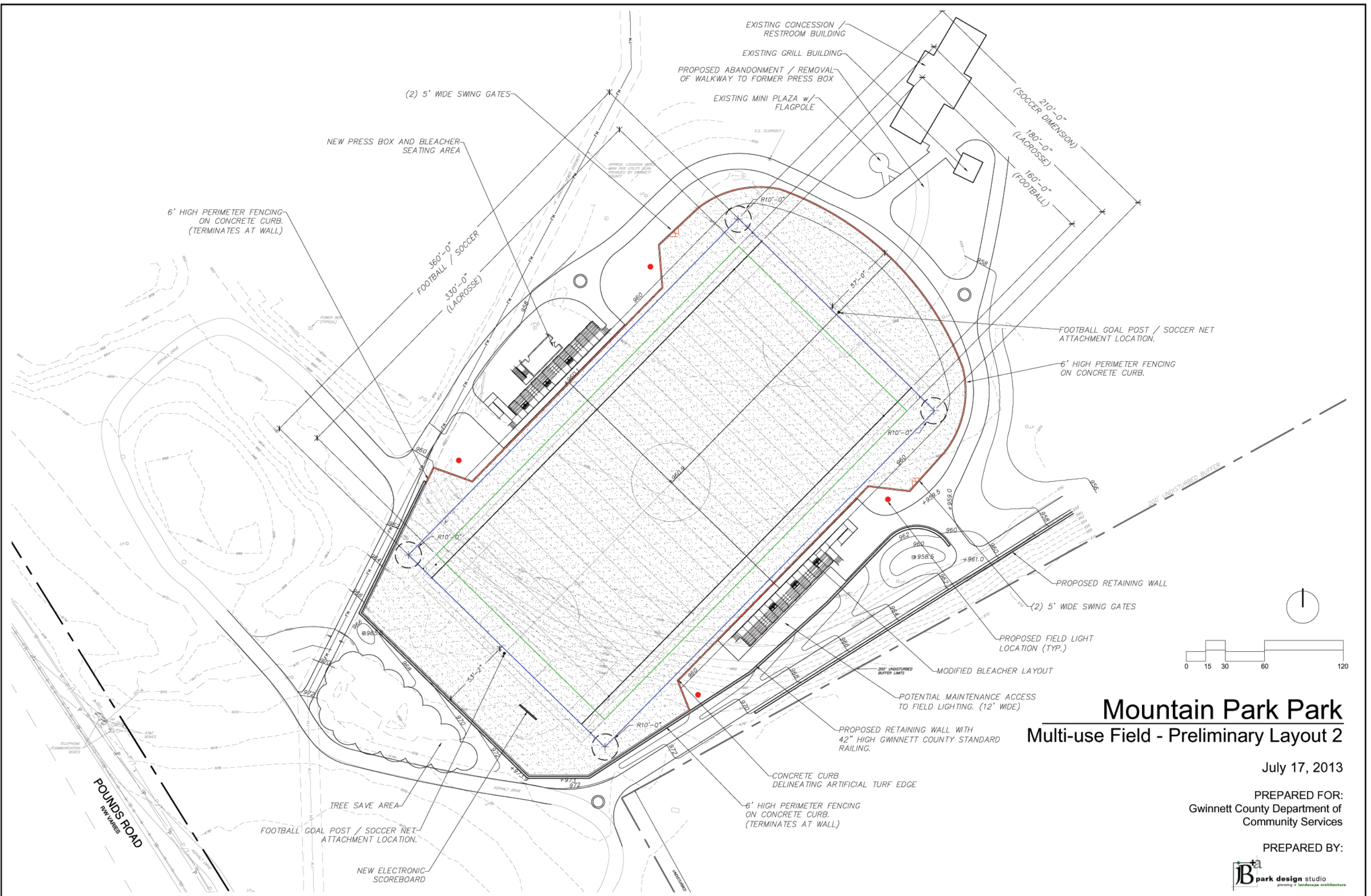
Multi-use Field - Preliminary Layout 1

July 17, 2013

PREPARED FOR:
Gwinnett County Department of
Community Services

PREPARED BY:





Mountain Park Park Multi-use Field - Preliminary Layout 2

July 17, 2013

PREPARED FOR:
Gwinnett County Department of
Community Services

PREPARED BY:





SECTION APPENDICES

5.0

Appendix A: Cost Estimate page 21

Appendix B: Meeting Minutes page 25

APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



Mountain Park Park Multi-use Field Preliminary Cost Estimate

August, 2013

Item Description	Quantity	Unit	Unit Price	Total
DEMOLITION				
Remove existing pressbox	1	LS	\$10,000.00	\$10,000.00
Remove existing fencing	1,200	LF	\$15.00	\$18,000.00
Remove existing scoreboard	1	LS	\$500.00	\$500.00
Remove existing concrete (walkways & building slab)	1,200	SY	\$10.00	\$12,000.00
Remove existing pavers	1,700	SF	\$3.00	\$5,100.00
Remove existing bleachers	2	EA	\$500.00	\$1,000.00
Remove existing lightpoles	5	EA	\$5,000.00	\$25,000.00
Remove existing retaining wall	80	LF	\$15.00	\$1,200.00
Remove existing asphalt path	7,000	SF	\$3.00	\$21,000.00
	TOTAL FOR DEMOLITION			\$93,800.00
SITE PREPARATION				
Erosion Control Fencing	880	LF	\$3.50	\$3,080.00
Tree Protection Fencing	350	LF	\$4.00	\$1,400.00
Temporary Grassing	1	AC	\$4,000.00	\$4,000.00
Permanent Grassing	1	AC	\$5,000.00	\$5,000.00
Earthwork	10,000	CY	\$8.00	\$80,000.00
MSE Retaining Walls	6,000	SF	\$20.00	\$120,000.00
Storm Drainage - 18" R.C.P	620	LF	\$30.00	\$18,600.00
Headwall, Wing Walls	1	EA	\$2,000.00	\$2,000.00
Drop Inlet / Box Structures	8	EA	\$2,500.00	\$20,000.00
Existing Manhole Connection	2	EA	\$350.00	\$700.00
Stone Base	5,000	CY	\$15.00	\$75,000.00
Field Underdrain System	1	LS	\$90,000.00	\$90,000.00
Artificial Turf / Material / Install	107,000	SF	\$6.50	\$695,500.00
	TOTAL FOR SITE PREPARATION			\$1,115,280.00
SITE ELEMENTS				
Pressbox	1	LS	\$108,000.00	\$108,000.00
Bleachers	2	EA	\$30,000.00	\$60,000.00
Bleacher Area Concrete Pavement	7,200	SF	\$4.00	\$28,800.00
Scoreboard	1	EA	\$12,000.00	\$12,000.00
Concrete Walkway	16,000	SF	\$4.00	\$64,000.00
12' Wide - Multi-use Trail (2" Asphalt)	9,750	SF	\$3.50	\$34,125.00
12' Wlde - Multi-use Trail (6" GAB)	180	CY	\$15.00	\$2,700.00
Concrete Curb (Artificial turf delineator)	1,390	LF	\$15.00	\$20,850.00

6' Ht. Chain Link Fence	1,230	LF	\$40.00	\$49,200.00
6' Ht. Chain Link Double Swing Gate (14' Opening)	2	EA	\$1,200.00	\$2,400.00
4' Ht. Chain Link Fence	530	LF	\$30.00	\$15,900.00
4' Ht. Chain Link Gate (4' opening)	2	EA	\$350.00	\$700.00
Football Goals	2	EA	\$6,500.00	\$13,000.00
Soccer Goals	2	EA	\$2,500.00	\$5,000.00
Corner Posts & Sleeves	16	EA	\$500.00	\$8,000.00
Field Lighting	1	LS	\$175,000.00	\$175,000.00
42" High Handrail	590	LF	\$50.00	\$29,500.00
Signage for Rules	2	EA	\$1,500.00	\$3,000.00
Structural Soil (Field Lighting Access)	50	CY	\$25.00	\$1,250.00
Irrigation (Field)	1	LS	\$65,000.00	\$65,000.00
Sod	16,000	SF	\$0.40	\$6,400.00
Landscaping	1	LS	\$30,000.00	\$30,000.00
	TOTAL FOR SITE ELEMENTS			\$734,825.00
MOUNTAIN PARK MULTI-USE FIELD SUBTOTAL				\$1,943,905.00
	Mobilization, Fees, Bonds, Etc (10% Total)			\$194,390.50
	Contingency for Master Plan Level Cost Estimate (10% Total)			\$213,829.55
	Design, Engineering, Program Management Fees (10%)			\$235,212.51
		PROJECT TOTAL		\$2,587,337.56
Note: Totals reflecting quantities different from those listed above, have not been approved by jB+a, inc. (jB+a, inc Project Total : \$2,587,337.56 - August 2013)				
Note: This cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.				

APPENDICES

Appendix B: Meeting Minutes

Refer to the attached meeting minutes for a summary of the discussion and presented materials at each meeting.

MOUNTAIN PARK PARK MULTI USE FIELD– Preliminary Layout

Minutes from: 07.17.13 Presentation to Staff

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder, Tina Fleming, Eric Horne, David Clark, Gary Schussler

jB+a, inc. – Raigan Carr

Location: GJAC –Department of Community Services, Large Conference Room

Time: 2:00pm

Raigan Carr presented two preliminary layouts for the multi-use field renovation at Mountain Park Park. In each layout the existing Concession / Restroom building, grill building, and existing mini plaza / flag pole are to remain. The existing ball field and support buildings (Dugouts, press box, scorer's box) associated pavement and fencing are to be removed in their entirety. A section of the multi-use trail is to be removed to accommodate the new multi-use field. Site Constraints include an existing force main, an existing 200' undisturbed buffer and surrounding park facilities under active use (construction of the multi-use field will not be allowed to impact these areas).

Layout 1

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- Layout allows for a larger soccer play area.
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Staff comments

1. Hydrology reports may or may not be available for Mountain Park Park. Engineer will need to do a quick volumetric study to determine if a small detention pond is necessary for water quality. Does the sub surface drainage under the field compensate for the additional 10,000 SF of impervious surface?
2. Would like to see Layout #2 with the 180' x 360' soccer field
3. We need a minimum of 18' between the field playing area and the spectator area.
4. Would like to see evergreen planting at the end zones to screen field. (Will include as a line item in the cost estimate)
5. Need to adjust the fencing so that the 6' fence is outside each of the seating areas to provide for controlled access. A 4' fence could then surround the interior of the field and tie into the 6' fence. Increase size of maintenance gates to 6' instead of 5'
6. Would it be possible to light the entire artificial turf areas? At other parks only the playing area is lit, would like to see the warm up areas at the end zones lit.
7. Are any of the existing poles shared by other park facilities? (County to verify)
8. (County) should determine if we can take advantage of the Musco lighting warranty by putting all the lighting the park under the new warranty. (County to revisit lighting for all sports fields)
9. Will there be a cantilever over the bleacher area? (Shade structure if installed, will be an athletic association expense.)

