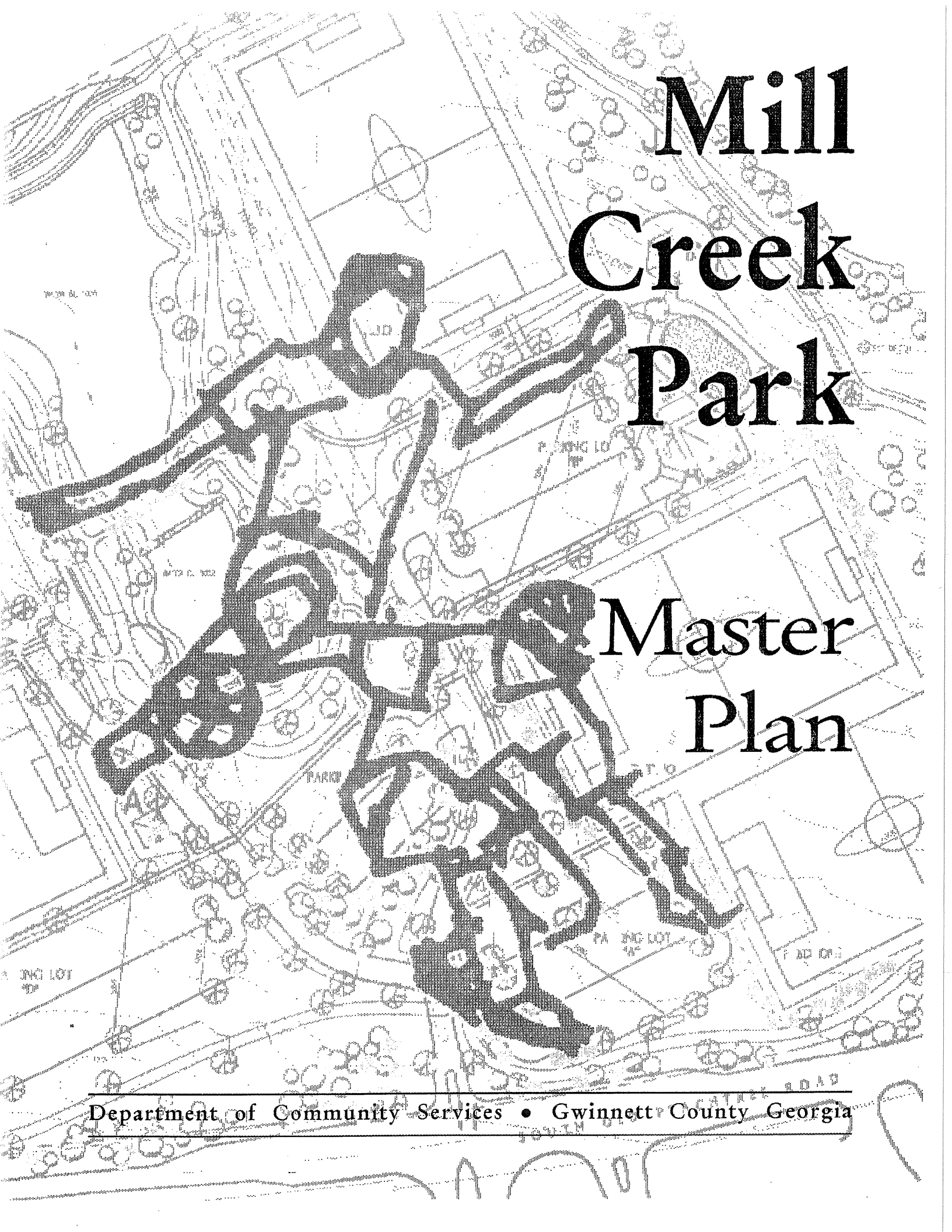


## **PINCKNEYVILLE PARK MASTER PLANS**

**THE INITIAL LAND ACQUISITIONS IN 1991 & 1996 PROVIDED THE PROPERTY THAT REQUIRED THE MILL CREEK PARK SOCCER COMPLEX MASTER PLAN OF 1997. THE INITIAL PARK DEVELOPMENT INCLUDED THE SOCCER COMPLEX, PERIMETER MULTI-PURPOSE TRAIL, MAINTENANCE COMPOUND AND PLAYGROUNDS. AN EXPANDED PARK WOULD BE RENAMED PINCKNEYVILLE PARK IN DEFERENCE TO THE PROXIMATE LOCATION OF THAT EARLY 19TH CENTURY SETTLEMENT ERA TOWN.**

**PARK EXPANSION TRACTS ACQUIRED IN 1997-98 BOTH SOUTH AND EAST OF THE CORE SOCCER COMPLEX CREATED THE NEED FOR THE PINCKNEYVILLE PARK MASTER PLAN OF 1998. THIS PLAN DIRECTED THE CONSTRUCTION OF THE BASEBALL-SOFTBALL COMPLEX, SKATE PARK, ROLLERBLADE HOCKEY RINK, PICNIC-PLAYGROUND COMPLEXES, AND COMMUNITY CENTER. ALL PARK ELEMENTS WERE CONNECTED WITH A COMPREHENSIVE MULTI-PURPOSE TRAILS SYSTEM THAT WAS CONNECTED TO THE WEST GWINNETT BIKEWAY.**





# Mill Creek Park

## Master Plan

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Department of Community Services • Gwinnett County Georgia



# **MILL CREEK PARK M A S T E R P L A N**

prepared for

**GWINNETT COUNTY**  
**Department of Community Services**  
Development Division  
75 Langley Drive  
Lawrenceville, Georgia 30245

February 1997

prepared by

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1.0	INTRODUCTION .....	3
2.0	SITE INVENTORY AND ANALYSIS .....	3
2.1	Inventory .....	3
	Geotectonic Makeup .....	5
	Surface Water .....	6
	Ground Water .....	6
	Terrain .....	6
	Vegetation .....	7
2.2	Development Potential .....	7
3.0	PROGRAM ELEMENTS .....	10
	Athletic Field Complex .....	11
	Concession Buildings .....	11
	Maintenance Buildings .....	11
	Group Picnic Pavilions .....	11
	Playground .....	11
	Volleyball Courts .....	11
	Multi-Use Trail .....	11
	Pond .....	11
4.0	CONCEPT DEVELOPMENT .....	12
4.1	Concept Plans .....	13
	Concept Plan One .....	13
	Concept Plan Two .....	14
	Concept Plan Three .....	15
	Preferred Alternative .....	16

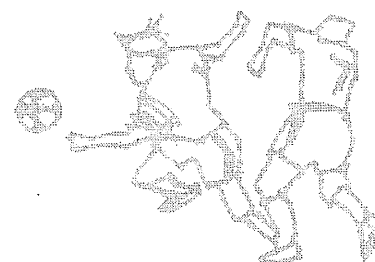
#### TABLE OF IMAGES

<i>Site Analysis</i> .....	7
<i>Conceptual Plan One</i> .....	13
<i>Conceptual Plan Two</i> .....	14
<i>Conceptual Plan Three</i> .....	14
<i>Preferred Alternative</i> .....	15
<i>Master Plan</i> .....	17
<i>Full Color Master Plan</i> .....	26





5.0	FINAL MASTER PLAN .....	17
5.1	Athletic Fields .....	18
5.2	Picnic Shelters .....	19
5.3	Concession Buildings .....	20
5.4	Maintenance Building .....	20
5.5	Multi-Use Trail .....	21
5.6	Pond .....	22
5.7	Planting .....	23
6.0	CONSTRUCTION PHASING .....	24
7.0	APPENDICES .....	27
	Master Plan Cost Estimate	
	Soils Boring Report	
	Soils Boring Map	





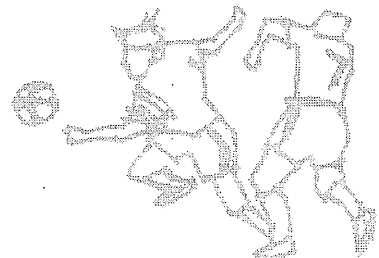
## 1.0 INTRODUCTION

Early in 1996 Gwinnett County Department of Community Services began working with Pickering Firm, Inc. to develop a master plan for a park in unincorporated Gwinnett County near Norcross. Because the site to be developed is too small to be considered a Community Park and too big to be a Neighborhood Park, it is considered a Special Purpose Park with the primary purpose of providing recreation fields. The park is also to include community park features such as picnic facilities, a walking / jogging path and a playground. Based on an analysis of recreation needs in that part of the County it was determined that the park would be developed as a soccer facility. From that point the County and Park Design Team began meeting with the Norcross Soccer Association to develop what would become Gwinnett County's largest soccer complex. Since then, the Mill Creek Park Master Plan has been reviewed and approved by the Norcross Soccer Association, Gwinnett County Recreation Authority and the Gwinnett County Board of Commissions.

## 2.0 SITE INVENTORY AND ANALYSIS

### 2.1 Inventory

Mill Creek Park is on a 35 acre site which is located on South Old Peachtree Road, between Peachtree Industrial Boulevard and South Berkeley Lake Road. The site is wooded with new forest growth consisting of mixed pine and hardwoods and has

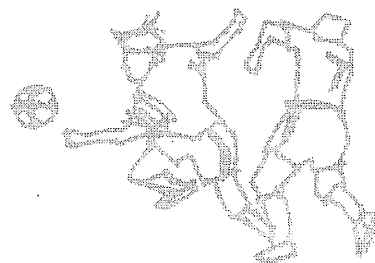




a fairly thick understory. The site is bounded to the north and east by wooded sites, and to the west by an industrial land use. The southern boundary of the site consists of South Old Peachtree Road and commercial uses occupy the land across the road.

The original land holding for this park was a 25 acre parcel from the existing eastern boundary at the stream to just west of the central spring-fed stream. The land areas around the 25 acre tract were analyzed by Pickering Firm and the opportunities and constraints of these parcels were presented to Gwinnett County. Because the site was to be developed for athletic fields, the 10 acre parcel to the west of the core site was recommended to provide a contiguous 35 acre site on which fields could be more easily arranged.

The Mill Creek Park site has two creeks running through it. One creek begins roughly in the center of the site and is fed by a spring head. The other creek, which forms part of the eastern boundary of the site begins on the property to the east of the park. During an inventory site walk through, groundwater monitoring wells were detected in the area of the east property line stream bed. Also in the area of the eastern creek and boundary is a community of old forest trees. This community, consisting of beech, oak, tulip poplar and pine is rare and provides an excellent opportunity to include a forest preserve area as part of the park. The small area to the



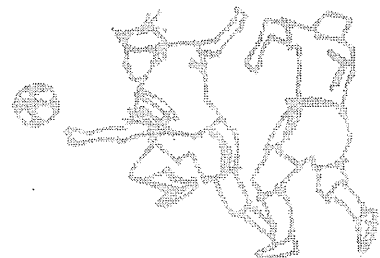


southeast of the site is a wet, boggy area. Roughly one fourth of the site drains to the eastern creek, while the remainder of the site drains to the creek in the center of the site. A ridge runs between the two creeks. Runoff from a portion of the adjacent site to the west also drains to the center creek.

Slopes on the site range from two percent to forty percent, with the steepest slopes found on both sides of the center creek in the northern part of the site. The maximum topographic relief across the site is approximately 80 feet. The lesser slopes are located on the ridge area between the two creeks and in the southwest portion of the site. The northwest corner of the site is an open gravel area previously used for equipment storage. In general, the portion of the site which fronts South Old Peachtree Road is level, and provides many opportunities for accessing the site.

The following are brief descriptions of various aspects of the makeup of the site. The quality and character of each of these elements has an effect on how the site can be developed.

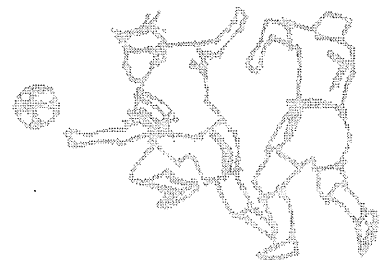
**Geotectonic Makeup** - Subsurface studies were performed on the site in June 1996 by Professional Services Industries, Inc. (PSI). The report indicates that topsoil on the site ranges from 2 - 6 inches deep. Partially weathered rock was encountered at approximately 16 feet below the existing ground surface east of the central creek at the north end of the site.



**Surface Water** - Two running streams are on site. One forms the eastern property line and originates off site. Associated with this stream, at the south east corner of the site, is a wet bog. The second stream runs south to north through the middle of the site. It originates from a spring that is on the site and exits on to the property to the north. The two streams are separated by a ridge line and are both tributaries of Mill Creek, which runs into the Chattahoochee River.

**Ground Water** - Groundwater was encountered in a test boring in the area of the spring at a depth of 11.0 feet below the existing ground surface. Other test borings were caved in at depths varying from 7 to 15 feet below the existing ground surface when groundwater measurements were attempted on day after drilling. This indicates the potential for groundwater to exist at these depths.

**Terrain** - There are varied slopes on this site. The top of the ridge between the two streams slopes gently to the east and west. The area on the west side of the site slopes gently from the property line toward the center stream. On this side of the site a small tributary to the central stream cuts fairly steep slopes increasing to the center stream. The center stream is characterized by steep banks on both sides which increase toward the north property line. The stream banks on the east property line are less severe than those of the center stream.

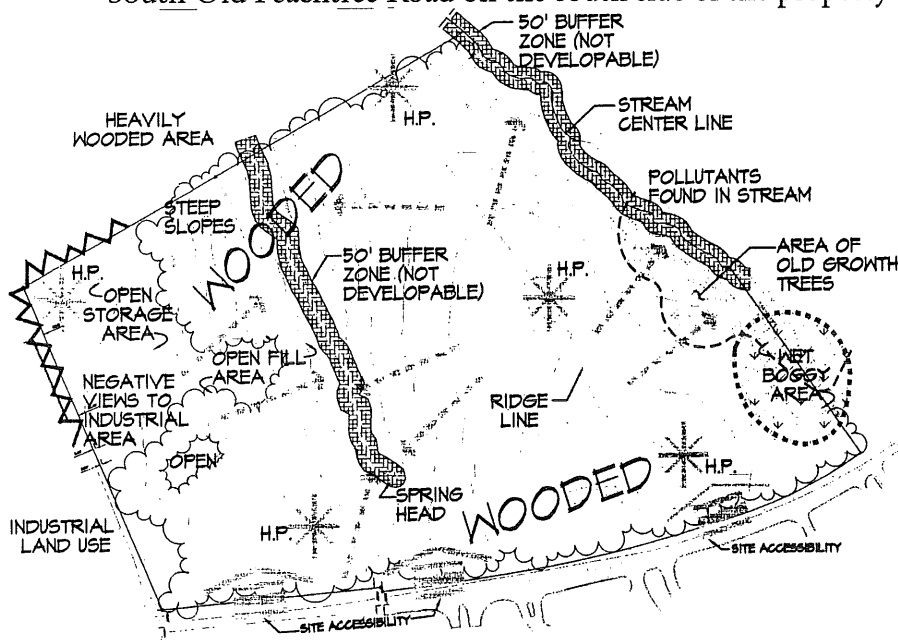




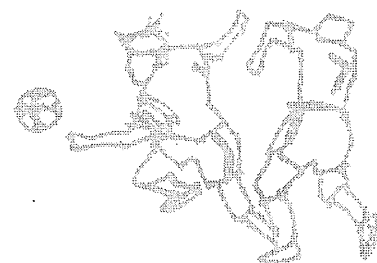
**Vegetation** - The site is densely vegetated except for a portion of the site at the northwest corner, which is a graveled area previously used for equipment storage by CBI Na-Con Inc., and also a small gravel parking lot at the southwest portion of the site. The tree coverage is new growth hardwoods of beech, poplar, hickory and oaks, though the majority are young pines. The central stream bed has fairly steep banks. At the tops of these banks the tree cover is primarily upland pine/pine mix. The areas at the streams edges have lowland stream side mixed hardwoods. Most of the vegetation is less than 40 years old, except for a stand on the east property line. This particular stand is old growth trees made up of mostly hardwoods and some pines.

## 2.2 Development Potential

The site has three potential points of vehicular access from South Old Peachtree Road on the south side of the property.



Site Analysis - Mill Creek Park Site

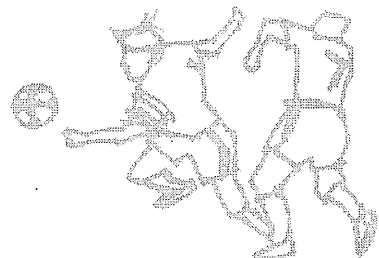


Most of the length of this edge has a ravine dividing the site from South Old Peachtree Road.

The eastern property line follows a stream which originates just east of the site. The land at the source of this stream is wet and boggy. Surface water quality tests detected traces of volatile organic compounds in the surface water at this area. Further studies of the surface water found that the levels of contamination in the stream do not pose a significant health threat to future patrons of the park. The following conclusions are from the Agency for Toxic Substances and Disease Registry and are based on an analysis of a scenario in which a child is completely submerged in the stream water while playing at the park. These conclusions are quoted from the Health Consultation titled Mill Creek Park (4#GA) and dated January 29, 1997:

1. The levels of contamination in the stream do not pose a significant health threat to future patrons of the park.
2. Since the contaminated groundwater on the adjacent site is not being used as a potable source, the contamination does not pose a health threat.
3. The VOC levels in the surface soil on the adjacent site are in the ppb range, and do not pose a human health threat.

The full document is on record with the Department of Community Services of Gwinnett County.

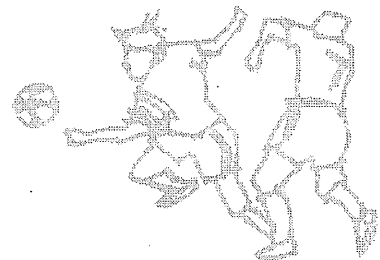


Adjacent to the park sites' eastern boundary are a number of very large "old growth" trees. All of these situations limit the development potential of this portion of the park site. The old growth trees should be protected from any encroachment and all activity should be kept away from the stream bed.

To the north of the site the land is wooded just as the park site is. There is no development on this piece of land. The property is about 500 feet wide separating the park site from Peachtree Industrial Boulevard. The central stream on the park site flows through this property to the north. Acquisition of this property would create additional space for a water detention facility further downstream, thus relieving development intensity on the relatively small site.

A second industrial site is located to the west of the park site. The northwest corner of the park site is currently cleared and gently sloped. It was used by the adjacent business as a storage area for large equipment. Views from that corner of the park site will need to be screened if it is to be used for park facilities.

The stream in the center of the park site is a slow but constant trickle which originates from a spring on the property. It is separated from the stream on the eastern property line by a ridge that traverses the site from south to north. Both streams





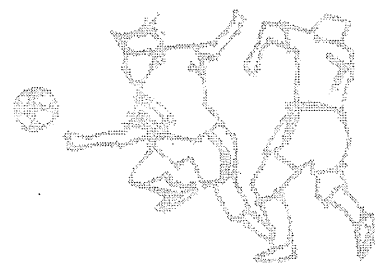
are components of the State Waterways and are protected by a 25' setback regulated by the Environmental Protection Division of the Department of Natural Resources. Any encroachment on this setback, including the development of a pond, would have to be approved by the EPD.

The tree coverage on this site is scrubby and relatively young (less than 40 years old), except for the large trees on the eastern property line. Most of the site slopes gently, except in the areas of the two streams. Of the site's thirty five acres, nearly a third of it can not be easily developed; most of that third runs through the middle of the site in the area of the central stream

Some utility lines are located in the right-of-way of South Old Peachtree Road. These utilities include electricity, gas, and water. Tie in to these lines for use at the park must be coordinated through the appropriate utility company. The closest link for connection to sewer is along Mill Creek north of Peachtree Industrial Boulevard. Connection to this line will involve jacking and boring under Peachtree Industrial and an easement through the 15 acre site north of the park site.

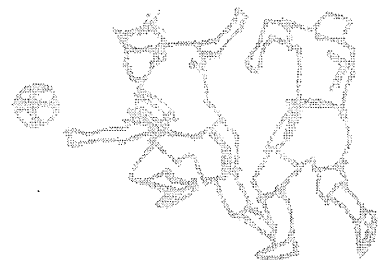
### 3.0 PROGRAM ELEMENTS

The original park development program includes a mix of passive and active recreation uses including a sport field complex with concession / rest room building as the predominant facility; a 12'



wide, paved perimeter multi-purpose trail; picnic pavilion; playground; integrated sidewalk system linking all elements to each other and parking for all facilities. Based on meetings among representatives from the County, the Norcross Soccer Association, and Pickering Firm, the following program was developed for consideration in the Conceptual Design portion of the master planning process:

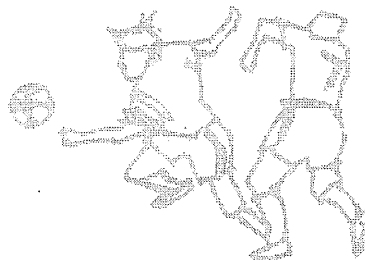
- **Athletic Field Complex** - Five regulation size soccer fields to be designed for full-field play and/or divided field play with two of the fields to be lighted;
- **Concession Buildings** - Rest rooms for men and women included in a building that will house a food preparation area for concessions;
- **Maintenance Buildings** - A building housing maintenance equipment, utility meters and controls, employee facilities and an outdoor storage area to be located to service the park fields and buildings;
- **Group Picnic Pavilions** - A sixty foot diameter picnic shelter to be sited for the use of large groups such as company picnics or family reunions;
- **Playground** - An area large enough to provide separate play equipment for toddlers and older children, plus swings;



- Volleyball Courts - Sand court volleyball;
- Multi-Use Trail - A 12' wide paved path to provide a one-mile route along the perimeter of the park elements; and
- Pond - A small pond for fishing, feeding ducks, and aesthetic purposes which will also serve as a principle storm water detention facility.

#### 4.0 CONCEPT DEVELOPMENT

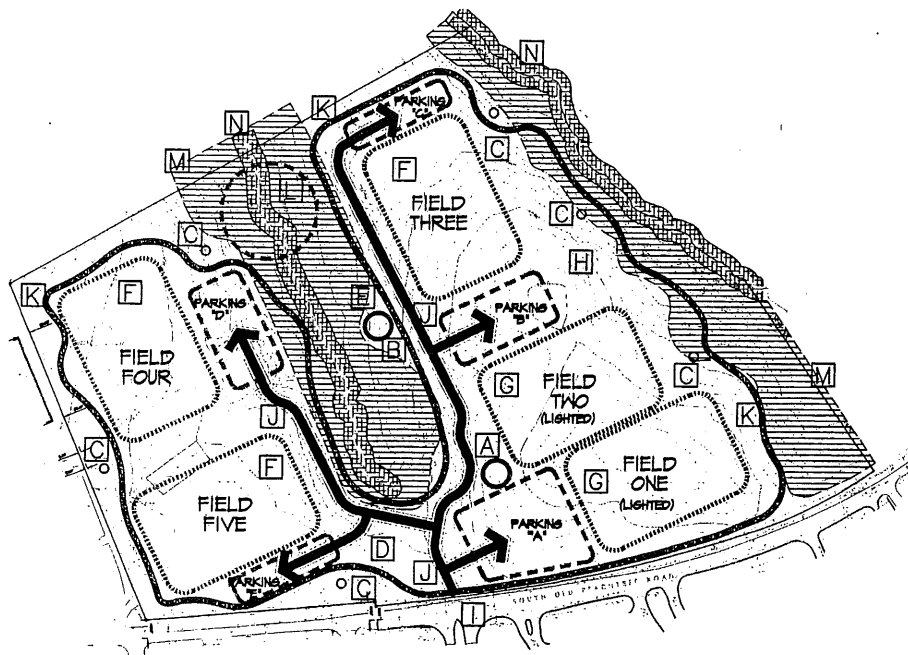
As part of the master planning process, three concept plans were developed for the purpose of providing a base of discussion about the layout of the park program elements. The program elements outlined in Section 3.0 of this report were used. The three plans are fairly similar to each other due to the small size of the site and the constraints imposed by the lay of the land. But there are subtle differences that can have a great effect on how the park is utilized, how the construction is phased and even the overall character of the park. The three concepts were analyzed by representatives from the County, the Norcross Soccer Association, and Pickering Firm to determine the best way to fit the program elements to the site, based on the way the park would be used. The outcome includes pieces from each concept plan in what is labeled Preferred Alternative. The following sections briefly describes each of these plans which are illustrated at the end of Section 4 of this report.





#### 4.1 Concept Plans

**Concept Plan One** - Three of the soccer fields are located on the east ridge of the site and the other two on the western slope. The park entrance drive splits around both sides of the center stream to deliver park users to small parking lots throughout the site. The large group picnic pavilion is located with the playground at the center of the park to be within equal walking distance from most areas of the site. Several

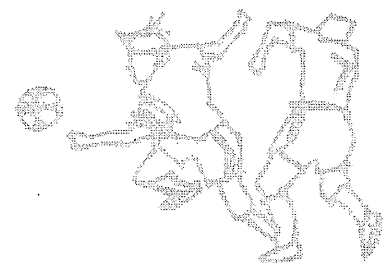


#### LEGEND

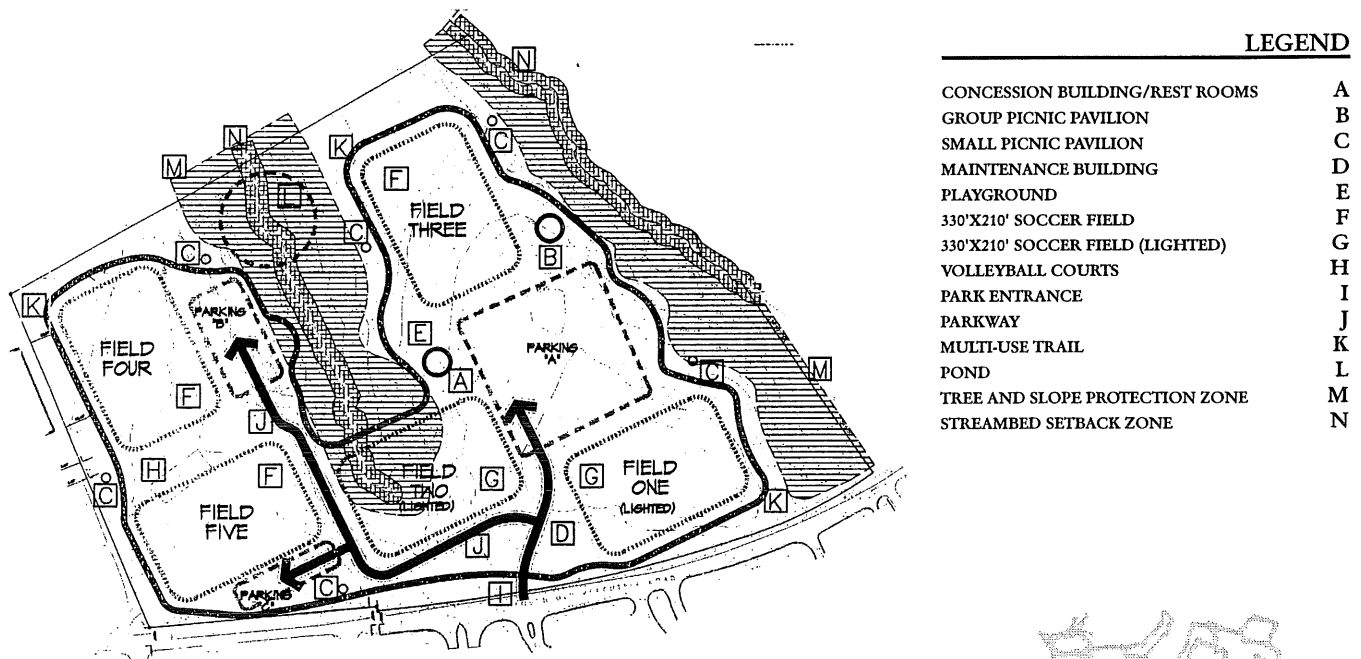
CONCESSION BUILDING/REST ROOMS	A
GROUP PICNIC PAVILION	B
SMALL PICNIC PAVILION	C
MAINTENANCE BUILDING	D
PLAYGROUND	E
330'X210' SOCCER FIELD	F
330'X210' SOCCER FIELD (LIGHTED)	G
VOLLEYBALL COURTS	H
PARK ENTRANCE	I
PARKWAY	J
MULTI-USE TRAIL	K
POND	L
TREE AND SLOPE PROTECTION ZONE	M
STREAMBED SETBACK ZONE	N

Conceptual Plan One - Mill Creek Park Site

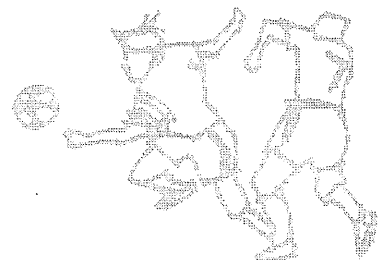
small picnic pavilions are located all along the walking / jogging path, which skirts the perimeter of the site and around the center stream. The concession / rest room building is located adjacent to the two lighted fields and the largest parking lot. The maintenance building is sited close to the entrance of the park to allow central access to most of the property. A pond/detention facility is planned for the low point of the central stream at the north boundary of the site.



**Concept Plan Two** - In conceptual plan two the parking for the east side of the site is consolidated into a primary parking area close to the entrance to the park. One of the two lighted soccer fields is planned in the area of the central stream headwaters. This would involve encroachment on the stream setback and fill material. The concession building and playground is in the center of the site and the maintenance building is close to the park entrance, fairly central to the site and adjacent to the park drive. Several small picnic pavilions are located all along the walking / jogging path, which is located on the perimeter of the site and around the center stream. A pond/detention facility is planned for the low point of the central stream at the north boundary of the site.

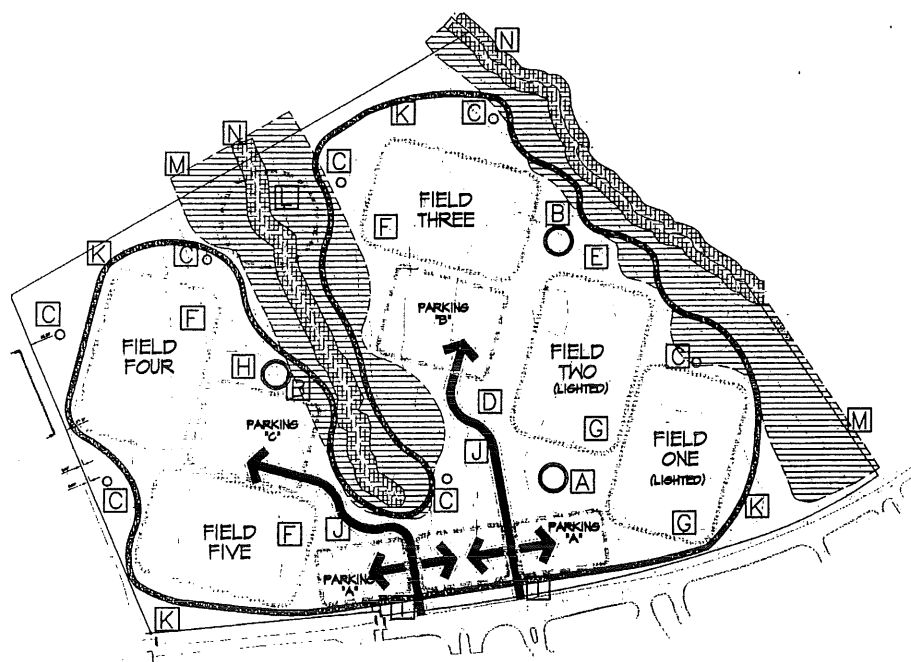


Conceptual Plan Two - Mill Creek Park Site



**Concept Plan Three** - Two points of vehicular entry come into the site at a long bay of parking at the front of the property. Beyond the entry parking lot, the park drive continues on both sides of the central stream to parking lots on either side of the site. Three of the fields are located on the east ridge of the site and the other two on the western slope.

These fields are angled against the property boundaries and frontage road in an effort to be aligned with the existing contours of the site. In this plan a large picnic pavilion is located on each side of the park to serve both sets of soccer fields. The concession / rest room building is located adjacent to the two lighted fields and the largest parking lot. The maintenance building is sited in the center of the park, close to the two lighted fields. Several small picnic pavilions are located all along the walking / jogging path, which runs along



Conceptual Plan Three - Mill Creek Park Site

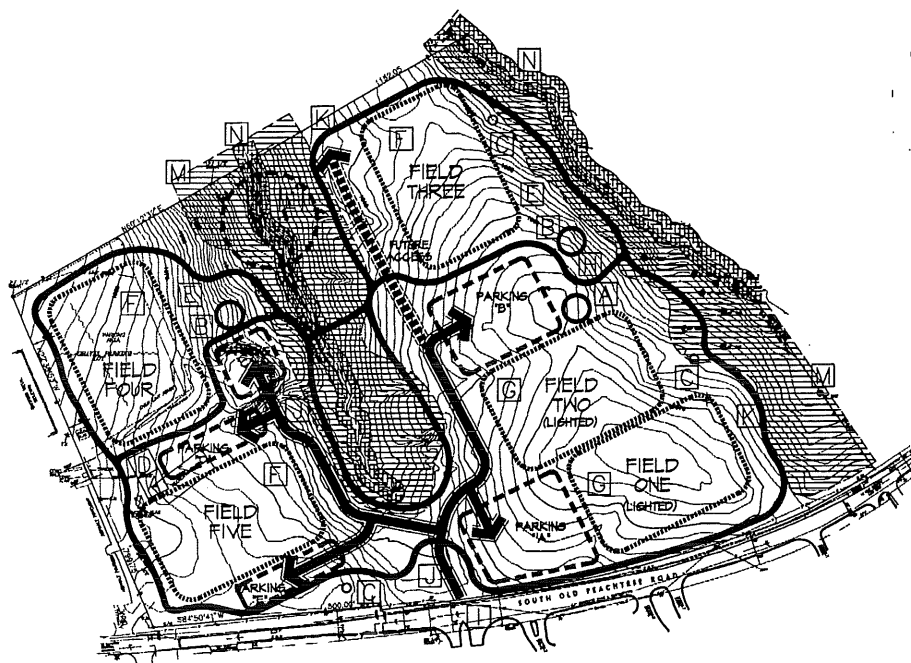
#### LEGEND

CONCESSION BUILDING/REST ROOMS	A
GROUP PICNIC PAVILION	B
SMALL PICNIC PAVILION	C
MAINTENANCE BUILDING	D
PLAYGROUND	E
330'X210' SOCCER FIELD	F
330'X210' SOCCER FIELD (LIGHTED)	G
VOLLEYBALL COURTS	H
PARK ENTRANCE	I
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MULTI-USE TRAIL	K
POND	L
TREE AND SLOPE PROTECTION ZONE	M
STREAMBED SETBACK ZONE	N



the perimeter of the site and around the center stream. A pond/detention facility is planned for the low point of the central stream at the north boundary of the site.

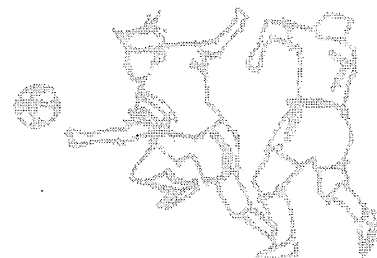
**Preferred Alternative** - The preferred alternative is the culmination of a number of preferred concepts from the three conceptual plans as well as some new concepts to tie the park elements together. This plan bears resemblance most to Conceptual Plan One. Three of the fields are located on the east ridge of the site and the other two on the western slope. The park entrance drive splits around both sides of the center stream to deliver park users to small parking lots through out the site. The walking / jogging path is located on the perimeter of the site and around the center stream. A pond/detention facility is planned for the low point of the central stream at the north boundary of the site.



**LEGEND**

CONCESSION BUILDING/REST ROOMS	A
GROUP PICNIC PAVILION	B
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MULTI-USE TRAIL	K
POND	L
TREE AND SLOPE PROTECTION ZONE	M
STREAMBED SETBACK ZONE	N

Preferred Alternative - Mill Creek Park Site

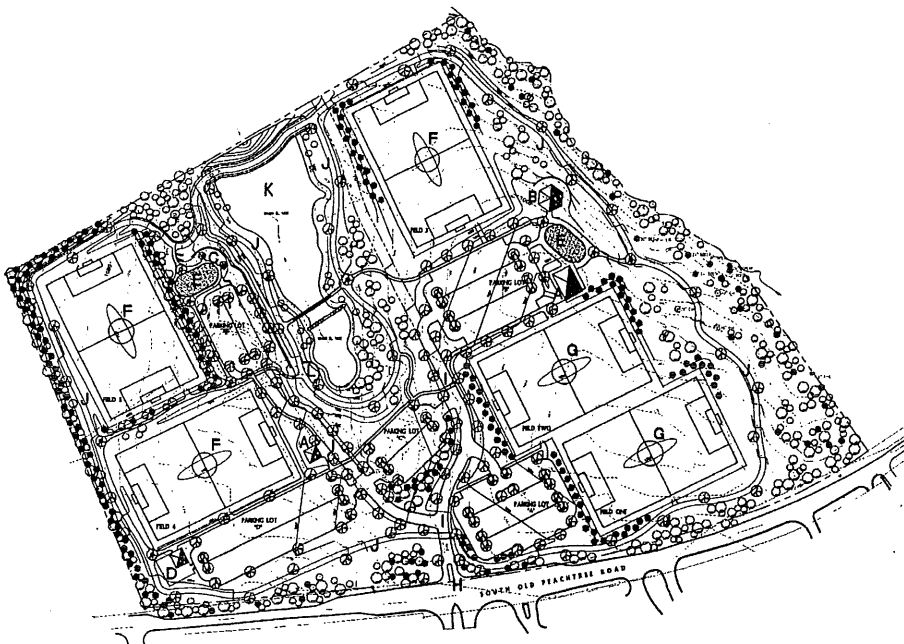




In the Preferred Alternative pedestrian access is provided across the center length of the site connecting both sets of soccer fields and a large group picnic pavilion on each side of the park. A second concession building is provided at the west side of the site adjacent to the maintenance building between the two fields. The park elements on the east side are arranged to allow future continuation of the park drive should the property between the park site and Peachtree Industrial Blvd. be acquired in the future. For the safety of pedestrians on the walking/jogging path, access into the front parking lot ("A") is located on the north side so the path can be pulled away from South Old Peachtree Road.

## 5.0 FINAL MASTER PLAN

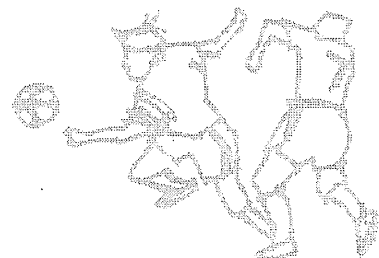
The final Mill Creek Park Master Plan was reviewed and approved by the Norcross Soccer Association, Gwinnett County Recreation



### LEGEND

CONCESSION BUILDING/REST ROOMS	A
GROUP PICNIC PAVILION	B
SMALL PICNIC PAVILION	C
MAINTENANCE BUILDING	D
PLAYGROUND	E
330'X210' SOCCER FIELD	F
330'X210' SOCCER FIELD (LIGHTED)	G
PARK ENTRANCE	H
PARKWAY	I
MULTI-USE TRAIL	J
POND	K
OVERLOOK	L

Mill Creek Park Site Master Plan



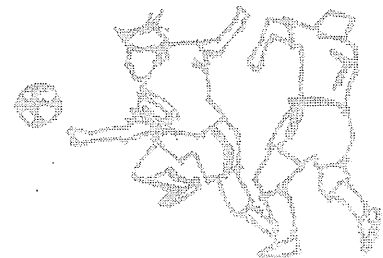
Authority and the Gwinnett County Board of Commissioners. It is the largest soccer complex in the County and will be the first park to be funded out of the local option sales tax adopted in 1996. The following sections describe the Master Plan program items.

### 5.1 Athletic Fields

All five soccer fields are positioned for regulation play.

Though significant grading is required to build the fields, preliminary studies show that each field can be sloped at 1½ percent from the center ridge while balancing overall cut and fill of the site. To do this the entire site must be at least rough graded, regardless of which park elements are built in Phase One construction. In the case of Field Five, retaining walls are required to hold back the graded slopes. The largest wall close to the pond edge may not need to be constructed until the field is fine graded. To do this, the slopes toward the pond in this area will need to be stabilized following rough grading to control erosion.

Each field will be either partially or completely fenced in with six to eight foot chain link in order to keep the ball in the play area, minimize cross slope traffic around the fields and keep players from following balls across the parkway drive. Pedestrian as well as maintenance access is provided to each field. A level crossing and fence gate is necessary where maintenance and/or wheelchair access is needed across drainage swales at the perimeter of the fields. All of the fields will



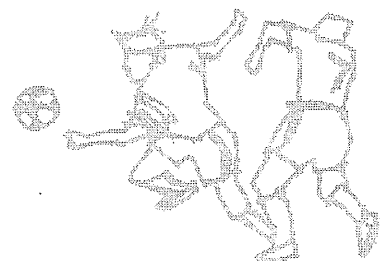
be irrigated. Fields One and Two will be lighted.

### 5.2 Picnic Shelters

Three park shelters are included in the master plan. One of them is a large structure for group picnic activities which is 60' in diameter. This facility may be utilized for organizing soccer teams during practice or tournaments, though it is available for family reunions or company picnics. It is located close to Field Three on the east side of the park, in the area of one of the playgrounds and the concession building.

Two smaller shelters are each 20' in diameter and located between the detention pond and Field Five. They are quickly accessible by Parking Lot "E" and adjacent to one of the two playgrounds. The parking lot, shelters and playground are all held up by the largest retaining wall on the site, which is about 6' tall at its high point. From this location the shelters, which are available for single family size gatherings, overlook the pond and trail surrounding it.

All of these shelters are to be built based on Gwinnett County standard prototype designs which will be found in the Gwinnett County Recreation Design Standards developed in the summer of 1997. Each shelter area is to include picnic tables, electricity, charcoal grills, water fountains and lights. They are each within quick walking distance of a rest room facility.



### 5.3 Concession Buildings

There are two types of concession buildings at Mill Creek Park. On the east side of the site, adjacent to Field Two, is a concession facility designed for staffed vending service and some food preparation. Rest rooms are located in this building as well as a 240 square foot meeting room. The meeting room is for use by the soccer association. The other concession building is located on the west side of the park and is not to be staffed. Instead space is provided for self-service vending machines. The machines would be secured by a roll down gate through which vending selections can be made. This building also houses rest room facilities. This is a new building type for Gwinnett County Parks. It provides a potential opportunity for athletic programs, such as the Norcross Soccer Association, to raise funds by keeping the machines stocked. These concession buildings are located on both sides of the park so as to be in close proximity to all of the park facilities. The vending machine facility would be constructed during the phase of the project which includes Field Four.

### 5.4 Maintenance Building

The park maintenance building is located adjacent to Field Four, at the west end of Parking Lot "D". This building provides storage for maintenance equipment as well as utility control centers including irrigation, water, gas, electricity and



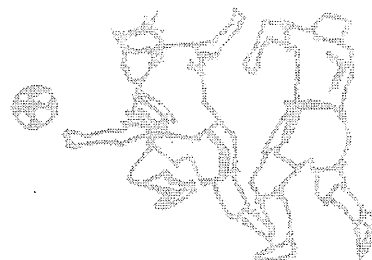


facility lights. A shower facility is available for use by parks maintenance personnel. A fenced storage yard is attached to this building. The fencing for this yard should be opaque or screened with evergreen plant material (or both). From this site the entire park is accessible to maintenance vehicles along the 12' multiuse trail and sidewalk system.

### 5.5 Multi-Use Trail

One of the highest priorities stated in the Gwinnett County Comprehensive Parks and Recreation Master Plan is the construction of multi-use trails in parks. The trail designed for Mill Creek Park is 12' wide, asphalt, and one mile long with benches, distance markers and directional signage. A budget was prepared for the possible future inclusion of security lighting. The trail generally skirts the perimeter of the park and the edge of the detention pond. The trail is exactly one mile long excluding the portion which runs along the top of the dam. It links nearly every facility in the park and is wide enough for walking, jogging, biking, skating and pushing baby carriages. The width also accommodates maintenance or public safety vehicles.

The trail covers terrain that is gently sloping and is fairly level except where it comes off of the dam toward Field Five where it slopes between 10 - 15 % for a short distance. The portion that encircles the pond is completely handicap accessible and can be reached from parking lot "C". This portion of the trail

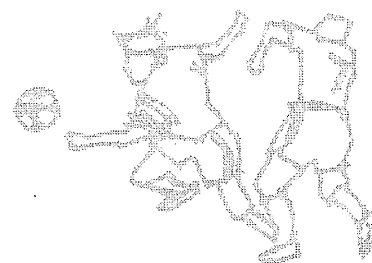


focuses on the wetland environment at the lake edge. In this area riparian plant material should be installed to attract native wildlife to this habitat. An overlook is located on the trail at the upper lake which includes benches or bench swings for a viewing and rest area. Around the pond edge picnic tables and grills are to be included and are to meet ADA design and accessibility standards.

### 5.6 Pond

The central focus of the park is a two acre fishing and duck pond. This pond will be split into two levels. The upper portion is the smaller of the two and is designed to provide a wooded wetland habitat that spring water will trickle through before spilling over a two-foot high stone weir and into the larger main body of the pond. An overlook seating area is provided at the upper portion of the pond for viewing of the cranes, turtles and frogs that will be attracted to the wetland. The edge of portions of the lower pond will be accessible for feeding ducks or fishing. To support the pedestrian path route which traverses the park, a foot bridge crosses a narrow portion of the pond with a view of water from the upper portion of the pond that will spill over the weir and aerate the water.

The pond is held back by a 24' earthen dam, below the height which would require permitting. Part of the multi-use trail runs across the top of the dam. In order to construct the



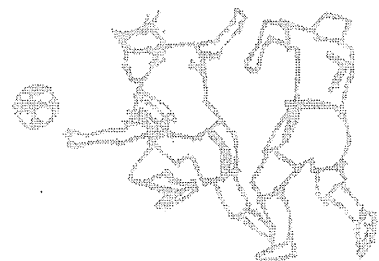
pond and the elements around it, the State Waterway 25' Setback will be encroached upon. This will require a special permit from the Environmental Protection Division of the Department of Natural Resources. Acquisition of this permitting is in process during the writing of this report.

### 5.7 Planting

Because of the significant amount of cut and fill required to build soccer fields on this site, the majority of the trees at the interior of the site will be removed during construction.

Many of the trees around the perimeter can be preserved including the large old growth trees on the east property line. There are some areas of minimal grading around the edge of the pond where individual trees may remain. To protect the existing trees that are to remain on the site, tree save barricades must be constructed and maintained throughout the course of construction.

The area around the pond is to be heavily replanted with wetland plants and trees to recreate the natural habitat and control erosion on the slopes. The slopes around Field Five and along the west property line also needs to be stabilized. Initially that slope can be held with grasses and some trees that can begin the succession process. Later, more trees will be needed to screen the view to the adjacent business. Small pines are shown on the master plan holding the slopes at the edges of the fields. This planting also screens some wind from

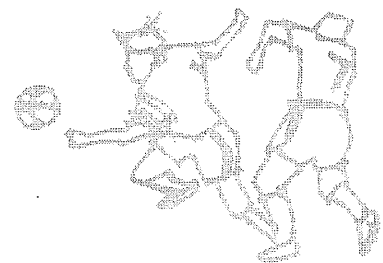


crossing the field.

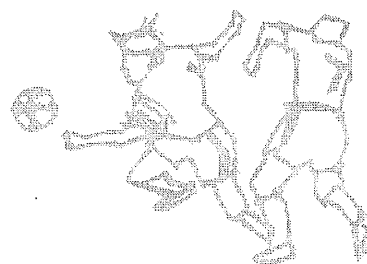
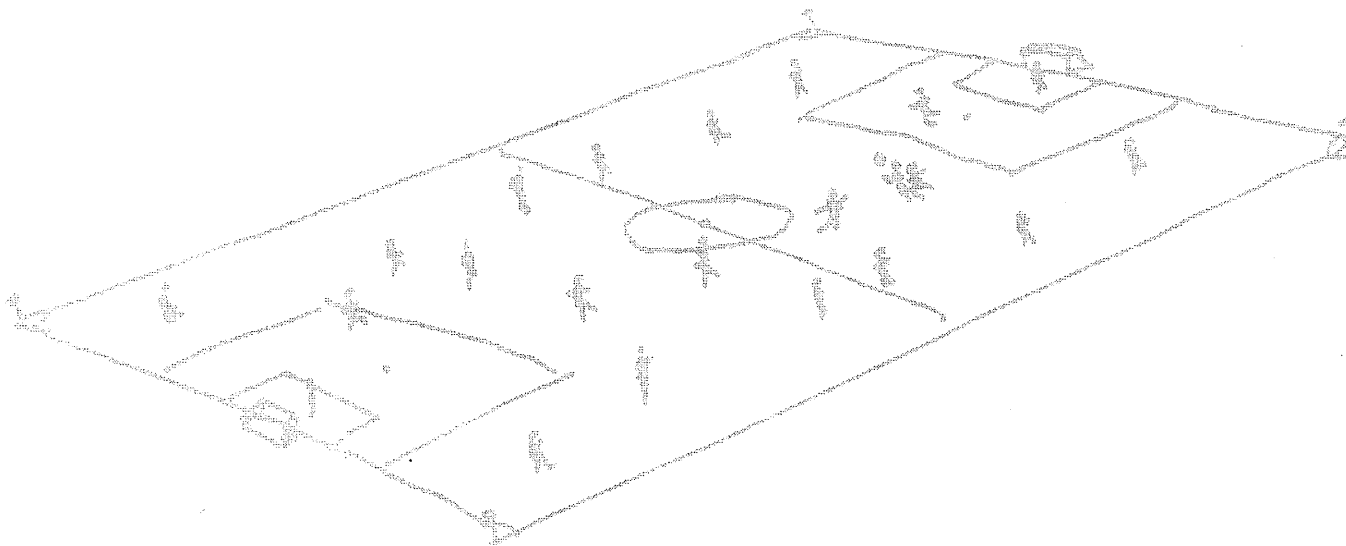
A signature tree or set of trees is to be used along the parkway drive, in the parking lots and along the multiuse trail. This should be a deciduous shade tree that will survive in the parking areas as well as along the creek and pond edge such as red maple, tulip poplar or sycamore.

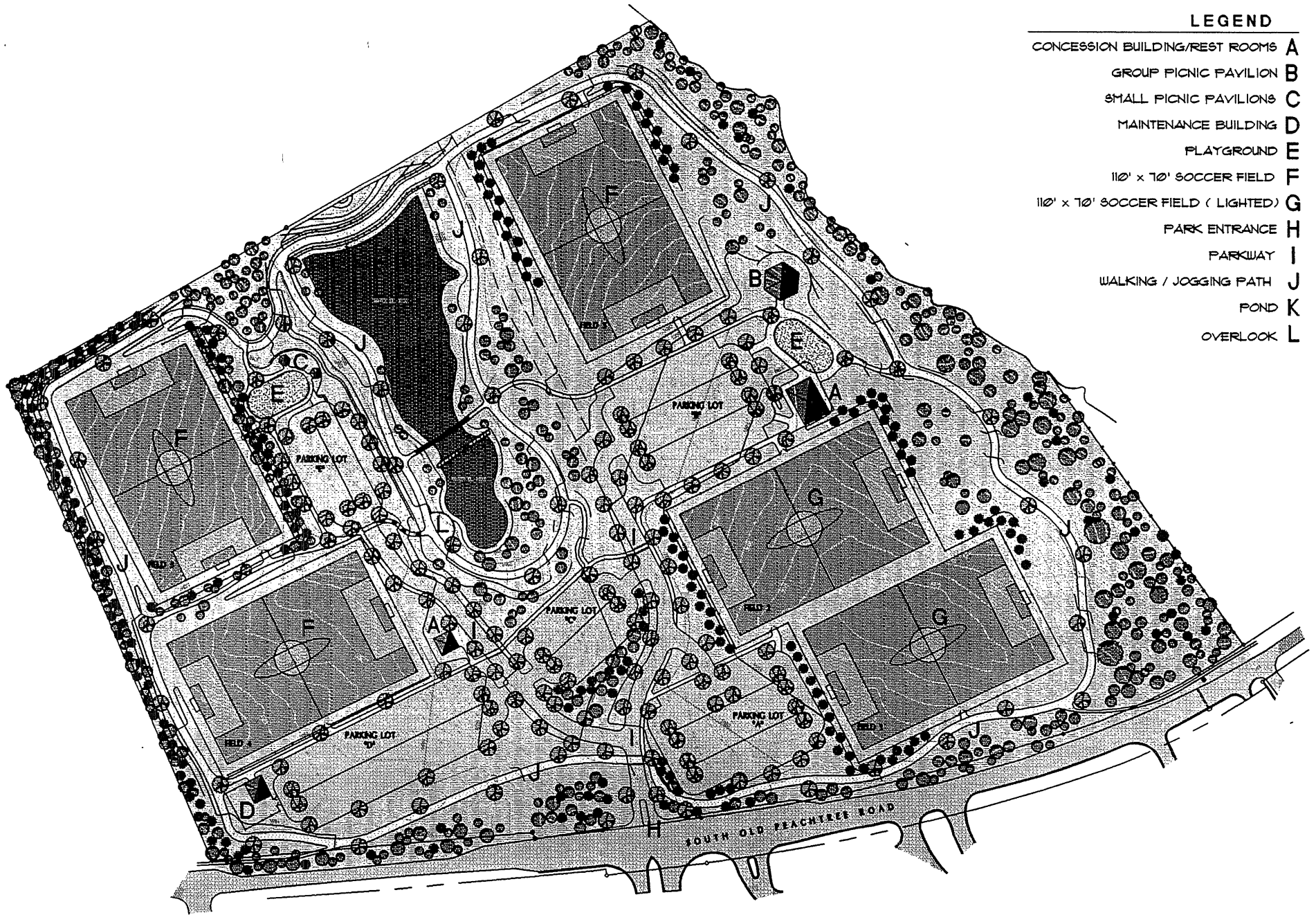
## 6.0 CONSTRUCTION PHASING

The construction and design cost of Mill Creek Park comes to more than the amount budgeted for the project at this time, which is \$2.4 million. A phased construction process will be implemented to ensure that all of the elements necessary to the construction of Phase One are taken into consideration. Site utility tie-ins, overall cut and fill, erosion control and site accessibility are all considerations for the construction phasing of this project. The cost estimate includes columns listing prices for construction by park area. One column includes costs that must be included to construct any portion of the park. The other columns include costs for Fields One, Two and Three including the park drive and parking lots, concession building, picnic shelter, playground and all of the associated utilities; the pond including the dam and spillway, the weir, pedestrian bridge, the picnic tables, parking lot "C" and the surface drainage pipes and accouterments; Field Four with parking lot "D", the maintenance building and the small concession and rest room building; and Field Five including parking lot "E", the small picnic pavilions, the playground and all of the retaining walls in that area.



This design team makes the recommendation that Phase One generally include all of the elements supporting Fields One, Two and Three; the dam and all of the pond elements; the entire multi-use trail; and the maintenance building. This leaves for future construction Fields Four and Five; parking lots "D" and "E"; the smaller concession rest room building, second set of playground and picnic shelters and most of the retaining walls on the west side of the park.





# LEGEND

- CONCESSION BUILDING/REST ROOMS A
- GROUP PICNIC PAVILION B
- SMALL PICNIC PAVILIONS C
- MAINTENANCE BUILDING D
- PLAYGROUND E
- 110' x 70' SOCCER FIELD F
- 110' x 70' SOCCER FIELD (LIGHTED) G
- PARK ENTRANCE H
- PARKWAY I
- WALKING / JOGGING PATH J
- POND K
- OVERLOOK L

Pickering Firm, Inc.  
 1372 Peachtree Street, N.E.  
 Atlanta, Georgia 30309  
 404.872.3910  
 JANUARY, 1987

## MILL CREEK PARK GWINNETT COUNTY, GEORGIA MASTER PLAN

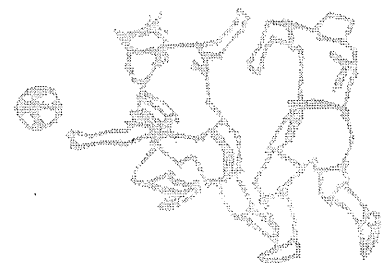
SCALE  
 1" = 50' - 0"  
 NORTH



## 7.0 APPENDICES

The following pages includes additional information which supports this report:

- Mill Creek Park Master Plan Cost Estimate
- Soils Borings Report
- Soils Borings Map



CONCEPTUAL COST ANALYSIS				PICKERING FIRM INC.					
MILL CREEK PARK			1372 PEACHTREE STREET, SUITE 203						
GWINNETT COUNTY			ATLANTA, GEORGIA 30309						
DATE: MARCH 9, 1997									
BY: MRC    CHECKED: SP									
Item Description	Quantity	Unit	Price	PARK WIDE ELEMENTS	AREA I Fields 1-3	AREA II Lake Area	AREA III Field 4	AREA IV Field 5	TOTAL
DEMOLITION									
BOND AND MOBILIZATION (PHASE ONE)	1.00	LS	36,000	36,000.00					36,000.00
TREE PROTECTION FENCING	1.00	LS	6,000	6,000.00					6,000.00
CLEARING AND GRUBBING	33.00	AC	2,000	66,000.00					66,000.00
TOTAL OF DEMOLITION				108,000.00					\$ 108,000.00
HARDSCAPE / EARTHWORK									
EARTHWORK (INCLUDING DAM)	82,000	CY	2.50		65,000.00	45,000.00	40,000.00	55,000.00	205,000.00
EROSION CONTROL	1	LS	25,000.00	25,000.00					25,000.00
CATCH BASIN EROSION CONTROL (Sd 3)	7	EA	150.00	1,050.00					1,050.00
TEMPORARY GRASSING	1	LS	3,500.00	3,500.00					3,500.00
WEIR	1	LS	5,000.00			5,000.00			5,000.00
LAKE/POND LINING	1	LS	30,000.00			30,000.00			30,000.00
DAM RELEASE STRUCTURE	1	LS	20,000			20,000.00			20,000.00
CONCRETE PAVING	21,400	SF	2.70		38,880.00	3,240.00	4,860.00	10,800.00	57,780.00
CONCRETE CURB AND GUTTER	7,680	LF	10.50		41,790.00	8,610.00	15,540.00	14,700.00	80,640.00
ROAD - EAST SEGMENT	1,740	SY	9.25		16,095.00				16,095.00
ROAD - WEST SEGMENT	500	SY	9.25				4,625.00		4,625.00
ROAD - NORTH SEGMENT	910	SY	9.25					8,417.00	8,417.50
PARKING - A	4,450	SY	9.25		41,162.00				41,162.50
PARKING - B	4,225	SY	9.25		39,081.00				39,081.25
PARKING - C	2,090	SY	9.25			19,332.00			19,332.50
PARKING - D	2,090	SY	9.25				19,332.00		19,332.50
PARKING - E	4,625	SY	9.25					42,781.00	42,781.25
MULTI-USE TRAIL*	22,160	SY	8.00	177,280.00					177,280.00
SIDEWALKS / PATHS	4,010	LF	8.00		14,880.00	3,520.00	6,320.00	7,360.00	32,080.00
RETAINING WALLS	4,680	FSF	30.00		23,000.00	13,000.00		104,400.00	140,400.00
TOTAL OF HARDSCAPE / EARTHWORK				206,830.00	279,888.00	147,702.00	90,677.00	243,458.00	\$ 968,555.00
DRAINAGE AND UTILITIES									
UTILITIES - SEWER	1,800	LF	50.00	90,000.00					90,000.00
SEWER CONNECTION	800	LF	60.00	48,000.00					48,000.00
JACK AND BORE PEACHTREE IND. BLVD	160	LF	200.00	32,000.00					32,000.00
WATER	3,500	LF	3.10		6,500.00		3,200.00	1,150.00	10,850.00
DISTRIBUTION LINE	1,200	LF	6.00		3,600.00		1,800.00	1,800.00	7,200.00
FIELD IRRIGATION	432,000	SF	0.35		90,720.00		30,240.00	30,240.00	151,200.00
FIRE HYDRANT	1,300	EA	2.00		1,300.00		1,300.00		2,600.00
GAS LINE	2,000	LF	4.00		4,800.00		3,200.00		8,000.00
DROP INLET	6	EA	1,500.00		3,000.00	1,500.00	3,000.00	1,500.00	9,000.00

Item Description	Quantity	Unit	Price	PARK WIDE ELEMENTS	AREA I Fields 1-3	AREA II Lake Area	AREA III Field 4	AREA IV Field 5	TOTAL
24" CMP	300	LF	30.00			9,000.00			9,000.00
12" RCP		LF	16.00						-
15" RCP	740	LF	20.00		10,400.00		2,400.00	2,000.00	14,800.00
18" RCP	0	LF	25.00						-
RIPRAP	72	CY	22.00			1,584.00			1,584.00
CAP SPRING HEAD	1	LS	1,500.00			1,500.00			1,500.00
PIPE FROM SPRING HEAD	220	LF	20.00			4,400.00			4,400.00
TOTAL OF DRAINAGE AND UTILITIES				170,000.00	120,320.00	17,984.00	45,140.00	36,690.00	\$ 390,134.00
STRUCTURES									
REST ROOM/CONCESSION BLDG.	1	EA	265,000.00		265,000.00				265,000.00
SMALL REST ROOM/CONCESSION BLDG.	1	EA	150,000.00				150,000.00		150,000.00
GROUP PICNIC PAVILION	1	EA	100,000.00		100,000.00				100,000.00
SMALL PICNIC PAVILIONS	2	EA	50,000.00					100,000.00	100,000.00
MAINTENANCE BLDG.	1	EA	85,000.00	85,000.00					85,000.00
TOTAL OF STRUCTURES				85,000.00	365,000.00	-	150,000.00	100,000.00	\$ 700,000.00
PARK ELEMENTS									
PLAYGROUND	2	EA	50,000.00		50,000.00			50,000.00	100,000.00
FOOTBRIDGE	1	LS	50,000.00			50,000.00			50,000.00
PARK BENCH	15	EA	900.00		5,400.00	3,600.00	2,700.00	1,800.00	13,500.00
PICNIC TABLE W/ CONC. PAD	6	EA	1,500.00			9,000.00			9,000.00
COOKING GRILL	5	EA	400.00		1,200.00	800.00			2,000.00
WATER FOUNTAIN	4	EA	1,000.00		2,000.00		1,000.00	1,000.00	4,000.00
TRASH RECEPTACLE	15	EA	600.00		3,000.00	2,400.00	1,800.00	1,800.00	9,000.00
CHAIN LINK FENCING - 8' GALV.	4,360	LF	12.00		36,240.00		8,040.00	8,040.00	52,320.00
GATES - MAINTENANCE	8	EA	60.00		300.00		60.00	120.00	480.00
LIGHTING-FIELDS	12	EA	12,000.00		144,000.00				144,000.00
LIGHTING--ROADS/PARKING LOTS	33	EA	5,000.00		85,000.00	10,000.00	45,000.00	25,000.00	165,000.00
LIGHTING--MULTI-USE TRAIL	53	EA	3,500.00	185,500.00					185,500.00
SIGNAGE	1	LS	6,000.00		3,000.00	750.00	1,250.00	1,000.00	6,000.00
TOTAL OF PARK ELEMENTS				185,500.00	330,140.00	76,550.00	59,850.00	88,760.00	\$ 740,800.00
PLANTING									
REFOREST AREAS: PHASE I SAPPLINGS	18,830	SY	2.00		9,000.00	7,200.00	10,060.00	11,400.00	37,660.00
SLOPE STABILIZATION	65	MSF	37.30				858.00	1,566.00	2,424.50
SCREEN BUFFER	30	EA	175.00					5,250.00	5,250.00
STREET/PARKING LOT TREES	225	EA	400.00		36,400.00	27,600.00	11,600.00	14,400.00	90,000.00
FIELDS: SOD	432,000	SF	0.37		95,904.00		31,968.00	31,968.00	159,840.00
SEED (\$25,920 OPTION)	432,000	SF	0.06		5,015.00		1,672.00	1,672.00	
TOTAL OF PLANTING				-	141,304.00	34,800.00	54,486.00	64,584.00	\$ 295,174.00
SUBTOTAL				\$ 647,330.00	\$ 1,236,652.00	\$ 277,036.00	\$ 400,153.00	\$ 533,492.00	\$ 3,202,663.00
A / E 6%				38,839.80	74,199.12	16,622.16	24,009.18	32,009.52	\$ 185,679.78
CONTINGENCY 10%				68,616.98	131,085.11	29,365.82	42,416.22	56,550.15	338,834.28
TOTAL				\$ 754,787	\$ 1,441,936	\$ 323,024	\$ 466,578	\$ 622,052	\$ 3,727,177.06
NOTE: Some earthwork costs are associated with the entire site and are not broken down by area, but shown under Park Wide Elements.									
*The cost for Multi-Use Trail in Area I reflects additional trail length to create closure as a phase one element.									

**REPORT OF PRELIMINARY  
SUBSURFACE EXPLORATION**

**for the**

**BERKELEY PARK SITE  
GWINNETT COUNTY, GEORGIA**

**Prepared for**

**GWINNETT COUNTY  
DEPARTMENT OF COMMUNITY SERVICES  
PLANNING, DEVELOPMENT AND SPECIAL OPERATIONS  
75 Langley Drive  
Lawrenceville, Georgia 30245-6900**

**Prepared by**

**PROFESSIONAL SERVICE INDUSTRIES, INC.  
PSI PROJECT NO. 472-65011**



One day after completion of the drilling operations, groundwater was encountered in test boring B-11 at a depth of 11.0 feet below the existing ground surface. The remaining test borings were caved in at depths varying from 6.9 to 15.0 feet below the existing ground surface when groundwater level measurements were attempted one day after drilling. This indicates the potential for groundwater to exist at these depths. We note that groundwater levels will fluctuate depending on seasonal variations of precipitation and other factors, and may occur at higher elevations at some time in the future. Also, perched groundwater conditions may occur if rain water percolates downward through the soil mass and is trapped above less permeable soil layers. Such water is not related to the permanent groundwater level but can be a concern during construction.

### **PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS**

The conclusions and recommendations presented in the following sections of this report are based on the available information regarding the proposed site development, the results obtained from our preliminary soil test borings, and our experience with similar projects. A supplemental subsurface exploration will be required to provide adequate information for detailed building foundation design recommendations.

The preliminary conclusions and recommendations contained herein have been prepared in accordance with generally accepted professional geotechnical engineering practice in the local area. No other warranty is expressed or implied. Neither PSI nor the geotechnical engineer is responsible for the conclusions, opinions, or recommendations of others based on this report.

#### **General Site Development Considerations**

Based on the results of the soil test borings and our observations at the project site, it is our opinion that the site will be suitable for the proposed development.

Based on the soil samples obtained in test boring B-15, the existing fill materials in the grassed area at the northwest portion of the site will not be suitable for foundation or pavement support. If this area is designated for structures, it is likely that the fill will need to be removed. However, if development in this area will be limited to paving or other use, only partial removal of fill may be required.



It is possible that the existing fill soils can be reused as structural fill; however, the relatively wet condition and organic content of the existing fill will require special attention during excavation to remove unsuitable materials prior to their reuse as new structural fill.

Soft surficial soils were encountered at the head of the drainage swale at the site. Depending on selection of site grades at the site, ground stabilization will likely be required in this area. The method of stabilization should generally be based on the actual conditions encountered, but will typically include the use of crushed stone materials, stabilization fabric, or both. Stabilization might entail placing a suitable geosynthetic fabric over the soft area and placing No. 78 stone or native soil over the fabric. The extent of the areas that may require stabilization and the optimum stabilization approach should be determined by a representative of the Geotechnical Engineer at the time of construction.

### **Excavation Considerations**

Based on our field exploration, the existing fill and residual soils encountered at the project site should generally be excavatable using conventional excavation equipment, such as scrapers, front end loaders, bulldozers, etc. However, soils having standard penetration resistances greater than 60 blows per foot may require preloosening with heavy equipment in order to achieve excavation. Ripping should generally be performed using a Caterpillar D-8 or equivalent large bulldozer equipped with a single-tooth ripper blade. Trackhoes or pneumatic jackhammers should be employed in small area excavations such as utility trenches.

Although partially weathered rock was only encountered at depths of approximately 16 feet at the site, the depth to partially weathered rock and rock can vary rapidly over short distances in the Atlanta area, and should be expected to vary significantly at the subject site. For planning purposes, we recommend that finished floor elevations for any structures and other site grades be selected to minimize mass excavation.

### **Reuse of Excavated Soils as Structural Fill**

The existing fill and residual soils at the site should typically be suitable for reuse as structural fill materials. In instances where the existing fill materials contain large amounts of organics, debris or rock fragments greater than 6 inches, they will not be suitable for reuse as structural fill. These unsuitable materials should be placed outside building and





pavement areas or removed from the site. Routine adjustment of moisture content will generally be necessary to allow proper compaction.

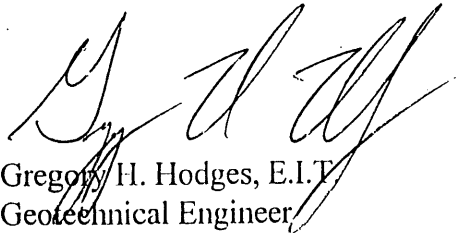
### Drainage and Groundwater Considerations

Based on the groundwater levels measured in the test borings, it does not appear that groundwater will affect the proposed construction. A site drainage scheme should be implemented to divert all stormwater runoff away from the construction areas.

\* \* \* \* \*

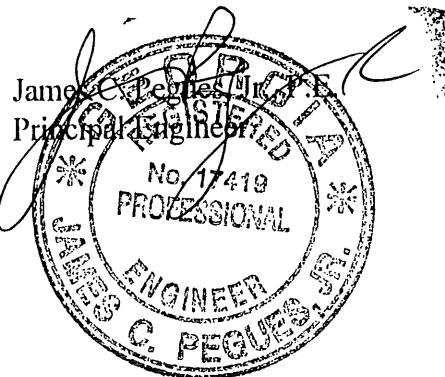
We trust this report will assist you in the development and construction of the proposed project. PSI appreciates the opportunity to be of service on this project and looks forward to working with you during construction and on future projects. Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,  
**Professional Service Industries, Inc.**



Gregory H. Hodges, E.I.T.  
Geotechnical Engineer

GHH/JCP/ep/65011



0 200 400 600  
Approximate Scale: 1" = 200'

**LEGEND:**

● Soil Test Boring



CBI Na-Con

Existing Gravel  
Storage Area

B-17

B-16

B-15

B-14

B-13

B-12

B-11

B-9

B-8

B-10

B-3

B-1

B-2

B-4

B-5

B-6

South Old Peachtree Road

*Project:*

**Berkeley Park Site  
Gwinnett County, Georgia**

*Figure:*

**BORING LOCATION DIAGRAM**

*Project No.*

**472-65011**

*Date:*

**6/18/96**

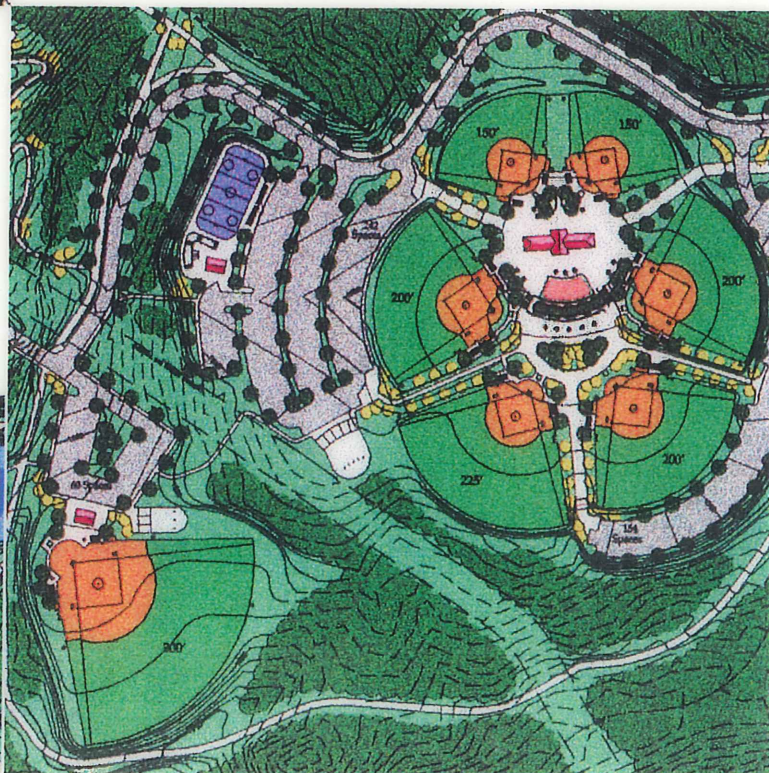


# Pinckneyville Park Master Plan Gwinnett County Georgia



Prepared by  
**Lose & Associates, Inc.**  
Landscape Architecture • Architecture • Planning

The Office of Jack Pyburn,  
Architect, Inc.





## *Executive Summary*

Pinckneyville Park is a 108-acre recreational facility in west Gwinnett County. The park supports three primary components: the Pinckneyville Ball Complex, the recently constructed Pinckneyville Soccer Complex and the Pinckneyville Community Center. This Master Plan document is organized in two sections and describes the planning process for the Ball Complex and for the Community Center. The Master Plan for the Ball Complex and the accompanying section of the plan report were prepared by Lose & Associates, Inc., Land Planners and Landscape Architects. The Office of Jack Pyburn, Architect, Inc. developed the conceptual plan for the Community Center, and Lose & Associates prepared the associated site plan. Mr. Pyburn prepared the second section of the Master Plan report describing the programming and concept development for the Community and Arts Center. Both facilities were designed with the assistance of the staff of the Gwinnett County Department of Community Services and with input from the membership of Citizens' Steering Committees.

The Pinckneyville Ball Complex is located on 58 acres separated from the Community Center by the Soccer Complex. This area of the park will house seven ball fields, recreational activities designed for teen use and a natural area preserved for passive recreation, including nature study and trails. The Ball Complex also features extensive picnic facilities including a pavilion that can be rented by members of the community for private or corporate events. The Complex provides an extensive network of multipurpose interior trails for walking, jogging, running, skating and bicycling, as well as necessities such as parking, restrooms, concessions and a maintenance compound. It is anticipated that the primary Ball Complex components will be constructed in one phase. The construction cost (1998 dollars) is expected to total approximately \$6,280,000.

The Pinckneyville Community Center is housed on 15 acres in the northwest corner of the park. The Center features a community room, art studios, multi-use classrooms and office space. Outdoor amenities include a painting studio, classroom, playground, picnic pavilion and parking. It is anticipated that this area of the park will be built in two phases and that the total construction cost (1999 dollars) will be approximately \$3,220,000.

**SECTION**

# **1**

**Introduction**

## *Introduction*

Gwinnett County, Georgia is one of the fastest growing counties in the United States. The County's estimated population in 1995 was 437,000, and the projected population for 2010 is 711,000—an increase of over 60 percent in fifteen years. This anticipated growth is expected to make Gwinnett County the region's second most populous county. It is important to note that much of the county's population growth in the 1980's was concentrated in the Norcross and Lilburn recreation service areas adjacent to DeKalb County, resulting in a significant strain upon park facilities in the Western District.

County-wide Comprehensive Recreation Master Plan studies were completed in 1986 (EDAW) and again in 1996 (Lose & Associates, Inc.). According to the 1996 Master Plan, the Citizens' Steering Committee identified the acquisition and development of new community parks as the second highest priority for future development. Additionally, extensive public input identified a desire for expansion of cultural arts programs and facilities, expanded soccer facilities, nature trails and ball fields. The plan further recommended that community parks be strategically located to relieve under-served areas of the county and to react to projected growth patterns. Therefore, the purchase of the Pinckneyville Park site, construction of a soccer complex and planned development of ball fields, trails, interpretive natural areas and the Pinckneyville Community Center responds directly to the community's expressed recreational needs and desires.

SECTION

2

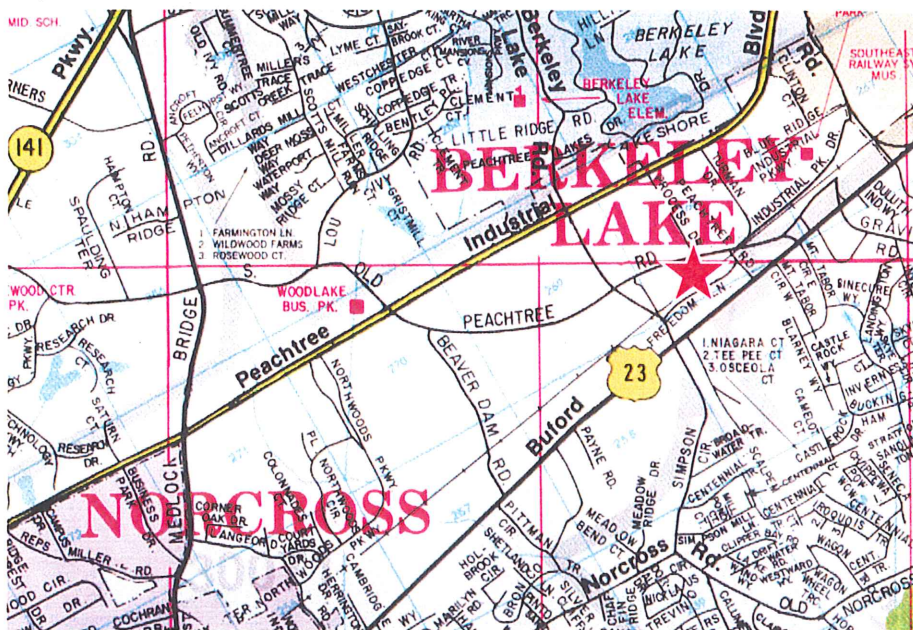
Site Analysis



## Site Analysis

The Pinckneyville Park site is located on approximately 108 acres in west Gwinnett County between Norcross and Duluth (see Figure 1) and is bisected by South Old Peachtree Road. A portion of the property north of South Old Peachtree (35 acres) is currently being developed for a five-field soccer complex and requisite amenities; the remaining 15 acres on the north will be incorporated in this Master Plan and will house the Pinckneyville Community Center. The portion of the property south of the road will include ball fields, parking, picnic facilities, trails, and other program elements determined through the planning process. The southern boundary of the park is adjacent to a Southern Railroad line, Avalon Ridge Business Park lies to the west, and property on the east is lightly developed. The site also features a five-acre detention pond in the southwest corner of the property (see Figure 2).

Figure 1



## Climate

Gwinnett County has a humid subtropical climate characterized by long, hot summers (average summer temperature 77°) influenced by moist tropical air from the Gulf of Mexico that typically covers the area. Winters are cool and moderate (average temperature 44°) and significant cold spells generally last for only one or two days. Precipitation is heavy throughout the year and results mainly from afternoon thunderstorms; total annual precipitation is slightly less than 50 inches.

## Topography

In general terms the 58-acre park expansion site is characterized by two ridgelines falling from east to west at a fairly gentle slope of four to five percent. The accompanying analysis (see Figure 3) illustrates areas of slope grouped into three categories:

- 0-5 percent (green) 7.23 acres or 13.6 percent of the developable site
- 5-10 percent (yellow) 25.75 acres or 48.3 percent of the developable site
- over 10 percent (magenta) 20.28 acres or 38.1 percent of the developable site

The highest elevation on the site is 1070.10 on the ridge near the proposed access point; the lowest point is approximately 1000.00 in the area of the detention pond. The steepest slopes are found at the creek banks and range from 20 to 25 percent.



# PINCKNEYVILLE PARK

## SITE ANALYSIS

### SITE OVERVIEW

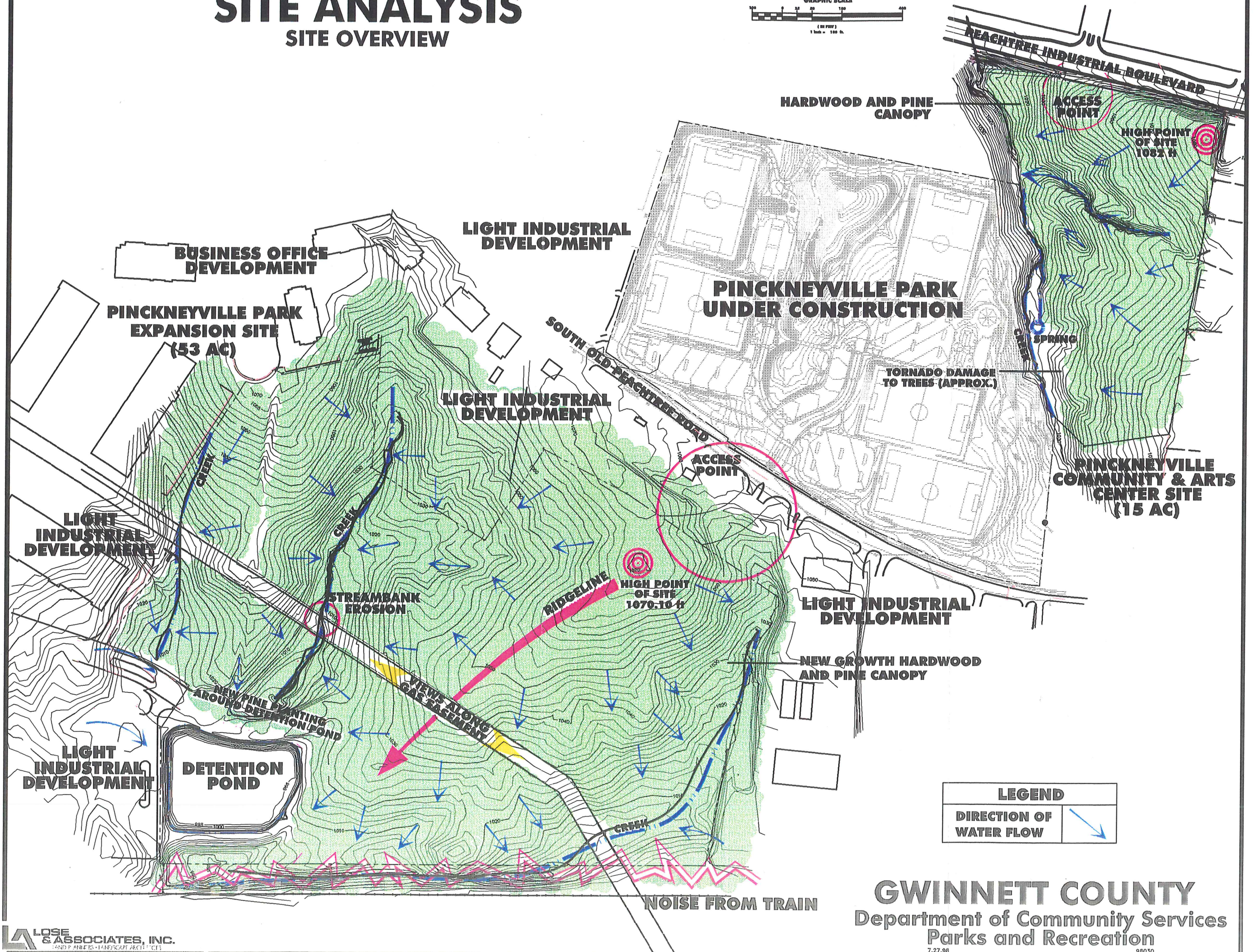
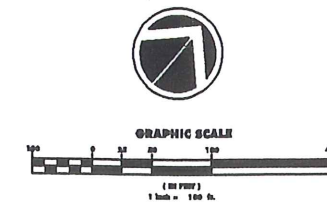


FIGURE 2



## Vegetation

Until the arrival of European settlers 300 years ago, the Georgia area was predominantly forested. Agricultural and logging practices have cleared much of the land, although about 60 percent of the state remains under forest cover. The forest in the Piedmont region is mainly associations of oak and pine—the Pinckneyville Park site includes what could be termed an old growth Oak-Hickory forest with mixed pine and pine/deciduous forest.

Virgin old growth forests—those not affected by man—are essentially non-existent in the eastern United States. However, the processes of natural succession do result in mature or old growth forests if one accepts the term as identifying climax forests less than 70 or 80 years old. Therefore, in describing the Pinckneyville Park site, the term "old growth" describes not age, height, size or similar characteristics, but the relative maturity of plant associations and the successional stage of the specific habitat.

The sequential change in vegetation that has occurred on the Pinckneyville Park site was induced by human intervention. At least once, probably in fairly recent history, the site was cleared. The land may have been farmed, but eventually the bare ground was abandoned for cultivated purposes. Subsequently, grasses covered the site, followed by herbaceous plant material and shrubs—eventually pines dominated the landscape. Shade created by the pines gradually forced out the lower shrubs and grasses and created habitat for more shade-tolerant hardwoods that tend to thrive under the pine canopy. The hardwoods eventually overtopped the pine seedlings, which are not shade-tolerant, and became the dominant species. As a result, the primary plant species on the site are hardwoods typical of Oak/Hickory forests. A listing of plants commonly found within Oak/Hickory associations is included below. Not all of these species were identified on the site in April of 1998 when the site was inventoried by the design team, however most of these are likely to occur. Those specifically identified are marked with an asterisk:

### Major Trees

American basswood

ashes—green and white

\*black cherry

black locust

black walnut

blackgum

cucumbertree

eastern red cedar

\*hickories—bitternut, mockernut, pignut, and shagbark

\*maples—red and sugar

\*oaks—blackjack, cherrybark, chestnut, chinkapin, post, scarlet, Shumard, red, and white

\*pines—loblolly, shortleaf, and Virginia

slippery elm

\*sweetgum

\*yellow-poplar



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#### **Associated Trees, Shrubs, and Vines:**

beaked hazel  
blackberry  
\*blueberry  
deerberry  
downy serviceberry  
eastern burningbush  
eastern hophornbeam  
eastern redbud  
\*flowering dogwood  
greenbriers  
mapleleaf viburnum  
mountain-laurel  
\*poison-ivy  
possumhaw  
rhododendron  
\*sassafras  
sourwood  
spicebush  
Virginia creeper  
\*wild grape  
witch-hazel

#### **Herbaceous Plants:**

asters  
black snakeroot  
bloodroot  
common cinquefoil  
common lespedeza  
cut-leaved toothwort  
Dutchman's-breeches  
\*false Solomon's seal  
goldenrods  
indian cucumber root  
\*jack-in-the-pulpit  
mayapple  
nannyberry  
panic grasses  
partridgeberry  
\*pink lady's slipper  
pussytoes  
round-lobed hepatica  
\*sedges  
sessile bellwort  
\*Solomon's seal  
spotted wintergreen  
spring beauty  
tick trefoils  
tickclover  
\*trilliums

trout-lily  
violet wood-sorrel  
\*wild ginger  
wild sarsaparilla  
\*wintergreen (teaberry)

In addition to the plant material typical of Oak/Hickory forests, the following species were identified on the site:

alder  
beech  
Piedmont azalea  
bird-foot violet  
daffodils  
ferns—cinnamon, royal, Christmas  
sparkleberry

American Chestnut, a native tree once common across the eastern United States, was also identified on the site. Following the introduction of *Endothia parasitica* (Chestnut blight) to this country in the early 1900s, the American Chestnut was virtually wiped out. However, many of the Chestnuts are only dead above the ground—their living roots often produce sprouts. Unfortunately, these young sprouts eventually succumb to the blight, and until resistant trees are bred, the native Chestnut is considered a lost treasure.

## Soils and Subsurface Conditions

The residual soils on the site are typical of the Piedmont Geologic Province and consist of firm to very hard silty clays and sandy silts. The soils are predominantly of the Appling series—material formed through weathering from schist, gneiss and granite.

In March of 1998, a preliminary geotechnical report was prepared and submitted to the County by Professional Service Industries (PSI). According to PSI's report, nine soil test borings (see Figure 3) were drilled at the site. All borings were drilled to 20 feet or to the depth that the material encountered was hard enough to refuse the drilling equipment. The nine borings encountered topsoil at the surface ranging from three to eight inches in depth; possible fill was encountered at three feet at the boring in the vicinity of the entry drive. Partially weathered rock was encountered in five of the borings at depths ranging from eight to thirteen feet, and material hard enough to refuse the drilling equipment was encountered at three borings at depths from thirteen to eighteen feet.

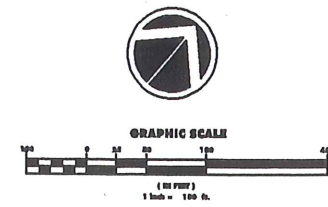
Based on the results of the test borings, PSI's opinion is that the subsurface conditions encountered at the site are generally suitable for the proposed development. However, they also recommend that mass excavation in the east-central and southeast portions of the site be limited to depths less than eight feet due to the presence of shallow partially weathered rock and rock in those areas. The firm also suggests that the bottom areas of existing swales, as well as areas in the vicin-



# PINCKNEYVILLE PARK

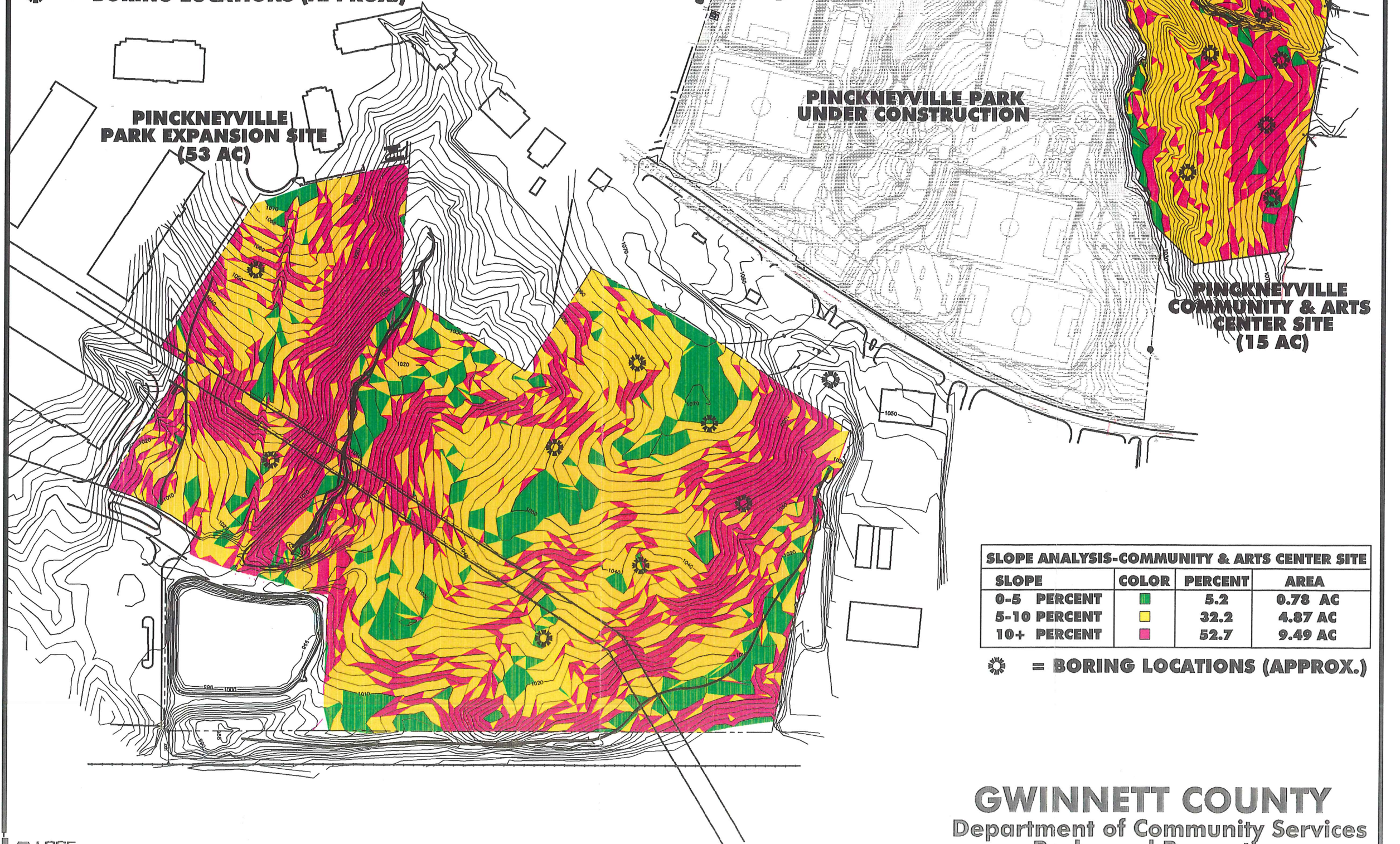
## SITE ANALYSIS

### SLOPE



SLOPE ANALYSIS-PARK EXPANSION			
SLOPE	COLOR	PERCENT	AREA
0-5 PERCENT	■	13.6	7.23 AC
5-10 PERCENT	■	48.3	25.75 AC
10+ PERCENT	■	38.1	20.28 AC

☼ = BORING LOCATIONS (APPROX.)



SLOPE ANALYSIS-COMMUNITY & ARTS CENTER SITE			
SLOPE	COLOR	PERCENT	AREA
0-5 PERCENT	■	5.2	0.78 AC
5-10 PERCENT	■	32.2	4.87 AC
10+ PERCENT	■	52.7	9.49 AC

☼ = BORING LOCATIONS (APPROX.)



ity of the creeks, may consist of soft and/or wet surficial soils that will require stabilization prior to the placement of fill.

## Hydrology

The 58-acre Pinckneyville Park site features three small creeks flowing north to south. Two of the creeks are in the western portion of the site and the third is in the southeast corner; the creeks are characterized by shallow, flat beds and moderate to steep side slopes. Stormwater runoff on the site is collected in the creeks and swales and is directed primarily to a five-acre detention pond. All surface water collecting on the property flows south and away from the proposed areas of development.

The "Hydrologic Evaluation of the Existing Stormwater Management Facility" (Avalon Tract) prepared by Heery International, Inc., examined the effectiveness and storage capacity of the Avalon Ridge detention pond located in the southwest corner of the Pinckneyville Park site. According to the report the structure was constructed with a maximum height of 20 feet, therefore it does not meet the minimum height requirements to be classified as a dam and is exempt from the rules and regulations of the Georgia Safe Dam Act of 1978. The pond is reported to be functioning adequately to satisfy the current needs of the Avalon Ridge Business Park. Additionally, the pond was designed to handle stormwater runoff greater than that anticipated from the development of ball fields, parking, picnic pavilions and related recreational amenities. Therefore, it is assumed that the existing pond can be utilized for detention of stormwater runoff from the park and may, in fact, have the potential to be used for recreational purposes. However, if actual development exceeds that which has been proposed, a reevaluation of the hydrology analysis will be necessary.

The analysis of soil borings taken by PSI indicated the presence of groundwater at one boring in the vicinity of the proposed entrance drive. Groundwater was encountered at an approximate depth of ten feet at the time of drilling operations. However, PSI stated that fluctuation of groundwater levels should be anticipated and that the contractor should determine actual groundwater conditions at the time of construction in order to identify potential impacts on construction.

## Opportunities and Constraints

Both the natural and man-made physical attributes of the site will influence the eventual park design. Therefore, it is considered critical to identify site opportunities and constraints prior to beginning the development of conceptual designs. By doing so, natural opportunities can be maximized and constraints can be minimized or mitigated as design alternatives are explored.

## Site Constraints

### Potential Access

There are three likely points of access to the 58-acre portion of Pinckneyville Park. The most obvious of these is from South Old Peachtree Road directly south of the entry/exit drive to the Pinckneyville Soccer Complex. There is also the potential for access in two secondary areas—the cul-de-sac in the northwest corner of the



site and directly above the northwest corner of the detention pond. However, terms of the sale of the park property stipulate that no access or parking can be developed at the two secondary areas. While it may be possible to create pedestrian connections from adjacent commercial and industrial areas in the future, vehicular access is strictly limited to South Old Peachtree Road at this time.

### Topography

Based on the proposed uses for the site, topography is an extremely critical constraint for development. Only 7.23 acres, or 13.6 percent of the site, consist of slopes less than five percent. To illustrate the significance of this issue it is useful to consider, as an example, the amount of nearly flat land that will be required for parking. The seven ball fields will require a minimum of 60 parking spaces per field—additional spaces will be needed for picnic areas and other amenities. Therefore, it is anticipated that the park will require five acres or more for parking—acreage that should be located in areas with slopes less than five percent. Seven ball fields, paving, playgrounds, trails and roads have the potential to cover 15 acres or more of land that must be relatively flat. In very simple terms, the desired program calls for at least 20 acres of relatively flat land, nearly three times that available. The obvious solution to this issue is grading—manipulating the site through cutting and filling to create the requisite slopes and flat planes to accommodate the program. However, costs for extensive grading will be significant, and the presence of partially weathered rock and rock in the south central portions of the site will limit the extent of excavation in those areas.

### Colonial Pipeline

Two large (36" and 40") pipes that transport gasoline cross the lower third of the site and are contained within a 70' easement controlled by the Colonial Pipeline Company. All easement encroachments or activities with potential impacts must receive approval prior to construction and must be coordinated through the Southeast District's Project Inspector. Preliminary guidelines provided by Colonial Pipeline identify a number of design issues that must be considered in the planning process. The most significant constraints are:

- Permanent structures including buildings, manholes, junction boxes, valve boxes and service meters are not permitted on the easement
- No trees will be allowed in the right of way
- Heavy equipment will not be permitted to operate over the pipeline unless earth padding is provided
- Blasting within the easement limits is not permitted; blasting within 200' of the pipeline must be coordinated with the Colonial representative
- Roads, streets and driveways must be designed to maintain a minimum of four and one-half feet vertical clearance between the top of the pipe and the finished road surface
- Roads must cross the easement at 90° where practical and may not parallel the pipeline or cross on a diagonal
- Parallel occupancy of the easement with utility lines is not permitted. However, underground utilities including storm drains, sewers, waterlines, electric and telephone cables may cross the easement providing they maintain a minimum vertical clearance of two feet

- Extreme caution must be exercised when excavating in the vicinity of the pipeline; only hand excavation is permitted at least until the top of the pipeline is exposed at the crossing. No machine ditching is permitted within five feet of either side of the pipe centerline. No excavation is permitted within the easement unless a Colonial Pipeline representative is present

In addition to the restraints outlined above, the presence of the pipeline easement has significant implications regarding grading. The County's Division of Planning, Development and Special operations has indicated that no cutting or filling should be considered within the easement. Therefore, the easement elevations cannot be altered and must be considered as fixed points that will control, to a large degree, elevations throughout the site.

#### **Norfolk Southern Railroad Line**

The park property is adjacent to a railway line and easement along its southern boundary. Development issues related to noise associated with rail lines are frequently a concern. However, the noise should not disrupt the types of activities anticipated to occur on the western side of the park site. Issues related to safety may be a concern, and the Norfolk Southern Railroad may require that the property line be fenced in order to prevent children from having easy access to the easement and tracks.

#### **South Old Peachtree Road**

The availability of large pieces of land suitable for park development is extremely limited in Gwinnett County; that fact coupled with high land costs influenced the choice of property on which to develop needed park facilities in the Norcross area. Ideally, a park site should be one contiguous property uninterrupted by public roads, thus providing the opportunity for safe and secure pedestrian access to all facilities. Unfortunately, that is not the case with the Pinckneyville Park site. South Old Peachtree Road is a major thoroughfare that virtually bisects the Park and separates the proposed ball fields from the new Pinckneyville Soccer Complex and the Pinckneyville Community Center. In order to mitigate this obstacle, the design process must carefully consider sidewalks and traffic calming devices, such as crosswalks, at the park entry on South Old Peachtree Road.

## **Site Opportunities**

#### **Single Access**

Although the limitation of access to a single point on South Old Peachtree Road was previously described as a site constraint, it also offers an opportunity. By restricting ingress and egress to this one area, security and control can be greatly enhanced. The single access also has the ability to simplify vehicular circulation throughout the park, since extraneous spurs will not be required to reach secondary entrance or exit points.

#### **Availability of Utilities**

Utility lines, including electric, gas and water, are located in the right-of-way of South Old Peachtree Road, and a sewer line is located in the western portion of the site. Coordination with local utility companies will be required in the development of construction drawings and specifications. However, it appears that all required utilities for the proposed improvements will be readily available.



### **Detention Pond**

According to the "Hydrologic Evaluation of the Existing Stormwater Management Facility" prepared by Heery International, Inc., the existing detention pond is more than adequate to manage stormwater runoff that the anticipated improvements will generate. It should be noted, however, that Heery engineers based their calculations on the assumption that the improvements would result in the conversion of approximately 7.93 acres of the site to an impervious surface—this estimate may, in fact, be low. Preliminary design studies indicate that parking alone will create a minimum of 7.23 acres of impervious asphalt. Therefore, further hydrologic analysis may be required to determine whether the storage capacity of the pond is sufficient for the actual proposals.

If it is determined that the pond has excess capacity or that its capacity can be increased, consideration can be given to raising the constant level of the pond to a depth sufficient to provide suitable habitat for fish.

### **Natural Resources**

Although large portions of the site will be disturbed by the proposed development, natural areas will be preserved as much as possible. In particular, the northwest corner of the property will be largely untouched and will offer opportunities for walking trails through stands of native vegetation. A variety of passive recreational activities, including nature study, bird watching and photography, can occur on these shaded south facing slopes. Native plants, particularly ferns and wildflowers, can also be retained on the eastern boundary of the site. Additionally, prior to grading and construction, plant material can be transplanted from areas that will be disturbed to those that will be preserved.

### **Colonial Pipeline Easement**

The pipeline easement presents numerous challenges for development. On the other hand, it forces the preservation of a 30-foot wide swath of open space across the lower third of the park. The easement will obviously separate recreational uses at the park. However, separation between passive and active uses or between users with conflicting needs can, in fact, be a positive attribute of the future developments.

It is highly unlikely that deeply rooted trees and shrubs will be permitted within the easement, nor is it necessarily desirable to destroy the existing meadow-like aesthetic qualities of the space. If a more ornamental or colorful effect is desired, consideration can be given to establishing sun-loving wildflowers within the easement.

### **Potential Expansion**

A small (approximately 3.25-acre) site may be available for future purchase south of South Old Peachtree Road adjacent to the western park boundary. The property is largely undeveloped and could, at a minimum, support additional walking trails or other limited uses. Regardless of intended use, consideration should be given to purchasing the property in order to avoid undesirable development immediately adjacent to the park in the future.

SECTION

# 3

**Program Development**

## Program Development

Specific program elements to be incorporated at Pinckneyville Park were arrived at via discussion with representatives of the Gwinnett County Department of Community Services and members of the Norcross Dixie Youth Association. Prior to program discussions the Director and the Senior Planner of the Department's Division of Planning, Development and Special Operations conducted an all day tour on April 25, 1998 to three relevant facilities in the County—Collins Hill Park, Rhodes Jordan Park and the recently completed Bogan Park. Both the design consultant and members of the Dixie Youth Association attended the tour. The purpose of the site visits was to identify current Gwinnett County park uses and design standards and to share ideas related to the eventual program for Pinckneyville Park. Additionally, the tour provided an opportunity for the future users of the park to explore options and to convey to the designers the elements that they felt were most desirable and appropriate for their needs.

### Public Input

Following the site visits the consultants facilitated programming meetings on April 27 with the Dixie Youth Association. Comments and suggestions generated by meeting attendees are listed below.

#### Desired Ball Field Sizes:

- (4) 200'—consider temporary fencing for 1 @ 180' or build one @ 180' but grade to allow future 200'
- (1) 130'—5-6 year olds
- (1) 130'—7-8 year olds
- (1) 300'

#### Additional Dixie Youth Association input:

- ADA accessibility issues rule out a two-story concession building
- Warm up space and up to six batting cages, centrally located—the County will provide access and paving; the Association will construct per supplied specifications; (Association to prepare recommendations regarding length of cages) electricity (for pitching machines) is desirable as is visual screening
- Bleachers similar to those at Collins Hill and Bogan (County standard) will be used
- Equipment storage (helmets, bats, etc.) is desirable; space is provided in the building for concession related materials
- Grass infields are requested—also consider the option of all grass with sliding pits
- The fields and plaza areas will be irrigated
- Scoreboards will be provided at each field; if the donor (Coke) agrees, clocks will be included
- Domed backstops will be used for safety purposes
- The plan will include an area for brick dust storage
- Two playgrounds are desirable—one for tots and one for older children. Tot lot should be located at the ball fields



- An outdoor roller blade court should be included, sand volleyball is desirable; create a safe and attractive area for teenagers; basketball is not desirable
- Flagpole and PA system are requested
- A swimming pool is requested, however, very unlikely due to site restrictions—would require a minimum of 15 acres
- Ramps are preferable to steps
- Walking trails (12'-wide) are desirable, particularly around the lake and in the northwest corner of the site—maximize existing road bed and utility corridors; also consider picnic facilities near the lake
- The County typically provides one water fountain per ball field cluster
- An outdoor "patio" for grilling should be developed at the concessions building. \*Note: no grilling or frying is permitted inside the concession building—only ovens and/or microwaves; if possible, supply natural gas to the building
- A condiment area should be included in the breezeway to relieve congestion at the counter
- A payphone should be included, consider scattering "411" phones around the site
- Dixie Youth current lighting standard is 30/20, however it is expected to increase to 50/30; field lighting should be security-timer based not photocell-based
- Consider lighting playgrounds and trails
- Consider the paving material and scoring pattern of the plaza—provide visual interest similar to that at Collins Hill with steel-troweled edges and a stiff broom finish; seatwalls are also highly desirable and can serve as retaining walls
- Will a maintenance building be included on this site or will the entire park be served from the soccer site?
- Meeting space should be provided for umpires

## Staff Input

Immediately following the program meeting with the Dixie Youth Athletic Association, a similar session was facilitated for County staff. Comments offered by representatives of the Gwinnett County Department of Community Services, Division of Planning, Development and Special Operations, on April 28, 1998 are listed below.

### Field Sizes:

- (3) 200'
- (1) 200' (grade to 225')
- (2) 130' (grade to 150')
- (1) 300'+ (up to 340' if possible)

The field sizes listed above are based on contemporary bat technology (longer hits) and a desire to accommodate 15-16 year-old baseball players at this facility. It is understood that the Division of Planning, Development and Special Operations wishes to maximize the field sizes as much as possible. Therefore, the

designers suggested that they explore options relative to site constraints and provide the Division and the Association with recommendations on Monday, May 4th.

#### **Additional Staff Input:**

- Umpires will have access to a meeting room in the building
- The Community Center is currently in the planning stages and its future uses to be determined—registration and other needs will be considered
- Re: Lillian Webb—it is recommended that a meeting be held with the football association to determine future uses at that facility
- It is agreed that six batting cages is an appropriate number—electricity will be provided and the designers should attempt to provide 30 parking spaces in close proximity
- Regarding grass vs. skinned infields—this was unsuccessfully attempted at Cemetery. However, if the Association agrees to maintain (including related installation and maintenance costs exclusive of irrigation), the County will consider. It is recommended that we contact Mr. Ron Walton regarding his experience at Cemetery.
- Basketball is not desirable
- Maintenance issues, including required space, are currently being discussed relative to the soccer complex—final decisions are pending
- It is recommended that the Association use a cordless PA system—the County will provide guidelines for use
- The master plan will designate a location for a flagpole to be installed by the Association per provided specifications
- An area for teenagers should be developed and should include a street-hockey rink, sand volleyball and other amenities (try to include "rollers," even if in future phases)—investigate Plus10 equipment and facilities at Bogan Park. Supervision, office space, vending space, restrooms, and fence should be included—admission will be charged. Lose & Associates will investigate standards developed by the City of Hendersonville, Tennessee
- Consider creating a "theme" for this park—make it a unique facility; consider sponsorship opportunities
- The "patio" grill area suggested for the concessions area should be developed and it should become a County standard for future development; a condiment area should be included in the breezeway
- Re: light levels—50/30 will significantly affect both construction and operating costs; 20/30 is highly preferable; however, consideration can be given to a variable ballast system (Musco lighting); further discussion with the Association and the national Dixie Youth organization is required
- It is agreed that consideration should be given to lighting the trails
- Nature programming is highly desirable and should be coordinated with the future Community Center; take advantage of every opportunity (creeks, low and wet areas, existing vegetation) to provide these activities; investigate the existing facilities at Dacula Park
- Regarding aquatics—this site is probably not suitable
- The number and size of pavilions will be determined via the design process. It is understood that every attempt should be made to include a corporate picnic pavilion near the detention pond (approximately 90' diameter with a minimum

- of 50 parking spaces)
- It is understood that the design process will consider the total community park—trails will be designed to provide connections between the primary activity areas. Trails should include mileage markers and should be developed in readily measurable increments—e.g., the perimeter trail on the soccer site is exactly one mile
  - Consider including information kiosks with signage related to rules, maps, etc.—consider these as orientation centers



SECTION

# 4

## Alternative Conceptual Master Plans

# *Alternative Conceptual Master Plans*

## **Final Program**

Based on all meeting discussion and input, the following program list was proposed to be incorporated in each of three alternate conceptual developments for the site:

- Four-field ball complex—(3) 200', (1) 225'
- 340' baseball field
- (2) 150' Little League fields
- Parking lot
- Roller hockey facility
- Freestyle skate plaza
- 90' pavilion
- 60' pavilion
- 12' walking trails
- Playground
- Natural area
- Pond
- Vehicular access

### **Conceptual Development One—Access and Circulation**

The first concept (see Figure 4) features a divided entry road aligned directly to the soccer field entry on the north side of South Old Peachtree Road. The entry drive falls south and east from the entrance to encompass ball fields and requisite parking; it then crosses the gas line, travels west and then north to terminate at the primary parking lot. A spur connection is provided to the natural area, picnic area and pond on the west side of the park. The spur will require a bridge or culvert to cross the stream west of the baseball field. This scenario requires three roadway crossings of the gas easement and the use of parking lots as primary circulation routes—a less than ideal situation.

### **Ball Fields**

The six Little League ball fields are incorporated in a single complex. The four largest fields surround a central concession building and plaza area. The two smaller fields are aligned to a central axis to the east; separate parking and a playground are included. This configuration provides separation between age groups. However, it also removes the 150' fields from concessions and other amenities at the plaza. The 340' baseball field and parking are located south of the ball complex below the gas easement within the loop of the entry drive.

### **Teen Complex**

The roller hockey facility and freestyle skating plaza are located west of the ball field complex at the termination of the entry drive and parking. The parking lots serve to separate recreational uses and age groups. However, the teen facilities are also isolated from concessions and restrooms at the four-field complex.

### **Picnic and Natural Areas**

A large (90') picnic pavilion and parking lot are illustrated north of the existing pond in the southwest corner of the site. This facility is large enough to host special events, such as corporate picnics, and is removed from other more intensive uses such as the teen area and ball fields. The preserved natural area of the site is accessed via the spur vehicular drive and walking trails. A smaller (60') picnic pavilion and a second playground are located adjacent to trails and requisite parking in this area.

### **Trails**

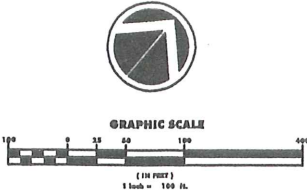
The preserved natural area in the northwest corner of the site features a walking trail loop that allows visitors access to relatively undisturbed steep slopes that feature native trees, shrubs and wildflowers. The nature trail also joins an overall system of trails that provides pedestrian connections between the primary program elements, including ball fields, picnic areas and the teen facility.



# PINCKNEYVILLE PARK

## CONCEPTUAL DEVELOPMENT

### ONE



KEY	
NO.	DESCRIPTION
1	4 FIELD COMPLEX - (3) 200', (1) 225'
2	340' BASEBALL FIELD
3	(2) 150' LITTLE LEAGUE FIELDS
4	PARKING LOT
5	ROLLER HOCKEY FACILITY
6	SKATE FREESTYLE PLAZA
7	90' PAVILION
8	60' PAVILION
9	12' WALKING TRAIL
10	PLAYGROUND
11	NATURAL AREA
12	POND
13	PARK DRIVEWAY

**GWINNETT COUNTY**  
Department of Community Services  
Planning, Development and Special Operations

FIGURE 4



### **Conceptual Development Two—Access and Circulation**

Access in the second concept (see Figure 5) is also provided from South Old Peachtree Road. However, in this scenario the main roadway extends west from the entry and requires only two gas line crossings. Additionally, the primary circulation does not require vehicular travel through the parking lots or major pedestrian areas.

### **Ball Fields**

In this concept, six of the ball fields are adjacent to the concession building, central plaza and playgrounds. Parking for the six-field ball complex is clustered in two lots on one side of the fields. Therefore, several of the fields are somewhat remote from parking areas and require a relatively long walk between parking and play. The baseball field is again shown south of the gas line easement adjacent to requisite parking.

### **Teen Complex**

The roller hockey facility and freestyle skating plaza share parking with the baseball field south of the gas line easement. In this manner activities planned for older children and teenagers are clustered together. However, the parking lot provides separation between the two uses.

### **Picnic and Natural Areas**

The large picnic pavilion is shown again with parking south of the gas line and north of the existing detention pond. Facilities in the natural preserve in the northwest corner of the site will include walking trails, parking and a small picnic pavilion.

### **Trails**

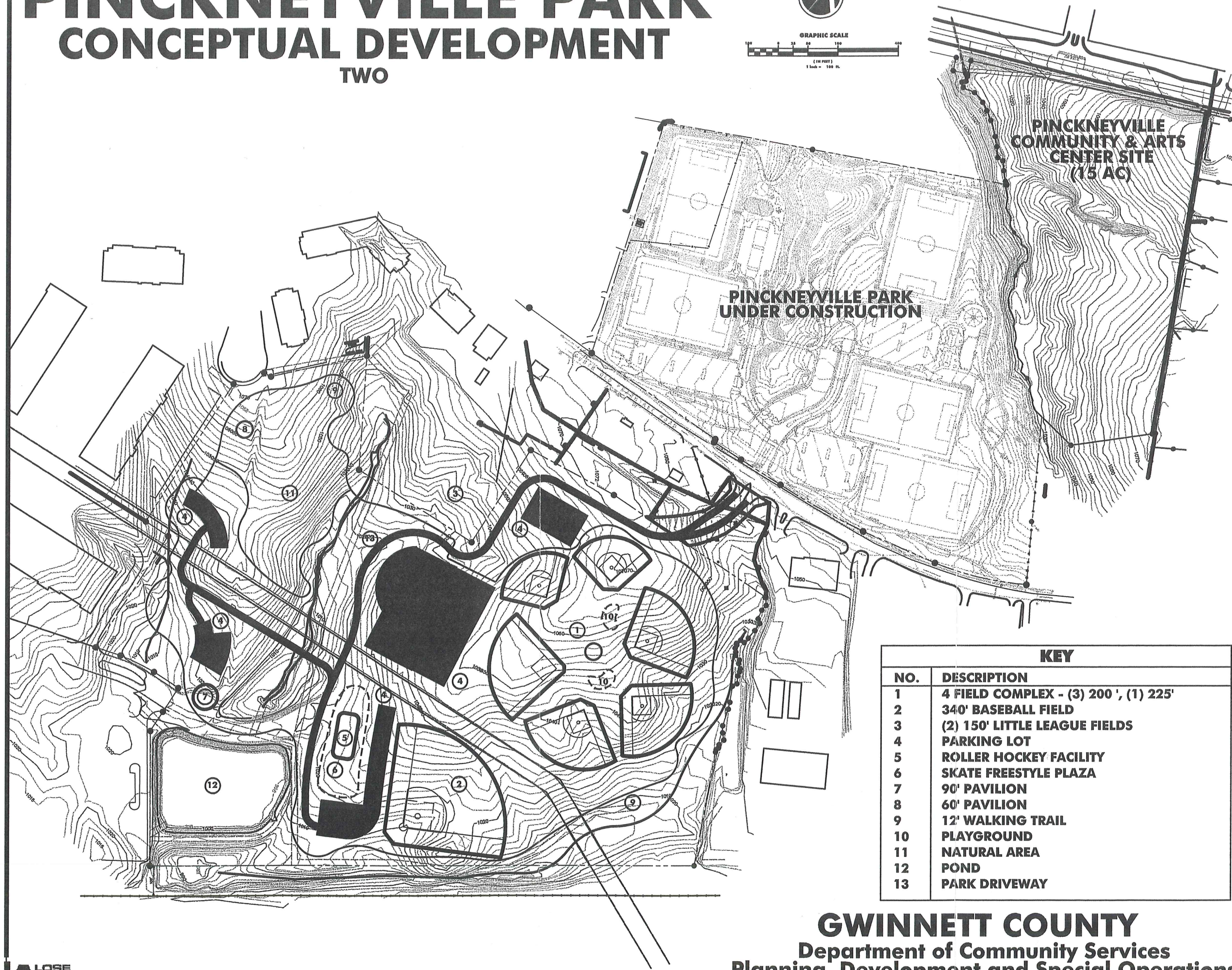
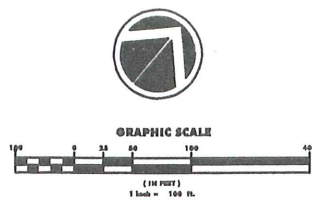
In addition to walking trails in the natural area of the park, an interior 'greenway' is planned to provide pedestrian connections between all major plan components. The paved trails facilitate safe and convenient pedestrian circulation and provide extensive opportunities for walking and running.



# PINCKNEYVILLE PARK

## CONCEPTUAL DEVELOPMENT

TWO



KEY	
NO.	DESCRIPTION
1	4 FIELD COMPLEX - (3) 200', (1) 225'
2	340' BASEBALL FIELD
3	(2) 150' LITTLE LEAGUE FIELDS
4	PARKING LOT
5	ROLLER HOCKEY FACILITY
6	SKATE FREESTYLE PLAZA
7	90' PAVILION
8	60' PAVILION
9	12' WALKING TRAIL
10	PLAYGROUND
11	NATURAL AREA
12	POND
13	PARK DRIVEWAY

**GWINNETT COUNTY**  
Department of Community Services  
Planning, Development and Special Operations

FIGURE 5



### **Conceptual Development Three—Access and Circulation**

Access in the third development concept (see Figure 6) is again from South Old Peachtree Road. The entry drive falls south and east to encircle a four-field ball complex with parking and two Little League ball fields with parking. Two crossings of the gas line easement are required. The first crossing provides access to the baseball field and parking; a spur road then moves west to the teen facilities and the corporate picnic area then north across the gas line to the natural area.

#### **Ball Fields**

As in the first concept, a four-field ball complex with central plaza, restrooms and concession building is located south and west of the park entry. Two Little League fields are then located to the west. Separation is provided between age groups, but the smaller fields do not have ready access to the central restrooms and concession building. The baseball field, parking and a playground are located south of the gas line easement.

#### **Teen Complex**

The roller hockey rink and freestyle skating plaza with requisite parking are arranged north of the detention pond below the gas line. This layout does separate uses and age groups, but it also places the teen facilities closer to the corporate picnic area and the nature preserve. Parking in this area can serve both the teen complex and the large picnic pavilion.

#### **Picnic and Natural Areas**

The large picnic pavilion is located at the northeast tip of the detention pond. Parking can be shared with the teen complex and with the baseball field to the east. The preserved natural area remains in the northwest corner of the park site. Amenities include trails, parking, a playground and a small picnic pavilion.

#### **Trails**

Trails encircle the ball fields, follow the site perimeter and provide pedestrian connections between all major site elements. As in the other concepts, the trail system can be viewed as an interior greenway that provides extensive opportunities for walking and jogging. The trails also provide experiences in a variety of site conditions ranging from relatively steep wooded slopes to broad expanses of accessible paved walks in sunny areas.

#### **Program Refinement**

Following development of the alternate concepts, the consultants presented the plans to the Norcross Dixie Youth Association on May 4, 1998 and to Planning, Development and Special Operations staff on May 6, 1998. Representatives of the Youth Association offered the following comments:

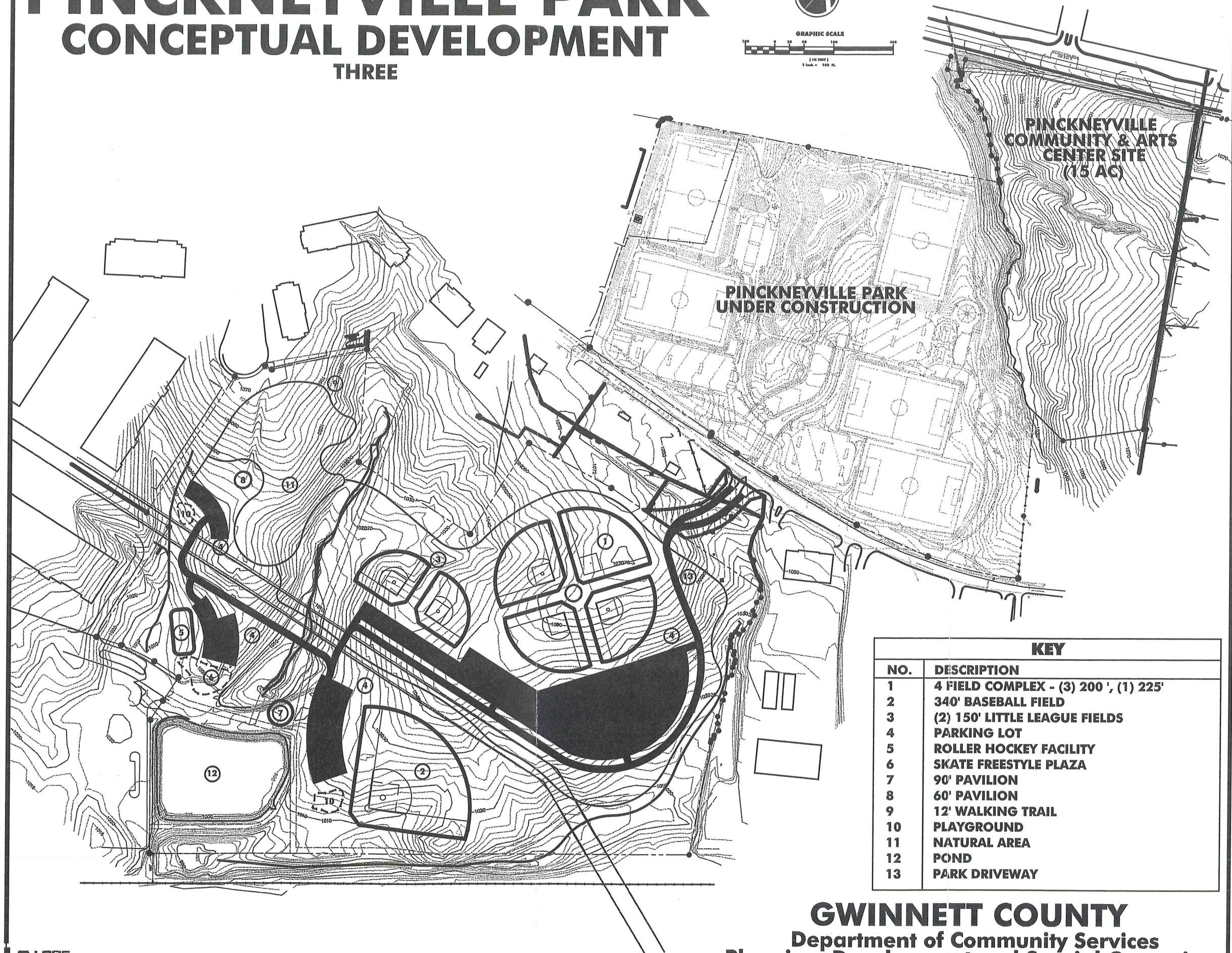
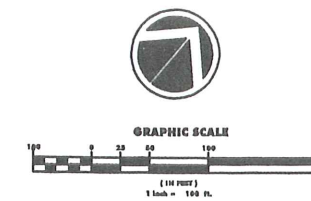
- Review field sizes—(3) 200', (1) 200-220', (2) 130', graded to 150', (1) 300'
- Reiterated need for a grill "patio" at concession building, an area for teens, and walking trails



# PINCKNEYVILLE PARK

## CONCEPTUAL DEVELOPMENT

### THREE



KEY	
NO.	DESCRIPTION
1	4 FIELD COMPLEX - (3) 200', (1) 225'
2	340' BASEBALL FIELD
3	(2) 150' LITTLE LEAGUE FIELDS
4	PARKING LOT
5	ROLLER HOCKEY FACILITY
6	SKATE FREESTYLE PLAZA
7	90' PAVILION
8	60' PAVILION
9	12' WALKING TRAIL
10	PLAYGROUND
11	NATURAL AREA
12	POND
13	PARK DRIVEWAY

**GWINNETT COUNTY**  
 Department of Community Services  
 Planning, Development and Special Operations



**Concept One Comments:**

- Due to grading concerns and need for a perimeter trail; slide six-field complex, rotate large fields with home plate next to pipeline to facilitate shared parking
- Locate building near two small fields, locate playground in center of remaining four fields (see Collins, Bogan, etc.)
- Provide parking close to facilities it serves
- Street Hockey and Rollerblade area requires a building and fence, share parking with six-field complex
- The pony field has independent parking but does not have a building
- Do not eliminate the lower road—otherwise people going to the west end of the park will have to drive through the parking lot
- Separate the 'Ultimate' pavilion from other uses
- Include sand volleyball in teen area
- In the area that had already been reworked for Avon Parkway, the developer has the right to fence the boundary
- Consider a sidewalk connection to Avon Parkway
- Configuration is tight due to the constraints of topography, change in grade is captured between fields—all must be ADA accessible
- Locate maintenance building, batting cages/parking and ADA access routes
- Provide storage near big field if possible
- Consider a separate concession building for the pony field—however, it is not likely
- Two games per evening would be played on the 340' field (13-14 and 15-16 year olds)
- Consider restrooms for other uses
- Would a walking trail be permitted in the easement parallel to the pipeline—if so, what type of surface or paving?
- Swimming has not been shown on the concepts—the site will not support another large program element

**Concept Two Comments:**

- Regarding parking—60 spaces per field, 120 spaces at the large field, 60 spaces for the large pavilion, 35 spaces for the playground
- More area in the middle of the six-field, group playground and concessions together further from parking
- The road could move up if additional property is acquired
- Cluster all teen activities together
- Grading the pony field to 340' may not be possible due to site constraints
- Consider addition of 'Ten-Plus' playground near the picnic pavilion
- Would it be possible to add parking to the east of the entrance to serve the two eastern fields?
- How would the proposed entry scheme affect the existing vegetation at the entrance-concern

**Concept Three Comments:**

- This concept is most sensitive to topography—four-field is located on the flat-test area
- The teen area is separated from other activities by a stream

**Miscellaneous Comments:**

- Concept Two will tend to slow traffic
- Concept Two has the potential for a boardwalk to the wet lowlands in the southeast corner
- Concept Two field layouts are good—parking is not
- Which concept is most cost effective? Concepts Two and Three are about equal
- The pipeline easement causes too much separation between the pavilion and parking
- Gwinnett County has a shortage of rental pavilions
- Concept Two—adjust to arrange parking on both sides of the six-field complex. Rotate the pony field toward the pipeline, use creek to separate the teen area from picnic area. If possible, provide restroom building for the large field and teen area
- Consider grading requirements carefully—there is not much room available for warm-up and practice. Can the pipeline easement be used for warm-up? Investigate this possibility
- Parking can be located close to the Tee Ball outfield fence
- Consider warning tracks and sliding pits; if grass infield, Association to contribute additional construction cost and assume maintenance responsibility (Check with Dothan, Alabama for their experience)
- Bases—what type? Use pop-up bases on smaller fields, softball tournaments require pop-up, one field may need multiple bases
- The County allowed the Soccer Association to have two people maintain contact through development of CD's and construction
- Can the concept plan be used in the directory—we have concerns about using such a preliminary plan
- Need an outdoor classroom, add picnic tables along the trails in the woods

**County staff offered the following:**

- Need a maintenance facility for equipment
- Need storage and dry storage
- Keep parking close to small field
- Develop one Tot playground within the cluster, plus one large playground associated with passive recreation
- Teen area—try to have volleyball, street hockey, basketball and 60 parking spaces
- Consider grass overflow parking at the Pavilion
- One large pavilion vs. two small (pavilions categorized as ultimate, premier and prestige) include sand volleyball, playground, restroom, water and electricity



SECTION

5

Preliminary Master Plan  
and Opinion of Probable  
Cost



# *Preliminary Master Plan and Opinion of Probable Cost*

Based on the review and discussion of the conceptual plans and specific features of each, it was decided that the Preliminary Master Plan (see Figure 7) should be based primarily on Concept Two and should include the following program elements:

- Entry (South Old Peachtree Road)
- 12' perimeter paved walking trail

## **Six-field ball complex**

- (1) 225' ball field
- (3) 200' ball fields
- (2) 150' ball fields
- Batting cages (5-6)
- Concession/restroom facility
- Central plaza
- Small playground for young children (Tot Lot)
- Picnic tables/shelter
- 360 parking spaces minimum
- Perimeter trail connection(s)
- Maintenance/service building

## **Passive Recreation Area**

- Outdoor classroom/amphitheater
- Large playground
- Small picnic pavilion with restrooms
- Perimeter trail connection(s) and loop trail
- 60 parking spaces minimum

## **Pond/Picnic Area**

- Large picnic pavilion with restrooms
- Small playground
- Perimeter trail connection(s)
- Pond perimeter trail with (2) fishing piers
- 60 parking spaces minimum
- Sand volleyball court

## **Teen Area**

- (1) 300' ball field
- 120 parking spaces minimum
- Roller hockey rink with bleachers
- Freestyle skating plaza
- Sand volleyball with bleachers
- Perimeter trail connection(s)



# PINCKNEYVILLE PARK

## CONCEPTUAL DEVELOPMENT

### PRELIMINARY MASTER PLAN

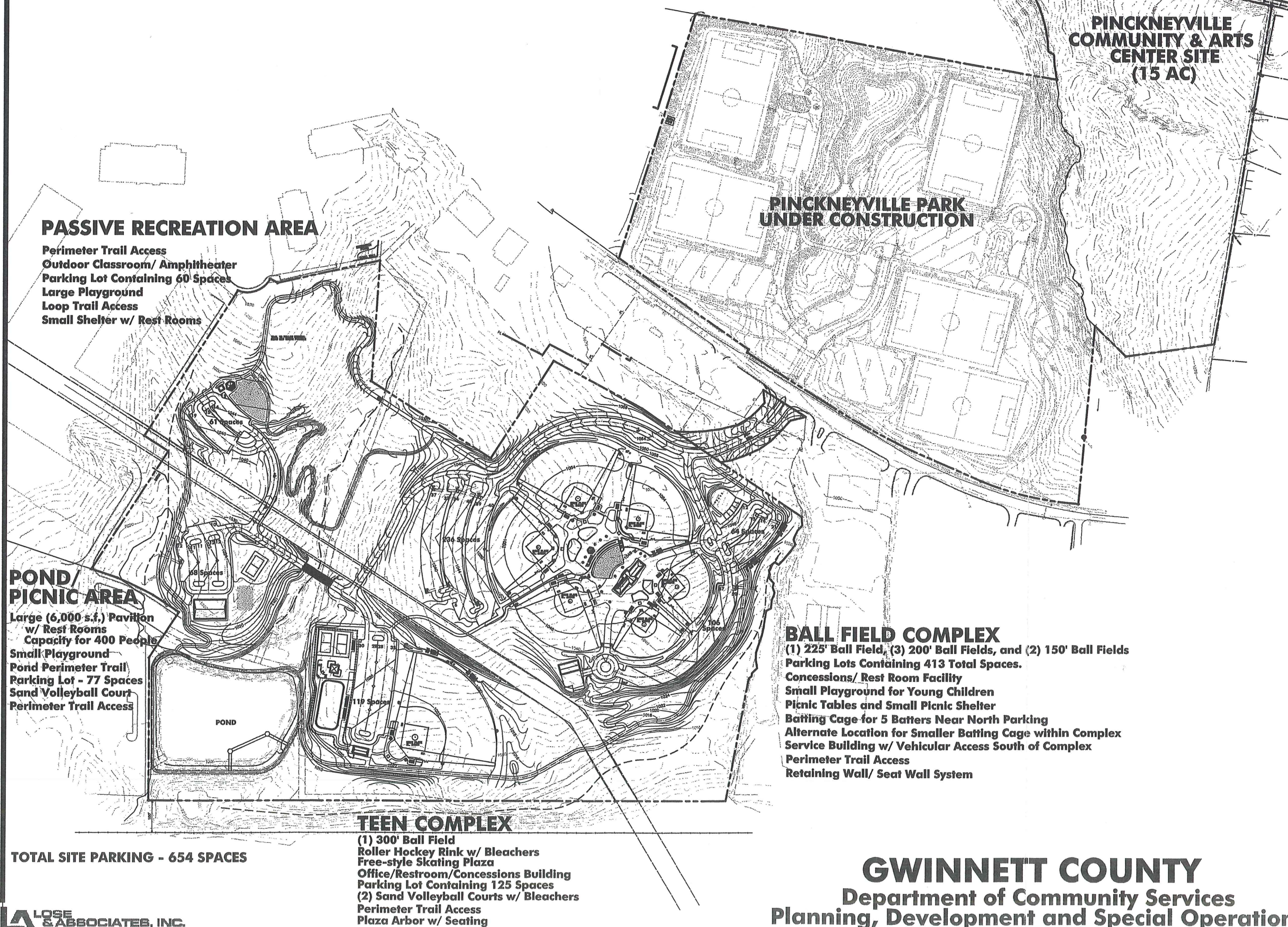
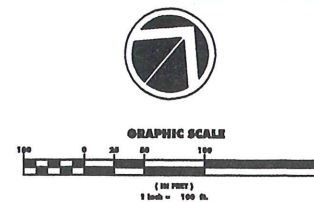


FIGURE 7



## Preliminary Master Plan—Access and Circulation

Access to Pinckneyville Park is from South Old Peachtree Road and directly aligned to the new Pinckneyville Soccer Complex. The entry drive follows the site boundary to the west around the ball field complex and crosses the gas line easement to provide access to the teen complex, including the 300' baseball field. A spur to the west connects to the pond and picnic area and then crosses back over the gas line to the nature preserve or passive recreation area.

### Ball Fields

The ball field complex consists of one 225' field, three 200' ball fields and two 150' fields arranged around a plaza, concession building and restrooms. Three of the fields are located on an upper tier and three on a lower tier accessible by steps and walks. The concession building and restrooms are also located on the lower tier. The complex also features an extensive paved plaza or gathering space, a small playground for young children, five batting cages and picnic facilities. Additionally, a service building is located at the south side of the complex. Parking is provided at the batting cages, at the 150' fields and in a large cluster west of the complex. Approximately 400 vehicles can be parked around the fields and batting cages.

### Teen Complex

Facilities for older children and teenagers are clustered south of the gas line easement immediately east of the detention pond. In addition to a 300' baseball field, the complex includes a roller hockey rink with bleachers, a freestyle skating plaza and sand volleyball courts with bleachers. A shaded arbor with seating is situated in a plaza between the volleyball and skating areas. A single restroom and concession building serves all the facilities in this area; office space is included in this structure. Parking for approximately 125 vehicles is located in a central parking lot.

### Picnic and Natural Areas

A large picnic pavilion (400 person capacity) with restrooms is located north of the detention pond adjacent to a parking lot with space for 77 vehicles. A third sand volleyball court is located in this area, as is a small playground. A perimeter trail encircles the detention pond and provides access to small fishing piers at the pond's southeast corner.

The northwest corner of the site is preserved for passive recreation. Amenities include trails, an outdoor classroom and amphitheater, a large playground and a small shelter with restrooms. Parking is provided for 60 vehicles.

### Trails

In addition to trails aligned to the shaded slopes in the nature preserve, the interior greenway system described for the conceptual plans is included. Individual recreation nodes are connected to the overall system, resulting in an overall park that is completely accessible to pedestrians. All trails and pedestrian walks conform to criteria established by the Americans with Disabilities Act (ADA).

## Final Program Refinement

The Norcross Dixie Youth Association met with County staff and the consultants on June 1, 1998 to review the preliminary Master Plan. Discussion comments and suggestions included the following:

- Plaza—prefer second set of steps due to safety concerns
- Consider planting beds at base of retaining walls and plant material to eventually cover the concrete walls
- The Pony field and the six-field are basically two separate complexes—this is good if we're trying to maintain separation between older and younger children
- Re-work the Pony and teen area—space is too tight for the activities shown
- Concessions—a "major" concession building is needed at the six-field complex; a "minor" facility is needed at the pony field (minimum of restrooms and food service counter) prefer ice machines and a cold box to vending machines
- In finalizing this plan, consider the cost of facilities and what will fit
- This area does not currently have a strong teen area
- The old Pinckneyville Art Center site on the Chatahoochee River is being considered to site a large corporate picnic facility
- Gwinnett County does not currently have a corporate rental facility, Tribble Mill will be first
- Gwinnett County needs a corporate rental facility and it will be booked
- Three areas are beyond the scope and allotted budget for the seven ball fields: the corporate picnic area, the passive area in the northwest area of the site, and the teen area—of these, the corporate picnic area is the lowest priority for the Norcross Dixie Youth Association. However, they would like to have a 60' diameter pavilion included in the project
- If the west of the entry could be purchased this might be considered for a corporate rental facility
- Regarding recreational fishing in the detention pond—concerns exist due to potential petroleum products in stormwater runoff from parking lots
- The Georgia Department of Transportation may allow turning lanes into the park
- If the corporate picnic area is deleted but the pony field is rotated, could the pony field use the building at the teen area if it is not fenced?
- At Bogan Park teens are assessed fees only because staff is required—if there were no staff (no fence), no fees would be charged. However, can't have basketball without fencing
- Teen area—maintain green space for future expansion
- Roller Hockey League—Norcross Dixie Youth may merge with the Boosters for a summer league
- Regarding roller hockey—speak with Tim Gaines (South Gwinnett Athletic Association Park Administrator) PO Box 842, Snellville, Georgia 404-570-SGAA (voice) or 770-570-6211 (office)
- The pony field will be built in the first phase, so, will need restrooms and vending machines included in Phase I
- Batting cages—like this location and prefer not to split up
- Could maintenance move where the batting cages are shown or could batting cages move west of maintenance



- Try to fit two batting cages near the pony field—seven batting cages total (try for five regardless of location)
- Must prevent overflow parking over the Colonial Pipeline—use bollards and chains, split rail fence or another method
- The Norcross Dixie Youth Association recommends that the perimeter trail be lighted (overhead not bollard lighting)
- The trail at the soccer field should also be considered for lighting—it is exactly one mile; open, visible and would be less expensive to light—may be the best first choice for lighting
- Don't use a bridge to cross the stream—culvert

Staff members of the Gwinnett County Department of Community Services, Division of Planning, Development and Special Operations, met on June 3, 1998 to discuss the preliminary Master Plan:

**Discussion Issues:**

- Raise the pony field 6' to 8'—avoid rock
- Question: Consider moving the Tee Ball parking west of the complex? (the Youth Association does not want this) Answer: No
- RE: Pony/teen—consider separation to provide more flexibility in grading; but Lose & Associates recommends maintaining the current design with additional grading studies
- RE: balance of cut and fill—if necessary balance cut and fill for the ball fields (Phase I) and the passive and picnic areas (future phase) separately
- Cut and fill do not balance—site plan must be revisited. In order to achieve balance for the ball fields, increase slopes on roads, parking, etc., as necessary (plaza and connections from parking must be ADA accessible). It is understood that all trees (exclusive of a 20' to 30' buffer east of the sewer easement) may be lost.
- Rotate the six-field complex so that Tee Ball fields, concessions and playground are on upper tier
- Consider moving maintenance to area east of entry where batting cages are currently shown
- Field gradients—from home plate to edge of infield @ .0125 to .0150; then @ .02; crown fields (especially Tee Ball) if necessary; catch grades downhill @ 2:1
- Transpose the large picnic pavilion with the volleyball field
- Delete sand volleyball from the teen complex and move teen facilities north of the Pipeline and west of parking

## Preliminary Opinion of Probable Cost

The costs listed below were developed to the schematic level of the preliminary Master Plan. They are based on the real construction costs of comparable facilities in Gwinnett County and on the consultant's experience with similar projects in the region. These costs are intended only for general budgeting purposes—costs must be refined along with the final Master Plan and eventual construction documents.

Overall Grading:	\$427,995.00
A. Six-Field Complex	\$2,836,942.00
	(+grading—to be determined)
B. Teen Complex	\$1,125,906.00
	(+grading—to be determined)
Pony Field (approximate)	\$625,000.00
Building	\$150,000.00
Teen Area (approximate)	\$350,000.00
Seven Fields =	\$3,612,848.00
	(+grading—to be determined)
+ 10% contingency	\$360,284.00
Total	\$3,973,132.00 (+grading)

SECTION

# 6

**Final Master Plan and  
Opinion of Probable Cost**



## *Final Master Plan and Opinion of Probable Cost*

In general terms the final Master Plan (see Figure 8) is a refinement of the elements and layout incorporated in the preliminary Master Plan.

### **Access and Circulation**

The park drive enters from South Old Peachtree Road and is aligned parallel to the site boundaries as it moves to the west and south. The road crosses the pipeline easement to provide access to the baseball field and picnic area. From the picnic area a second easement crossing is required to reach the passive recreation areas of the park.

### **Ball Fields**

The primary ball field complex features two 150' fields, three 200' fields and one 225' field. Four of the fields are situated on an upper terrace around a plaza with a central concession building including restrooms. The remaining two fields are on a lower terrace accessed by stairs and walkways. The complex also includes a batting cage, three playgrounds and picnic areas, as well as parking for approximately 400 vehicles. A small maintenance compound is located northeast of the ball fields.

This plan is unlike previous concepts in that the activities planned for teenagers are directly related to the large ball field complex. A roller hockey rink with bleachers and a freestyle skating plaza are shown to the west of the fields—all the elements share parking. The teen facilities have an independent concession and restroom building.

The 300' pony field is also shown in a different configuration than on previous plans. The orientation of the field has been shifted approximately 90° in order to take advantage of existing topography and to avoid potential areas of rock. An independent concession and restroom building is planned for this complex, and parking will accommodate 60 vehicles.

### **Picnic and Natural Areas**

In the final plan the group or corporate picnic area has been maximized. The planned picnic pavilion will seat up to 380 people and will include a catering kitchen and restrooms. A playground and sweeping lawn are located immediately east of the pavilion and sand volleyball courts are situated south of the lawn. Parking near the shelter is designed to accommodate 120 vehicles. An accessible trail traverses the pond perimeter and provides access to a fishing pier in the southeast corner of the water.

The preserved natural area in the northwest corner of the park is dedicated to passive recreation. Built facilities include an outdoor classroom and amphitheater and an independent restroom building. The passive area also features a picnic pavilion and playground. Parking near these facilities will accommodate up to 81 cars.



# PINCKNEYVILLE PARK MASTER PLAN

## PASSIVE RECREATION AREA

Multipurpose Trail Access  
Outdoor Classroom/Amphitheater  
Connector Trail Through Woods  
Playground and Group Pavilion Picnic Area  
Parking Lot  
Restroom Building

## SOCCER COMPLEX AND OTHER PARK FACILITIES

Five Soccer Fields  
Concession and Restroom Facility  
with Parking  
Two Playground and Picnic Areas  
Multipurpose Trail  
Including Accessible Pond Loop  
Maintenance Compound

## LARGE GROUP PAVILION/ POND AREA

Large Pavilion with Restrooms  
Catering Kitchen  
Seating for 380  
Small Playground  
Accessible Pond Trail  
Parking Lot  
Two Sand Volleyball Courts  
Multipurpose Trail Access  
Fishing Pier

## PONY FIELD COMPLEX

Ball Field with Concessions, Restrooms and Parking  
Batting Cage  
Multipurpose Trail Access

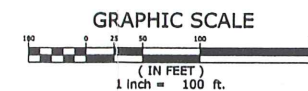
## BALL FIELD COMPLEX AND SKATING AREA

Six Ball Fields with Concessions, Restrooms and Parking  
Three Playgrounds and Picnic Areas  
Batting Cage  
Maintenance Compound  
Multipurpose Trail Access  
Roller Hockey Rink with Bleachers  
Free-style Skating Facility with Concessions and Restrooms

## COMMUNITY CENTER

Community Building with:  
Community Room  
Art Studios and Multi-Use Classrooms  
Offices for Administration  
Parking Lot  
Outdoor Painting Studio  
Outdoor Classroom  
Playground with Pavilion

Prepared For:  
**GWINNETT COUNTY**  
Department of Community Services  
Parks and Recreation





### Trails

In addition to the nature trails associated with the passive recreation area, the plan continues the concept of an interior greenway. All park components are connected by 12-foot wide paved, accessible pathways.

### Prioritization

The Citizen's Steering Committee recommended the Master Plan to the Recreation Authority on June 15, 1998, with the following suggestions for priority development:

1. Develop six-field complex (without youth) and maintenance area
2. Pony field complex
3. 12' trail system around perimeter of seven fields (connections to be added)
4. Youth roller blade and skating facility
5. Large pavilion with support elements and lake trail
6. Outdoor classroom and picnic area
7. Complete trail network on east side of park

### Final Opinion of Probable Cost

A detailed opinion of probable cost is included at the end of this section of the Pinckneyville Park Master Plan report. Costs, including a 10% contingency, and phasing break down as follows:

Total		
Phase I	Six-field Ball Complex	\$3,558,609.40
Phase II	Pony Field Complex	\$460,063.78
Phase III	East Trails Loop Section	\$103,411.44
Phase IV	Skating Area	\$587,243.25
Phase V	Large Group Pavilion and Pond	\$884,209.92
Phase VI	Passive Recreation Area	\$578,332.81
Phase VII	West Trails Loop Section	\$108,829.82
TOTAL		\$6,280,700.42



# Pinckneyville Park

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

Phase I - 6 Field Complex

Item	Qty.	Unit	Cost	Total Cost
<b>Demolition</b>				
Heavy Vegetation Clear & Grub	1325000	sf	\$ 0.08	\$ 106,000.00
			<b>subtotal</b>	<b>\$ 106,000.00</b>
<b>Grading</b>				
Grading (approximate volume)	127781	cy	\$ 2.50	\$ 319,452.50
Tree Protection & Erosion Control (Fence & Bales)	1	ls	\$ 24,000.00	\$ 24,000.00
Erosion Control Mat	14700	sy	\$ 0.50	\$ 7,350.00
Blasting for Light Poles	150	cy	\$ 14.00	\$ 2,100.00
Rock Contingency	1000	cy	\$ 14.00	\$ 14,000.00
			<b>subtotal</b>	<b>\$ 366,902.50</b>
<b>Site Work</b>				
Construction sign	1	ls	\$ 700.00	\$ 700.00
Rip-Rap (Outflows, Bridge Abutments, Etc.)	300	sy	\$ 10.00	\$ 3,000.00
18" ADS Pipe	1150	lf	\$ 35.00	\$ 40,250.00
24" ADS Pipe	950	lf	\$ 45.00	\$ 42,750.00
30" ADS Pipe	400	lf	\$ 60.00	\$ 24,000.00
36" ADS Pipe	750	lf	\$ 75.00	\$ 56,250.00
Area Drain	11	ea	\$ 1,000.00	\$ 11,000.00
Curb Inlet	11	ea	\$ 1,500.00	\$ 16,500.00
ADS Headwall	6	ea	\$ 550.00	\$ 3,300.00
Concrete Paving-4" Thick	42000	sf	\$ 2.50	\$ 105,000.00
Heavy Duty Concrete Paving-6" Thick	40500	sf	\$ 3.50	\$ 141,750.00
Asphalt Paving (Includes Courses, & 6" Aggr.)	148920	sf	\$ 1.60	\$ 238,272.00
Concrete Curb & Gutter (Includes Courses, & 6" Aggr.)	5980	lf	\$ 7.00	\$ 41,860.00
Parking Lot Striping	1	ls	\$ 3,000.00	\$ 3,000.00
Wood Bollard	18	ea	\$ 180.00	\$ 3,240.00
Play Area Surface-Wood Mulch	1400	sf	\$ 7.00	\$ 9,800.00
Grass-crete Drive(between sidewalk and field)	240	lf	\$ 24.00	\$ 5,760.00

42" Rail for Retaining Walls	1090	lf	\$ 45.00	\$ 49,050.00
Concrete Retaining Walls	1090	rf	\$ 150.00	\$ 163,500.00
			<b>subtotal</b>	<b>\$ 958,982.00</b>
Ballfield Fencing (includes poles, fasteners, etc.)				
Backstops - Arch (small)	2	ea	\$ 9,500.00	\$ 19,000.00
Backstops - Arch (large)	4	ea	\$ 12,000.00	\$ 48,000.00
20' Fencing	780	lf	\$ 72.00	\$ 56,160.00
8' Fencing	2800	lf	\$ 13.00	\$ 36,400.00
6' Fencing (Includes field fencing & gates)	2600	lf	\$ 11.00	\$ 28,600.00
Dugout (Includes roof, bench, back & side fence)	12	ea	\$ 4,000.00	\$ 48,000.00
12' Single Gate	16	ea	\$ 800.00	\$ 12,800.00
Foul Pole	12	ea	\$ 300.00	\$ 3,600.00
			<b>subtotal</b>	<b>\$ 252,560.00</b>
Site Amenities				
Scorer's Stand	6	ea	\$ 5,000.00	\$ 30,000.00
5 Row Bleacher	12	ea	\$ 3,250.00	\$ 39,000.00
Waste Receptacle	18	ea	\$ 600.00	\$ 10,800.00
Playground Structure	1	ls	\$ 40,000.00	\$ 40,000.00
Park Informational Sign	1	ea	\$ 4,000.00	\$ 4,000.00
Park Directional Signs	4	ea	\$ 500.00	\$ 2,000.00
Facility ID Sign	1	ea	\$ 5,000.00	\$ 5,000.00
Park Rules Signage	4	ea	\$ 600.00	\$ 2,400.00
Traffic-Parking Signage	10	ea	\$ 250.00	\$ 2,500.00
Picnic Tables	15	ea	\$800	\$ 12,000.00
Seat Wall	425	ls	\$45	\$ 19,125.00
			<b>subtotal</b>	<b>\$ 166,825.00</b>
Landscape				
Landscape (Srubs, groundcovers, mulch)	1	ls	\$ 20,000.00	\$ 20,000.00
Trees	249	ea	\$ 350.00	\$ 87,150.00
Seeding for Erosion Control Mat	123000	sf	\$ 0.05	\$ 6,150.00
			<b>subtotal</b>	<b>\$ 113,300.00</b>



Sprigging & Irrigation				
Sprigging - (2) 150' fields	40000	sf	\$ 0.23	\$ 9,200.00
Sprigging - (3) 200' fields	120000	sf	\$ 0.23	\$ 27,600.00
Sprigging - (1) 225' field	48000	sf	\$ 0.23	\$ 11,040.00
Irrigation System	1	ls	\$ 140,000.00	\$ 140,000.00
			<b>subtotal</b>	<b>\$ 187,840.00</b>
Electrical				
Site Electrical	1	ls	\$ 100,000.00	\$ 100,000.00
Ballfield Lighting (50/30) & Electrical Work	1	ls	\$ 289,500.00	\$ 289,500.00
			<b>subtotal</b>	<b>\$ 389,500.00</b>
Site Utilities				
2" Water Line	20	lf	\$ 20.00	\$ 400.00
8" Water Line	1200	lf	\$ 30.00	\$ 36,000.00
6" Sewer Line	980	lf	\$ 27.00	\$ 26,460.00
Fire Hydrant	1	ea	\$ 1,200.00	\$ 1,200.00
Tapping Sleeve & Valve	1	ea	\$ 1,500.00	\$ 1,500.00
Field Connected Sewer Tee	1	ea	\$ 400.00	\$ 400.00
Gate Valve	1	ea	\$ 700.00	\$ 700.00
Cleanout	9	ea	\$ 250.00	\$ 2,250.00
			<b>subtotal</b>	<b>\$ 68,910.00</b>
Phase 1 Buildings				
Large Concession/Restroom Building	1	ls	\$ 300,000.00	\$ 300,000.00
Storage Building	1	ls	\$ 25,000.00	\$ 25,000.00
6' fencing at storage yard	180	lf	\$ 11.00	\$ 1,980.00
6" gravel pad at storage yard	3200	sf	\$ 1.00	\$ 3,200.00
			<b>subtotal</b>	<b>\$ 330,180.00</b>
			<b>GRAND SUBTOTAL</b>	<b>\$ 2,940,999.50</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 294,099.95	\$ 294,099.95
			<b>TOTAL BASE BID-This Contract</b>	<b>\$ 3,235,099.45</b>
			<b>w/ 10% contingency</b>	<b>\$ 3,558,609.40</b>



# Pinckneyville Park

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

Phase II - Pony Field Complex

Item	Qty.	Unit	Cost	Total Cost
Grading - See Phase I				
Site Work				
Construction sign	1	ls	\$ 700.00	\$ 700.00
Rip-Rap (Outflows)	15	sy	\$ 10.00	\$ 150.00
24" ADS Pipe	350	lf	\$ 45.00	\$ 15,750.00
Curb Inlet	3	ea	\$ 1,500.00	\$ 4,500.00
ADS Headwall	1	ea	\$ 550.00	\$ 550.00
Concrete Paving-4" Thick	12500	sf	\$ 2.50	\$ 31,250.00
Heavy Duty Concrete Paving-6" Thick	0	sf	\$ 3.50	\$ -
12' Asphalt Path	0	lf	\$ 19.00	\$ -
Asphalt Paving (Includes Courses, & 6" Aggr.)	40980	sf	\$ 1.60	\$ 65,568.00
Grass-crete Drive(between sidewalk and field)	20	lf	\$ 24.00	\$ 480.00
Concrete Curb & Gutter (Includes Courses, & 6" Aggr.)	2380	lf	\$ 7.00	\$ 16,660.00
Parking Lot Striping	1	ls	\$ 2,200.00	\$ 2,200.00
Wood Bollard	2	ea	\$ 180.00	\$ 360.00
			<b>subtotal</b>	<b>\$ 138,168.00</b>
Ballfield Fencing (includes poles, fasteners, etc.)				
Backstops - Arch (large)	1	ea	\$ 12,000.00	\$ 12,000.00
20' Fencing	200	lf	\$ 72.00	\$ 14,400.00
8' Fencing	0	lf	\$ 13.00	\$ -
6' Fencing (Includes field fencing & gates)	1050	lf	\$ 11.00	\$ 11,550.00
Dugout (Includes roof, bench, back & side fence)	2	ea	\$ 4,000.00	\$ 8,000.00
12' Single Gate	2	ea	\$ 800.00	\$ 1,600.00
Foul Pole	2	ea	\$ 300.00	\$ 600.00
			<b>subtotal</b>	<b>\$ 48,150.00</b>

Sprigging & Irrigation				
Sprigging - (1) 300' field	80000	sf	\$ 0.23	\$ 18,400.00
Irrigation System	1	ls	\$ 30,000.00	\$ 30,000.00
			<b>subtotal</b>	<b>\$ 48,400.00</b>
Site Amenities				
Scorer's Stand	1	ea	\$ 5,000.00	\$ 5,000.00
5 Row Bleacher	2	ea	\$ 2,500.00	\$ 5,000.00
Waste Receptacle	4	ea	\$ 600.00	\$ 2,400.00
Park Informational Sign	0	ea	\$ 4,000.00	\$ -
Park Directional Signs	2	ea	\$ 500.00	\$ 1,000.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
Traffic-Parking Signage	5	ea	\$ 250.00	\$ 1,250.00
Seat Wall	200	lf	\$ 45.00	\$ 9,000.00
			<b>subtotal</b>	<b>\$ 24,250.00</b>
Landscape				
Landscape (shrubs, groundcover, mulch)	1	ls	\$ 8,000.00	\$ 8,000.00
Trees	73	ea	\$ 350.00	\$ 25,550.00
Seeding for Erosion Control Mat	40000	sf	\$ 0.05	\$ 2,000.00
			<b>subtotal</b>	<b>\$ 35,550.00</b>
Electrical				
Site Electrical	1	ls	\$ 40,000.00	\$ 40,000.00
Ballfield Lighting(50/30) & Electrical Work	1	ls	\$ 92,500.00	\$ 92,500.00
			<b>subtotal</b>	<b>\$ 132,500.00</b>
Site Utilities				
2" Water Line	250	lf	\$ 20.00	\$ 5,000.00
8" Water Line	730	lf	\$ 30.00	\$ 21,900.00
6" Sewer Line	100	lf	\$ 27.00	\$ 2,700.00
Field Connected Sewer Tee	1	ea	\$ 400.00	\$ 400.00
Gate Valve	1	ea	\$ 700.00	\$ 700.00
Cleanout	2	ea	\$ 250.00	\$ 500.00
			<b>subtotal</b>	<b>\$ 1,600.00</b>

Small Concession/Restroom Building				
Building w/Concession and Restroom	1	ls	\$ 150,000.00	\$ 150,000.00
			subtotal	\$ 150,000.00
	GRAND SUBTOTAL			\$ 380,218.00
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 38,021.80	\$ 38,021.80
TOTAL BASE BID-This Contract				\$ 418,239.80
		w/ 10% contingency		\$ 460,063.78



# Pinckneville Park

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

Phase III - East Trail Loop Section

Item	Qty.	Unit	Cost	Total Cost
Grading - See Phase I				
Site Work				
12' Asphalt Path	4376	lf	\$ 19.00	\$ 83,144.00
Wood Bollard	4	ea	\$ 180.00	\$ 720.00
			<b>subtotal</b>	<b>\$ 83,864.00</b>
Site Amenities				
Park Directional Signs	2	ea	\$ 500.00	\$ 1,000.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
			<b>subtotal</b>	<b>\$ 1,600.00</b>
	<b>GRAND SUBTOTAL</b>			<b>\$ 85,464.00</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 8,546.40	\$ 8,546.40
<b>TOTAL BASE BID-This Contract</b>				<b>\$ 94,010.40</b>
			<b>w/ 10% contingency</b>	<b>\$ 103,411.44</b>

# Pinckneyville Park

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

Phase IV - Skating Area

Item	Qty.	Unit	Cost	Total Cost
Grading - See Phase I				
Site Work				
Construction sign	1	ls	\$ 700.00	\$ 700.00
Rip-Rap (Outflows, Bridge Abutments, Etc.)	20	sy	\$ 10.00	\$ 200.00
24" ADS Pipe	235	lf	\$ 45.00	\$ 10,575.00
Curb Inlet	1	ea	\$ 1,500.00	\$ 1,500.00
ADS Headwall	0	ea	\$ 550.00	\$ -
Concrete Paving-4" Thick	13000	sf	\$ 2.50	\$ 32,500.00
Heavy Duty Concrete Paving-6" Thick	0	sf	\$ 3.50	\$ -
12' Asphalt Path	0	lf	\$ 19.00	\$ -
Asphalt Paving (Includes Courses, & 6" Aggr.)	8200	sf	\$ 1.60	\$ 13,120.00
Concrete Curb & Gutter (Includes Courses, & 6" Aggr.)	1600	lf	\$ 7.00	\$ 11,200.00
Parking Lot Striping	1	ls	\$ 800.00	\$ 800.00
Wood Bollard	0	ea	\$ 180.00	\$ -
			<b>subtotal</b>	<b>\$ 70,595.00</b>
Site Amenities				
Waste Receptacle	2	ea	\$ 600.00	\$ 1,200.00
Park Directional Signs	1	ea	\$ 500.00	\$ 500.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
Traffic-Parking Signage	1	ea	\$ 250.00	\$ 250.00
			<b>subtotal</b>	<b>\$ 2,550.00</b>
Roller Hockey Rink				
Roller Hockey Rink (Turn-key)	1	ls	\$ 200,000.00	\$ 200,000.00
			<b>subtotal</b>	<b>\$ 200,000.00</b>

RollerBlade Arena				
Concrete Paving-4" Thick	2000	sf	\$ 2.50	\$ 5,000.00
Seat Wall	120	lf	\$ 45.00	\$ 5,400.00
Concrete Stairs w/Handrail	3	ea	\$ 2,000.00	\$ 6,000.00
6' Fencing	1000	lf	\$ 11.00	\$ 11,000.00
Warning Signage	1	ea	\$ 400.00	\$ 400.00
			<b>subtotal</b>	<b>\$ 27,800.00</b>
Landscape				
Seeding for Erosion Control Mat	90000	sf	\$ 0.05	\$ 4,500.00
Landscape (Shrubs, groundcover, mulch)	1	ls	\$ 1,500.00	\$ 1,500.00
Trees	21	ea	\$ 350.00	\$ 7,350.00
			<b>subtotal</b>	<b>\$ 13,350.00</b>
Electrical				
Site Electrical	1	ls	\$ 10,000.00	\$ 10,000.00
			<b>subtotal</b>	<b>\$ 10,000.00</b>
Site Utilities				
2" Water Line	250	lf	\$ 20.00	\$ 5,000.00
6" Sewer Line	140	lf	\$ 27.00	\$ 3,780.00
Fire Hydrant	1	ea	\$ 1,500.00	\$ 1,500.00
Cleanout	3	ea	\$ 250.00	\$ 750.00
			<b>subtotal</b>	<b>\$ 11,030.00</b>
Small Office/Restroom Building				
Building w/Office and Restrooms	1	ls	\$ 150,000.00	\$ 150,000.00
			<b>subtotal</b>	<b>\$ 150,000.00</b>
<b>GRAND SUBTOTAL</b>				<b>\$ 485,325.00</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 48,532.50	\$ 48,532.50
<b>TOTAL BASE BID-This Contract</b>				<b>\$ 533,857.50</b>
<b>w/ 10% contingency</b>				<b>\$ 587,243.25</b>



# Pinckneyville

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

## Phase V - Large Group Pavilion/Pond Area

Item	Qty.	Unit	Cost	Total Cost
<b>Demolition</b>				
Heavy Vegetation Clear & Grub	174588	sf	\$ 0.08	\$ 13,967.04
			<b>subtotal</b>	<b>\$ 13,967.04</b>
<b>Grading</b>				
Grading (approximate volume)	19618	cy	\$ 2.50	\$ 49,045.00
Tree Protection & Erosion Control (Fence & Bales)	1	ls	\$ 24,000.00	\$ 24,000.00
Erosion Control Mat	5000	sy	\$ 0.50	\$ 2,500.00
Rock Contingency	500	cy	\$ 14.00	\$ 7,000.00
			<b>subtotal</b>	<b>\$ 82,545.00</b>
<b>Site Work</b>				
Construction sign	1	ls	\$ 700.00	\$ 700.00
Rip-Rap (Outflows, Bridge Abutments, Etc.)	20	sy	\$ 10.00	\$ 200.00
24" ADS Pipe	220	lf	\$ 45.00	\$ 9,900.00
48" ADS Pipe	40	lf	\$ 100.00	\$ 4,000.00
Curb Inlet	2	ea	\$ 1,500.00	\$ 3,000.00
ADS Headwall	1	ea	\$ 550.00	\$ 550.00
Concrete Paving-4" Thick	14000	sf	\$ 2.50	\$ 35,000.00
Heavy Duty Concrete Paving-6" Thick	0	sf	\$ 3.50	\$ -
12' Asphalt Path	500	lf	\$ 19.00	\$ 9,500.00
8' Asphalt Path	1100	lf	\$ 15.00	\$ 16,500.00
Asphalt Paving (Includes Courses, & 6" Aggr.)	28200	sf	\$ 1.60	\$ 45,120.00
Concrete Curb & Gutter (Includes Courses, & 6" Aggr.)	1710	lf	\$ 7.00	\$ 11,970.00
Parking Lot Striping	1	ls	\$ 1,800.00	\$ 1,800.00
Wood Bollard	4	ea	\$ 180.00	\$ 720.00
			<b>subtotal</b>	<b>\$ 138,960.00</b>

Site Amenities				
Waste Receptacle	5	ea	\$ 600.00	\$ 3,000.00
Park Directional Signs	2	ea	\$ 500.00	\$ 1,000.00
Facility ID Sign	1	ea	\$ 5,000.00	\$ 5,000.00
Play Structure	1	ls	\$ 30,000.00	\$ 30,000.00
Playground Surface- (Wood Mulch)	1000	sf	\$ 7.00	\$ 7,000.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
Traffic-Parking Signage	3	ea	\$ 250.00	\$ 750.00
			<b>subtotal</b>	<b>\$ 47,350.00</b>
Bridges				
Bridge for cars (Box Culvert 6' x 6')	45	lf	\$ 400.00	\$ 18,000.00
12' Footbridge	480	sf	\$ 25.00	\$ 12,000.00
			<b>subtotal</b>	<b>\$ 30,000.00</b>
Fishing Pier				
Pier Unit	2000	sf	\$ 25.00	\$ 50,000.00
			<b>subtotal</b>	<b>\$ 50,000.00</b>
Sand Volleyball				
Nets, Poles, Markers	2	ls	\$ 5,000.00	\$ 10,000.00
Base	7200	sf	\$ 1.00	\$ 7,200.00
Sand Fill	7200	sf	\$ 0.11	\$ 792.00
			<b>subtotal</b>	<b>\$ 17,992.00</b>
Landscape				
Landscape (includes mass seeding)	1	ls	\$ 30,000.00	\$ 30,000.00
Trees	22	ea	\$ 350.00	\$ 7,700.00
Seeding for Erosion Control Mat	40000	sf	\$ 0.05	\$ 2,000.00
			<b>subtotal</b>	<b>\$ 39,700.00</b>
Electrical				
Site Electrical	1	ls	\$ 30,000.00	\$ 30,000.00
			<b>subtotal</b>	<b>\$ 30,000.00</b>

Site Utilities				
2" Water Line	180	lf	\$ 20.00	\$ 3,600.00
4" Water Line	40	lf	\$ 24.00	\$ 960.00
6" Water Line	230	lf	\$ 27.00	\$ 6,210.00
6" Sewer Line	440	lf	\$ 27.00	\$ 11,880.00
Field Connected Sewer Tee	1	ea	\$ 400.00	\$ 400.00
Gate Valve	1	ea	\$ 700.00	\$ 700.00
Fire Hydrant	1	ea	\$ 1,500.00	\$ 1,500.00
Cleanout	6	ea	\$ 250.00	\$ 1,500.00
			<b>subtotal</b>	<b>\$ 26,750.00</b>
Corporate Pavilion				
Large Pavilion w/Restrooms	1	ls	\$ 350,000.00	\$ 350,000.00
			<b>subtotal</b>	<b>\$ 350,000.00</b>
			<b>GRAND SUBTOTAL</b>	<b>\$ 730,752.00</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 73,075.20	\$ 73,075.20
			<b>TOTAL BASE BID-This Contract</b>	<b>\$ 803,827.20</b>
			<b>w/ 10% contingency</b>	<b>\$ 884,209.92</b>



# Pinckneyville Park

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

## Phase VI - Passive Recreation Area

Item	Qty.	Unit	Cost	Total Cost
Grading- see phase 5				
Site Work				
Construction sign	1	ls	\$ 700.00	\$ 700.00
Rip-Rap (Outflows, Bridge Abutments, Etc.)	20	sy	\$ 10.00	\$ 200.00
18" ADS Pipe	90	lf	\$ 35.00	\$ 3,150.00
24" ADS Pipe	275	lf	\$ 45.00	\$ 12,375.00
Curb Inlet	2	ea	\$ 1,500.00	\$ 3,000.00
ADS Headwall	1	ea	\$ 550.00	\$ 550.00
Concrete Paving-4" Thick	5000	sf	\$ 2.50	\$ 12,500.00
8' Asphalt Path	950	lf	\$ 15.00	\$ 14,250.00
Asphalt Paving (Includes Courses, & 6" Aggr.)	30360	sf	\$ 1.60	\$ 48,576.00
Concrete Curb & Gutter (Includes Courses, & 6" Aggr.)	1200	lf	\$ 7.00	\$ 8,400.00
Parking Lot Striping	1	ls	\$ 1,600.00	\$ 1,600.00
Wood Bollard	2	ea	\$ 180.00	\$ 360.00
Play Area Surface-Wood Mulch	5000	sf	\$ 7.00	\$ 35,000.00
			<b>subtotal</b>	<b>\$ 140,661.00</b>
Site Amenities				
Waste Receptacle	3	ea	\$ 600.00	\$ 1,800.00
Large Playground Structure	1	ls	\$ 60,000.00	\$ 60,000.00
Park Directional Signs	2	ea	\$ 500.00	\$ 1,000.00
Facility ID Sign	1	ea	\$ 5,000.00	\$ 5,000.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
Traffic-Parking Signage	4	ea	\$ 250.00	\$ 1,000.00
			<b>subtotal</b>	<b>\$ 69,400.00</b>
Landscape				

Landscape (includes mass seeding)	1	ls	\$ 20,000.00	\$ 20,000.00
Trees	79	ea	\$ 350.00	\$ 27,650.00
			subtotal	\$ 47,650.00

Outdoor Classroom				
Teachers' Seating Unit	40	lf	\$ 25.00	\$ 1,000.00
Seating Unit	320	lf	\$ 25.00	\$ 8,000.00
4" Thick Conc. Pad	1200	sf	\$ 2.50	\$ 3,000.00
			<b>subtotal</b>	<b>\$ 12,000.00</b>
Electrical				
Site Electrical	1	ls	\$ 30,000.00	\$ 30,000.00
			<b>subtotal</b>	<b>\$ 30,000.00</b>
Site Utilities				
2" Water Line	480	lf	\$ 20.00	\$ 9,600.00
6" Sewer Line	500	lf	\$ 27.00	\$ 13,500.00
Cleanout	5	ea	\$ 250.00	\$ 1,250.00
			<b>subtotal</b>	<b>\$ 1,250.00</b>
Small Pavilion				
Small Pavilion	1	ls	\$ 100,000.00	\$ 100,000.00
Small Restroom Structure	1	ls	\$ 77,000.00	\$ 77,000.00
			<b>subtotal</b>	<b>\$ 177,000.00</b>
			<b>GRAND SUBTOTAL</b>	<b>\$ 477,961.00</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 47,796.10	\$ 47,796.10
<b>TOTAL BASE BID-This Contract</b>				<b>\$ 525,757.10</b>
			<b>w/ 10% contingency</b>	<b>\$ 578,332.81</b>



# Pinckneyville

Opinion of Probable Cost- 7/2/98

For Bid Form Tabulation

Phase VII - West Loop Trail Section

Item	Qty.	Unit	Cost	Total Cost
Grading - see Phase 5				
Site Work				
12' Asphalt Path	2128	lf	\$ 19.00	\$ 40,432.00
8' Asphalt Path	1010	lf	\$ 15.00	\$ 15,150.00
Wood Bollard	2	ea	\$ 180.00	\$ 360.00
			<b>subtotal</b>	<b>\$ 55,942.00</b>
Site Amenities				
Park Directional Signs	2	ea	\$ 500.00	\$ 1,000.00
Park Rules Signage	1	ea	\$ 600.00	\$ 600.00
			<b>subtotal</b>	<b>\$ 1,600.00</b>
Bridges				
12' Footbridges (3)	720	sf	\$ 25.00	\$ 18,000.00
Bridge abutments	6	ea	\$ 2,000.00	\$ 12,000.00
8' Footbridge	160	sf	\$ 15.00	\$ 2,400.00
			<b>subtotal</b>	<b>\$ 32,400.00</b>
			<b>GRAND SUBTOTAL</b>	<b>\$ 89,942.00</b>
Mobilization, Fees, Bonds, Etc. (10% total)	1	ls	\$ 8,994.20	\$ 8,994.20
			<b>TOTAL BASE BID-This Contract</b>	<b>\$ 98,936.20</b>
			<b>w/ 10% contingency</b>	<b>\$ 108,829.82</b>

Phase I	\$3,558,609.40
Phase II	\$460,063.78
Phase III	\$103,411.44
Phase IV	\$587,243.25
Phase V	\$884,209.92
Phase VI	\$578,332.81
Phase VII	\$108,829.82
Grand Total	\$6,280,700.42

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## *Maps Consulted*

Department of the Interior, United States Geological Survey. Norcross, Georgia Quadrangle, 7.5 Minute Series (Topographic)

Pinion & McGaughey Land Surveyors, Inc. Gwinnett County Department of Community Services (Mill Creek Park). Composite Plat-50.2701 Acres (no date). AutoCADD 13

\_\_\_\_\_. Boundary Survey for Gwinnett County Department of Community Services (Mill Creek Park Expansion - 15 Acre Site). January 27, 1997. AutoCADD 13

Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc. ALTA/ACSM Land Title Survey for Gwinnett County Department of Community Services-58.6331 Acres. February 27, 1998. AutoCADD 13

GIS provided by Gwinnett County, Department of Community Services, Planning Development and Special Operations. 58-acre site @ 1"=100', 15-acre site @ 1"=40', 108-acre site @ 1"=100' (hard copies only).

SECTION

7

Pinckneyville  
Community Center

**Programming/Schematic Design/ Cost Estimate**  
**New Pinckneyville Community Center**  
Gwinnett County, Georgia

26 March 1999

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

**Lose & Associates, Park Master Planners, Nashville, Tennessee**  
**Office of Jack Pyburn, Architect, Inc., Atlanta, Georgia**



# Introduction

The team of Lose & Associates, Park Master Planners and the Office of Jack Pyburn, Architect, Inc. were retained to prepare a concept plan for the development of a new community center in the Pinckneyville community of Gwinnett County. A deliberate process for defining the functions and space requirements for the Center was organized around a steering committee composed of County facility administrators, program instructors, citizens experienced in receiving Gwinnett County recreation department program services.

## The Site

- **Location:** The site selected for the Center is located in central unincorporated Gwinnett County on Peachtree Industrial Boulevard, just west of South Berkley Lake Road. The site is adjacent to the recently completed Gwinnett County Pinckneyville Park to its west. A low flow creek defines the common property line between the park site and the Center site. The Center site is bounded by strip industrial and commercial uses on its east and south. North of the site, across the four lane median divided Peachtree Industrial Boulevard, is a recently developed single family detached subdivision. (See Graphic 1., Site Location)
- **Site Characteristics:**
  - **Topography:** The site drops from a high point at its northeast corner and along its eastern boundary to the creek along the western boundary. A shallow dry draw traverses the site from east to west and intersects the creek approximately 300 feet from the north boundary.
  - **Prevailing Slope from east to west:** The consistently falling topography from east to the creek bound western edge of the site influenced the design team to seek to orient the building with the slope to support balanced cut and fill and to direct the primary views from the center to the adjacent soccer complex rather than the Peachtree Industrial Boulevard or the industrial uses to the east.
  - **Vegetation:** Overall the vegetation is undistinguished. Pine stands dominate the western half of the site while the east end of the site contains mixed hardwoods. Of the tree cover on the site, the eastern end is of significantly more value than the western half of the site. A tornado came through the site in 1998 removing a number of pine trees and particularly removing hardwoods in the lowlands along the creek that provided some buffer from the significant graded bank created to produce the soccer fields in the adjacent Pinckneyville Park.
  - **Hydrology:** A small un-named creek separates the Pinckneyville Park from the Community Center site. This site is the upper end of the creek's watershed. A small flow spring is located on the south end of the site.
  - **Adjacent Land Uses:** Adjacent industrial development has produced some ground contamination that resulted in monitoring wells being established on the site. Information provided the design team indicated that at the time of the master plan design, there was no significant soil or water contamination on the subject site. The rear of the adjacent industrial uses border the east side of the site.

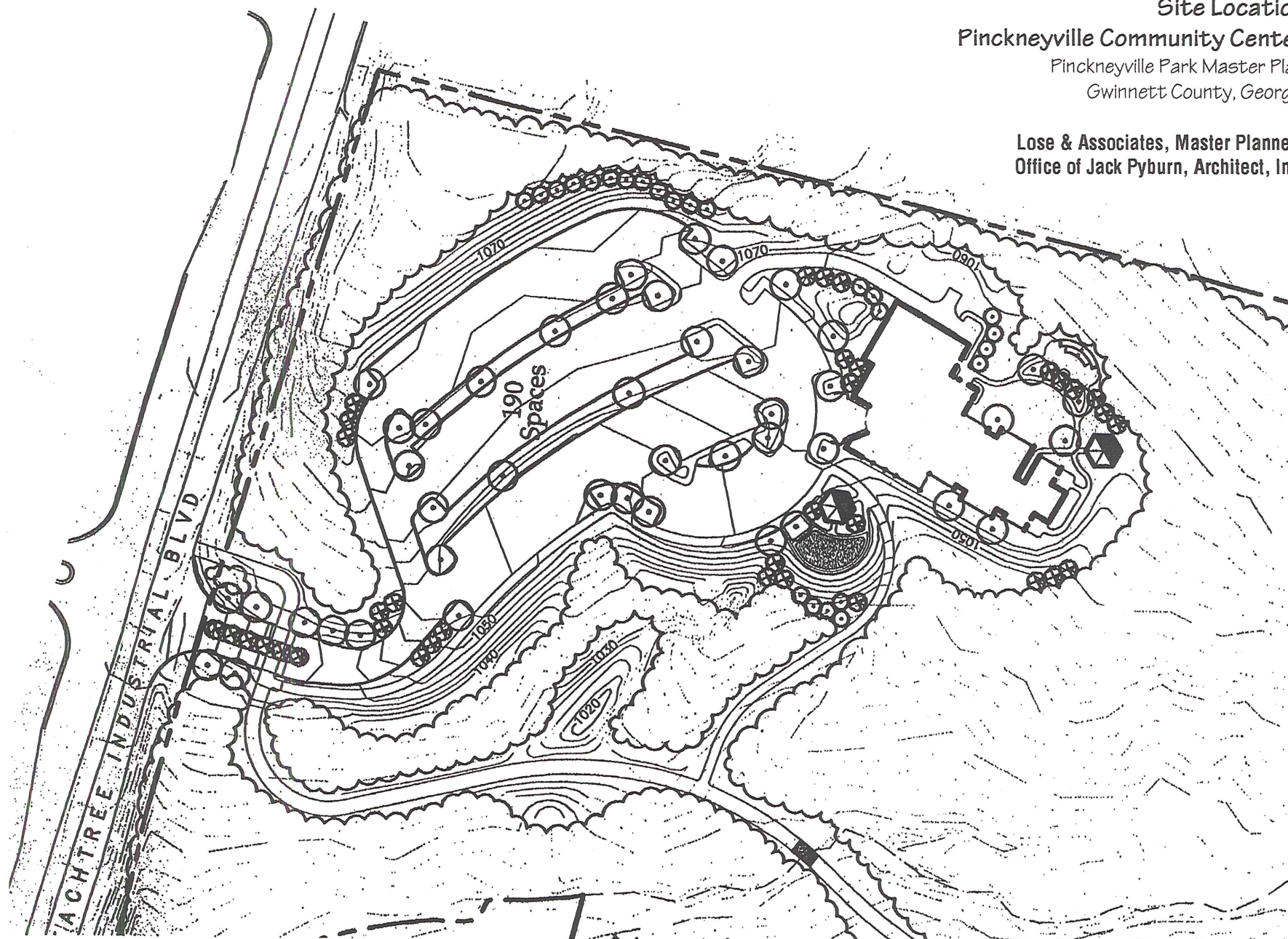
**Graphic 1.**  
**Site Location**

**Pinckneyville Community Center**

Pinckneyville Park Master Plan

Gwinnett County, Georgia

**Lose & Associates, Master Planners**  
**Office of Jack Pyburn, Architect, Inc.**





# Building Program

- **The Programming Process**
  - **Steering Committee Input:** To guide the master planning process, the Department of Community Services created a steering committee to provide input into the planning process for the Pinckneyville Community Center (**See Appendix One, Steering Committee Members**). A series of three workshops were organized to obtain the desired input from the committee members. The first identified the scope of needed and desired improvements in the facility to meet the programming and use objectives for the center. The second workshop reviewed the collection of ideas for use produced in the first workshop, resolved duplications and discussed priorities for space. A third workshop, held at the end of the planning process, was informational for the committee. That meeting presented the final plan for the facility and the facilities programmatic capacity.
  - **Candidate Architectural Programs:** Based on the input from the initial steering committee workshop, a candidate architectural program was organized. This program incorporated the breadth of desires and needs of the various arts and programming interests of committee members. Upon examination, this program included some duplication of space. The program was refined to create a more efficient program that responded to the identified requirements for the facility. The revised candidate program was used as the basis for the development of a building and site plan (**See Appendix 2., Draft Facility Program**).
  - **Final Program:** Based on the results of the cost estimate, priorities for space were reevaluated by the staff. A final program was created that fit into the budget defined for the project (**See Graphic 2., Final Facility Program**).



Graphic 2./ Final Facility Program  
Pinckneyville Community Center

Office of Jack Pyburn, Architect, Inc.

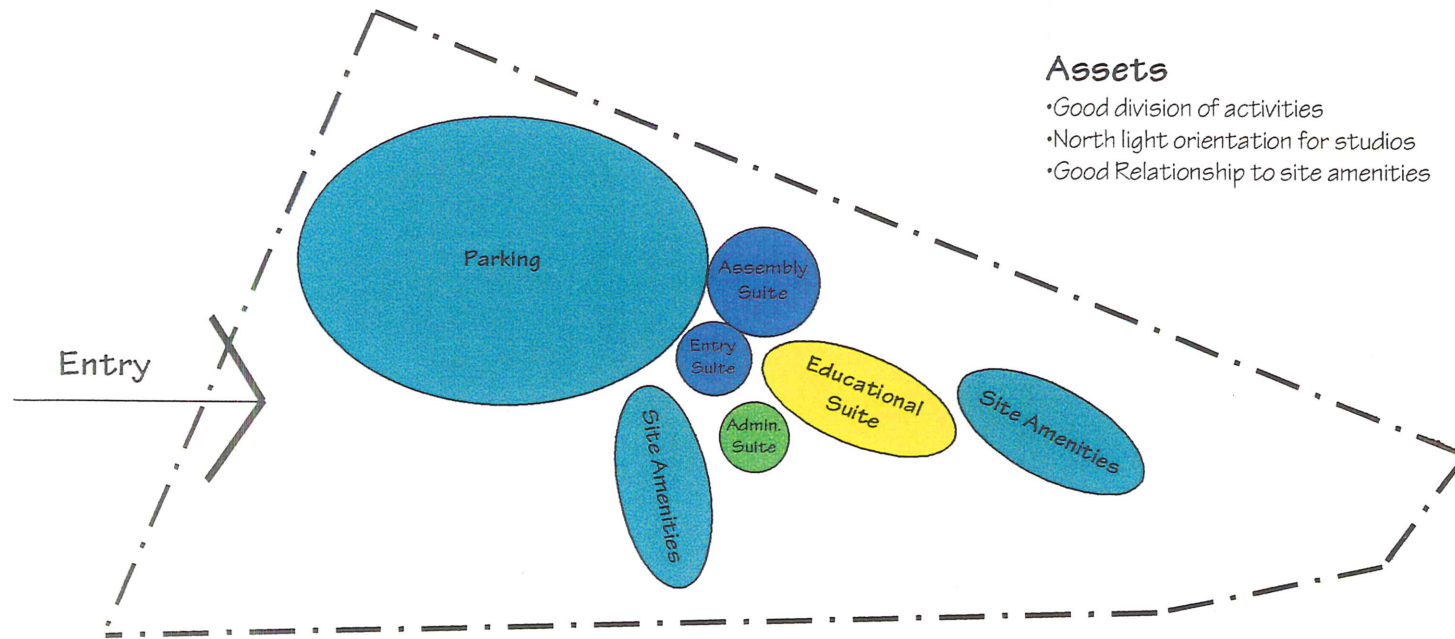
Date: 25 June 98

					Date: 19 June 88											
Functional Area	Occupancy	Net Size			Functional Requirements										Notes	
		L	W	Area	Communications	Plumbing	Ventilation	Cleanwork	Transaction Drawer	Personal Belongings Storage	Base Cabinet/Lockable	Wall Cabinet/Lockable	Lighting	Flooring		
					Staff Telephone	Sink/Lavatory	Special Vent Requirements	Custom Deal/Counter	Transaction Drawer	Book Shelves	Personal Belongings Storage	Base Cabinet/Lockable	Wall Cabinet/Lockable	Lighting	Exhibit Track Type Lighting	Sealed Concrete
					Pay Telephone	Special Trap								Theatrical Lighting		Carpet
					Computer Terminal	Hose Bib								2x2 Fluorescent Fixtures		VCT
					Bulletin Board	Toilets								Can Fixtures		Ceramic Tile
					Marker Board	Urinals								North Light Desired		
					Cable TV Cart	Floor Drain										
					Digital Message Board											
					Intercom Receive/Send											

# Pinckneyville Community Center

## ■ Relationships Analysis ■

Graphic 3.



### Alternative 5: Modified Linear Alternative



Office of Jack Pyburn, Architect, Inc.

[illegible]



# Concept Development

The primary graphic products of the master plan were a site plan and building floor plan. The site plan addresses the circulation, parking, site amenities and building access. The floor plan has translated spatial requirements into appropriately organized two-dimensional floor space.

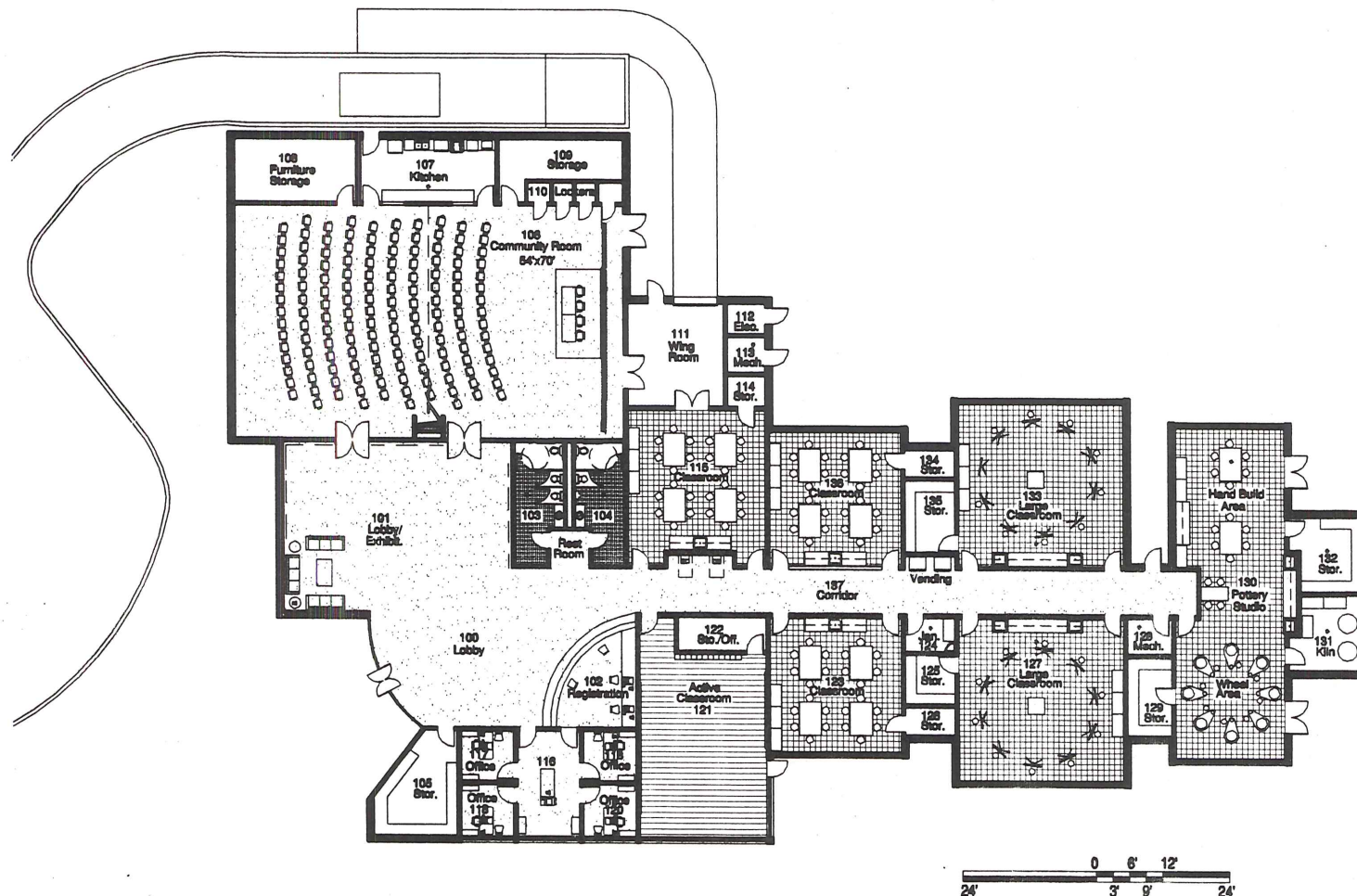
- **Bubble Relationship Diagrams:** The matrix based architectural program was converted into a set of bubble type relationship diagrams as a foundation for organizing the building floor plan and the building on the site. The staff reviewed the diagrams. Based on comments from the staff, the diagrams were organized and finalized.
- **Building Relationships:** Each major grouping of functions was organized for efficient function. These relationships were the foundation for the development of overall building and site relationships (**See Appendix 3., Building Functional Relationship Diagrams**).
- **Relationship to site characteristics:** The site, with its prevailing cross slope has a dramatic influence on the options for siting the building. As the bubble diagram options were created, they were created with both the site and internal building relationships in mind. Each alternative sought to orient the building and site amenities to the positive natural features and with desirable relationships to access and circulation. (**See Appendix 4. Alternative Diagrammatic Site Use Relationships**).
- **Preferred Concept:** The preferred concept for the building plan organization on the site was a variation of the "courtyard" scheme where the activities were grouped around a courtyard with primary views of the higher quality vegetation on the site and the soccer complex. In the final analysis the scheme became more linear to respond to the site's topography. Despite the ultimate modification, this conceptual perspective established the priorities for the siting of the building. (**See Graphic 3., Alternative 5. Modified Linear Alternative**).

## Floor Plan

Following the direction established in the preferred relationships diagram, a floor plan that incorporated the full scope of the desired program was produced. The floor plan was evaluated by the staff and revised based on comments received. The floor plans were further refined as cost estimating indicated that the full scope of the project could not fit into the assigned project budget. Based on the reevaluation of options and priorities, a final plan was produced whose estimated construction value was within the project budget (**See Graphic 4., Final Floor Plan**).

- **Description of Floor Plan:** The final floor plan is organized around two primary types of uses, arts education and the programming of community-oriented activities and events. The building is divided into two primary areas, a group meeting and event area and an educational wing.
  - The group meeting component of the building contains a meeting room for up to 200. This room is supported by a catering kitchen, furniture storage and user group lockers. A mobile partition allows the room to be divided in half for greater flexibility in use. A wing room, intended to function somewhat like a wing of a stage, is attached to the rear of the meeting space. Its connecting door is screened from the meeting room by a stage type drape that can retract into a pocket or be drawn across the space to support presentations, plays and dance recitals. The Wing Room is also connected to one of the 3 classrooms providing additional flexibility for organizing casts and performers prior to going on stage. While supporting functions in the main meeting space, this classroom can also be programmed for class format activities.
  - The educational component of the plan consists of three classrooms, two studios and a pottery studio. The three classrooms accommodate up to 20 students and include a sink and cabinet space for supplies and equipment. The two studios are sized for both art instruction and community programming. They will have surfaces that will accommodate the dirty functions of an art instruction class. They will also be equipped with a large sink, cabinet and counter space.

The pottery studio is designed for 13 wheels and a hand building area. A kiln room and two storage rooms support the primary studio teaching activities. In addition, the pottery studio has direct access to the exterior and the raku kiln on the site.



Graphic 4., Final Floor Plan

OJP

Architect

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Fax 404.855.9017

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Institute of Architects

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Revisions

No.	Date	By

Drawn: T.D.D.

Checked: J.H.P.

Date: 04-19-99

Scale: As Noted

Project #: 00000

Project :

Pinckneyville  
Community  
Center

Gwinnett County  
Georgia

Drawing Title :

Floor Plan

Drawing Number :

A.01

01 of 01



## Estimate of Project Cost

Hanscomb Inc., professional cost estimators, prepared a cost estimate. **(See Appendix 5., Hanscomb Cost Estimate of Initial Program & Floor Plan).** The initial cost estimate was over the established project budget. Based on direction provided by the Owner, the program and floor plan was revised to bring the estimated building within the budget. **(See Graphic 5, Final Adjusted Cost Estimate).**



## Graphic 5./Summary Cost Estimate

Pinckneyville Community Center/ Gwinnett County, Ga.

Date: 15 February 99

Initial Cost Estimate				Final Cost Estimate w/ Adjusted Program		
	Estimated Value	% of Section		Phase I Total Value	Phase II Total Value	NOTES/Description of Candidate Savings
			%/Tot.			
Site Improvements						
Demolition	\$ 18,400	3%	1%	\$ 18,400	\$ -	
Site Work	\$ 346,837	54%	10%	\$ 346,837	\$ -	
Playground Equipment	\$ 37,659	6%	1%	\$ -	\$ 37,659	
Concrete Sidewalk	\$ 7,410	1%	0%	\$ -	\$ 7,410	
Picnic Pavilion (Adj. To Playground)	\$ 30,000	5%	1%	\$ -	\$ 30,000	Move Small Pavilion to Phase 2
Outdoor Painting Studio/Pavilion	\$ 30,000	5%	1%	\$ -	\$ 30,000	
Site Amenities	\$ 9,300	1%	0%	\$ 9,300	\$ -	
Landscape	\$ 28,450	7%	1%	\$ 28,450	\$ -	Installation by DCS Staff
Site Utilities	\$ 40,700	6%	1%	\$ 40,700	\$ -	
Outdoor Classroom	\$ 12,000	2%	0%	\$ 12,000	\$ -	
Subtotal	\$ 578,756	91%	17%	\$ 455,687	\$ 105,069	
Contractor's Overhead & Profit @ 10%	\$ 57,875.60	9%	2%	\$ 45,568.70	\$ 10,506.90	
Total Estimated/Site Improvements	\$ 636,632	100%	18%	\$ 501,256	\$ 115,576	
Building Construction						
Foundations	\$ 99,351	4%	3%	\$ 99,351	\$ -	
Superstructure	\$ 286,549	11%	8%	\$ 286,549	\$ -	
Exterior Closure	\$ 576,250	24%	17%	\$ 576,250	\$ -	
Roofing	\$ 125,803	6%	4%	\$ 125,803	\$ -	Estimate Unit Cost Adjustment
Interior Construction	\$ 358,102	14%	10%	\$ 288,708	\$ -	Casework Est. Error/Delete Bldg Spec.Allow
Interior Finishes	\$ 102,718	4%	3%	\$ 102,718	\$ -	
Mechanical	\$ 261,465	11%	8%	\$ 261,465	\$ -	
Electrical	\$ 188,416	9%	6%	\$ 188,416	\$ 15,000	Move Event Lighting to Phase 2
Equipment	\$ 500	0%	0%	\$ 500	\$ -	
Furnishings	\$ 13,755	1%	0%	\$ 13,755	\$ -	
Total	\$ 1,997,415	84%	58%	\$ 1,923,515	\$ 15,000	
Candidate Floor Area Reductions						
	\$ 70,020			\$ -	\$ -	Reduce Meeting Room by 584 SF x \$120/sf
	\$ 60,000			\$ -	\$ -	Eliminate Dressing Rooms and Restrooms @ 30x20 x \$120/sf
	\$ 76,800			\$ -	\$ -	Eliminate 1 Classroom @ 640 SF x \$120/ SF
	\$ 40,000			\$ -	\$ -	Eliminate Studio Restrooms @ 2x8x10 X \$250/sf
	\$ 36,000			\$ -	\$ -	Reduce Lobby/Gallery by 300 sf @ \$120/sf
	\$ 24,000			\$ -	\$ -	Reduce Wing Room by 200 sf @ 120/sf
Total Savings from Building Reduction	\$ 306,820			\$ -	\$ -	
Contractor Overhead & Profit @ 15%	\$ 39,662	13%	9%	\$ 242,504	\$ 2,250	
Building Escalation @ 3%	\$ 84,811	3%	2%	\$ 55,776	\$ 518	
Total Estimated/Building Improvements	\$ 2,365,838	100%	68%	\$ 1,914,975	\$ 17,768	
Total Estimated Construction Cost	\$ 3,002,570			\$ 2,416,231	\$ 133,343	
Design Contingency	\$ 300,256.87	9%		\$ 241,623	\$ 13,334	
Construction Contingency @ 5%	\$ 155,141.33	5%		\$ 132,892.70	\$ 7,333.89	
Total Project Estimate/ Building & Site Improvements	\$ 3,467,968	95%		\$ 2,790,747	\$ 154,012	
Professional Services						
AE Fees @ 7%	\$ 242,757.76			\$ 195,352	\$ 10,781	
Furniture, Fixtures & Equipment						
Furniture	\$ 66,140	63%		\$ 66,140		
Fixtures	\$ 14,200	23%		\$ 11,700		
Equipment	\$ 14,000	13%		\$ 14,000		
Total/FF&E	\$ 104,340	100%		\$ 91,840		
Total Project Estimate	\$ 3,815,066			\$ 3,077,939	\$ 164,792	
Project Budget	\$ 3,080,000			\$ 3,080,000		
Difference	\$ 735,066			\$ (2,061)		* Potential \$30,000 Northside Hospital Gift in addition to budget amount indicated to left.

\* Potential \$30,000 Northside Hospital Gift in addition to budget amount indicated to left.



## Appendix One

### **Steering Committee Members**

Pinckneyville Community Center  
Gwinnett County, Georgia





*Steering Committee*  
**Pinckneyville Community Center**

**Debbie Ellis**

\*Ballet, tap & dance instructor for the past 10 years

**Lois Frantz**

\*Senior Citizen Representative, present art instructor for Sr. Classes.

**Chris Cole Harris**

\*PAC instructor in performing arts, camps, children's classes and visual arts.

**Jessica Mendez**

\* Border's Books business partner with the PAC and teaches writing classes.

**Bernetha Mouzon**

\*Instructor of various PAC classes

**Lala Street**

\* Part-time recreation leader for more than 10 years; teacher of visual arts, camps teen classes

**Carolyn Tate**

\*Citizen in the community for more than 20 years, attendant and activity supervisor for more than 10 years

**Grant Guess**

Division Director, Parks & Recreation, Project Administration, Department of Community Services,  
Gwinnett County, Georgia

**Sharon Plunkett**

Division Director, Parks & Recreation, Operations, Department of Community Services,  
Gwinnett County, Georgia

**Lisa Avelon**

Planner & Project Coordinator, Parks & Recreation, Project Administration,  
Department of Community Services,  
Gwinnett County, Georgia

**Charlie Sheffield**

Recreation Program Manager, Parks & Recreation, Operations, Department of Community Services,  
Gwinnett County, Georgia

**Jersey Torta**

Recreation Programmer, Parks & Recreation, Operations, Department of Community Services,  
Gwinnett County, Georgia

**Kay Watkins**

Cultural Arts Programmer, Parks & Recreation, Operations, Department of Community Services,  
Gwinnett County, Georgia

**Christine Tholl**

Cultural Arts Leader, Parks & Recreation, Operations, Department of Community Services,  
Gwinnett County, Georgia



## Appendix Two

**Desired Facility Program  
before Reconciliation  
with Established Project Budget**

**Pinckneyville Community Center  
Gwinnett County, Georgia**





<b>Studio 1</b>	20	30	30	900
Studio 1 Storage Room	-	10	17	170
<b>Studio/Classroom</b>	20	30	30	900
Studio/Classroom Storage Room	-	10	17	170
<b>Classroom 1</b>	18	24	26	624
Classroom 1 Storage Room	-	7	12	84
<b>Classroom 2</b>	18	24	26	624
Classroom 2 Storage Room	-	7	12	84
<b>Classroom 3</b>	18	24	26	624
Classroom 3 Storage Room	-	7	12	84
<b>Classroom 4</b>	18	24	26	624
Classroom 4 Storage Room	-	7	12	84



## Appendix Three

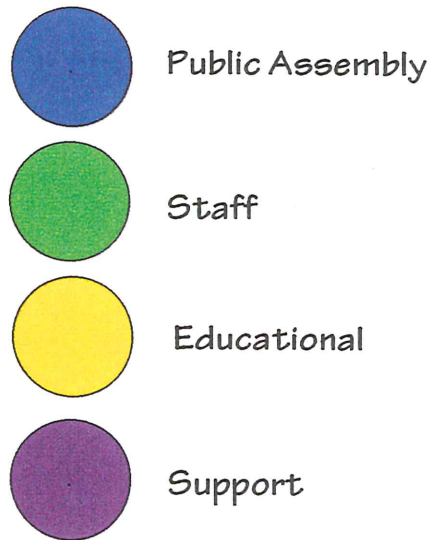
### **Building Functional Relationships Diagrams**

Pinckneyville Community Center  
Gwinnett County, Georgia

# Pinckneyville Community Center

## ■ Relationships Analysis ■

### Color Key to Relationship Diagrams

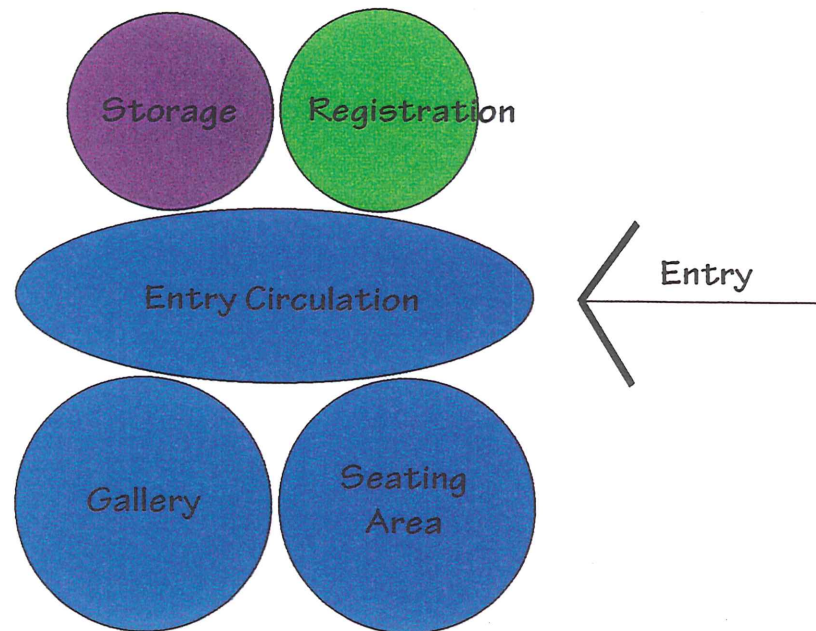


Office of Jack Pyburn, Architect, Inc.



# Pinckneyville Community Center

## ■ Relationships Analysis ■



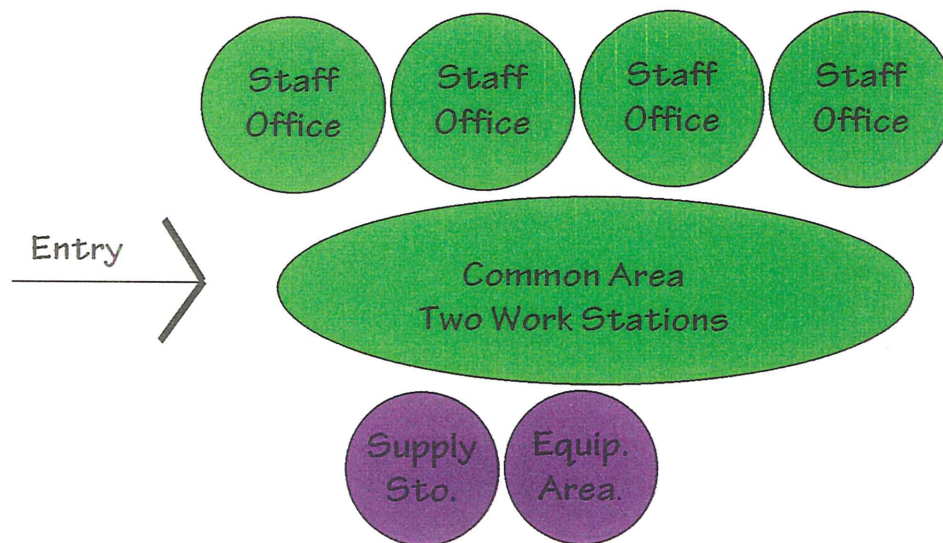
Lobby/ Reception/Registration



Office of Jack Pyburn, Architect, Inc.

# Pinckneyville Community Center

## ■ Relationships Analysis ■



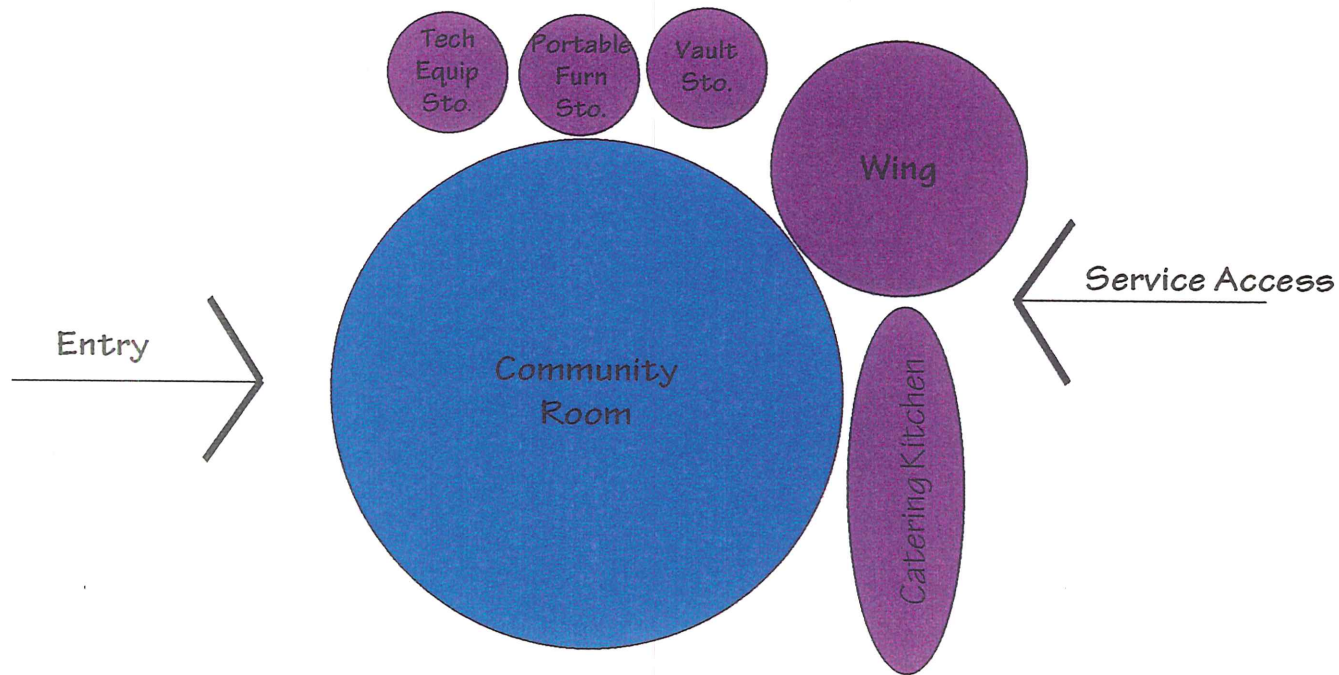
Administration



Office of Jack Pyburn, Architect, Inc.

# Pinckneyville Community Center

## ■ Relationships Analysis ■



Assembly Suite

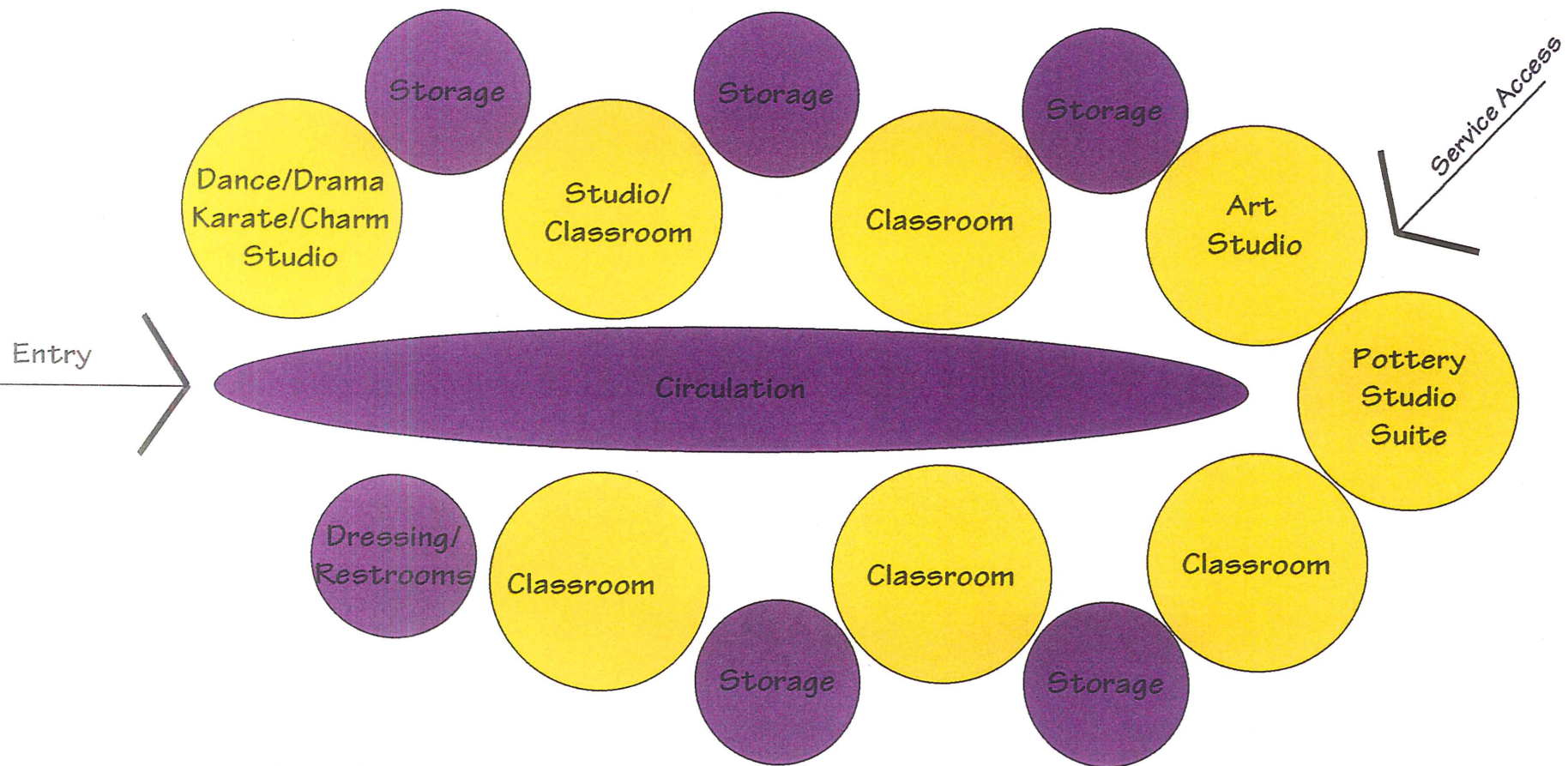


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# Pinckneyville Community Center

## ■ Relationships Analysis ■



Educational Suite

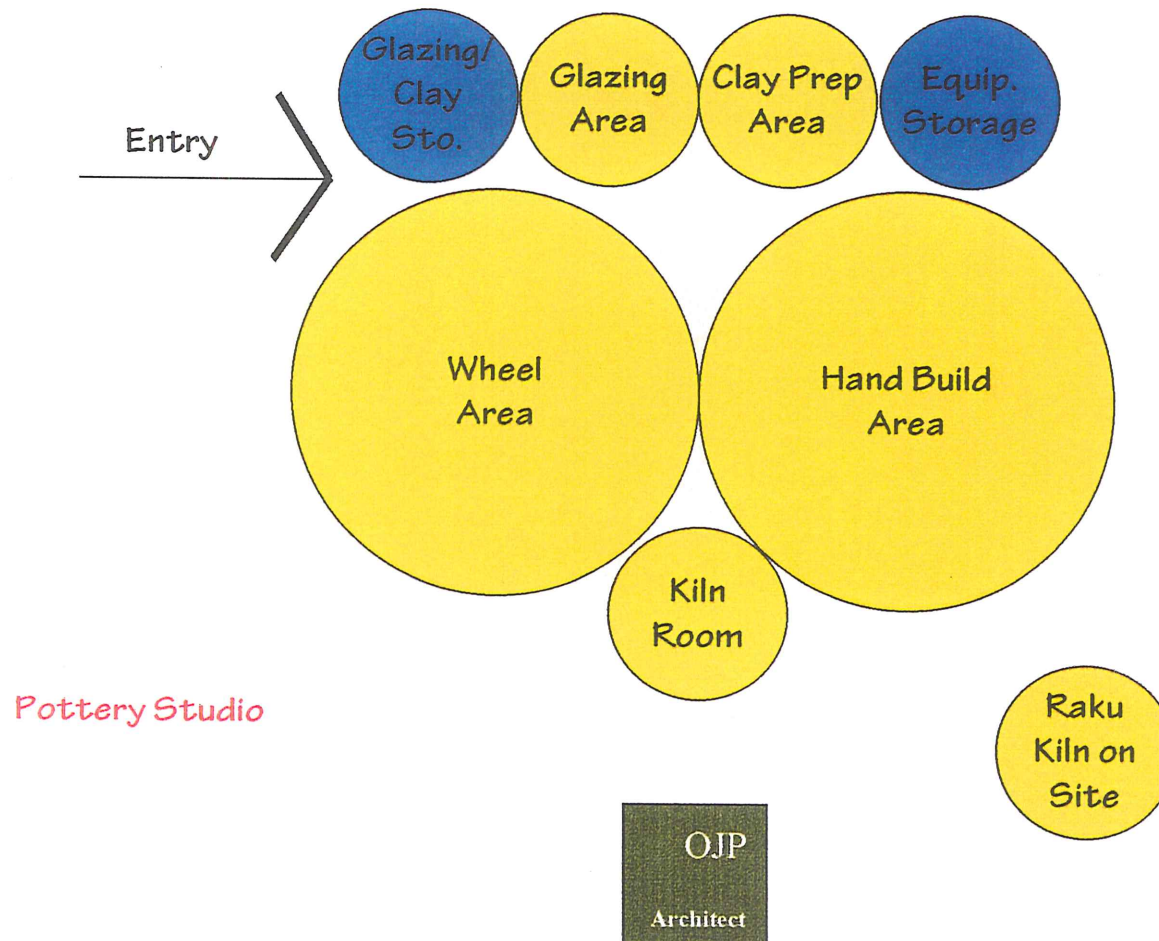
OJP

Architect

Office of Jack Pyburn, Architect, Inc.

# Pinckneyville Community Center

## ■ Relationships Analysis ■



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## Appendix Four

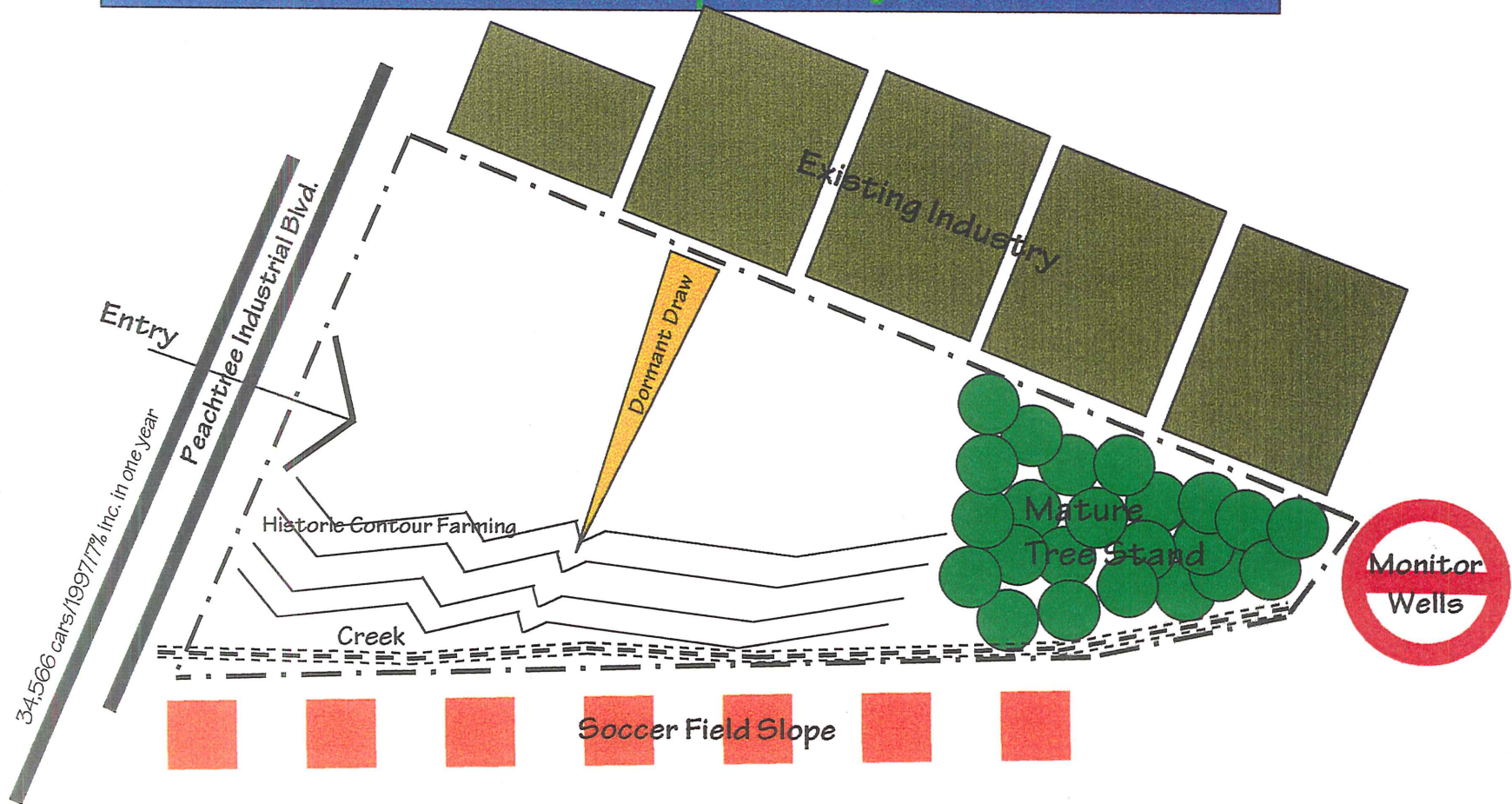
### **Alternative Diagrammatic Site Use Relationships**

### **Pinckneyville Community Center Gwinnett County, Georgia**



# Pinckneyville Community Center

## ■ Relationships Analysis ■



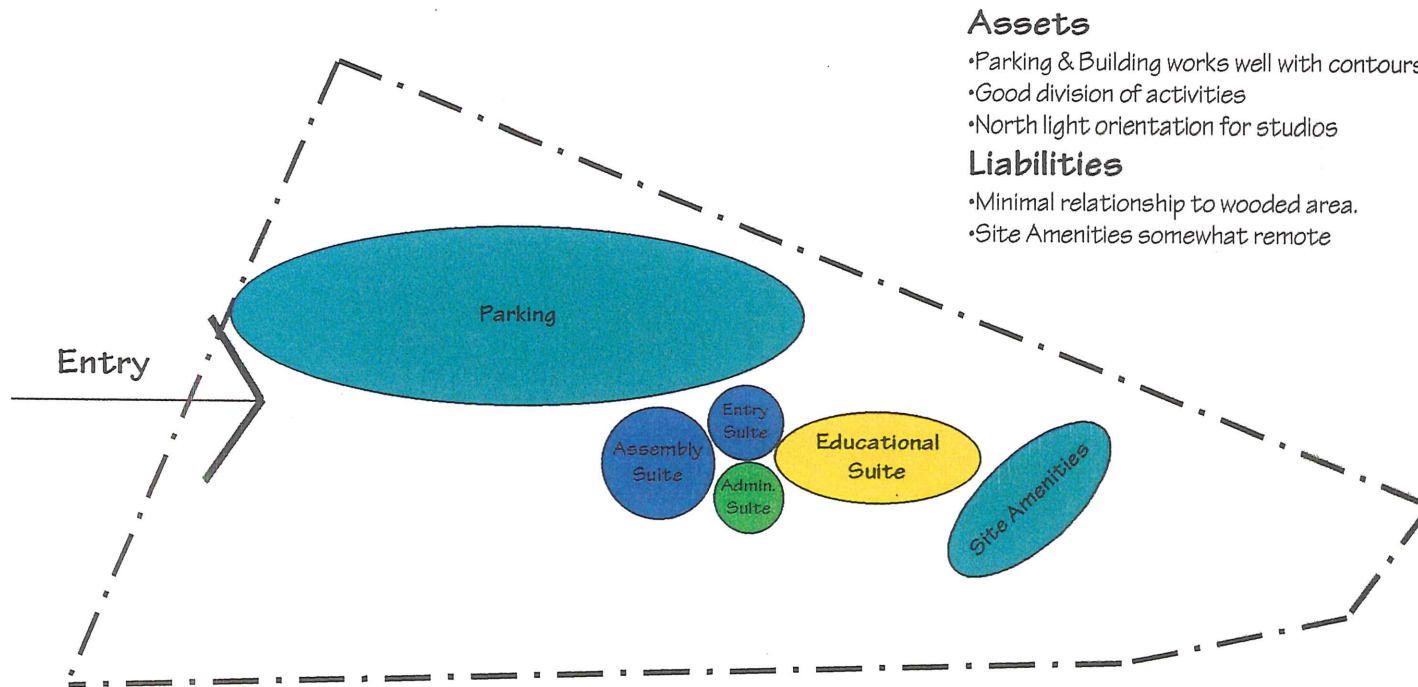
Site Analysis



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# Pinckneyville Community Center

## ■ Relationships Analysis ■



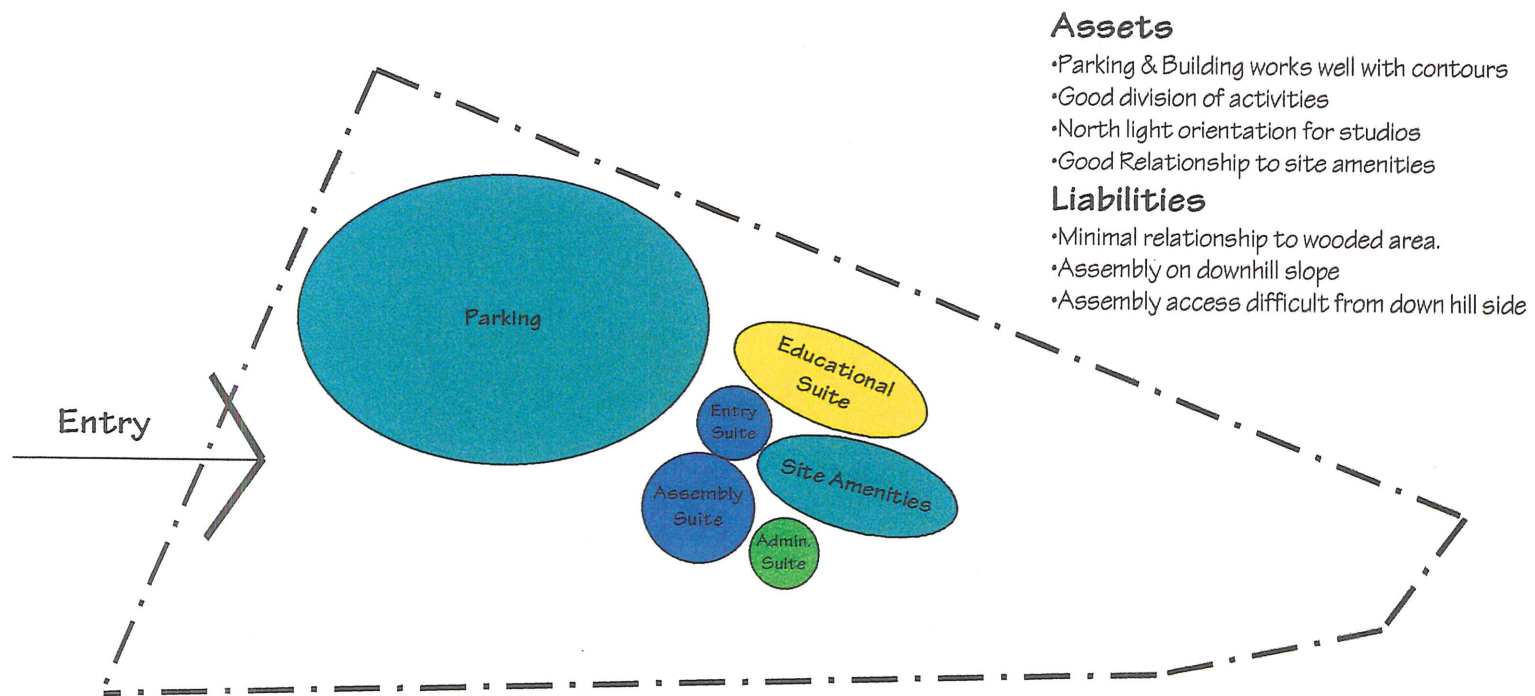
### Alternative 1: Linear Concept



Office of Jack Pyburn, Architect, Inc.

# Pinckneyville Community Center

## ■ Relationships Analysis ■



### Alternative 2: Courtyard Alternative

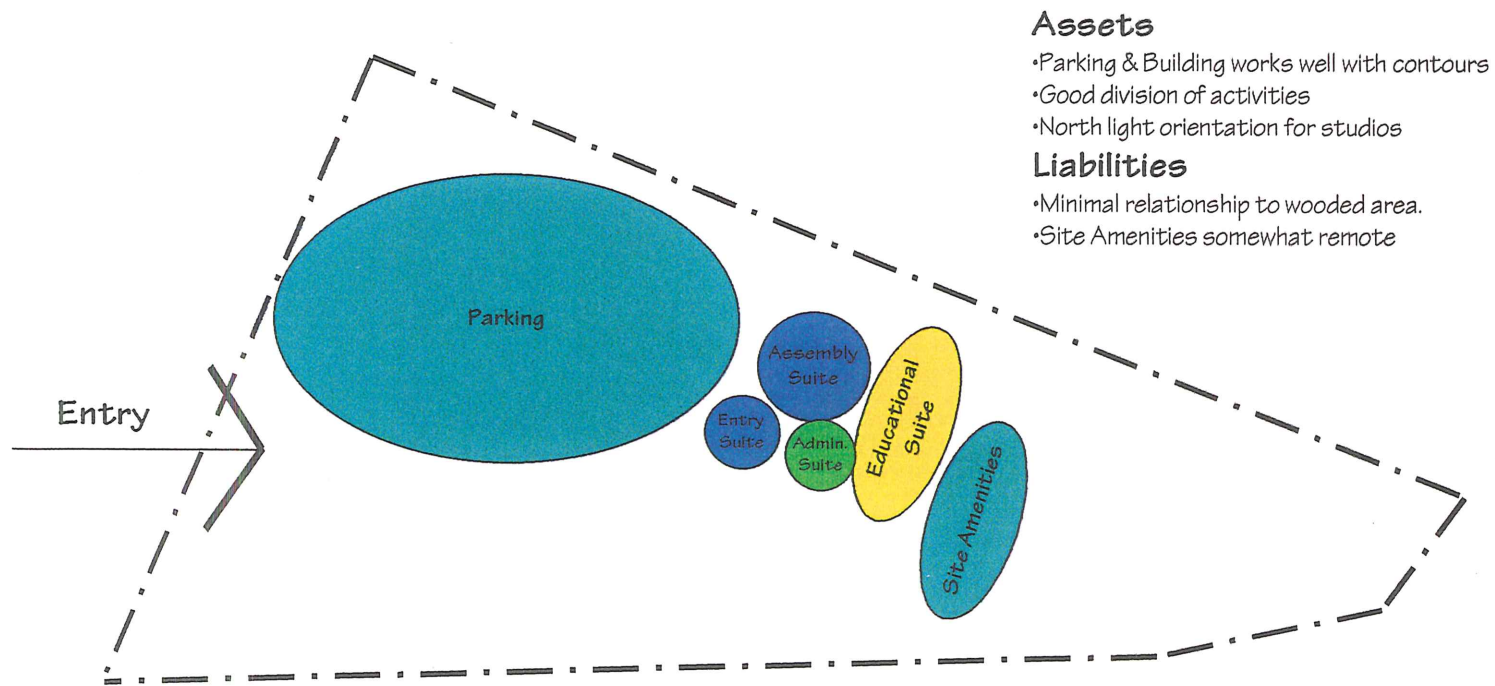


Office of Jack Pyburn, Architect, Inc.



# Pinckneyville Community Center

## ■ Relationships Analysis ■



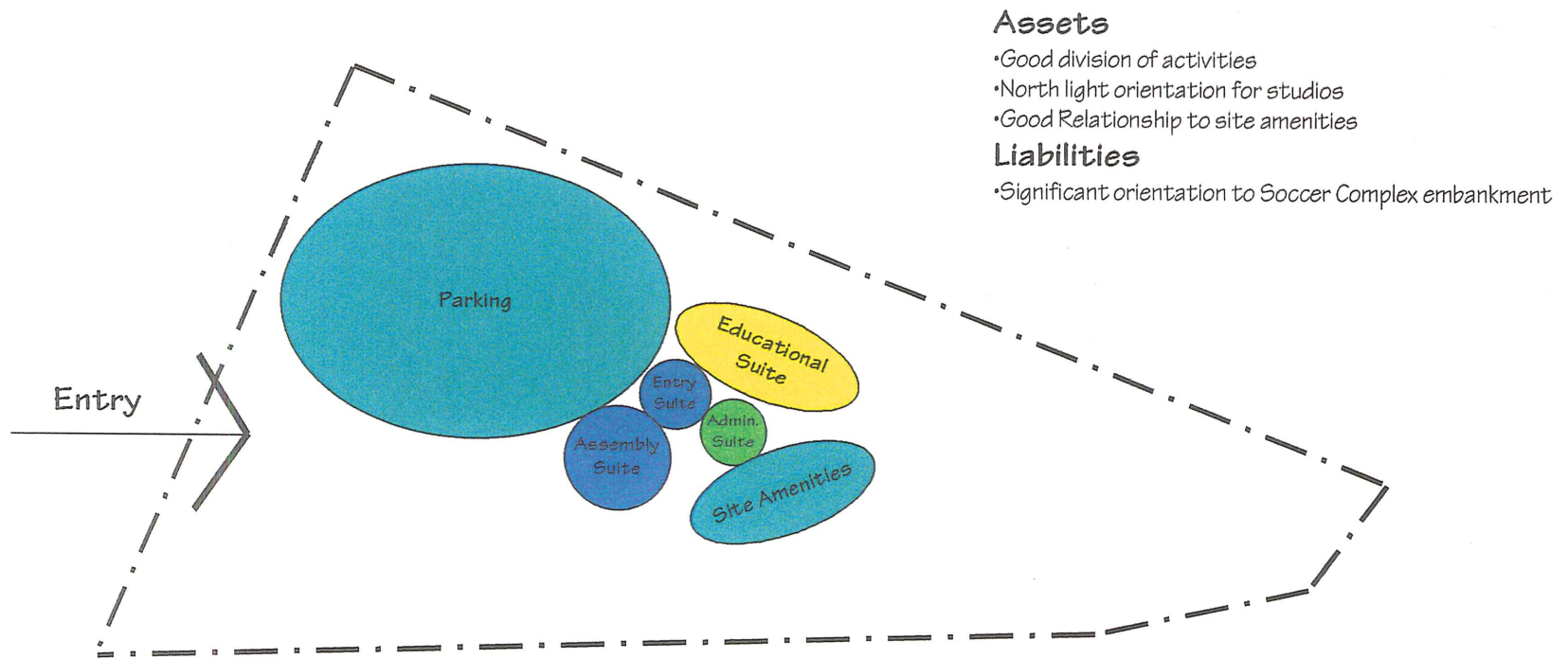
### Alternative 3: Forest Orientation



Office of Jack Pyburn, Architect, Inc.

# Pinckneyville Community Center

## ■ Relationships Analysis ■



### Alternative 4: Modified Courtyard Alternative



Office of Jack Pyburn, Architect, Inc.



## Appendix Five

**Hanscomb Inc. Cost Estimate of Initial Program & Floor Plan**

**Pinckneyville Community Center**  
**Gwinnett County, Georgia**





**PINCKNEYVILLE COMMUNITY CENTER  
GWINNETT COUNTY, GEORGIA**

**PRELIMINARY ESTIMATE  
E60-896**

**Client**

Jack Pyburn Architects, Inc.  
1197 Peachtree Street, NE  
Suite 533A  
Atlanta, GA 30361  
404-685-9015  
October 15, 1998

**Construction Consultants**

Hanscomb Inc.  
1175 Peachtree Street, NE  
Suite 1650  
Atlanta, Georgia 30309  
404-874-3638

Bids delayed beyond the projected schedule

#### ITEMS EXCLUDED FROM THIS ESTIMATE

Items which are not in this estimate include, but are not limited to:

- Impact Fees and Permits
- Land acquisition and real estate fees
- Professional design and consulting fees
- Owner's field inspection costs
- General building permit
- Testing fees
- Owner furnished items and Owner move-in costs
- Off-site work
- Telephone equipment and cabling
- Items marked on plans as N.I.C.
- Furniture and equipment

#### STATEMENT OF PROBABLE COST

Hanscomb Inc. has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of probable cost of construction is made on the basis of experience, qualifications, and best judgment of a professional construction consultant familiar with the construction industry. Hanscomb cannot and does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

Hanscomb has no control over the quality, completeness, intricacy, constructibility, or coordination of design documents, or over the amount of funds available for this project. Therefore, Hanscomb is not responsible for design revision costs in the event that the estimate is in excess of the established budget.

Hanscomb's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

#### RECOMMENDATIONS FOR COST CONTROL

Hanscomb recommends that the Owner, Architect and Engineers carefully review this entire document to ensure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document should be made to Hanscomb within ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or if there are unresolved budgeting issues, alternative systems/schemes should be evaluated before proceeding further into design.

It is recommended that a final estimate be produced by Hanscomb, using bid documents as well as all addenda to determine overall cost changes which may have occurred since the preparation of this estimate. The final estimate will address changes and additions to the documents as well as addenda issued

-----

during the bidding process. Hanscomb cannot reconcile bid results to any estimate not produced from bid documents including all addenda.

INCLUSIONS AND ASSUMPTIONS

A10 Foundations

- Continuous footings
- Spread footings
- 4" slab on grade

B10 Superstructure

- Steel Column Framing
- Steel truss roof framing
- Exposed bar joists in classrooms
- T&G decking on bar joists

B20 Exterior Closure

- Standard brick veneer
- 8" CMU
- Architectural CMU

B30 Roofing

- Corrugated metal roofing

C10 Interior Construction

1. Partitions:

- CMU partitions
- Drywall partitions

2. Doors:

- Solid Core Wood Doors
- Overhead door

3. Specialties:

- Building specialties allow
- Restroom specialties
- Interior casework

C30 Interior Finishes

1. Wall Finishes:

- Paint CMU Partitions
- Paint drywall partitions
- Ceramic tile

2. Floor Finishes:

- Commercial grade carpet
- VCT

- Ceramic Tile

- Sprung wood Flooring

- Sealed concrete flooring

3. Ceiling Finishes

- Lay-in suspended ceiling
- Paint Exposed structure

D15 Mechanical

1. Plumbing:

- Fixtures with Sanitary and Domestic Piping
- No internal roof drains
- Piping only to the five foot line



Thu 15 Oct 1998  
Eff. Date 10/15/98  
PROJECT NOTES

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE

TIME 13:32:01  
TITLE PAGE 6

- 
- Natural Gas piping to Kilns
  - 2. HVAC:
    - Split system with exposed ductwork
    - Kiln and Kitchen exhaust
  - 3. Fire Protection:
    - Wet pipe sprinkler
  - D50 Electrical
    - 1. Service and Distribution
      - Panelboards and Feedres
    - 2. Lighting and Power
      - Fluorescent fixtures
      - Lighting tracks in classroom/stdio
      - Vertical Battens in Community room
      - No Stage Lighting or Dimming
      - Wiring Devices and Equipment connections
      - Branch Circuits
    - 3. Special Electrical
      - Fire Alarm System
      - Telephone / Data system
      - TV Distribution
      - No Lightning Protection
      - No Emergency Generator
      - No Security Systems
      - No Clock System
  - E10 Equipment
    - Gas cook-top unit
  - E20 Furnishings
    - Aluminum Blinds
    - Drapes @ community room

Thu 15 Oct 1998  
Eff. Date 10/15/98  
TABLE OF CONTENTS

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE

TIME 13:32:01  
CONTENTS PAGE 1

SUMMARY REPORTS

SUMMARY PAGE

PROJECT DIRECT SUMMARY - BIDITEM.....	1
PROJECT DIRECT SUMMARY - UNI1.....	2

DETAILED ESTIMATE

DETAIL PAGE

1. BUILDING CONSTRUCTION	
A10. FOUNDATIONS.....	1
B10. SUPERSTRUCTURE.....	1
B20. EXTERIOR CLOSURE.....	1
B30. ROOFING.....	2
C10. INTERIOR CONSTRUCTION.....	2
C30. INTERIOR FINISHES.....	3
D15. MECHANICAL.....	4
D50. ELECTRICAL.....	5
E10. EQUIPMENT.....	6
E20. FURNISHINGS.....	6

No Backup Reports...

\*\*\* END TABLE OF CONTENTS \*\*\*

Thu 15 Oct 1998  
Eff. Date 10/15/98

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE  
\*\* PROJECT DIRECT SUMMARY - BIDITEM \*\*

TIME 13:32:01  
SUMMARY PAGE 1

	QUANTITY UOM	UNIT COST	TOTAL COST
1 BUILDING CONSTRUCTION	20117.00 SF	99.29	1,997,416
TOTAL PINCKNEYVILLE COMMUNITY CENTER	20117.00 SF	99.29	1,997,416
CONTRACTOR'S OVERHEAD & FEE @ 15%		14.89	299,612
SUBTOTAL		114.18	2,297,028
ESCALATION @ 3%		3.43	68,911
SUBTOTAL		117.61	2,365,939
DESIGN CONTINGENCY @ 10%		11.76	236,594
TOTAL INCL OWNER COSTS		129.37	2,602,533



Thu 15 Oct 1998  
Eff. Date 10/15/98

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE  
\*\* PROJECT DIRECT SUMMARY - UNI1 \*\*

TIME 13:32:01

SUMMARY PAGE 2

	QUANTITY UOM	UNIT COST	TOTAL COST
1 BUILDING CONSTRUCTION			
1 A10 FOUNDATIONS	20117.00 SF	4.94	99,351
1 B10 SUPERSTRUCTURE	20117.00 SF	13.25	266,549
1 B20 EXTERIOR CLOSURE	20117.00 SF	28.64	576,250
1 B30 ROOFING	20117.00 SF	6.87	138,303
1 C10 INTERIOR CONSTRUCTION	20117.00 SF	16.66	335,108
1 C30 INTERIOR FINISHES	20117.00 SF	5.11	102,718
1 D15 MECHANICAL	20117.00 SF	13.00	261,465
1 D50 ELECTRICAL	20117.00 SF	10.11	203,416
1 E10 EQUIPMENT	20117.00 SF	0.02	500
1 E20 FURNISHINGS	20117.00 SF	0.68	13,755
TOTAL BUILDING CONSTRUCTION	20117.00 SF	99.29	1,997,416
TOTAL PINCKNEYVILLE COMMUNITY CENTER	20117.00 SF	99.29	1,997,416
CONTRACTOR'S OVERHEAD & FEE @ 15%		14.89	299,612
SUBTOTAL		114.18	2,297,028
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Thu 15 Oct 1998  
Eff. Date 10/15/98  
DETAILED ESTIMATE

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE  
1. BUILDING CONSTRUCTION

TIME 13:32:01  
DETAIL PAGE 1

FOUNDATIONS	QUANTY UOM	UNIT COST	TOTAL COST
BUILDING CONSTRUCTION			
FOUNDATIONS			
STANDARD FOUNDATIONS			
WALL FOUNDATIONS			
CONTINUOUS FOOTINGS	90.00 CY	350.00	31,500
TOTAL WALL FOUNDATIONS	90.00 CY	350.00	31,500
COLUMN FOUNDATIONS			
SPREAD FOOTINGS	20.00 CY	375.00	7,500
TOTAL COLUMN FOUNDATIONS	20.00 CY	375.00	7,500
TOTAL STANDARD FOUNDATIONS	110.00 CY	354.55	39,000
SLAB ON GRADE			
4" SLAB ON GRADE SYSTEM	20117 SF	3.00	60,351
TOTAL SLAB ON GRADE	20117 SF	3.00	60,351
TOTAL FOUNDATIONS	20117 SF	4.94	99,351
SUPERSTRUCTURE			
ROOF CONSTRUCTION			
STEEL COL/TRUSS FRAMING	20117 SF	8.50	170,995
T&G DECKING	25146 SF	3.80	95,555
TOTAL ROOF CONSTRUCTION	20117 SF	13.25	266,549
TOTAL SUPERSTRUCTURE	20117 SF	13.25	266,549
EXTERIOR CLOSURE			
EXTERIOR WALLS			
BRICK VENEER WITH INSULATION	24644 SF	10.90	268,718
METAL STUD BACK-UP	19172 SF	3.50	67,102
ARCHITECTURAL CMU	4800.00 SF	12.00	57,600
STANDARD CMU	672.00 SF	8.00	5,376
TOTAL EXTERIOR WALLS	24644 SF	15.78	388,840

Thu 15 Oct 1998  
 Eff. Date 10/15/98  
 DETAILED ESTIMATE

HANSCOMB  
 PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
 PRELIMINARY ESTIMATE  
 1. BUILDING CONSTRUCTION

TIME 13:32:01

DETAIL PAGE 2

EXTERIOR CLOSURE	QUANTY UOM	UNIT COST	TOTAL COST
EXTERIOR WINDOWS			
STORFRONT	2930.00 SF	33.00	96,690
CLEARSTORY OVER HALLWAY	1536.00 SF	45.00	69,120
TOTAL EXTERIOR WINDOWS	2930.00 SF	56.59	165,810
EXTERIOR DOORS			
SINGLE DOORS/FRAME/HARDWARE	3.00 EA	1200.00	3,600
DOUBLE DOOR/FRAME/HARDWARE	3.00 PR	2000.00	6,000
ALUMINUM DOUBLE DOORS	2.00 PR	4000.00	8,000
10'x10' ROLL-UP DOOR	1.00 EA	4000.00	4,000
TOTAL EXTERIOR DOORS	11.00 EA	1963.64	21,600
TOTAL EXTERIOR CLOSURE	20117 SF	28.64	576,250
ROOFING			
CORRUGATED METAL ROOFING	25146 SF	4.50	113,157
RIGD INSULATION	25146 SF	1.00	25,146
TOTAL ROOFING	20117 SF	6.87	138,303
INTERIOR CONSTRUCTION			
PARTITIONS			
DRYWALL PARTITIONS W/SAB	20398 SF	3.85	78,532
8" CMU PARTIOTINS	868.00 SF	8.00	6,944
TOTAL PARTITIONS	21266 SF	4.02	85,476
INTERIOR DOORS			
SINGLE DOORS/FRAME/HARDWARE	52.00 EA	950.00	49,400
DOUBLE DOORS/FRAME/HARDWARE	3.00 PR	1800.00	5,400
ADD FOR GLASS PANELS	30.00 EA	85.00	2,550
TOTAL INTERIOR DOORS	58.00 EA	988.79	57,350
SPECIALTIES			
BATHROOM SPECIALTIES			
TOILET PARTITION CEILING MOUNTED	5.00 EA	542.18	2,711
TOILET COMPARTMENT DOOR	5.00 EA	159.89	799
ADD FOR HANDICAP COMPARTMENT	2.00 EA	175.54	351
18" X 24" MIRROR	6.00 EA	121.86	731
ROBE HOOK	9.00 EA	18.12	163
SANITARY NAPKIN DISPENSER	3.00 EA	454.28	1,363



Thu 15 Oct 1998  
 Eff. Date 10/15/98  
 DETAILED ESTIMATE

HANSCOMB  
 PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
 PRELIMINARY ESTIMATE  
 1. BUILDING CONSTRUCTION

TIME 13:32:01  
 DETAIL PAGE 3

INTERIOR CONSTRUCTION	QUANTITY UOM	UNIT COST	TOTAL COST
SANITARY NAPKIN DISPOSAL	5.00 EA	49.05	245
36" GRAB BAR	2.00 EA	65.79	132
48" GRAB BAR	2.00 EA	74.86	150
TOWEL DISPENSER AND DISPOSAL	6.00 EA	357.10	2,143
SOAP DISPENSER	6.00 EA	99.76	599
TOILET PAPER HOLDER	9.00 EA	27.51	248
TOTAL BATHROOM SPECIALTIES	20117 SF	0.48	9,634
BUILDING SPECIALTIES			
FOLDING PARTITION	900.00 SF	45.00	40,500
BUILDING SPECIALTIES ALLOW	1.00 LS	15000.00	15,000
INTERIOR SIGNAGE ALLOW	1.00 LS	3500.00	3,500
TOTAL BUILDING SPECIALTIES	20117 SF	2.93	59,000
BUILT-INS AND CASEWORK			
DRESSING BENCHES	2.00 EA	1100.00	2,200
RECEPTION DESK	32.00 LF	550.00	17,600
BASE CABINETS	92.00 LF	237.75	21,873
WALL CABINETS	92.00 LF	155.00	14,260
TABLE AT RECEPTION	13.00 LF	200.00	2,600
DRAWERS @ COUNTERTOPS	70.00 LF	65.00	4,550
ADJUSTABLE WOOD SHELVES P.L.	1365.00 LF	7.25	9,897
VANITIES - CUSTOM BUILT	92.00 LF	102.91	9,468
CASEWORK @ CLASS/STUDIO/DRAMA	120.00 LF	250.00	30,000
KITCHEN CASEWORK	32.00 LF	350.00	11,200
TOTAL BUILT-INS AND CASEWORK	20117 SF	6.15	123,647
TOTAL SPECIALTIES	20117 SF	9.56	192,281
TOTAL INTERIOR CONSTRUCTION	20117 SF	16.66	335,108
INTERIOR FINISHES			
WALL FINISHES			
PAINT CMU WALLS	2250.00 SF	0.55	1,238
PAINT DRYWALL PARTITIONS	47148 SF	0.40	18,859
PAINT INTERIOR DOORS	58.00 EA	40.00	2,320
TOTAL WALL FINISHES	49398 SF	0.45	22,417
FLOOR FINISHES			
CARPET	1364.00 SY	20.00	27,280
VCT	5639.00 SF	1.80	10,150
SPRUNG WOOD	830.00 SF	7.50	6,225

Thu 15 Oct 1998  
 Eff. Date 10/15/98  
 DETAILED ESTIMATE

HANSCOMB  
 PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
 PRELIMINARY ESTIMATE  
 1. BUILDING CONSTRUCTION

TIME 13:32:01  
 DETAIL PAGE 4

INTERIOR FINISHES

	QUANTY UOM	UNIT COST	TOTAL COST
CERAMIC TILE	1092.00 SF	6.75	7,371
VINYL BASE 4" HIGH	3665.00 LF	1.01	3,685
CERAMIC TILE BASE	320.00 LF	8.04	2,572
SEALED CONCRETE FLOOR	335.00 SF	0.45	151
WOOD BASE	130.00 LF	5.00	650
TOTAL FLOOR FINISHES	20117 SF	2.89	58,084

CEILING FINISHES

PAINT EXPOSED STRUCTURE	15200 SF	0.75	11,400
ACT	4917.00 SF	2.20	10,817
TOTAL CEILING FINISHES	20117 SF	1.10	22,217
TOTAL INTERIOR FINISHES	20117 SF	5.11	102,718

MECHANICAL

PLUMBING

WALL HUNG WATER CLOSETS	9.00 EA	1800.00	16,200
COUNTER LAVATORIES W/ PIPING	2.00 EA	1000.00	2,000
WALL LAVATORIES W/ PIPING	4.00 EA	1500.00	6,000
URINAL W/ PIPING	1.00 EA	1600.00	1,600
JANITOR'S SINK W/ PIPING	1.00 EA	1700.00	1,700
CLASSROOM SINK W/ PIPING	10.00 EA	1200.00	12,000
SPECIAL TRAPS	10.00 EA	300.00	3,000
KITCHEN SINK W/ PIPING	2.00 EA	1800.00	3,600
DRINKING FOUNTAINS W/ PIPING	3.00 EA	1800.00	5,400
FLOOR DRAINS W/ PIPING	13.00 EA	300.00	3,900
HOSE BIBB W/ PIPING	3.00 EA	175.00	525
HOT WATER HEATING	1.00 LS	3500.00	3,500
NATURAL GAS PIPING	500.00 LF	5.00	2,500
TOTAL PLUMBING	20117 SF	3.08	61,925

HVAC

SPLIT SYSTEM EQUIPMENT ( 70 TONS	1.00 LS	75000.00	75,000
EXHAUST FANS	4.00 EA	2000.00	8,000
KILN EXHAUST	1.00 LS	3000.00	3,000
DUCTWORK	14000 LBS	2.50	35,000
DUCT INSULATION	6000.00 SF	1.50	9,000
DIFFUSERS AND GRILLES	120.00 EA	120.00	14,400
CONTROLS	1.00 LS	20000.00	20,000
TEST AND BALANCE	1.00 LS	4000.00	4,000
KITCHEN EXHAUST	1.00 LS	3000.00	3,000
MISC DISTRIBUTION ITEMS	1.00 LS	4000.00	4,000

Thu 15 Oct 1998  
 Eff. Date 10/15/98  
 DETAILED ESTIMATE

HANSCOMB  
 PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
 PRELIMINARY ESTIMATE  
 1. BUILDING CONSTRUCTION

TIME 13:32:01  
 DETAIL PAGE 5

MECHANICAL	QUANTITY	UOM	UNIT COST	TOTAL COST
TOTAL HVAC	20117	SF	8.72	175,400
FIRE PROTECTION				
WET PIPE SPRINKER SYSTEM	20117	SF	1.20	24,140
TOTAL FIRE PROTECTION	20117	SF	1.20	24,140
TOTAL MECHANICAL	20117	SF	13.00	261,465
ELECTRICAL				
SERVICE & DISTRIBUTION				
PANELBOARDS AND FEEDERS	20117	SF	1.80	36,211
SERVICE ENTRANCE	100.00	LF	150.00	15,000
TOTAL SERVICE & DISTRIBUTION	20117	SF	2.55	51,211
LIGHTING & BRANCH WIRING				
LIGHTING	20117	SF	1.75	35,205
TRACK LIGHTING	240.00	LF	52.00	12,480
WIRING DEVICES	20117	SF	0.70	14,082
BRANCH CIRCUITS	20117	SF	1.20	24,140
EVENT LIGHTING	1.00	LS	15000.00	15,000
EQUIPMENT CONNECTIONS	20117	SF	0.40	8,047
TOTAL LIGHTING & BRANCH WIRING	20117	SF	5.42	108,954
COMMUNICATION AND SECURITY SYS.				
FIRE ALARM SYSTEM				
FIRE ALARM SYSTEM	20117	SF	0.75	15,088
TOTAL FIRE ALARM SYSTEM	20117	SF	0.75	15,088
TELEPHONE / DATA SYSTEM				
OUTLETS, CONDUIT & CABLE	20117	SF	0.80	16,094
TOTAL TELEPHONE / DATA SYSTEM	20117	SF	0.80	16,094
TV DISTRIBUTION SYSTEM				
OUTLETS, CONDUIT & CABLE	20117	SF	0.25	5,029
TOTAL TV DISTRIBUTION SYSTEM	20117	SF	0.25	5,029



Thu 15 Oct 1998  
Eff. Date 10/15/98  
DETAILED ESTIMATE

HANSCOMB  
PROJECT E60896: PINCKNEYVILLE COMMUNITY CENTER  
PRELIMINARY ESTIMATE  
1. BUILDING CONSTRUCTION

TIME 13:32:01  
DETAIL PAGE 6

ELECTRICAL

PA / INTERCOM SYSTEM

	QUANTY UOM	UNIT COST	TOTAL COST
SPEAKERS, EMERGENCY CALL &	20117 SF	0.35	7,041
TOTAL PA / INTERCOM SYSTEM	20117 SF	0.35	7,041
TOTAL COMMUNICATION AND SECURITY SYS.	20117 SF	2.15	43,252
TOTAL ELECTRICAL	20117 SF	10.11	203,416

EQUIPMENT

GAS COOK TOP	1.00 EA	500.00	500
TOTAL EQUIPMENT	20117 SF	0.02	500

FURNISHINGS

ALUMINUM BLINDS	2930.00 SF	3.50	10,255
DRAPERY @ COMMUNITY ROOM	1400.00 SF	2.50	3,500
TOTAL FURNISHINGS	20117 SF	0.68	13,755
TOTAL BUILDING CONSTRUCTION	20117 SF	99.29	1,997,416
TOTAL PINCKNEYVILLE COMMUNITY CENTER	20117 SF	99.29	1,997,416

Appendix  
Six

**History Fact Sheet**

Pinckneyville Park  
**Gwinnett County, Georgia**

## *Pinckneyville Park: History Fact Sheet*

Pinckneyville Park is located on South Old Peachtree, and straddles both sides of the road. The whole property lies within Land Lot 269 in the Sixth Land District. This land lot, comprising 250 acres, was drawn in the 1820 Land Lottery by a Willis Webb who was residing in Jackson County at the time. No further record of his existence has been found at this time, so it might be presumed that, like many others, he immediately sold the land he won to someone else and never settled in this county.

Because the land records were destroyed in a fire at the county courthouse in 1871, there is no record of who owned the park property before then. But whoever did lived on the edge of the frontier! This area in Gwinnett (The Pinckneyville Militia District) bordered both the Creek Tribe frontier until 1821, and the Cherokee Tribe frontier until 1838. Some of the early families that settled this district included the Askin, Babb, Baker, Brown, Carlisle, Corley, Crockett, Dobbs, Elrod, Gilliam, Glasgore, Green, Holmes, Howard, Hunt, Jenkins, Kidd, Morgan, Odum, Pittman, Snow, Stapleton, Spuggins, Turner, Wester, White, Wilkerson, and Woodall families.

The first recorded land owner for the park property on the north side of South Old Peachtree is John Henry "Jack" Medlock (1859-1911), who owned a large plantation of 460 acres bordering the Chattahoochee River. He was the son of Robert Medlock and Adeline Elizabeth Smith. His mother, Miss Smith, was born in the Tullie-Smith House now preserved by the Atlanta Historical Society. His family's home was on Holcombe Bridge Road just northwest of present-day Norcross. When and how Jack Medlock acquired this property is not certain, but when he was 24 years of age he sold this land to a William G. Wigley. Mr. Wigley then turned around and sold the property in 1891 to John Thomas Mills. The property stayed in the Mills family until 1971.

John T. Mills' father, Hugh Washington "Wig" Mills, was an early pioneer to Gwinnett County, having settled here from South Carolina by at least 1830 when he shows up for the first time in a census. The Mills family lived in the small town of Gloster in Gwinnett County, near the Yellow River. John T. Mills was born in 1843, one of ten children of Hugh and his wife Cinthia McEwen.

John married Emma J. Duncan (1849-1920), daughter of David and Arminta Duncan, and both are buried in nearby Mt. Carmel Methodist Church. They had two children: Tom Carl Mills (1873-1898), and John Oscar Mills (1870-1946), called Oscar. According to the tax digests for the period 1896 to 1952, the land was undeveloped. It was valued at \$300 in 1903, but nothing was noted as being on the land, so they never lived there or farmed there. In the tax digests, John T. Mills residence is listed as Atlanta, so he must have kept this property as an investment or maybe for timber. After John's death in 1925, the property passed on to his son J. Oscar Mills. He had married in 1900, Maude L. Bagwell (1878-1968). They had the following children: Emily Grace Mills (married a Mr. Hudgens), John Lamar Mills, Tom Carl Mills, and John Oscar Mills, Jr. On a survey before the park was constructed, workers found a tree near the stream with the following graffiti etched on its trunk: "E.B.B. 1/22/53"

The southern section of the park, containing just over 58 acres, were sections of several property owners that were eventually bought by West Lumber Company in the 1950s. Some of these parcels were in the families of Hannah, Brownlee, Liddell, and Duncan. The largest portion, however, was part of a large estate of William Pinckney Hunnicutt (1803-1881). William was born in Anderson, S.C., son of Meredith and Sarah M. Hunnicutt, and migrated to Gwinnett County with his brother Jesse around 1830. He



married in 1836, in Anderson, S.C., Elizabeth Clinkscales (1808-1883), and settled in this area, where he operated a farm and a blacksmith shop. He loved to fox hunt and kept a large pack of fox hounds and fast horses. He must have prospered, for he is listed as owning one slave in 1840, but by 1860, he owned seven. William and Elizabeth had three children: William Meredith Hunnicutt, Sarah M., Mary Jane, and Martha. William and Elizabeth are buried in nearby Mt. Carmel Methodist Church. This land was sold after William's death to Thomas L. Britt, which in turn was inherited by Britt's heirs after his death in 1889.

Gwinnett County Parks and Recreation originally purchased 24.979 acres in February 1991, from Recreation Revenue Bonds and bought an additional 10.129 acres from CBI NaCon in August 1996 out of the General Fund. These purchases comprise the park property on the north side of the road that contains the Pinckneyville Park Soccer Complex. The Pinckneyville Park Soccer Complex contains five full-size soccer fields, a paved trail, a small lake, concession building, picnic pavilion, two playgrounds, and natural forest area.

Across the street, 58.6331 acres were purchased in February 1998, that will be a Baseball/Softball Complex, to be completed by the summer of 2000. It will contain seven fields, a concession building, roller hockey arena, free skate park, pavilions, a playground and multi-use trails.

Gwinnett County purchased an additional 15.1621 acres in February 1997, with money from the 1997 Sales Tax, that lies adjacent to the Soccer Complex to the east. This will be the final stage of the park: Pinckneyville Community Center. This makes the total acreage comprising Pinckneyville Park just over 108 acres. The community center will be accessed from Peachtree Industrial Boulevard. This will be the new home of the Pinckneyville Arts Center and the West Area Recreation Programming Office. Plans for the new center are to include a full clay studio, 2 adult studios, a dance studio, and several childrens' classrooms, as well as a community room that seats 200.