

## **ROCK SPRINGS PARK MASTER PLANS**

Rock Springs Park's 120.7 acres was assembled from a core holding of 63.62 ac. in 2002, with 49.84 ac. added in 2005 and a final 7.24 added in 2015. The original Jaeger master plan of 2006 guided the Phase I development, with master plan modifications by MDA in 2016 guiding the second phase of development.



# Rock Springs Park

## Master Plan Summary Final Report

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



March 2006





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Parks and Recreation**



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<sup>1</sup> Throughout the planning process, the site was referred to as "Spriggs Road Park." The name "Rock Springs Park" was not adopted officially until after the Steering Committee meeting process was completed.



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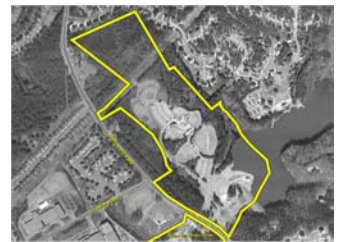
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## 1.0 Project Goals and Objectives

At the Rock Springs Park site, Gwinnett County is seeking to address countywide recreational needs in a manner compatible with the sustainable preservation of unique natural and cultural resources. The county wishes to develop the 113.4628 acres of the Rock Springs Park site to include a diverse range of active and passive recreational opportunities for a wide range of age groups. The park program for the site is a Community Park that will function as a sister park for Collins Hill Park and include a variety of recreational facilities. The principal goals of the Master Plan are as follows:

- Provide major active facilities now lacking at Collins Hill Park.
- Preserve the natural and cultural resources associated with the park.
- Provide a well-built multi-use and nature trail system.
- Provide amenity areas to service surrounding neighborhoods and a variety of user groups.
- Provide a safe, environmentally sustainable and usable environment for active and passive park activities.



Aerial view of Collins Hill Park.



## 2.0 Site Context

The Rock Springs Park site is located centrally in Gwinnett County close to the intersection of Interstates I-85 and I-985. The site is bounded by Old Peachtree Road to the south, Arden Ridge subdivision to the west, Rock Springs Road and Spriggs Road to the east and a Georgia Power easement to the north. The site is located approximately eight miles north of downtown Lawrenceville, the county seat, and approximately five and one half miles east of downtown Suwanee.

Before the creation of Gwinnett County on December 15, 1818 the land that is now Gwinnett County was occupied by both the Creek and Cherokee Indians. Treaties with the Cherokee Indians in 1789 and 1818 allowed for the settlement of this area. Early settlers to the area were subsistence farmers some of whom later branched out into larger farming interests such as cotton. After the county was formed in 1818, land surveyors began dividing the land into four land districts, and these districts were subsequently divided into land lots. The tracts of land which make up the park site were first large tracts which were distributed using this system, and subsequently subdivided. (See *Appendix A Historical Information* for more detailed historical information.)

Before county acquisition, the two parcels which now comprise the site were under private ownership. One parcel was slated for development as an industrial/warehouse site. The other parcel was zoned residential.



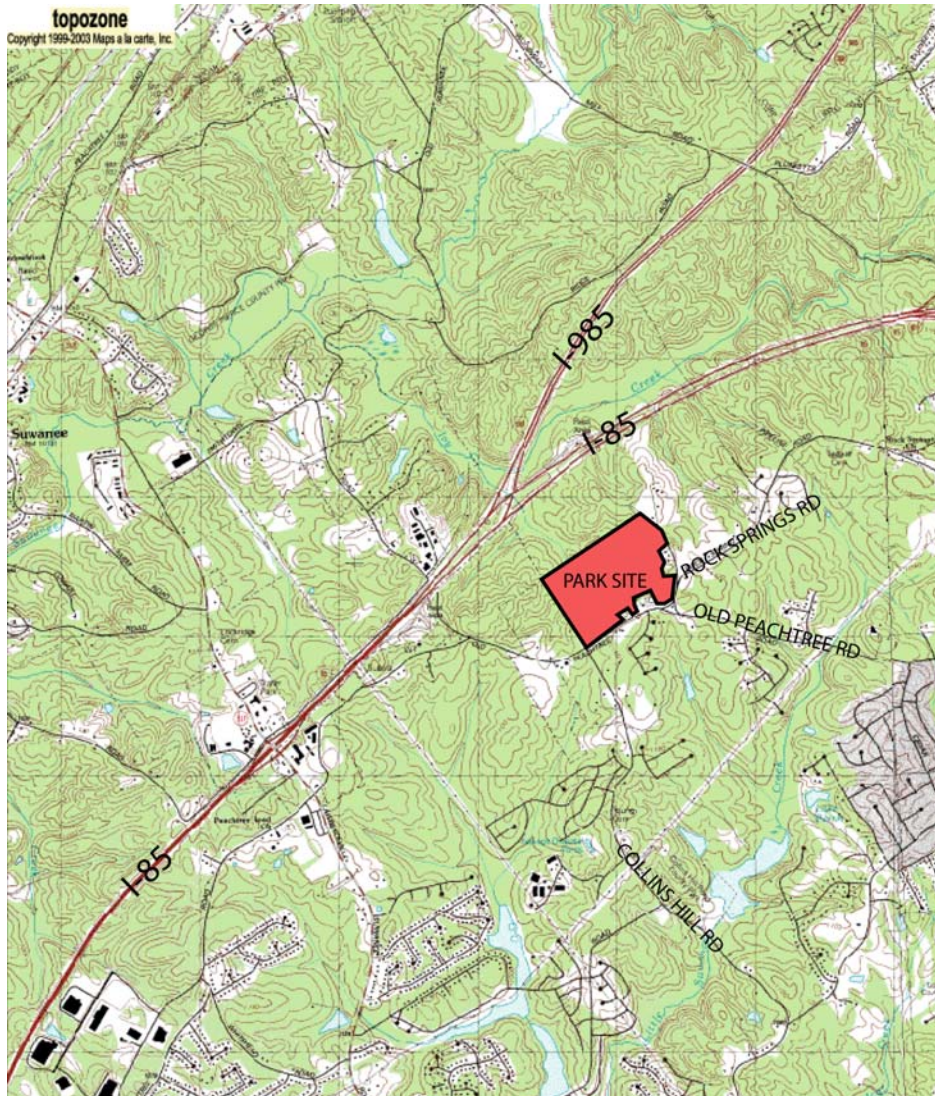


Figure 1: Site Context Map.

### 3.0 Methodology

Using a traditional approach to the park planning process, the project progressed through a series of interim tasks to arrive at a consensus Master Plan. The sequence of tasks performed to develop the Master Plan included:

- Program confirmation based on input of staff as well as the steering committee
- Inventory and analysis of the site, including topography, hydrology, soils, vegetation and cultural features
- Alternative development concepts prepared to test a variety of design approaches, their feasibility and impact on the site
- A Preliminary Master Plan that blended elements from multiple concepts with a preliminary Cost Estimate
- A Draft Master Plan developed as a refined preliminary plan with a phased Cost Estimate
- A Final Master Plan with a refined, phased Cost Estimate
- Presentation of the final products to The Gwinnett County Recreation Authority and The Gwinnett Board of Commissioners

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

#### **Site Visit (6.22.04)**

Landscape architecture staff from The Jaeger Company and Rex Schuder met at the site for a site walkthrough and overview of existing site conditions. Major natural features of the site were identified and noted. Discussions regarding the most obvious locations for major activity and field areas were discussed.

#### **Public Input Meeting (9.04.04)**

The advertised public meeting was held at Collins Hill High School and was well attended. Attendees were asked to complete a survey of recreation desires and community concerns (Community Interest Form). County staff then provided a description of the park master planning process as well as the responsibilities of the Citizen Steering Committee. The county presented a description of the park site. General comment was invited from all present.

Completed Community Interest Forms were collected and tabulated by The Jaeger Company (*see Appendix C*). Completed Citizen Steering Committee Forms were collected by the county and used to determine membership of the committee. The committee of seventeen members



represented a fair cross-section of interested parties including, but not limited to, adjacent neighborhoods and nearby businesses.

### **Base Plan Development (September 2004 – June 2005)**

Using ArcView files obtained from the County GIS system, The Jaeger Company prepared a composite AutoCAD base plan for the site.

### **Steering Committee Kick-Off Meeting (6.21.05)**

The plan development process began with the creation of a project schedule and discussion of the anticipated process. In attendance were Rex Schuder, Grant Guess, a representative from The Jaeger Company and Steering Committee Members. The schedule for Steering Committee meetings was agreed upon. All meetings were held at the Gwinnett Justice and Administration Center (except the site visit and park tour). A tabulation of Community Interest Forms was distributed to the Steering Committee. *(See Appendix C for further information.)*

### **Recreation Facilities Tour (06.08.05)**

The Steering Committee, The Jaeger Company, and Rex Schuder took a tour of several Gwinnett County park features with particular relevance to the Rock Springs Park site. Members visited a variety of passive and active recreation facilities and discussed park program options including:

<b>Park Location</b>	<b>Feature</b>
Shorty Howell Park	Football Field, Community Center
Pinckneyville Park	Skate Park
Pinckneyville Soccer Complex	Soccer Fields, Playground, Large Pavilion, Restroom/Concession Facility
Mountain Park Aquatic Center	Activity Building
Ronald Regan (at Five Forks) Park	Multi-Use Trail, Pond, Dog Park, Turf Area, Teen Area, Senior Area, Shelters
Bethesda Park	Multi-Use Trail in a Woodland
Rhodes Jordan Park	Community Center with gym, Tennis Complex
Rabbit Hill Park	Soccer Fields (5 adult fields without grade separation)
Dacula Park	Activity Building

### **Site Visit (8.20.05)**

The Steering Committee, The Jaeger Company, Rex Schuder and Grant Guess performed a walking tour of the park site and made observations of the current state of the natural conditions on the site. Potential



Steering Committee members during a site visit.

amenity areas were discussed during the tour. During the lunch break, desired amenities were discussed by the group. Detailed discussion of potential park programs took place with all committee members participating and providing their list of desired amenities. (*See Appendix C for further information.*)

### **Inventory and Analysis (September 2005)**

Site visits were conducted for detailed studies of site features. A series of graphics and tables were prepared to record the findings organized under the headings of:

- Topography
- Watershed
- Vegetation
- Soils Diagram & Table
- Issues & Opportunities

(*See Appendix C for further information.*)

### **Conceptual Plan Development (9.13.05)**

The completed inventory and analysis was presented to the Steering Committee. Three alternative concept plans for the site were developed by The Jaeger Company. A variety of options were explored, resulting in diverse solutions, which satisfied the project goals and objectives, but differed principally on the basis of amenity area locations, trail locations and connection points, and access points to the site. After the options were presented and reviewed by the committee, program elements were more clearly defined and a hybrid of all three concepts was decided upon. (*See Appendix C for further information.*)

### **Preliminary Master Plan (10.18.05)**

A preliminary master plan was developed for the site. Parking spaces were adjusted to meet county standards, and amenity areas were refined to reflect comments from the Steering Committee.

The Preliminary Cost Estimate was distributed and costs were discussed in general terms. (*See Appendix C for further information.*)

### **Final Master Plan (11.15.05)**

Prior to the meeting, adjustments were made to the plan based on previous steering committee and staff comments. The Rock Springs Park Steering Committee convened to discuss the Final Master Plan and Cost Estimate. The Final Master Plan graphic and proposal for a Phase One Budget were accepted with some changes and additions. (*See Appendix C for further information.*)



## 4.0 Site Inventory and Analysis

The following constitutes a summary of the inventory and analysis process. Each major category of discussion is supplemented by an illustrative graphic.

### Topography (*Illustration A*)

Topographic information was obtained from the County GIS system and included data at a two-foot contour interval. The majority of the park slopes in the park are moderate ranging from 10 – 25%. The slopes are steepest along several streams that run through the northwest corner, northeast corner and east-central portions of the site. Flatter portions of the site exist along ridge lines and in the former pasture area associated with the western parcel near the intersection of Collins Hill Road and Old Peachtree Road.

### Watershed (*Illustration B*)

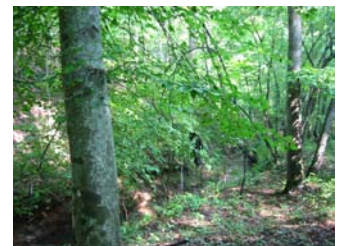
The three creeks on the Rock Springs Park site are part of the larger Upper Chattahoochee Watershed. The three creeks join Ivy Creek just north of the site, near the intersection of I-985 and I-85. Ivy Creek joins Suwanee Creek as part of the tributary network feeding into the Chattahoochee River.

The site is divided into watersheds feeding into several creeks which drain into two main branches feeding Ivy Creek north of the site. Nearly all stormwater on the site drains into these creeks through a well-defined series of unnamed tributaries and intermittent swales. Some swales remain dry except during rain events while others have water in them at all times and have springs which originate on the site.

Where proposed pavements and roofs are concentrated on site, compliance with County stormwater regulations will be required. There are two existing ponds on the site. Both are within the western parcel. One pond has scenic value as it contains blooming species of lilies and lotus. The second pond has little scenic quality.



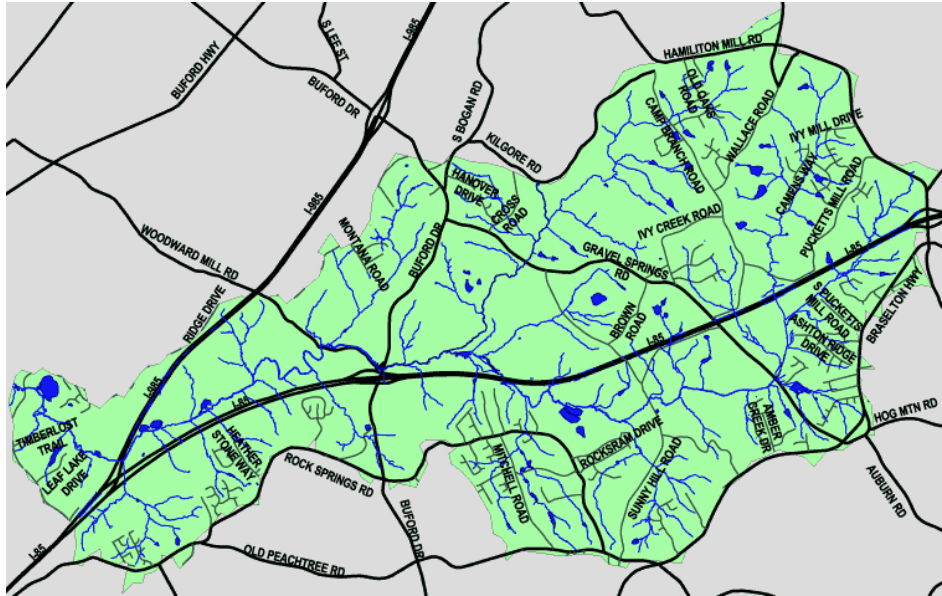
Steep bank typical to areas adjacent to streams on the site.



One of three creeks on the Rock Springs Park site.



Lotus pond.



**Figure 2: Ivy Creek Watershed Basin.**

[http://www.co.gwinnett.ga.us/departments/publicutilities/watershed maps/iv 3.htm](http://www.co.gwinnett.ga.us/departments/publicutilities/watershed%20maps/iv%203.htm)

### Vegetation (*Illustration C*)

The Rock Springs Park site is situated in the Upper Piedmont of Georgia. The creek system divides the site into narrow valleys bordered by hills and ridges. The site is a mixture of hardwood or late successional forest, early to mid-successional forest, open pasture areas and areas of invasive exotics.

*Woodland*

## Sub-Mesic Broadleaf Deciduous Forest

These late successional hardwood forest areas are concentrated on the steep slopes around the creeks running through the site. Canopy species include white oak, northern red oak, tulip poplar, beech, red maple and sweetgum. Understory species include Piedmont azaleas and dogwoods. Even-aged stands tend to be dominated by more oak while uneven-aged stands tend to be dominated by sweetgum and tulip poplar. Christmas fern composed much of the ground story on the slopes along streams.

## Mixed Pine and Hardwood Successional Forest

In successional forests on the site the understory is dense, but larger trees are generously spaced. Canopy species include loblolly pine, tulip poplar, white oak, and southern red oak. The understory contains dogwood, sparkleberry, and privet. The groundcover contains mostly young hardwood seedlings, but smilax and other small groundlayer plants exist. Some even aged stands of trees exist on the site and are concentrated on the eastern parcel. Understory in the early and mid-



successional forest areas contains hardwood seedlings and vines such as Japanese honeysuckle, muscadine, and smilax.

### Pasture Areas

Formerly open field areas include large expanses of native grasses mixed with typical non-native pasture species. During the late summer, the pasture areas are abloom with various wildflower species including goldenrod. Some open fields are in the early stages of succession and include small pines, sumac, and blackberry. Large specimen trees dot the open field areas.

### Invasive Species

Invasive exotics grow in localized areas of the park site especially in disturbed and floodplain areas. Privet and honeysuckle grow in moist soils, especially along streams, floodplains, and the sewer easement area. Chinese privet (*Ligustrum sinense*) often takes over the woodland understory and out-competes native shrubs. Some open upland areas include patches of kudzu (*Pueraria montana*), which have taken over trees and shrubs.

Damage from the Southern Pine Beetle is evident in the mid-successional forest area on the northeast portion of the site. Both standing dead trees and fallen trees are common in these locations. Infested areas have little or no vegetation to prevent soil erosion. Dense stands of loblolly pine are especially vulnerable to the southern pine beetle.

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

Soils at the Rock Springs Park site are distributed relative to the topography. Clay loams and sandy clay loams are generally found along the hilltops. Floodplain soils consisting of alluvial sand, silt, and clay are deposited in narrow flats along the creek and its tributaries. Stripped topsoil and gullies are visible remnants of past agricultural practices.

A soils map of the park site was created to assess the suitability of proposed uses to the soil types present. A table was also prepared to summarize physical attributes of soils found on the site. Soils which are prone to frequent flooding are less suitable for trail building. Soils found to provide severe limitations upon recreational building uses are those subject to flooding or are generally wet, of a slope greater than 15%, or less than three feet depth to bedrock. Proper trail construction and location will be crucial to the long-term success of the trail system.

Depth to rock was documented by previous geotechnical work on the site. This information was crosschecked as preliminary grading plans were prepared later in the process.



Goldenrod in late summer in bloom in the pasture area.

**Issues and Opportunities (*Illustration F*)**

A composite analysis was created to identify potential zones for active use and passive use development on the site. Stream buffer areas were delineated and stream crossing points were identified. Potential entry locations were identified. These included: The intersection of Collins Hill Road and Old Peachtree Road, the old driveway entrance to the western property, an entrance near the intersection of Spriggs Road and Rock Springs Road, and an entrance near the end of Spriggs Road.

Cleared areas and areas with young successional forest were identified as active use development zone. Areas with large groupings of specimen trees or extremely limited access were identified as passive use zones. Adjacent residential areas were identified and areas with road noise and heavy traffic were also located on the site. Scenic vistas and scenic areas including the lotus pond were identified on the site and labeled on the composite graphic.

## 5.0 Development Program

Working with the Steering Committee and DCS staff, a finalized program for park development was prepared. There was an in-depth discussion of this program with the Steering Committee in order to carefully consider the immediate and long-range goals of the park plan.

### Program Elements

The park will be supported by a variety of improvements that facilitate access, visitor comfort and use of the property. Rock Springs Park is slated as a “sister” park to nearby Collins Hill Park (CHP). The programmatic impact of this arrangement means that the principal active recreation complexes currently located at CHP will not be replicated at the Rock Springs Park location. For example, a softball/baseball complex, aquatics complex and basketball facilities will not be located at Rock Springs Park. However, because CHP has insufficient parking capacity to accommodate fall baseball/softball and football, the Football program from CHP is intended to be relocated to Rock Springs Park. The overall concept for park development is to provide a variety of desired active recreation facilities serving all age groups while preserving strategic areas of the park as a passive use space and to enhance public access to natural features. Sports fields and their supporting amenities will be strategically located to provide a variety of active use field spaces. Fields to be accommodated on the site include:

- Football field complex including a perimeter track and maintenance area
- Soccer field complex including 3 adult sized-fields (graded to provide maximum flexibility in field configuration) plus a concession/restroom building

Alignment of trails and passive use spaces will be strategic, coinciding with the topography in order to minimize erosion problems. Other recreation programming for the site includes:

- Activity building with gymnasium
- Multi-use trail system
- Nature trail system
- Lawn court activity area
- Large pavilion with restroom facility and playground
- Open plaza area with overlook
- Tennis courts (6 total) with restroom building
- Skate park and teen area



### **Vehicular Circulation**

Vehicular circulation within the park includes three entry points. One entrance drive is located at the intersection with Collins Hill Road and Old Peachtree Road. This entry road serves the parking lot for the soccer complex, plaza, and lawn courts area. A second vehicular entry is planned on Rock Springs Road halfway between the intersections with Old Peachtree Road and Spriggs Road. This entry road serves the parking areas for the tennis complex, the activity building area, the pavilion area, and the skate park/teen activity area. A third entrance point to the site is located on Spriggs Road and provides access to the parking area supporting the football complex. Topography makes internal vehicular connection impractical.

### **Desired Parking Allotment for Proposed Park Facilities**

<u>Facility*</u>	<u>Parking Spaces</u>
Tennis Courts	50
Activity Building	190
Football	350
Soccer	330
Skate/Teen Area	50
Pavilion	80

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

Roads in the site will be asphalt with curb and gutters. Parking lot aisles will be asphalt. It has been proposed that the parking spaces themselves be pervious pavement spaces with striping, allowing for groundwater infiltration in parking areas. Pervious pavement allows rainwater to flow through pavement uniformly, allowing it to naturally filter and purify before entering the ground, reducing pollutants. Pervious pavements also reduce erosion and lower costs associated with stormwater management systems. Bioswales are proposed between parking aisles on the east side of the site to allow for additional infiltration of stormwater runoff from parking areas.

### **Soccer Complex**

The proposed soccer complex includes three lighted fields with a central concession area. The fields should be graded as one terrace due to site topographic and stream buffer restrictions. The only way three fields can be accommodated on the Rock Springs Park site is to eliminate intermediary drainage swales between the fields. (This field layout is much like the one terrace layout found at Rabbit Hill Park). This field configuration also facilitates maximum flexibility in smaller field layout

within the larger field envelope. Lighting should be located at the perimeter of the fields. The concession area should be the Gwinnett County standard facility with restrooms on one side and concession on the other with a central open breezeway.

A long pedestrian boulevard runs from the loop/drop off area of the parking lot northeast toward the existing lotus pond. This boulevard should run parallel with the edge of the soccer fields. The boulevard includes special lighting and tree plantings spaced appropriately to provide a shaded setting.

### **Football Complex**

The proposed football complex includes a fenced, lighted field with a central concession area, bleachers, and a pressbox. The field should include wide zones outside of the endzones to accommodate practice areas for other sports such as cheerleading.

A maintenance complex for the park should be located near the entrance to the football complex near Spriggs Road. The maintenance complex should include a thirty foot by forty foot building, with a fenced and paved yard.

### **Activity Building with Gymnasium**

An activity building is planned for this park. The building will house meeting/activity rooms, restrooms, and a full-size gymnasium with indoor basketball facilities.

### **Tennis Courts**

Six tennis courts are programmed for this park. The courts should be fenced and lighted, and should include walkways in between pairs of courts to allow for spectators. A small plaza with seatwall as well as a restroom facility are programmed for the tennis court area. A practice wall should be installed within the tennis court configuration.

### **Lawn Court Area**

The lawn court area includes a large open irrigated turf area dotted with various amenities. Included in these amenities are: a small shelter overlooking the existing lotus pond, horseshoe and bocce courts, restroom and ten picnic tables. The entire lawn court area is surrounded by a universally accessible route which ties into the multi-use trail system. A small plaza area rests within this loop trail at the terminus of the Boulevard.

## **Trail Network**

### Multi-Use Trail

As envisioned, all park elements will be connected by the multi-use trail system and its sidewalk spurs. This system allows a park user to park a vehicle once and then access all points of the park. Park maintenance forces will use the paved trail system to access all park zones. The horizontal and vertical curvature design and slopes must be chosen with consideration of these vehicular requirements.

An asphalt-paved, twelve-foot wide, one-mile loop is accessible from the soccer complex parking area. This loop circulates through pasture areas and skirts the soccer fields and lawn courts areas. A middle spur of the trail divides the multi-use path into .60 and .40 mile loops. A short loop with grades no greater than three percent will wind around the perimeter of the lawn courts area. A multi-use connector trail ties the two halves of the site together adding another mile of trail to the multi-use trail system. This trail begins at the lawn courts area, passes through the narrow zone between the property line and the existing lotus pond, passes the skate park/teen zone, connects to the pavilion area, winds uphill toward the activity building, and near the property line around the woodland area toward the football complex. At the football complex, the multi-use trail ties into the track which surrounds the field. This track adds .35 miles to the total multi-use trail system. A future trail link is proposed across the deep ravine on the east side of the site. This trail includes multi-use trail links which connect via a large suspension bridge.

### Nature Trails

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

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

## **Great Lawn**

The Great Lawn area is programmed to be an open, rolling hillside with large specimen trees. It is the desire of the Steering Committee for this



area to be non-irrigated lawn with meadows around specimen tree groupings. The quality of the lawn should be such that a person could comfortably walk barefoot through the Great Lawn. Meadow areas are envisioned around specimen tree groupings to reduce the mowing regimen in areas where the weekly passing of machinery could negatively impact critical root zones of trees.

### **Plaza**

Steering Committee members initiated the concept of a large hardscape area which would serve as an overlook of the Great Lawn area. This area could also house performances or large group gatherings. The Plaza, as this area became known, was to be a symmetrical, semi-circular space with special paving (e.g. concrete pavers or colored decorative concrete) with planting areas for shade trees. Any planting areas should include structural soils which could both support pavers and promote tree root growth. The Plaza area should also include special pedestrian scale lighting and shade structures which could house bench swings.

### **Meadow Restoration**

Meadow restoration is recommended for an existing open area on the north side of the site. This meadow will provide a grazing area for animals as well as wildlife viewing opportunities from the nature trail system. Buffer plantings should be implemented both adjacent to the stream on the southwest portion of the meadow and on the northwest border of the meadow to help screen the adjacent power easement. Strategic choices of native plant species will provide appropriate open space areas, food and cover for fauna, as well as maximize visitors' viewing experiences. Meadow seed species should include native grasses plus perennial species such as butterflyweed, showy primrose, goldenrod and black-eyed susan which can withstand occasional mowing. A small shelter is proposed on the north side of this zone. The shelter is positioned on a high point in this area to maximize wildlife viewing opportunities. This shelter is envisioned as a rustic-style shelter and not the Gwinnett County standard small shelter.

### **Pavilions/Shelters**

A sixty foot diameter structure is proposed for rental opportunities. This facility would be available to the public when there are no rental reservations. This pavilion will be located at the end of the parking area accessible from Rock Springs Road. The structure will be supported on a concrete pad and contain picnic tables, outdoor grills and security lighting. Additionally, as a standard pavilion/playground complex, this pavilion will be supported by a dedicated playground and restroom facility (see below).

Smaller shelters are associated with age-appropriate amenity areas. Three are located on the site. One at the lawn courts area overlooking the lotus pond, one at the teen amenity area, and one in the open meadow area. All shelters except the meadow shelter should be Gwinnett County standard small shelter structures.

### Other Structures

Orientation kiosks will be placed at all three parking areas. These custom kiosks will have at least two sides containing orientation information including a map of the trail systems. Park rules and bulletins can also be posted on these kiosks.

### Playgrounds

The purpose of the two large playground areas proposed for the site is to provide play opportunities for children of all ages. Their presence helps assure a constant flow of responsible adults on site during daylight hours. Play areas may be partially enclosed by seatwalls. Playground equipment for each area will include multiple swing sets, multiple play structures for both tots and older children, and ancillary play equipment. The two large play areas will be adjacent to some expanse of open lawn and will include shade trees. Playgrounds should meet current Gwinnett County playground design standards. A third small play area should be located adjacent to the teen activity area and contain preteen play equipment and swings as well as shade trees.

### Skate Park

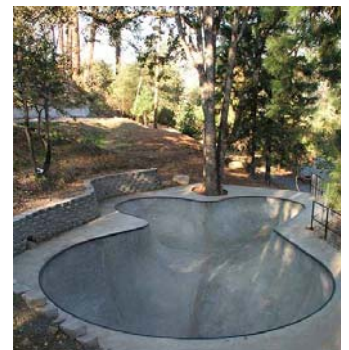
Modern skate parks include elements commonly found in urban plazas as well as concrete ramped elements. Skate park features can be modular ramp and rail elements or poured in place concrete “bowl” ramps. A skate park designer should be consulted in selecting elements for the skate park. Phasing of the skate park could include the purchase of modular systems that get replaced with more permanent skate structures. The skate park should also include a flat “free skate” loop around the skate park for users of all ages and abilities.

### Restrooms

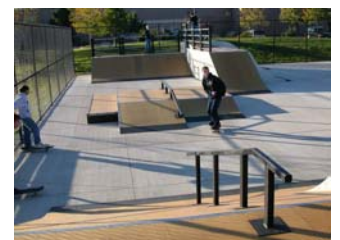
Restrooms will be associated with all activity zones in the park. The county standard restroom facility of an approximate 600 SF building is specified for locations where the restroom cannot be incorporated into the concession facility (such as in the soccer complex and the football area). Additional stand alone restrooms are associated with the pavilion area, west side playground area, and the tennis courts.

### Utilities

There are currently no utilities on site for park use. The addition of utility service to the park should be of limited impact to the site. Water



Skate parks may consist of concrete “bowl elements” set into the landscape.



Modular steel or composite elements are also popular choices for skate parks.

lines along the Georgia Power easement near the industrial complex northwest of the site will be tapped into for providing service to new restroom facilities, drinking fountains, and hose bibs. Sewer service from the restrooms should be tied into the existing sewer line in the industrial park area. Conduit for electricity would originate from existing lines along Old Peachtree Road and Rock Springs Road. All utilities should be buried.

### **Furnishings**

In general, furnishings will be spare and modest. Benches shall be placed at quarter mile intervals along the multi-use trail. Additional benches will be located near the playground area, lawn courts and skate park areas. Bench swings shall be placed around the plaza area integrated into the trellis structure.

Picnic tables will be provided, including ten to twelve within the pavilion, and clusters of four to five in areas near the pavilion area. Grills will be associated with only the picnic tables closest to the pavilion area for maintenance purposes. Trash receptacles will be associated with all picnic areas and should be accessible by maintenance vehicles.

### **Signs**

Signs indicating entrances and parking areas will be placed along Old Peachtree Road, Rock Springs Road, and Spriggs Road. Trail directional signs will be placed at intersections of all trails. Trail mileage signs shall be placed along stretches of trails at .25 mile intervals. A trail route and mileage map should be included in the kiosk signs to explain the trail route lengths.

### **Landscape Management**

Landscape management will consist of regular mowing of activity fields and open turf areas with less frequent mowing of meadow areas.

Due to natural woodland character of portions of the site, native plant species are recommended for planting associated with park development. Native plantings will help new development areas blend with the proposed passive woodland areas.

### **Forest Management**

Forest management will consist of pruning or removing trees that obstruct trails, roadways and parking lots; threaten buildings and other structures; or interfere with any type of circulation activity. Diseased trees should be monitored and removed if the spread of disease cannot be controlled. All pines infested with pine beetle should be felled and/or



destroyed and removed from the site.<sup>2</sup> Efforts to preserve healthy trees will be a high priority in all areas, as well as preservation and restoration of the understory woodland shrub layer. Where possible, invasive species such as kudzu and privet should be managed with eradication and replaced with appropriate native species.

Areas designated for revegetation should be replanted either with small pines and/or small hardwoods. Slopes necessary for grading sports fields (such as the Football Area) should be planted with small pines which should be allowed to grow into hardwood forests with succession. Stream bank revegetation areas should be planted with hardwood trees and riverine shrub species.

**Parking and Roads**

Roads in the site will be asphalt with curb and gutters. Parking lot aisles and spaces will be asphalt.

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<sup>2</sup> County extension agency and/or current US Forest Service practices should be consulted for current pine beetle management tactics. Areas with extensive pine beetle damage should be treated accordingly.

## 6.0 Alternate Development Concepts and Master Plan

Based on the findings from inventory and analysis, a total of three alternative concept plans were explored and presented to the Steering Committee. Following this presentation, The Jaeger Company addressed steering committee and Gwinnett County staff recommendations in a Preliminary Design Plan. After more refinement, the Final Master Plan was prepared.

### Concept Plans A, B & C

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

The following comments and suggestions resulted from this meeting:

1. No other uses (i.e. playground or skate park) should be included in the football area (besides multi-use or nature trails.)
2. A future multi-use trail connection between the northern and southern portions of the east side of the park should be established. A nature trail connection is appropriate as a short-term solution.
3. Activity Building: Should be located on the hill (as shown in Concepts A and C).
4. Tennis and Skate Park Locations: Should be located near Old Peachtree Road (as in Concept C except tennis is located at corner of Rock Springs Road and Old Peachtree Road and the skate park is located closer to the lotus pond.)
5. Skate Park: Should include swings for teenagers and be approximately 33% bigger than the skate park at Pinkneyville.
6. Meadow Area: The clearing in the north corner of the 49-acre tract should be designated as meadow and expanded to approximately 2.5 acres. Treatment should include adding trees to stream buffer area and buffer at power easement. A rustic pavilion should be programmed for this area.
7. Soccer Area: The parking scheme in Concept C was preferred by the Committee because it allowed for a larger pedestrian zone and separated parking from the more passive uses.
8. Plaza Area: Committee members preferred the plaza as shown in Concept C.
9. Nature Trail System: Additional length in nature trail was desired by the committee members with a loop linking the football area with the great lawn area. The system should tie into the multi-use trail system where possible.
10. Great Lawn Area: There should be a mown, irrigated turf area at the top of the ridge near the plaza area as shown in Concept C.

Pockets of meadow (mown semi-annually) should connect different pockets of specimen trees. The multi-use trail should not bisect the great lawn area.

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

1. All parking areas should meet Gwinnett County standards (in quantity) for each amenity/field type.
2. The Department wishes that the football area be included in phase one of the master plan.

### **Preliminary Master Plan**

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

1. Tennis Courts: Notes on the final master plan should indicate that the tennis courts are to be lighted. A restroom should be located halfway between the skate park area and the tennis courts to provide restrooms for both user groups when the activity building is not open. A walkway system is desired between the tennis courts to allow for spectators. Parking counts should be lowered for this area.
2. Skate Park: This area should include swings.
3. Boulevard/Plaza Area: Street trees should be added to the graphic and cost estimate along the boulevard area.
4. Soccer Complex: Concession building should accurately reflect the Gwinnett County standard concession/restroom building. A fence and possibly netting should be added to the soccer field configuration.
5. Parking Areas: There should be an overall reduction in the number of parking spaces on the site to meet county minimums (especially in the activity building/tennis/pavilion area). The buffer between adjacent properties and the parking areas should be increased (specifically at Mr. Stephen's property line).
6. Vegetation: Additional re-vegetation (slope reforestation) areas should be shown on the final master plan graphic. Street trees should be added along Old Peachtree Road.

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

### **Final Master Plan**

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

1. Tennis Courts: A half-court practice area should be added to the graphic.
2. Football Area: The graphic should show a clear pedestrian connection between the parking area/drop-off and the concession building.
3. Restrooms: The Skate/Teen Area will have a shelter and this restroom will be located in the Lawn Court Area where it will serve the Lawn Courts, Playground, and Teen Area.



## 7.0 Development Budget Summary

Phase One construction will include:

### **Parking and Roads**

Construction of the east side, Rock Springs Road Entrance is included in the phase one budget. The parking lots associated with the tennis court area and the pavilion area would also be included in this phase. Any landscaping or lighting associated with these parking lots would be included in phase one.

### **Football Complex**

The entire football complex is included in phase one. This includes not only the field and surrounding amenities, but also the parking and roads at this entrance (including the paving of Spriggs Road to this entry point), the maintenance facility, and any earthwork and infrastructure associated with the complex.

### **Pavilion and Playground Area**

The pavilion and playground area comprises nearly one acre of the total park property. Included in phase one is the entire pavilion area grouping of amenities: the sixty foot diameter pavilion structure with ten picnic tables, restroom facility, large playground area, and large irrigated turf surround.

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

A majority of the multi-use trail system is proposed for construction in phase one. This includes the east connector trail (which runs from the football field to the activity building area), the west loop (which traverses the area around the great lawn), and the central connector (which links the activity building area to the zone near the lotus pond).

### **Nature Trail System**

The phase one nature trail system includes the west side nature trail (the loop of trail in the northwest corner of the site which connects to the multi-use trail system), the east side loop (the trail which connects the football area to the pavilion area), and a portion of the central loop (connects these two trails through the open meadow area).

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

1. Activity Center/Gymnasium and supporting parking
2. Soccer Fields (3), Plaza, Lawn and Meadow areas\*
3. Teen amenity area (skate park and swings)
4. Multi-use trail (East side bridge connector)

5. Lawn court amenities and playground area
6. Nature trail system (remainder of central system)

\*The meadow portion of the cost estimate includes the Central meadow restoration area including the rustic pavilion as well as the great lawn area.

### **COST ESTIMATE SUMMARY**

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

<i>Item</i>	<i>Total</i>
<b>East Side - Rock Springs Road Entrance</b>	<b>\$ 4,776,068</b>
Earthwork & Infrastructure	\$ 773,900
Teen Amenity Area	\$ 415,225
Pavilion and Playground Area	\$ 656,115
Activity Center / Gymnasium	\$ 2,370,063
Tennis Court Area	\$ 560,765
<b>West Side - Old Peachtree Road Entrance</b>	<b>\$ 3,070,780</b>
Earthwork & Infrastructure	\$ 1,276,085
Soccer Fields (3)	\$ 1,010,200
Plaza, Lawn and Meadow	\$ 421,405
Lawn Court Amenities and Playground Area	\$ 363,090
<b>Football Complex</b>	<b>\$ 2,564,640</b>
Parking and Roads	\$ 692,600
Football Field	\$ 669,500
Earthwork & Infrastructure	\$ 1,067,720
Maintenance Facility	\$ 134,820
<b>Multi-Use Trail System</b>	<b>\$ 611,700</b>
East Connector	\$ 80,400
West Loop	\$ 152,700
Central Connector	\$ 108,200
East Side Bridge Connector	\$ 270,400
<b>Nature Trail System</b>	<b>\$ 84,160</b>
West Side	\$ 36,600
Central	\$ 29,400
East Side	\$ 18,160
<b>Budget Summary</b>	
Subtotal	\$ 11,107,348
Contingency (15%)	\$ 1,666,102
Insurance/Bonds/Other Fees (10%)	\$ 1,277,345
Program Management (5.5%)	\$ 772,794
Land. Arch./Eng./Arch./Survey Fees (9%)	\$ 1,264,572
<b>TOTAL</b>	<b>\$ 16,088,160</b>

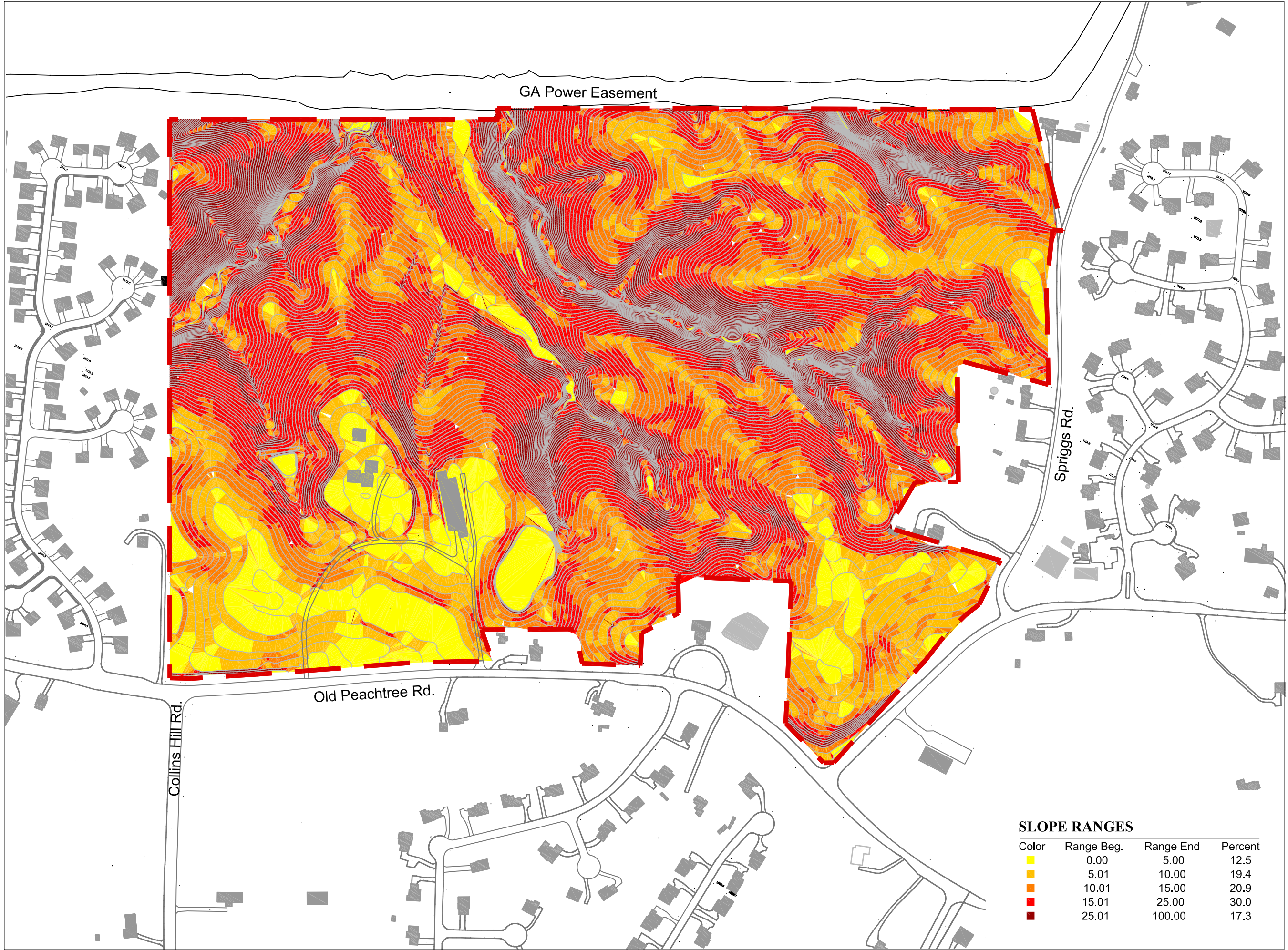
### **Final Master Plan**

The Final Master Plan (*Illustration K*), which incorporated all of the conclusive refinements, was presented to the Gwinnett County Recreation Authority on January 12, 2006 and to the Gwinnett County Board of Commissioners on January 17, 2006. There have been no

further revisions to the plan. *Illustration L* depicts a build out of all Phase One items.

## ILLUSTRATIONS





GA Power Easement

Spriggs Rd.

Old Peachtree Rd.

Collins Hill Rd.

**SLOPE RANGES**

Color	Range Beg.	Range End	Percent
Yellow	0.00	5.00	12.5
Orange	5.01	10.00	19.4
Red	10.01	15.00	20.9
Dark Red	15.01	25.00	30.0
Dark Red	25.01	100.00	17.3



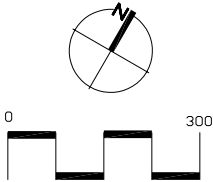
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**ROCK SPRINGS PARK  
MASTER PLAN**

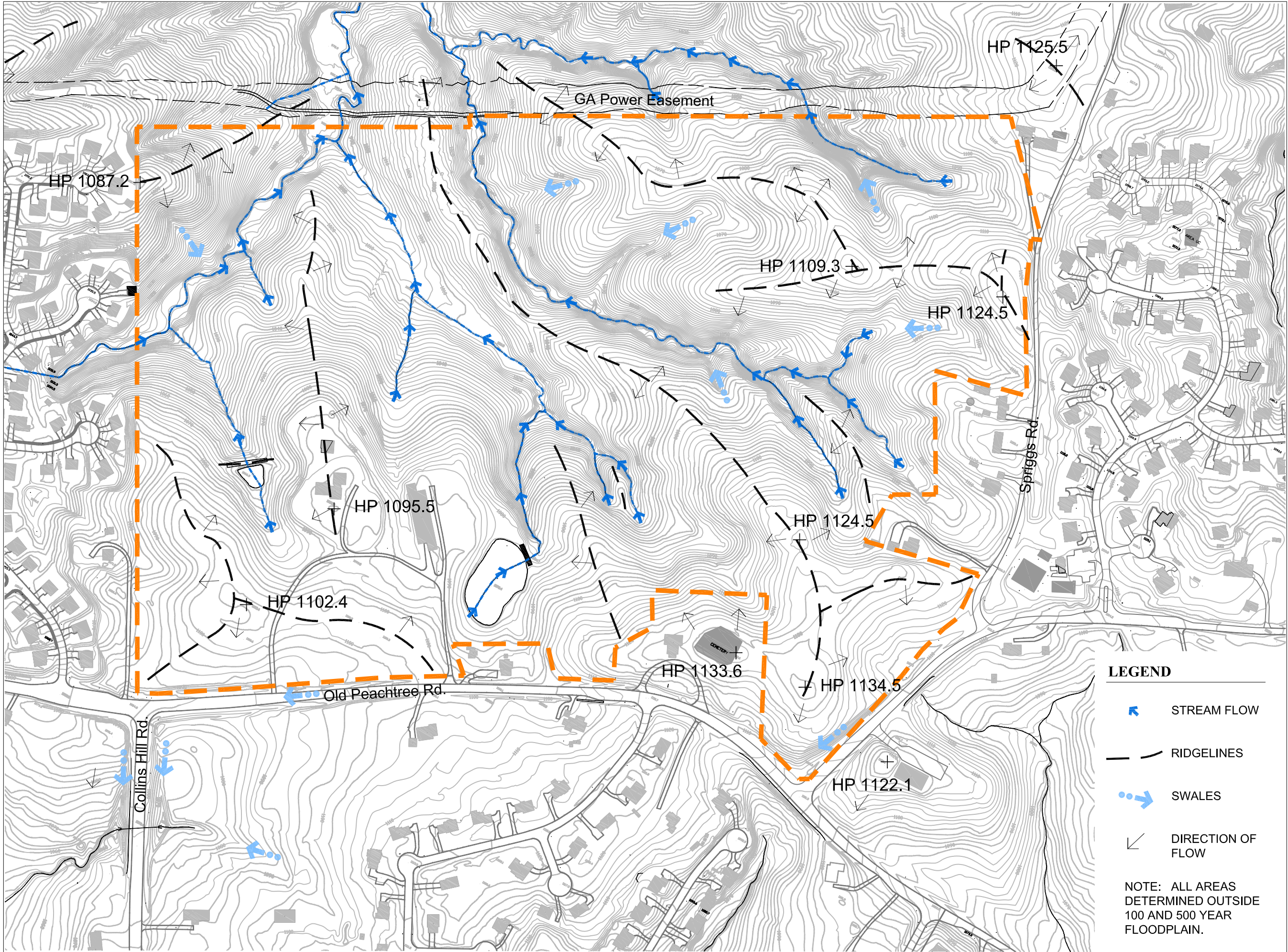
WINNETT COUNTY, GEORGIA



**SLOPE  
ANALYSIS**

Illustration A





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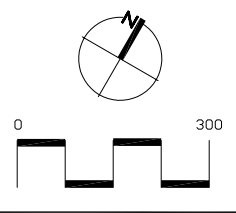
# ROCK SPRINGS PARK MASTER PLAN

WINNETT COUNTY, GEORGIA

## LEGEND

-  STREAM FLOW
-  RIDGELINES
-  SWALES
-  DIRECTION OF FLOW

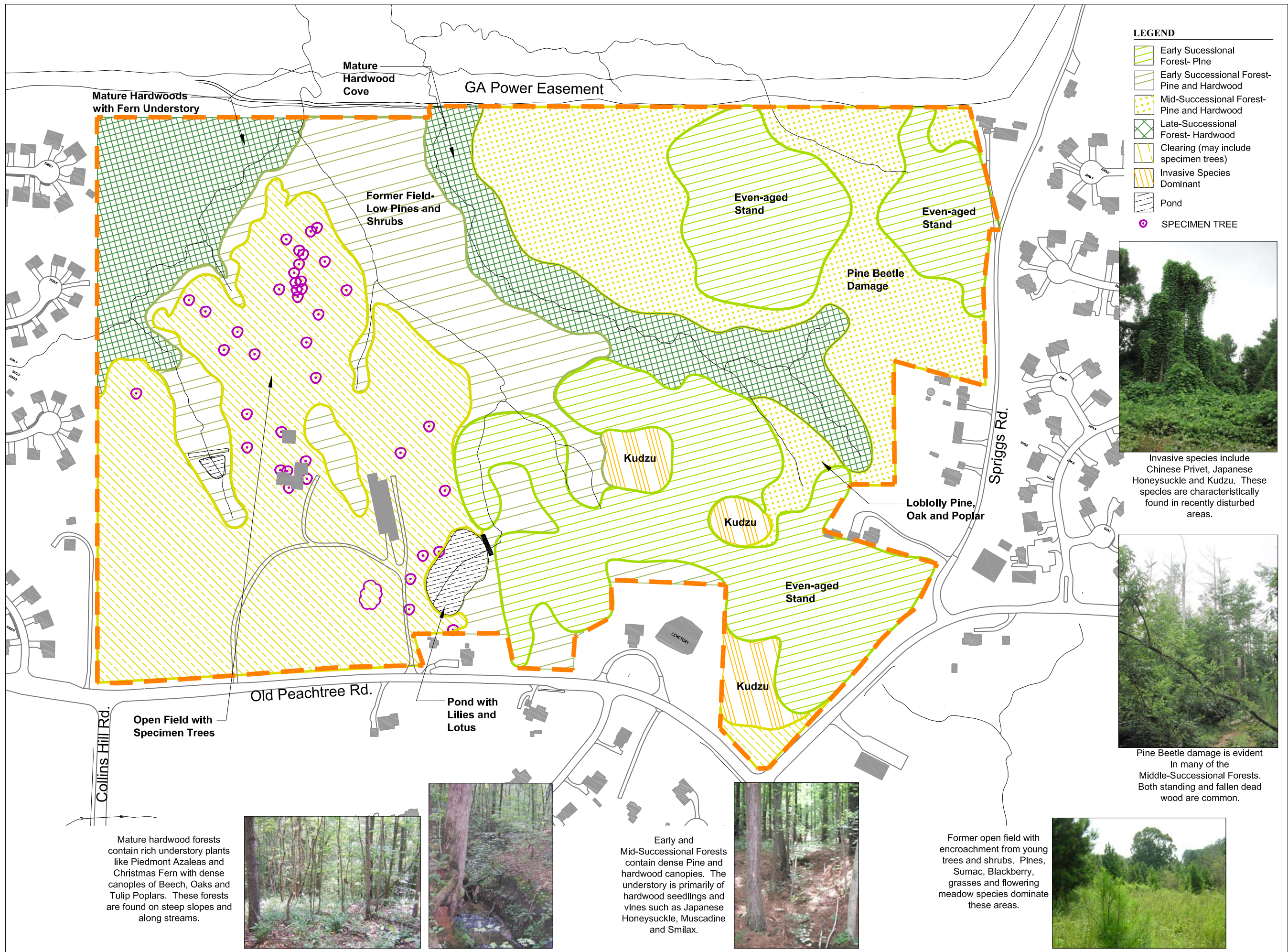
NOTE: ALL AREAS DETERMINED OUTSIDE 100 AND 500 YEAR FLOODPLAIN.



## HYDROLOGY ANALYSIS

Illustration B



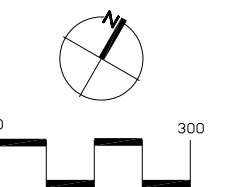


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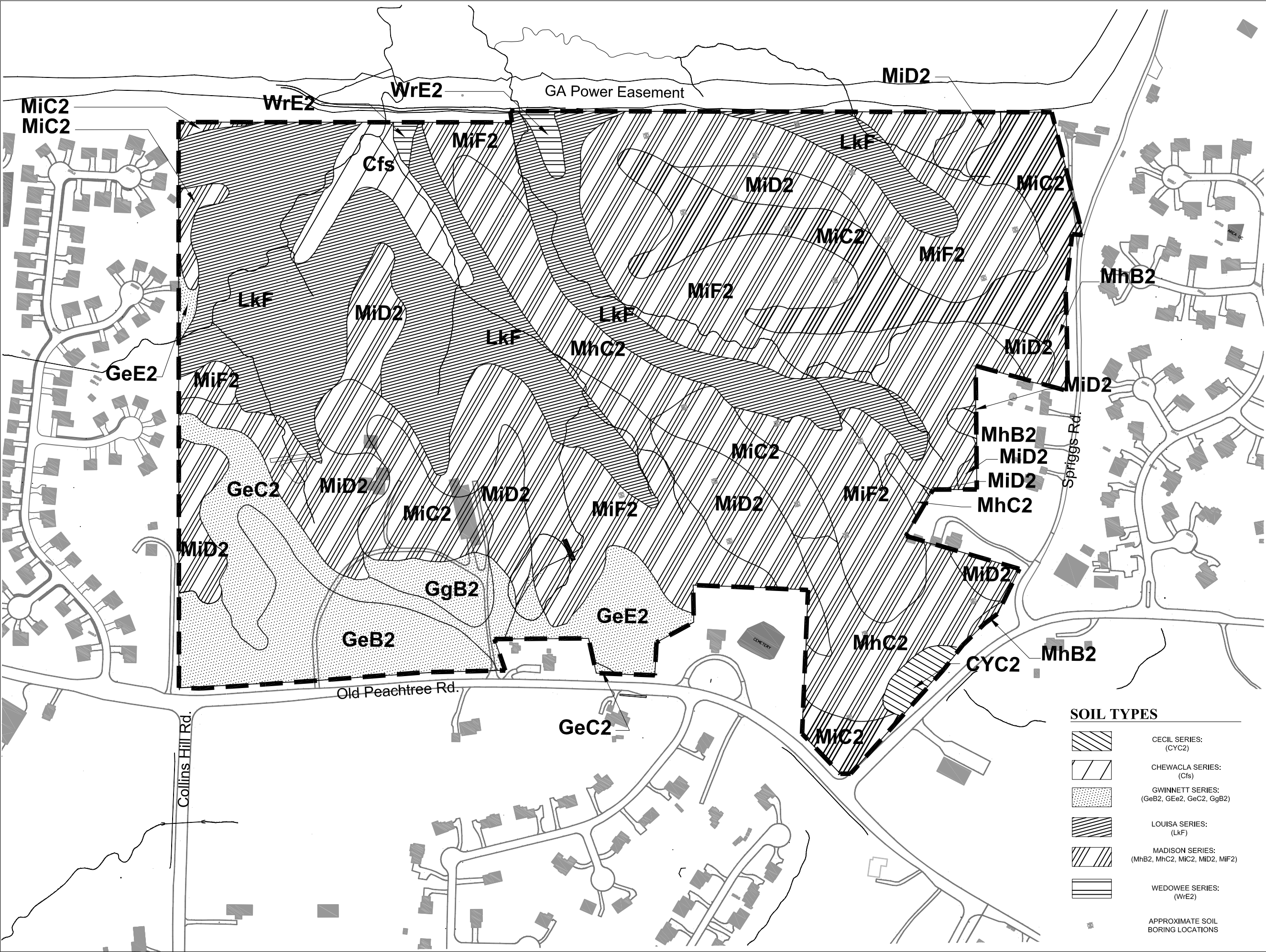
# ROCK SPRINGS PARK MASTER PLAN GWINNETT COUNTY, GEORGIA



## VEGETATION ANALYSIS

Illustration C





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# ROCK SPRINGS PARK MASTER PLAN

GWINNETT COUNTY, GEORGIA

## SOIL TYPES



CECIL SERIES:  
(CYC2)



CHEWACLA SERIES:  
(Cfs)



GWINNETT SERIES:  
(GeB2, GEe2, GeC2, GgB2)



LOUISA SERIES:  
(LkF)

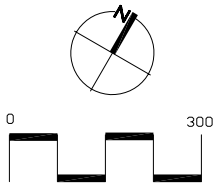


MADISON SERIES:  
(MhB2, MhC2, MiC2, MiD2, MiF2)



WEDOWEE SERIES:  
(WrE2)

APPROXIMATE SOIL  
BORING LOCATIONS



## SOILS ANALYSIS

Illustration D



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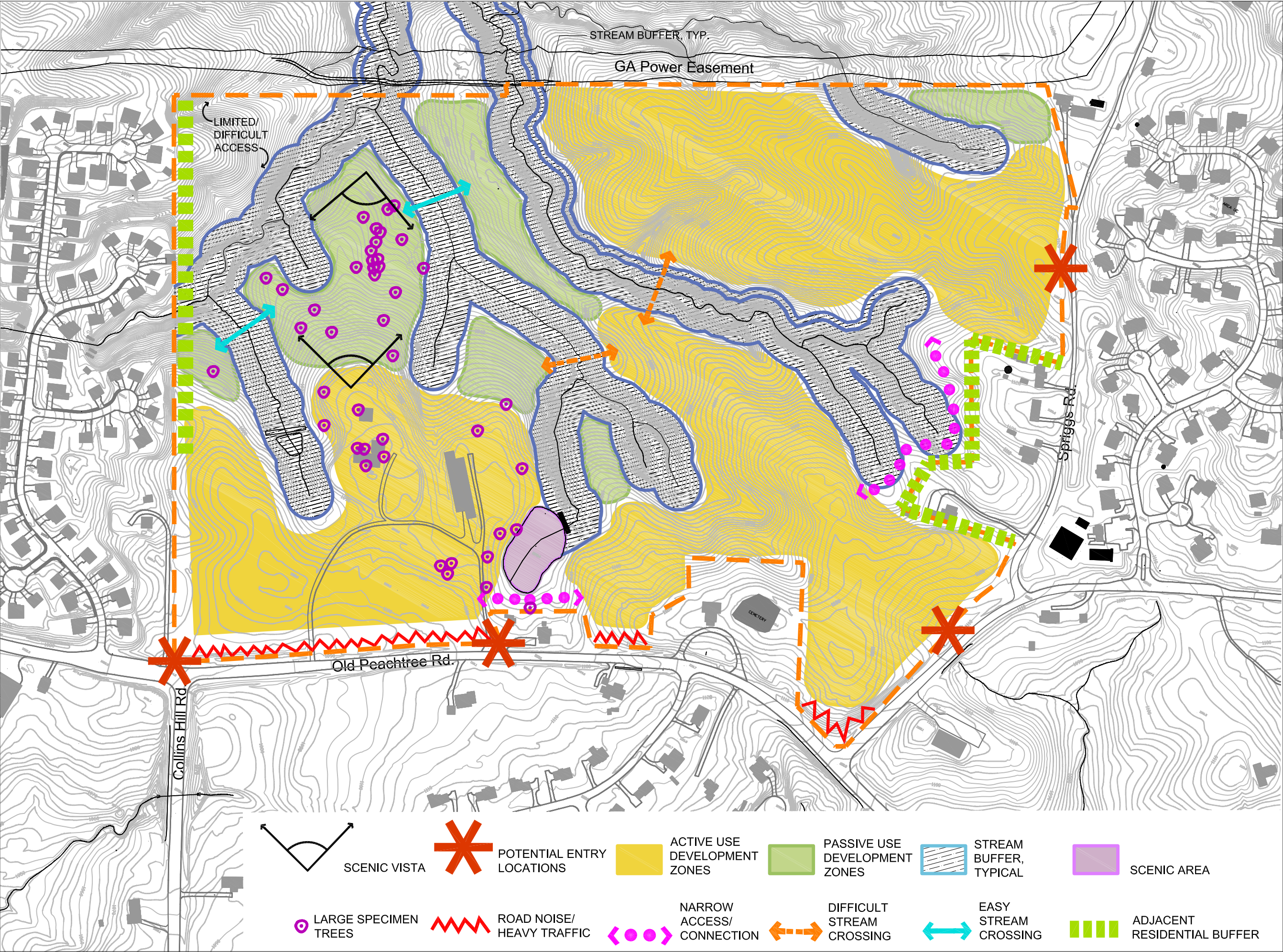
SOILS  
ANALYSIS  
TABLE

Illustration E

Soil Key	Soil Type	Percentage of Slope	Erosion	Limitations for Building Structures	Limitations for Paths and Trails	Trafficways	Septic Tank Filter Fields
Cfs	Chewacla	0-2	flooded	severe	severe	severe	severe
CYC2	Cecil	6-10	eroded	slight	moderate	moderate	moderate
GeB2	Gwinnett loam	2-6	eroded	slight	moderate	moderate	moderate
GEe2	Gwinnett loam	10-25	eroded	severe	moderate	severe	moderate
GeC2	Gwinnett loam	6-10	eroded	slight	moderate	moderate	moderate
GgB2	Gwinnett loam	2-6	eroded	slight	slight	moderate	moderate
LkF	Louisa gravelly sandy loam	15-45		moderate	moderate	severe	severe
MhB2	Madison gravelly sandy loam	2-6	eroded	slight	slight	moderate	moderate
MhC2	Madison gravelly sandy loam	6-10	eroded	slight	slight	moderate	moderate
MiC2	Madison sandy clay loam	6-10	eroded	slight	moderate	moderate	moderate
MiD2	Madison sandy clay loam	10-15	eroded	moderate	moderate	moderate	moderate
MiF2	Madison sandy clay loam	10-45	eroded	severe	moderate	severe	severe
WrE2	Wedowee	10-25	eroded	severe	moderate	severe	severe

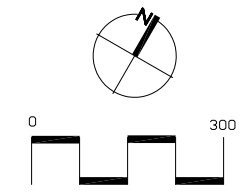
Soil Name	Depth to Hard Rock (ft)	Depth to seasonally High Water Table (In)	Depth from Surface (In)	USDA Texture	Reaction (pH)	Shrink-Swell Potential
Cecil	> 10	>60	0-8" 8-34"	Sandy loam Sandy clay	5.1-5.5 4.5-5.5	Low Moderate
Chewacla	> 10	0-24	0-6" 6-28"	Silt loam Silty clay loam	4.5-5.0 4.5-5.0	Low Moderate
Gwinnett	>6	>60	0-7" 7-35" 35-43" 43"	Loam Clay Clay Loam Fractured rock	5.1-5.5 5.1-5.5 5.1-5.5	Low Moderate Moderate to low
Louisa	>5	>60	0-6" 6-52"	Gravelly sandy loam Gravelly sandy clay loam	4.5-5.0 4.5-5.0	Low Low
Madison	> 10	>60	0-6" 6-10" 10-23"	Gravelly sandy loam Clay loam Sandy clay	5.1-5.5 5.1-5.5 5.1-5.5	Low Moderate Moderate
Wedowee	>5	>60	0-11" 11-16"	Sandy loam Sandy clay	4.5-5.0 4.5-5.5	Moderate Low to moderate





# ROCK SPRINGS PARK MASTER PLAN

GWINNETT COUNTY, GEORGIA



## ISSUES & OPPORTUNITIES

Illustration F



### MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 3.6 MILES TOTAL

### GREAT LAWN

- ENTIRE AREA WITHIN MULTI-USE TRAIL IS NON-IRRIGATED LAWN WITH SPECIMEN TREES PRESERVED

### OPEN PLAY LAWN

- 1.2 AC OF IRRIGATED TURF AREA TO SUPPORT FREE-PLAY ACTIVITIES

### PLAZA AREA

- LARGE PLAYGROUND
- HARDSCAPE PLAZA WITH ENGINEERED FILL TO SUPPORT TREES WITHIN THE PAVED AREA
- SURROUNDED BY IRRIGATED TURF
- RESTROOM FACILITY SENIOR AMENITIES INCLUDING SMALL PAVILION, HORSESHOES, AND SHUFFLEBOARD COURTS

### YOUTH SOCCER COMPLEX

- 3 LIGHTED FIELDS WITH CENTRAL CONCESSION AREA
- FIELDS SET ON ONE TERRACE WITH LIGHTS AT PERIMETER
- 3 PARKING LOTS WITH 330 SPACES

### FOOTBALL AREA

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING
- PARKING FOR 310 CARS

### SKATE PARK

- FREESTYLE SKATE AREA WITH PAVED LOOP
- RESTROOM BUILDING
- 45 PARKING SPACES

### MAINTENANCE AREA

- FENCED AND PAVED YARD
- 30'x40' BUILDING

### PAVILION AREA

- PAVILION STRUCTURE 70' DIA. WITH 10 PICNIC TABLES
- RESTROOM FACILITY, LARGE PLAYGROUND AREA, SAND VOLLEYBALL COURT
- PAVED ACCESS WITH 60 SPACES

### ACTIVITY BUILDING

- BUILDING FOR MEETINGS WITH ACTIVITY ROOMS
- INDOOR GYMNASIUM
- 150 PARKING SPACES

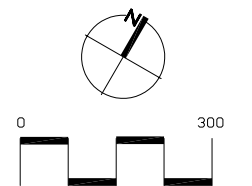
### TENNIS

- 6 COURTS NEAR PARKING AND MULTI-USE TRAIL



## ROCK SPRINGS PARK MASTER PLAN

GWINNETT COUNTY, GEORGIA



# Concept A

Illustration G



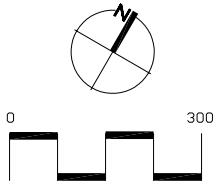


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ROCK SPRINGS PARK  
MASTER PLAN  
GWINNETT COUNTY, GEORGIA



Concept  
B

Illustration H

**MULTI-USE TRAIL SYSTEM**

- 12' WIDE ASPHALT SURFACE
- APPROX. 2.3 MILES TOTAL AROUND GREAT LAWN AREA
- ADA ACCESSIBLE

**GREAT LAWN**

- MEADOW RESTORATION WITH SPECIMEN TREES

**NATURE TRAIL SYSTEM**

- 5' WIDE NATURAL SURFACE TRAIL, .6 MILES TOTAL

**PLAZA AREA**

- LARGE PLAYGROUND
- HARDSCAPE PLAZA WITH ENGINEERED FILL TO SUPPORT TREES WITHIN THE PAVED AREA
- SURROUNDED BY IRRIGATED TURF
- REST ROOM FACILITY
- SENIOR AMENITIES INCLUDING SMALL PAVILION, HORSESHOES, AND SHUFFLEBOARD COURTS

**SKATE PARK**

- FREESTYLE SKATE AREA WITH PAVED LOOP

**YOUTH SOCCER COMPLEX**

- 3 LIGHTED FIELDS WITH CENTRAL CONCESSION AREA
- FIELDS SET ON ONE TERRACE WITH LIGHTS AT PERIMETER
- 3 PARKING LOTS WITH 330 SPACES

**FOOTBALL AREA**

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING
- PARKING FOR 310 CARS

**PLAYGROUND**

- LARGE PLAYGROUND SUPPORTING 2 AGE-APPROPRIATE PLAY AREAS
- 45 PARKING SPACES
- RESTROOM BUILDING

**MAINTENANCE AREA**

- FENCED AND PAVED YARD
- 30'x40' BUILDING



**PAVILION AREA**

- PAVILION STRUCTURE 70' DIA. WITH 10 PICNIC TABLES
- REST ROOM FACILITY, LARGE PLAYGROUND AREA, SAND VOLLEYBALL COURT
- PAVED ACCESS WITH 60 SPACES

**ACTIVITY BUILDING**

- BUILDING FOR MEETINGS WITH ACTIVITY ROOMS
- INDOOR GYMNASIUM
- 125 PARKING SPACES

**TENNIS**

- 6 COURTS NEAR PARKING AND MULTI-USE TRAIL
- 70 PARKING SPACES ALSO SERVE ACTIVITY BUILDING AREA



### OPEN MEADOW

- 1 ACRE MEADOW RESTORATION WITH SMALL SHELTER

### GREAT LAWN

- NON-IRRIGATED LAWN AREA WITH MEADOWS AROUND SPECIMEN TREE GROUPINGS

### MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 2 MILES TOTAL AROUND GREAT LAWN AREA

### PLAZA AREA

- LARGE PLAYGROUND
- HARDSCAPE PLAZA WITH ENGINEERED FILL TO SUPPORT TREES WITHIN THE PAVED AREA
- SURROUNDED BY IRRIGATED TURF
- RESTROOM FACILITY

### SENIOR AREA

- SMALL PAVILION OVERLOOKING POND
- HORSESHOE AND SHUFFLEBOARD COURTS
- LARGE OPEN LAWN WITH 10 PICNIC TABLES

### YOUTH SOCCER COMPLEX

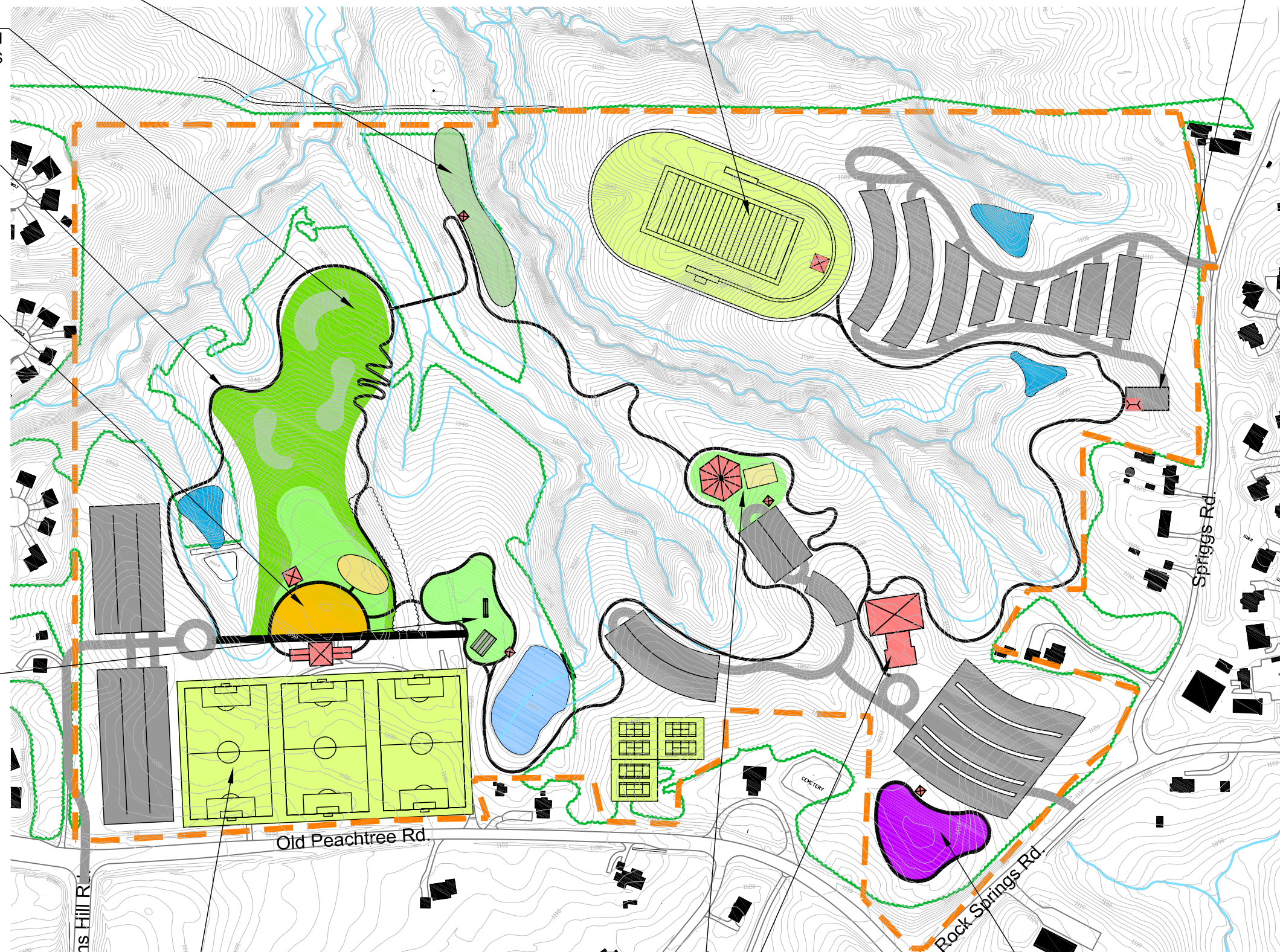
- 3 LIGHTED FIELDS WITH CENTRAL CONCESSION AREA
- FIELDS SET ON ONE TERRACE WITH LIGHTS AT PERIMETER
- 2 PARKING LOTS WITH 330 SPACES

### FOOTBALL AREA

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING
- PARKING FOR 350 CARS

### MAINTENANCE AREA

- FENCED AND PAVED YARD
- 30'x40' BUILDING



### PAVILION AREA

- PAVILION STRUCTURE 70' DIA. WITH 10 PICNIC TABLES
- RESTROOM FACILITY, LARGE PLAYGROUND AREA, SAND VOLLEYBALL COURT
- PAVED ACCESS WITH 80 SPACES

### ACTIVITY BUILDING

- BUILDING FOR MEETINGS WITH ACTIVITY ROOMS
- INDOOR GYMNASIUM
- 190 PARKING SPACES
- 6 TENNIS COURTS WITH 70 SPACES

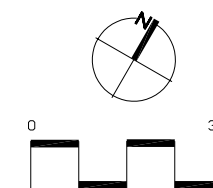
### SKATE PARK

- FREESTYLE SKATE AREA WITH PAVED LOOP
- RESTROOM BUILDING



## ROCK SPRINGS PARK MASTER PLAN

WINNETT COUNTY, GEORGIA



## Concept C

Illustration I



### OPEN MEADOW

- 3 ACRE MEADOW RESTORATION WITH SMALL SHELTER
- 3/4 ACRE OF BUFFER PLANTINGS

### GREAT LAWN

- NON-IRRIGATED LAWN AREA WITH MEADOWS AROUND SPECIMEN TREE GROUPINGS

### NATURE TRAIL SYSTEM

- NATURAL SURFACE TRAIL
- APPROX. 1.25 MILE TOTAL

### MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 1 MILE TOTAL AROUND GREAT LAWN AREA

### PLAZA AREA

- HARDSCAPE PLAZA WITH ENGINEERED FILL TO SUPPORT TREES WITHIN THE PAVED AREA SURROUNDED BY IRRIGATED TURF
- TRELLIS STRUCTURE FOR SHADE AND BENCH SWINGS
- CIRCULAR AREA FOR PERFORMANCES WITH SEATWALL AND STEPS / RAMP DOWN TO
- IRRIGATED LAWN

### PLAYGROUND/SENIOR AREA

- SMALL PAVILION OVERLOOKING POND
- HORSESHOE AND SHUFFLEBOARD COURTS
- LARGE OPEN LAWN WITH 10 PICNIC TABLES
- SMALL PLAZA AT TERMINUS OF BOULEVARD
- 2 AGE SPECIFIC PLAYGROUNDS

### YOUTH SOCCER COMPLEX

- 3 LIGHTED FIELDS WITH CENTRAL CONCESSION AREA
- FIELDS SET ON ONE TERRACE WITH LIGHTS AT PERIMETER
- 2 PARKING LOTS WITH 330 SPACES AND LARGE TURNAROUND/DROP OFF

### FOOTBALL AREA

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING
- PARKING FOR 350 CARS
- 5/16 MILE TRACK (PART OF MULTI-USE TRAIL SYSTEM)

### MAINTENANCE AREA

- FENCED AND PAVED YARD
- 30'x40' BUILDING

### SKATE PARK

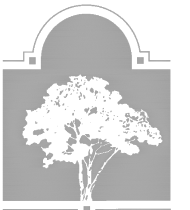
- 14,000 SF FREESTYLE SKATE AREA WITH 700 LF PAVED LOOP
- RESTROOM BUILDING
- 50 PARKING SPACES

### PAVILION AREA

- PAVILION STRUCTURE 60' DIA. WITH 10 PICNIC TABLES
- RESTROOM FACILITY AND LARGE PLAYGROUND AREA
- PAVED ACCESS WITH 80 SPACES
- LARGE IRRIGATED TURF SURROUND

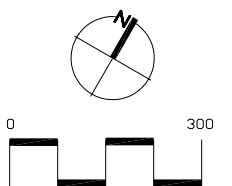
### ACTIVITY BUILDING

- BUILDING FOR MEETINGS WITH ACTIVITY ROOMS
- INDOOR GYMNASIUM
- 200 PARKING SPACES
- 6 LIGHTED TENNIS COURTS WITH 75 SPACES



## ROCK SPRINGS PARK MASTER PLAN

WINNETT COUNTY, GEORGIA



## Preliminary Master Plan

Illustration J





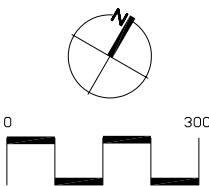
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# ROCK SPRINGS PARK MASTER PLAN

WINNETT COUNTY, GEORGIA



**Final  
Master Plan**  
2.28.06

**Illustration K**

## OPEN MEADOW

- 3 ACRE MEADOW RESTORATION WITH SMALL SHELTER
- 3/4 ACRE OF BUFFER PLANTINGS

## GREAT LAWN

- NON-IRRIGATED LAWN AREA WITH MEADOWS AROUND SPECIMEN TREE GROUPINGS

## MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- 1 MILE LOOP AROUND GREAT LAWN AREA
- APPROX. 2.5 MILES TOTAL

## PLAZA AREA

- HARDSCAPE PLAZA WITH ENGINEERED FILL TO SUPPORT TREES WITHIN THE PAVED AREA SURROUNDED BY IRRIGATED TURF
- TRELLIS STRUCTURE FOR SHADE AND BENCH SWINGS
- CIRCULAR AREA FOR PERFORMANCES WITH SEATWALL AND STEPS / RAMP DOWN TO IRRIGATED LAWN

## LAWN COURT AREA

- SMALL PAVILION OVERLOOKING POND
- HORSESHOE AND BOCCE COURTS
- LARGE OPEN LAWN WITH 10 PICNIC TABLES
- SMALL PLAZA AT TERMINUS OF BOULEVARD WITH RESTROOM BUILDING
- TWO AGE SPECIFIC PLAYGROUNDS WITH PAVILION

## YOUTH SOCCER COMPLEX

- THREE LIGHTED FIELDS WITH CENTRAL CONCESSION AREA
- FIELDS SET ON ONE TERRACE WITH LIGHTS AT PERIMETER
- TWO PARKING LOTS WITH 330 SPACES AND LARGE TURNAROUND/DROP OFF

## NATURE TRAIL SYSTEM

- NATURAL SURFACE TRAIL
- APPROX. 1.25 MILES TOTAL

REVEGETATION AREA, TYP.

## FOOTBALL AREA

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING PARKING FOR 350 CARS
- 5/16 MILE TRACK (PART OF MULTI-USE TRAIL SYSTEM)

PEDESTRIAN BRIDGE

## MAINTENANCE AREA

- FENCED AND PAVED YARD
- 30'x40' BUILDING

## SKATE PARK/TEEN AREA

- 4,000 SF FREESTYLE SKATE AREA WITH 700 LF PAVED LOOP
- PLAZA WITH BENCH SWINGS AND SHELTER
- 50 PARKING SPACES

## PAVILION AREA

- PAVILION STRUCTURE 60' DIA. WITH 10 PICNIC TABLES
- RESTROOM FACILITY AND LARGE PLAYGROUND AREA
- PAVED ACCESS WITH 80 SPACES
- LARGE IRRIGATED TURF SURROUND

## ACTIVITY BUILDING AREA

- BUILDING FOR MEETINGS WITH ACTIVITY ROOMS
- INDOOR GYMNASIUM
- 190 PARKING SPACES
- 6 LIGHTED TENNIS COURTS WITH 50 SPACES
- PRACTICE COURT AREA WITH WALL
- PLAZA AREA WITH RESTROOM FACILITY

## PARKING SPACES PER AREA

TENNIS COURTS	50
ACTIVITY BLDG	190
FOOTBALL	350
SOCCER	330
SKATE/TEEN	50
PAVILION	80

**TOTAL PARK ACREAGE = 113.4628 ACRES**





**NATURE TRAIL SYSTEM**

- NATURAL SURFACE TRAIL
- APPROX. 1 MILE TOTAL

**FOOTBALL AREA**

- FOOTBALL FIELD WITH FENCING, BLEACHERS, PRESSBOX, AND CONCESSION BUILDING
- LARGE LAWN AREA SURROUND FOR CHEERLEADING
- PARKING FOR 350 CARS
- 5/16 MILE TRACK (PART OF MULTI-USE TRAIL SYSTEM)

**MAINTENANCE AREA**

- FENCED AND PAVED YARD
- 30'x40' BUILDING

**MULTI-USE TRAIL SYSTEM**

- 12' WIDE ASPHALT SURFACE
- APPROX. 2 MILES TOTAL

**PAVILION AREA**

- PAVILION STRUCTURE 60' DIA. WITH 10 PICNIC TABLES
- RESTROOM FACILITY AND LARGE PLAYGROUND AREA
- PAVED ACCESS WITH 80 SPACES
- LARGE IRRIGATED TURF SURROUND

**TENNIS COURT AREA**

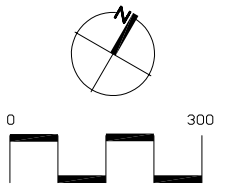
- 6 LIGHTED TENNIS COURTS WITH 50 SPACES
- PRACTICE COURT AREA WITH WALL
- PLAZA AREA WITH RESTROOM FACILITY

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**ROCK SPRINGS PARK  
MASTER PLAN**

GWINNETT COUNTY, GEORGIA



**Final  
Master Plan  
Phase I**

2.23.06

**Illustration L**



**APPENDIX A**  
**HISTORICAL SUMMARY REPORT**

HISTORICAL RESEARCH FOR THE  
SPRIGGS ROAD PARK SITE  
MASTER PLAN PROJECT, GWINNETT COUNTY,  
GEORGIA

**August 2005**

*Prepared for*  
**Gwinnett County Department of Community Services**  
**Lawrenceville, Georgia**

*Prepared By*  
**The Jaeger Company**  
**Gainesville, Georgia**

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Deed Research	2
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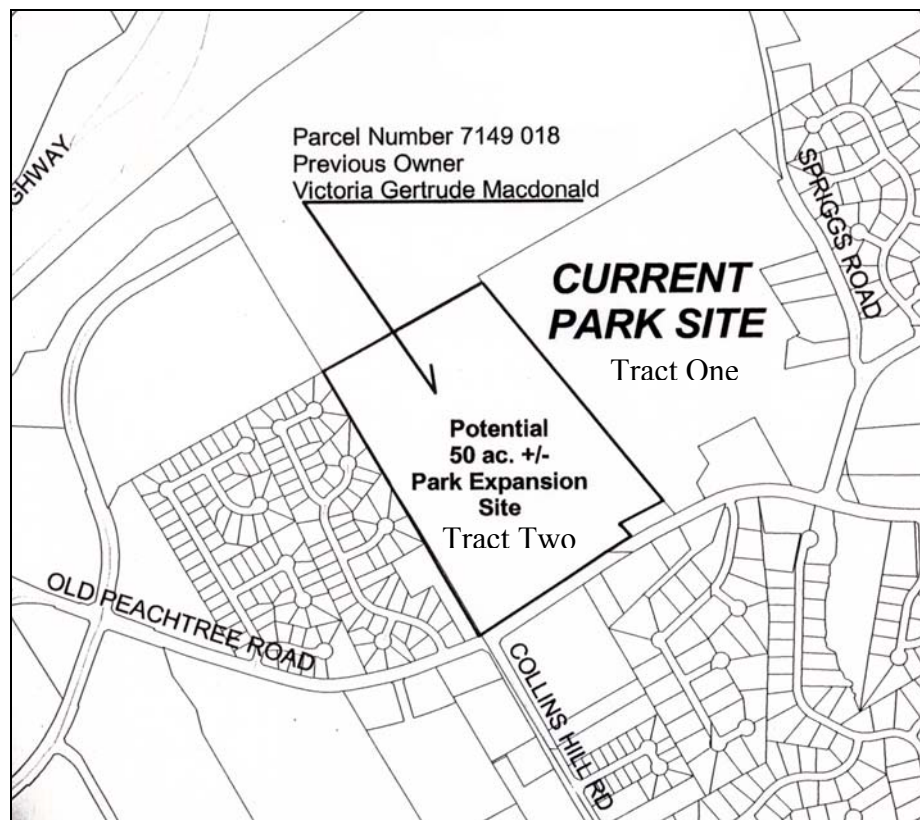
• Figure 1: Spriggs Road Park Site Location Map Location Map	1
• Figure 2: Portion of the 1938 GDOT Gwinnett County Highway Map	6
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## METHODOLOGY

The Spriggs Road Park site is located in the northwestern quadrant created by the intersection of Rock Springs Road and Old Peachtree Road in Gwinnett County, Georgia. It is north of Lawrenceville and east of Suwanee. The park is made up of two tracts of land. Tract one contains 63.76 acres and is owned by Gwinnett County. Tract Two is currently owned by Victoria G. Macdonald and consists of 49.96 acres. This second tract is currently in the process of being purchased by Gwinnett County. Refer to *Figure 1*, for a map of the site.

Historic research focused on available records and an interview with an individual associated with the park site. Additional research could have included supplemental oral histories and archival research; however, further research was not completed due to budgetary constraints. Repositories consulted include: the Georgia Archives; Gwinnett County Historical Society Archives; Gwinnett County Real Estate Records; University of Georgia Map Room; and local libraries, such as the Gwinnett County Library in Lawrenceville, Georgia and the Hall County Library in Gainesville, Georgia. A site visit was also performed on June 29, 2005 to ascertain the existence of historic resources on and adjacent to the park site. No historic resources were found on the park site during this site visit.

The Georgia Department of Natural Resources county surveys were not consulted during the course of this project due to the closure of their archives while their facility is moved to its new location. A search at the Gwinnett County Historical Society revealed no information regarding the park site. No photographs were found regarding these families by researching through the digitized *Vanishing Georgia* database.



*Figure 1: Spriggs Road Park Site Location Map*

## DEED RESEARCH

### Summary

The two tracts of land involved in this study will be referred to herein as Tract One and Tract Two (see *Figure One*). A chain of title for these properties is compiled in *Table 1: Spriggs Road Park Chain of Title*. Before the creation of Gwinnett County on December 15, 1818 the land that is now Gwinnett county was occupied by both the Creek and the Cherokee Indians. Treaties with the Cherokee Indians in 1789 and 1817, and with the Creek Indians in 1790 and 1818 allowed for the settlement of this area. Early settlers to this area were subsistence farmers who later as they became established branched out into larger farming interests, such as cotton. After the county was formed in 1818 land surveyors began dividing the land into four land districts (4-7) and dividing these districts into land lots. This surveying was finished by the summer of 1820, which was followed by the 1820 Land Lottery where eligible residents of Georgia could draw land lots for this newly surveyed area.

Tract One is currently owned by Gwinnett County and is made up of four parcels: 7-149-029, 010, 010A & 011A. Documented history for this property begins in the 1820s when these parcels were originally one tract awarded during the 1820 Land Lottery. The first owner of the land was Joseph Gromett of Jasper County.<sup>1</sup> This land lot was then subdivided and became property of the individuals listed in *Table 1: Spriggs Road Park Chain of Title*. However, no deeds were found prior to 1898 for Tract One.

L.M. Brand acquired the bulk of Tract One from 1898 to 1901. Brand then passed the land to his heirs in 1928. In 1998 the property became a part of Brand Partners, L.P., who had acquired the remainder of the property from Elease Abernathy in the 1990s.

Tract Two is currently owned by Victoria Macdonald. Documented history of Tract Two begins when T.J. Avery sold the property to H.T. Peevy in 1909. From 1909 until 1970, Tract Two was owned by the Peevy family who were likely subsistence farmers. The property passed through several hands before Victoria Macdonald purchased the property.

### Tract One

The first purchase found for Tract One was for seventy (70) acres, acquired by L.M. Brand from M.W. Branan & A.H. Att(illegible) on December 10, 1898.<sup>2</sup> L.M. Brand bought another parcel of land from B.F. Glessen on November 2, 1901.<sup>3</sup> With the death of L.M. Brand, these parcels were willed to Lizzie H. Brand, Mamie Brand & Louise Brand Morgan on July 28, 1928. At a latter date, these parcels became the sole property of Louise Brand Morgan who in turn willed the property to Bartow Morgan III. On March 16, 1998, after the death of Bartow Morgan III, the property was deeded by his estate to Patricia Bowden Morgan.<sup>4</sup> A corrected deed was recorded that same day transferring ownership from Patricia Bowden Morgan to Brand Partners, L.P.<sup>5</sup> On November 7, 2002, Brand Partners, L.P. sold Tract One, consisting of almost sixty-seven (67)

---

<sup>1</sup> *History of Gwinnett County, Georgia* by James C. Flanigan.

<sup>2</sup> Gwinnett County Deed book 97, page 3

<sup>3</sup> Gwinnett County Deed Book 12, page 21

<sup>4</sup> Gwinnett County Deed Book 15640, page 236

<sup>5</sup> Gwinnett County Deed Book 24636, page 221



acres, to Gwinnett County. This tract transferred to the county also included property that had been owned by Elease Abernathy.<sup>6</sup>

The portion of Tract One that was purchased by Brand Partners, L.P., from Elease Abernathy was owned by H.L. Peevy prior to 1939. On January 12, 1939, H.L. Peevy sold forty-six (46) acres to Brand Banking Company, which was owned by L.M. Brand.<sup>7</sup> On August 21, 1939 the Brand Banking Company sold the property to W.O. Adams.<sup>8</sup> Apparently W.O. Adams defaulted on his mortgage to the Brand Banking Company. The bank foreclosed on the property and sold eighteen acres of it to C.W. Browning on March 17, 1941.<sup>9</sup> On December 1, 1951, C.W. Browning deeded the property to his daughter, Elease Abernathy.<sup>10</sup> During the 1990s, Brand Partners, L.P., acquired this property. According to Wes Abernathy, Mrs. Abernathy's son, C.W. Browning owned twenty-five (25) acres and he sold twenty (20) acres in 1967 to the Brand family. After 1993 when Mrs. Abernathy moved off of the remaining five (5) acres, this property was also acquired by the Brand family.

Tract Two of the Spriggs Road Park site was owned by T.J. Avery prior to 1909. On October 22, 1909, Avery sold the parcel to H.T. Peevy.<sup>11</sup> H.T. Peevy sold the property to J.A. Peevy on May 16, 1915.<sup>12</sup> On October 29, 1921, J.A. Peevy sold fifty-six and one-third (56.33) acres to Mary L. Peevy who in turn deeded it to her sons, E.T. and O.L. Peevy, on January 16, 1945 and retained the right to live on the property.<sup>13</sup> Apparently there is a typographic error in the deed because it states that the acreage of the property was fifty-four and six-tenths (54.6) acres, although the deeds recorded before and after indicate the property consisted of fifty-six and one-third (56.33) acres. O.L. Peevy deeded his share of the fifty-six and one-third (56.33) acre property to his brother on August 30, 1947.<sup>14</sup> On May 3, 1957, Mary relinquished her share in the property to E.T. Peevy and again refers to the acreage of the property as fifty-four and six-tenths (54.6) acres.<sup>15</sup> The parcel left the Peevy family on August 3, 1970, when E.T. Peevy sold the property to Hugh E. Allen.<sup>16</sup> At this time the acreage of the property was forty-nine and ninety-six hundredths (49.96) acres. On March 27, 1978, the forty-nine and ninety-six hundredths (49.96) acre property was transferred from Hughes to the Federal Land Bank of Columbia, South Carolina, to secure a mortgage.<sup>17</sup> Apparently Hugh E. Allen defaulted on this mortgage and the property was sold to Victoria G. MacDonald who is the current owner. The current acreage of the parcel is noted as forty-nine and ninety-six hundredths (49.96) acres.

These transactions are listed below in *Table 1*:

---

<sup>6</sup> Gwinnett County Deed Book 29599, page 210

<sup>7</sup> Gwinnett County Deed Book 132, page 66

<sup>8</sup> Gwinnett County Deed Book 151, page 65

<sup>9</sup> Gwinnett County Deed Book 99, page 451

<sup>10</sup> Gwinnett County Deed Book 99, page 451

<sup>11</sup> Gwinnett County Deed Book 22, page 157

<sup>12</sup> Gwinnett County Deed Book 30, page 518

<sup>13</sup> Gwinnett County Deed Book 230, page 36; Gwinnett County Deed Book 75, page 601

<sup>14</sup> Gwinnett County Deed Book 80, page 509

<sup>15</sup> Gwinnett County Deed Book 125, page 44

<sup>16</sup> Gwinnett County Deed Book 356, page 793

<sup>17</sup> Gwinnett County Deed Book 1445, page 83

**Table One: Spriggs Road Park Chain of Title**

	Date	Acreage	Grantor	Grantee	Deed Book - Page
Tract One Parcel 7-149-29, 10, 10A & 11A*	December 1, 1951	n/a	C.W. Browning	Mrs. Elsie Abernathy	99-451
	March 17, 1941	18	Brand Banking Co.	C.W. Browning	99-451
	August 21, 1939	n/a	Brand Banking Co.	W.O. Adams	151-65
	January 12, 1939	46	H.L. Peevy	Brand Banking Co.	132-66
	November 7, 2002	63.6238	Brand Partners, L.P.	Gwinnett County, GA	29599-210
	March 16, 1998	n/a	Patricia Bowden Morgan	Brand Partners, L.P.	24636-221
	March 16, 1998	n/a	Bartow Morgan III	Patricia Bowden Morgan	15640-236
	n/a	n/a	Louise Brand Morgan	Bartow Morgan III	Reference (15640-236)
	July 28, 1928	n/a	L. M. Brand	Lizzie H. Brand, Mamie Brand & Louise Brand Morgan	Reference (15640-236)
	November 2, 1901	n/a	B.F. Glessen (?)	L. M. Brand	012-21
	December 10, 1898	70	M.W. Branan & A.H. Att (?)	L. M. Brand	97-3
	Date	Acreage	Grantor	Grantee	Deed Book - Page
Tract Two Parcel 7-149-018	March 27, 1978	49.96	Hugh E. Allen	Federal Land Bank of Columbia	1445-83
	August 3, 1970	49.96	E.T. Peevy	Hugh E. Allen	356-793
	May 3, 1957	54.6	Mary L. Peevy	E.T. Peevy	125-44
	August 30, 1947	56.33	O.L. Peevy	E.T. Peevy	80-509
	January 16, 1945	54.6	Mary L. Peevy	E.T. & O.L. Peevy	75-601
	October 28, 1921	56.33	J.A. Peevy	Mary L. Peevy	230-36
	May 16, 1915	n/a	H.T. Peevy	J.A. Peevy	30-518
	October 22, 1909	n/a	T.J. Avery	H.T. Peevy	22-157

\*Shading represents chain of title for portions of the park site known as 7-149-29, 10, 10A & 11A.

## HISTORIC MAPS

Several historic maps were found for this park site, including a 1938 GDOT Gwinnett County Highway Map. This map shows the locations of farms, churches and roads for Gwinnett County (see *Figure 2*). According to this 1938 map, in the vicinity of the park site there was the Hopewell Christian Church with cemetery, the Hopewell School, and ten farmhouses. One of these houses could have been the “Independent Order of Odd Fellows (I.O.O.F.) Lodge #48” that was recorded on a 1939 deed.<sup>18</sup> The deed states that Hopewell Church and School property, along with the I.O.O.F. Lodge No. 48, were located to the south along Peachtree Road. A historic survey plat is mentioned in this 1939 deed. This plat was drawn by T. Ramsden and is dated May 6, 1915. A search for this plat was undertaken at the Gwinnett County Real Estate Record Room and at the Archives of the Gwinnett County Historical Society, but it could not be found.

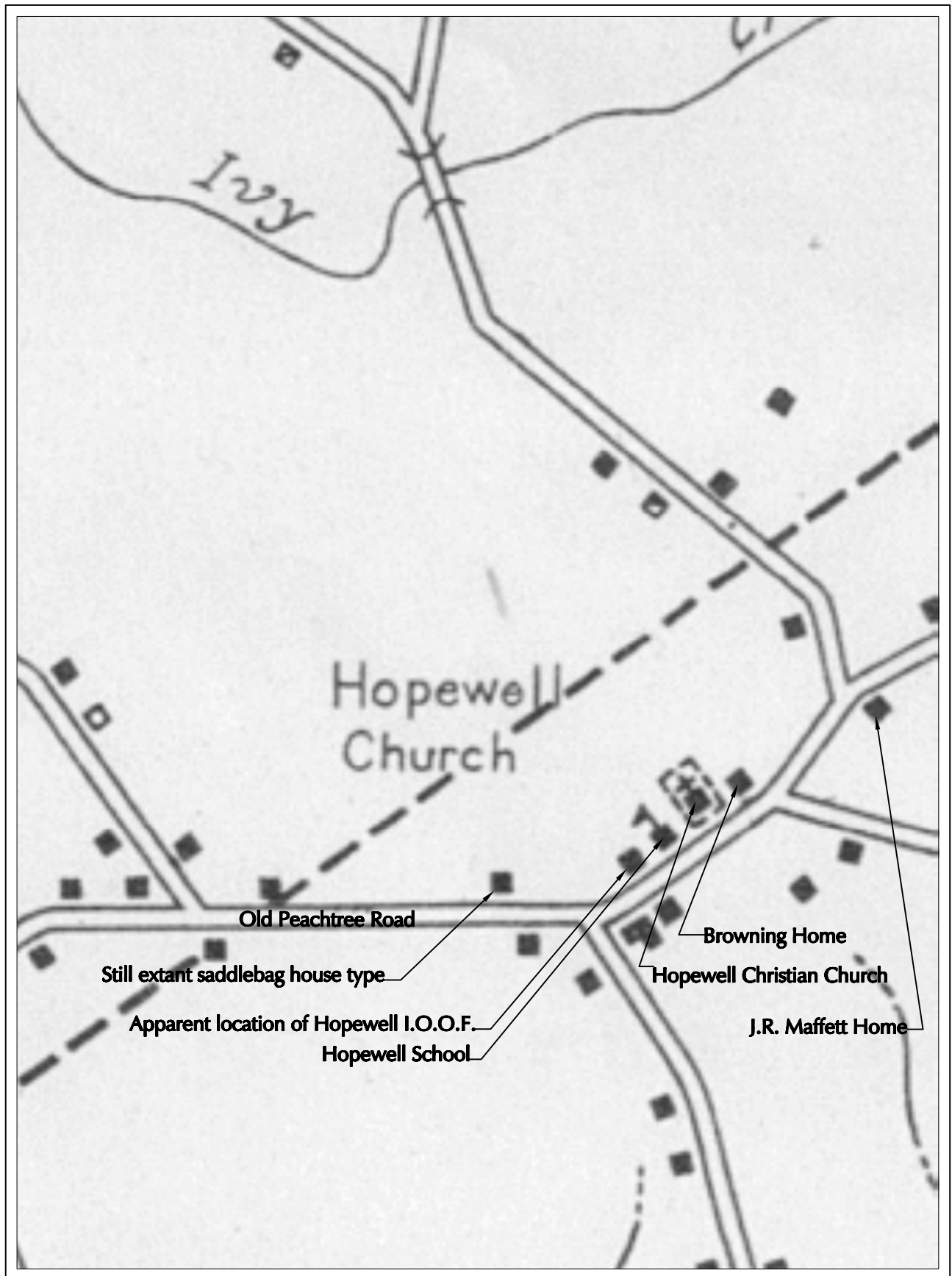
Only one of the farmhouses from the 1938 map still exists today. This saddlebag house type is located on Peachtree Road, west of the church, and is surrounded by the proposed park to the north, east and west, but is not part of the park site. This house is located on “Tract 2” of the survey plat shown in *Figure 5*.

Three survey plats for the park site were found. One of these plats dates from 1967 (see *Figure 3*), another from 1968 (see *Figure 4*), and the third from 1970 (see *Figure 5*).

Aerial photographs for 1955 and 1972 were found for the park site. The 1955 aerial photograph (see *Figure 6*) depicts what appears to be some agricultural terracing along Old Peachtree Road on Tract Two. Tract One appears to be cultivated agricultural fields along Rock Springs Road. The northern portion of both tracts has wooded portions with some agricultural fields in the northeaster corner. The 1972 aerial photograph (see *Figure 7*) reveals mostly open fields with some trees interspersed in the northwestern corner of Tract Two. Meanwhile the bulk of Tract one is mostly wooded. In both the 1955 and 1972 aerial photographs, Rock Springs Road splits and connects to Old Peachtree Road east and west of its current alignment, creating a triangle of land that has since been incorporated into the park site. At some point after the 1972 photograph, the alignment of Rock Springs Road was altered.

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<sup>18</sup> Gwinnett County Deed Book 132, page 66



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Project No.: 04030

Scale: Not to Scale

Drawn: BL

Checked: DM

## SPRIGGS ROAD PARK SITE

GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES  
GWINNETT COUNTY, GEORGIA



**Figure 2**  
**Portion of 1938**  
**Gwinnett County**  
**Highway Map**



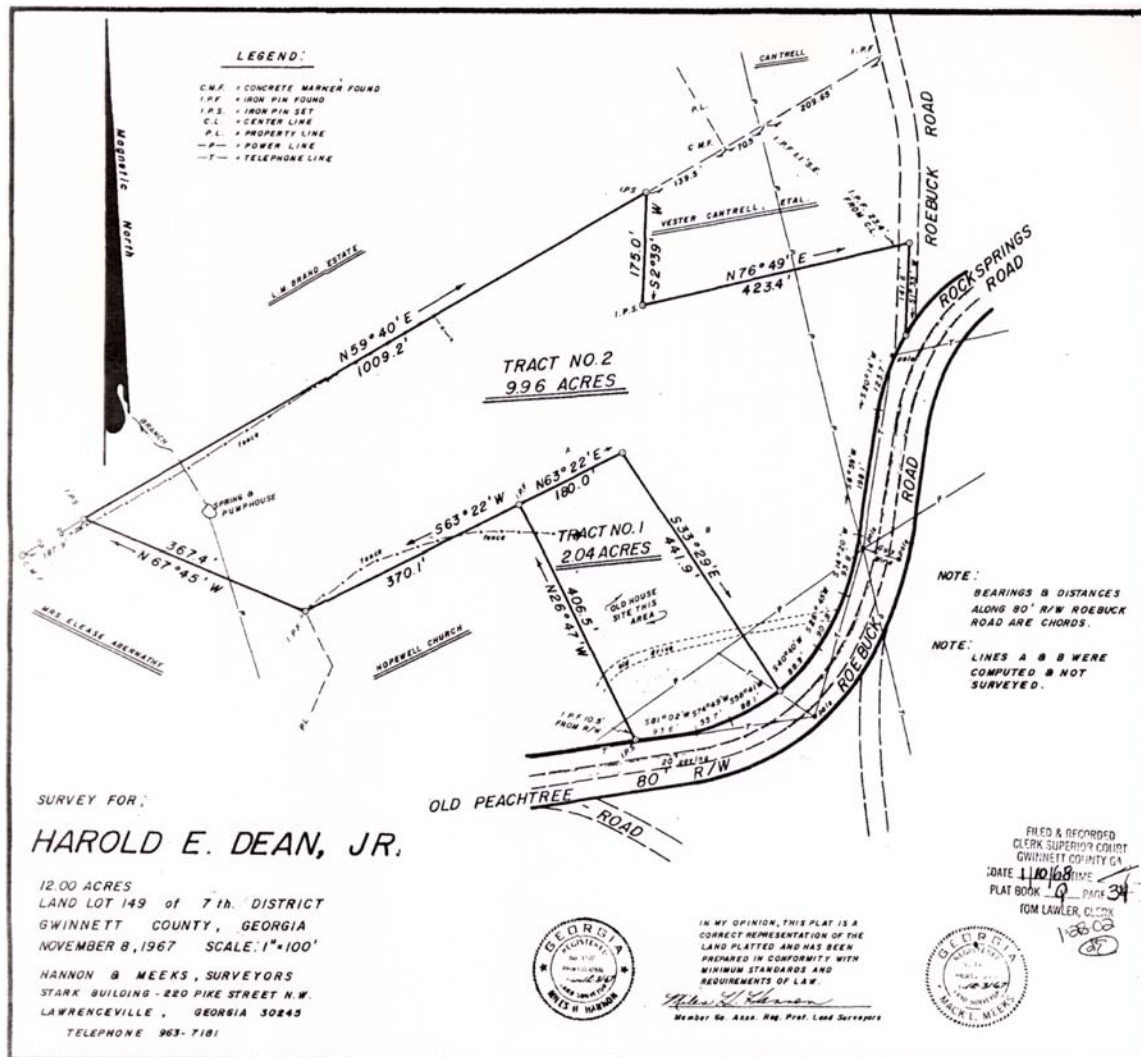
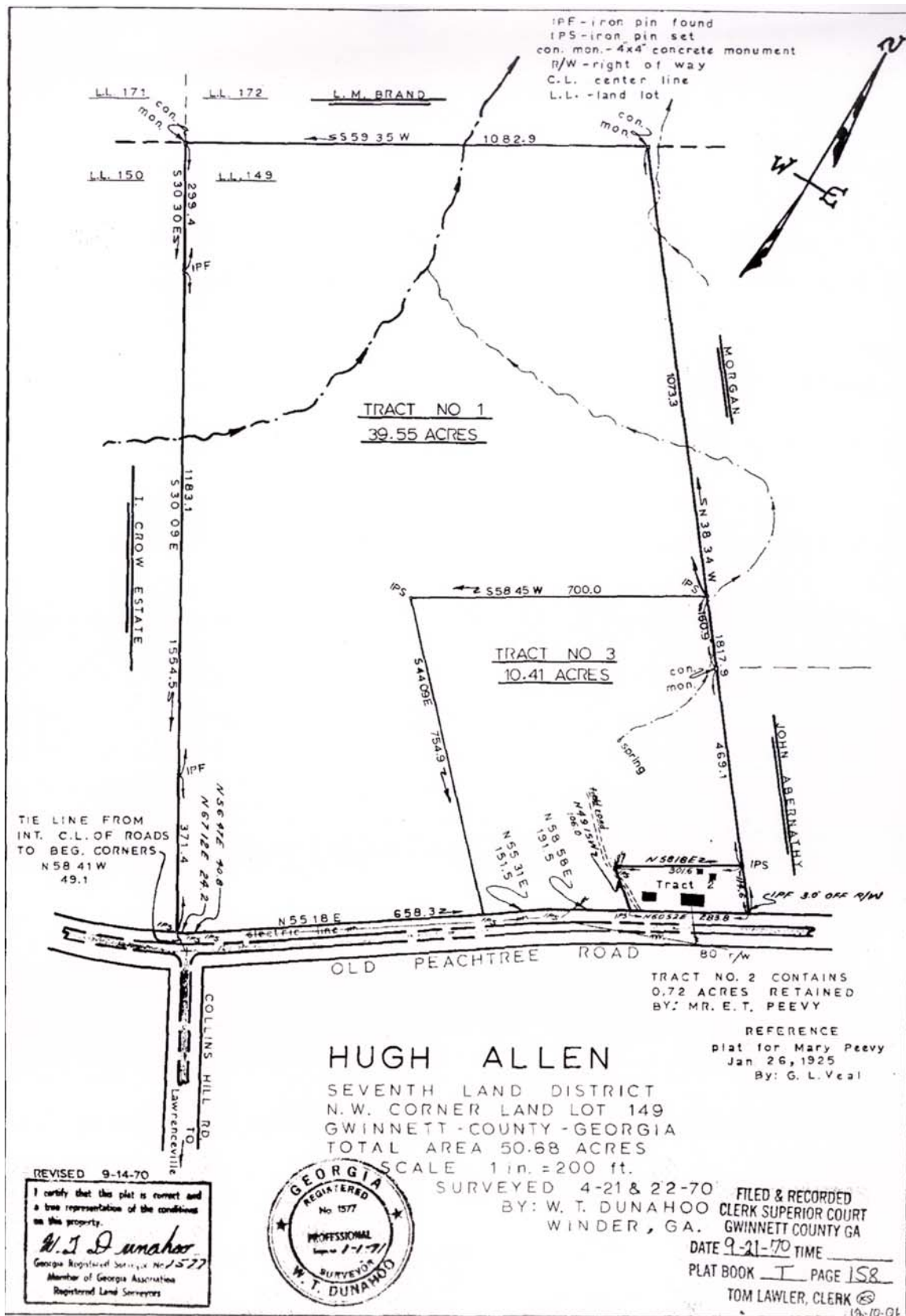
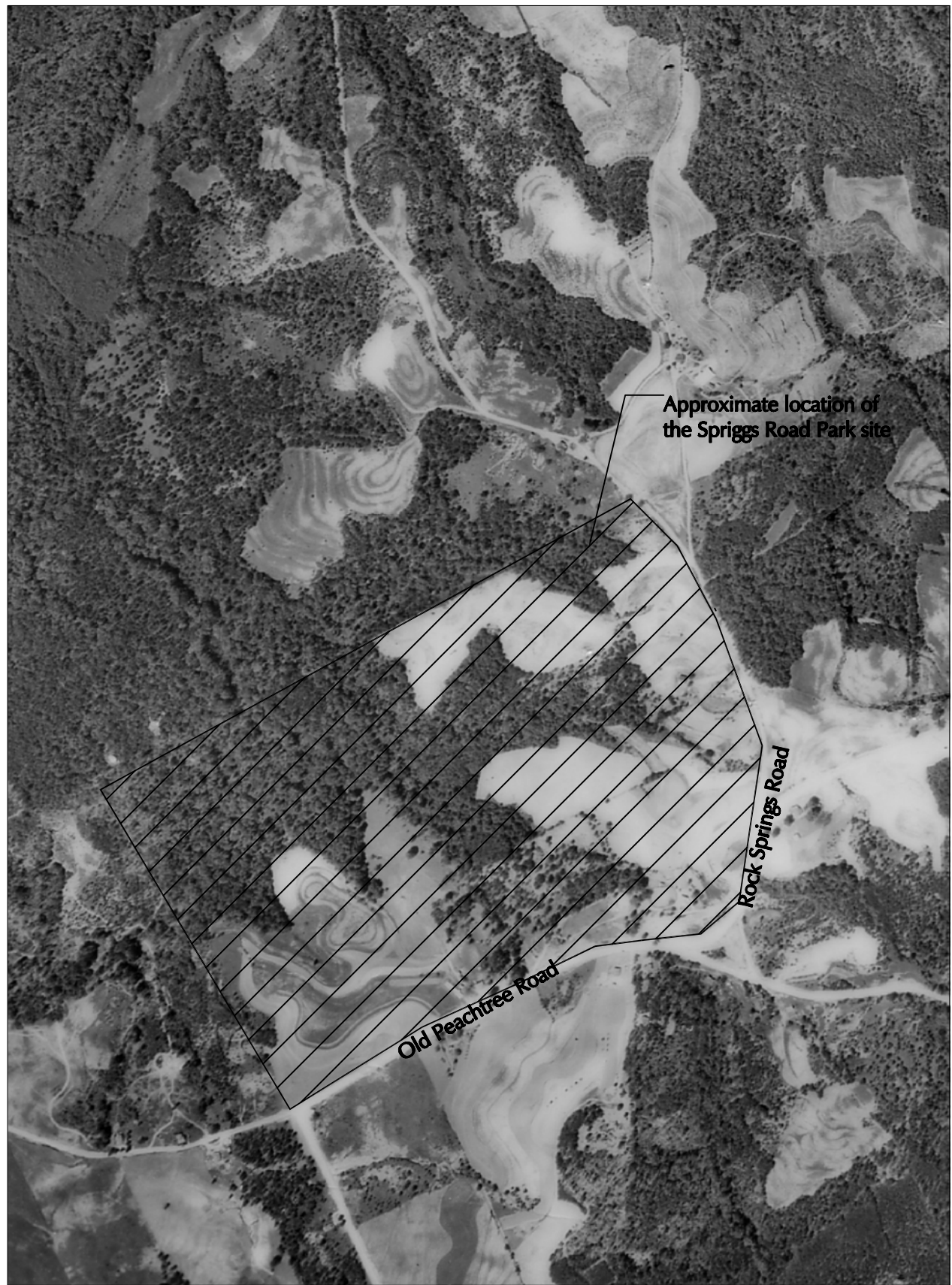


Figure 3: Survey for Harold E. Dean, Jr., 1968







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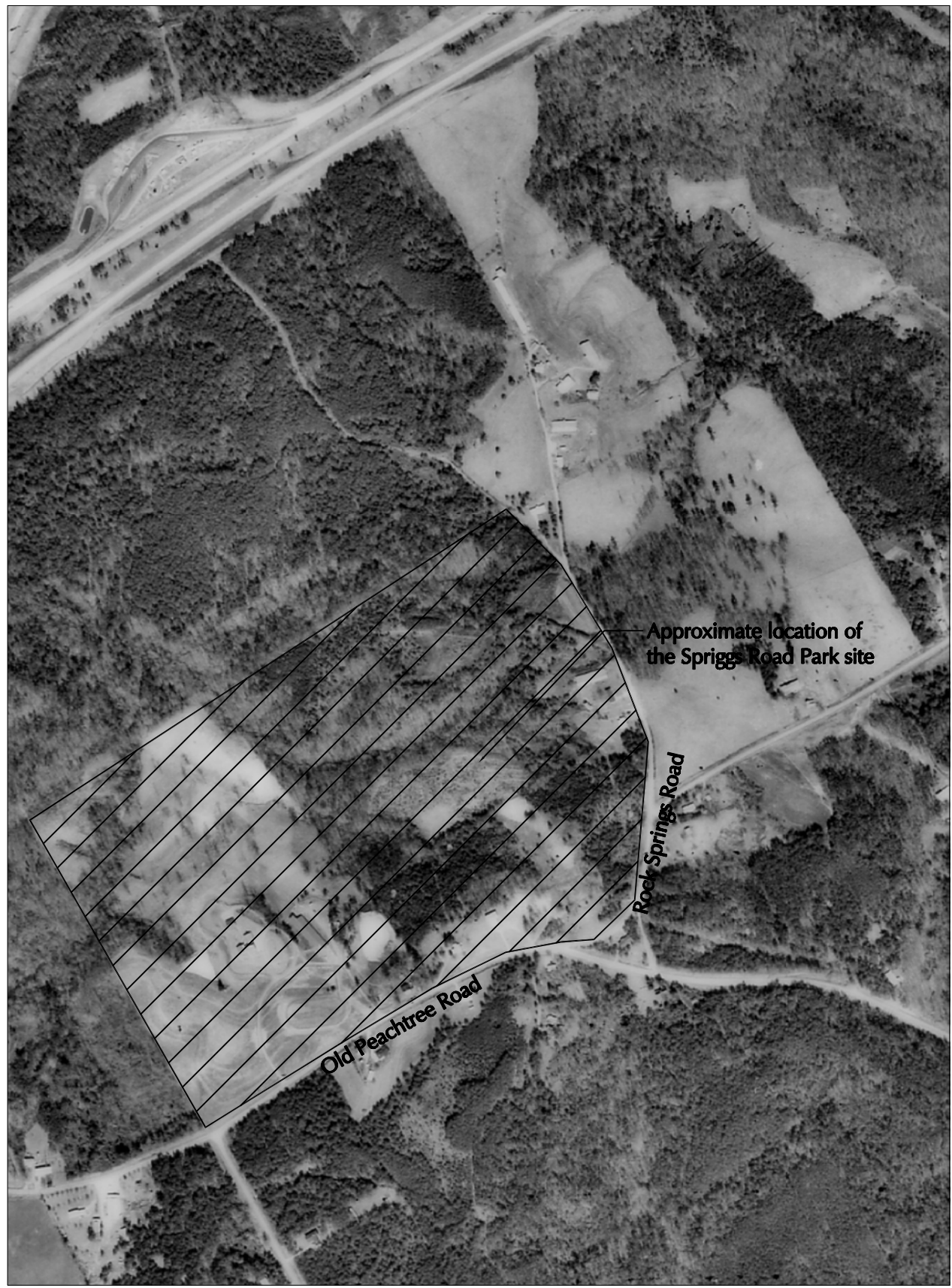
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## SPRIGGS ROAD PARK SITE

GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES  
GWINNETT COUNTY, GEORGIA



**Figure 6**  
**1955 Aerial**  
**Photograph for**  
**the Park Site**



Landscape Architecture - Historic Preservation - Planning



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## SPRIGGS ROAD PARK SITE

GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES  
GWINNETT COUNTY, GEORGIA

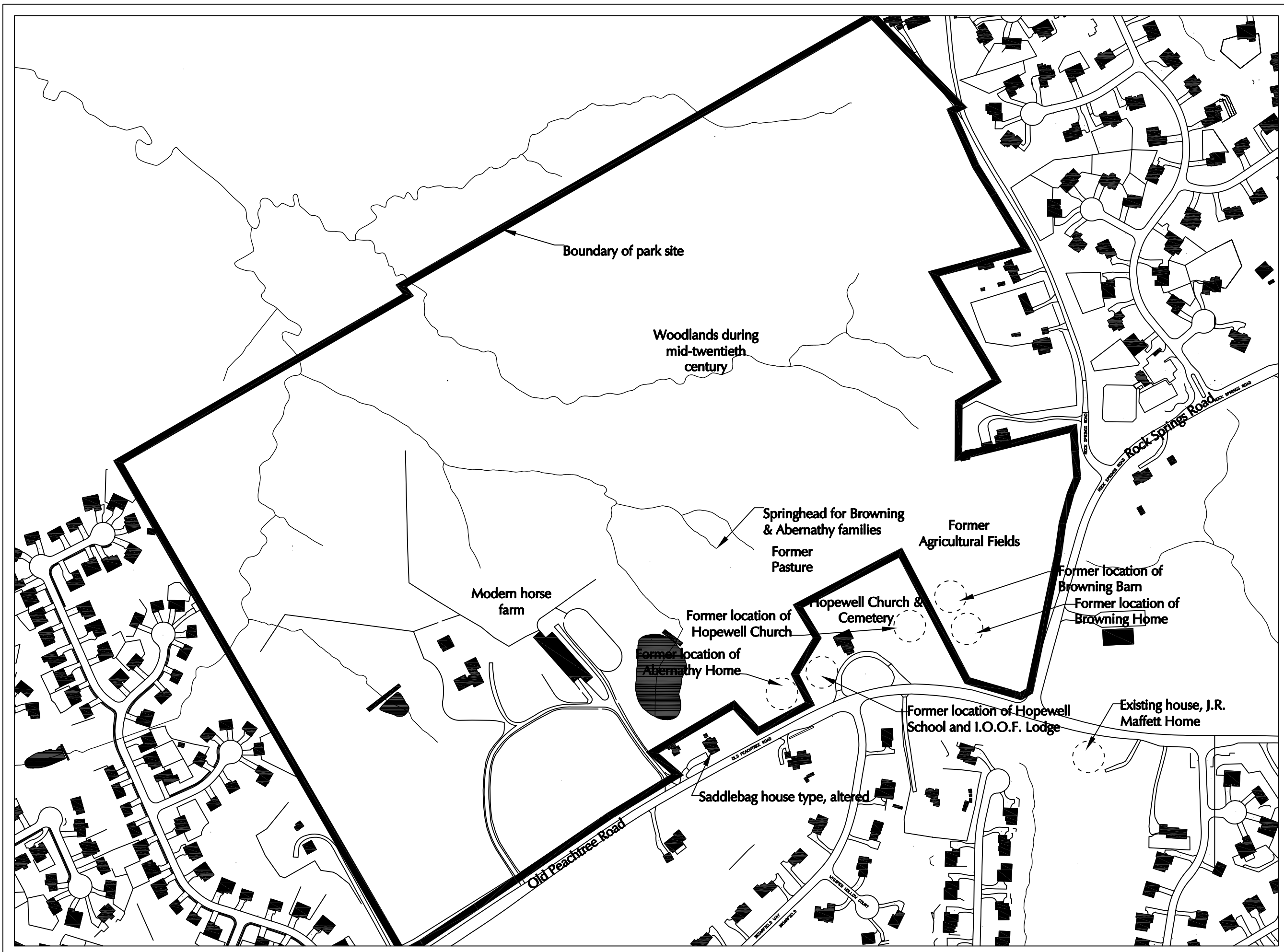


**Figure 7**  
**1972 Aerial**  
**Photograph for**  
**the Park Site**

## SITE VISIT

The Jaeger Company performed a site visit on June 29, 2005, to inventory cultural resources found on or near the park site. Documented cultural features which have not survived on the park site are keyed in *Figure 8*. These features include the Abernathy Home (circa mid-twentieth century) and the Browning Home (circa early twentieth century). Cultural features that were found adjacent to the park site, but no longer exist include: the Hopewell School (circa early twentieth century), Hopewell I.O.O.F. Lodge #48 (which might have utilized the school building during the early twentieth century), and the historic Hopewell Christian Church (circa late nineteenth century). Several significant cultural resources are found adjacent to the park site and are keyed (see *Figure 8*) including the Hopewell Christian Church (circa mid-twentieth century), the Hopewell Cemetery (circa late nineteenth century), a saddlebag house type (circa early twentieth century), the Maffett Home (circa 1850s). According to the early deeds, the park site was originally part of the J.R. Maffett farm and this historic central hallway cottage is reputedly the J.R. Maffett home. Photographs of these existing cultural resources are included in this report, see *Figures #9-14*.





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# SPRIGGS ROAD PARK

LAWRENCEVILLE, GEORGIA

Date: 06.29.05  
Revisions: 07.19.05

ProjectNo.: 04030  
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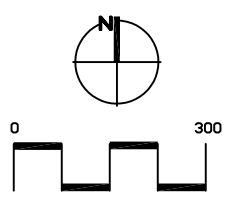


Figure 8  
Historic &  
Cultural Features



*Figure 9: The Hopewell Christian Church is a mid-twentieth century church located west of the original church and cemetery.*



*Figure 10: The Hopewell Christian Church Cemetery has a mix of graves dating from the late nineteenth century and early twentieth century. This cemetery is located east of the current Hopewell Christian Church building.*





*Figure 11: According to an oral interviewee, this location just east of the Hopewell Christian Church Cemetery is location of the original late nineteenth century church building.*



*Figure 12: H.T. Peevy was one of the owners of Tract Two of the park site in 1909. His grave is found in the Hopewell Christian Church Cemetery.*



*Figure 13: This house, a saddlebag house type, dates from the early twentieth century; the building has had several rear additions within the last fifty years.*



*Figure 14: The Maffett Home is believed to be the original farmhouse of J.R. Maffett, the original owner of the park site. This home dates from the 1850s and is a central hallway cottage.*

## FAMILY HISTORICAL INFORMATION

Families and individuals that were historically associated with the park site include: Hugh E. Allen; the Peevy family; T.J. Avery; C.W. Browning; Elease Abernathy; W.O. Adams; L.M. Brand; and the Brand Banking Company (refer to *Table 1: Spriggs Road Park Chain of Title*). Brief mention of some of these individuals was found in *History of Gwinnett County, Georgia*.

A search of the *Civil War Soldiers & Sailors* online database revealed potential information regarding two early property owners of the current park site. T.J. Avery was a private in the Confederate Army as part of the 10<sup>th</sup> Battalion, Georgia Infantry, Company C & E, for Gwinnett County. Also found in this database was J.R. Maffett of the Maffett Home, who was a Sergeant in the Confederate Army as part of the 8th Georgia Infantry, State Guards, of Gwinnett County.

The Brand Banking Company was founded by E.M. Brand in 1905, and was operated by L.M. Brand, the son of E.M. Brand. Prior to the formation of his company, E.M. Brand provide loans to individuals on the Gwinnett County Courthouse steps and would secure these loans by mortgages on their properties.<sup>19</sup> Sometimes the signers of these loans would default and the Brand Banking Company, or in some cases L.M. Brand himself, would become the owners of the property (such is the case with portions of Tract One). The Brand Banking Company is still in operation today and has a total of five banks in Gwinnett and Hall Counties. Its main office is still located on the Courthouse Square in Lawrenceville, Georgia.

J.R. (John Robert) Maffett is believed to have arrived in Gwinnett County, Georgia, in 1825 with his family when he was a year old. His father John Maffett was originally from South Carolina, possibly from Newberry. In 1848 he married Mary Beeland and subsequently had thirteen children (that survived childbirth). With the onset of the Civil War, J.R. Maffett enlisted in the Confederate Army and was a sergeant as part of the 8<sup>th</sup> Georgia Infantry, State Guards. J.R. and his wife are listed as founding members of the Rock Springs Methodist Church in 1866, and he later helped construct, and probably donated the land for, the Hopewell Christian Church. On this same property, there was a school that has been referred to as the Maffett Academy and the Hopewell School.

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<sup>19</sup> Gwinnett County Deed Book 132, page 66; DB 151 / 65; DB 99 / 451



*Figure 15: Circa 1880s photograph of J.R. (1824-1908) and Mary Beeland (1831-1919) Maffett, courtesy of Maffetts in the Southeast.*



*Figure 16: Circa 1890s photograph of the Maffett Home place, courtesy of Maffetts in the Southeast.*

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**APPENDIX B**

**TABULATION OF CONCERNS FROM  
ROCK SPRINGS PARK PUBLIC MEETING**



# SPRIGGS ROAD PARK

## Priority and Concerns List

Priority	Times	Priorities					
	Mentioned	First	Second	Third	Fourth	Fifth	Sixth/No Priority
Picnic Pavilions and Areas	33	2	7	12	6	4	2
Nature Trail/Walking Trail	29	13	5	6	4		1
Tennis	28	3	6	7	5	6	1
Activity Building with Gym	22	3	9	4	3	3	
Football Field/Complex	22	13	3	1	3	2	
Playground	20	4	3	5	5	2	1
Soccer Field	14	6	4		2	2	
Multi Purpose Trail (paved)	13	7	5		1		
Activity Building	7		3	1	1	2	
Restrooms	7	2		1	2	2	
Open Field space (games)	6	2	1	3			
Parking	6			1	3	2	
Dog Park	4	1	1	1	1		
Woodlands	4		3	1			
Concession Stand	3		2			1	
Lighted Common Areas	3			2	1		
Ampitheater	2				2		
Courts (tennis, bb, vb)	2	1		1			
Fishing Pond	2	1	1				
Senior Center	2			2			
Sports - variety	2		1	1			
Baseball field	1					1	
Bike Trails	1		1				
Camping Areas	1		1				
Equestrian Facility	1				1		
Fountains	1			1			
Green Space	1	1					
Lacrosse Field	1						1
Meadows	1			1			
Park & Ride	1					1	
Pond (fishing)	1						1
Security/Call boxes	1			1			
Several Entrances / Exits	1			1			
Sidwalks	1				1		
Storage	1				1		
Track	1		1				
Water Fountains	1		1				

## SPRIGGS ROAD PARK

### Priority and Concerns List

CONCERNS	
Traffic	29
Sidewalks - lack of	10
Bright Lights	8
Entrances - # & location	8
Safety (not a hang out)	7
Parking	7
Noise	6
Set Hours - locked gate	5
Buffer zone	5
Timeframe	4
House value	3
Greenspace - loss of	3
Litter / Maintenance	1
Security (lighting)	1
Quality of facility	1
Flooding	1

**APPENDIX C**

**ROCK SPRINGS PARK STEERING COMMITTEE  
MEETING MINUTES**





SPRIGGS ROAD PARK SITE - MASTER PLAN  
STEERING COMMITTEE  
PARKS TOUR MEETING MINUTES

Date of Meeting: 6 August 2005

Date of Issue: 9 August 2005

Attendees:

Jennie Dent

Arnold Stephens

Jose Doyague

Mike Hash

John Morrison

Paula Hastings

Al Butler

Liliana Rodriguez

Lee Crocker

Eric Riner

Butch Poss

Steve Flood

Grant Guess, Parks and Recreation, Director of Planning & Project Administration

Rex Lee Schuder, Parks and Recreation Project Administration

Chet Thomas, The Jaeger Company

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The group toured several Gwinnett County parks in order to see features and facilities that will serve as a reference in making decisions about the program and design of the Spriggs Road park site. The primary features that were visited and discussed at each park are listed.

- (1) *Shorty Howell Park* – Football Field, Community Center (not yet open)
- (2) *Pinckneyville Park* – Skatepark
- (3) *Pinckneyville Soccer Complex* – Soccer Fields, Playground, Large Pavilion, Restroom/Concession Facility
- (4) *Mountain Park Aquatic Center* – Activity Building
- (5) *Ronald Reagan (at Five Forks) Park* – Multi-Use Trail, Pond, Dog Park, Turf Area, Teen Area, Senior Area, Shelters
- (6) *Bethesda Park* – Multi-Use Trail in a Woodland
- (7) *Rhodes Jordan Park* – Community Center with gym, Tennis Complex
- (8) *Rabbit Hill Park* – Soccer Fields (5 adult fields without grade separation)
- (9) *Dacula Park* – Activity Building

Further discussion of the program for the Spriggs Road Park site will occur during the park site tour scheduled for 8.20.05. County personnel also informed the group of the potential acquisition of the adjacent 49-acre parcel for soccer and other needed park facilities.

*Please notify The Jaeger Company of any errors or omissions in these minutes.*



## SPRIGGS ROAD PARK SITE - MASTER PLAN

### STEERING COMMITTEE

#### PARKS TOUR MEETING MINUTES

Date of Meeting: 20 August 2005

Date of Issue: 24 August 2005

#### Attendees:

Arnold Stephens	Mac Barnett
Craig Deneau	Mark Greve
Liliana Rodriquez	Eric Riner
Jennie Dent	Lee Crocker
Alan Butler	John Morrison
Tom Edwards	Mike Hash
Paula Hastings	Butch Poss
Steve Flood	Jose Doyague

Grant Guess, Parks and Recreation, Director of Parks and Recreation Project Administration

Rex Lee Schuder, Principal Community Planner

Madie Fischetti, The Jaeger Company

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The group toured both parcels associated with the Spriggs Road Park site. The group toured the forty-nine acre parcel currently under acquisition by the County in the morning and the sixty-three acre eastern parcel in the afternoon. Rex led a discussion of the various woodland types and options for development within each area.

Since the program for the original (eastern) portion of the site has already been determined (Football Complex, Activity Bldg. With Gym, Six Tennis Courts, Pavilion/Playground Complex, *Maintenance Compound*, Trail System), program elements for the expansion tract were discussed at lunch. Rex stated that the County had an interest in placing a three field soccer complex with supporting amenities on the most developable plateau. What followed were suggestions from each committee member for other recreation facilities that might occupy space in the proposed 49-acre expansion tract. The following items were discussed:

- 1) SOCCER – Soccer development on the site will likely take place in the existing flattest part of the site on the portion of the site bordering Old Peachtree Road.

- 2) **TEEN ACTIVITIES** – Many of the committee members expressed surprise that they liked the Skate Park viewed during the park tour. A majority of the committee members mentioned that they thought this would be a desired amenity at the park. It was also discussed that it would be beneficial to add a flatly paved “free skate” area to the skate park’s perimeter where young children or adults on skates or rollerblades could skate around the zone more heavily utilized by skateboarders. There was also a suggestion for the inclusion of preteen play equipment and swings in the program.
- 3) **GREAT LAWN** – Several committee members desire preservation of the open vista in the pasture areas. Many committee members agreed that they desired a “Great Lawn” area with a mown, grassy slope that would incorporate the many specimen trees within the pasture bounds. Committee members expressed that formalized walking paths should not dissect the area, but should be directed around its perimeter. Specimen trees would be preserved in this scheme.
- 4) **DOG PARK** – There were mixed feelings expressed regarding the inclusion of a dog park in the site program. Several committee members felt it would lend community support to the project and help eliminate user conflicts. Others felt it would detract from the natural beauty of the site. The chain link fencing associated with the dog park was unappealing to most committee members and was not desired within sight of the Great Lawn pasture zone.
- 5) **BASKETBALL** – Several committee members expressed concern regarding the inclusion of basketball in the program. Some members felt basketball would be better placed at Collins Hill Park in the current location of the tennis courts next to the road. It was suggested that the future gym would provide a more supervised environment for basketball at the Spriggs site. It was also suggested that the planned conversion of tennis courts at Collins Hill back to basketball include some or all courts being converted to half-court configuration. The location of the future basketball at Collins Hill, right at the front entrance and visible from Collins Hill Road, while separated by the park drive from future playground activity near the existing Collins Hill pavilion/playground complex, made that zone ideal for basketball but less than ideal for tennis.
- 6) **TENNIS** – The committee members with an interest in tennis stated their desire that the six proposed tennis courts be located together at the Spriggs property, and not split up with some at Collins Hill and some at Spriggs.
- 7) **LILY POND** – There was consensus that the lily pond on the 49-acre site should be preserved in its current configuration on the site. Committee members do not wish for this pond to become part of the stormwater system for the site. Committee members felt this would be a nice place for Senior Amenities to occur on the site.
- 8) **SENIOR AREA** – Several committee members felt that a senior amenity area would be an excellent program addition for the site.
- 9) **PARKING** – Parking was discussed for the 49-acre parcel. One location for parking might be adjacent to the “Antenna Farm” on the adjacent property.
- 10) **PLAZA AREA** – As the discussion regarding programming progressed, a consensus was reached that it would be nice to have a formal gathering space at the top of the hill on the 49-acre parcel from which other uses radiated. This space could be located where the residence or barn sits currently on the site with other uses radiating out from the plaza. The plaza should be shaded with engineering allowances for trees within a paved space. Most committee members agreed that higher-impact uses such as the skate park, senior area, playgrounds, parking, and supporting facilities should be consolidated near the soccer complex (south side of the site) and its parking with more passive uses such as walking trails and shelters being located downhill in the existing pasture and wooded areas.



(northwest side of the site). These uses would be connected with a trail system. This will allow for maximum visibility of uses such as the skate park and will make the central plaza a vital and active space.

11) TRAIL SYSTEM – Several types of trails were discussed including:

- a. Multi-Use Trails
- b. Nature Paths
- c. Grass Paths within Meadow Areas

These trails would also be present on the sixty-three acre site in some configuration linking the different activity areas.

Rex followed up the meeting with a call to TJC with additional county requests for the site. The county would like to see a maintenance compound added to the program for the site in close proximity to the football complex.

Inventory and Analysis for the site as well as three alternatives for development will be presented to the Steering Committee at the next meeting on September 13 at 7 pm.

*Please notify The Jaeger Company of any errors or omissions in these minutes.*



## SPRIGGS ROAD PARK SITE - MASTER PLAN

### STEERING COMMITTEE

#### PARKS TOUR MEETING MINUTES

Date of Meeting: 13 September 2005

Date of Issue: 19 September 2005

#### **Attendees:**

Arnold Stephens	Christy Deneau
Craig Deneau	Mark Greve
Liliana Rodriquez	Julius Bagley
Jennie Dent	Alan Butler
Tom Edwards	Mike Hash
Paula Hastings	Butch Poss
Steve Flood	Jose Doyague
John Morrison	
Phil Hoskins, Director of Community Services, Gwinnett County	
Rex Lee Schuder, Principal Community Planner, Gwinnett County	
Chet Thomas, The Jaeger Company	
Madie Fischetti, The Jaeger Company	

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The Spriggs Road Park Site Steering Committee convened to discuss site conditions and three conceptual plans for the park master plan. The Jaeger Company presented inventory and analysis of the site including soil data, vegetation, slope, hydrology, and general site conditions. The committee viewed three conceptual plans for the site. All plans utilized common program elements. Rex led a discussion of park ideas with input from all committee members.

The following were the general concerns and conclusions reached by the committee:

#### 1) FOOTBALL AREA

- County Comments:
  - The Department hopes that the Football area can be included in Phase One
  - Include parking for 350 vehicles and the maintenance area
  - Concession area to be located proximate to a parking turnaround area

- A future bike/pedestrian connection between the two “sides” of the park should be shown leading up to the football area (discussed in greater detail below)
- Committee Comments:
  - No other uses (i.e. playground or skate park) should be included in the football area (besides multi-use or nature trails)
  - A future connection between the two park parcels should be established in this area—short term connection could be a nature trail with a future connection to include some type of multi-use bridge crossing

## 2) SOUTH END OF 63-ACRE PARCEL

- Activity Building:
  - Should be located on the hill as shown in Concepts A and C
  - Adequate parking for the Activity Building will be shown (as on Concept C)
- Tennis and Skate Park:
  - Tennis and Skate Park should be shown in locations as on Concept C EXCEPT they should switch locations with the Skate Park being in closer proximity to the Lotus Pond and the Tennis Courts being located at the corner of Rock Springs Road and Old Peachtree Road
  - The Tennis Courts should not be terraced if possible; Opportunities for seatwalls should be investigated
  - Filtered screening should be included between the tennis courts and the roads
  - Skate Park to be approximately 33% bigger than Pinckneyville (if possible on site); Features to include bowl and pyramid with street features as well as a perimeter trail which could be used by younger (and older!) skaters
  - Skate Park area should also include swings for teenagers
- A pedestrian linkage between the Tennis Courts and the Activity Building should be established
  - The Pavilion and supporting amenities should be located as in Concept C
  - Amenities to include – a large playground area and restroom facility (no sand volleyball)
  - Adequate parking to be provided in proximity to the Pavilion

## 3) BACK ZONE (CLEARING ON NORTH CORNER OF 49-ACRE TRACT)

- This area should be designated as MEADOW and expanded to approximately 2.5 acres
- Meadow treatment will include adding trees to stream buffer area and buffer at power easement
- A rustic pavilion should be provided in this area



#### 4) SOCCER AREA

- Concept C Parking was preferred by the committee because it allowed for a larger pedestrian zone and separated parking for the more passive uses
- Soccer field placement as shown in Scheme C was preferred by the committee
- This parking scheme also contributed to the more bilaterally symmetrical Plaza design which many of the committee members found appealing

#### 5) PLAZA AREA

- Committee members preferred the Plaza as shown in Concept C
- Opportunities for framing views with pavilions, etc. should be explored

#### 6) NATURE TRAIL SYSTEM

- A more extensive nature trail system should be explored to link all portions of the park
- A loop should be established to link football with the Meadow Area (on “back” portion of site)
- Optimum locations for creek crossings should be established linking the Great Lawn area to the High Ridge on the northwest corner of the site
- The nature trail system should tie into the multi-use trail system where possible

#### 7) GREAT LAWN

- Mown irrigated turf area at top of ridge near Plaza area as shown in Concept C
- Great Lawn of non-irrigated mown lawn would include areas shaded on Concept graphics as well as the area east of the Lotus Pond. Grassed area to extend to existing tree line. Pockets of meadow (mown semi-annually) to connect different pockets of specimen trees.
- Multi-use trail should not dissect Great Lawn Area

*Please notify The Jaeger Company of any errors or omissions in these minutes.*



## SPRIGGS ROAD PARK SITE - MASTER PLAN

### STEERING COMMITTEE

#### PARKS TOUR MEETING MINUTES

Date of Meeting: 19 October 2005

Date of Issue: 20 October 2005

#### **Attendees:**

Alan Butler

Arnold Stephens

Christy Deneau

Eric Riner

John Morrison

Mac Barnett

Grant Guess, Division Director, Parks & Recreation, Gwinnett County

Rex Lee Schuder, Principal Community Planner, Gwinnett County

Chet Thomas, The Jaeger Company

Madie Fischetti, The Jaeger Company

Mike Hash

Paula Hastings

Steve Flood

Tom Edwards

Katie Burke

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The Spriggs Road Park Site Steering Committee convened to discuss the Preliminary Master Plan for the park site. The Jaeger Company presented the preliminary master plan graphic and heard discussion/concerns from the committee and the county.

The following were the general concerns and conclusions reached by the committee:

#### 1) TENNIS COURTS

- The courts should be noted as lighted
- Relocate restroom building from skate park area to junction of entry road with the pavilion parking road and closer to the tennis courts
- Some sort of walkway is desired between the tennis courts for spectators
- Possibly eliminate some parking spaces from this area

#### 2) SKATE PARK

- Add bench swings in this area

- Move restroom building (see above)

### 3) BOULEVARD/PLAZA AREA

- Add street trees along the boulevard
- Add some wording to the master plan graphic and report regarding “special” accent lighting fixtures for this area
- Concession Building – graphic of the building should be adjusted to accurately reflect the Gwinnett County standard concession/restroom building

### 4) PARKING AREAS

- Look at an overall reduction in the number of parking spaces in the Activity Building/Tennis Court/Pavilion Area
- The consultants should consider increasing the buffer shown on the graphic adjacent to Mr. Stephen’s property in the reduction of any parking spaces

### 5) VEGETATION

- Show additional re-vegetation (slope reforestation) areas on the Final Master Plan graphic and explore the addition of street trees along Old Peachtree

### 6) SOCCER

- Fence and possibly netting should be added to the soccer field configuration

*Please notify The Jaeger Company of any errors or omissions in these minutes.*





## SPRIGGS ROAD PARK SITE - MASTER PLAN

### STEERING COMMITTEE

#### PARKS TOUR MEETING MINUTES

Date of Meeting: 15 November 2005

Date of Issue: 17 November 2005

#### **Attendees:**

Jose Doyague

Lee Crocker

Mark Greve

Craig Deneau

Christy Denau

Liliana Rodriguez

Steve Flood

Grant Guess, Division Director, Parks & Recreation, Gwinnett County

Madie Fischetti, The Jaeger Company (TJC)

John Morrison

Jennie Dent

Paula Hastings

Arnold Stephens

Mike Hash

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The Spriggs Road Park Site Steering Committee convened to discuss the Final Master Plan for the park site. The Jaeger Company presented the final master plan graphic and cost estimate.

The committee requested the following additions to the graphic:

#### 1) TENNIS COURTS

- The court configuration should include a half-court practice area with a wall.
- The master plan report should call out that the walkways in between the court areas should be adequate for lawn chairs/spectators.

#### 2) FOOTBALL AREA

- The graphic should show a clear pedestrian connection from the turnaround to the concession building.

TJC also explained that the west loop of the multi-use trail would have to be reconfigured slightly to accommodate a phase one loop without the additional west side improvements.

With the above listed recommendations added, the Steering Committee took a unanimous vote to adopt the Master Plan Graphic.

TJC presented the cost estimate in detail to the committee. Several costs need to be updated in the final cost estimate including the soccer field lighting. A potential first phase of projects was presented to the committee. After a lengthy discussion, the committee unanimously voted to adopt the following projects as a first phase:

*East Side – Rock Springs Road Entrance*

- Earthwork and Infrastructure
- Pavilion and Playground Area
- Tennis Court Area

*Football Complex*

- Parking & Roads
- Football Fields
- Earthwork & Infrastructure
- Maintenance Facility

*Multi-Use Trail System*

- East Connector
- West Loop
- Central Connector

*Nature Trail System*

- West Side
- East Side

Subsequent priorities for park development were then agreed upon. The following priority list was the consensus of the committee:

- 1) Phase One (as outlined above)
- 2) Activity Center/Gymnasium
- 3) Soccer Fields (3) & Plaza, Lawn, and Meadow\*
- 4) Teen Amenity Area
- 5) Multi-Use Trail – East Side Bridge Connector
- 6) Lawn Court Amenities and Playground Area
- 7) Nature Trail System – Central

\*The meadow portion of this portion of the cost estimate includes the Central Meadow Restoration area including the rustic pavilion

TJC received a call on 11/16/05 with a recommendation by a committee member to include wording in the Master Plan Report regarding the quality of the grass installed in the Great Meadow Area. It is desired by the committee that this grass be a quality that a person can walk barefoot through it.

*Please notify The Jaeger Company of any errors or omissions in these minutes.*



## SPRIGGS ROAD PARK SITE - MASTER PLAN

### RECREATION AUTHORITY

#### MEETING MINUTES

Date of Meeting: 12 January 2006

#### **Attendees:**

Gwinnett County Recreation Authority Members

Grant Guess, Parks and Recreation, Director of Parks and Recreation Project Administration

Rex Lee Schuder, Principal Community Planner, Gwinnett County

Chet Thomas, The Jaeger Company

Paula Hastings, Spriggs Road Park Steering Committee

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The Jaeger Company presented the Spriggs Road Park Master Plan to the Recreation Authority. There was a brief question and answer session regarding the plan. There was a discussion on what the official name of the park should be. Grant Guess presented the idea of naming the park “Rock Springs Park” to the Authority, and this name was accepted and adopted.

*Please notify The Jaeger Company of any errors or omissions in these minutes.*





## SPRIGGS ROAD PARK SITE - MASTER PLAN

### BOARD OF COMMISSIONERS

#### MEETING MINUTES

Date of Meeting: 19 January 2006

#### **Attendees:**

Gwinnett County Board of Commissioners

Grant Guess, Parks and Recreation, Director of Parks and Recreation Project Administration

Rex Lee Schuder, Principal Community Planner, Gwinnett County

Chet Thomas, The Jaeger Company

Madie Fischetti, The Jaeger Company

Spriggs Road Park Steering Committee Members: Paula Hastings, Jennie Dent, Arnold Stephens

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Grant Guess introduced the The Jaeger Company as they presented the Spriggs Road Park Master Plan and Phase One Master Plan to the Board of Commissioners. There was a brief question and answer session regarding the plan. The Board was informed that the Recreation Authority had elected to name the park Rock Springs Park. There were comments from several steering committee members who desired future funding for implementation of future phases of the park.

*Please notify The Jaeger Company of any errors or omissions in these minutes.*

**APPENDIX D**  
**COST ESTIMATE**

**ROCK SPRINGS PARK MASTER PLAN**
*The Jaeger Company*
**COST ESTIMATE - FINAL 02.28.06**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Notes</i>
<b>East Side - Rock Springs Road Entrance</b>					<b>\$ 4,776,068</b>	
<i>Earthwork &amp; Infrastructure</i>					<i>\$ 773,900</i>	
Grading - Cut & Fill	CY	\$ 6	74,000	\$ 444,000		
Clearing	AC	\$ 4,000	16.00	\$ 64,000		
Erosion Control	LS	\$ 33,000	1	\$ 33,000		
Rock Springs Decel Lane	LF	\$ 130	200	\$ 26,000		
Rock Springs Sidewalks	LF	\$ 25	900	\$ 22,500		
Asphalt Drive	SY	\$ 24	2,150	\$ 51,600		
Utility Connection Fees	LS	\$ 10,000	1	\$ 10,000		
Curb & Gutter	LF	\$ 17	300	\$ 5,100		
Signage (Park Entrance)	EA	\$ 6,000	1	\$ 6,000		
Water Service	LF	\$ 30	700	\$ 21,000		
Sanitary Sewer	LF	\$ 42	200	\$ 8,400		
Electricity/Conduit	LF	\$ 14	700	\$ 9,800		
Stormwater Management	LF	\$ 45,000	1	\$ 45,000		
Orientation Kiosk	EA	\$ 7,500	1	\$ 7,500		
Parking/Roadway Lights - Lease	LS	\$ 20,000	1	\$ 20,000		
<i>Teen Amenity Area</i>					<i>\$ 415,225</i>	
Skate Park - Primary Area	SF	\$ 18	8,000	\$ 144,000		
Skate Park - Secondary Area	SF	\$ 18	6,000	\$ 108,000		
Asphalt Drive / Parking Aisles	SY	\$ 24	1,950	\$ 46,800		
Parking Spaces	SF	\$ 3	8,100	\$ 24,300		
Striping (50 spaces)	LF	\$ 2.50	900	\$ 2,250		
Curb & Gutter	LF	\$ 17	900	\$ 14,850		
Signage (Drive/Parking)	EA	\$ 300	4	\$ 1,200		
Parking Lot/Drive Landscaping	LS	\$ 8,000	1	\$ 8,000		
Sidewalks	SF	\$ 4.75	3,500	\$ 16,625		
Shelter (20'x20')	SF	\$ 58	400	\$ 23,200		
Water Service	LF	\$ 30	550	\$ 16,500		
Electricity/Conduit	LF	\$ 14	550	\$ 7,700		
Water Fountain	LS	\$ 1,800	1	\$ 1,800		
<i>Pavilion and Playground Area</i>					<i>\$ 656,115</i>	
Sidewalks	SF	\$ 4.75	2,300	\$ 10,925		
Playground	SF	\$ 22	7,000	\$ 154,000		
Pavilion Structure (60' Diameter)	SF	\$ 64	2,825	\$ 180,800		
Picnic Tables	EA	\$ 1,000	15	\$ 15,000		
Bench on Concrete Pad	EA	\$ 1,200	5	\$ 6,000		
Trash Receptacle on Concrete Pad	EA	\$ 850	3	\$ 2,550		
Grill	EA	\$ 500	5	\$ 2,500		
Restroom (24'x24' )	SF	\$ 140	576	\$ 80,640		
Water Service	LF	\$ 30	500	\$ 15,000		
Sanitary Sewer	LF	\$ 42	1,400	\$ 58,800		
Electricity/Conduit	LF	\$ 14	650	\$ 9,100		
Irrigation	LS	\$ 8,000	1	\$ 8,000		
Landscaping (Trees)	LS	\$ 12,000	1	\$ 12,000		
Turf Area (Seeded)	AC	\$ 5,000	0.7	\$ 3,500		
Asphalt Drive / Parking Aisles	SY	\$ 24	1,550	\$ 37,200		
Parking Spaces	SF	\$ 3	13,700	\$ 41,100		
Striping (80 spaces)	LF	\$ 2.50	1,440	\$ 3,600		
Signage (Drive/Parking)	EA	\$ 300	6	\$ 1,800		
Curb & Gutter	LF	\$ 17	800	\$ 13,600		



**ROCK SPRINGS PARK MASTER PLAN***The Jaeger Company***COST ESTIMATE - FINAL 02.28.06**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Notes</i>
<b>Activity Center / Gymnasium</b>					<b>\$ 2,370,063</b>	
Activity Center Building	SF	\$ 120	6,800	\$ 816,000		
Gymnasium	SF	\$ 100	12,600	\$ 1,260,000		
Water Service	LF	\$ 28	150	\$ 4,200		
Sanitary Sewer	LF	\$ 40	150	\$ 6,000		
Electricity/Conduit	LF	\$ 14	150	\$ 2,100		
Sidewalks	SF	\$ 4.75	6,750	\$ 32,063		
Asphalt Drive / Parking Aisles	SY	\$ 24	4,200	\$ 100,800		
Parking Spaces	SF	\$ 3	32,400	\$ 97,200		
Striping (190 spaces)	LF	\$ 2.50	3,420	\$ 8,550		
Curb & Gutter	LF	\$ 17	1,150	\$ 19,550		
Signage (Drive/Parking)	EA	\$ 300	12	\$ 3,600		
Landscaping	LS	\$ 20,000	1	\$ 20,000		
<b>Tennis Court Area</b>					<b>\$ 560,765</b>	
Concrete Sidewalks / Paving	SF	\$ 4.75	4,100	\$ 19,475		
Small Courtyard Paving	SF	\$ 12	1,200	\$ 14,400		
Retaining/Seatwall	LF	\$ 80	60	\$ 4,800		
Tennis Courts w/ fencing, lighting	EA	\$ 50,000	6	\$ 300,000		
Trash Receptacles	EA	\$ 850	2	\$ 1,700		
Benches	EA	\$ 1,000	4	\$ 4,000		
Asphalt Drive / Parking Aisles	SY	\$ 24	1,500	\$ 36,000		
Parking Spaces	SF	\$ 3	8,200	\$ 24,600		
Striping (50 spaces)	LF	\$ 2.50	900	\$ 2,250		
Curb & Gutter	LF	\$ 17	800	\$ 13,600		
Signage (Drive/Parking)	EA	\$ 300	4	\$ 1,200		
Landscaping	LS	\$ 15,000	1	\$ 15,000		
Water Fountain	EA	\$ 1,800	1	\$ 1,800		
Water Service	LF	\$ 28	200	\$ 5,600		
Sanitary Sewer	LF	\$ 42	800	\$ 33,600		
Electricity/Conduit	LF	\$ 14	150	\$ 2,100		
Restroom (24'x24')	SF	\$ 140	576	\$ 80,640		

**ROCK SPRINGS PARK MASTER PLAN**
*The Jaeger Company*
**COST ESTIMATE - FINAL 02.28.06**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Notes</i>
<b>West Side - Old Peachtree Road Entrance</b>					<b>\$ 3,070,780</b>	
<i>Earthwork &amp; Infrastructure</i>					<i>\$ 1,276,085</i>	
Grading - Cut & Fill	CY	\$ 6	70,000	\$ 420,000		
Clearing	AC	\$ 2,000	19.50	\$ 39,000		
Erosion Control	LS	\$ 32,000	1	\$ 32,000		
Sidewalks	SF	\$ 4.75	8,300	\$ 39,425		
Old Peachtree Decel Lane	LF	\$ 130	500	\$ 65,000		
Old Peachtree Sidewalks	LF	\$ 25	1,450	\$ 36,250		
Signage (Park Entrance)	EA	\$ 4,500	1	\$ 4,500		
Asphalt Drive / Parking Aisles	SY	\$ 24	3,310	\$ 79,440		
Parking Spaces	SF	\$ 3	53,500	\$ 160,500		
Striping (330 spaces)	LF	\$2.50	5,940	\$ 14,850		
Curb & Gutter	LF	\$ 17	2,800	\$ 47,600		
Signage (Drive/Parking)	EA	\$ 300	16	\$ 4,800		
Parking Lot/Drive Landscaping	LS	\$ 30,000	1	\$ 30,000		
Parking Lot Light Fixtures - Lease	LS	\$ 18,000	1	\$ 18,000		
Promenade	SF	\$ 8	9,000	\$ 72,000		
Promenade Light Fixtures	EA	\$ 3,500	14	\$ 49,000		
Promenade Landscaping	LS	\$ 12,000	1	\$ 12,000		
Misc. Demolition	LS	\$ 15,000	1	\$ 15,000		
Water Service	LF	\$ 30	830	\$ 24,900		
Sanitary Sewer	LF	\$ 42	1,100	\$ 46,200		
Electrical / Conduit	LF	\$ 14	830	\$ 11,620		
Stormwater Management	LS	\$ 44,000	1	\$ 44,000		
Utility Connect Fees	LS	\$ 10,000	1	\$ 10,000		
<i>Soccer Fields (3)</i>					<i>\$ 1,010,200</i>	
Turf Zone Prep	EA	\$ 90,000	1	\$ 90,000		
Sod	EA	\$ 45,000	1	\$ 45,000		
Irrigation	EA	\$ 15,000	1	\$ 15,000		
Fencing - w/ netting on south side	LF	\$ 24	2,300	\$ 55,200		
Lights/Electrical Power	LS	\$ 115,000	1	\$ 115,000		
Restroom/Concession Bldg - Enclosed	SF	\$ 140	3,000	\$ 420,000		
Restroom/Concession Bldg - Open	SF	\$ 75	3,600	\$ 270,000		
<i>Plaza, Lawn and Meadow</i>					<i>\$ 421,405</i>	
Plaza - Concrete	SF	\$ 6	25,000	\$ 150,000		
Plaza - Pavers	SF	\$ 9	5,000	\$ 45,000		
Pergola	LF	\$ 120	300	\$ 36,000		
Seat Wall	LF	\$ 100	100	\$ 10,000		
Plaza Lighting	EA	\$ 3,500	9	\$ 31,500		
Steps/Ramp/Curbs	LS	\$ 12,000	1	\$ 12,000		
Limited Clearing	AC	\$ 2,500	11	\$ 27,500		
Turf	AC	\$ 4,500	2	\$ 7,200		
Irrigation	LS	\$ 10,000	1	\$ 10,000		
Landscaping	LS	\$ 35,000	1	\$ 35,000		
Back Meadow Clearing	AC	\$ 1,500	3	\$ 4,125		
Back Meadow Planting	AC	\$ 6,000	3	\$ 16,500		
Bench Swings	EA	\$ 1,200	4	\$ 4,800		
Rustic Pavilion	SF	\$ 256	80	\$ 20,480		
Benches	EA	\$ 1,200	8	\$ 9,600		
Trash Receptacle on Concrete Pad	EA	\$ 850	2	\$ 1,700		

**ROCK SPRINGS PARK MASTER PLAN**
*The Jaeger Company*
**COST ESTIMATE - FINAL 02.28.06**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Notes</i>
<b>Lawn Court Amenities and Playground Area</b>					<b>\$ 363,090</b>	
Sidewalks	SF	\$ 4.75	3,600	\$ 17,100		
Playgrounds	SF	\$ 20	7,000	\$ 140,000		
Retaining/Seatwall	LF	\$ 80	100	\$ 8,000		
Picnic Tables	EA	\$ 1,000	10	\$ 10,000		
Bench on Concrete Pad	EA	\$ 1,200	4	\$ 4,800		
Trash Receptacle on Concrete Pad	EA	\$ 850	2	\$ 1,700		
Grill	EA	\$ 500	3	\$ 1,500		
Irrigation	LS	\$ 8,000	1	\$ 8,000		
Turf Area (Seeded)	AC	\$ 4,500	1.1	\$ 4,950		
Shelter (20'x20') - 2 Shelters	SF	\$ 58	800	\$ 46,400		
Restroom (24'x24')	SF	\$ 140	576	\$ 80,640		
Lawn Courts	LS	\$ 28,000	1	\$ 28,000		
Shade Trees/Landscaping	LS	\$ 12,000	1	\$ 12,000		
<b>Football Complex</b>					<b>\$ 2,564,640</b>	
<b>Parking and Roads</b>					<b>\$ 692,600</b>	
Asphalt Drive / Parking Aisles	SY	\$ 24	10,100	\$ 242,400		
Parking Spaces	SF	\$ 3	56,700	\$ 170,100		
Striping (350 spaces)	LF	\$ 2.50	6,300	\$ 15,750		
Curb & Gutter	LF	\$ 17	2,650	\$ 45,050		
Parking Lot/Drive Landscaping	LS	\$ 25,000	1	\$ 25,000		
Parking Lot Light Fixtures - Lease	LS	\$ 20,000	1	\$ 20,000		
Spriggs Road Upgrade & Sidewalk	LF	\$ 150	1,100	\$ 165,000		
Signage (Park Entrance)	EA	\$ 4,500	1	\$ 4,500		
Signage (Drive/Parking)	EA	\$ 300	16	\$ 4,800		
<b>Football Field</b>					<b>\$ 669,500</b>	
Turf Zone Prep	LS	\$ 68,500	1	\$ 68,500		
Sod	LS	\$ 110,000	1	\$ 110,000		
Irrigation	LS	\$ 30,000	1	\$ 30,000		
Bleachers	LS	\$ 25,000	1	\$ 25,000		
Fencing	LS	\$ 35,000	1	\$ 35,000		
Goal Posts	LS	\$ 8,000	1	\$ 8,000		
Lights/Electrical Power	LS	\$ 80,000	1	\$ 80,000		
Track / Multi-Use Around Field	LS	\$ 44,000	1	\$ 44,000		
Press box	SF	\$ 100	450	\$ 45,000		
Concession / Restrooms	SF	\$ 140	1,600	\$ 224,000		
<b>Earthwork &amp; Infrastructure</b>					<b>\$ 1,067,720</b>	
Grading - Cut & Fill	CY	\$ 6	119,800	\$ 718,800		
Clearing	AC	\$ 4,000	1.75	\$ 7,000		
Erosion Control	LS	\$ 30,000	1	\$ 30,000		
Sidewalks	SF	\$ 4.75	6,000	\$ 28,500		
Restroom Building (24'x24')	SF	\$ 120	576	\$ 69,120		
Water Service	LF	\$ 30	1,000	\$ 30,000		
Water Fountain	EA	\$ 1,750	2	\$ 3,500		
Sanitary Sewer	LF	\$ 42	2,400	\$ 100,800		
Electrical / Conduit	LF	\$ 14	1,000	\$ 14,000		
Stormwater Management	LS	\$ 56,000	1	\$ 56,000		
Utility Connection Fees	LS	\$ 10,000	1	\$ 10,000		



**ROCK SPRINGS PARK MASTER PLAN**
*The Jaeger Company*
**COST ESTIMATE - FINAL 02.28.06**

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Notes</i>
<b>Maintenance Facility</b>					\$ 134,820	
Yard/Paving	SF	\$ 3	5,400	\$ 16,200		
Building	SF	\$ 90	1,200	\$ 108,000		
Water Service	LF	\$ 18	150	\$ 2,700		
Electrical	LF	\$ 12	150	\$ 1,800		
Fencing	LF	\$ 18	340	\$ 6,120		
<b>Multi-Use Trail System</b>					\$ 611,700	
<b>East Connector</b>					\$ 80,400	
Multi-Use Trail (12' wide asphalt)	LF	\$ 32	2,350	\$ 75,200		
Signage	EA	\$ 300	4	\$ 1,200		
Bench	EA	\$ 1,000	4	\$ 4,000		
<b>West Loop</b>					\$ 152,700	
Multi-Use Trail (12' wide asphalt)	LF	\$ 32	4,650	\$ 148,800		
Signage	EA	\$ 300	3	\$ 900		
Bench	EA	\$ 1,000	3	\$ 3,000		
<b>Central Connector</b>					\$ 108,200	
Multi-Use Trail (12' wide asphalt)	LF	\$ 32	3,300	\$ 105,600		
Signage	EA	\$ 300	2	\$ 600		
Bench	EA	\$ 1,000	2	\$ 2,000		
<b>East Side Bridge Connector</b>					\$ 270,400	
Bridge - 100 foot length	LS	\$ 250,000	1	\$ 250,000		
Multi-Use Trail (12' wide asphalt)	LF	\$ 34	600	\$ 20,400		
<b>Nature Trail System</b>					\$ 84,160	
<b>West Side</b>					\$ 36,600	
Natural Surface Footpaths	LF	\$ 8	3,500	\$ 28,000		
Footbridges	EA	\$ 6,000	1	\$ 6,000		
Bench	EA	\$ 1,000	2	\$ 2,000		
Signage	EA	\$ 300	2	\$ 600		
<b>Central</b>					\$ 29,400	
Natural Surface Footpaths	LF	\$ 8	1,850	\$ 14,800		
Bench	EA	\$ 1,000	2	\$ 2,000		
Footbridges	EA	\$ 6,000	2	\$ 12,000		
Signage	EA	\$ 300	2	\$ 600		
<b>East Side</b>					\$ 18,160	
Natural Surface Footpaths	LF	\$ 8	1,320	\$ 10,560		
Bench	EA	\$ 1,000	1	\$ 1,000		
Signage	EA	\$ 300	2	\$ 600		
Footbridge	EA	\$ 6,000	1	\$ 6,000		

<b>Budget Summary</b>		
<b>Subtotal</b>	\$	11,107,348
<b>Contingency (15%)</b>	\$	1,666,102
<b>Insurance/Bonds/Other Fees (10%)</b>	\$	1,277,345
<b>Program Management (5.5%)</b>	\$	772,794
<b>Land. Arch./Eng./Arch./Survey Fees (9%)</b>	\$	1,264,572
<b>TOTAL</b>	\$	16,088,160
<b>Phase 1 Budget</b>		\$6,928,000

# ROCK SPRINGS PARK MASTER PLAN

The Jaeger Company

COST ESTIMATE - POTENTIAL PHASE 1 02.28.06

Item	Unit	Unit Price	Quantity	Subtotal	Phase One	Notes
<b>East Side - Rock Springs Road Entrance</b>					<b>\$ 1,857,580</b>	
Earthwork & Infrastructure					\$ 640,700	partial grading
Pavilion and Playground Area					\$ 656,115	
Tennis Court Area					\$ 560,765	
<b>Football Complex</b>					<b>\$ 2,564,640</b>	
Parking and Roads					\$ 692,600	
Football Field					\$ 669,500	
Earthwork & Infrastructure					\$ 1,067,720	
Maintenance Facility					\$ 134,820	
<b>Multi-Use Trail System</b>					<b>\$ 341,300</b>	
East Connector					\$ 80,400	
West Loop					\$ 152,700	minor layout revisions
Central Connector					\$ 108,200	
<b>Nature Trail System</b>					<b>\$ 66,760</b>	
West Side					\$ 36,600	
East Side					\$ 18,160	
Connector Trail from East to West Side					\$ 12,000	

Budget Summary		
	Subtotal	\$ 4,830,280
	Contingency (13.5%)	\$ 652,088
	Insurance/Bonds/Other Fees (10%)	\$ 548,237
	Program Management (5.5%)	\$ 331,683
	Land. Arch./Eng./Arch./Survey Fees (9%)	\$ 542,754
	<b>TOTAL</b>	<b>\$ 6,905,042</b>
<b>Phase 1 Budget</b>		<b>\$6,928,000</b>

**APPENDIX E**

**GEOTECHNICAL REPORT**

October 10, 2002

Mr. Rex Lee Schuder, ASLA  
Gwinnett County Department of Community Services  
Parks & Recreation  
75 Langley Drive  
Lawrenceville, Georgia 30045

***Re: Subsurface Exploration and Engineering Evaluation  
Brand Tract Proposed Site  
Gwinnett County, Georgia  
Matrix Engineering Group Project Number 97140.24***

Dear Mr. Schuder:

Matrix Engineering Group, Inc. has completed the authorized Subsurface Exploration for the Brand Tract Proposed Site located in Gwinnett County, Georgia. The scope of this work was to perform a total of twenty two (22) soil test borings in accordance with ASTM D 1586 and provide the findings and recommendations regarding the geotechnical aspects of the proposed development.

This report describes our investigative procedures and presents our findings, conclusions and engineering recommendations.

Matrix Engineering Group, Inc. appreciates the opportunity to have served the Gwinnett County Department of Community Services and looks forward to our continued association. If you have any questions or need further assistance, please do not hesitate to call.

Very truly yours,

**MATRIX ENGINEERING GROUP, INC.**

Sam Alyateem, PE  
Senior Geotechnical Engineer  
Principal

SA/ja



## **EXECUTIVE SUMMARY**

A subsurface exploration was performed at the Brand Tract Proposed Site in Gwinnett County, Georgia. The objective of this exploration was to evaluate the subsurface soil conditions and provide general recommendations for site development. The following summarizes our findings and recommendations. For detailed information and discussions, refer to the appropriate section in the body of this report.

The subject site is located at the intersection of Old Peachtree Road and Rock Springs Road in Gwinnett County, Georgia. The site is bound by Old Peachtree Road from the south, Rock Springs Road and Spriggs Road from the east, a power line easement from the north, and residential and undeveloped properties from the west. There are several single-family homes located south and east of the property. Two churches are located along the southern periphery of the site and southeast of the site across Rock Springs Road, respectively.

The subject site is moderately to heavily wooded. There are no improvements present on the site. The site slopes in a westerly direction with a topographical relief on the order of approximately 45 feet within the northern portion of the property and approximately 100 feet within the southern portion of the property, respectively. Three small creeks are located within the site. The creeks appear to begin on the subject site and flow in a westerly direction, carrying surface runoff away from the site.

A total of twenty two (22) soil test borings were performed extending to 20 feet on the southern section and 30 feet on the northern section of the site. The test locations and a summary of the test boring records are provided in Figure 1 and Table 1, respectively. Based on the soil test borings, and our observations, shallow Partially Weathered Rock (PWR) and possibly bedrock should be anticipated within the proposed excavation depths. PWR zones were encountered within the overburden residual soils. Auger refusal was encountered at test boring B10 at six (6) feet below the existing surface. An offset test borings, approximately ten (10) feet to the west, was drilled to the planned depth of 20 feet below the existing surface. We anticipate that the PWR and bedrock profiles to be irregular and their presence should be anticipated below the topsoil at some areas of the site. A summary of the test results is provided in Table 1.

Minor amounts of PWR can generally be removed by large front-end loaders, large hydraulic trackhoes, or heavy tractor drawn rippers. However, more extensive depths of partially weathered rock normally require blasting or drilling for removal. Blasting will also be required in these areas where rock exists above the proposed grades. Rock fragments and rock boulders should be anticipated where shallow PWR and bedrock is present. This condition might limit the use of the residual soils at the site.

We recommend that a test pit program be performed in order to determine the rippability of the PWR encountered at the test boring locations and evaluate the soil's usability in structural fill areas. Additionally, the shallow auger refusal encountered at test boring B10 should be investigated to determine the nature of the auger refusal and the presence of bedrock in this area.

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APPENDIX - Test Boring Locations Plan and Test Boring Records

## **1.0 INTRODUCTION**

Matrix Engineering Group, Inc. has completed the authorized Subsurface Exploration for the Brand Tract Proposed Site in Gwinnett County, Georgia. This work was performed in accordance with our proposal number 22613-1 dated June 13, 2002 and was authorized on September 6, 2002. The objective of this work was to explore the subsurface conditions and provide the findings and recommendations regarding the geotechnical aspects of the proposed development.

We understand that the proposed development will include an activity building and gymnasium, a football complex, a playground and shelter, and tennis courts with ancillary structures and associated driveways and parking areas.

A total of twenty-two (22) soil test borings were performed at the subject site, including one offset boring. The approximate test locations are shown on Figure 1 provided in the Appendix. The test borings were located in the field by Matrix Engineering Group representatives using tape measurements and relying on existing features (i.e. existing roads and site features). We recommend that the test locations be surveyed in order to determine the exact locations. Should the actual locations of the test borings be substantially different from those shown in Figure 1, we request that Matrix Engineering Group, Inc. be afforded the opportunity to review these locations and revise its recommendations, if necessary.

## **2.0 EXPLORATION AND TESTING PROGRAM**

### **2.1 Field Exploration**

The field exploration was performed in general accordance with ASTM D 1586-93 standards. Borings were advanced by augering through soils with continuous flights of hollow-stem augers. The augers also act as a casing for the borehole to prevent collapse. At regular intervals, soil samples were obtained through the center of the auger with a standard 1.4-inch I.D., 2-inch O.D., split-tube sampler. The sampler is first seated six inches to penetrate any loose cuttings, and then driven an additional foot with blows of a 140-pound hammer falling 30 inches. The number of

hammer blows required to drive the sampler the final foot is recorded and is designated as the Standard Penetration Resistance. The penetration resistance, when properly evaluated, is an index of the soil strength, consistency and ability to support foundations.

The samples were classified in the field in general accordance with ASTM D 2488-93 (Visual-Manual Procedure for Description of Soils). Representative portions of the soil samples were placed in glass jars and transported to the laboratory where they were examined to verify the field classifications. Soil descriptions and penetration resistance values are presented graphically on the Test Boring Records presented in the appendix of this report.

## **2.2 Laboratory Testing**

All soil samples recovered from the field were transported to the laboratory for verification and storage. The soil classifications are described in the Test Boring Records. The soil samples are kept in sealed glass jars and will be stored for a period of 60 days and then disposed of unless otherwise instructed by the owner or the engineer.

## **3.0 SITE DESCRIPTION AND GENERAL SITE GEOLOGY**

### **3.1 Site Description**

The subject site is located at the intersection of Old Peachtree Road and Rock Springs Road in Gwinnett County, Georgia. The site is bound by Old Peachtree Road from the south, Rock Springs Road and Spriggs Road from the east, a power line easement from the north, and residential and undeveloped properties from the west.

The subject site is moderately to heavily wooded. There are no improvements present on the site. The site slopes in a westerly direction with a topographical relief on the order of approximately 45 feet within the northern portion of the property and 100 feet within the southern portion of the



property, respectively. Three small creeks are located within the site. The creeks appear to begin on the subject site and flow in a westerly direction, carrying surface runoff away from the site. There are several single-family homes located south and east of the property. Two churches are located along the southern periphery of the site and southeast of the site across Rock Springs Road, respectively.

Overhead power lines are located along Old Peachtree Road and Rock Springs Road. A power line easement is located along the northern periphery of the site. The easement begins at Spriggs Road and terminates southwest of the subject site.

### **3.2 General Site Geology**

The subject site is located in the Piedmont Geologic Province, which contains the oldest rock formations in the Southeastern United States. The parent rocks in the region are primarily comprised of the unconsolidated mass of quartz, feldspar, mica, and a wide variety of dark minerals such as hornblende and amphibole.

The local geology in Gwinnett County, (according to the Geologic Map of Georgia) consists of the granite gneiss, which includes diorite and injected gneiss that underlies about 65 percent of the county. The rest of the county is underlain by Brevard Schist, which occupies a narrow area of 2 to 3 miles wide in most places, but near Suwannee it widens to about 5 miles. The biotite gneiss and schist form a triangular pattern from Lawrenceville southwestward.

The proportion of felsic and mafic minerals in these parent rocks, as well as of quartz that is very resistant to weathering, limits the amount of clay in the soils. Therefore these soils are sandy and have faint horizons, and in small, scattered areas hard rock is exposed.

Chemical decomposition initially occurs along the boundaries of individual mineral crystals. As a result, partially weathered rock has the appearance of dense sand (SM, SP). With further weathering, the individual crystals other than quartz are attacked and the mass becomes a micaceous silty sand (SM) or micaceous sandy silt (ML). In this stage, the original banding of the parent rock is apparent, but the original crystalline structure is not observed. Reflecting the composition of the original rock, mica flakes, rather than the quartz grains, often comprise the majority of the sand-size particles. Finally, in the more advanced stages of chemical weathering, the material is changed into a red or reddish-brown silty clay (CL or CH) or clayey silt (ML or MH). Depending on the quartz content, a sandy fraction will be present. In this weathered stage, the banding and crystalline structure of the parent rocks is lost.

#### **4.0 GENERAL SUBSURFACE CONDITIONS**

The subsurface conditions were characterized by visual examination of the soil obtained from the split-spoon sampler and observation of the auger cutting during the drilling operation in general accordance with ASTM D2488-93 and ASTM D2487-93. The test borings were planned to extend to 20 feet on the southern section and 30 feet on the northern section of the site. However, test borings B7, B9, B10 and B18 encountered auger refusal at 16, 17, 6 and 22 feet, respectively. The auger refusal elevations at these test locations were above the planned depths. Based on our observations and test boring records, the conditions at the subject site can be characterized as follows:

##### **4.1 Topsoil and Man-Made Fill**

Based on the test boring records, the subject site appears to be covered with a topsoil layer of approximately six (6) inches. Beneath the topsoil layer, man-made fill and/or disturbed layer was encountered up to approximately three (3) feet below the existing surface. The fill layer appears to

a result of previous site improvements and or possibly farming activities. The fill consisted primarily of firm to very stiff clayey silts and sandy silts with minor amounts of roots.

#### **4.2 Residual Material**

Residual soils are those which have weathered in place from the parent rock. The top few feet of the residual soils consisted primarily of firm to very stiff inorganic silty clay (CL), clayey silt and sandy silt (ML) up to 20 feet at some locations. The transition between the clayey soils and silty soils is not clearly identifiable. Beneath the silty soils, medium dense to very dense and occasionally hard, silty, coarse to fine, sand (SM) with rock fragments and varying degrees of mica was encountered up to the termination depths at most locations.

#### **4.3 Partially Weathered Rock**

Partially weathered rock was encountered as a transition zone between the overlying residual soils and the relatively sound, continuous rock. Additionally, zones of partially weathered rock were encountered at several locations within the overburden soils layer.

Partially weathered rock is a regionally used term for residual material with a Standard Penetration Resistance of 100 or more, but which can be penetrated by the soil drilling equipment. Partially weathered rock was encountered at most of the test borings at depths ranging from 3 to 30 feet below the existing surface. Shallow auger refusal was encountered at test boring B10 at 6 feet below the existing surface. The boring was offset by approximately 10 feet to the west of boring B10 and was drilled to the planned depth of 20 feet. Mechanical auger refusal in the residual materials is normally associated with presence of boulders, dense partially weathered rock and/or bedrock. The partially weathered rock when sampled consisted of very dense tan and brown silty coarse to fine sand with rock fragments, and mica.

The upper and lower boundaries of the partially weathered rock zone may be poorly defined. In many cases the zone may be overlain by very dense residual soils similar in many respects to partially weathered rock. Lenses of moderately hard or hard rock often exist within the partially weathered rock zone. These lenses may cause refusal to soil drilling methods prior to encountering relatively sound, continuous rock. The attached table provide a summary of the test boring records and depths to partially weathered rock.

#### **4.4 Bedrock**

Bedrock typically underlies the partially weathered rock. The depth of the bedrock, Rock Quality Designation (RQD), classification, and its continuity is obtained through rock coring procedures. Rock coring was not in the scope of this study.



**Table 1: Summary of test boring records.**

Boring No.	Approximate Ground Elev. (ft MSL)	Planned Depth (ft)	Drilled Depth (ft)	Groundwater Depth (ft)	PWR Depths (ft)	Auger Refusal Depth (ft)
B1	1120	20	20	NE	NE	NE
B2	1132	20	20	NE	14	NE
B3	1126	20	20	NE	NE	NE
B4	1124	20	20	NE	3	NE
B5	1104	20	20	NE	3	NE
B6	1092	20	20	NE	3	NE
B7	1076	20	16	NE	9	16
B8	1076	20	20	NE	19	NE
B9	1060	20	17	NE	NE	17
B10	1084	20	6	NE	3	6
B10a	1084	20	20	NE	9	NE
B11	1084	20	20	NE	3	NE
B12	1112	30	30	NE	NE	NE
B13	1106	30	30	NE	28.5	NE
B14	1108	30	30	NE	NE	NE
B15	1094	30	30	8	18	NE
B16	1078	30	30	NE	23	NE
B17	1094	30	30	NE	18	NE
B18	1068	30	22	NE	3	22
B19	1074	30	30	NE	18	NE
B20	1056	30	30	NE	13	NE
B21	1044	30	30	NE	NE	NE
B22	1056	30	30	NE	22	NE

Notes: Elevations should be taken approximate.

PWR: Partially Weathered Rock depth at upper zone or first encountered.

NE: Not Encountered

## **4.5 Groundwater**

Groundwater measurements were taken during the drilling operation and at least 24 hours after the drilling. Groundwater was encountered at the test boring B15 at a depth of 10 feet below the existing surface at the time of drilling. The stabilized water table after 24 hours was at 8 feet below the existing surface.

Groundwater levels tend to fluctuate with seasonal and longer-term climatic conditions. Fluctuation on the order of 4 to 8 feet is common in the Atlanta metropolitan area.

## **5.0 FINDINGS AND RECOMMENDATIONS**

*The following recommendations are based on the information furnished to us, the data obtained from the subsurface exploration, and our past experience with similar projects. They were prepared in general accordance with established and accepted professional geotechnical engineering practice in this region. Our recommendations do not reflect any variations that would likely exist between the pre-designated borings or unexplored areas. No other warranty is expressed or implied. Matrix Engineering Group, Inc. is not responsible for conclusions, opinions, or recommendations made by others based on this report.*

### **5.1 Excavation Considerations**

The proposed cut-fill depths have not been determined at the time of writing this report. However, we understand that the depths of the proposed excavation will be a maximum of 25 feet. The excavation within this project may include the topsoil and the man-made fill, residual materials, partially weathered rock, and possibly rock. Consequently, several different excavation methods may be required. Our experience indicates that the fill and residual soils can generally be removed

with conventional earth moving equipment, provided that proper groundwater control is maintained.

Partially weathered rock was encountered at test borings B2, B4, B5, B6, B7, B8, B10, B11, B13, B15, B16, B17, B18, B19, B20, and B22 at various depths below the existing elevations of the site. Minor amounts of partially weathered rock can generally be removed by large front-end loaders, large hydraulic trackhoes, or heavy tractor drawn rippers (such as D-8 Caterpillar). However, more extensive depths of partially weathered rock normally require blasting or rock drilling for removal. Blasting will also be required in these areas where rock exists above the proposed grades.

## **5.2 Subgrade Preparation and Slab-On-Grade Construction**

The proposed finished elevations were not provided to us at the time of writing this report. Subgrade preparation should be performed by stripping of the topsoil layer, removal of existing structures and/or construction debris, unsuitable existing fills, and soft soils, if encountered. Underground utility lines, or other items, such as septic tanks, or trash pits that may be encountered during the grading operation should be treated on an individual basis.

After the unsuitable materials are removed, the suitability of the exposed subgrades in all areas should be confirmed by proofrolling. The proofrolling should be performed by a loaded tandem-wheeled dump truck with minimum weight of 20 tons. Any material that deflects excessively or ruts under the loaded truck should be densified or removed and replaced with well-compacted materials. The proofrolling should be observed by a geotechnical engineer or other qualified inspector. Structural Fill procedures are provided in Section 6.1 of this report.

### **5.3 Foundations**

Shallow foundations, such as conventional spread footings or strip footings, can be used for support of lightly loaded buildings within the residual soil and properly constructed fill. An allowable soil bearing capacity of 3,000 pounds per square foot (psf) can be used for design of the foundations constructed on the residual soil or new structural fill. Structural fill should be placed in accordance with the criteria provided in Section 5.1. Minimum footing dimensions of 18 and 24 inches should be used for wall and spread footings, respectively, to prevent shear failure, and should be a minimum 12 inches below subgrade elevations to minimize the effects of frost and heave. Since loose/soft soils were encountered at some locations, we recommend that once the buildings layout and finished floor elevations are determined, Matrix Engineering Group, Inc. review the design and revise its recommendations, if necessary.

We recommend that foundation inspection be performed utilizing dynamic cone penetrometer equipment in accordance with ASTM STP 399. A recommended foundation inspection criteria is provided in Section 6.2 of this report

### **5.4 Slopes**

A common practice in this region has been to limit temporary slopes to 2.0(H) to 1.0(V) or flatter. The soil conditions at this site may tolerate a maximum temporary slope of 1.5(H) to 1.0(V). The soils in this area may contain fissures, foliation planes and other discontinuities that could cause sloughing or possibly a slope failure, even on relatively flat slopes. Therefore, the excavation for the slopes should be monitored by a geotechnical engineer to ensure that soil conditions are similar to those we have encountered. Potential planes of weakness will be more visible at depth as the



excavation proceeds. If weak conditions are evident the engineer can then recommend any necessary remedial actions.

Vertical cut that exceeds five feet should be braced or shored as required by OSHA regulations for safety. If any excavation, including a utility trench, is extended to a depth of more than twenty feet, it will be necessary to have the slopes designed by a professional engineer.

## **6.0 CONSTRUCTION RECOMMENDATIONS**

### **6.1 Structural Fill**

The residual soils present at the subject site appear to be suitable for use as structural fill. Structural fill should be compacted in accordance with the following criteria:

1. Adequate laboratory proctor density tests should be performed on representative samples of the proposed fill materials to provide data necessary for the quality control. The moisture content at the time of compaction should be within 3 percentage points of the optimum moisture content. In addition, we recommend that the fill soils be free of organics and relatively non-plastic with plasticity indices less than 20.
2. Suitable fill material should be placed in thin lifts (lift thickness depends on the type of equipment used, but generally lifts of 8 inches loose measurement are recommended). The soils should be compacted by mechanical means such as sheepsfoot rollers.
3. We recommend that the fill be compacted to a minimum of 95% of the Standard Proctor Maximum Dry Density (ASTM Specifications D 698). The top 2 feet under pavements should be compacted to a minimum of 98% of the Standard Proctor maximum dry density.

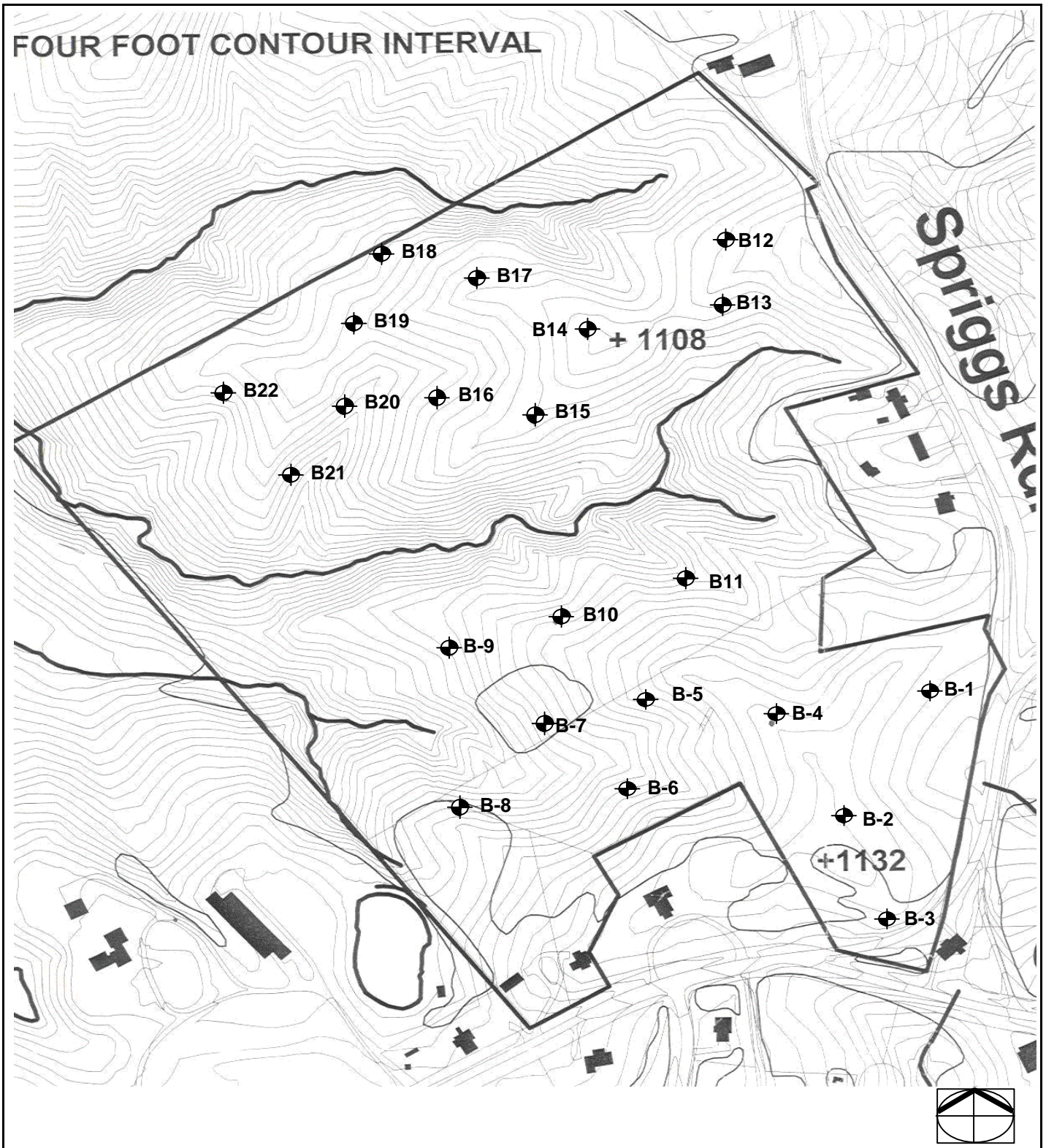
4. An experienced soil engineering inspector should take adequate density tests throughout the fill placement operation to ensure that the specified compaction is being achieved.


## **6.2 Construction Inspection and Testing**

During construction, it is advisable that Matrix Engineering Group, Inc. inspects the site preparation and foundation construction work in order to ensure that our recommended procedures are followed. The placement of any compacted fill should be inspected and tested. The utilization of acceptable on-site borrow materials as well as adequate off-site selected fill must be verified. Foundation inspection should be performed in accordance with ASTM STP399.

# **APPENDIX**

## **TEST BORING LOCATIONS PLAN TEST BORING RECORDS**



<div></div> <div>MATRIX ENGINEERING GROUP, INC.</div> <div>NORCROSS, GEORGIA</div>			<div>TITLE</div> <div>Test Boring Location Plan</div> <div>Brand Tract Site</div> <div>Gwinnett County, Georgia</div>			
CLIENT/PROJECT						
Gwinnett County Parks & Recreation						
DRAWN	REVIEWED	DATE	SCALE	PROJECT NUMBER	FIGURE	
EB	SA	10/10/2002	-	97140.24	1	





**BORING NO. B1**

<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/16/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1120</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>▽</u> <u>          </u>	<b>AFTER 24 HOURS:</b> <u>▽</u> <u>          </u>
<b>CAVING&gt;</b> <u>  C  </u> <u>          </u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>9/16/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1132</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>Elias Boghos</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☒</u> AFTER 24 HOURS: <u>☒</u> CAVING> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]



<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/16/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1126</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☼</u> <b>AFTER 24 HOURS:</b> <u>☼</u> <b>CAVING&gt;</b> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



**BORING NO. B4**

PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>9/17/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1124</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>William Beard</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☹</u> AFTER 24 HOURS: <u>☹</u> CAVING> <u>C</u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.





<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/17/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1104</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>William Beard</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>▽</u> <u>          </u>	<b>AFTER 24 HOURS:</b> <u>▽</u> <u>          </u>
<b>CAVING&gt;</b> <u>  C  </u> <u>          </u>	

LOCATION: Refer to Figure 1 ELEVATION: 1104  
 DRILLER: Lanier Environmental, Inc. LOGGED BY: William Beard  
 DRILLING METHOD: ASYM D 1586 - 2 1/4" H.S.A.  
 DEPTH TO - WATER> INITIAL: ▽ AFTER 24 HOURS: ▽ CAVING> C

File: Brand Tract Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



**BORING NO. B6**

PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>9/17/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1092</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>William Beard</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☹</u> AFTER 24 HOURS: <u>☹</u> CAVING> <u>C</u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



**BORING NO. B7**

PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>9/17/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1076</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>William Beard</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☹</u> AFTER 24 HOURS: <u>☹</u> CAVING> <u>C</u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.



**BORING NO. B8**

PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>9/17/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1076</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>William Beard</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☹</u> AFTER 24 HOURS: <u>☹</u> CAVING> <u>C</u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.





<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/17/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1060</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>William Beard</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☹</u> <b>AFTER 24 HOURS:</b> <u>☹</u> <b>CAVING&gt;</b> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]



# MATRIX ENGINEERING GROUP, INC.

Geotechnical, Environmental, and Construction Materials Consultants

## DRILL HOLE LOG

BORING NO. B10

PROJECT: Brand Tract Proposed Site PROJECT NO.: 97140.24  
CLIENT: Gwinnett County Parks & Recreation DATE: 9/17/02  
LOCATION: Refer to Figure 1 ELEVATION: 1084  
DRILLER: Lanier Environmental, Inc. LOGGED BY: William Beard  
DRILLING METHOD: ASYM D 1586 - 2 1/4" H.S.A.  
DEPTH TO - WATER> INITIAL:  $\nabla$  AFTER 24 HOURS:  $\nabla$  CAVING>  $\angle$

File: Brand Tract

Date Printed: 10/10/2002

This information pertains only to this boring and should not be interpreted as being indicative of the site.

ELEVATION (feet)	DEPTH (feet)	Description	SOIL TYPE	SOIL SYMBOL	SAMPLERS	TEST RESULTS					N-Value				
						Natural Moisture Content (%) - Δ									
	0					Penetration -	10	20	30	40	50				
		Top Soil.	ML				●					11			
	2.5	Possible Fill, Stiff, Brown, Clayey SILT.													
-1080		Partially Weathered Rock, Sampled as Tan, Sandy SILT.	P.W.R								●	50/6"			
	5														
	7.5	Auger refusal @ 6ft B.G.S.													
	10														
-1075	12.5														
	15														
	17.5														
-1065	20														
	22.5														
-1060	25														
	27.5														
-1055	30														
	32.5														

At 6ft B.G.S. Obstruction was encountered.  
Boring offset 10ft to the West to boring 10a.



# MATRIX ENGINEERING GROUP, INC.

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## DRILL HOLE LOG

BORING NO. B10a

PROJECT: Brand Tract Proposed Site PROJECT NO.: 97140.24  
CLIENT: Gwinnett County Parks & Recreation DATE: 9/17/02  
LOCATION: Refer to Figure 1 ELEVATION: 1084  
DRILLER: Lanier Environmental, Inc. LOGGED BY: William Beard  
DRILLING METHOD: ASYM D 1586 - 2 1/4" H.S.A.  
DEPTH TO - WATER> INITIAL:  $\nabla$  AFTER 24 HOURS:  $\nabla$  CAVING> C

File: Brand Tract

Date Printed: 10/10/2002

This information pertains only to this boring and should not be interpreted as being indicative of the site.

ELEVATION (feet)	DEPTH (feet)	Description	SOIL TYPE	SOIL SYMBOL	SAMPLERS	TEST RESULTS					N-Value			
						Natural Moisture Content (%) - $\Delta$ Penetration - $\bullet$								
	0	Top Soil. Straight Auger to 6ft.				10	20	30	40	50				
	2.5													
-1080	5	Residual, Medium Dense, Tan, Silty SAND, with Fragments of Rock.	SM					$\bullet$				25		
	7.5													
-1075	10	Partially Weathered Rock, Sampled as Light Tan, Silty SAND.	P.W.R								$\bullet$	50/6"		
	12.5													
-1070	15	Changing to Brown in Color @ 19ft.									$\bullet$	50/5"		
	17.5													
-1065	20	Boring Terminated @ 20ft B.G.S.									$\bullet$	50/6"		
	22.5													
-1060	25													
	27.5													
-1055	30													
	32.5													

Boring was offset 10ft from B10



**BORING NO. B11**

<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/17/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1084</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>William Beard</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER &gt; INITIAL:</b> <u>☐</u>	<b>AFTER 24 HOURS:</b> <u>☐</u>
<b>CAVING &gt;</b> <u>C</u>	

Date Printed: 10/10/2002

[illegible]

This information pertains only to this boring and should not be interpreted as being indicative of the site.





<b>PROJECT:</b> Brand Tract Proposed Site	<b>PROJECT NO.:</b> 97140.24
<b>CLIENT:</b> Gwinnett County Parks & Recreation	<b>DATE:</b> 10/3/02
<b>LOCATION:</b> Refer to Figure 1	<b>ELEVATION:</b> 1112
<b>DRILLER:</b> Lanier Environmental, Inc.	<b>LOGGED BY:</b> Elias Boghos
<b>DRILLING METHOD:</b> ASYM D 1586 - 2 1/4" H.S.A.	
<b>DEPTH TO - WATER &gt; INITIAL:</b> ∅	<b>AFTER 24 HOURS:</b> ∅
<b>CAVING &gt;</b> ∅	

**DRILLING METHOD:** ASYM D 1586 - 2 1/4" H.S.A.

Date Printed: 10/10/2002

[illegible]



**BORING NO. B13**

<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>9/17/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1106</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>William Beard</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER &gt; INITIAL:</b> <u>▽</u>	<b>AFTER 24 HOURS:</b> <u>▼</u>
<b>CAVING &gt;</b> <u>℄</u>	

Date Printed: 10/10/2002

ELEVATION (feet)	DEPTH (feet)	Description	SOIL TYPE	SOIL SYMBOL	SAMPLERS	TEST RESULTS	N-Value
						Natural Moisture Content (%) - Δ <sub>w</sub> Penetration - c <sub>p</sub>	
						10    20    30    40    50	
-1105	0	Top Soil.					
	2.5	Residual, Medium Dense, Tan, Silty SAND.	SM	[Symbol]	[Sampler]	•	17
	5	Dense, Tan, Silty SAND, with Mica.	SM	[Symbol]	[Sampler]	•	41
-1100	7.5	Very Stiff, Tan, Sandy SILT, with Mica.	ML	[Symbol]	[Sampler]	•	18
	10	Very Stiff, Tan, Sandy SILT.	ML	[Symbol]	[Sampler]	•	23
-1095	12.5						
	15	Very Stiff, Tan, Micaceous, Sandy SILT.	ML	[Symbol]	[Sampler]	•	30
-1090	17.5						
	20	Very Hard, Tan, Micaceous, Sandy SILT.	ML	[Symbol]	[Sampler]	•	55
-1085	22.5						
	25						57
-1080	27.5						
	30	Partially Weathered Rock, Sampled as Tan, Micaceous, Sandy SILT, with Fragments of Rock.	P.W.R	[Symbol]	[Sampler]	•	50/6"
-1075	32.5	Boring Terminated @ 30ft B.G.S.					

This information pertains only to this boring and should not be interpreted as being indicative of the site.



# MATRIX ENGINEERING GROUP, INC.

Geotechnical, Environmental, and Construction Materials Consultants

## DRILL HOLE LOG

**BORING NO. B14**

PROJECT: Brand Tract Proposed Site PROJECT NO.: 97140.24  
 CLIENT: Gwinnett County Parks & Recreation DATE: 9/17/02  
 LOCATION: Refer to Figure 1 ELEVATION: 1108  
 DRILLER: Lanier Environmental, Inc. LOGGED BY: William Beard  
 DRILLING METHOD: ASYM D 1586 - 2 1/4" H.S.A.  
 DEPTH TO - WATER> INITIAL:  $\nabla$  AFTER 24 HOURS:  $\nabla$  CAVING>  $\angle$

File: Brand Tract

Date Printed: 10/10/2002

This information pertains only to this boring and should not be interpreted as being indicative of the site.

ELEVATION (feet)	DEPTH (feet)	Description	SOIL TYPE	SOIL SYMBOL	SAMPLERS	TEST RESULTS	N-Value
	0					Natural Moisture Content (%) - $\Delta$ Penetration - $\bullet$ 10 20 30 40 50	
	2.5	Top Soil. Possible Fill, Stiff, Brown, Silty Clay, with Mica.	CL-ML			$\bullet$	12
-1105	5	Residual, Very Stiff, Light Brown and White, Sandy SILT With Mica.	ML			$\bullet$	19
	7.5	Very Stiff, Reddish Brown, Micaceous, Sandy SILT.	ML			$\bullet$	17
-1100	10	Very Stiff, Brown to Light Brown, Micaceous, Sandy SILT, with MnO.	ML			$\bullet$	23
	12.5						
-1095	15					$\bullet$	25
	17.5						
-1090	20					$\bullet$	25
	22.5						
-1085	25	Hard, Tannish Brown, Sandy SILT, with Mica and MnO.	ML			$\bullet$	34
	27.5						
-1080	30						
	32.5	Boring Terminated @ 30ft B.G.S.				$\bullet$	49
-1075							



<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>10/2/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1094</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☼ 10ft</u> <b>AFTER 24 HOURS:</b> <u>☼ 8ft</u> <b>CAVING&gt;</b> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]

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PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>10/2/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1078</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>Elias Boghos</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☼</u> AFTER 24 HOURS: <u>☼</u> CAVING> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

ELEVATION (feet)	DEPTH (feet)	Description	SOIL TYPE	SOIL SYMBOL	SAMPLERS	NATURAL MOISTURE CONTENT (%) - Δ	PENETRATION -	
							10 20 30 40 50	
-1078	0	Top Soil.						
-1076	2.5	Possible Fill, Stiff, Brown, Silty CLAY, with Roots.	CL-ML	[Symbol]	[Sampler]			12
-1075	5	Residual, Very Stiff to Stiff, Light Brown and Tan, Micaceous, Sandy SILT.	ML	[Symbol]	[Sampler]			21
-1070	7.5							14
-1070	10	Hard, Light Brown, Sandy SILT, with Layers of Mica and MnO.	ML	[Symbol]	[Sampler]			39
-1065	12.5							
-1065	15	Very Stiff, Light Brown, Sandy SILT, with Fragments of Rock, and Layers of Mica and MnO, .	ML	[Symbol]	[Sampler]			20
-1060	17.5							
-1060	20	Hard, Dark Brown, Sandy SILT, with Mica.	ML	[Symbol]	[Sampler]			36
-1055	22.5							
-1055	25	Partially Weathered Rock, Sampled as Light Brown and Olive, Sandy SILT with Mica.	P.W.R	[Symbol]	[Sampler]			50/4"
-1050	27.5							
-1050	30	Partially Weathered Rock, Sampled as Olive, Sandy SILT with Mica.	P.W.R	[Symbol]	[Sampler]			50/3"
-1045	32.5	Boring Terminated @ 30ft B.G.S.						

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<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>10/2/02 - 10/3/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1094</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☹</u> <b>AFTER 24 HOURS:</b> <u>☹</u> <b>CAVING&gt;</b> <u>C</u>	

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**BORING NO. B18**

<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>10/3/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1068</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER &gt; INITIAL:</b> <u>▽</u>	<b>AFTER 24 HOURS:</b> <u>▽</u>
<b>CAVING &gt;</b> <u>℄</u>	

Date Printed: 10/10/2002

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<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>10/3/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1074</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☹</u> <b>AFTER 24 HOURS:</b> <u>☹</u> <b>CAVING&gt;</b> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]



PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>10/3/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1056</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>Elias Boghos</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☼</u> AFTER 24 HOURS: <u>☼</u> CAVING> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

[illegible]

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<b>PROJECT:</b> <u>Brand Tract Proposed Site</u>	<b>PROJECT NO.:</b> <u>97140.24</u>
<b>CLIENT:</b> <u>Gwinnett County Parks &amp; Recreation</u>	<b>DATE:</b> <u>10/3/02</u>
<b>LOCATION:</b> <u>Refer to Figure 1</u>	<b>ELEVATION:</b> <u>1044</u>
<b>DRILLER:</b> <u>Lanier Environmental, Inc.</u>	<b>LOGGED BY:</b> <u>Elias Boghos</u>
<b>DRILLING METHOD:</b> <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
<b>DEPTH TO - WATER&gt; INITIAL:</b> <u>☹</u> <b>AFTER 24 HOURS:</b> <u>☹</u> <b>CAVING&gt;</b> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

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PROJECT: <u>Brand Tract Proposed Site</u>	PROJECT NO.: <u>97140.24</u>
CLIENT: <u>Gwinnett County Parks &amp; Recreation</u>	DATE: <u>10/3/02</u>
LOCATION: <u>Refer to Figure 1</u>	ELEVATION: <u>1056</u>
DRILLER: <u>Lanier Environmental, Inc.</u>	LOGGED BY: <u>Elias Boghos</u>
DRILLING METHOD: <u>ASYM D 1586 - 2 1/4" H.S.A.</u>	
DEPTH TO - WATER> INITIAL: <u>☼</u> AFTER 24 HOURS: <u>☼</u> CAVING> <u>C</u>	

File: Brand Tract Date Printed: 10/10/2002

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## 2016 Phase II Plan

The previously planned soccer complex in the park's southern corner was the core of the 2nd phase plan. The multi-purpose trail route was modified, the location of the earlier plan's playground and shelter shifted, and a two zone Dog Park added to the plan. A bypass trail was included to enable trail users to continue using the existing meadow trail loop during Phase II's construction.





# MASTER PLAN ROCK SPRINGS PARK

GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES

## LEGEND

- A. PAVILION/PLAYGROUND COMPLEX WITH RESTROOM AND PARKING
- B. MULTI-PURPOSE FIELD WITH BLEACHERS, PRESSBOX, CONCESSION/RESTROOM BUILDING AND  $\frac{5}{16}$  MILE LIGHTED WALKING LOOP
- C. MAINTENANCE COMPOUND WITH FENCED YARD
- D. 5' WIDE NATURAL SURFACE TRAIL 0.72 MI. +/-
- E. 12' WIDE MULTI-USE TRAIL, ASPHALT AND BOARDWALK, APPROX. 2.23 MILES
- F. 8' WIDE NATURAL SURFACE TRAIL 0.14 MI. +/-
- G. SMALL DOG PARK 0.8 ACRES
- H. LARGE DOG PARK 1.48 ACRES
- I. POND
- J. SOCCER COMPLEX WITH 3 FULL SIZED FIELDS, PARKING, CONCESSION/RESTROOM BUILDING AND 11,600 S.F. PLAYGROUND
- K. 4,000 S.F. SKATE PARK WITH PLAZA, SHELTER AND PARKING
- L. ACTIVITY BUILDING WITH MEETING ROOMS AND GYM
- M. SIX COURT LIGHTED TENNIS COMPLEX WITH SEATING PLAZA, RESTROOM BUILDING AND PARKING

## PARKING SCHEDULE

A	PAVILION/PLAYGROUND COMPLEX	114 SPACES
B	MULTI-PURPOSE FIELD	350 SPACES
J	SOCCER COMPLEX	340 SPACES
K	SKATE PARK	54 SPACES
L	ACTIVITY BUILDING/GYM	208 SPACES
M	TENNIS COMPLEX	50 SPACES
TOTAL PARKING		1,116 SPACES

TOTAL PARK ACREAGE : 120.71 ACRES

JUNE 20, 2016



- LEGEND**
- PROPERTY LINE
  - STREAM
  - MULTI-USE TRAIL
  - NATURE TRAIL
  - RETAINING WALL

