



## **TRIBBLE MILL PARK MASTER PLANS**

THE INITIAL MASTER PLAN WAS PREPARED BY THE UPPER OCMULGEE RC&D COUNCIL WITH COOPERATION OF THE SILL CONSERVATION SERVICE IN NOV. 1979. THIS PLAN SET THE STAGE FOR A DECADE LONG RELATIONSHIP WITH THE SCS THAT INCLUDED THE JOINT CONSTRUCTION FUNDING OF THE PARK'S TWO LAKES.

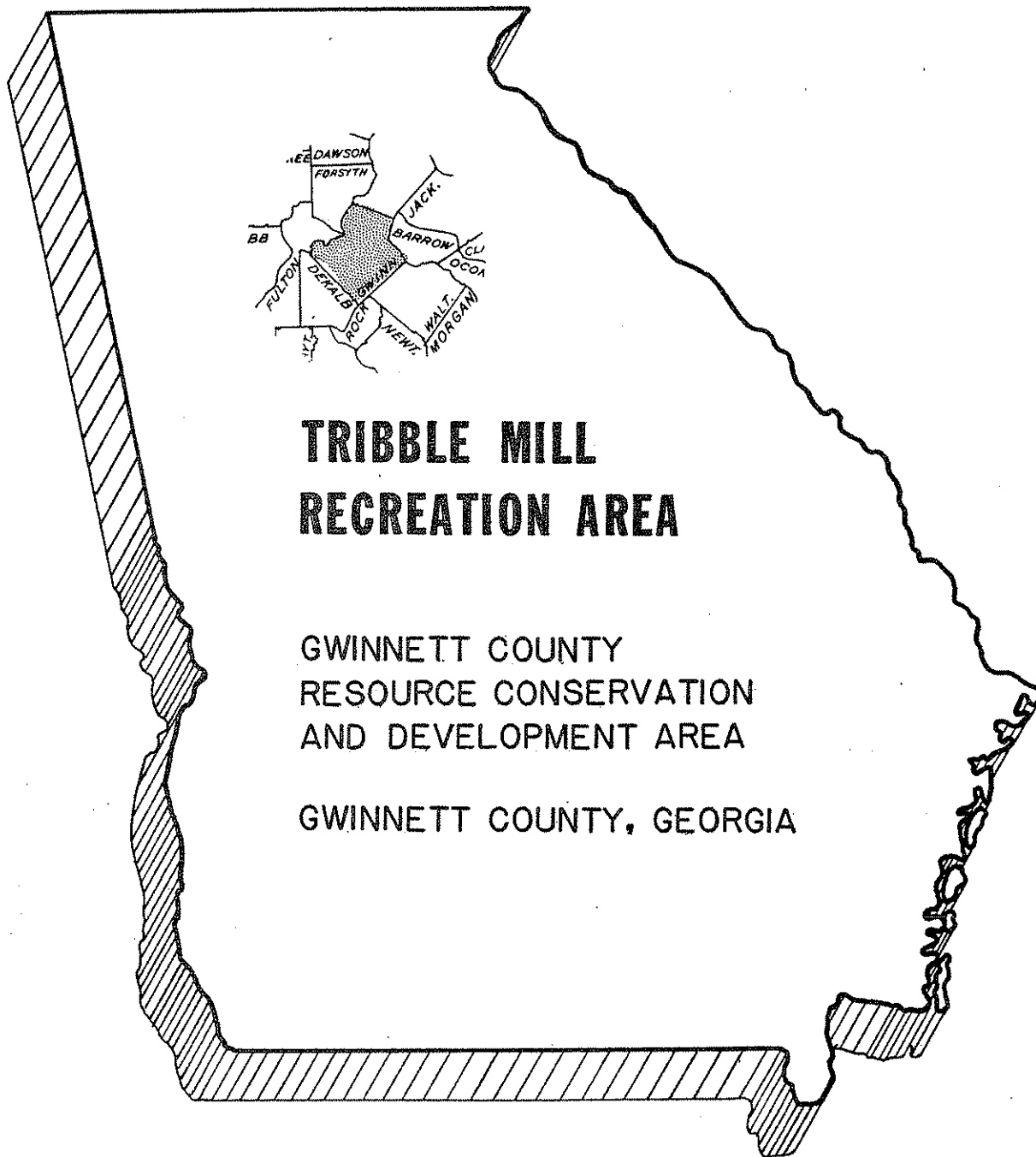
THE JAEGER PLAN OF 1988 DIRECTED THE FIRST STAGE OF COUNTY CAPITAL INVESTMENT IN VEHICULAR ACCESS, NATURAL SURFACE TRAILS AND PICNIC AMENITIES.

THE JJG PLANS OF 1998 DIRECTED THE CONSTRUCTION OF THE MULTI-USE TRAIL SYSTEM AND FESTIVAL FIELD AMENITIES.

THE EDAW/AECOM PLAN OF 2009 DEVELOPED THE VISION FOR THE NEXT LEVEL OF PARK ENHANCMENT AT TRIBBLE MILL.



# RC & D MEASURE PLAN



## TRIBBLE MILL RECREATION AREA

GWINNETT COUNTY  
RESOURCE CONSERVATION  
AND DEVELOPMENT AREA

GWINNETT COUNTY, GEORGIA



SOIL CONSERVATION SERVICE  
U. S. DEPARTMENT OF AGRICULTURE



Prepared under the authority of Section 102 of the Food and Agriculture Act of 1962 (Public Law 87-703) and the Soil Conservation Act of April 27, 1935 (16 U.S.C.-590 a-f), and Public Law 91-343 an act to amend Section 32(e) of Title III of the Bankhead-Jones Farm Tenant Act (7 U.S.C. 1011) as amended.

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WATER-BASED RECREATION  
TRIBBLE MILL RECREATION AREA

RC&D MEASURE PLAN

13-6001-135-236

Sponsored by  
Gwinnett County Commissioners  
and  
Upper Ocmulgee River Soil and Water Conservation District

GWINNETT COUNTY RC&D AREA

Prepared with Assistance from  
U.S. Department of Agriculture  
Soil Conservation Service  
Athens, Georgia

November 1979



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## TRIBBLE MILL RECREATION AREA

### R C & D MEASURE PLAN

### GWINNETT COUNTY, GEORGIA

## PLANNING AREA AND RESOURCES

### PLANNING AREA

Gwinnett County Resource Conservation and Development Area comprises an area of 279,688 acres in the Piedmont Resource Area of North Georgia, approximately 30 miles northeast of Atlanta. (Figure 1.) The project area is bounded on the northwest by the Chattahoochee River and Lake Lanier. Gwinnett County is one of the five counties in the Atlanta metropolitan area. Lawrenceville, it's county seat, is 30 miles north-east of Atlanta. The proposed Tribble Mill Recreation Area is located in the southeastern portion of Gwinnett County. It is approximately six miles southeast of the city of Lawrenceville, and two miles east of Grayson.

Population of Gwinnett County in 1978 was estimated by the Gwinnett County Planning Commission to be 135,000, compared to 72,349 in 1970. Approximately 650,000 people live within a 25-mile radius of the proposed measure (one-half hour drive), while approximately 1.7 million people live within a 50-mile radius (1 hour drive). Gwinnett County is served by numerous federal, state, and county highways including Interstate Highway I-85, U.S. Highways 78 and 29, and Georgia Highway 20.

Topography of the area is moderately rolling to steep. Elevations range from about 1300 feet above mean sea level in the northern extremity of the county to 800 feet at the southern extremity. Major water courses in the project area include the Chattahoochee River, Alcovy River, Yellow River, and Mulberry River. Tribble Mill Creek is a tributary of Alcovy River.

Climate of the Gwinnett County Area is characterized by warm humid summers and relatively mild winters. The primary recreation season is from May to October.



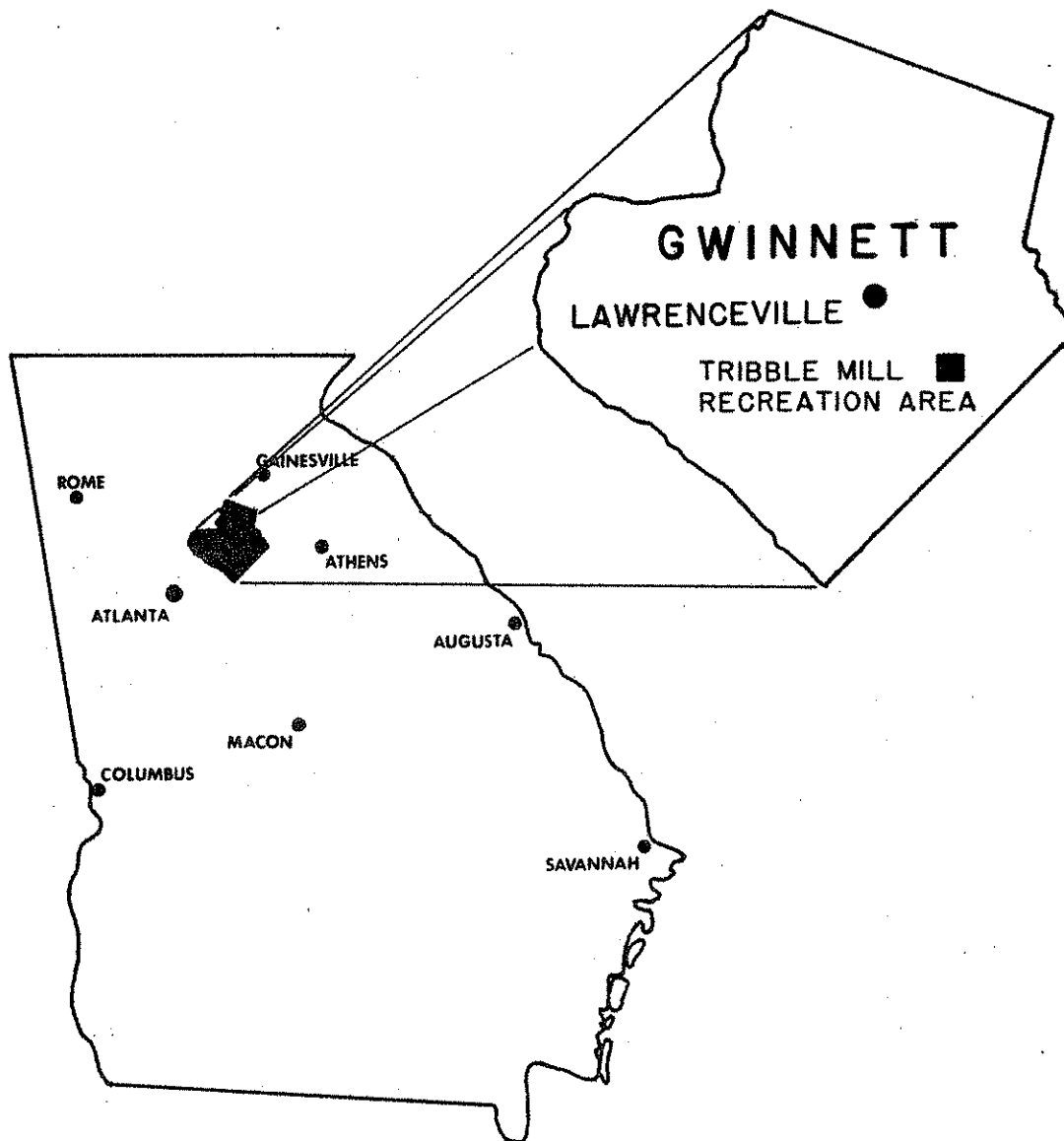


FIGURE 1

GENERAL LOCATION MAP  
TRIBBLE MILL RECREATION AREA  
GWINNETT COUNTY R C & D AREA  
GWINNETT COUNTY, GEORGIA



U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
ATHENS, GEORGIA



## EVALUATION OF RESOURCE CAPABILITIES

The rapidly increasing population of the Atlanta area is the major factor in the increasing need for recreational facilities. Lake Lanier is nearby and is one of the nation's most intensely used recreation areas (600 acres of this 38,000 acre lake is in Gwinnett County). The need for additional facilities is recognized in the Georgia Statewide Comprehensive Outdoor Recreational Plan (SCORP) and the Gwinnett County RC&D Project Plan.

There are approximately 35,000 acres of land suitable for outdoor recreation development in the project area. Cities and towns of the project area have municipal or privately owned parks and recreation facilities for use by local residents. These facilities primarily provide day use activities such as tennis, team sports, swimming and picnicking. Facilities provided by the Army Corps of Engineers at Lake Lanier are available for fishing, boating, swimming, picnicking and camping. A few privately owned clubs provide outdoor facilities for members but serve a small percentage of the population.

The proposed measure area is listed in the RC&D Project Plan as having special appeal for recreation uses. Soils, topographic and geologic conditions exist for a development to be devoted to camping, picnicking, hiking, swimming, boating, and fishing.

Topography and streams of this area are suitable for impoundment of water and are desirable for water based recreation sites. The Tribble Mill area is one of the few locations left in the county where a major recreational development could be installed without extremely difficult land rights problems.

Hilly upland soils in the measure area are well drained and are of the Cecil, Appling, Pacolet and Louisburg Associations. Bottom land soils are poorly drained and are of the Chewacla and Congaree Associations.

There are numerous outcrops of granite gneiss located throughout the project area. These outcrops have the potential to be used for commercial purposes, but, at the present time, there are no mining operations in the measure area. Quarries do exist in Gwinnett County.

Tribble Mill Creek flows over the rock outcrops creating a rock shoals that draws many area residents for wading and other recreational purposes. The old rock dam built across the shoals creates a very picturesque setting, linking the past with the present. This unique area presents an opportunity for helping to satisfy the recreational and aesthetic value needs of the project area.

Tribble Mill Creek provides no recreational opportunities for fishermen. From observations and data collected by Department of Natural Resources (DNR), Tribble Mill Creek does not appear to have any significant species by numbers or size classes that would contribute to catchable fish. Some hunting now takes place in the proposed recreation area. However, the urbanization process is causing the game populations to decrease.

The remains of the old Tribble Mill Dam and overshot wheel are situated in the proposed measure area. In "An Archaeological and Historical Survey of Tribble Mill Creek Drainage Area" completed in February 1976 by Dr. A. R. Kelly, this site was recommended for preservation.

The Kelly survey revealed three sites, including the Mill site, in the Tribble Mill drainage area as having significance for preservation. Only the Tribble Mill Dam site will be in the measure area and will become part of the park area for preservation and utilization as a scenic area. One of the other sites is a cabin site approximately one-half mile from the proposed measure area. The third site, known as "Stone Mounds," is an archaeological site recommended for preservation in the February 1976 survey. It is located on property adjacent to the proposed measure area limits and is approximately 1,000 feet from the proposed park boundary. An additional survey was conducted in August 1978 by the University of Georgia. This survey was made to investigate more intensely the proposed dam site. No additional significant archaeological sites were found.

Many trash piles and much littering can be found throughout the area. Establishment of a park will necessitate cleaning these areas and will improve the appearance of the project area.

The proposed recreation area is now primarily woodland with a small percentage in pasture. Conversion of this area to recreational use will result in a favorable impact to the local economy and improve the appearance of the area.

## PLANNING OBJECTIVES AND ALTERNATIVES

### SPONSOR OBJECTIVES

The sponsors' primary objective is to develop water-based recreation for public use and enjoyment for present and future generations. Sponsors wish to provide a quality water-based recreation development and to enhance the aesthetic qualities of the area. A further objective is to minimize the irreversible and irretrievable commitment of natural resources in the pursuit of the above objectives.

The Gwinnett County Resource Conservation and Development Project Plan identifies the need for additional water-based recreation facilities for



picnicking, camping, boating, swimming, nature trails, fishing, and other water-based activities. Development of this measure will help the sponsors meet this need.

The purpose of this measure plan is for public water-based recreation.

## DEVELOPMENT OF ALTERNATIVES

In May 1974, at a meeting of the Gwinnett County RC&D Council, planning efforts were initiated to develop the recreation opportunities in the Tribble Mill area of Gwinnett County. RC&D sponsors realized this was an opportunity to satisfy portions of the recreational needs of the county.

In an effort to satisfy these needs, planning efforts were begun in the Tribble Mill area of Gwinnett County. This area had been selected in the project plan as the area of the county with the best recreational potential. It has low residential and industrial development as well as good sites for water-based recreation.

A preliminary investigation revealed four sites (three on Tribble Mill Creek and one on Alcovy River) for recreation lakes with possibilities for a 75 to 200 acre lake at each site. Advantages and disadvantages of development at each of these sites were discussed at a public meeting on February 24, 1976. Public concerns and planning input were solicited from participants.

Utilizing these concerns and further refining the planning data on the four sites, the sponsors selected the "downstream-most" site on Tribble Mill Creek. Reasons for selection of this site include: (1) its close proximity to the historic Tribble Mill site which could be included in the recreation area, (2) less landrights problems, and (3) elimination of impacts to previously located archaeological site. This site could be developed with a 100 to 190 acre lake by varying dam heights.

A second public meeting was held November 16, 1977, to (1) discuss the selection of the site and considerations leading to its selection, (2) refine previously stated planning goals, and (3) provide the public an opportunity to raise questions.

An expression of need for the following activities were derived from this meeting: camping, fishing, boating, swimming, picnicking, hiking, and bicycle trails. Also as a result of this public meeting, the Department of Natural Resources (DNR), Game and Fish Division, expressed a need for additional fishing opportunities.

DNR, through efforts of their fisheries biologists, proposed a development including catfish ponds, an intensely fertilized bass-bream lake and a large recreation lake. Their report, included in this plan as Appendix I, was thoroughly discussed with the sponsors who requested that planning efforts include the additional lakes to help satisfy the fishing needs as presented by DNR. DNR had tentatively agreed to furnish financial aid for operation of the lakes if they were built in the Tribble Mill recreation area. After studying the topography and geological conditions of the area, it was determined that inclusion of the two catfish ponds (a minimum of 15 acres each) was not feasible. However, it was decided that construction of a bass-bream lake was feasible. A potential for a 40 acre site existed on a tributary to Tribble Mill Creek. This potential fishing lake would be adjacent to a potential 108 acre recreation lake. Also by reducing the large lake to 108 acres, the landrights problems would be less than for a larger lake that would have caused damage to a wholesale nursery upstream.

During the planning process, statistics revealed that there was no need for camping facilities in Gwinnett County for the residents of Gwinnett. This determination was made by a review of the State Comprehensive Outdoor Recreation Plan (SCORP) and contacts with the Parks, Recreation and Historic Sites Division of DNR. However, there is a camping need for residents of nearby counties, especially the metropolitan area of Atlanta. Sponsors were informed of this and expressed a desire to help satisfy this camping need for residents in counties outside Gwinnett. SCORP data showing recreation demand, supply, and unmet demand for the Atlanta Regional Commission (APDC 4) is shown in Table A.

As a result of this public input and studies of the site's potential and opportunities, the sponsors decided on the future planning direction to follow. In order to meet their overall objectives for a quality development, the sponsors outlined the following facilities and/or recreation day-use they wanted to provide: (1) a 108 acre lake for general boating and swimming; (2) a 40 acre lake to be managed for additional fishing opportunities; (3) a camping area to include approximately 125 spaces; (4) picnicking facilities, including shelters for a peak day-use by 1,000 people; (5) trails for nature study and walking for pleasure; (6) associated play field and tennis court for the campers and picnickers; (7) a beach (150 feet x 300 feet) to provide access to the lake and an area for sunbathers; and (8) preservation of the historic Tribble Mill site.

TABLE A--SUPPLY, DEMAND, AND UNMET DEMAND FOR RECREATION  
Atlanta Regional Commission (APDC 4)

Activity Name	Unit of Measure	1980			1985			1990		
		APDC Demand	APDC Supply	Unmet Demand	APDC Demand	APDC Supply	Unmet Demand	APDC Demand	APDC Supply	Unmet Demand
Group Camps	Beds	6,228	1,310	2,344	6,836	1,310	3,254	7,889	1,310	4,443
Primitive Camps	Sites	3,213	400	3,073	3,526	400	3,391	4,035	400	3,897
Tent Camps	Sites	3,379	153	564	4,094	153	1,788	5,027	153	3,000
Trailer Camps	Sites	3,889	602	1,481	4,553	602	2,424	5,205	602	3,333
Coldwater Fishing	Miles	237	0	51	286	0	70	254	0	56
Warmwater Fishing	Acres	53,858	4,735	17,161	60,566	4,735	19,897	66,214	4,735	22,682
Golf	9 Holes	141	77	54	145	77	58	158	77	69
Motorboat/Sailing	Acres	64,494	3,325	12,291	73,539	3,325	16,382	75,244	3,325	16,960
Outdoor Courts	Courts	1,180	807	529	1,447	807	747	1,677	807	948
Outdoor Fields	Fields	848	1,235	24	1,038	1,235	106	1,377	1,235	308
Picnic	Tables	13,240	2,886	8,343	14,350	2,886	9,628	18,083	2,886	13,878
Playgrounds	Playgrnd.	1,538	1,041	619	1,747	1,041	815	1,905	1,041	981
Swimming Pools	Sq.Ft.	958,391	457,588	500,803	999,360	457,588	541,772	1,120,915	457,588	663,327
Swimming Other	Sq.Ft.	5,052,907	281,262	3,703,366	6,532,421	281,262	4,980,110	7,321,901	281,262	5,645,572
Tennis	Courts	4,357	698	3,659	5,525	698	4,827	6,724	698	6,026
Bicycle Trails	Miles	204	9	141	223	9	155	177	9	121
Canoe Trails	Miles	143	2	109	188	2	154	142	2	106
Hiking Trails	Miles	593	38	157	652	38	185	742	38	280
Horse Trails	Miles	136	30	80	158	30	105	139	30	79
Motorcycle Trails	Miles	315	3	306	411	3	404	509	3	500
Nature Trails	Miles	896	150	671	1,059	150	816	1,229	150	1,009

NOTE: Unmet demand is the contribution to state need.



## ALTERNATIVE PLANNING CONSIDERATIONS

### NO ACTION

Gwinnett County is a rapidly growing area. In order to develop water-based recreation such as the proposed Tribble Mill Recreation Measure, sponsors must take advantage of those areas with low urban development. In a few years, the urbanization process will prohibit, for all practical purposes, development of this park. No action will result in failures to meet sponsor objectives. Greater pressure will be placed on existing facilities and quality recreational opportunities will be foregone.

Without development of the Tribble Mill Recreation Area, net monetary benefits of \$295,600 annually will be foregone.

### RECREATION DEVELOPMENT

Implementation of this alternative will result in the development of a 630 acre recreation area. Included in this 630 acre development will be two lakes and associated water-based facilities. Site limitations and sponsor objectives were the factors in determining lake sizes and quantity, and type of facilities. Construction techniques and location of facilities will be done in a manner to minimize impacts to the environment. The minimization of the irreversible and irretrievable commitment of natural resources will further meet the environmental quality objectives of the sponsor.

Installation of this alternative will provide Gwinnett County and the surrounding area with 196,200 visitor days of recreation annually. Planned recreation facilities have a design capacity of 1,840 persons and can accommodate a daily design load of 3,238 visitors. The average annual benefit generated by this alternative is estimated to be \$632,000. The average annual costs of facilities, including operation, maintenance, and replacement costs, are estimated to be \$533,100. This alternative was selected by the sponsors.

## EFFECTS OF SELECTED PLAN

NATIONAL ECONOMIC DEVELOPMENT ACCOUNT  
TRIBBLE MILL RECREATION AREA RC&D MEASURE PLAN

<u>Components</u>	<u>Measures of Effects</u> <sup>1/</sup>
Beneficial effects:	
A. The value to users of increased outputs of goods and services	
1. Recreation	\$618,000 <sup>2/</sup>
2. Employment	\$ 14,000
Total beneficial effects	\$632,000
Adverse effects:	
A. The value of resources required for a plan	
1. Recreation lakes, land rights and basic facilities	
Installation Cost	\$330,900 <sup>3/</sup>
Operation, Maintenance and Replacement	\$172,500
Project Administration	\$ 29,700 <sup>3/</sup>
Total adverse effects	\$533,100
Net beneficial effects	\$ 98,900

<sup>1/</sup> Average annual.

<sup>2/</sup> An estimated 196,200 annual recreation visits are expected.

<sup>3/</sup> Price base 1979, amortized for 100 years at 7 1/8 percent interest.

ENVIRONMENTAL QUALITY ACCOUNT  
TRIBBLE MILL RECREATION AREA MEASURE PLAN

<u>Components</u>	<u>Measure of Effects</u>
Beneficial and adverse effects:	
A. Areas of natural beauty	<ol style="list-style-type: none"> <li>1. Create 148 surface acres of water.</li> <li>2. Inundate 148 acres of natural vegetation.</li> <li>3. Remove and relocate 152,000 cubic yards of earth.</li> <li>4. Alter the visual quality of 630 acres of land with the construction of lakes and recreation facilities.</li> </ol>
B. Quality considerations of water, land and air resources.	<ol style="list-style-type: none"> <li>1. Alter the land use of 630 acres presently in pasture and forestland.</li> <li>2. Inundate 2.5 miles of free flowing streams.</li> </ol>
C. Biological resources and selected ecosystems.	<ol style="list-style-type: none"> <li>1. Create 148 additional acres of lake fish habitat.</li> <li>2. Protect and preserve rare and endangered plants (<i>Sedum pusillum</i>).</li> <li>3. Reduce habitat and food supply for game and nongame birds and animals by changing 630 acres of woodland and pastureland to recreation land.</li> </ol>
D. Geological, archaeological and historical resources	<ol style="list-style-type: none"> <li>1. Preservation of historic Tribble Mill site.</li> </ol>
E. Irreversible and irretrievable commitments.	<ol style="list-style-type: none"> <li>1. Expend labor, material and energy for installation of measure features.</li> <li>2. Convert 85 acres of type I wetland to open water.</li> </ol>

REGIONAL ECONOMIC DEVELOPMENT ACCOUNT  
TRIBBLE MILL RECREATION AREA RC&D MEASURE PLAN

<u>Components</u>	<u>Measures of Effects<sup>1/</sup></u>	
	<u>State of Georgia</u>	<u>Rest of Nation</u>
A. Income		
Beneficial effects:		
1. The value of increased output of goods and services to users residing in the region.		
a. Recreation	\$618,000	-
b. Employment	\$ 13,000	-
Total beneficial effects	\$631,000	-
Adverse effects:		
1. The value of resources contributed from within the region to achieve the outputs.		
a. Recreation lakes, land rights and basic recreation facilities		
Project installation	\$152,700	\$160,600
Operation and Maintenance	\$172,500	-0-
Project Administration	\$ 2,700	\$ 25,100
Total adverse effects:	\$327,900	\$185,700
Net beneficial effects:	\$303,100	-\$185,700

<sup>1/</sup> Average annual.



REGIONAL ECONOMIC DEVELOPMENT ACCOUNT  
TRIBBLE MILL RECREATION AREA RC&D MEASURE PLAN

<u>Components</u>	<u>Measures of Effects</u>	
	<u>State of Georgia</u>	<u>Rest of Nation</u>
B. Employment		
Beneficial effects:		
1. Increase in number and types of jobs		
a. Employment for project construction	30 man-years of semi-skilled employment and 27 man-years of skilled employment during construction.	-
b. Employment for OM&R	11 man-years of permanent semi-skilled employment.	-
Adverse effects:		
1. Decrease in number and types of jobs	0	-
Total adverse effects	-	-
Net beneficial effects	57 man-years of semi-skilled and skilled employment during construction and 11 man-years of permanent semi-skilled employment for operation.	-
C. Regional Economic Base and Stability		
Beneficial effects:	The project will create 57 man-years of skilled and semi-skilled employment during construction and 11 man-years of permanent semi-skilled employment for operation. The project will make available water-based recreation including swimming for the residents of the area.	-
Adverse effects:	-	-

SOCIAL WELL-BEING ACCOUNT  
TRIBBLE MILL RECREATION AREA RC&D MEASURE PLAN

<u>Components</u>	<u>Measures of Effects</u>
Beneficial and adverse effects:	
A. Real income distribution	1. Create 30 man-years of semi-skilled employment, 27 man-years of skilled employment during construction and 11 man-years of permanent semi-skilled employment.
B. Life, health and safety	1. Installation of the lakes will trap sediment and reduce downstream sedimentation. 2. Adequate safety measures will need to be provided and rules enforced to minimize possibility of drowning accidents.
C. Educational, cultural and recreational	1. Provide water-based recreation and other activities such as picnicking and hiking for an estimated 196,200 recreation visits annually. 2. Provide an outdoor study through nature trails and native vegetation areas.
D. Emergency preparedness	1. Reservoirs could provide water for emergency use in fighting fires.

## INSTALLATION

### WHAT WILL BE INSTALLED

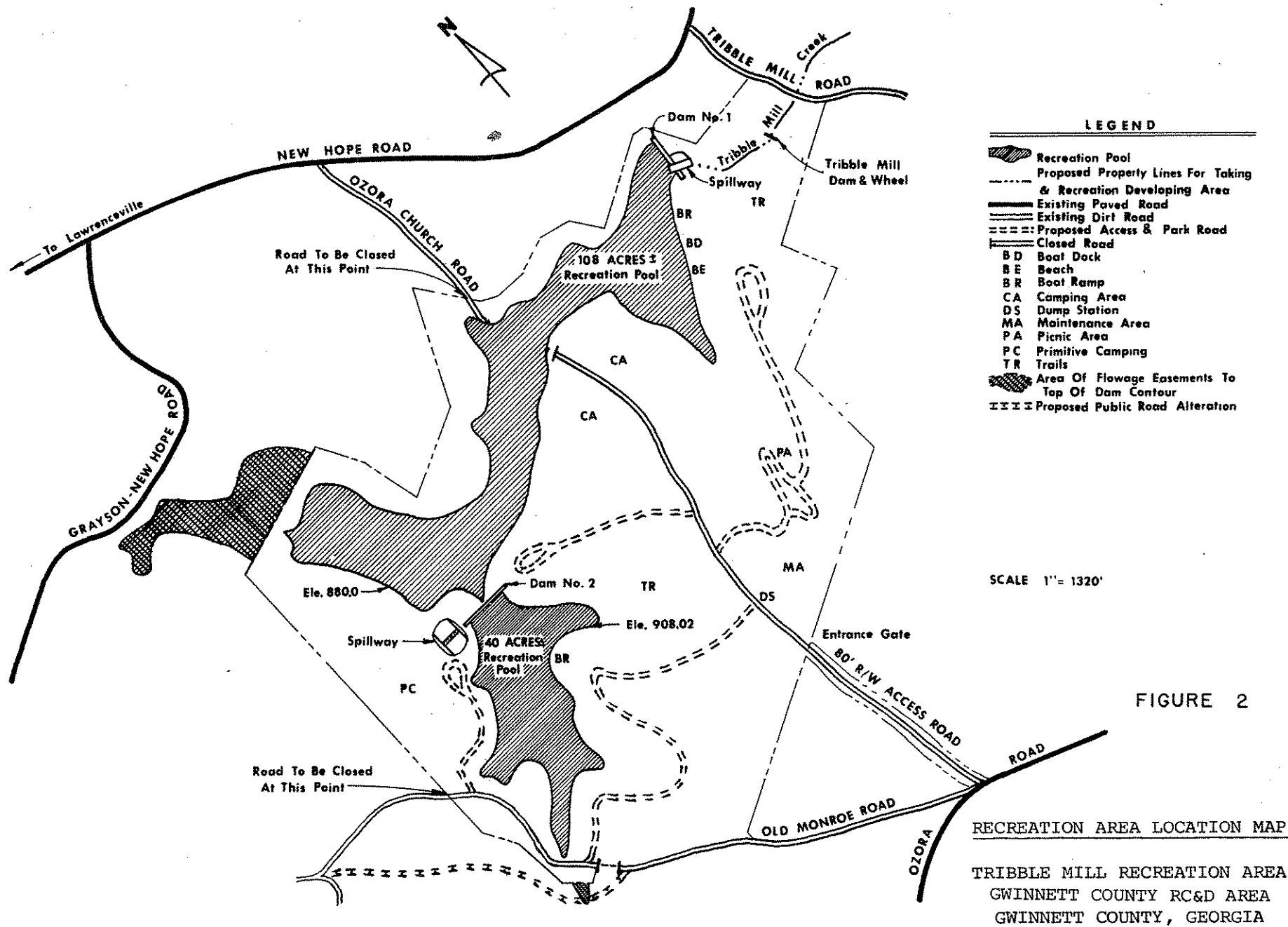
Installation of this plan will involve the construction of two dams which will form a 40 acre lake and a 108 acre lake, as well as the construction of associated basic facilities for water-based recreation. The larger lake has a total drainage area of 5,892 acres (9.2 square miles) and is downstream of, and in series with, the smaller lake which has a drainage area of 661 acres (1.03 square miles). The larger lake will be used for boating, swimming and fishing, while the smaller lake will be managed for fishing of bass and bream on a more intensified basis.

Dam No. 1 (108 acre lake) will be an earth structure with a 100 foot wide concrete chute spillway, which serves as principal and emergency spillway. A 30 inch concrete pipe having a concrete riser equipped with a drain gate and a wildlife gate, will be installed. This will allow the sponsors to draw the lake down to about one-half size (six feet below normal) to improve fishing, or make repairs to shoreline or recreation facilities such as boat ramps, docks or beaches.

Dam No. 2 (40 acre lake) will be an earth structure with a 150 foot wide vegetated emergency spillway. The principal spillway for the dam will be a 30 inch concrete pipe having a concrete riser equipped with a drain gate, wildlife gate and a deep water release. A deep water release will allow for removal of water at a depth below the surface so as to better maintain fertility in the lake. The wildlife gate will be used to enhance fishing as well as allow for maintenance of shoreline or boat ramp without draining all the lake. The principal spillway will have the capacity to handle a 50 year frequency, 24 hour duration storm without activating the emergency spillway. Detailed design data for both dams is found in Table 3.

Both proposed dams have been classified "Category II" according to the "Georgia Safe Dams Act of 1978." Category II dams are defined as dams where improper operation or dam failure would not be expected to result in loss of human life. In order to maintain this classification Gwinnett County must prohibit residential, commercial, and certain recreational developments in the flood plain below the structure. Both proposed dams were classified "b" according to SCS design criteria. Even though the structures are now in a predominantly rural area, Gwinnett County is a progressive county and the potential exists for possible development downstream. There is the possibility of future installations such as major highways, railroads or public utilities. Gwinnett County has a Flood Plain Ordinance and will enforce it to protect the classifications.

The recreational area (Figure 2) including the lakes will consist of approximately 630 acres. Of this 630 acres, 300 will be intensively used for recreation and 148 acres will be in lakes. Activities to be provided for are camping, boating, swimming, fishing, picnicking, tennis, hiking and sightseeing.





Two roads will be altered during construction of the lakes. Ozora Church Road will be inundated by the 108 acre lake and will be closed at the boundary of the recreation area on the north side and will become the entrance road to the park on the south side of the lake. Old Monroe Road will be relocated for a distance of 2,600 feet with the new route becoming part of the abandoned roads of the old Wedgewood Park subdivision.

The entrance road to the park (now Ozora Church Road) will be paved from Ozora Road, a county maintained paved road, to the entrance of the camping area. The proposed camping area is on the south side of the lake adjacent to Ozora Church Road. One-way roads in the camping area are to be gravel surface. Three comfort stations will serve the campers. Water and electricity hookups will be provided at each site. Sewage hookups will not be provided, but a trailer dump station is planned near the park entrance. Water and electrical service inside the park area will be underground.

A beach and day use area is planned for an area near the dam site on the south side of the lake. A sand beach and grassed area will be provided as well as marked swimming area in the lake. Two tennis courts and playground equipment will be nearby. A bath house will be provided for the swimmers.

Picnicking will be provided in an area east of the Ozora Church Road. Two 30 x 50 picnic shelters will be constructed and equipped with wooden picnic tables. There will also be 100 concrete tables randomly placed in this area. Ten tables will be placed near the beach area and ridge near the south end of dam No. 1. Also, ten tables will be placed near the 40 acre fishing lake. One grill will be constructed for each three tables. Trash cans will be placed throughout the park area.

A boat ramp and boat dock will be constructed between the beach and dam. A boat ramp will also be constructed on the 40 acre lake. Parking for twenty-five vehicles with trailers will be provided at each ramp.

A storage building will be constructed near the 40 acre lake to provide storage for fertilizer and chemicals, and as a check-in station to regulate fishing activities. Four fertilizer platforms will be constructed in the 40 acre lake. A maintenance building will be constructed near the entrance gate but will be screened from view by a ridge between the building and the entrance area.

Four restrooms will be constructed, one near the 40 acre lake, one near the ridge at the south end of dam No. 1 and two in the main picnic area. All restrooms, comfort stations and the trailer dump station will be equipped with septic tank sewage systems. Two vault toilets will be installed on the west side of the 40 acre lake for use by fishermen and for campers in the primitive camp site area northwest of the 40 acre lake.

The entire park area will be fenced and an entrance gate will be built on Ozora Church Road at the park boundary. Chainlink fencing will be required for short sections (400 feet) on either side of the entrance gate, and for a distance of about 2,600 feet to protect the Tribble Mill historic site. About 1,600 feet of fencing will be required to protect rare and endangered plants in an area east of the 40 acre lake and adjacent to an area to be used as hiking trails. Approximately 10,000 linear feet of trails are planned.

All disturbed areas will be revegetated or otherwise protected from erosion. Traffic patterns and location of parking areas, as well as other construction, will be installed in a manner to minimize erosion. Gwinnett County will continue to implement its Sediment Control Ordinance. Implementation of the ongoing land treatment program will continue through the leadership of the Upper Ocmulgee Soil and Water Conservation District.

Georgia Power Company will construct power lines as needed to supply the recreation area. Gwinnett County will extend its present water system to supply water required for the recreation area.

Recreation facilities will be designed to accommodate the physically handicapped and will be constructed and maintained in compliance with state health laws.

## INSTALLATION COSTS

Total estimated installation cost of the recreational development is \$5,055,500, of which \$2,758,400 (54.6 percent) will be borne by RC&D funds and \$2,297,100 (45.4 percent) will be borne by other funds. Estimated costs include \$2,684,400 for construction, \$305,800 for engineering services, and \$1,649,300 for land rights.

Construction costs of \$1,383,000 for basic recreation facilities (Table 2A) will be shared between the Soil Conservation Service and the sponsors on a 50-50 basis. This cost includes all materials, equipment, and labor necessary for the installation of the measure. Estimated unit price assigned each quantity is based on local prevailing prices (1979) and previously constructed projects, plus a contingency cost. Costs shown in this plan represent preliminary estimates. Actual costs incurred in the installation of the works of improvement will be used in the final determination of the costs to be borne by the Soil Conservation Service and the sponsors.

Engineering services estimated at \$305,800, includes the direct cost of engineers and other technicians for surveys, design, investigations, preparation of final plan and specifications, and the cost estimates for

basic recreation facilities including the landscaping and vegetation. Engineering services will be provided by the Soil Conservation Service for design and construction of the dam and lake. This is estimated to be \$195,200. Engineering services for the basic recreation facilities will be provided by a contract between the sponsors and a qualified architectural and engineering firm. Costs of this contract will be shared on a 50-50 basis by the Soil Conservation Service and Gwinnett County.

Local sponsors and the Soil Conservation Service will each bear the cost of administration which it incurs, estimated to be \$40,000 and \$376,000 respectively. These are the RC&D and other administrative costs associated with the installation of recreation facilities, including the cost of contract administration, review of engineering plans, government representatives, and necessary inspection services during construction to insure that the measures are installed in accordance with the plans and specifications. Sponsors may, at their own option and without RC&D cost sharing, inspect construction of the installation.

Estimated land rights costs for the recreation development are \$1,649,300, of this \$789,700 will be provided by RC&D funds, and \$859,600 by local funds. RC&D funds will pay 50 percent of land purchases, right-of-way, and fixed improvement costs. Gwinnett County will pay 50 percent of land purchases, right-of-way and fixed improvement costs as well as 100 percent of flowage easement costs and miscellaneous costs for surveys, legal fees, recording fees, appraisals, title evidence, etc.

Estimated Expenditure of Funds  
During Five-Year Installation Period

	<u>RC&amp;D</u>	<u>Other</u>	<u>Total</u>
First Year	\$ 457,800	\$ 475,900	\$ 933,700
Second Year	732,700	588,700	1,321,400
Third Year	726,000	529,000	1,255,000
Fourth Year	421,000	351,800	772,800
Fifth Year	<u>420,900</u>	<u>351,700</u>	<u>772,600</u>
TOTAL	\$2,758,400	\$2,297,100	\$5,055,500

## METHOD OF FINANCING

All costs incurred by the measure sponsors for construction, legal fees, or alteration of involved fixed improvements will be supported by revenues from taxes, credit, or other sources normally available to them.

Federal assistance for carrying out the measure as described in this plan will be provided under authority of the Food and Agriculture Act of 1962 (Public Law 87-703) as amended, Public Law 91-343, an act to amend Section 32 (e) of Title III of the Bankhead-Jones Tenant Act (7 U.S.C. 1011) as amended, and the Soil Conservation and Domestic Allotment Act of 1935 (Public Law 46). This assistance is contingent on the appropriation of funds for this purpose and the counties meeting their obligation.

## **LAND RIGHTS**

Approximately 630 acres will be purchased by Gwinnett County for installation of the measure plan. Cost sharing for the purchase of this land will be on a 50-50 basis between the Soil Conservation Service and Gwinnett County. On an additional 28 acres, easements will be secured for flowage rights. These flowage rights as well as costs for surveys, legal fees, recording fees, appraisals, title evidence, etc., will be paid for by the sponsors. No additional land is anticipated to be purchased other than that eligible for cost sharing.

## **CONTRACTING AND PROCUREMENT**

Design and layout of the dams and lakes will be performed by the Soil Conservation Service. Final layout and design of recreation facilities will be prepared by an architectural and engineering firm under contract administered by the Soil Conservation Service. Facilities will be installed under contracts administered by the Soil Conservation Service, except those selected by the sponsors to be constructed by Gwinnett County. Items expected to be constructed by Gwinnett County include roads, parking areas, shoreline deepening, clearing, and fencing. Quantity and value of such work will not exceed their share of the cost of the measure and will be determined by mutual agreement immediately prior to the signing of the project or engineering services agreement and will be set forth in the applicable agreement.

## **OPERATION AND MAINTENANCE**

Gwinnett County will be responsible for the operation and maintenance (O&M) of dams, lakes and recreational facilities. An operation and maintenance agreement will be entered into between Gwinnett County and the Soil Conservation Service setting forth operation and maintenance requirements prior to execution of a project or engineering services agreement.



Operation and maintenance for the measure will normally include such items as mowing, fertilizing and liming of vegetation and fishing lake, cleanup, upkeep of facilities, collection of fees for campers and/or fishermen, and security of property. The estimated annual cost of operation and maintenance is \$172,500. Distribution of annual operation and maintenance is shown in Figure 3.

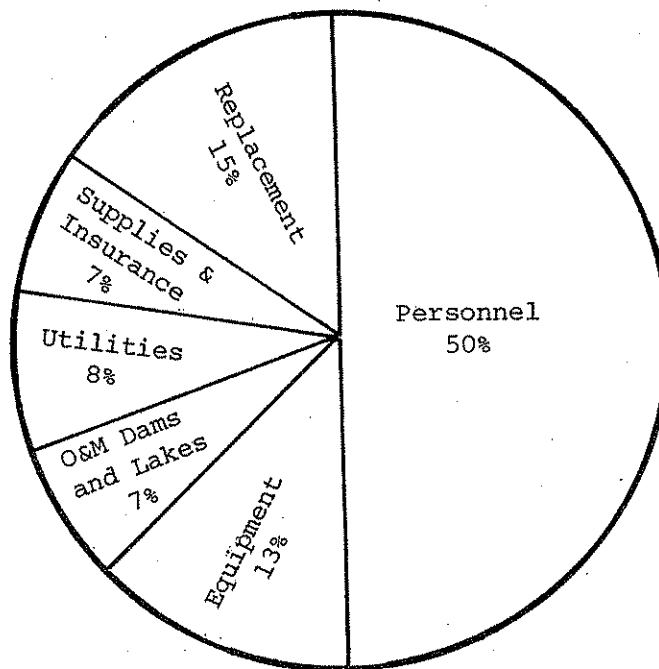


Figure 3. Distribution of Operation and Maintenance Costs

Gwinnett County must enforce their Flood Plain Ordinance in the flood plains below the structures in order to maintain the Category II classification of the "Georgia Safe Dams Act of 1978." Residential, commercial or some types of recreational development in the flood plain would change the classification to Category I. This would require modifications of the structures to meet the safety requirements for the protection of lives below the structure. Modification costs would be the responsibility of Gwinnett County.

Inspections of the installed measure will be made annually by Gwinnett County and the Soil Conservation Service. Soil Conservation Service personnel will accompany sponsors on all maintenance inspections to ensure that proper operation and maintenance is being provided by the sponsors of the installation measures. Inspections will also be made after major storms or other events which may cause problems with the measure development.

In addition to the annual inspection, a special inspection will be made every five years by a qualified SCS engineer to assure that the integrity of the dams remain intact. It will be made independently of the sponsor inspection. The primary focus will be on safety and integrity of the dams, but will also cover all normal inspection items.

Deficiencies identified in either of the above inspections shall be incorporated in a plan of corrective actions within 90 days. SCS will strongly urge the sponsors to implement the plan, thus correcting the deficiencies. Failure by the sponsors to make reasonable progress in correcting the deficiencies will result in a letter and other followup by the state conservationist. The letter will inform the sponsors that if action to correct the deficiency is not started within the next 30 days, the Safe Dams Section of the Environmental Protection Division (EPD) of Georgia's Department of Natural Resources will be notified. In case of an unsafe condition, needed repairs must be completed within 30 days, EPD will be notified, and downstream landowners will be informed.

## UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION ACT

The measure sponsor assures that comparable replacement dwellings will be available for individuals and persons displaced from dwellings, and will provide relocation assistance advisory services and relocation assistance, make the relocation payments to displaced persons, and otherwise comply with the real property acquisition policies contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646, 84 Stat. 1894) effective as of January 2, 1971, and the Regulations issued by the Secretary of Agriculture pursuant thereto.

The costs of relocation payments will be shared by the measure sponsor and the Service as follows:

	<u>Measure Sponsors</u> (Percent)	<u>Service</u> (Percent)	<u>Estimated Relocation Payment Costs</u> (Dollars)
Relocation Payments	45.4	54.6	0*

\*Investigation has disclosed that under present conditions the RC&D measures will not result in the displacement of any person, business, or farm operation. However, if relocations become necessary, relocation payments will be cost shared in accordance with the percentage shown.

## MUTUALLY AGREEABLE PLAN

Through a request of Gwinnett County, and the Upper Ocmulgee River Soil and Water Conservation District (called sponsors) and the cooperative efforts of the Sponsors and the Soil Conservation Service (called SCS), this mutually agreeable RC&D measure plan has been completed. This RC&D measure has been adopted by the Gwinnett County RC&D council and included in the project plan as a means to accomplishing objectives for the project.

## AGREEMENT REQUIRED TO OBLIGATE FUNDS

This is not a fund-obligating document. Financial and other assistance to be furnished by SCS in carrying out the work in this plan is contingent on the appropriation of funds for this purpose.

A separate agreement will be entered into between the SCS and the sponsors before either party initiates work involving funds of the other party. Such agreement will set forth in detail the financial and working arrangements and other conditions that are applicable to the specific improvements to be installed.

## COMPLIANCE WITH CIVIL RIGHTS

The program conducted will be in compliance with all requirements respecting nondiscrimination as contained in the Civil Rights Act of 1964 and the Regulations of the Secretary of Agriculture (7 C.F.R. Sec. 15.1-15.12) which provide that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any activity receiving federal financial assistance.

## NO MEMBER OF CONGRESS TO BENEFIT

No member of or delegate to Congress, or resident commissioner, shall be admitted to any share or part of this agreement, or to any benefit that may arise therefrom; but this provision shall not be construed to extend to this agreement if made with a corporation for its general benefit.

TABLE 1. - ESTIMATED MEASURE INSTALLATION COST  
TRIBBLE MILL RECREATION SITE

Cost Item	Unit	Number	Estimated Cost (Dollars) <sup>1/</sup>		Estimated Installation
			RC&D Funds	Other Funds	
Construction					
Dam No. 1 (108 Acre Lake)	Job	1	\$ 517,000	\$ 517,000	\$1,034,000
Dam No. 2 (40 Acre Lake)	Job	1	133,700	133,700	267,400
Recreation Facilities	Job	1	691,500	691,500	1,383,000
Engineering Services	XXXX	XXXX	250,500	55,300	305,800
Relocation	XXXX	XXXX	0	0	0
Administration	XXXX	XXXX	376,000	40,000	416,000
Land Rights	XXXX	XXXX	789,700	859,600	1,649,300
TOTAL COSTS	XXXX	XXXX	\$2,758,400	\$2,297,100	\$5,055,500

November 1979

<sup>1/</sup> Price Base - 1979

TABLE 2 - DISTRIBUTION OF ESTIMATED COSTS  
 TRIBBLE MILL RECREATION SITE  
 RC&D MEASURE PLAN

(Dollars)<sup>1/</sup>

Item	Installation Cost - RC&D Funds				Installation Cost - Other Funds				Total Installation Cost
	Construction	Engineering	Land Rights	Total RC&D	Construction	Engineering	Land Rights	Total Other	
Dam No. 1 (108 Acre Lake)	\$ 517,000	\$155,100	\$315,000	\$ 987,100	\$ 517,000	0	\$356,800	\$ 873,800	\$1,860,900
Dam No. 2 (40 Acre Lake)	133,700	40,100	105,200	279,000	133,700	0	111,100	244,800	523,800
Recreation Facilities	691,500	55,300	369,500	1,116,300	691,500	55,300	391,700	1,138,500	2,254,800
Subtotal	\$1,342,200	\$250,500	\$789,700	\$2,382,400	\$1,342,200	\$55,300	\$859,600	\$2,257,100	\$4,639,500
Administration	XXXX	XXXX	XXXX	\$ 376,000	XXXX	XXXX	XXXX	\$ 40,000	\$ 416,000
GRAND TOTAL	\$1,342,200	\$250,500	\$789,700	\$2,758,400	\$1,342,200	\$55,300	\$859,600	\$2,297,100	\$5,055,500

<sup>1/</sup> Price Base - 1979

November 1979

## TABLE - 2A RECREATION FACILITIES

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TRIBBLE MILL RECREATION AREA - GWINNETT COUNTY RC&D  
 GWINNETT COUNTY, GEORGIA  
 (DOLLARS)<sup>1/</sup>

Item	Unit	Quantity	Unit Cost	Cost
Picnic Tables - Concrete	Each	120	200.00	24,000.00
Picnic Tables - Wood	Each	40	150.00	6,000.00
Picnic Grills	Each	40	100.00	4,000.00
Picnic Shelter (30 X 60)	Each	2	21,600.00	43,200.00
Rest Rooms	Each	4	27,000.00	108,000.00
Refuse Cans and Mounts	Each	80	75.00	6,000.00
Campsites - Vehicle	Each	100	1,000.00	100,000.00
Campsites - Tent	Each	20	800.00	16,000.00
Campsites - Primitive	Each	10	200.00	2,000.00
Comfort Stations	Each	3	30,000.00	90,000.00
Vault Toilets	Each	2	1,000.00	2,000.00
Trailer Dump Station	Each	1	5,000.00	5,000.00
Beach Area - Sand	Sq.Ft.	30,000	.50	15,000.00
Beach Area - Grass	Sq.Ft.	15,000	.04	600.00
Beach Appurtenance	Each	1	2,500.00	2,500.00
Bathhouse	Each	1	30,000.00	30,000.00
Boat Ramp	Each	2	2,500.00	5,000.00
Boat Dock	Each	1	3,000.00	3,000.00
Entrance Booth and Gate	Each	1	3,000.00	3,000.00
Maintenance Building	Each	1	20,000.00	20,000.00
Storage Building-Check-In Station	Each	1	5,000.00	5,000.00
Road - Two-way, Paved	L.Ft.	16,000	12.00	192,000.00
Road - One-way, Paved	L.Ft.	3,200	9.00	28,800.00
Road - Gravel, One-way	L.Ft.	7,900	7.00	55,300.00
Parking Spaces - Car	Each	490	100.00	49,000.00
Parking Spaces - Car and Trailer	Each	50	200.00	10,000.00
Trails	L.Ft.	10,000	.50	5,000.00
Walks	L.Ft.	800	1.75	1,400.00
Water Fountains	Each	6	300.00	1,800.00
Water System	Each	1	36,000.00	36,000.00
Electrical System	Each	1	88,400.00	88,400.00
Septic Tank Systems	Each	8	3,700.00	29,600.00
Tennis Courts	Each	2	10,000.00	20,000.00
Playground Equipment	Each	1	10,000.00	10,000.00
Fencing - Chain Link, 6-foot	L.Ft.	5,000	6.50	32,500.00
Fencing - Woven Wire	L.Ft.	23,000	3.50	80,500.00
Clearing - Shaping	Job	1	10,000.00	10,000.00
Vegetation & Pond Preparation	Job	1	10,000.00	10,000.00
Landscaping	Job	1	15,000.00	15,000.00
Shoreline Deepening	Cu.Yd.	52,000	1.25	65,000.00
Fertilizer Platforms	Each	4	500.00	2,000.00
Signs, Markers	Job	1	3,000.00	3,000.00
Subtotal				1,235,600.00
12% - Contingencies				148,300.00
TOTAL				1,383,000.00

<sup>1/</sup>Price Base 1979

November 1979



TABLE 3 - STRUCTURAL DATA  
DAMS WITH PLANNED STORAGE CAPACITY  
GWINNETT COUNTY RC&D MEASURE

ITEM	UNIT	STRUCTURE NUMBER		TOTAL
		1	2	
Class of Structure		b	b	XXX
Uncontrolled Drainage Area	Sq. Mi.	8.17	1.03	XXX
Controlled Drainage Area	Sq. Mi.	1.03	-	XXX
Total Drainage Area	Sq. Mi.	9.20	1.03	XXX
Runoff Curve No. (1-day) (AMC II)		67	65	XXX
Time of Concentration ( $T_c$ )	Hours	3.2	0.8	XXX
Elevation Top of Dam	Feet	890.5	915.0	XXX
Elevation Crest Emergency Spillway	Feet	880.0	911.7	XXX
Elevation Crest High Stage Inlet	Feet	-	-	XXX
Elevation Crest Low Stage Inlet	Feet	-	908.0	XXX
Emergency Spillway Type		R.C. Chute	Veg.	XXX
Emergency Spillway Bottom Width	Feet	100	150	XXX
Emergency Spillway Exit Slope	Ft./Ft.	-	0.04	XXX
Maximum Height of Dam	Feet	35	35	XXX
Volume of Fill	Cu. Yd.	84,132	67,574	151,706
Total Capacity <sup>1/</sup>	Ac. Ft.	815	704	1,519
Sediment Submerged	Ac. Ft.	301	51	352
Sediment Aerated	Ac. Ft.	55	9	64
Beneficial Use (Recreation)	Ac. Ft.	459	491	950
Floodwater Retarding	Ac. Ft.	0	150	150
Between High and Low Stage	Ac. Ft.	-	-	-
Surface Area				
Sediment Pool	Acres	53.9	11.5	65.4
Beneficial Use Pool (Recreation)	Acres	107.6	39.6	147.2
Floodwater Retarding Pool <sup>1/</sup>	Acres	-	44.5	44.5
Principal Spillway Design <sup>2/</sup>				
Rainfall Volume (1-day)	Inches	-	7.6	XXX
Rainfall Volume (10-day)	Inches	-	12.8	XXX
Runoff Volume (10-day)	Inches	-	4.92	XXX
Capacity of Low Stage (Maximum)	cfs	-	106	XXX
Capacity of High Stage (Maximum)	cfs	-	-	XXX
Dimensions of Conduit - Diameter	Inches	30	30	XXX
Frequency Operation-Emergency Spillway	% chance	-	2	XXX
Emergency Spillway Hydrograph				
Rainfall Volume	Inches	8.9	8.9	XXX
Runoff Volume	Inches	4.89	4.62	XXX
Storm Duration	Hours	6	6	XXX
Velocity of Flow ( $V_e$ )	Ft./Sec.	11.22	3.65	XXX
Max. Reservoir Water Surface Elevation	Feet	885.7	912.5	XXX
Freeboard Hydrograph				
Rainfall Volume	Inches	15.7	15.7	XXX
Runoff Volume	Inches	11.03	10.69	XXX
Storm Duration	Hours	6	6	XXX
Max. Reservoir Water Surface Elevation	Feet	890.3	914.3	XXX
Discharge per Foot of Width	Ac. Ft.	62.9	2.50	XXX
Bulk Length	Feet	-	200	XXX
Capacity Equivalents				
Sediment Volume	Inches	0.7	0.9	XXX
Floodwater Retarding Volume	Inches	-	2.7	XXX
Beneficial Volume (Recreation)	Inches	0.9	9.1	XXX

<sup>1/</sup> Crest of Emergency spillway.

<sup>2/</sup> Chute serves as principal and emergency spillway for Structure No. 1.  
Conduit only for drainage of lake.

This plan may be amended, revised or terminated only by mutual agreement of the parties hereto, except for cause.

WINNETT COUNTY

By : Raymond W. Jones  
 Title: Chairman Gwinnett  
County Commission  
 Date : March 11, 1980

Authorized by a resolution of the Gwinnett County Commission at a meeting held on March 4, 1980.

UPPER OCMULGEE RIVER SOIL AND WATER  
 CONSERVATION DISTRICT

By : John J. Elliott  
 Title: Chairman  
 Date : March 11, 1980

Authorized by a resolution of the Upper Ocmulgee Soil and Water Conservation District at a meeting held on March 6, 1980.

SOIL CONSERVATION SERVICE  
 UNITED STATES DEPARTMENT OF AGRICULTURE

By : Dwight M. Zeadway  
 Title: State Conservationist  
 Date : March 11, 1980

# APPENDIX



Joe B. Tanner  
COMMISSIONER

Jack Crockford  
DIVISION DIRECTOR

APPENDIX A

## Department of Natural Resources

GAME AND FISH DIVISION  
Fisheries Section  
Route 2, Box 119  
Social Circle, Georgia 30279  
January 31, 1978

Mr. Sidney Jones  
Area Conservationist  
Soil Conservation Service  
141 Trinity Place  
Decatur, Georgia 30030

Dear Mr. Jones:

Enclosed please find two copies of some proposals we developed to submit to your agency for inclusion with your plans for the Gwinnett County park northeast of Grayson.

These proposals were drawn up with little knowledge of SCS's plans for the area. Game and Fish has been discussing the need for managed public fishing areas in the Atlanta region, and we felt this an opportune time to present some of our ideas.

The acreage figures on our proposals are only approximate. After talking with Messrs. Harris and Perkins, we see no need to reduce the size of the main reservoir to provide for the fishing lakes. The bass-bream lake would be ideal with 40+5 acres with a stable watershed. The catfish lakes should be 10 to 15 acres in size, and in close proximity to the bass-bream lake. We thought it best if these two lakes were "offstream" (i.e. filled and drained by gravity flow). The reason for the two lakes is so that fish can be raised up to catchable size in one lake while people are catching fish in the other.

Our staff has some suggestions for constructing these fishing lakes (so as to make them more manageable), should you decide to pursue the feasibility of including these waters in your plans.

Sincerely,

Timmy B. Hess  
District Fisheries Biologist

TH:cs

Enclosures

PROPOSALS FOR FISHING WATERS  
IN GWINNETT COUNTY PARK

Plan A: 1 main lake (approx. 100 acres), 1 bass-bream lake (approx. 40 acres), and 2 channel catfish lakes (approx. 10 acres each)

Estimated Fishing Trips = 500 trips to main lake, 3000 trips to bass-bream lake, and 5000 trips to catfish lake for a total of 8500 fishing trips

Costs for Gwinnett County: Share of construction costs for the 4 bodies of water; maintenance and restocking (if necessary) of main lake

Game and Fish Responsibilities: Game and Fish will lease the bass-bream and catfish lakes, provide fish, feed fish, fertilize and treat weeds in these waters and maintain the area; Game and Fish will provide a full-time operator and a summer aide for the area; the area will be open year-round (season for catfish lakes will be from March 1 to October 31)

Plan B: 1 main lake (approx. 140 acres) and 2 channel catfish lakes (approx. 10 acres each)

Estimated Fishing Trips = 1400 trips to main lake and 6000 trips to catfish lake for a total of 7400 trips

Costs for Gwinnett County: Share of Construction costs for the 3 bodies of water; maintenance and restocking (if necessary) of main lake

Game and Fish Responsibilities: Game and Fish will lease the catfish lakes, provide fish, feed fish, fertilize and treat weeds in these waters and maintain the area; Game and Fish will provide a full-time operator from February 1 to December 1; the season for catfish will be from March 1 to October 31

Plan C: 1 main lake (approx. 120 acres) and 1 bass-bream lake (approx. 40 acres)

Estimated Fishing Trips = 1200 trips to main lake and 4000 trips to bass-bream lake for a total of 5200 trips

Costs for Gwinnett County: Share of construction costs for the 2 bodies of water; approx. \$2800 per year for fertilizer and chemicals for bass-bream lake; maintenance and restocking (if necessary) of main lake

Game and Fish Responsibilities: general technical assistance, including population checks in both lakes

Plan D: 1 main lake (approx. 175 acres)

Estimated Fishing Trips = 3500 trips total to main lake

Costs for Gwinnett County: maintenance and restocking (if necessary)  
of main lake

Game and Fish Responsibilities: general technical assistance,  
including population checks in both lakes

Management and Use Plan  
For Public Fishing Area  
Tribble Mill Park  
Gwinnett County, Georgia  
Plan "A"

Plan "A" consists of four separate lakes, a reservoir (~100 acres), two (2) channel catfish lakes (~10 acres each) and a largemouth bass-bluegill lake (~40 acres). The channel catfish and largemouth bass-bluegill lakes will be intensively managed to provide optimum fishing for the largest number of anglers possible. The reservoir will be used for swimming, canoeing, sailboating, fishing, etc.

Management and regulations for the reservoir, with regards to fishing, will include, post impoundment population survey(s), fish population manipulation (if needed), imposition of state fishing regulations, and management recommendations concerning aquatic weeds.

Two channel catfish lakes will be operated by the Game and Fish Division. They will provide a regulated catfish fishery open to the public during specific days of the year. The two lakes will be operated and managed identically except that one lake will be open one year out of phase, with respect to the second.

Approximately 5000 angler trips per season (~100 days) could be expected, with each angler trip averaging five (5) hours.

Management and regulations will consist of the following:

- 1) The fishery will be "put and take" with intensive stocking (~2,000/acre) feeding and fertilization resulting in one pound fish twelve months after stocking .
- 2) The fish will be stocked during late winter or early spring (February-March) and then opened to fishing one year after stocking.
- 3) Fisheries personnel will handle the management of any fish diseases, aquatic weed or fish population problems.



- 4) A complete creel and use census will be maintained by Fisheries personnel.
- 5) Tentatively the lake will be open to fishing three (3) days per week and specified holidays from sunup to sundown, March through October.
- 6) The creel limit will be five (5) catfish per fisherman per day.
- 7) Permits will be required for anglers between and including the ages of 16 and 65. A state fishing license will be required of those 16 and older. Permits will cost no more than one (1) dollar per day. Persons under the age of 16 must be accompanied by an adult.

Cost for Operation:

Operating Cost Per Acre

- fertilizer, feed, chemicals	\$300.00
- regular (building and grounds maintenance, electricity, heat, etc.)	\$325.00
- equipment (pumps, handtools, etc.)	<u>\$ 15.00</u>
Total	\$640.00

A forty (40) acre largemouth bass-bluegill lake will be operated by the Game and Fish Division to provide a regulated sport fishery for largemouth bass, bluegill, redear (shellcracker) and possibly other species. Approximately 3000 angler trips per year can be expected.

Management and regulations will consist of the following:

- 1) Initial stocking of fish at a fertilized rate.
- 2) A complete fertilization program to increase numbers of harvestable size fish and to control aquatic vegetation.

- 3) Periodic sampling; manipulation of the fish population to help insure optimum numbers of harvestable size fish.
- 4) A complete creel and use census will be maintained.
- 5) The lake will be opened to fishing after the first successful largemouth bass spawn.
- 6) Tentatively the lake will be open to fishing five (5) days a week from sunup to sundown twelve (12) months a year.
- 7) Creel and size limits will be; a) five (5) largemouth bass per fisherman per day (12" minimum size), b) 25 bluegill and/or redear per fisherman per day.
- 8) Permits will be required for anglers between and including the ages of 16 to 65. A state fishing license will be required of those 16 and older. Permits will cost no more than one (1) dollar per day. Persons under the age of 16 must be accompanied by an adult.

Cost of Operation:

Operating Cost Per Acre

- fertilization and chemicals	\$70.00
- regular	\$75.00
- equipment	<u>\$15.00</u>
Total	\$160.00

Personnel cost have been combined for the lakes for simplicity. They are:

<u>Personnel cost</u>	<u>Annual</u>
- operator	\$6,000.
- seasonal laborer	\$1,600.
- district personnel	<u>\$2,000.</u>
Total	\$9,600.

Management and Use Plan  
For Public Fishing Area  
Tribble Mill Park  
Gwinnett County, Georgia  
Plan "B"

Plan "B" will consist of a reservoir (≈ 140 acres) and two (2) channel catfish lakes (≈ 10 acres each).

The reservoir will be used for swimming, canoeing, sailboating and fishing. The two channel catfish lakes will be managed to provide optimum fishing for the largest number of anglers possible.

Management and regulations described for the reservoir in plan "A" will be utilized in Plan "B". The use will probably increase for this lake because of the elimination of the largemouth bass-bluegill lake from Plan "A" (from 500 trip/year to 1400 trips/year).

Management and regulation prescribed for the channel catfish lakes in Plan "A" will be utilized in Plan "B". The expected number of trips will probably increase from 5000/season to 6000/season.

Cost for Operation:

Operating Cost Per Acre

- fertilizer, feed, chemicals	\$300.00
- regular (electricity, heat, building and ground maintenance etc.)	\$400.00
- equipment (pumps, handtools, etc.)	<u>\$ 30.00</u>
Total	\$730.00

Personnel Cost Annual

- operator	\$6,000.
- seasonal laborer	\$1,600.
- district personnel	<u>\$2,000.</u>
Total	\$9,600.

Management and Use Plan  
For Public Fishing Area  
Tribble Mill Park  
Gwinnett County, Georgia  
Plan "C"

Plan "C" will consist of a main reservoir (~ 120 acres) and a largemouth bass-bluegill lake (~ 40 acres).

The reservoir will be used for swimming, canoeing, sailboating and fishing. The largemouth bass-bluegill lake should be managed to provide optimum fishing for the greatest number of anglers possible. However, with this plan Gwinnett County would assume operational cost. Game and Fish Division would provide technical assistance and advice when needed.

To help insure optimum fishing it is recommended that the lakes be operated under the management and regulations prescribed in Plan "A".

The anticipated number of fishing trips would be:

- a) 1200/year - reservoir
- b) 4000/year - largemouth bass-bluegill lake

Cost for operation (40 acre lake):

Operating Cost Per Acre

- fertilization and chemicals	\$70.00
- regular (building and ground maintenance, electricity, etc.)	\$75.00
- equipment	<u>\$15.00</u>
Total	\$160.00

Personnel Cost Annual

- operator	<u>\$6,000.</u>
Total	\$6,000.

Management and Use Plan  
For Public Fishing Area  
Tribble Mill Park  
Gwinnett County, Georgia  
Plan "D"

Plan "D" consists of a single large reservoir ( $\approx 175$  acres). The lake would provide swimming, canoeing, sailboating and fishing, etc.

Management and regulations should follow those outlined in Plan "A". approximately 3500 trips per year could be expected for the first few years. However, it is probable that this number will decline with each year.

# MASTER PLAN

## TRIBBLE MILL REGIONAL PARK Gwinnett County, Georgia



Gwinnett County Commission

Gwinnett County Recreation Authority

Gwinnett County Parks  
And Recreation Department

U. S. DEPARTMENT OF AGRICULTURE  
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Charleston, West Virginia

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# 1.0 Introduction

Tribble Mill is the most significant regional recreation resource in Gwinnett County. The idea for a County park emphasizing water-based recreation was conceived in the 1970's and since that time has been fostered by the citizen-based Resource Conservation and Development (RC&D) Council sponsored by the U.S. Department of Agriculture's Soil Conservation Service (SCS). The park site of approximately 640 acres located just east of the City of Grayson in east Gwinnett County was purchased in the late 1970's under the authorization of the Soil Conservation Service's Resource Conservation and Development Program and with funds provided equally by the County and the Soil Conservation Service.

The site is characterized by gently sloping terrain, much of which is covered in pines and hardwoods. A portion of the site remains open as a result of past agricultural use. Tribble Mill Creek passes through the site from west to east. It crosses the graveled Ozora Church Road, which extends north-south through the center of the property. The creek passes over granite shoals at the eastern section of the site where the former Tribble grist mill was located. The park currently contains a 40 acre Fishing Lake. A 108 acre Recreation Lake is designed, funded and to be constructed in 1988.

## 1.1 A Brief History of the Land which is Tribble Mill Regional Park

Agriculture has played a major role in the County's development. The need to refine the goods near home created a demand for small, community-based milling operations. Such mills refined corn and wheat. Tribble Mill was one such mill.

The precise history of the site is somewhat sketchy due to the Gwinnett County Courthouse

fire in 1871, which destroyed earlier deed records. However, it is known that in May 1873, Ansley A. Tribble obtained the mill site from James M. Patterson, the Sheriff of the County, who was charged with disposing of the mill as part of his official duties. In an old deed, the mill is referred to as a "flouring and corn mill" and was noted to have "machinery." The mill was also noted to have been called "Pruett's and Coffee's Mill". Mastin Pruett and John B. Coffee, earlier owners of the mill, shared ownership with Tribble. Tribble purchased one-half interest in the mill and an associated 135 acres and Pruett and Coffee retained the other one-half ownership.

Ansley A. Tribble was the owner of 730 acres of land prior to his purchase of the Tribble Mill tract. He is noted in the County history to have been the owner of six slaves in 1860. The tax digest of 1872 notes that two of Tribble's slaves, Peter Garles and Claborn Garrett, and two slaves associated with John Coffee, Sandy Libsey and Larkin Taner, were declared freedmen. The digest notes that Tribble had seven persons in his employment that year. Suggesting the employee's could have been Tribble, his two partners and the four former slaves.

An idea of the typical lifestyle at Tribble Mill in the late-19th century is possible through a listing of the agricultural production of Ansley Tribble in 1880. This list notes that Tribble had 300 tilled acres, 360 wooded acres, and six acres of orchard. His livestock included "three horses, three mules, an ox, four milk cows, 55 swine, 10 fleeces, and 40 chickens". The agricultural products from his enterprise included 200 pounds of butter, 300 dozen eggs, two slaughtered sheep, 100 bushels of fruit, and 100 cords of wood.

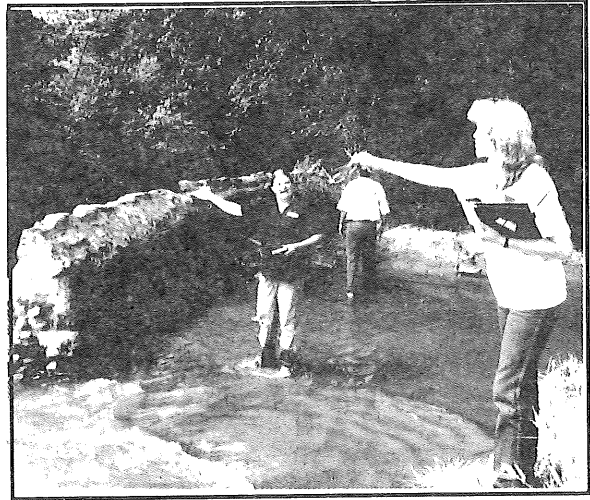
It appears that Tribble Mill in the late-19th century was not a commercial milling operation.

It is assumed that the mill was primarily for family use, and available to the neighbors. Tribble, Coffee, and Pruett were noted in the 1880 Census as farmers or farm laborers, rather than manufacturers or millers. Also, the documented agricultural production in 1880 is associated with a farming operation. It is known that Ansley Tribble employed Winsield Freeman as a miller in 1872. Other millers associated with the mill during its history include Price, Lawson, Irvins, and Luther Grizzle.

The property of Ansley Tribble was willed to his wife at his death in 1890. Following her death in the early 1900's, William J. Tribble, a son, obtained ownership. Ansley Tribble and his wife are buried in nearby Walton County.

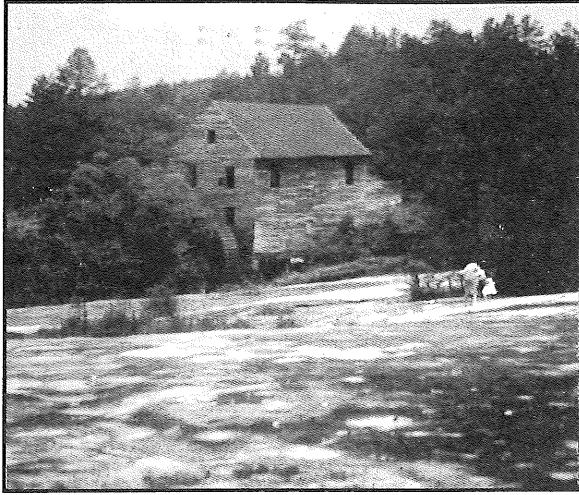
A deed reference in 1901 confirms W. J. Tribble was the owner and operator of the mill. In that deed, W. J. Tribble authorized an one-half acre transfer of land noted to be "where the W. J. Tribble Roller Mill Company" now stands. W. J. Tribble was listed in the 1900 census as a manufacturer, which leads to speculation that the mill had become more of a commercial venture by that time. Tribble continued to operate the mill until the 1930's when it was sold. Since the 1930's, the mill tract has passed through a series of unrelated owners.

An archaeological investigation of the site in 1976 provides additional information about the history of the mill. The investigators in the survey, Dr. A. R. Kelly and Sheila K. Caldwell, had visited in the site in 1950 and included remembrances of that visit in the report. According to the Kelly report, the structure and milling machinery were standing in 1950 but were no longer in operation. The second floor of the mill structure was being used as a residence. Water traveled from the dam to the mill via a wooden flume. By 1976 when these same investigators returned to carry out a survey for the Soil Conservation Service, the mill had partially collapsed and was overgrown. Today, evidence of the mill includes the remains of the stone foundations and remnants of the former, though not original, iron water wheel. The Kelly Report also documented the presence of numerous house sites. These former dwellings point to the Tribble Mill tract as a former location of small, family farms.



An archaeological investigation, which used data from the 1976 report, was conducted as part of this project (Appendix 1). This recent investigation suggests the presence of several mills at this Tribble Mill site over time. This is a common characteristic of mill sites. The elevation change between the dam and mill produced adequate power to run the machinery. This power source was typically harnessed by different methods as the technology evolved. In the case of The Tribble Mill, it is speculated that in the early years of its existence the mill was powered by an undershot wheel while existing evidence documents the later use of an overshot wheel. On-site evidence at the mill dam helps to document changes in mill technology. The use of laid stone in some areas of the dam and the use of concrete in other areas suggests two phases of construction. The name "Tribble" is inscribed in some of the concrete work believed to date from the 1920's. Historical evidence also strengthens these theories. The County history notes that "James Marion Jacobs, who came to Gwinnett in 1833, received Land Lot 198 in the Fifth Land District of Gwinnett County, containing 250 acres and established a mill, more recently known to several generations as Tribble Mill." <sup>1</sup>

<sup>1</sup> Flanigan, James C., *History of Gwinnett County, Georgia 1818-1943*, 1959



*Photograph Credit to Odis Pharr, photographer, photograph taken in 1958*

While many of the details of the mill's past are lost, the site contains a wealth of cultural resource opportunities that are planned to become an important component in the interpretative programming of the regional park. <sup>2</sup>

*<sup>2</sup> Information of the history was provided in large part by Susan Robinson Frazier, Gwinnett County Department of Parks and Recreation,*

### **1.2 Soil Conservation Service Role and the Measure Plan**

The SCS, in agreement with the County, considered from the outset that the Tribble Mill site, when developed, was to primarily provide "water-based" recreation. Only a portion of the justification for the facility was for erosion or flood control. In 1979, the SCS prepared a Measure Plan for the area which identified appropriate water-based recreation uses, suggested, in general terms, the location of those uses, quantified the need for the park in economic terms and the proposed uses based on then available data ( pre-1980 Census and other supporting data) and estimated the cost to develop the proposed uses.

### **1.3 Recreation Planning in Gwinnett County**

Since 1980, Gwinnett County has changed substantially. As indicated in the 1980 Census

and in subsequent Census updates, the County has led the nation in growth. Obviously, demand for recreation services has skyrocketed as a result. County Government, during that time, has used planning to provide information and direction in serving the rapidly increasing number of residents. The first County-wide Recreation Master Plan was prepared in 1985. That plan sought to establish a rational framework for the delivery of recreation services in the County. The plan identified three levels of park service, neighborhood, community and regional parks. Neighborhood parks were to be provided only in conjunction with the development and operation of neighborhood-based school sites. Community parks are the hub of the park system providing organized, individual, active and passive recreation opportunities within 15 minutes driving time from any resident in the County. Regional parks represent special recreation opportunities not available in other parks. These parks serve the entire County. Tribble Mill was identified in the Recreation Master Plan as one of only two regional recreation opportunities on the horizon for the County's park system. It also was identified as the most important regional recreation facility in the County's inventory of land.

### **1.4 Tribble Mill Steering Committee**

In the spring of 1987, Gwinnett County embarked on the task of melding the intent of the 1979 Measure Plan prepared by the SCS with the Gwinnett County-wide Recreation Master Plan completed in 1986. The preparation of a Master Plan for the Tribble Mill Recreation Area was initiated. At the outset, a Steering Committee was established with members of the County-wide Recreation Authority, the Resource Conservation and Development Council, staff of the SCS and the County Parks and Recreation Department and citizens-at-large committed to quality recreation in Gwinnett County. The charge of this group was to review the work involved in preparing the Tribble Mill Master Plan to assure it achieved the objectives for the park. That group met throughout the planning period and provided much insight and direction into the planning process.

### **1.5 Objectives for the Master Plan for the Tribble Mill Regional Park**

Working with the staff of the County Department of Parks and Recreation, the SCS and the members of the Steering Committee and drawing from the Measure Plan and the County-wide Recreation Master Plan, the following objectives for a regional park at Tribble Mill were established:

- o To provide water-based recreation opportunities for Gwinnett residents in the spirit of the original park concept and the intent of the SCS program funding the park's acquisition and development.
- o To provide recreation opportunities with regional appeal and which are unique within the Gwinnett County Parks System.
- o To establish a development program for the park which recognizes and emphasizes the natural and historical assets of the site.
- o To establish a development program which has the potential to generate revenue from user fees to offset operating and development costs to the maximum degree desirable and possible.
- o To organize the uses within the park to efficiently provide a quality recreation experience.

## 2.0 Site Analysis

The Tribble Mill site has been analyzed to identify its assets and features. This analysis has served as the foundation for the decisions related to the definition and location of recreation and support uses. The analysis is summarized below.

### 2.1 Access and Circulation

The Tribble Mill Regional Park is located approximately 2 miles east of the City of Grayson and approximately 3 miles southeast of the City Limits of Lawrenceville in east Gwinnett County (See Map 1). The site is bounded on the north by New Hope Road and the south by Ozora Road. Both of these roads are local collectors in the County's road system. The site is traversed by the graveled Ozora Church Road and includes a portion of Chandler Road, which is also graveled and which cuts across the western side of the tract adjacent to the existing 40 acre Fishing Lake. Chandler Road is proposed for relocation to the boundary of the site by the County. Right of Way has been secured and cleared for this realignment.

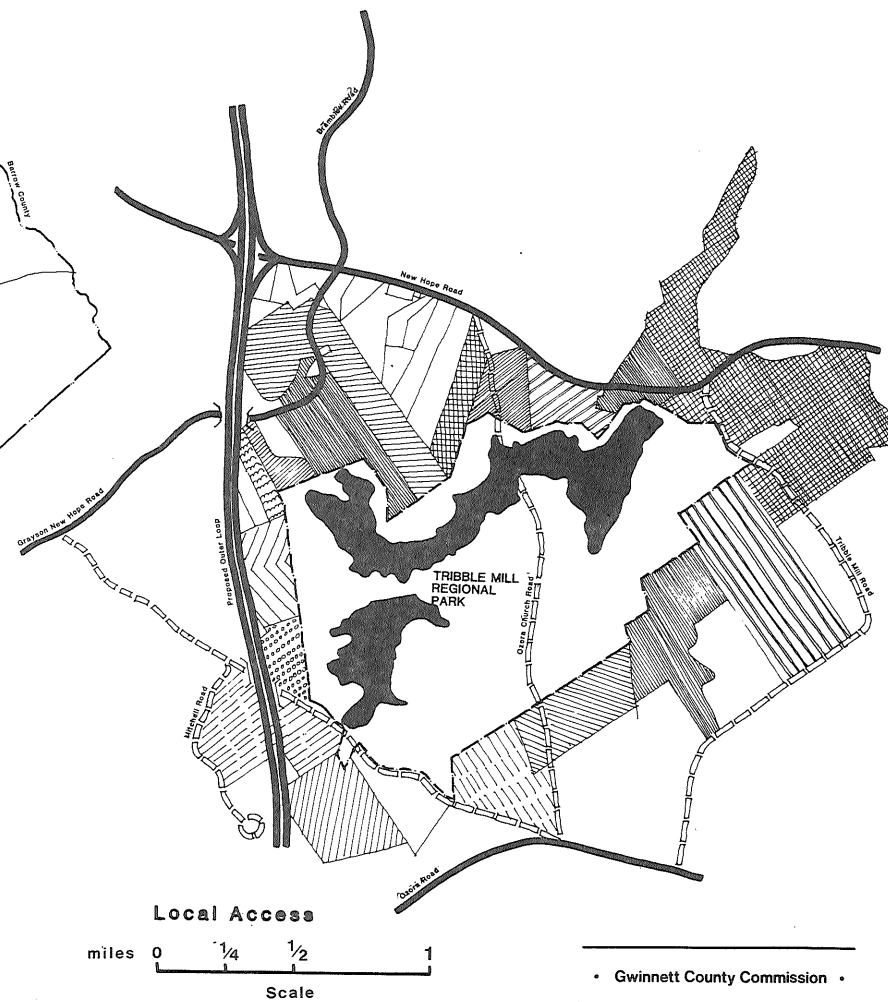
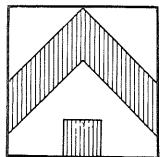
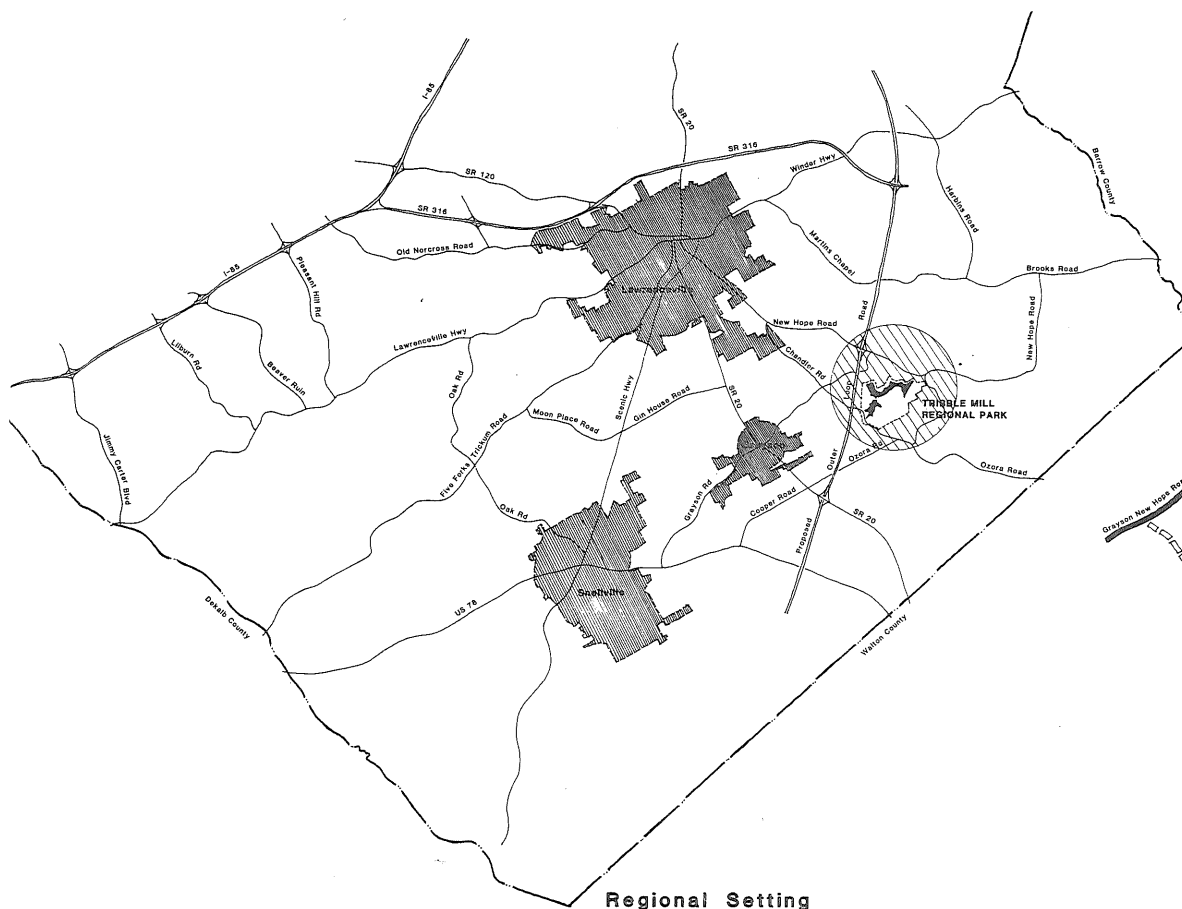


The most significant change in the County influencing the planning and development of the park since the preparation of the SCS Measure Plan in 1979 has been the proposal by the State DOT to build an outer loop road around Atlanta. The tentative alignment of that major regional artery is immediately west of the Tribble Mill site. The current plans include a full interchange at the Outer Loop and New Hope Road within a mile of the site. New Hope Road appears to be the best location for an interchange in the vicinity. It appears there is little likelihood the interchange would be located at another road intersection in the area of the park unless there was a dramatic change in the alignment or the County's transportation plans for this portion of the County.

This major transportation proposal is a dramatic change from the information on which the Measure Plan was based. The SCS Measure Plan proposed the main entry to the park be from Ozora Road to the south. With the possibility of interstate type access and a full interstate interchange within a mile of the north side of the site and with the predominant user market for the park residing to the north and west, it is proposed that the major entrance to the park be from the north off of New Hope Road.

### 2.2 Slopes

Map 2. presents the slope conditions within the park. As can be seen on that graphic, much of the site consists of slopes of between 5% and 15%, a category which is suitable for development, but which deserves careful attention in site design to retain the natural character of the site and minimize the cost of grading, retention walls, etc. Most of the land with slopes between 15% and 25% is scattered at the edges of the site in small areas except for an area east of the Fishing Lake Dam (Dam 2). This steep area is



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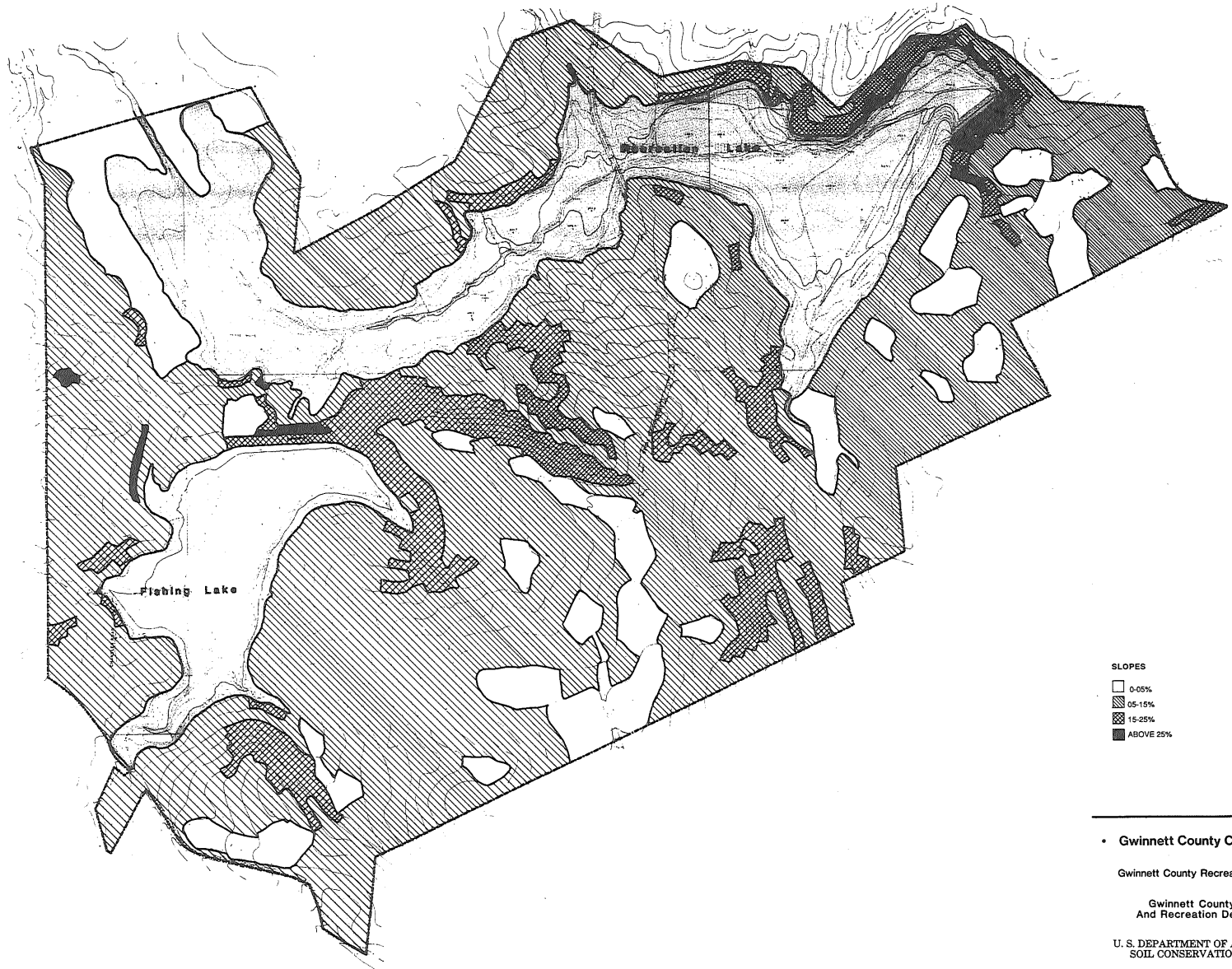
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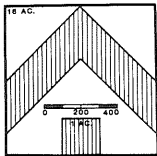
## LOCATION/ ACCESS

—



SLOPES

□	0-5%
▨	5-15%
▩	15-25%
■	ABOVE 25%



# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

• Gwinnett County Commission •

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## SLOPES

# 2

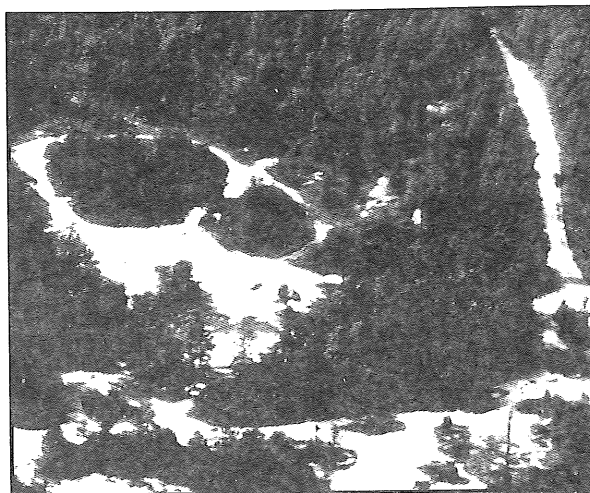


just north of the existing dirt road which runs between the dam and Ozora Church Road. Like the other steep areas of the site, the most level areas, those under 5% on slope are scattered throughout the site. As is typical, the flatter areas are in the lowlands and along the ridges. The two most significant areas with under 5% slope are in the southern portion of the site, on the Ozora Church Road ridge, and at the upper end of the large lake in the northwest corner of the site in the lowlands. The main areas with over 25% slope on the site are the back side of the dams.

### 2.3 Soils

The soil types identified within the Tribble Mill property were obtained from the Soil Survey for Gwinnett County, Georgia, published by the United States Department of Agriculture in 1967. The soil data is illustrated on Map 3. The major soil types found within the site include Pacolet and Louisburg series. There are also sections of the site containing surface rock. The rock areas, located to the west of Ozora Church Road in the center of the site and along Tribble Mill Creek at the mill site in the extreme eastern section of the site, are visible as granite outcroppings. The Louisburg soils, which are high in rock content, are located adjacent to the rock outcroppings in the center of the site.

The suitability characteristics of the various soil types for recreation uses were evaluated using a system developed by the Soil Conservation Service. This system evaluated soil types based on limitations of the soils for a range of recreational uses such as picnic grounds, campsites and intensive play areas, recreational buildings, and path and trails. Soils were organized by degree of potential for accommodating recreation uses - slight, moderate, moderate-severe, or severe limitations. As an example, the rock areas possessed severe limitations, since they would be a difficult and costly to develop.



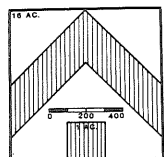
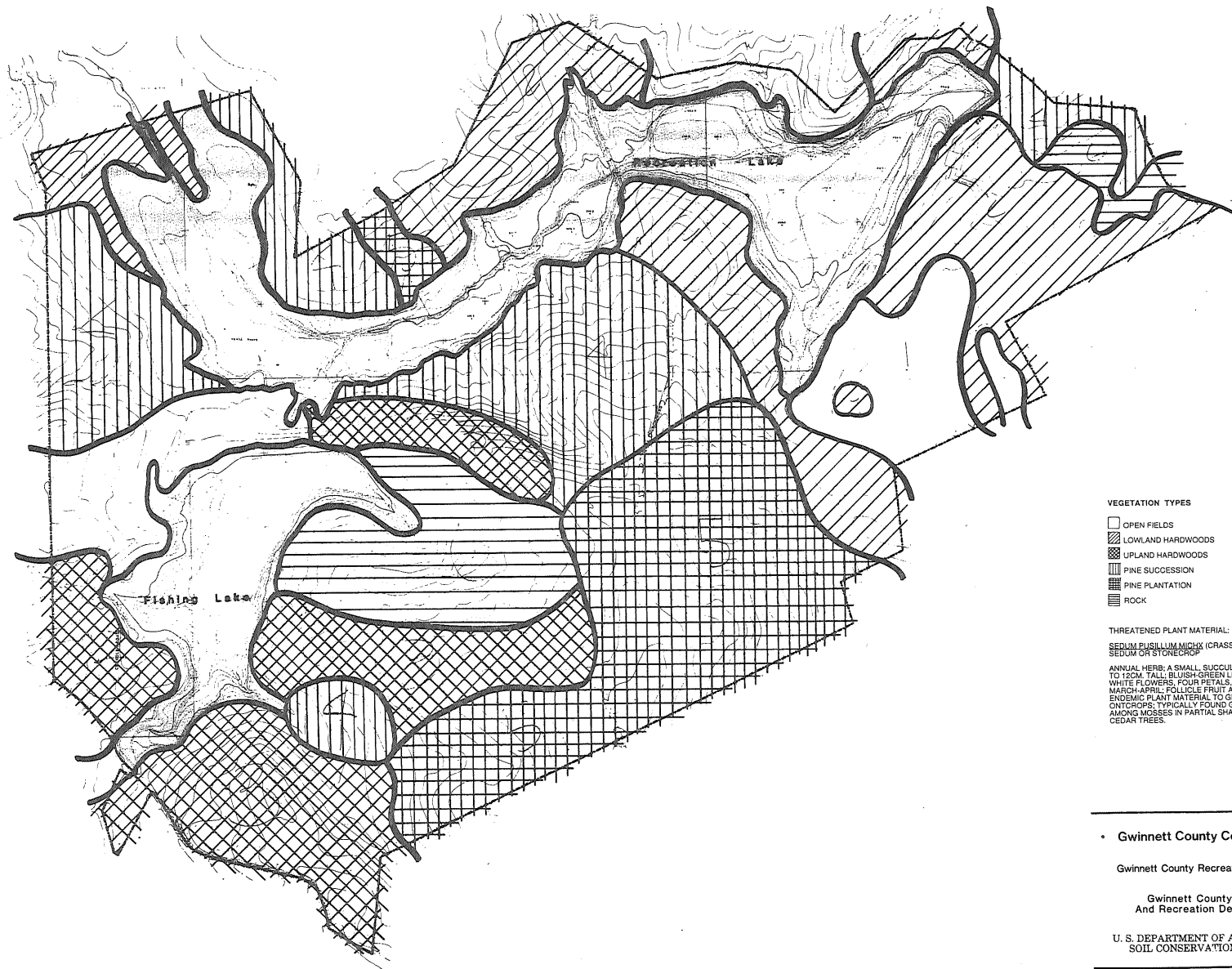
The majority of the site contained soils with moderate or moderate-severe limitations. Large areas with slight limitations were located at the southern boundary of the property near Ozora Church Road, at the north-western edge of the property adjacent to the Recreation Lake, and at the south-eastern section of the property south of the Recreation Lake. Smaller areas with slight limitations were scattered throughout the site. The largest zone with soils of severe limitations was found near the center of the site to the east of the existing Fishing Lake and south of the proposed Recreation Lake. These are generally areas with rocky soils. Several areas containing soils with severe limitations were clustered at the eastern edge of the site, located on both sides of Tribble Mill Creek.

### 2.4 Vegetation

The existing vegetation within the park is illustrated on Map 4 and includes six zones; open fields, lowland and upland hardwoods, pine succession, pine plantation, and rock-related.

The vegetation in the areas of rock outcroppings is a unique range and mixture of plants. Typical vegetation found in these zones include red cedar trees and a variety of wild flowers, mosses, and low ground covers. Of particular interest is a small, succulent plant, *Sedum pusillum michx* (Crassulaceae), one of Georgia's





# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

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SOIL CONSERVATION SERVICE

**VEGETATION**

**4**

protected plants. Commonly known as Sedum or Stonecrop, this plant is an annual herb with small white flowers which bloom in March-April. A specimen pine, measuring approximately 5 feet in diameter was noted in the granite outcropping zone adjacent to the Tribble Mill site at the eastern edge of the park.



The open field category includes the grassed open areas of the site. The primary open field at Tribble Mill is a pasture located in the southeastern corner of the site adjacent to the Recreation Lake. This area has been maintained as a pasture and grazing land until now under an informal agreement between an adjacent landowner and the County.

The lowland and upland hardwood zones can be distinguished by the species of the deciduous vegetation and the elevation of the areas. The lowland hardwoods are located typically along the waterways, and contain such species as maple, river birch, sweet gum, alder, ashes, tulip poplar, willow, hackberry, and cherry. The upland hardwoods are located along the ridges, and contain hickory, oak, persimmon, locust, mulberry, and black gum. Sycamore trees can be found in both zones.

The pine succession areas contain scrub pine vegetation. These areas, which were recently harvested, are in the early stages of the forest succession. The pine plantation, production forest, areas are characterized by formally planted stands, planted in rows typical of pine

production.vegetation. These areas, which of the forest succession. The pine plantation, production forest, areas are characterized by formally planted stands, planted in rows typical of pine production.

## 2.5 Wildlife

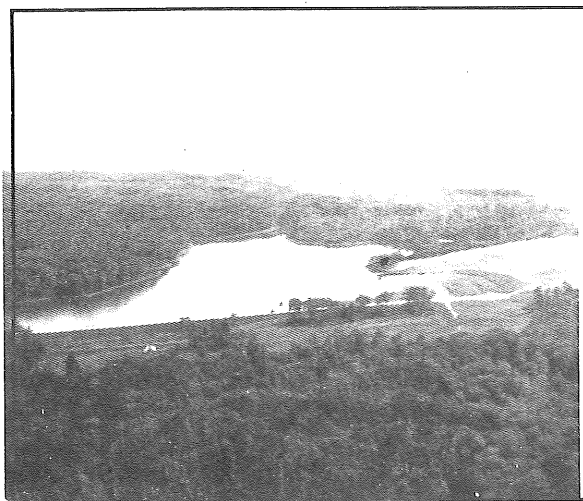
The vegetative cover or the lack of vegetation within a site is a good indication of the type of wildlife which reside there. Within the Tribble Mill property, there are several potential wildlife zones. These include (1) Wooded zones, (2) Open areas, and (3) the Water zones. The wooded zones include all the areas containing tree cover. The open areas are the pastures in the site.



The water zones include the existing and proposed lakes, Tribble Mill Creek, and small stream tributaries. The associated wildlife within the wooded areas of the site include deer, squirrel, skunk, chipmunk, opossum, raccoon, bobcat, turkey, quail, grouse, owl, hawk, buzzard, and reptiles. Wildlife associated with the open areas of the site include quail, dove, songbirds, reptiles, rabbits, groundhogs, field rodents, and deer. At Tribble Mill, domestic animals, such as cattle and horses inhabited this zone in the past. Wildlife typically found around streams and lakes include waterfowl, beavers, and water-related reptiles.

## 2.6 Hydrology

The Tribble Mill site was identified and purchased with the knowledge of area watershed characteristics. Virtually all of the land in the park drains directly into one of the two lakes. Map 5. presents the surface hydrologic conditions in the site. As indicated with the bold line on that graphic, a major ridge extends along Ozora Church Road with three smaller ridges extending off of this main ridge. Two other ridges terminate at the southern edge of the site, one at the upper end of the Fishing Lake ( the 40 acre lake) and one in the vicinity of the dam of the Recreation Lake ( the 108 acre lake). Off of these ridges, a series of drainage subareas direct surface water to the lake.



The long term quality of the water in the two lakes in the park will be dependent in large part on the character of development in the upper portion of the watershed which feed the lakes. The inset map on Map 5. identifies the larger watershed area which flows through the site. It will be very important for the County Commission, the Parks and Recreation Department and the Planning Department to work closely together to direct the type and quality of growth to the west of the site in order to preserve the quality of water in the lake. The appeal of the Tribble Mill Regional Park is substantially dependent on the ability to maintain a high level of water quality in the two lakes.

## 2.7 Site Features

Significant site features noted during several extended site visits. Map 6. identifies significant features.

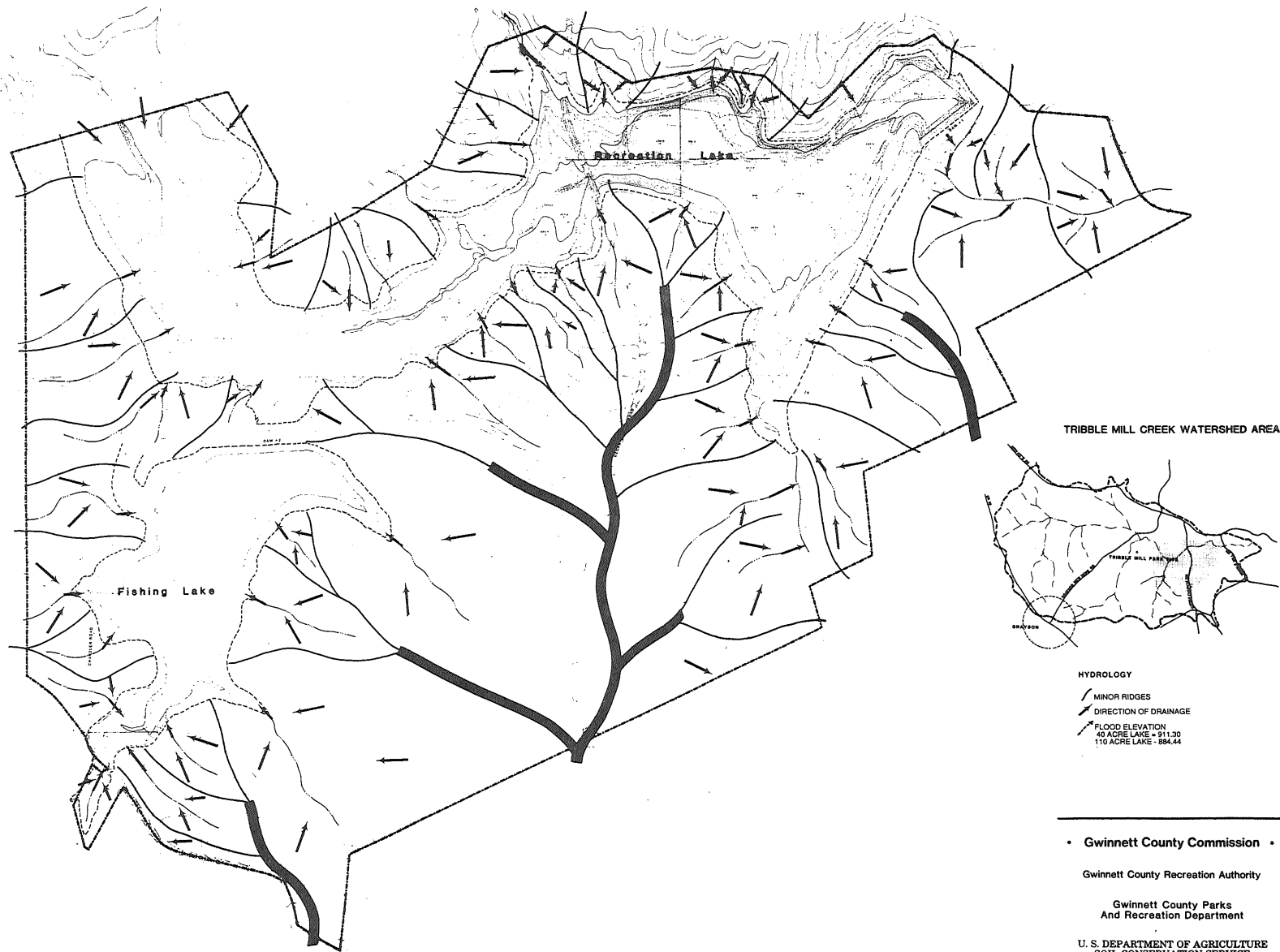
The two promontories, high points and knolls, on the site have been noted. From these areas, dramatic views are often available of the lake and distant scenery. Attractive views are and will be created as a result of the development of the two lakes. The lakes open up the site and provide distant views which will contrast with the heavily wooded character of much of the balance of the site. Several existing and anticipated future views have been indicated on Map 6.

The vegetation analysis presented in 2.4 and Map 4. identified the range of vegetation in the site. Of particular interest is the upland hardwoods which have also been identified as a special feature on Map 6. This vegetation zone is primarily located to the east of the Fishing Lake.

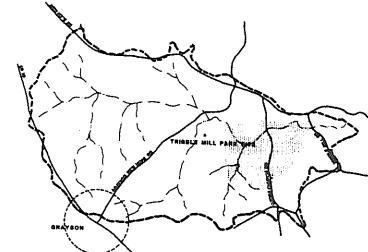
A specimen pine tree was noted at the east end of the site in the vicinity of Tribble Mill Road. This tree has an exceptionally large trunk diameter and appears in rather good health. It possesses some interpretative potential particularly given its close proximity to the mill site which is discussed below.

The site is very interesting, geologically. An area of about 20-30 acres to the east of the Fishing Lake consists of granite outcroppings. These granite seams are undoubtedly related to the granite deposits on and around Stone Mountain and Pinola State Park. In addition, the vegetation in the granite areas is unique, colorful and interesting, representing an opportunity for interpretation within the park setting.

The eastern end of the site contains another granite outcropping which also is the bed for the creek. Generations have come to this area to play on the rocks and picnic. In recent times, the area has to a large degree been used for washing cars and hanging out, activities which are not necessarily desirable in the long term plan for the park.

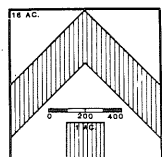


TRIBBLE MILL CREEK WATERSHED AREA



HYDROLOGY

- / MINOR RIDGES
- / DIRECTION OF DRAINAGE
- / FLOOD ELEVATION  
40 ACRE LAKE - \$11.30  
110 ACRE LAKE - \$84.44



# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

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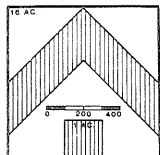
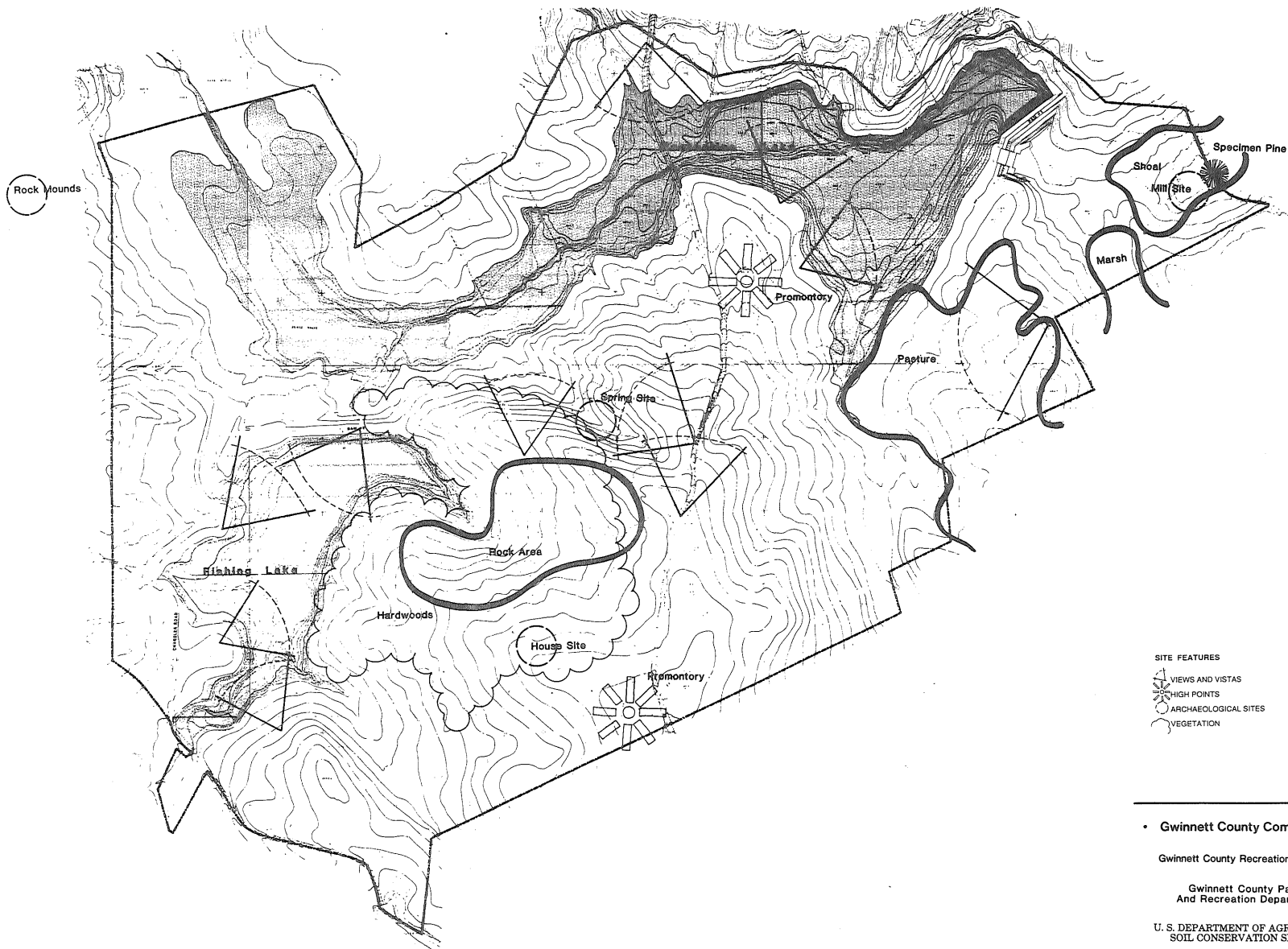
U. S. GEOLOGICAL SURVEY

Hydrology  
Map  
Scale 1:25,000  
Date 1970

## HYDROLOGY

5





# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

• Gwinnett County Commission •

Gwinnett County Recreation Authority

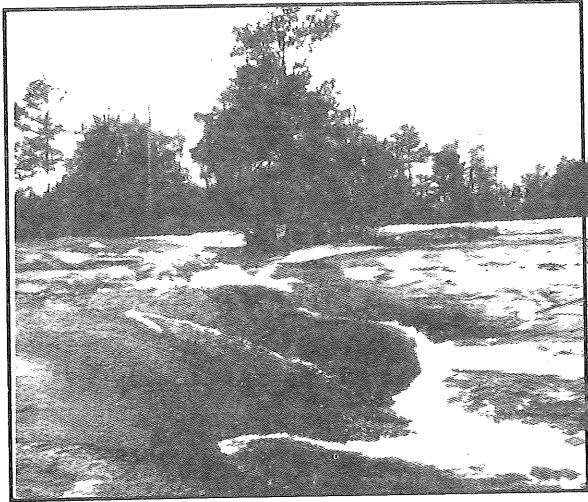
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And Recreation Department

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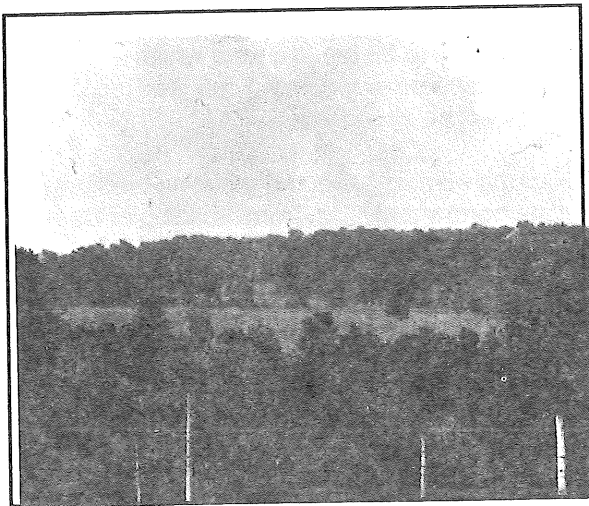
• J A E C E R • P Y R I N •

• P L D S O T N • J E R W I N G T O N • J A N 9 8 • G A I N E S S O N • J A N 2 0 0 1 • A R L I N • J •

## SITE FEATURES 6



A pasture area on the east end of the site, east of the Recreation Lake is a dramatic element resulting from man's use of the site over the years. Since the acquisition of the property, a private party has been allowed to grow hay on the field and run cattle in a portion of the park site. As a result, succession growth has not set in and the field has remained grassed and mowed. This field extends to the edge of the Recreation Lake and offers the potential for a spectacular view of the lake from the field. This open field area possesses significant potential for open play, passive recreation and organized festivals.



The borrow with which the dam (Dam 1) will be built is proposed to be taken from this field. Without careful attention to the finished grading of this area, the natural, gently sloping nature of the field, which represents much of its character, will be lost. This concern has been expressed to the staff of the SCS and the Gwinnett County Department of Parks and Recreation and progress has been made to identify alternative borrow areas to minimize the borrowing of soil from the field. In addition, the SCS has indicated they will manage the borrow activity to achieve a desired topographic result if provided with a proposed grading plan designed to achieve the objectives for the field. In addition, the SCS indicated a willingness to finish the borrow area in such a way so as to enhance the quality of the topsoil and the grass growing capacity of the field over the conditions which existed prior to construction of Dam 1. Further, the consultant, the SCS and the Parks & Recreation Department Staff have conducted several explorations in alternative borrow areas in reasonable proximity to one dam site. Soil test results for that exploration indicate as much as half (50%) of the borrow requirements can be satisfied from areas other than the open field.

Below Dam 1., an interesting marsh area exists which possesses potential for nature interpretation. A wetlands area and two small tributaries of the main creek were noted in this area.

The Mill site at the extreme eastern end of the site is the most significant historic resource on the site. Research has turned up photos of the mill as it appeared when located on the site. The mill wheel, though not the original wheel, remains at the site as does the large granite foundation blocks and the dam used to divert the water from the creek to the mill. As a portion of the work program to prepare the master development plan for the park, current archaeological assessment of the mill site was made to assist in deciding the most appropriate and desirable way to interpret that resource. A copy of that report is attached as Appendix 1 to this plan.

Archaeological research and the available history of the land within the park has revealed several locations of historical significance suitable for interpretation within and adjacent to



the park. A homestead site was identified in the southern portion of the site just west of Ozora Church Road. This site includes the remains of residence believed to be chimney stones and some domestic vegetation. A spring site east of the Fishing Lake in the area of the north facing steep slopes was referenced in the Archaeological Report prepared by the SCS at the time the Measure Plan. During late spring and summer of 1987, Site investigations were not able to locate that spring. Additional attempts should be made in the winter months when vegetation is less restrictive.



The earlier SCS Archaeological Report of 1987 also noted the presence rock mounds located just outside the Tribble Mill property northwest of the site. Further study is necessary to determine the extent of their value. This site is located near the proposed alignment of the outer loop road. If significant, the inclusion of this site in the park at a later time should be a considered.

## 2.8 Development Suitability

When the series of analyses summarized above were overlaid, the potential of the site becomes more apparent. Map 7. presents the conclusions drawn from the overlay analysis. The white areas on that graphic identify the areas most suitable for development. These areas were less steep and had natural features which were

conductive to construction. Generally, the areas designated most suitable did not contain the best quality vegetation but did offer potential for views or other natural characteristics which would enhance development in the area. Those areas identified as least suitable were so designated due to the presence of rock, steep slopes, or wetlands.

Moderately suitable areas have some limitations to use and development due to steeper slopes, geologic conditions, etc. However, these areas do possess a reasonable potential for use and development with careful site planning and design.

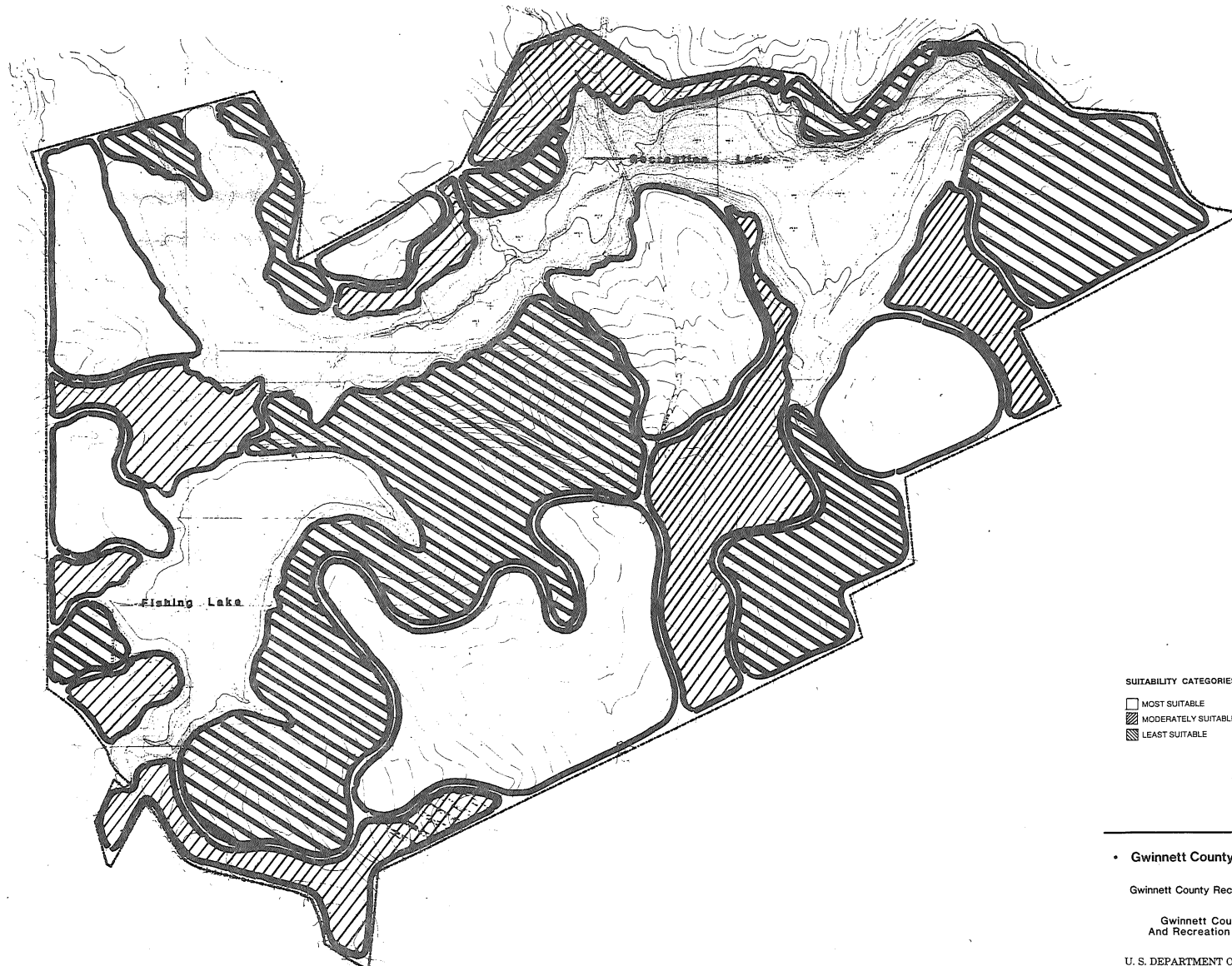
As a result of this analysis five areas most suited for development were identified. The most significant was the point overlooking the Recreation Lake. This site commands a prominent position within the park. It is centrally located and allows maximum exposure to the lake. The present alignment of Ozora Church Road bisects this site. This area is approximately 30 acres in size.

The largest area designated most suitable for development is located on the southern boundary of the site. This area is generally the production forest area of pines which is gentle, topographically, and is located south of the rock zone and away from the large lake.

The 20 acre field area south and just west of the Recreation Lake Dam was also designated as desirable for more intensive uses. This area is also scheduled to be the site from which a portion of the borrow for Dam 1. on the Recreation Lake will be acquired.

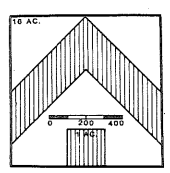
West of the Fishing Lake, the resulting landform from the borrow activities from building of Dam 2 provides a desirable use area of approximately 15 acres. Like the field area discussed above, this area is open and gently sloping.

The far northwest corner of the site is an area which is also reasonable in slope. It is somewhat remote from the balance of the site being below the Fishing Lake Dam and west of the upper reaches of the Recreation Lake. This area is approximately 20 acres in size.



SUITABILITY CATEGORIES

- MOST SUITABLE
- ▨ MODERATELY SUITABLE
- ▩ LEAST SUITABLE



**TRIBBLE MILL  
REGIONAL  
PARK**  
Gwinnett County, Georgia

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Gwinnett County Recreation Authority  
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And Recreation Department  
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**DEVELOPMENT  
SUITABILITY**  
**7**

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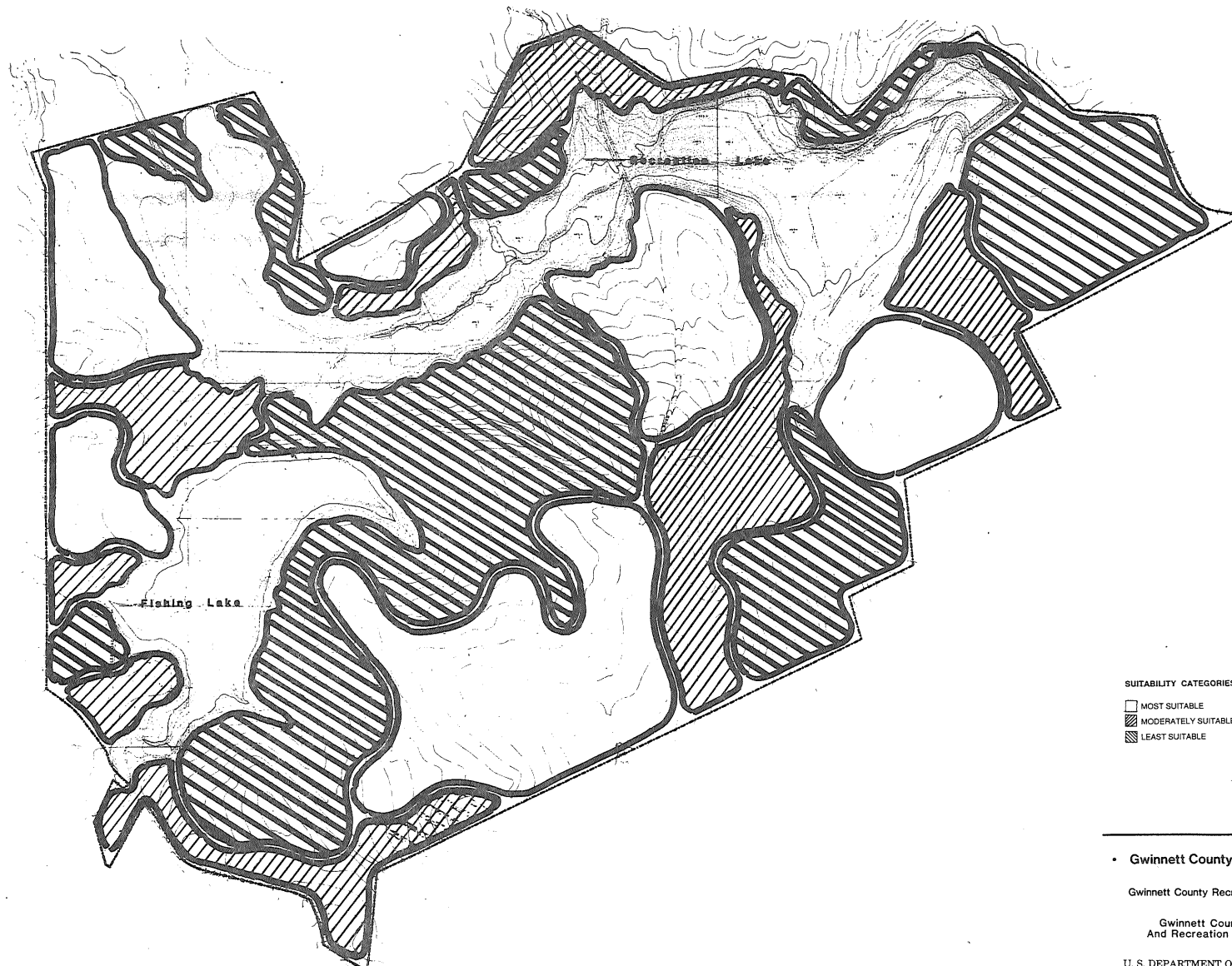
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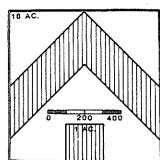
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- ☐ MOST SUITABLE
- ☒ MODERATELY SUITABLE
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# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

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Gwinnett County Recreation Authority

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## DEVELOPMENT SUITABILITY

# 7

### 3.0

## Development Program

One of the key tasks in the development of the Master Plan for the Tribble Mill Regional Park was defining the desired uses. This task required the initial reevaluation of the uses proposed in the Measure Plan in light of the updated site analysis discussed above. Secondly, the development program needed to relate to the County-wide Recreation Master Plan and the proposals in that plan for the provision of regional and community parks within the system and the Tribble Mill site specifically. Working with the staff of the SCS and the Parks & Recreation Department and the Steering Committee, a series of candidate uses were arrayed. These alternatives were drawn from the Measure Plan, the proposed prototype regional and community park use presented in the County-wide Recreation Master Plan and from a range of other potential recreation uses developed by the planning team, the Parks and Recreation Department staff and the SCS. The potential for revenue generation was one important consideration in identifying these other uses.

Table 1. identifies the list of use alternatives considered for the park. That table includes those candidate uses which are "water-based" as defined by the SCS or support water-based recreation. Those uses with revenue generating potential and those which were deemed to be a regional attraction were also identified.

Based on several meetings with the Steering Committee, the list of alternative uses presented in Table 1. were tailored to match the physical characteristics and development or use opportunities identified in the site analysis. Table 2. presents the list of candidate uses established for the park as a result of that effort. These uses and the number of units of each type use have been incorporated into the park Master Plan.

**Table 1.**  
**Matrix of Alternative Uses**

Master Plan

**Tribble Mill Regional Park**

Gwinnett County, Georgia

Jaeger/Pyburn Inc.

Uses	Quantity	Relationships						
		Water Based	Support to Water Based	Measure Plan	Comm. Park	Reve. Poten	Regional Attraction	Ancillary Function
<b>Measure Plan</b>	(Prop.Fac.)							
Camp Sites	130		X	X		X	X	
Comfort Stations	3		X	X				X
Trailer Dump Station	1		X	X		X		X
Beach		X		X		X	X	
Boating		X		X		X	X	
Fishing		X		X		X	X	
Tennis Courts	2		X	X	X			
Playground	1		X	X	X			
Bath House	1		X	X				X
30X50 Picnic Shelter	2		X	X	X	X		
Picnic Tables	100		X	X	X	X		
Grills	33		X	X				
Trash Containers				X	X			X
Boat Ramp	2		X	X		X	X	
Boat Dock			X	X			X	X
Trails			X	X	X		X	
Parking				X	X	X		X
Storage Building (Fertilizer)				X	X			X
Fishing Check-in Station	1		X	X				X
Maintenance Building	1			X	X			X
Fertilizer Platforms	4			X				X
Restrooms (Sets)	4		X	X	X			X
Vault Toilets (Sets)	1		X	X				X
Fencing				X	X			X

**Community Park Prototype**

Lighted Softball Fields	3				X	X		
Lighted Youth Fields	2				X	X		
Lighted Tennis Courts	6		X		X	X		
Soccer/Football Field	1				X	X		
Basketball/Multi-Purp. Courts	4		X		X			
Picnic Tables			X	X	X	X		
Picnic Shelter			X	X	X	X		
Grills			X	X	X			
Playground			X	X	X			
Community Center/Gym					X	X		
Maintenance Building				X	X			X

**Table 1.**  
**Matrix of Alternative Uses**

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Tribble Mill Regional Park  
Gwinnett County, Georgia

Jaeger/Pyburn Inc.

Uses	Quantity	Relationships						
		Water Based	Support to Water Based	Measure Plan	Comm. Park	Reve. Poten	Regional Attraction	Ancillary Function

**Other Uses Considered**

Bike Trails			X		X	X		
Boat Rental/Storage		X				X	X	
Bike Rental/Storage			X		X	X		
Festival Site			X			X	X	
Ranger Station			X					X
Ranger Residence								X
Equestrian Trails							X	
Equestrian Show Ring						X	X	
Golf Course						X	X	
Supply Store			X			X		X
Firing Range						X	X	
Horseshoes			X					
BBQ Pavillion			X			X	X	
Ampitheater			X			X	X	
Waterslide		X				X		
Model Airplanes							X	
Model Boats							X	
ORV Trails							X	
Ski Rickson		X				X	X	

**Table 2.**  
**Development Program**

Master Plan  
Tribble Mill Regional Park  
Gwinnett County, Georgia

Jaeger/Pyburn, Inc.

Facility	# of Facilities	General Description
<b>Entry Gate</b>	1	Prototype
<b>Equestrian Trail</b>	1	Natural Surface
<b>Fishing Center</b>		
o Fishing Concession Bldg.	1	Prototype
o Boat Storage	1	Prototype
o Rental Dock	1	Fixed, 10x40
o Visitor Dock	1	Fixed, 10x40
o Fishing Pier	3	fixed, 10x40
o Parking	30	Asphalt
<b>Event Site</b>		
o Parking	50	asphalt
o Field	1	grading, seeding
<b>Camping</b>		
o Deluxe Camping		
o Trailer Sites	50	Paved Sites/hookups
o Comfort Station	1	Prototype
o Standard Camping		
o Gravel Pad Sites	42	Water, Table, Pit
o Platform Sites	22	Water, Table, Pit
o Comfort Station	2	Prototype
o Playground	2	Pre-engineered
o Volleyball Court	2	Natural Surface
o Tennis Courts	2	Utility Surface, Unlit
o Ballfield	1	Backstop Only
o Primitive Camping		
o Sites	20	Natural Surface
o Environmental Toilets	2	
o Parking	20	
o Camping Check-in		See Maintenance Building
o Dump Station	1	@ Maint. Bldg.
<b>Interpretation</b>		
o Mill Site	1	Custom Design
o Rock Area	1	Display, Seating
o Homestead Site	1	Display, Seating
o Outdoor Classroom	2	75 seats



**Table 2.**  
**Development Program**

Master Plan  
**Tribble Mill Regional Park**  
Gwinnett County, Georgia

Jaeger/Pyburn, Inc.

<b>Facility</b>	<b># of Facilities</b>	<b>General Description</b>
<b>Festival Field</b>		
o Field Improvements	1	Grading, Grassing
o Parking, Asphalt Paved	600	Asphalt
o Parking, Overflow	120	Grassed
o Amphitheater	1	Open-air
o Lakeside Walkway	1	Fixed, 10x40
o Concession/Restrooms	1	Prototype
<b>Barbecue Pavilion</b>	1	Prototype
<b>Corporate Pavilion</b>		
o Shelter w/Serve Kit & Toilets	1	Prototype
o Parking	180	Asphalt
<b>Picnic Park</b>		
o Reunion Pavilion w/toilets	4	Open Shelter
o Family Pavilion	5	Open Shelter
o Parking	125	Asphalt
o Fishing Pier	2	Fixed, 10x40
o Bulkhead Dock	1	Fixed, 10x40
<b>Boating Center</b>		
o Bulkhead Dock	1	Fixed, 10x60
o Storage Building	1	Prototype
<b>Recreation Pavilion</b>	1	
o Offices		Prototype
o Rental and Pass Purchase		
o Dressings Rooms w>Showers		
o Restrooms		
o Central Parking,	240	Paved, Lighted
<b>Miniature Golf</b>	18	Lighted
<b>Swimming Beach</b>		
o Beach	1	Sand Beach
o Dressing Rooms>Showers		See Recreation Pavilion
o Lockers	2	Covered, Outdoor
o Waterslide	2	Ground Mounted

**Table 2.**  
**Development Program**

Master Plan  
Tribble Mill Regional Park  
Gwinnett County, Georgia

Jaeger/Pyburn, Inc.

Facility	# of Facilities	General Description
<b>Gamefield</b>		
o Ballfields	2	Pick-up Fields
o Tennis Courts	2	Informal, Unlit
o Volleyball Courts	2	Turf Courts
<b>Maintenance Center</b>		
o Maintenance Building	1	Prototype
o Storage Yard, Fenced	1	Fenced Yard
<b>Superintendent Residence</b>	1	Frame
<b>Roads</b>		
o Divided One-way Asphalt		18' Paved, No C&G
o Two-way Asphalt		24' Paved, No C&G
o Two-way Asphalt /Ctr. Lane		36' Paved, No C&G
o Gravel		24' section
<b>Trails</b>		
o Asphalt		8' section
o Natural		9' section
<b>Utilities &amp; Other Improvements</b>		
o Sewage Treatment	1	
o Electricity		
o Gas		Propane System (operating expense)
o Telephone		Internal System Only
o Water		Within site only
o Street Lights	30	Standard Fixtures
o Perimeter Fencing		Circumference of Site

## 4.0 Master Plan

### 4.1 Concept Plan

Based on the opportunities and constraints identified in the site analysis and the programmatic objectives, a generalized concept for the park development was prepared. Map 8. presents the Concept Plan. This concept suggests the following:

- o The primary entry into the park will be from the north from New Hope Road generally entering the site from the Ozora Church Road alignment and turning west until it approaches the east end of Dam 2. below the Fishing Lake. At that point, the entry road will cross the Recreation Lake on an earth fill road bed and align with the old logging road which extends from Dam 2. to Ozora Church Road.

- o Ozora Church Road to the south will serve as overflow egress from the park and as a service entrance for park management and maintenance.

- o The Promontory on the point overlooking the Recreation Lake which was identified in the Development Suitability Analysis above will be the focus of development of active recreation in the park. With full view of the large lake, suitable develop conditions and a central position in the park, this site will be the heart of the park activities.

- o The pasture overlooking the lake will be preserved and used for informal recreation and festival events.

- o The area west of the Fishing Lake will be the focus of fishing activity including boat rental, bait sales, etc. The adjacent borrow area above Dam 2. can serve as a secondary event field.

- o The area south of the major rock deposits will accommodate camping.

- o The wetlands area, shoals and mill site east of the main Festival Field will serve as a primary historic and nature interpretative area.

- o The large rock area will be used as an interpretative area and a buffer between the more active areas of the park and the designated camping area.

- o Adjacent to the camping area is a maintenance and administration complex which could include a residence for an on-site park superintendent.

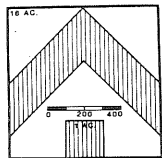
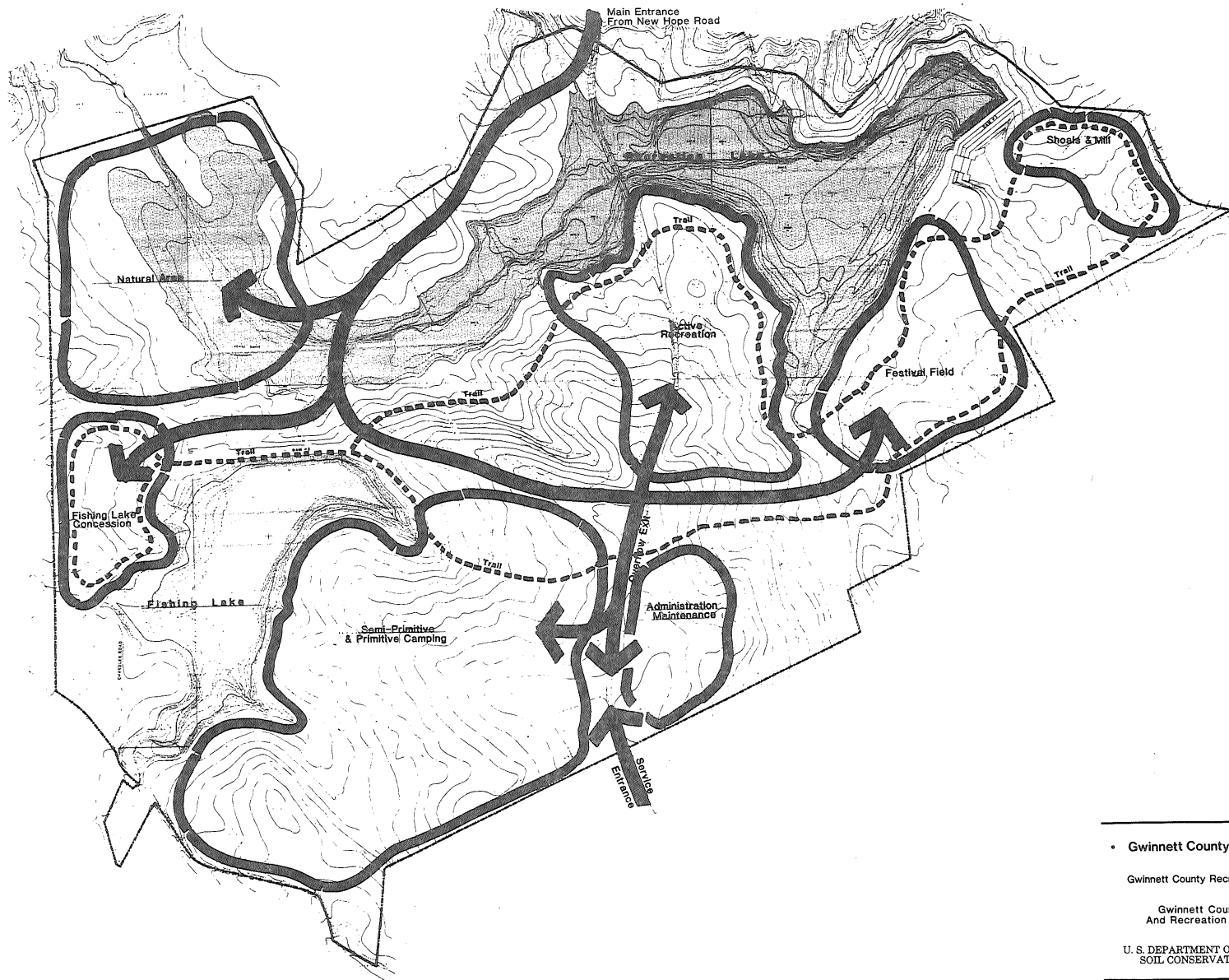
- o The area west of the upper reaches of the Recreation Lake is, as identified above, somewhat remote from the balance of the park as a result of the location of Dam 2. and the configuration of the large lake. This area has the potential to serve as a spray field if spray irrigation is determined to be the most feasible method of sewage treatment in the park.

### 4.2 Illustrated Plan/Plan Description

Map 9. presents an illustrated Master Plan. Each element of the Master Plan is discussed below.

#### 4.2.1 Access and Circulation

Generally, it is desirable for the roads in the park to have a parkway character with a capacity to accommodate peak traffic demands associated with major events. The parkway character is achieved by establishing an alignment which follows the sites natural contours producing gentle natural curves. The proposed cross section is adequate to handle the projected traffic volumes and the area's nature vegetation to approach the road's edge. Loose gravel rather than paved shoulders are recommended to achieve a parkway character. Graphic 10. below suggests desirable cross section proportions for each type road being proposed. A typical lane width on two way roads should be



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## CONCEPT

# 8

Equestrian Trail

Boating Center

Picnic Park

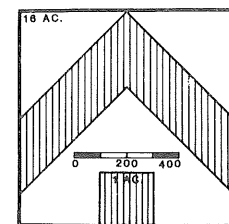
Game Field

Events Site

Fishing Center

Primitive Camping

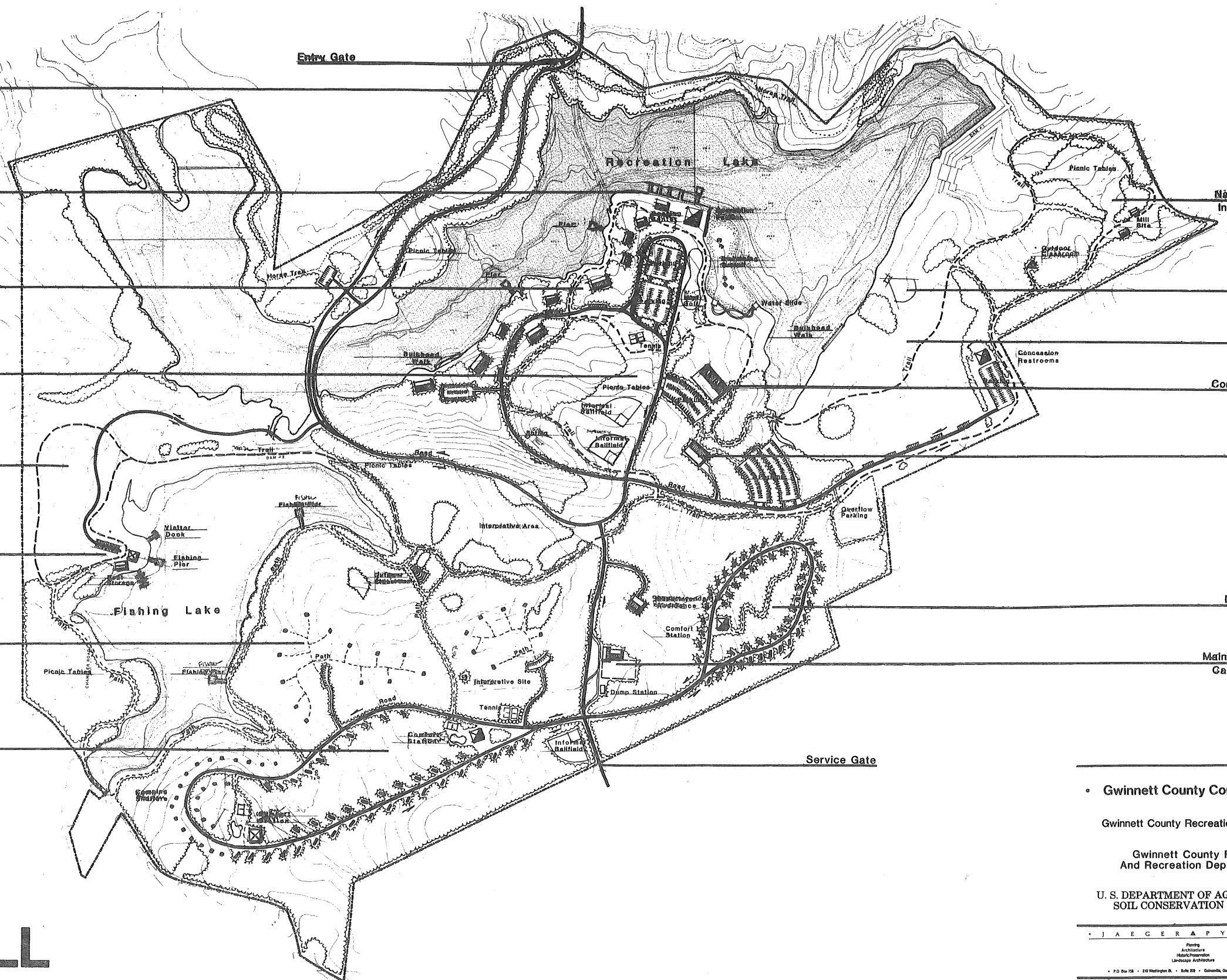
Standard Camping



# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

Entry Gate



Nature/Historical  
Interpretive Area

Amphitheater

Festival Field

Corporate Pavilion

BBQ Pavilion

Deluxe Camping

Maintenance Center  
Camping Check-in

Service Gate

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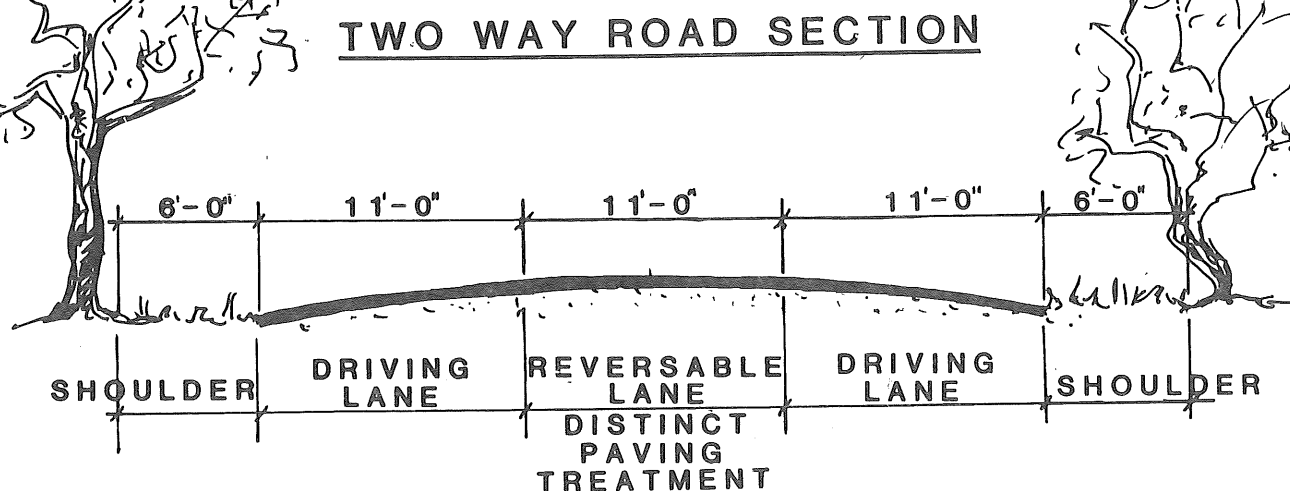
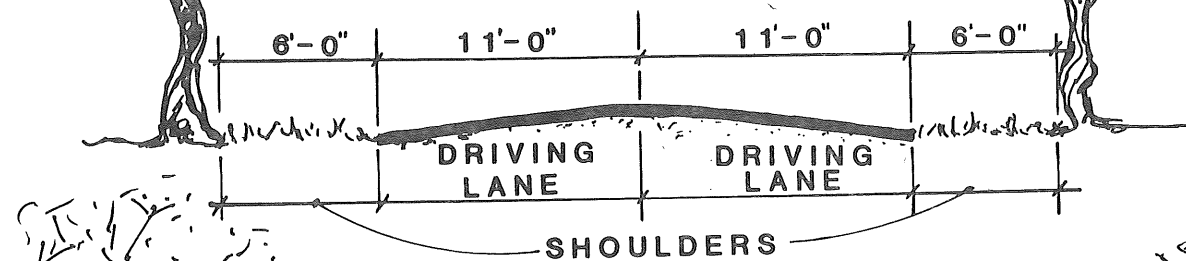
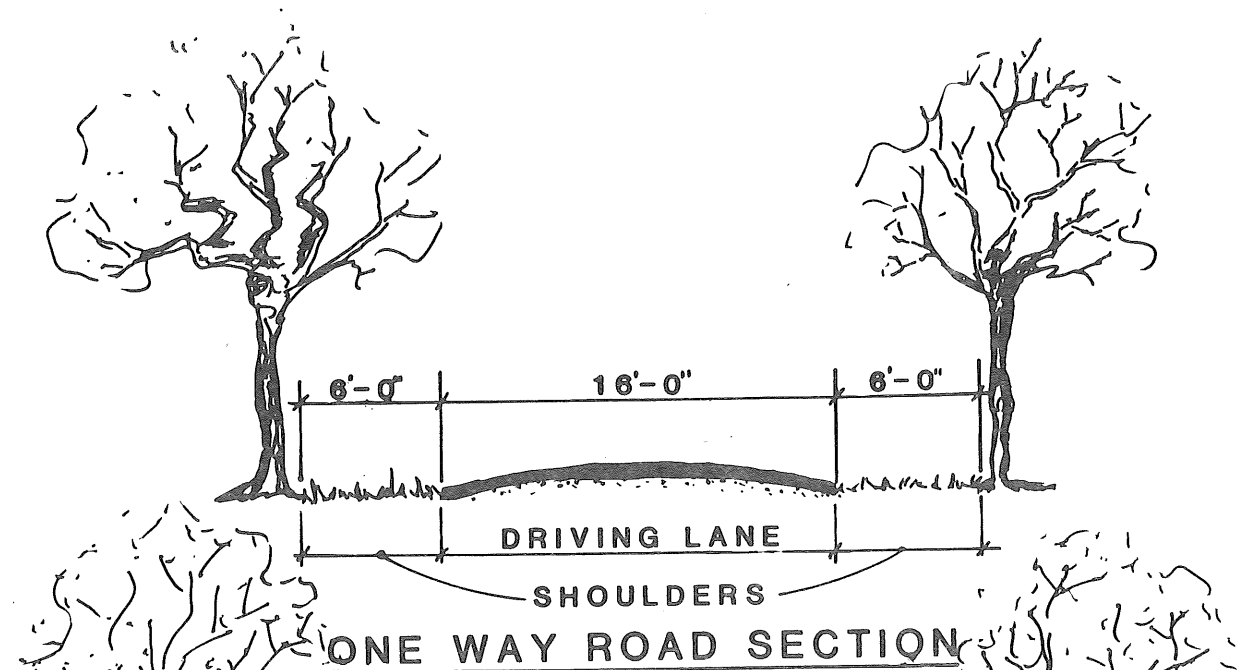
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## MASTER PLAN 9



**THREE WAY ENTRY ROAD SECTION**

## **GRAPHIC 1**

## **PROPOSED ROAD SECTIONS**

12 feet. One way roads would have 18 foot lanes in each direction which will allow for passing in case of emergency. A gravel shoulder on each side should be provided wide enough for visitors to safely pull off and park to use remote picnic tables, explore natural areas of the park and address vehicle emergencies. Drainage would be handled with swales beyond the shoulder.

As discussed above, the primary access to the park will be from New Hope Road on the north. As the entry road enters the property from the right of way of Ozora Church Road, it turns to the west running along the northern shore of the Recreation Lake. The inbound and outbound lanes split in this area to create a parkway scale road reducing the impact of the road on the site. As the road approaches the eastern end of Dam 2., the Fishing Lake dam, it crosses the Recreation Lake on a structure or combination of structures (earthen roadbed, bridge, box culverts, etc.) which will not alter the important hydrologic conditions of the lake and will afford an interesting and exciting services of views into the lake. The detail engineering design will be addressed in the design phase of this parks development.

The divided main entry road joins at the crossing of the Recreation Lake, intersects with the existing timber road alignment which extends between Dam 2. and Ozora Church Road and follows that alignment to approximately Ozora Church Road in a three lane cross section. At that point, the Main Entry Road reduces in width to 2 lanes and turns north along the Ozora Church Road alignment and leads into the main activity area of the park and a major parking area.

As the main road crosses the Recreation Lake, a secondary road will branch off to the west and serve the fishing concession, the secondary event field and the open area on the northwest side of the Recreation Lake.

Once at the main parking area in the vicinity of the Recreation Pavilion, the visitor can park and proceed to their activity of choice. Alternatively, if a visitor is proceeding to one of the Picnic Park pavilions, they can bear to the left just before the

main parking area and proceed on a one way road which circles through the series of reserved picnic pavilions.

At the intersection of the Picnic Park drive with the Main Entry Road, is the access road to the festival field and event parking. This road leads to a major parking area as well as secondary parking for passive users of this zone of the park.

The alignment of Ozora Church Road south of the main earthy road has been designated to serve the camping areas and maintenance facility for the park. Secondary loop roads through the camping area have been provided.

A security gate at the southern boundary of the site at Ozora Church Road has been provided. This access point to the park will be used for maintenance activities, service and deliveries. It can also be used as a relief exit in the event of large group activities in the park.

#### 4.2.2 Fishing

The 40 acre fishing lake will be the focus for this activity in the park. This lake which is in place will be ready for managed fishing in the near future. Only human and electric powered boats will be allowed on this lake. Boats will be available for rent at the Fishing Center or private boats can be launched if they can be hand carried to the Visitor Dock provided at the Center.

The plan proposes a Fishing Center on the west side of the lake south of the Dam 2. borrow area. The Fishing Center will include a concession building to manage boat rentals, bait and fishing license sales and vending. A boat storage building will be sited at the waters edge and linked to a rental dock. In addition, a fishing dock and visitor dock will be provided as a part of the Fishing Center. This fishing dock will be designed for handicapped access and will accommodate fishing instruction. The visitor dock will be designed to allow for the launching of private non-gas powered boats and for docking of private and rental boats, making intermittent stops at the Center. The Fishing Center will have 30 paved parking spaces.

Additional space for parking is available if more parking demand is demonstrated.

Fishing will be allowed on the 108 acre Recreation Lake though that lake will not be stocked and managed for fishing with the same commitment as the Fishing Lake. The same boating guidelines which apply on the Fishing Lake will apply on the Recreation Lake.

#### **4.2.3. Swimming**

Swimming will be a primary water-based recreation activity on the Recreation Lake. Over 1000 linear feet of beach front is proposed along with two waterslides and a significant amount of sunning area. Swimming check-in and dressing rooms will be provided in the Recreation Pavilion overlooking the lake and adjacent to the beach. Self-service locker space will be provided in an outdoor sheltered area on a rental basis. Additional rentals such as innertubes, umbrellas, etc. may also be provided as a part of the park program. The Swimming Beach will be a fee for service facility requiring an entry fee to enter. Swimming in other parts of the lake or in the Fishing Lake will be prohibited.

#### **4.2.4. Recreation Boating**

Adjacent to the Recreation Pavilion to the west is a Recreation Boating Center. This facility will rent a variety of water craft which could include john boats, canoes, windsurfers, rowing boats, recreation shells and paddle boats. A boat storage building will be provided in this area for rental boats and equipment. In addition, fixed rental racks may be provided for the storage of private boats and sailboards allowing frequent visitors interested in boating to keep the boat in the park rather than having to transport them to and fro on each park visit. A launching dock will be provided for rental and private water craft.

#### **4.2.5. Picnicking**

Picnicking will be a major feature of the Tribble Mill Regional Park. A variety of picknicking opportunities will be provided.

At the largest scale, a Corporate Pavilion with a covered seating capacity for 300 will be located

adjacent to the main entry road just before the main parking area. This pavilion will have the potential to be secured. It is proposed that this pavilion and its immediate surroundings will be fenced to provide a means of controlling access to private events. The Corporate Pavilion will be available only on a rental basis and will be in close proximity to the primary recreation activities in the park, swimming, boating, trails, miniature golf, etc. This pavilion will have restrooms and a catering kitchen with service access for food and beverage delivery. Within the designated grounds will be spaces for informal volleyball and horseshoe games. Pick-up ballfields and tennis courts will also be in close proximity outside the cordoned off area.

Along the west side of the active recreation zone of the park, a series of group picnic pavilions are provided. There are two types of rental pavilions. Four Reunion Pavilions accommodating up to 80 covered seats are provided in proximity to the Recreation Lake shore. These shelters will have concrete floors, restrooms and grills. Seating will be picnic tables.

Family Pavilions accommodating up to 30, will have concrete floors, water and lights but will share restrooms with users of other similar pavilions. There will be 5 pavilions of this type. Two freestanding comfort stations will be provided in a central location for the Family Pavilions.

Parking for the Picnic Park will be provided in close proximity to each pavilion. Two fishing docks and a bulkhead dock are proposed in the vicinity of the Picnic Park. While these docks will be available for general park use, their proximity to the pavilions and the dedication of the area in which they are located solely as group picknicking will likely mean they will be most used by pavilion renters.

The game field to the east will provide opportunities for informal games of softball, tennis, volleyball and horseshoes.

#### **4.2.6. Barbecue Pavilion**

A specialized group barbecue pavilion has been provided, which is modeled after one at the Little Sandy Creek Park in Clarke County.



There are important design requirements for this facility, one of which is ventilation. In its proposed location, the Barbecue Pavilion can share parking with facilities and can function in conjunction with activities at the Corporate Pavilion and/or the Festival Field. That is, the proximity of the Barbecue Pavilion to the Corporate Pavilion will allow a group renting the Corporate Pavilion to also rent the Barbecue Pavilion and use it as a primary food source for the event. Likewise, if a festival is scheduled in the Festival Field, the County can rent out the Barbecue Pavilion to a concessionaire to produce food for the Festival. It can be rented as a separate pavilion as well. In each case the Barbecue Pavilion is intended as a generator of revenue.

This facility will be a screened and covered fire pit of approximately 900 square feet. In addition, it will have a serving area including a propane gas burner for making large quantities of food items like Brunswick stew. A warming area for rolls and bread and a refrigerator will be provided in this area. A covered serving area will be provided. Picnic tables will be provided in the immediate area. A water fountain will be provided as will a set of toilets for use in conjunction with the use of the Barbecue Pavilion.

#### **4.2.7 Festival Field**

The Festival Field stands to be one of the most exciting elements of the Tribble Mill Regional Park. It will be versatile. When not programmed, it will provide a recreation opportunities difficult if not impossible to find in other Gwinnett County parks, passive open space with dramatic views in a pastoral setting. The Festival Field has been a pasture for many years. As a result, it has been maintained in grass. One edge of the field will be lake edge after the construction of the Recreation Lake. There are dramatic views into the field from New Hope Road to the north and from the field to the lake, the Active Recreation portion of the park and to adjacent farm land around the park.

As much of the pastoral character as possible will be preserved. The field is designated for use as borrow for the large dam, Dam 1. Special attention must be given to the desired finished

grading of this area in advance of the letting of a contract for the construction. The finish grading after the removal of the borrow will have a substantial influence on the ultimate potential and desirability of the field for major events and individual usage. It is proposed that an informal amphitheater seating approximately 500 on bench type seating be provided in the borrow area. Additional area can and should be graded for lawn seating for the larger events which might take place in the amphitheater. This facility would not be lit at the outset. A bulkhead dock will be provided along the waters edge of the Festival Field to provide an opportunity for visitors in that area to get out over the water, to enjoy the relationship of the water to the land, to view other activities in the park from that vantage point and to allow boat docking at the Festival Field.

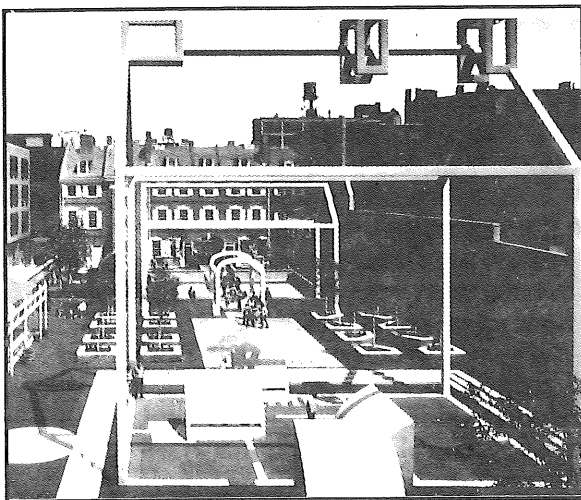
An access road has been provided to the festival field as well as several groups of 7-10 parking spaces provided along the upper portion of the field. During a festival, these parking areas can be used for vendor stalls and the road for pedestrian circulation with non-service vehicles prohibited during scheduled events. The access road will terminate at the eastern end of the field in a parking area which will provide access to the nature and historic area further to the east. A concession stand and public toilets for use during festival events will be located at the eastern parking area above the Festival Field.

#### **4.2.8 Nature/Historic Interpretation**

Several areas within the park have been designated as having significant potential for nature and historic interpretation. At the east end of the park, east of the Festival Field, is an area of wetlands, granite shoals and the old mill site. These are proposed to be significant passive recreation and interpretative areas. A nature classroom is proposed for the wetlands area. This facility would be a rustic small open air classroom with split log bench seating for teaching or quiet contemplation. At the shoals and mill site the workings of the old mill would be interpreted. Picnicking facilities would also be located at this site.

Interpretative opportunities for the Mill site as noted in Appendix 2 include providing information on (1) the history of the mill; (2) the mill layout, (3) mill technology including mill wheel types and their evolution and (4) water as a source of power, i.e., the establishment of mills along Georgia's fall line and the relationship of the mill to the two dams within the Tribble Mill site. Comparisons to other similar mills in Gwinnett County would also be another opportunity for interpretation. Other historic Gwinnett County Mills include Freeman's Mill, constructed c.1866; Woodward's Mill, built in 1824, but destroyed by fire in 1978, and Swan's Mill, located on the Alcovy River and the only water-powered mill still operating in the County today.

A space frame constructed of wood timbers, or welded pipe replicating the volume of the old mill would be constructed over the ruins of the mill which remain. The trees and significant vegetation in that area would remain to illustrate the passage of time and the influence of nature over man. The old metal wheel will be reused, if possible, in the space frame structure. In proximity to the mill site, an interpretative panel will tell the story of the mill and how it worked. The panel will include photos of the original mill. Below is a photo of the interpretation of the Ben Franklin birthplace in Philadelphia, Pennsylvania. This volumetric space frame illustrates the type of interpretive structure envisioned for the Tribble Mill.



*Franklin Court. Photograph from A View from the Campidoglio. Robert Venturi and Denise Scott Brown. Harper and Row Publishers, New York: 1984.*

One or more smaller picnic pavilions and several picnic table sites will be located in the proximity of the mill site. However, access to these will be limited to those willing to walk or bike to the site from the parking lot at the east end of the Festival Field or those who have arranged for group access provided by the Department of Parks and Recreation for a fee.

The second interpretative area is the area of rock outcroppings east of the Fishing Lake and south of the proposed entry road. This area will separate the active recreation facilities from the camping area and will also provide a buffer for the primitive camping area. The rock areas have unique and beautiful vegetation as well as being interesting and important geologic formations in the area. This area provides substance for an interpretative program which can appeal to area school programs, the citizens at large and the camping program in the park which will be discussed below. An outdoor nature classroom like the one in the Wetlands area to the east is also proposed here. It will accommodate camper programs such as evening films, nature lectures, vespers, sing-alongs and camper initiated religious services. Special signage instruction and to the minimum extant necessary fencing should be used to protect the fragile plant material in the rock area. Visitors should only be allowed in designated areas designed to accommodate higher visitor volumes.

An old house site in the buffer area between the standard camping area and the rock area is located on a path leading to the Rock Area Nature Classroom. This site will be displayed to interpret the characteristics of the settlers of the area. This can be done with minimal restoration and effective interpretative panels along the trail.

A spring site, referenced in an earlier archaeological report on the park was said to be located on the exit road from the Picnic Park. While this site was not found during the course of the master planning due to heavy undergrowth of vegetation, it is suggested that an additional effort be made to find that site in the winter months when the vegetation has died back. If found, the site provides an additional area with interpretative potential. That spring most likely provided water to many of the settlers in the

area, as well sites were not located in the archaeological investigations, in proximity to old home sites in the area. This interpretative site could include a spring house in a clearing of the spring source (if located), a pull off for a car or two on a gravel shoulder and an interpretative panel.

The final area identified to have interpretative potential in the park is the upper end of the Recreation Lake. While this area is not a wetlands area, it will, due to its shallow nature and role in the function of the lake, change rather rapidly. The upper end of the lake will be a location for the settling out of sediment as the faster moving water from upstream slows down as it enters the lake. This area will be appropriate for interpreting the life of a lake and the indigenous Wildlife of the park. No special facilities have been suggested for this area. It is anticipated that natural trails may be cut as necessary to accommodate interpretive programs.

#### **4.2.9 Camping**

Camping will be a major part of the recreation program at Tribble Mill. The camping program will appeal to several groups. First, the occasional or novice camper in suburban Gwinnett County can have access to a variety of camping alternatives in the park. For those who wish to camp but do not have the appropriate equipment, a Rent-a-Camp program is proposed whereby a Gwinnettian can rent the equipment and reserve a site, arrive on a weekend evening and camp with a child, spouse or friend with minimal hassle. This program should be actively marketed to build an interest in camping and in the park.

Three types of camp sites are proposed: deluxe, standard and primitive. Deluxe camping is sited in the southeast part of the park, south of the access road to the Festival Field and east of the Ozora Church Road alignment. Fifty (50) deluxe camping sites will be provided. The proposed location will accommodate camping trailers and motor homes exclusively. The sites will be paved pads, water and electric hook-up, picnic tables, lantern posts and fire pits. The site for this type camping was selected for its proximity

to the active recreation area and the Festival Field. The Deluxe Camping area can also provide accommodations for exhibitors at events in the adjacent Festival Field, many of whom travel in campers or motor homes. It was also deemed desirable to put the hard core trailer and motor home camper group in an area specifically designated for them, thus accommodating their needs and allowing the standard and primitive areas to be laid out and designed in a more rustic fashion.

Another candidate user group for this type camping alternative are traveling retirees who would enjoy using the park as a base from which to explore the Atlanta region.

The site for the Deluxe Camping has the advantage of proximity and seclusion. It, however, is steeper, topographically, than is optimal. To achieve all the objectives for this area, the siting of the pads and circulation should have careful attention and should be structured to work together to compensate for the topography in the area. Toilet facilities will be provided for this area. However, they should be somewhat downsized to recognize the toilet capacity in motor homes and camping trailers.

Standard camping sites will include graveled pads, water, electricity, a picnic table, lantern posts and a fire pit. There will be 42 such sites located west of Ozora Church Road and along the south boundary of the park. A significant buffer of about 300 feet has been retained along the Park's property line to maintain a natural character in the camping area regardless of what development might take place in the future. Two toilet/shower facilities will be provided as well as two tennis courts, an open area for volleyball and two tot lot type playgrounds. The road through this area will be an asphalt one-way loop.

At the west end of the Standard Camping area will be 22 platform camping sites. These will be fixed shelters of wood construction. A gravel parking pad, fire pit and picnic table will be provided for each. These sites will be used in conjunction with the Rent-a-Camp program. They can also be rented without participation in the Rent-a-Camp program.

Primitive camping will be provided between the Standard Camping area and the Rock Area. Twenty (20) primitive sites have been provided. Two gravel access roads, off of the Standard Camping loop, to gravel parking areas. The primitive camp sites are from 100-150 yards from the parking area into the forest. Access to the sites from the parking area will be by natural surface path. Pit toilets will be shared by clusters of primitive camp sites.

During the peak camping season, camper check-in will be at the Maintenance Building (See 4.2.11, a.) on Ozora Church Road. A Trailer Dump Station will also be provided at this location. The Rent-a-Camp equipment will be stored, dispersed and maintained at the Maintenance Building.

#### 4.2.10 Trails

Trails will be a unifying element in the park. They will be a major attraction and will provide considerable opportunity for free and organized activities.

**Bike/Jogging/Walking (BJW) Trails:** The Bike/Jogging/Walking (BJW) Trails will be the backbone of the trails system. As shown on the Master Plan, this amenity will link all of the major areas within the park except the more quiet camping areas which will have a link to the BJW Trails via natural paths and a designated walking/biking zone along Ozora Church Road. The biking and walking trails will have an asphalt paved surface, 8 feet wide. Biking and walking/jogging zones will be identified on the pavement surface to minimize conflicts in use and encourage maximum use of the park. Biking will be promoted actively in the park. Bike rental is anticipated. Jogging events can be held (5 or 10 K runs). A fitness course is suggested along the trail. Motor powered vehicles will be prohibited except for approved County maintenance equipment which will use this trail system for maintaining the park. The trail will wind around trees and traverse a diversity of terrain providing a variety of walking, jogging and biking experiences within a natural setting.

**Paths:** Natural walking paths will be provided in the nature and camping areas. These are

intended to be cut and maintained trails using the existing soil composition as the trail bed to the maximum degree possible and practical. It is anticipated that the sandy soils in the area will make excellent trail surfaces thus minimizing the need for the use of wood chips and edging which are high maintenance techniques for natural walking paths.

**Equestrian Trails:** An equestrian trail has been proposed on the north side of the Recreation Lake. This trail, which is approximately 3 miles in length, round trip, will start at a graveled parking area off of the divided entry road. It will extend both east and west along the northern shoreline of the lake. It will cross the entry road at approximately the entry gate allowing the staff at the entry to control horse crossings at that one point where cars and horses will encounter one another. A natural trail bed will be used to the maximum degree possible for this trail thus minimizing development and ongoing maintenance costs. The specific layout of the trail should take into consideration the prevention of erosion as a result of usage and the avoidance of pollution in the lake as a result of manure in the area. As a result of these concerns, the equine trail should be kept as far back from the lake as possible. For safety and liability reasons, every effort should be made to keep horses out of the park south, east and west of the Recreation Lake.

#### 4.2.11 Support Facilities

The park has been organized with the objective of minimizing the number of personnel needed to operate and maintain the park.

**Recreation Pavilion:** The Recreation Pavilion will be the administrative heart of the park. Located adjacent to the swimming beach and the recreation boat rental area and on the way to the picnic park, this building will house the Administrative Office of the park superintendent and all permitting and fee functions except for in season fishing and camping. The final program for this building can include some specialized functions such as a group meeting room(s) and gift shop type space. In the off camping season, campers and fisherman can sign in at this location rather

than have to maintain a person for camper check-in at the Maintenance Building and Fishing Concession area.

**Maintenance Building and Yard:** A Maintenance Building and Yard are located on Ozora Church Road south of the existing road. This location will allow the use of the building for operating the camping programs and is in close proximity to the service entrances to the south. Its location will have minimal impact on the more active areas of the park and yet be centrally located for efficient access to all areas of the park. A fenced yard is suggested for secured outdoor storage of appropriate equipment and materials.

**Superintendents Residence:** A site has been suggested for a residence for a park superintendent in close proximity to the Maintenance Building.

**Bus Parking:** Bus parking has been included in the sizing of parking areas and should be incorporated into the final design for the main parking area and in the parking area of the festival field.

**Entry Gate:** A small control gate and gate house will be located at the north entry of the park. The gatehouse will be staffed for collecting parking fees, providing information on the park and directions to specific events. Due to the distance between the entry gatehouse and the nearest restroom facilities, the gatehouse is proposed to have a one toilet restroom for the staff use only.

#### **4.2.12 Utilities**

Utilities, water and electricity in the park will be underground. It is anticipated that the need and demand for gas will be sufficiently localized within the park that propane gas will be the most efficient method of service.

#### **4.2.13 Sewage Treatment**

Primarily, two methods have been evaluated for the treatment of sewage within the park. Septic tanks provide one alternative. As the Master Plan has been designed to minimize the use of and impact on the most sensitive and difficult areas in the park, such as the exposed rock and

wetlands area, the need for sewage treatment in those areas are minimal. It is anticipated that percolation tests will be made in the vicinity of each restroom location in the park at the outset of the detail design phase to determine the appropriateness of septic treatment.

An alternative considered for treating sewage in the park is spray irrigation, also known as land application. This method has some interesting potential for the park for several reasons. If septic treatment is not environmentally desirable, the proposed restroom facilities can be located and sewage collected in a pipe which by gravity from most, if not all of the park, can be sent to the area west of the Recreation Lake and north of the Fishing Lake Dam, Dam 2. At that point, the effluent would be treated and the treated water sprayed over a portion of the approximately 30 acre area west to the Recreation Lake. If the County chooses to construct ball fields in that area in the future, this system of treatment provides an excellent source for irrigation water. In any alternative for sewage treatment, all County and State regulations should be fully met and no system should be selected and installed which would have the potential for degradation of the water quality in the lakes.

The Master Plan for Tribble Mill Park has made every effort to assure that the facilities which require sewage treatment are located in areas with soils which typically have characteristics to accommodate septic tank systems. The plan also identifies and planned for the opportunity to allow a collective treatment system within the park using land application techniques for treatment and disposal of waste.

The Master Plan anticipates that the potential exist that more than one technology may be required to most cost effectively provided the environmentally appropriate sewage treatment for the facilities proposed. The Plan anticipates and expects several sewage treatment technologies to be available to address the projected treatment demands. These include septic tanks, land application (on-site and/or off-site), portable toilets (for peak event demands), systems like the Clivas Multrum system (which is self contained and is not dependent on soil or geologic conditions) and the ultimate availability of a

basin or County-wide public sewage treatment system to which the park's effluent could be transported. The range of treatment alternatives available provide more than adequate capacity to accommodate the projected sewage treatment needs for the park.

Given this range of available treatment alternatives the County accepts, with the adoption of the Master Plan, the commitment to satisfy the sewage treatment needs for the park in the most environmentally responsible and economically efficient manner in phase with the park's development.

The cost estimate in this Plan for the provision of sewage treatment is based on an educated expectation that the treatment requirements for the park can be met through the use of septic and/or land application techniques within the park boundaries.

#### **4.3 Design Concepts for Facilities and Other Improvements**

The facility design concepts have been created drawing from the natural characteristics of the site. The discussion of these concept has been divided into two components, the buildings and the landscape. Each is presented below.

##### **4.3.1. Landscape Design Concept**

The important natural qualities of the site should be preserved through the retention of significant existing vegetation and enhanced through a planting design that includes the exclusive use of native plant materials. Native plants are recommended for several reasons, all of which relate to the overall design intent for The Tribble Mill Regional Park. These include the following:

- o Native plant materials will add to and complement the existing natural qualities of the site.
- o Native plant materials require less water than exotic varieties to survive, since indigenous plants thrive in this area under natural conditions.
- o Even in more formal settings, native plant materials require a limited amount of maintenance such as pruning and watering.
- o Native plant materials can also serve an edu-

cational role as part of the interpretative program for the park.

**Use of Existing Vegetation** - It is important that important existing vegetation be preserved. The ultimate park design should strive for the preservation of existing wooded zones within the site. The impact of tree removal, where necessary, might be lessened by the relocation of selected quality existing trees of desirable specie. The use of a tree spade with a typical survival rate of over 90% for relocated vegetation would be a cost-saving technique for landscaping around areas of the site. This could substantially reduce the cost of plant natural in the implementation of the park plan. The reuse of mature vegetation would also lessen watering requirements and preserve species that are "aesthetically valuable as well as ecologically important to the the site.<sup>3</sup> Species that have been shown to be the most suitable for relocation include maple, birch, hackberry, locust, poplar, ash, dogwood, oak, and pine.

Guidelines for protecting and enhancing the natural diversity of the vegetation on the site include the following:

- o The open field or pasture area should be preserved through maintaining it as an open grassed area. The grass variety selected for the Festival Field should be able to accommodate intense pedestrian use. All other plants, which might be prone to "volunteer" in the area, such as maples, pines, and cedars, should be kept out. Rootive moving will serve to accomplish this objective. Red cedars might be added at the boundary of the pasture to enhance the edges. Sumac with its interesting "mushroom" shape plant form might be an interesting contrast along the horizon.
- o The vegetation in the lowland hardwood zones should be cleared of scrub understory and the existing mature trees retained to the maximum degree possible.

<sup>3</sup> Maue, Paul "Tree Species, Landscape Architecture Magazine, January-february, 1987

- o The vegetation in the upland hardwood zones should be retained in its existing condition. The understory in this area is typically open and the trees are among the oldest vegetation in the site.

- o Shortleaf, Virginia, and Loblolly pine species should be encouraged in the order listed within the pine succession area. Slash pines should be removed.

- o The ordered character of the pine plantation zone can be modified and made to appear more natural by encouraging "volunteer" dogwood, sweetgums, and other deciduous species. Such modifications can be helped along by removing selected pines in close proximity to the new and established desirable plants. Diseased pines should be removed from this area.

- o The unique ecosystem of the rock outcroppings should be protected by limited public access into these zones through the use of signage, visitor orientation and to the minimum degree necessary, fencing.

#### **4.3.2 Building Design Concept**

The concept for the character of buildings in the park has been developed to relate the buildings to the characteristics of the site. It is proposed that the standard building wall materials for the major buildings will be split faced concrete block to economically represent the granite stone character which dominates the site. This material is durable, relatively maintenance free and realistically pleasing. When combined with a standing seam metal roof and roof structure of round members, possibly wood poles or steel tube, the buildings in the park will present a contemporary version of the historic and rustic Works Project Administration (WPA) vintage park structures typical of many state parks throughout Georgia and the nation. The roofing material would be supported by tongue and groove structural decking. A layer of rigid insulation would be placed between the decking and metal roof. The foundation and floor system could vary from building to building depending on the specific site characteristics.

This prototype will provide a variety of opportunities. The building system and materials will allow the development of economical, interesting spaces such as vaulted ceilings creating the feeling of a lodge which would be an attractive element in the Recreation Pavilion. The architectural character will provide openness and views out to the swimming area and lake from the Recreation Pavilion. The building concept allows for the use of color to generate excitement and interest in the buildings which would complement nature's colors which are ever changing in the park.

#### **4.3.3 Signage and Graphics**

Signage and graphics are going to be extremely important in creating the appropriate image for the park. Being a "special" park within the Gwinnett County parks system and being a revenue park, this park's signage and image should be special. The development of a creative and attractive logo will have a lot of potential use in the park and in marketing the park ranging from use on the entry sign to use on banners, t-shirts, etc.

A signage system should be devised for the park which will maintain unity in the signage and should be suitably maintainable. A basic post and beam or pylon structural signage system is recommended. Attention should be given in the design of the system to discouraging graffiti and vandalism.

## **5.0 Estimate of Development Cost**

A detailed cost estimate has been prepared for the park based on the Master Plan and the accompanying narrative. The preliminary cost estimates of the total park development in 1987 dollars is \$4,983,674. This estimate is summarized by improvement category in Table 3. below. The cost estimate is presented as a commercial price for the park's development and does not include in-kind work which could be performed by the County. In-kind work could substantially reduce the overall cost of the park.

The plan recognizes that there is a cost associated with the initiation of revenue activities in the park such as fishing, recreational boating, swimming and cycling. As a result, Table 4. summarizes the initial capital cost to acquire equipment for this purpose. It remains to be determined if these costs will be required of the County or if these activities would be operated by concessionaires.



**Table 3.**  
**Development Costs**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Dan McGill & Associates  
Jaeger/Pyburn, Inc.

Facility	General Description	# of Facilities	Quant/Facility	Unit	Unit Cost/Each	Total Cost
Entry Gate	Prototype	1	200	sf	\$40.00	\$8,000
Equestrian Trail	Natural Surface	1	7000	lf	\$1.75	\$12,250
Fishing Center						
o Fishing Consession Bldg.	Prototype	1	400	sf	\$40.00	\$16,000
o Boat Storage	Prototype	1	600	sf	\$30.00	\$18,000
o Rental Dock	Fixed, 10x40	1	400		\$10.00	\$4,000
o Visitor Dock	Fixed, 10x40	1	400		\$10.00	\$4,000
o Fishing Pier	fixed, 10x40	3	400		\$10.00	\$12,000
o Parking	Asphalt	30		spaces	\$350.00	\$10,500
Subtotal						\$64,500
Event Site						
o Parking	asphalt	50		spaces	\$350.00	\$17,500
o Field	grading, seeding	1		ls		\$10,000
Subtotal						\$27,500
Camping						
o Deluxe Camping						
o Trailer Sites	Paved Sites/hookups	50		ls	\$1,500.00	\$75,000
o Comfort Station	Prototype	1	900	sf	\$65.00	\$58,500
o Standard Camping						
o Gravel Pad Sites	Water, Table, Pit	42		ls	\$1,200.00	\$50,400
o Platform Sites	Water, Table, Pit	22		ls	\$1,200.00	\$26,400
o Comfort Station	Prototype	2	900		\$65.00	\$117,000
o Playground	Pre-engineered	2		ls	\$15,000.00	\$30,000
o Volleyball Court	Natural Surface	2		ls	\$2,000.00	\$4,000
o Tennis Courts	Utility Surface, Unlit	2		ls	\$15,000.00	\$30,000
o Ballfield	Backstop Only	1			\$20,000.00	\$20,000
o Primitive Camping						
o Sites	Natural Surface	20		ls	\$200.00	\$4,000
o Environ. Toilets		2		ls	\$6,000.00	\$12,000
o Parking		20		spaces	\$20.00	\$400
o Camping Check-in	See Maint. Building					
o Dump Station	@ Maint. Bldg.	1		ls	\$2,000.00	\$2,000
Subtotal						\$429,700

**Table 3.**  
**Development Costs**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Dan McGill & Associates  
Jaeger/Pyburn, Inc.

Facility	General Description	# of Facilities	Quant/Facility	Unit	Unit Cost/Each	Total Cost
<b>Interpretation</b>						
o Mill Site	Custom Design	1		ls	\$30,000.00	\$30,000
o Rock Area	Display, Seating	1		ls	\$7,000.00	\$7,000
o Homestead Site	Display, Seating	1		ls	\$7,000.00	\$7,000
o Outdoor Classroom	75 seats	2		ls	\$10,000.00	\$20,000
<b>Subtotal</b>						<b>\$64,000</b>
<b>Festival Field</b>						
o Field Improvements	Grading, Grassing	1	22	acre	\$2,000.00	\$44,000
o Parking, Asphalt Paved	Asphalt	600		spaces	\$350.00	\$210,000
o Parking, Overflow	Grassed	120		spaces	\$35.00	\$4,200
o Amphitheater	Open-air	1	500	seats	\$50.00	\$25,000
o Lakeside Walkway	Fixed, 10x40	1	400	sf	\$10.00	\$4,000
o Concession/Restrooms	Prototype	1	1500	sf	\$65.00	\$97,500
<b>Subtotal</b>						<b>\$384,700</b>
<b>BarBQ Pavilion</b>	Prototype	1	900	sf	\$35.00	<b>\$31,500</b>
<b>Corporate Pavilion</b>						
o Shelter/Serv. Kit/Toil	Prototype	1	5000	sf	\$20.00	\$100,000
o Parking	Asphalt	180		spaces	\$350.00	\$63,000
<b>Subtotal</b>						<b>\$163,000</b>
<b>Picnic Park</b>						
o Reunion Pavilion w/toil	Open Shelter	4	1600	sf	\$25.00	\$160,000
o Family Pavilion	Open Shelter	5	900	sf	\$15.00	\$67,500
o Parking	Asphalt	125		spaces	\$350.00	\$43,750
o Fishing Pier	Fixed, 10x40	2	400	sf	\$10.00	\$8,000
o Bulkhead Dock	Fixed, 10x40	1	400	sf	\$10.00	\$4,000
<b>Subtotal</b>						<b>\$283,250</b>
<b>Boating Center</b>						
o Bulkhead Dock	Fixed, 10x60	1	600	sf	\$10.00	\$6,000
o Storage Building	Prototype	1	1200	sf	\$30.00	\$36,000
<b>Subtotal</b>						<b>\$42,000</b>

**Table 3.**  
**Development Costs**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Dan McGill & Associates  
Jaeger/Pyburn, Inc.

Facility	General Description	# of Facilities	Quant/Facility	Unit	Unit Cost/Each	Total Cost
<b>Recreation Pavilion</b>		1	5000	sf	\$50.00	\$250,000
o Offices	Prototype		1			
o Rental & Pass Purchase						
o Dress. Rms w/Showers						
o Restrooms						
o Central Parking	Paved, Lighted	240		spaces	\$350.00	\$84,000
<b>Subtotal</b>						<b>\$334,000</b>
<b>Miniature Golf</b>	Lighted	18		holes	\$3,000.00	<b>\$54,000</b>
<b>Swimming Beach</b>						
o Beach	Sand Beach	1	3	acre	\$150,000.00	\$450,000
o Dress. Rms. /Showers	See Rec Pavilion					
o Lockers	Covered, Outdoor	2		ls	\$2,000.00	\$4,000
o Waterslide	Ground Mounted	2		ls	\$150,000.00	\$300,000
<b>Subtotal</b>						<b>\$754,000</b>
<b>Gamefield</b>						
o Ballfields	Pick-up Fields	2		ls	\$20,000.00	\$40,000
o Tennis Courts	Informal, Unlit	2		ls	\$15,000.00	\$30,000
o Volleyball Courts	Turf Courts	2		ls	\$2,000.00	\$4,000
<b>Subtotal</b>						<b>\$74,000</b>
<b>Maintenance Center</b>						
o Maintenance Building	Prototype	1	6000	sf	\$18.00	\$108,000
o Storage Yard, Fenced	Fenced Yard	1	20000	sf	\$4.50	\$90,000
<b>Subtotal</b>						<b>\$198,000</b>
<b>Superintendent Res.</b>	Frame	1	1800	sf	\$50.00	<b>\$90,000</b>
<b>Roads</b>						
o Divided One-way Asph.	18' Paved, No C&G		31778	sy	\$8.00	\$254,224
o Two-way Asphalt	24' Paved, No C&G		39511	sy	\$8.00	\$316,088
o Two-way Asph. /Ctr. Ln.	36' Paved, No C&G		16000	sy	\$8.00	\$128,000
o Gravel	24' section		3733	sy	\$4.00	\$14,932
o Two-way Bridge	200'			ls		\$200,000
<b>Subtotal</b>						<b>\$913,244</b>

**Table 3.**  
**Development Costs**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Dan McGill & Associates  
Jaeger/Pyburn, Inc.

Facility	General Description	# of Facilities	Quant/Facility	Unit	Unit Cost/Each	Total Cost
<b>Trails</b>						
o Asphalt	8' section		22900	lf	\$3.25	\$74,425
o Natural	9' section		14200	lf	\$0.30	\$4,260
<b>Subtotal</b>						<b>\$78,685</b>
<b>Utilities &amp; Other Improvements</b>						
o Sewage Treatment		1		ls	\$215,000.00	\$215,000
o Electricity				ls	\$60,000.00	\$60,000
o Gas	Propane System (Cost to be an operating expense)					
o Telephone	Internal System Only			ls	\$10,000.00	\$10,000
o Water	Within site only		30000	lf	\$5.00	\$150,000
o Street Lights	Standard Fixtures	30		lights	\$600.00	\$18,000
o Perimeter Fence	Surrounding Site		28500	lf	\$8.50	\$242,250
<b>Subtotal</b>						<b>\$695,250</b>
<b>SUBTOTAL</b>						<b>\$4,701,579</b>
<b>Design &amp; Engineer. Fees</b>	7.5% of Estimate					<b>\$282,095</b>

**TOTAL**

**\$4,983,674**

## Tribble/EquipCost/T4

Table 4.				
Estimate of Initial Major Equipment Costs for Revenue Activities				
Master Plan				
Tribble Mill Regional Park				
Gwinnett County, Georgia				
Equipment	Number of Units	Unit Cost	Total Cost	
<b>Fishing</b>				
Boat w/Motor ( inc. 14 ft. John Boat, 2 PFD's, Paddle, Electric Motor, Battery)				
	1 0	\$1,000	\$10,000	
<b>Recreational Boating</b>				
John Boats (Same as Fishing Rig)				
	5	\$1,000	\$5,000	
Sailboards (inc. PFD)	5	\$1,500	\$7,500	
Canoes (inc. 2 PFD's, Paddle)	1 0	\$450	\$4,500	
Rec. Rowing Shells	3	\$2,000	\$6,000	
Paddle Boats	1 0	\$1,200	\$12,000	
<b>Subtotal</b>			<b>\$35,000</b>	
<b>Cycling</b>				
Bicycles*	3 0	\$0	\$0	
Tricycles	6	\$800	\$4,800	
Peddle Surries	4	\$1,500	\$6,000	
<b>Subtotal</b>			<b>\$10,800</b>	
<b>Rent-a-Camp</b>				
Camping Equipment (inc. Stove, Lantern, 2 Cots)				
	1 0	\$150	\$1,500	
<b>Swimming</b>				
Umbrellas	2 0	\$40	\$800	
Tubes	2 0	\$5	\$100	
Chairs	2 0	\$15	\$300	
<b>Subtotal</b>			<b>\$1,200</b>	
<b>Total</b>			<b>\$58,500</b>	

## 6.0 Phasing

Table 5. presents a proposed phasing for the development of Tribble Mill Regional Park. Five (5) phases have been suggested. The phases have intentionally not been assigned a time period as the status of future funding for the development of the park is yet to be established, the potential for corporate donations to develop specific facilities are yet fully explored and the full potential of in-kind work is not yet defined.

The proposed phasing does seek to organize improvements in such a way as to allow orderly construction and incremental expansion of facilities and operations. The elements of each phase is presented below.

Phase One will include the entry gate and road. The fishing center would be substantially developed. Primitive camp sites would be opened and the Festival Field improved and opened. The smaller picnic pavilions would be constructed and the first phase of the Recreation Pavilion developed. The swimming beach would be opened though its potential only half developed, initially. A major portion of the road system would be put in place and the maintenance building constructed. About half of the utility infrastructure would be installed. Phase One is the largest cost of the five phases, \$2,222,791.

Phase Two will include the construction of the Standard Camping area. The Interpretation program and the facilities supporting it would be put in place. An additional increment of the Picnic Park would be developed and the Boating Center on the Recreation Lake would be developed. The balance of the Swimming Beach and the Recreation Pavilion would be developed. About one fourth of the infrastructure would be developed. Phase Two is projected to cost \$1,241,290.

Phase Three would see the completion of the Deluxe Camping area. If not funded by private funds in an earlier phase, this facility would be built in this phase. The Picnic Park would be completed along with the road system. The final increment of infrastructure improvements would be installed. The commercial cost of this phase is \$793,547.

Phase Four will include supporting recreation facilities for the campgrounds. Permanent parking, an amphitheater and a concession facility will be built in the Festival Field. The Swimming Beach water slides will be installed. The infrastructure will be completed. The total estimated cost of this phase is \$636,530.

Phase Five includes the Equestrian Trail, the completion of the Gamefield and the completion of the Fishing Center. This phase is estimated to cost \$89,517.

**Table 5.**  
**Phasing (1987 Dollars)**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Facility	Phase				
	1	2	3	4	5
<b>Entry Gate</b>	\$8,000				
<b>Equestrian Trail</b>					\$12,250
<b>Fishing Center</b>					
o Fishing Consession Bldg.	\$16,000				
o Boat Storage	\$18,000				
o Rental Dock	\$4,000				
o Visitor Dock					\$4,000
o Fishing Pier		\$4,000	\$4,000		\$4,000
o Parking	\$10,500				
<b>Subtotal</b>	<b>\$48,500</b>	<b>\$4,000</b>	<b>\$4,000</b>	<b>\$0</b>	<b>\$8,000</b>
<b>Event Site</b>					
o Parking		\$17,500			
o Field		\$10,000			
<b>Subtotal</b>	<b>\$0</b>	<b>\$27,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Camping</b>					
o Deluxe Camping					
o Trailer Sites			\$75,000		
o Comfort Station			\$58,500		
o Standard Camping					
o Gravel Pad Sites		\$50,400			
o Platform Sites		\$26,400			
o Comfort Station		\$117,000			
o Playground				\$30,000	
o Volleyball Court				\$4,000	
o Tennis Courts					\$30,000
o Ballfield				\$20,000	
o Primitive Camping					
o Sites	\$4,000				
o Environmental Toilets	\$12,000				
o Parking	\$400				
o Camping Check-in					
o Dump Station			\$2,000		
<b>Subtotal</b>	<b>\$16,400</b>	<b>\$193,800</b>	<b>\$135,500</b>	<b>\$54,000</b>	<b>\$30,000</b>

**Table 5.**  
**Phasing (1987 Dollars)**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Facility	Phase				
	1	2	3	4	5
<b>Interpretation</b>					
o Mill Site		\$30,000			
o Rock Area		\$7,000			
o Homestead Site		\$7,000			
o Outdoor Classroom		\$20,000			
<b>Subtotal</b>		<b>\$64,000</b>			
<b>Festival Field</b>					
o Field Improvements	\$44,000				
o Parking, Asphalt Paved	\$25,000	\$45,000	\$70,000	\$70,000	
o Parking, Overflow					\$4,200
o Amphitheater				\$25,000	
o Lakeside Walkway	\$4,000				
o Concession/Restrooms				\$97,500	
<b>Subtotal</b>	<b>\$73,000</b>	<b>\$45,000</b>	<b>\$70,000</b>	<b>\$192,500</b>	<b>\$4,200</b>
<b>BarBQ Pavilion</b>		\$31,500			
<b>Corporate Pavilion</b>					
o Shelter/Serv Kit &Toil.			\$100,000		
o Parking			\$63,000		
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$163,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Picnic Park</b>					
o Reunion Pavil. w/toilets	\$80,000	\$40,000	\$40,000		
o Family Pavilion	\$40,500	\$13,500	\$13,500		
o Parking	\$14,583	\$14,583	\$14,583		
o Fishing Pier		\$8,000			
o Bulkhead Dock			\$4,000		
<b>Subtotal</b>	<b>\$135,083</b>	<b>\$76,083</b>	<b>\$72,083</b>	<b>\$0</b>	<b>\$0</b>
<b>Boating Center</b>					
o Bulkhead Dock		\$6,000			
o Storage Building		\$36,000			
<b>Subtotal</b>	<b>\$0</b>	<b>\$42,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table 5.**  
**Phasing (1987 Dollars)**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Facility	Phase				
	1	2	3	4	5
<b>Recreation Pavilion</b>	\$125,000	\$125,000			
o Offices					
o Rental & Pass Purchase					
o Dress. Rms w/Showers					
o Restrooms					
o Central Parking	\$42,000	\$42,000			
<b>Subtotal</b>	<b>\$167,000</b>	<b>\$167,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Miniature Golf</b>				\$54,000	
<b>Swimming Beach</b>					
o Beach	\$225,000	\$225,000			
o Dress. Rms/Showers					
o Lockers	\$4,000				
o Waterslide				\$300,000	
<b>Subtotal</b>	<b>\$229,000</b>	<b>\$225,000</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$0</b>
<b>Gamefield</b>					
o Ballfields	\$20,000		\$20,000		
o Tennis Courts					\$30,000
o Volleyball Courts	\$4,000				
<b>Subtotal</b>	<b>\$24,000</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$30,000</b>
<b>Maintenance Center</b>					
o Maintenance Building	\$108,000				
o Storage Yard, Fenced	\$90,000				
<b>Subtotal</b>	<b>\$198,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Superintendent Res.</b>			\$90,000		
<b>Roads</b>					
o Divided One-way Asphalt	\$254,224				
o Two-way Asphalt	\$107,255	\$140,000	\$68,833		
o Two-way Asph/Ctr. Lane	\$128,000				
o Gravel		\$14,932			
o Two-way Bridge	\$200,000				
<b>Subtotal</b>	<b>\$689,479</b>	<b>\$154,932</b>	<b>\$68,833</b>	<b>\$0</b>	<b>\$0</b>

**Table 5.**  
**Phasing (1987 Dollars)**

Tribble Mill Regional Park  
Gwinnett County, Georgia

Facility	Phase				
	1	2	3	4	5
<b>Trails</b>					
o Asphalt		\$37,213	\$37,213		
o Natural	\$4,260				
<b>Subtotal</b>	<b>\$4,260</b>	<b>\$37,213</b>	<b>\$37,213</b>	<b>\$0</b>	<b>\$0</b>
<b>Utilities &amp; Other Impro</b>					
o Sewage Treatment	\$100,000	\$65,000	\$50,000		
o Electricity	\$40,000	\$10,000	\$10,000		
o Gas					
o Telephone	\$10,000				
o Water	\$100,000	\$25,000	\$25,000		
o Street Lights	\$12,000	\$3,000	\$3,000		
o Perimeter Fence	\$242,250				
<b>Subtotal</b>	<b>\$504,250</b>	<b>\$103,000</b>	<b>\$88,000</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBTOTAL</b>	<b>\$2,096,972</b>	<b>\$1,171,028</b>	<b>\$748,629</b>	<b>\$600,500</b>	<b>\$84,450</b>
<b>Design &amp; Engineer. Fees</b>	<b>\$125,818</b>	<b>\$70,262</b>	<b>\$44,918</b>	<b>\$36,030</b>	<b>\$5,067</b>
<b>TOTAL</b>	<b>\$2,222,791</b>	<b>\$1,241,290</b>	<b>\$793,547</b>	<b>\$636,530</b>	<b>\$89,517</b>

## 7.0. Analysis of Revenue Potential

Absent any significant experience in developing and managing revenue generating parks in the County, the following statement of policy has been drafted and reviewed with the Steering Committee. It is as follows:

A Revenue Policy for the Tribble Mill Regional Park: Tribble Mill Regional Park established to provide a major quality water-based recreation development.<sup>4</sup> An expression of need was derived for camping, fishing, boating, swimming, picknicking, hiking and bicycle trails.

Due to the economic climate and reduced government funding it has become necessary to plan new parks with the capability of being as self-supporting as possible. The Steering Committee does not wish fees and charges to interfere with choice and opportunity to obtain services, but the Committee at the same time, recognizes the legitimate right of the taxpayers, including non-users of recreational services, to receive efficient services including the realization of a reasonable rate of return to sustain that recreation service with minimal effect on demand.

The Steering Committee feels there are basic services such as hiking, biking, etc. that should be free but also feels that fees and charges are relevant where cost of delivery is high, specialized instructors must be hired, special interests are served, and when a unique program is held.

Some fees such as parking fees are imposed as a control factor and to offset the cost of basic services to operate the park and to offset basic maintenance and management costs to operate the park.

Special populations such as the handicapped and residents 60 years of age or older, may receive in specific programs, reduced or a waiver of fees.

Non-residents of Gwinnett County should be expected to carry a fair share of the cost of providing a service equal to a Gwinnett County resident. An added fee surcharge is warranted.

Table 6. presents an example of the Park's projected revenue potential and operating costs based on a set of assumptions about the use of the park. This analysis is most valuable as a starting point in assessing the prospects for revenue generation. The numbers typify the potential performance of programs which have been in operation for some time and have developed and sustained a user following. Therefore, the numbers presented below are optimistic for the short term of the new park. They do, however, provide a foundation and format for monitoring and evaluating revenue generation against operating cost in Tribble Mill over time.

As can be seen in Table 6, the park would generate net revenues of about \$19,000 annually if the assumptions on which this construct is based turns out to be accurate. This represents approximately 10% of the total revenues assumed to be generated in the park over a years time.

Appendix 2. includes a detailed assessment of revenue potential and projected expenses for each candidate revenue activity proposed for the

<sup>4</sup> RC&D Measure Plan, November 1979.

Table 6.  
Summary Pro Forma

Tribble Mill Regional Park  
Gwinnett County, Georgia

Mr. Charles Spears  
Revenue Consultant  
Jaeger/Pyburn, Inc.

Revenue Activity	Office Supplies	Recreation Supplies	Custodial Supplies	Maint. Supplies	Misc.	Utilities	Salaries	Fringe Benefits	Direct Expenses**	Indirect Expenses*	Total Revenue**	Net Revenue
						\$350	\$10,080	\$1,210	\$11,940	\$26,495	\$80,287	\$41,852
Parking Fees	\$300							\$2,664	\$42,563	\$19,530	\$59,182	(\$2,911)
Camping	\$500	\$1,000	\$1,500	\$3,000	\$1,699	\$10,000	\$22,200	\$3,998	\$69,068	\$24,948	\$75,600	(\$18,416)
Beach	\$1,000	\$1,500	\$500	\$11,500	\$5,250	\$12,000	\$33,320	\$922	\$13,552	\$6,534	\$19,800	(\$286)
Fishing Lake	\$150	\$1,500	\$300	\$1,000		\$2,000	\$7,680	\$672	\$9,272	\$3,960	\$12,000	(\$1,232)
Miniature Golf	\$200	\$500	\$300	\$1,000		\$1,000	\$5,600	\$768	\$16,668	\$5,288	\$16,025	(\$5,931)
Picnic Shelters	\$500	\$1,000	\$1,000	\$2,000		\$5,000	\$6,400	\$1,594	\$20,174	\$11,468	\$34,750	\$3,109
Boating	\$300	\$1,500	\$200	\$1,300		\$2,000	\$13,280	\$528	\$5,728	\$2,805	\$8,500	(\$33)
Bicycle Rentals	\$100	\$100	\$100	\$500			\$4,400	\$768	\$14,868	\$8,663	\$26,250	\$2,720
Festival Site	\$500	\$1,000	\$200	\$1,000		\$5,000	\$6,400	\$13,124	\$203,833	\$109,690	\$332,394	\$18,871
TOTAL	\$3,550	\$8,100	\$4,100	\$21,300	\$6,949	\$37,350	\$109,360					

\* Indirect expenses are assumed to be 33% of Gross Revenues. This assumption should be refined as more accurate information becomes available.

\*\* Direct Expenses and Revenue are taken from the detailed analysis presented in Appendix 2.

## 8.0 Management and Marketing Recommendations

Tribble Mill Park has been planned from the outset to be a revenue park. That is, to include activities for which a fee can be charged for a special recreation opportunity. Secondly, the facilities have been arranged to allow the control necessary to manage access to revenue facilities.

The park has also been planned to minimize the number of personnel necessary to manage and maintain the park.

It will be important for the management of the park to be aggressive in the programming and marketing of the facilities there. It will also be important for the commitment to special facilities and equipment such as bicycles and boats to be sustained and marketed for a sufficient period of time for the public to have an opportunity to develop an awareness of, in some cases, an interest in and finally a habit of using these recreation offerings.

A series of management, programming and marketing techniques have been summarized below for consideration in the development of a management, programming and marketing response to the park.

1. To be effective this plan must be marketed in the following ways:

- a. Be included in Camper magazines and AAA.
- b. Use trade agreements with radio, T.V. and newspaper.
- c. Purchase booth at vacation or camping shows.
- e. Produce a park brochure to be supplied to Georgia Travel Division and to be placed in Interstate Welcome Center racks.
- f. Become a member of the regional travel council..

9. Make presentations to camper organizations such as Good Sams, Air Stream and American Camper and Hikers Association, etc.

2. Camper registration forms should be posted at the individual sites with check out date written in large numbers to allow an immediate audit of area.

3. Miniature golf course should be constructed using a theme of the park such as a Mill, camp sites, water hazards, picnic shelters etc. There should be weekly miniature golf tournaments.

4. Picnic shelters should be by application and by priority on a first come first serve basis.

5. A seasonal recreation - naturalist should be hired and nightly programs offered in the outdoor classrooms. Daily nature walks should also be scheduled. It will be very important to give campers programming. Programming will lengthen the stay and improve occupancy.

6. A deposit should be required on the BBQ shelter to assure adequate clean-up.

7. A damage deposit should be required on all rented facilities.

8. Tiki lights could be mounted on canoes and row boats to enhance evening rentals.

9. Bicycles could possibly be obtained from the police department from their unclaimed stolen bicycles. All bicycles should be sprayed an outstanding color such as yellow or red.

10. A sand volleyball league should be formed on the beach for various ages and types of teams.

11. There should be an annual water carnival with canoe races, rowing races, wind surfer races, anything that floats, etc.

12. A special event should be programmed on the festival grounds each weekend. This should result in a feeling of wishing to visit the park weekly to see what is going on.

13. An annual juried arts and craft fair should be initiated with local artist and crafts persons.

14. A policy of charging 12% of gross sales from private revenue activities in the park should be a target for the County.

15. Activity kits for picnics should be available on a rental basis.

16. Lockers for the beach should be in clusters outside to allow both sex use and for visual security as well as reducing the size of the bath house.

17. Weekly fishing contests of several species should be conducted.

18. A Tribble Mill Foundation should be formed to assist in obtaining facility donations as well as support. e.g. picnic shelters, children water playground, handicap playground.

19. Weekend campsite drawings could be initiated to award a free future weekend for the number site drawn.

20. Prizes could be awarded for the 100,000th, 200,000th visitor to enter the park.

21. A volunteer program could be initiated, especially with seniors.

22. A campground host program could be advertised which would save money as well as giving the personal touch.

23. Corporate sponsors should be obtained for as many special events as possible. These are normally carried over from year to year.

24. A camping advertisement should be placed on interstate camping signs.

25. An annual Tribble Mill 5K and 10K race should be scheduled.

26. A full size mascot should be chosen. This could be a contest situation that would help publicize the park.

27. A separate fishing permit should be sold on a daily or seasonal basis to pay for fish stocking.

28. A children water playground should be added at the beach as soon as funding allows. This would provide an exciting dimension to the beach and make it a more complete water park.

29. A separate horse trailer parking permit could be required to supply funds for trail maintenance if the County has responsibility for maintenance.

30. Special interest groups could be formed to organize activities with funds over and above expenses used for promotion and equipment for that activity e.g. joggers, fishing, campers, equestrian, festival.

31. Canoe racks for 4 canoes could be placed around the lake and rented on an annual basis to regular users to save constant transporting. Fishing boat racks could also be considered.

32. A park logo should be developed to use in merchandising of the shirts and other souvenirs.

Appendix 1.  
**Archeological Report**  
**Garrow & Associates**

# GARROW & ASSOCIATES, INC.

4000 DEKALB TECHNOLOGY PARKWAY, SUITE 375  
ATLANTA, GEORGIA 30340  
(404) 451-0513

July 1, 1987

Ms. Dale Jaeger  
Jaeger Pyburn  
210 Washington Street  
Suite 200  
Gainesville, Georgia 30503

Dear Dale:

This letter addresses the archaeological and historical interpretive value of the sites contained by the Tribble Mill Regional Park, and offers some potential means of conveying this value to the public. Because these resources are primarily limited to the historic period, I have not attempted to discuss any potential interpretation of prehistoric remains. Those found by Kelly and Caldwell (1976) are simply too disperse and isolated to be of use in presenting the past cultural history of the area. I think your best approach is to focus on the remains that are present, visible, and hence more readily encountered. Of these, Tribble Mill is clearly your best example; the spring (if found) could be of value; and the potential of the house sites appears limited. I have addressed each below.

Tribble Mill: After returning from the field yesterday I reviewed Kelly and Caldwell's (1976) report to see if I could piece together what they saw (in 1950 and in 1975) with what is present on the site today. Caldwell's remembrances of the 1950 visit indicates the structure and milling machinery were present but not being used at that time. She writes that "a wooden flume was spilling water to the overshot wheel. The sluice gate was inoperable, and there was no way to stop the wheel" (1976:26). Hence I believe our assumption is correct, that water was channelled to the wheel by a wooden flume, and not a raceway, the entire length from the dam. The inoperable sluice gate is presumably one of those we noted on the dam. She also notes that the mill structure was standing and the second floor used as a residence, and that a residence proper was shown on the 1962 Lawrenceville Quad, but that this was not located by the survey. It would probably be useful to take a look at the 1962 Lawrence Quad map (I believe you can find a copy at UGA's library) to confirm the layout of these structures. It would also be good to contact Dr. Leo DeVorsey at the University of Georgia. Dr. DeVorsey is in the Geography Department and is a recognized expert on Georgia's historic industries. He may have been one of the geographers who visited the site with Kelly and Caldwell in 1950, but if not, he is still likely to know something about the mill and would be a good contact.

Caldwell mentions that during their 1975 visit she found various dates inscribed in stone and concrete from the early 1920s, along with the name "Tribble"



(presumably the example we noted at the dam). Hence she dated the site to the early twentieth century.

It is evident from Caldwell's description of the site as it appeared in 1975 that the mill has collapsed considerably, and of course become more overgrown since that time. She mentions that the foundations of the west side consist of two square piers, and that between these there is a line of smaller stone piers. These may have been the pillars currently standing immediately west of the wheel, although I think she is referring to something even further west of these, which have since vanished. She also mentions that the south wall of the mill contained a large doorway, and that a solid granite floor underlies the entire structure. The south wall was apparently standing at that time, while the other walls were only represented by corner piers.

Caldwell noted the presence of a smaller raceway adjacent to the current wheel house (we saw this in the field). She writes that this new wheel house is incorporated into the remains of the earlier structure, and that concrete was employed in this construction. The use of concrete, versus laid stone (with some sand and lime mortar applied, at least at the dam site), appears to be one means of distinguishing the two phases of construction at the mill. She estimated that the size of this earlier wheel was less than twelve feet in diameter and that it was of the undershot variety. The raceway for this earlier wheel was exceedingly narrow; I doubt whether this would have provided much power. This leads to a speculation that the original mill (as mentioned in the 1871 Tribble deed) may have been constructed for family use, and perhaps provided as a service for neighbors, but not as a commercial mill. This would explain the reference to Tribble, Coffee, and Pruett in the censuses as farmers or farm laborers, and not millers.

Caldwell provides sketch drawings, including a site plan, from her 1975 visit. Unfortunately these must rate among the worst graphics ever produced for an archaeological report. If I am interpreting them correctly, then the structure was laid out to the west of the wheel house, and we are currently missing the north and west walls of this structure. She depicts a dotted line from the wheel house towards the general area of the dam, although this does not connect with the dam. I assume this is the wooden flume, although I don't know why it isn't connected with the dam. You might want to look at these drawings (Appendix IIA of the report) to see if they're of use. I don't see any value in them.

In terms of displaying the site, the first goal is to clear and expose what is there. Ideally this should be done in the winter, when the vegetation has died back. All smaller undergrowth should be completely cut out, and I would also remove any trees which are growing against the mill foundations themselves. I would attempt to leave this area wooded, however, as it would make nice picnic grounds for those who want to get out of the sun. Once cleared, an effort should be made to

identify and expose the granite floor which Caldwell mentions. A steel probe could be used to determine the length of this floor, and the overburden could then be removed by rake or shovel, depending on its depth. I would try not to displace any stones during this process, but, remembering that this material has accumulated in the past decade, I wouldn't worry about disturbing any archaeological remains. Hopefully the floor will give a reasonable estimate of the size of the structure. Please feel free to give me a call when this work is scheduled; I would be glad to come out and volunteer for a day to see what the mill looks like when its clean.

Once cleared, I would remove any small loose stones that might fall if climbed on, but otherwise would leave the ruins as they stand. A restoration would be very costly, besides, the ruins give an accurate sense of history. I wouldn't bother to enclose them in any way, since climbing about is not likely to do any further damage, but I do suggest you post some warning that anyone climbing on the foundations does so at their own risk. I would then construct several interpretive stations on the periphery of the mill site, in places where the ruins are visible but access is easy for the elderly and handicapped. By stations I envision something akin to lecturns with an interpretive placard on the top, this enclosed with plastic and polyurethane to be weatherproof. Three or four themes should be addressed. First, a history of the mill. This would include the information Susan Frazier has pulled together to date, as well as any additional information that can be gathered. I wouldn't worry about gaps in the history, things we don't know because of courthouse fires and such, since this is part of history. People too often think that everything was recorded in detail and is out there for the reading. Its good to see the incompleteness of the historical record sometimes. Next I would show the lay out of the mill. This should include a graphic showing what is currently present (these portions could be shaded) as well what is interpreted from oral history and other sources as having been there. This would give a "you are here" effect to the interpretation, and it would also display the components of a successful mill. You might want to visually present the missing pieces of the mill as well. For example, the outline of the old mill structure could be recreated using steel or wood girders (this technique has been used with great success at the site of Ben Franklin's house in Philadelphia), the path of the flume could be painted on the rocks leading to the dam, etc. I don't think we will know if this is necessary until the mill remains have been cleared and we see what there is to work with. A third display should talk about the types of mill wheels (undershot, overshot, etc.) and the evolution of mill technology (the invention of the turbine, etc.). This places Tribble Mill in historic context and explains some of the changes made at the mill. For example, it is interesting to note that the mill was listed as a flouring and corn mill in the 1873 deed, but that Wm. J. Tribble is listed as a manufacturer in the 1900 census. I think Susan is right, that this listing suggests he might have been milling cotton. Perhaps the transition from undershot to overshot wheel occurred at this time. This would tie the mill into the history of the surrounding area, the change from an agricultural to industrial

economy, etc. A lot of this is speculative at this point, since we don't know the whole story. I would glad to work with you at developing these interpretive displays once we have filled in the missing pieces.

A fourth display could be set at the dam site, discussing the importance of water power to early industry, the distribution of mill sites along the fall line where there was adequate water power, and the evolution of technology which antiquated this power source. As you mentioned, it could also explain how a dam works and relate this to the lake dams in the park and to hydroelectric dams, etc. Given the setting, the rock outcroppings evidencing the fall line and water power, I think this would have good visual impact.

As far as the National Register eligibility of the site, it depends on the archaeological material. The site was certainly significant at the time of Kelly and Caldwell's research, but given the current condition I don't see that there is a great deal we could learn from this site without conducting a major archaeological investigation. Since you are planning to preserve what is left of the mill, I wouldn't worry about this issue.

Spring Site: Obviously my first concern here is if the site can be located. Trying again in the winter, with machete and compass, will hopefully produce better results. I tend to believe it has been buried by the clearing in the area, but perhaps it can be found. If so, and if it is in good condition, then it would offer a nice respite from the hiking trail above. Historically (prehistorically for that matter), I imagine it was used quite frequently. Springs were (still are in some points) gathering places, inns often developed adjacent to them, and in urban areas formal spring houses were built above the springs. If you get the chance, look up Coker Springs in Aiken (on Coker Springs Road off Whiskey Road) for an example of Victorian era spring house. My father did the archaeology on that site, and there is a report available if you're interested. I sincerely doubt that the Tribble Mill spring was ever developed so extensively, but I am certain it was used. I don't see the harm in building a spring house at the site (assuming the water flow is good and quality acceptable for drinking) and putting up a display discussing what we know of this spring and springs in general. I think this would be a nice addition to the park.

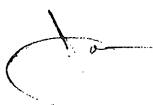
Housesites: My review of Kelly and Caldwell's (1976) report indicates that housesites 3, 4, and 12 are modern and don't require any attention. I would avoid destroying them if you can, but certainly you don't need to preserve them if they're in an area which is critical to the development plans. Sites 9 and 12 may be of interest. Site 9 possessed a standing, although dilapidated, structure in 1975. The house sounds as though it was a Georgian I-house, which is emblematic of southern plantation culture of the nineteenth century. Artifacts recovered by Kelly and Caldwell date to the nineteenth century as well. As I mentioned yesterday, on my map of the project area site 9 is located on Tribble Mill road but

outside the project area. This needs to be confirmed, and if site 9 proves to be in the project area, it should be visited to determine the condition of the standing (if it still is) structure. The other site that might be of interest is site 15, which Kelly and Caldwell noted as having several stone piles. They did not recovery any artifacts, so we don't know the age of this structure. From Kelly and Caldwell's map the site appears to be outside the area which will be flooded by the 108 acre recreation pond, due southwest and on the boundary of the park. If you are not planning any development here I don't foresee any problems. While I was hesitant yesterday of any interpretive value of this site, it would be possible to construct a frame outline of a structure of the appropriate size (basically four corner posts and the roof frame), conduct some historic research, and present a brief display on this history. This is not of great interpretive value, but might be of visual interest if it is adjacent to any proposed trails, picnic grounds, etc. Otherwise I don't see much that can be done with the housesites.

I am including a list of references and their availability which will help in further interpretation of the Tribble Mill site. Let me know how your plans progress and when you intend to work on the mill, as I'd be glad to help out. I hope the above is of use to you. If you have any questions, please call. Good luck, this certainly sounds like a fun project.

Sincerely,

GARROW & ASSOCIATES, INC.



J. W. (Joe) Joseph  
Senior Archaeologist

## References

The best source for one stop shopping is Gregory Jeane's dissertation on grist milling. I believe it is available at UGA's library. The title is:

1974 *The Culture History of Grist Milling in Northwest Georgia*. LSU PhD. Dissertation.

Bob Newman's report deals primarily with cotton milling, but is very good on technology and technological evolution.

Newman, Robert

1984 *Archaeological Investigations at Seven Mill Sites*. Russell Papers, National Park Service. (I believe this is still available as a free publication. Call Dr. Mark Barnes at the NPS -- 331-2654 -- to find out. You can tell him I sent you).

I have not looked at the sources listed below, but they sound of interest. If you have the time and energy you might want to see them. All are supposedly on file at UGA's Anthropology Department

Bartovics, Albert F.

1978 A preliminary site report for archaeological salvage undertaken at 9Mg99 (The Parks Mill site)

Council, R. Bruce

1978 A preliminary site report for archaeological salvage undertaken at 9Pm239 (Ross's or Merrell's Gristmill)

**Appendix 2.**  
**Itemized Revenue &**  
**Expense Analysis**

## PARKING FEES

### Revenue

#### Annual Passes

Gwinnett County Residents \$12.00 X 274,400 X .5% =	\$16,464.00
Non-County Residents \$20.00 X 25 =	500.00
Gwinnett County Senior Citizens \$6.00 X 274,400 x .2% =	3,293.00
Non-County Senior Citizens \$10.00 X 15 =	<u>150.00</u>

SUB TOTAL	\$20,407.00
-----------	-------------

Daily Fees 274,400 Residents X 20% X \$1.00 =	\$54,880.00
100,000 Non Residents X 5% X \$1.00 =	<u>5,000.00</u>

SUB TOTAL	<u>\$59,880.00</u>
TOTAL REVENUE	<b>\$80,287.00</b>

### Expenses

Office Supplies	\$ 300.00
Utilities	250.00

#### Salaries

Gate Keeper - 8 am - 10 pm (April 15 - October 15)	
14 hours X 180 days X \$4.00 per hour	10,080.00

Fringe Benefits @ 12%	<u>1,210.00</u>
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TOTAL EXPENSE	<b>\$37,563.00</b>
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## CAMPING

### Revenue

#### Site Rental

Deluxe 50 sites X \$10.00 X 120 days X 35% =	\$21,000.00
Standard 42 sites X \$7.00 X 120 days X 35% =	12,348.00
Platform 22 sites X \$15.00 X 120 days X 35% =	13,860.00
Primitive 20 sites X \$5.00 X 120 days X 35% =	<u>4,200.00</u>
Sub Total	\$51,408.00

#### Wood Sales

5586 camper nights X 20% X \$2.50 =	\$ 2,793.00
Merchandise \$.50 per camper night	2,560.00
Ice - 5586 camper nights divided by 3 X \$1.00	1,862.00
Vending 5586 camper nights X \$.10 =	<u>559.00</u>
Sub Total	\$ 7,774.00
TOTAL REVENUE	\$ 59,182.00

### Expenses

Office Supplies	\$ 500.00
Recreation Supplies	1,000.00
Custodial Supplies	1,500.00
Maintenance Supplies	3,000.00
Merchandise @ 30%	768.00
Ice @ 50%	931.00
Utilities	5,000.00
Salaries	
Camping Attendants - 120 days X 14 hours	
X \$4.00 per hour =	6,720.00
Custodians - 120 days X 14 hours X \$3.50 per hour =	5,880.00
Maintenance Worker - 150 days X 8 hours	
X \$4.00 per hour X 2 persons =	9,600.00
Fringe Benefits @ 12%	<u>2,664.00</u>
TOTAL EXPENSE	\$37,563.00



## BEACH

### Revenue

#### Annual Pass

Adults	\$60.00 X 50 persons	\$ 3,000.00	
Children	\$40.00 X 100 persons		4,000.00
Family	\$120.00 X 30 persons	<u>3,600.00</u>	
	Sub Total	\$10,600.00	

#### Daily Fees

Adult	\$3.00 X 50 per day X 100 days =	\$15,000.00
Children 3 yrs. thru 12 yrs.	\$2.00 X 150 per day X 100 days	30,000.00
Children under 3 years	Free	
	Sub Total	<u>\$45,000.00</u>

Food & drink 250 per day X 100 days X \$.25 =	\$12,500.00
Souvenirs (shirts, hats, etc.)	5,000.00
Locker rentals 20,000 swimmer days divided by 2 X \$.25 =	<u>2,500.00</u>
	<u>\$20,000.00</u>
TOTAL REVENUE	<b>\$75,600.00</b>

### Expense

Office Supplies	\$ 1,000.00
Recreation Supplies	1,500.00
Custodial Supplies	500.00
Chemicals	10,000.00
Maintenance Supplies	1,500.00
Merchandise @ 30%	5,250.00
Utilities	9,000.00
Salaries	
Manager 110 days X 8 hours X \$5.00	4,400.00
Lifeguards 100 days X 8 hours X \$4.00 X 6 persons	19,800.00
Attendants 100 days X 8 hours X \$3.50 X 2 persons	5,600.00
Maintenance worker 110 days X 8 hours X \$4.00	3,520.00
Fringe Benefits @ 12%	<u>3,998.00</u>
TOTAL EXPENSE	<b>\$66,068.00</b>

## FISHING LAKE

### Revenue

Fishing boats with trolling motors	
10 rentals per day X 120 days X \$5.00 per hour	\$12,000.00
X 2 hours	3,000.00
Fishing boats 10 rentals X 120 days X \$2.50 per hour	3,600.00
Bait \$30.00 per day X 120 days	<u>1,200.00</u>
Equipment rental \$10.00 per day X 120 days	
TOTAL REVENUE	\$19,800.00

### Expense

Office Supplies	150.00
Recreation Supplies	1,500.00
Custodial Supplies	300.00
Maintenance Supplies	1,000.00
Utilities	500.00
Salaries	
2 boat attendants X 120 days X 8 hours X \$4.00	7,680.00
Fringe Benefits	<u>922.00</u>
TOTAL EXPENSE	\$12,052.00

## MINIATURE GOLF

### Revenue

80 per day X 100 days X \$1.50

\$12,000.00

### Expense

Office Supplies

\$ 200.00

Recreation Supplies

500.00

Custodial Supplies

300.00

Maintenance Supplies

1,000.00

Utilities

1,000.00

Salaries

2 clerks X 8 hours X 100 days X \$3.50

5,600.00

Fringe Benefits

672.00

TOTAL EXPENSE

\$ 9,272.00

## BICYCLE RENTAL

### Revenue

2 Wheel Rentals		
15 per day X 100 days X \$2.00 per hour	\$ 3,000.00	
Tandom Rentals		
5 per day X 100 days X \$3.00 per hour	1,500.00	
Adult Tricycles		
5 per day X 100 days X \$3.00 per hour	1,500.00	
Surrey Rentals		
5 per day X 100 days X \$5.00 per hour	<u>2,500.00</u>	
TOTAL REVENUE		\$ 8,500.00

### Expense

Office Supplies		\$ 100.00
Recreation Supplies		100.00
Custodial Supplies		100.00
Maintenance Supplies		500.00
Salaries		
1 Mechanic X 100 days X 4 hours X \$4.00		1,600.00
1 Attendant X 100 days X 8 hours X \$3.50		2,800.00
		<u>528.00</u>
Fringe Benefits		
TOTAL EXPENSE		\$ 5,728.00

## BOATING

### Revenue

Canoe Rental	
100 days X 20 rentals X 2 hours X \$2.50 per hour	\$10,000.00
Row boats	
100 days X 15 rentals X 2 hours X \$2.50 per hour	7,500.00
Wind Surfers	
100 days X 15 rentals X 1 hour X \$7.50 per hour	11,250.00
Paddle boats	
100 days X 30 rentals X 1 hour X \$2.00 per hour	<u>6,000.00</u>
TOTAL REVENUE	<b>\$34,750.00</b>

### Expense

Office Supplies	\$ 300.00
Recreation Supplies	1,500.00
Custodial Supplies	200.00
Maintenance Supplies	1,300.00
Salaries	
Dock attendants 2 X 120 days X 8 hours X \$4.00	7,680.00
Clerk 2 X 100 days X 8 hours X \$3.50	5,600.00
Fringe Benefits @ 12%	<u>1,594.00</u>
TOTAL EXPENSE	<b>\$18,174.00</b>

## PICNIC SHELTERS

### Revenue

BBQ Shelter		
\$60.00 per day X 30 rentals		\$ 1,800.00
Corporate Shelter		
\$150.00 per day X 25 rentals (Resident)	3,750.00	
\$200.00 per day X 5 rentals (Non-Resident)		1,000.00
Reunion Shelters (4)		
4 X \$40.00 X 25 rentals (Resident)	4,000.00	
4 X \$55.00 X 5 rentals (Non-Resident)	1,100.00	
Family Shelters (5)		
5 X \$15.00 X 25 rentals (Resident)	1,875.00	
5 X \$20.00 X 5 rentals (Non-Resident)	500.00	
Individual Tables (20)		
20 X \$5.00 X 20 rentals		<u>2,000.00</u>
	TOTAL REVENUE	<b>\$16,025.00</b>

### Expense

Office Supplies		\$ 500.00
Recreation Supplies		1,000.00
Custodial Supplies		1,000.00
Maintenance Supplies		2,000.00
Utilities		3,000.00
Salaries		
2 maintenance men X 8 hours X 100 days X \$4.00		6,400.00
Fringe Benefits		<u>768.00</u>
	TOTAL EXPENSE	<b>\$14,668.00</b>

## FESTIVAL SITE

### Revenue

#### Booths

10 special events X 75 booths X \$15.00 \$11,250.00

#### Food Concessions

10 special events X \$10,000.00 X 15% 15,000.00

TOTAL REVENUE

\$ 26,250.00

### Expense

#### Office Supplies

\$ 500.00

#### Recreation Supplies

1,000.00

#### Custodial Supplies

200.00

#### Maintenance Supplies

1,000.00

#### Utilities

2,000.00

#### Salaries

2 Maintenance men X 8 hours X 100 days X \$4.00

6,400.00

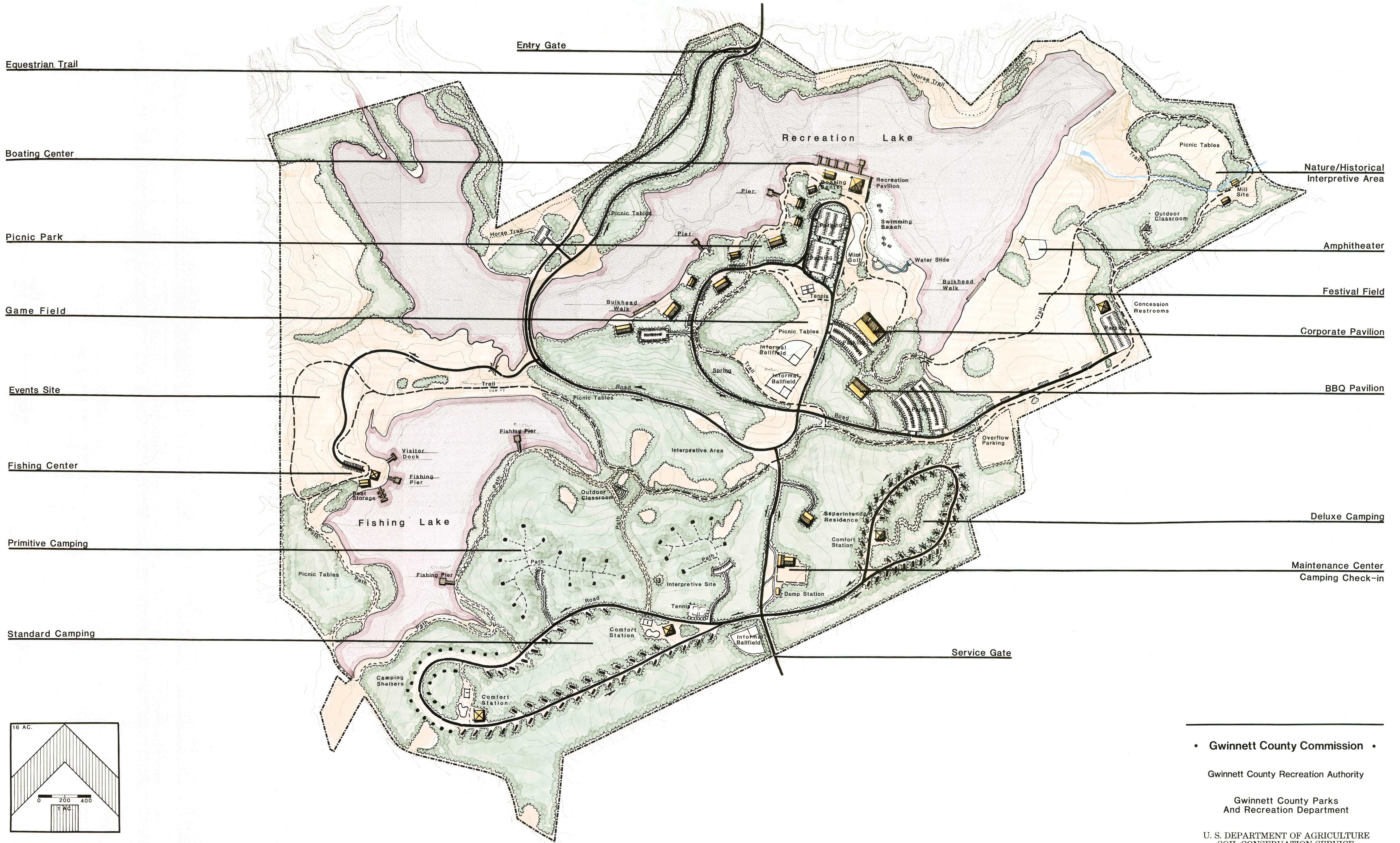
#### Fringe Benefits

768.00

TOTAL EXPENSE

\$11,868.00





# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

• Gwinnett County Commission •

Gwinnett County Recreation Authority

Gwinnett County Parks  
And Recreation Department

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

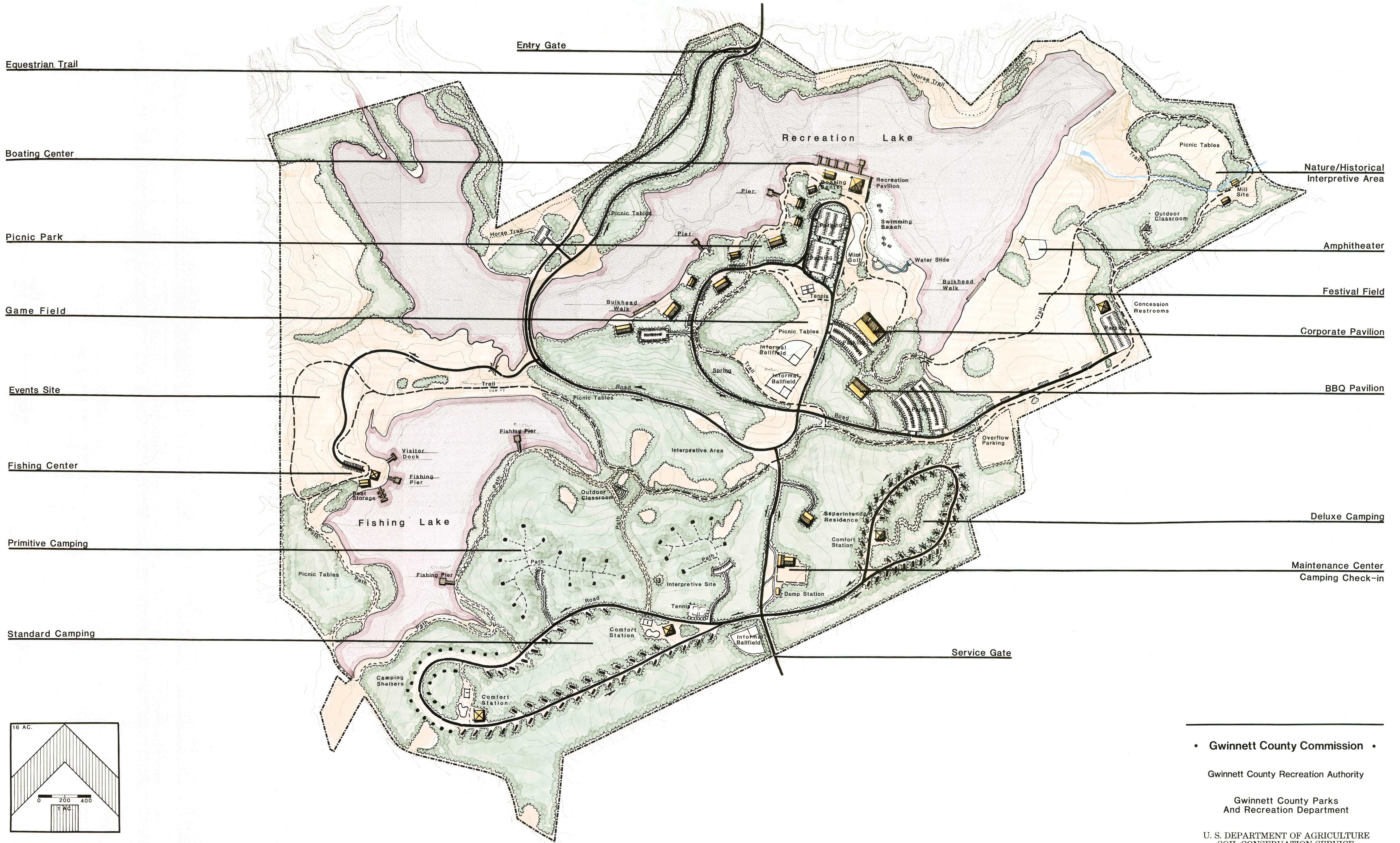
• J A E G E R ▲ P Y B U R N •

Planning  
Architecture  
Historic Preservation  
Landscape Architecture

• P.O. Box 755 • 210 Washington St. • Suite 200 • Gwinnett, Georgia 30202 • 404/341-7001 •

## MASTER PLAN





# TRIBBLE MILL REGIONAL PARK

Gwinnett County, Georgia

• Gwinnett County Commission •

Gwinnett County Recreation Authority

Gwinnett County Parks  
And Recreation Department

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

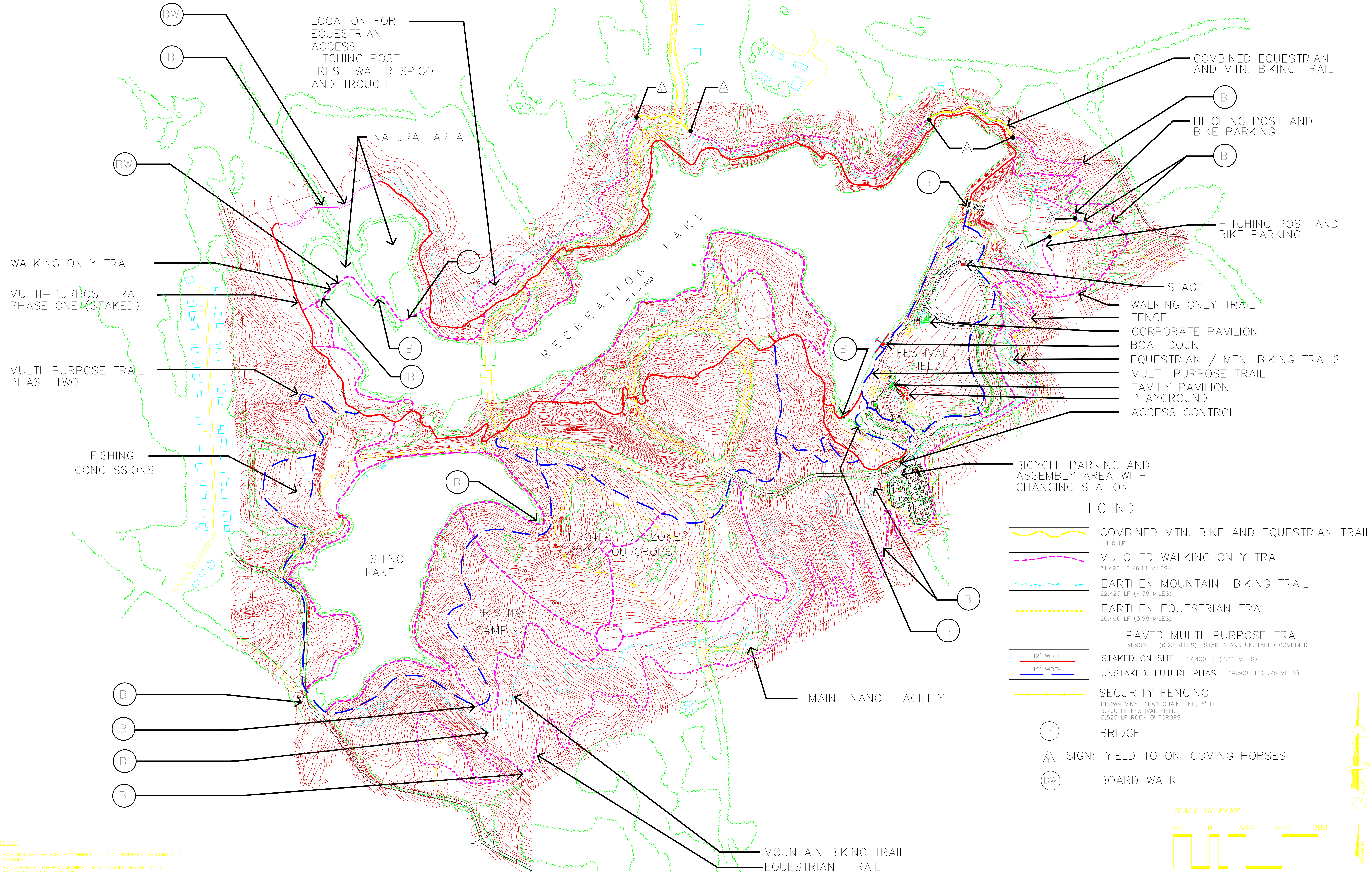
• J A E G E R ▲ P Y B U R N •

Planning  
Architecture  
Historic Preservation  
Landscape Architecture

• P.O. Box 755 • 210 Washington St. • Suite 200 • Gwinnett, Georgia 30202 • 404-351-7001 •

## MASTER PLAN





#### NOTES:

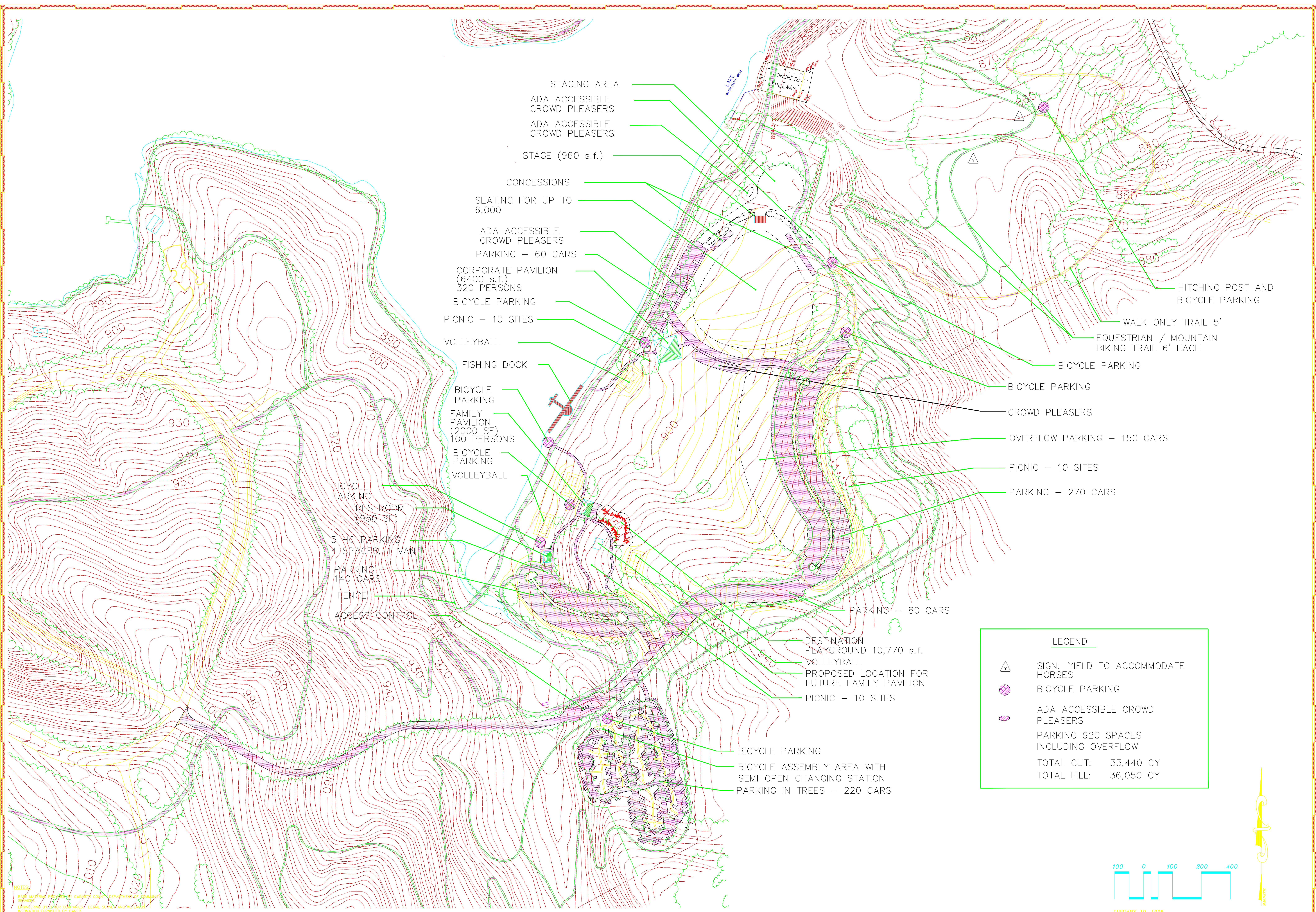
BASE MATERIAL PROVIDED BY GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES.  
ENGINEERING BY OTHER COMPANIES: DETAIL SURVEY AND WETLANDS INFORMATION FURNISHED BY OWNERS.  
BASE INFORMATION COMPILED FROM PLATS BY HAYES, JAMES & ASSOCIATES, LAWRENCEVILLE, GA, DATED 01/18/91 & 11/12/97.  
DIGITIZED DATA ON PARK BOUNDARY AND EXISTING PAVED ROAD SYSTEM PLUS LOCATIONS OF SET MONUMENTS WITH STATE PLANE COORDINATES PROVIDED BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION IN AUTOCAD V12.  
AERIAL TOPOGRAPHY OF PARK AT 1"=100' BY JACK W. BERRY & ASSOC., DATED APRIL 18, 1995, SHOWING TWO FOOT CONTOURS, TREE LINES AND APPROXIMATE PROPERTY BOUNDARIES.  
CONSTRUCTION DOCUMENTS FOR THE RECREATION LAKE PROVIDED BY THE U.S. HERITAGE CONSERVATION AND RESOURCES SERVICE, LAWRENCEVILLE, GEORGIA OFFICE.  
THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.  
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**GWINNETT COUNTY BOARD OF COMMISSIONERS**  
**DEPARTMENT OF COMMUNITY SERVICES, PLANNING**  
**DEVELOPMENT AND SPECIAL OPERATIONS**

**TRAIL SYSTEM STUDY**  
**TRIBBLE MILL PARK**  
**GWINNETT COUNTY, GEORGIA**

**Jordan Jones & Goulding**  
2000 Clearview Avenue NE  
Atlanta, Georgia 30340  
phone (770) 455-8555





NOTES:  
BASE MATERIAL PROVIDED BY GWINNETT COUNTY DEPARTMENT OF PLANNING  
ENGINEERING BY JORDAN JONES & ASSOCIATES, LAWRENCEVILLE, GA, DATED 01/18/91 & 11/12/97.  
DIGITIZED DATA ON PARK BOUNDARY AND EXISTING PAVED ROAD SYSTEM  
PLUS LOCATIONS OF SET MONUMENTS WITH STATE PLANE COORDINATES  
PROVIDED BY THE GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION  
IN AUTOCAD V12.  
AERIAL TOPOGRAPHY OF PARK AT 1"=100' BY JACK W. BERRY  
& ASSOC., DATED APRIL 15, 1985, SHOWING TWO FOOT CONTOURS, TREE  
LINES AND APPROXIMATE PROPERTY BOUNDARIES.  
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BY THE U.S. HERITAGE CONSERVATION AND RESOURCES SERVICE,  
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DEPARTMENT OF COMMUNITY SERVICES, PLANNING  
DEVELOPMENT AND SPECIAL OPERATIONS

FESTIVAL FIELD PLANNING STUDY  
**TRIBBLE MILL PARK**  
GWINNETT COUNTY, GEORGIA

LEGEND

△ SIGN: YIELD TO ACCOMMODATE HORSES

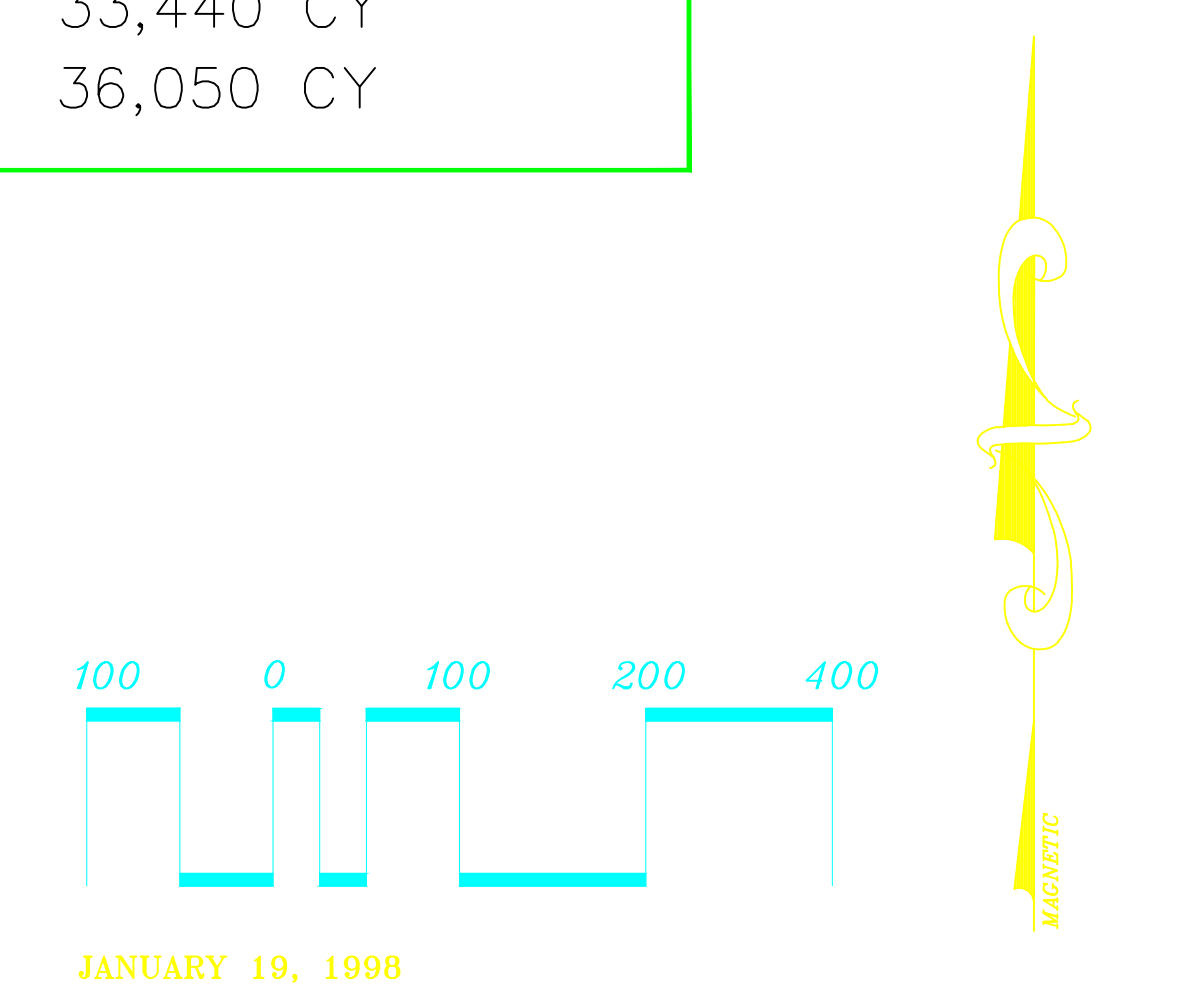
● BICYCLE PARKING

○ ADA ACCESSIBLE CROWD PLEASERS

PARKING 920 SPACES INCLUDING OVERFLOW

TOTAL CUT: 33,440 CY

TOTAL FILL: 36,050 CY



**Jordan Jones & Goulding**  
2000 Clearview Avenue NE  
Atlanta, Georgia 30340  
phone (770) 455-0555



# Tribble Mill Park Master Plan Update



## Summary Report- May 2009

Prepared for

Gwinnett County Department of Community Services

# Acknowledgements:

The Tribble Mill Park Master Plan Update was prepared with the participation and guidance of the Master Plan Steering Committee members:

Kelly Keating	Kathy Bodnar
Jessie Parker	Eloise Carter
Ronnie Pesserilo	Priscilla Casciolini
Daryl Clark	Danielle Kutter
Stephen Konigsberg	Lynne McCullough
John Patterson	Heike McMillan
Ellis Lamme	Jack Orkin
Jerome Brown	Patrice Rhymer
Jeremy Means	Eric Spencer
James Teague	

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Department Director	Phil Hoskins
Division Director, Parks and Recreation Project Administration	Grant Guess
Principal Community Planner, Parks and Recreation Project Administration	Rex Schuder

Gwinnett County Recreation Authority:

Lois Allen  
Charlie Underwood  
Jack Bolton  
Julianne Thompson  
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## Project Goals + Objectives

Tribble Mill Park began as a dream of forward-thinking citizens at a meeting in May 1974. Their vision of a park centered on water based recreation has remained, even though elements of the park have evolved in the past 34 years. During this time, the following three studies have been completed which informed the development of the park: the Resource Conservation and Development Plan; the Jaeger/ Plyburn Master Plan; and the Jordan, Jones, and Goulding Trail System Study. As Gwinnett County has become more developed, the amount of space planned for active recreation in the park has decreased. The tennis courts, ball fields, and camping areas of the early studies were not developed. Over time the park has become focused on passive recreation and citizens value the park as an oasis where they can walk, bicycle, fish, ride horses, play, and enjoy natural beauty.

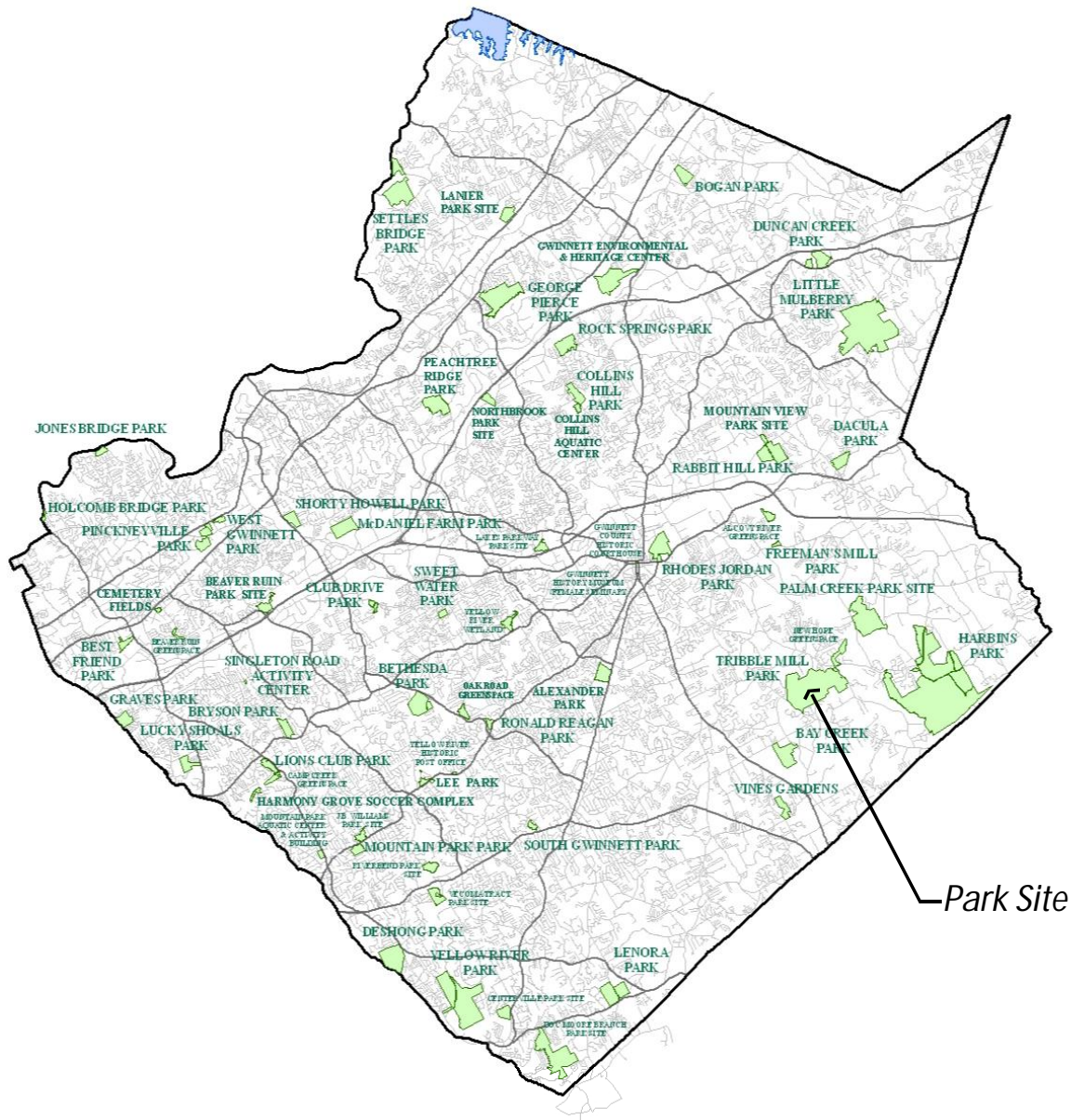
The services of EDAW AECOM were retained to update the Master Plan. The 718.23 acre site will continue to be utilized as a passive recreation park. The principal goals of the Master Plan are as follows:

- Provide for the passive recreation needs of Gwinnett County
- Preserve the natural resources associated with the park
- Provide a multi-use asphalt and natural surface trail system
- Provide recreational opportunities for a wide range of age groups

## Site Context

Tribble Mill Park is located in the east portion of the county ,northeast of Grayson, Georgia. The site is bordered to the east by Callie Still Road and to the southwest by Chandler Road. Tribble Mill Parkway bisects the site and provides access to the park amenities. The 2006 Aerial (Illustration A) shows the context surrounding the park site.





## Gwinnett County Parks

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

- Public Input Meeting and Citizen Steering Committee formation
- Site Visits, Inventory and Analysis of the site, including, topography, hydrology, soils, vegetation
- Program confirmation based on input of staff as well as the steering committee
- Conceptual Plan development where four different site plans were developed and presented to the committee
- Preliminary Master Plan developed that combined elements from multiple concepts with a preliminary cost estimate
- Draft Master Plan developed as a refined preliminary plan with a cost estimate
- Final Master Plan with the development of a refined cost estimate
- Presentation of the final products to The Gwinnett County Recreation Authority

Descriptions of these tasks and a timeline are outlined below:

#### Site visit: (April-August 2008)

EDAW Landscape Architecture Staff toured the site on multiple occasions to review the existing conditions. EDAW staff met with County staff person Rex Schuder on June 4, 2008 to review the conditions and flora of the site's granite outcrops.

#### Public Input Meeting: (5-22-08)

About 73 citizens attended this public meeting at Berkmar High School. Gwinnett County Department of Community Services (DCS) staff outlined the park master planning process and introduced the site to the citizens through a series of aerial photos and a boundary survey. A community interest form was distributed and filled out by the attendees. EDAW collected these forms and tabulated the interests and priorities of the citizens (Appendix B contains these results). The top concerns of the surveyed citizens related to the natural surface trails. The citizens were most interested in seeing additional multi-use trails in the park. Completed Citizen Steering Committee Forms were collected by County staff and used to determine membership of the committee. The nineteen member committee represented a cross-section of user groups.

#### Base Plan Development (April-August 2008)

EDAW prepared a composite AutoCAD base plan for the site, using AutoCAD files from previous designs, ArcView files obtained from the Gwinnett County GIS system, a GPS survey of twelve miles of natural surface trail, and aerial photographs.

#### Steering Committee Scheduling Meeting (9-21-08)

County staff, two EDAW representatives, and Citizen Steering Committee (hereafter referred to as the "Committee") members attended this meeting at Gwinnett Justice and Administration Center. Rex Schuder provided an overview of the planning history of the park and highlighted current issues with the park's amenities. A project schedule was discussed and meeting times were agreed upon by the Committee. The Committee was provided with an overview of park/site tour day schedule and details.



*Citizen Steering Committee Park Tour*

#### Park and Site Tour (9-27-08)

The Committee, along with County staff and EDAW staff, toured several area park sites with particular relevance to the Tribble Mill park site, including the following: Yellow River Park, Arabia Mountain Park, Pickneyville Park, Little Mulberry Park, and Harbins Park. Park facility options were observed and discussed at the various parks.

#### Park and Site Tour (11-8-08)

The Committee, along with County staff and EDAW staff, toured the park. Park facility options were observed and issues with existing amenities were discussed.

#### Inventory and Analysis (August-November 2008)

Site surveys were performed to inventory and study site features. EDAW prepared a series of graphics to illustrate the findings in the following areas: soils, hydrology, topography, vegetation, and opportunities and constraints. The completed inventory and analysis illustrations were presented to the Committee at a meeting on 11-13-08.

#### Conceptual Plan Development (November-December 2008)

Three alternative conceptual plans for the site were developed by EDAW. A variety of options were explored to see how the program elements and circulation could be accommodated on the site. The three plans were presented to the Committee at a meeting on 12-18-08. The Committee selected elements from all the plans to be combined into a Preliminary Master Plan.



### Preliminary Master Plan (2-19-09)

A Preliminary Master Plan was developed for the site that incorporated the input of the Department of Community Services staff and the Committee. The preliminary cost estimate was distributed to the Committee for their review.

### Final Master Plan (3-19-09)

A Final Master Plan graphic was presented to the Committee that incorporated the previous comments of the Committee and staff. The Final Master Plan graphic was approved, and the Committee approved a prioritization list for amenity development.



*Citizen Steering Committee Tribble Mill Park Tour - shoals outcrop*



*Citizen Steering Committee Tribble Mill Park Tour - Shared Use Trail*

# Site Inventory and Analysis

3.0

A summary of the inventory and analysis findings is outlined below. An illustrative graphic accompanies each of the categories discussed.

## Slope Analysis

Two foot contour interval data acquired from the County GIS system was analyzed to understand the site's topography. The site is characterized by rolling hills with moderately steep terrain. Steep slopes are located at several locations in the park. Severely eroded areas are found along many of the park trails, and are denoted on the graphic (See Illustration B)



*Tribble Mill Creek Shoals*



*Ozora Lake*

## Hydrology

The streams and lakes of Tribble Mill Park are part of the Alcovy River watershed. The defining features of the site are Chandler and Ozora Lakes. Chandler Lake is fed by three small streams that flow into the site from the south and southwest. Ozora Lake is fed by outfall from Chandler Lake and streams that flow from the northwest, north, and south. The water flows from Ozora Lake to the east to form Tribble Mill Creek. Floodplain areas are generally located near the lake and stream edges, with the exception of a wide flood plain area in the northwest corner of the property. The streams located in the park are generally deeply incised channels, which are typical in the Piedmont. (See Illustration C)

## Vegetation

The park features the seven main vegetation types of the Piedmont: Pine, Hardwood, Mixed Hardwood, Riverine

Hardwood, Granite Outcrop, and Meadow. With this diverse range of types, the park is a great educational model for the ecological succession process. Pine forests dominated by Loblolly Pines are one of the most common forest types in the park. Successional hardwood species such as Sweetgum and Tulip Poplar trees have begun to fill in under the canopy of the Pine trees in these areas. Mixed Pine and



Hardwood Forests are found in areas where these hardwood trees have gained a stronger foothold among the Pine trees. Sourwood trees are sometimes found among the Pine, Sweetgum, and Tulip Poplar trees in the mixed pine forest areas. The hillside located to the south of Chandler Lake near Chandler Road contains a grove of Sourwood trees. Sourwood trees also grace the understory of Hardwood Forest areas along with Dogwood and Serviceberry. Soaring canopy trees are found in hardwood forests such as White Oaks, Southern Red Oaks, Northern Red Oaks, Mockernut Hickory, Pignut Hickory, and Blackgum trees. Mature hardwood trees are typically found around the edge of Lake Ozora and in the southeast corner of the property.

Characteristic trees in Riverine Hardwood forests in the park include Tulip Poplar, Red Maple, Musclewood, Sweetgum, Blackgum, Box Elder, and Sweetbay Magnolia. There is a notable stand of silver-leafed Sweetbay Magnolia trees located in the floodplain in the northwest corner of the park near Lake Ozora. Another remarkable grove of Walnut trees is located to the west of the Maintenance area. These specimens could be the relics of a former homestead located nearby.

Shrubs such as Rhododendron, Viburnum, Alder, and Virginia Sweetspire grow along the banks of the lakes. The groundcover is sparse in the Riverine Forest Areas, but River Oats and River Cane (Native Bamboo) are found near some of the creek banks. Juncus, Sensitive Fern, Jack in the Pulpit, and May Apple are a few of the perennials that are found in select locations in the Riverine Forest areas.

The ground cover of the forested areas is most diverse in the mature Hardwood Forest areas and least diverse in the Pine Forests. The



*Piedmont Azalea Blooms on Banks of Chandler Lake*



*Hardwood Forest*



*Sedum pusillum*





*Diamorpha on Granite Outcrop*



*Prickly Pear Cactus bloom on Granite Outcrop*

most common groundcover in the Pine Forests is Muscadine, which offers an abundance of sweet fruit in the late summer. Signature groundcovers in the Hardwood Forests include: Wild Ginger, Crane Fly Orchid, Blackberry, and Lady Slippers. A variety of herbaceous groundcovers grow in meadows found in the park, including: Broom Sedge, Blackberries, Butterfly Weed, Wild Ageratum, Goldenrod, and Fescue.

The most unique vegetation type in the park is found on the granite outcrops. Many of these outcrops have been denuded of vegetation through foot and vehicle traffic. The notable exception is a well preserved outcrop located in the southeast corner of the property near Callie Still Road. This outcrop features *Sedum pusillum*, a plant listed as threatened species by the State of Georgia. Other groundcovers in the outcrops include the red leaved annual Diamorpha, Lichen, Moss, Talinum, Prickly Pear Cactus, Senecio, Broom Sedge, and Little Bluestem. Sparkleberry and sumac are some of the signature shrubs.

Gnarly, dwarf specimens of Red Cedars and Loblolly Pine grow in the cracks of the outcrops. The creamy white blooms of Fringe Trees highlight the edges of the outcrops in late spring.

Invasive plants have established a foothold in a few areas in the park. Chinese Privet is concentrated primarily in floodplain areas, such as the area to the west of Lake Ozora. (See Illustration D)

## Soils

The locations of soils at Tribble Mill Park relate to the topography. Sandy loam soils are located in flat floodplain areas, and clay loam soils are located on steeper slope areas. U.S. Department of Agriculture maps from 1967 were used to create a soil map for the site to assess the suitability of proposed land uses to the soil types present. The areas that are not suitable for development lie in the floodplain area and granite outcrops, where buildings and impervious developments would not be located anyway. (See Illustration E)



*Tribble Mill Ruins*

### **Historical Background**

Historical research on the property was conducted by examining historical data from a wide variety of sources. The rich history of the mill is detailed in the Tribble Mill Park History included in Appendix A.

### **Opportunities and Constraints**

A composite analysis was created to document the site's opportunities and constraints. The following topics were illustrated: areas where there are adjacency/ buffer issues, potential pedestrian access points, good vista points, sensitive ecosystem areas, forested areas, and steep slopes. The graphic also delineates the location of the 100 year floodplain line, floodway line, and stream buffers. (See Illustration F) These areas limit the area of the site that can be developed with park amenities in the following ways:

- Floodway area - no vertical construction is allowed here, e.g. fences and buildings
- Floodplain area - the area between the floodplain line and floodway line can be manipulated through compensatory cut and fill
- Stream buffers- no disturbance is allowed in area 50' back from the stream banks
- No impervious surface is allowed in area 75' back from stream banks
- No disturbance is allowed in area 25' back from lake edge

A wetland delineation was not performed for the master plan update; therefore, any development constraints due to these features are not considered in this report. The development constraints and the existing infrastructure in the park helped guide the locations of proposed amenities in the park. (See Illustration F)



*Chandler Lake*



# Development Program

4.0

A program for park development was developed through the input of the steering committee and DCS staff. The goal was to maximize the passive recreational opportunities while protecting the natural resources in the park. The following list of program elements was approved by the citizen steering committee:

- Natural surface trail expansion/enhancement
- Trail user amenities - kiosks, parking
- Lawn areas for public gatherings, and informal recreation
- Multi-path extensions
- Historical interpretation of mill ruins
- Granite outcrop preservation/interpretation
- Additional picnic areas
- Playgrounds
- Fishing piers
- Boat dock



*Natural Surface Trail*



*Tribble Mill Park Playground*



*Yellow River Park Trailhead Kiosk*



*Chandler Lake Fishing Pier*



# Alternate Development Concepts + Preliminary Master Plan 5.0

Three alternative Conceptual Plans were developed to test ideas and explore alternative solutions to the range of issues facing the site's development as a park (See Illustrations G through I). There were a number of common elements in all of the plans:

- Relocated equestrian parking
- Natural surface trail expansion/enhancement
- Trail user amenities
- Multi-path extensions - including a loop around Lake Ozora and connections to the east to planned greenway paths
- Festival field area enhancement
- Granite outcrop preservation/interpretation
- Historical interpretation of mill ruins
- Picnic area redesign
- Additional playgrounds

The plans differed primarily in where amenities are located and how pedestrians and vehicles move through the site. The following discussion of the plans focuses on each area of the park separately.

## Festival Field

All three plans propose to remove the existing amphitheater to create more usable recreation area within the field. Conceptual plans A and B open up the field most extensively by removing the existing lower parking area and access road. Option C maintains these asphalt areas and relies on a loose sinuous edge to define the field area. Option B creates a long formal oval lawn with an axis parallel to the lake edge. In contrast, option A creates a smaller elliptical lawn that is perpendicular to the lake. The informal lawn area of option A is defined by gentle path arcs. Location of picnic pavilions is another element that differs among the plans. Plans A and B create strong sightlines with the location of a Medlock Pavilion (the largest type



Conceptual Plan A - Festival Field

offered by the parks department) at a high point overlooking the lake and the formal lawn area. The picnicking is consolidated into a central space in these options. Option C takes a different approach by locating three smaller picnic structures near the lake. Plan B offers a unique program element - a splash pad. This program element was not requested by the committee, but is provided to animate the Festival Field and provide entertainment for families. A bath house is included with the splash pad to honor state requirements. As the roof of this structure and the nearby pavilion are highly visible, they provide a great opportunity for a roof garden (extensive green roof) to provide education, aesthetics, and environmental sustainability. Plan B is also distinguished by its storm water management scheme, which is designed to bring people closer to the lake and celebrate storm water as a design element through the use of a constructed wetland in a visible location.

Plans A and C propose to relocate the primary storm water management area to the north at the amphitheater turnaround. This concept allows for pedestrians to circulate freely from the lake edge to the rest of the Festival Field. It also utilizes an existing storm pipe that outflows to Ozora Lake.

### Lake Engagement

The plans take different approaches to engage people with the lake. Plan A features a large central gathering space with a semicircular overlook at the lake edge. Plan B creates a central gathering space with lawn terraces and a lake boardwalk to bring people closer to the lake. Plan C's arc shape terraces provide intimate gathering space.



*Conceptual Plan B- Festival Field*



*Conceptual Plan C- Festival Field*

## Concessions

Concession areas are included in all the plans to provide a place for equipment rental (bikes, kayaks) and food service. Options A and B present locations that are highly visible and easily accessible to lake. In contrast, the concession area in option C is located at the end of parking, tucked away from the main activity zone.

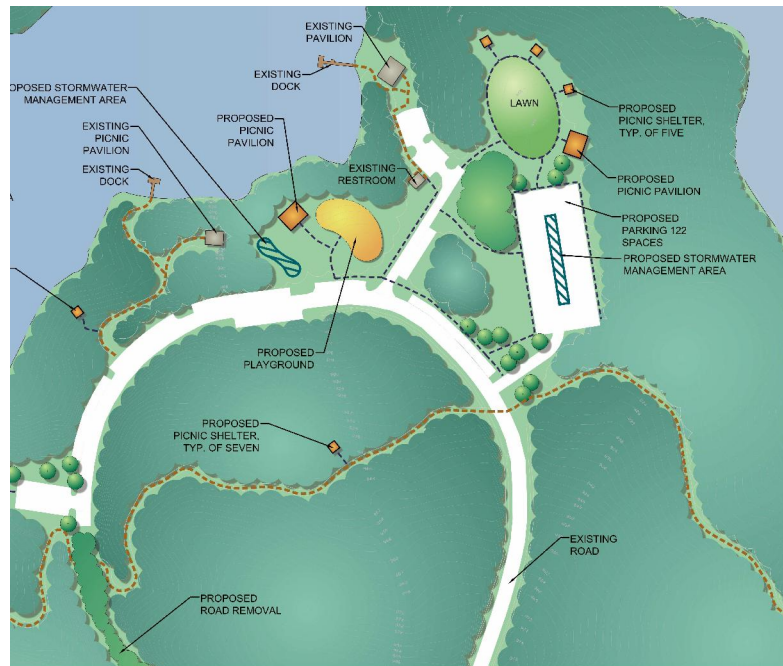
## Picnic Area

The biggest difference among the picnic area plans is the way that vehicles move through the site. Option C maintains the existing loop road system, while options A and B close portions of the roadway so that vehicle circulation ends at parking areas. The benefit to these plans is that they provide a location for the soil removed in the re-grading of the amphitheater area in the Festival Field. The road removal also creates a contiguous forest area well suited for walking trails. All three plans provide informal recreation area on the knoll and provide additional picnic structures.

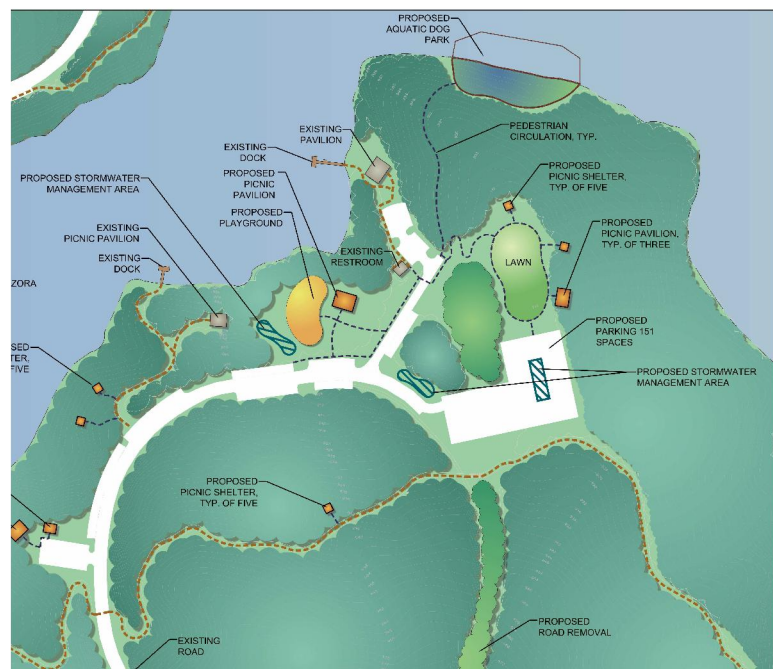
## Evaluation of the

### Alternative Concepts

The Steering Committee reviewed and discussed the Alternative Concepts and developed a consensus on a hybrid plan that combines elements from the three plans. The spatial arrangement of Plan A was



Conceptual Plan A- Picnic Area



Conceptual Plan B- Picnic Area

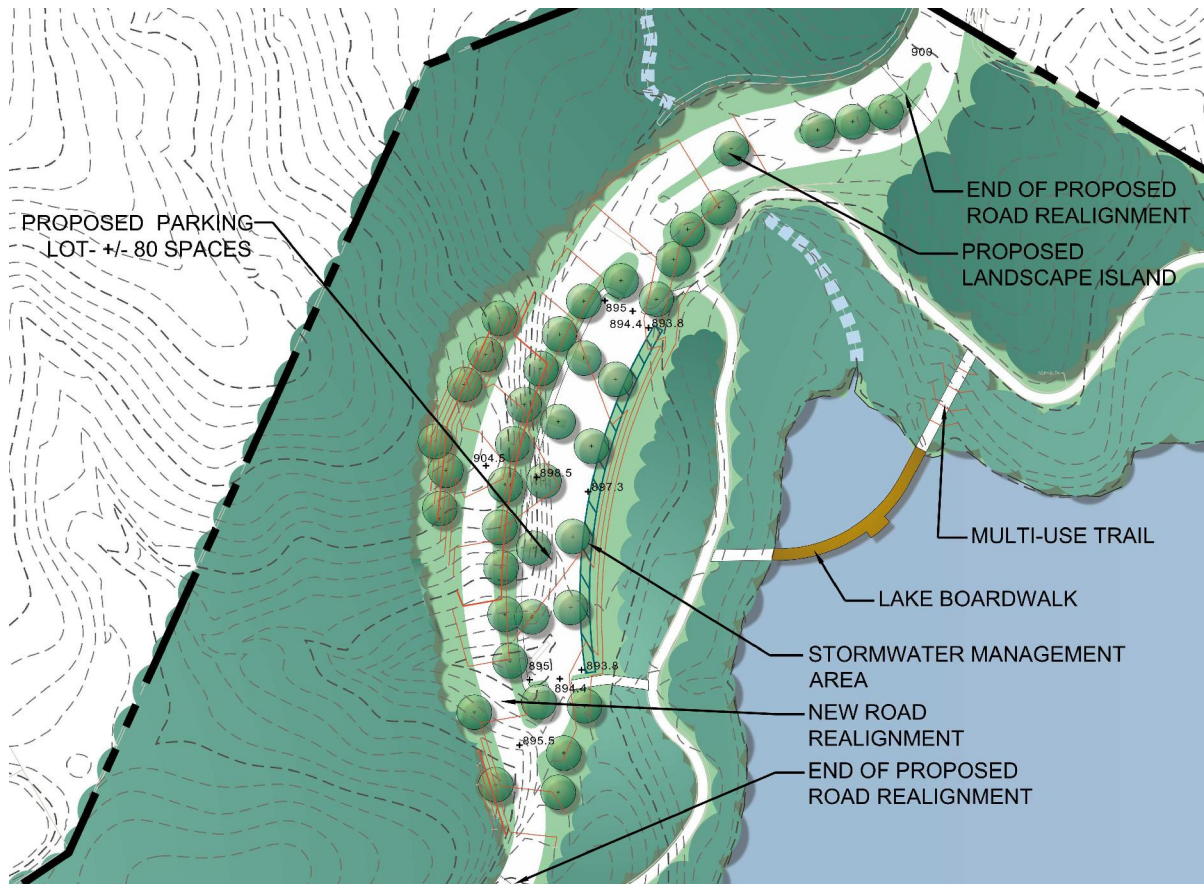


selected for the Festival Field, with an elliptical formal lawn area oriented with views across Ozora Lake. At the long axis of this lawn area the Committee preferred a smaller scale building rather than the large Medlock Pavilion. A cluster of two smaller pavilions (the size of the Little Mulberry Pavilion) were preferred instead of the Medlock Pavilion. The committee was not keen on a Concession being located in the park initially, but County staff lobbied for this to be included in the Master Plan for two reasons: 1) with the trend of declining park funding concessions may be needed to cover costs, and 2) the concessions can offer rentals of equipment such as kayaks and bikes. The committee agreed that it could be included as a low priority in the zone indicated on Plans A and B. The lake experience offered in Plan C was selected, because it creates a gathering area at the lake edge that is somewhat separated from the multi-path. The loop dock shown on plan B which brings people out into the lake was supported, but the Committee asked that this concept be explored at another location in the park.

The Committee also requested a hybrid plan for the Picnic Area that includes the following: the vehicular circulation shown in Plan B, the oval lawn on the knoll shown on plan A, and the picnic/ bathroom complex shown in plan B where a second bathroom is added to the west side of the area. While the Committee recognized that there is a need for a dog park, they did not support the inclusion of a dog park within the current limits of Tribble Mill Park due to conflicts with other uses. The consensus was that the aquatic dog park proposed in Plan B was too visually intrusive. The Committee liked that option B provided an opportunity to design pedestrian only trail next to the picnic area. With the road removal, a continuous woodland could be created with a loop trail.

The one-way circulation parking scheme illustrated in plans A and C was preferred for the Chandler Lake access area.

The Preliminary Master Plan (Illustration J) was developed based on the Committee consensus, with the addition of entry road parking in response to a County staff comment. The most popular use in the park is the multi-path; however, most of the parking is located in the Festival Field area. This leads most park patrons to drive through the park to access parking or occasionally park in the boat parking area. The conflicts with boat parking and the excessive through traffic in the park prompted County staff to ask that a parking area be designed at the entrance. In this concept the road alignment is shifted to the west and a parking bay with approximately is located in the existing road bed. A hillside of young Pine trees is removed and replanted with a diversity of trees. The entrance parking area minimizes the amount of vehicular traffic in the park and provides direct access to the multi-path.



*Conceptual Entrance Plan*

The approved Final Master Plan Update involved minor refinements from the Preliminary Master Plan, based on feedback from the Steering Committee, Gwinnett County DCS staff and members of the Gwinnett County Recreation Authority (See Illustration K). The Master Plan Update envisions a nature-rich and passive recreation oriented park, centered on the site's strong natural assets of water, woodlands, open green space, and granite outcrops, as well as the rich history of the mill.

### Entrance Area

A well designed landscape will compliment the realigned entrance road and new parking area. The Committee emphasized that the County must plant a significant amount of trees and shrubs for these improvements, so that a pleasant experience is established at the entrance. From the parking area, visitors will access the multi-path and take in a sweeping vista from a proposed lake boardwalk. In addition to providing scenic views, the boardwalk provides an alternate route away from the automobile traffic.

### Festival Field

One of the park's most notable features, Ozora Lake, becomes the focal point of the redevelopment of the Festival Field. Gathering areas are created at the lake edge and buildings are located at high points with grand views over the lake. A distinctive gazebo and an overlook plaza at one high point provide a panoramic view of the lake and the Park Green, an oval shaped formal lawn framed by an allee of shade trees and a concrete sidewalk. The Park Green becomes the centerpiece of the park with an approximate 2.16 acre open space well-suited for informal recreation and public gatherings. The lawn gently slopes at about 3.5% gradient down to an enhanced lake bank area with a terraced lawn area, Lake Overlook, pier, and boat dock. A small informal amphitheater is created with low granite walls which create terraces down to an overlook formed from decking over the lake. A low 48" tall fence ties into the ends of these terraces to discourage geese from entering into the Park Green area. The pier nearby creates a more intimate experience where fishing, bird watching, and other activities can occur. A boat dock opens up the lake more for exploration in kayaks, canoes, and other small boats. A storage area nearby contains rental boats managed by a concession.

The concession is also located next to the existing parking lot above the playground. Views out to the lake from the concession are framed by an arbor and plaza area which faces an approximate 0.67 acre oval lawn area adjacent to the playground. In order to minimize the amount of impervious surface in the park, approximately 71 spaces are converted to reinforced turf. The approximate 498 existing asphalt parking spaces in the Festival Field

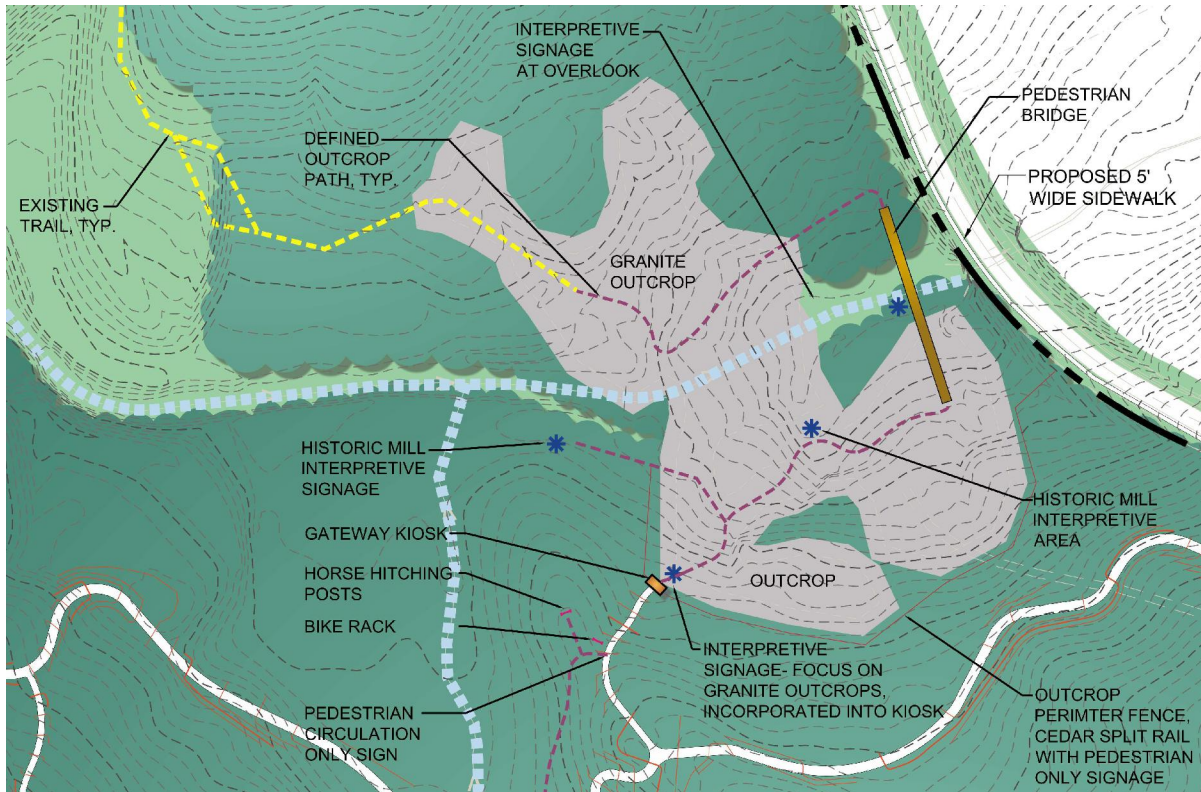




*Festival Field Area*

area should meet the typical parking demand, while the reinforced parking areas will be used as overflow parking for occasional days with higher parking demand.

The Festival Field is dramatically re-graded to open up views across the space and to create better opportunities for informal recreation. Soil is removed and a parking lot and roadway are demolished to create an informal lawn defined by a pedestrian promenade, with an allee of canopy trees and an asphalt multi-path. This path creates an Americans with Disabilities Act (ADA) accessible 3,960 LF loop around the Festival Field. A path with stairs and a short section of path at 10% gradient allow for more direct access from the parking area to the lakeside. A vehicle turnaround at the north end of the field is converted to a storm water management area that captures water that was once directed to the center of the park. A new picnic complex is created on the knoll above this north end of the Festival Field. Two



*Tribble Mill Creek Shoals Enhancements*

pavilions modeled on the footprint of the Little Mulberry Park pavilions (30' x 60') flank a small lawn and playground. A restroom also serves this area, which creates a complete amenity zone to serve the needs of picnic pavilion rentals.

### Tribble Mill Creek Shoals Area Enhancements

From the picnic area on the knoll above the Festival Field, a sinuous multi-path leads visitors to the northeast corner of the park where the mill ruins, a granite outcrop, and shoals are located. This zone becomes a prime space for interpretation, where both ecological and historical narratives can be related. An interpretive kiosk becomes the gateway to the outcrop, where interpretive graphics introduce visitors to the unique ecology of granite outcrops and the fascinating history of the mills in the region. A way-finding system guides visitors down the outcrop to the mill ruins, where interpretive signage is located. As the outcrop plants are vulnerable to pedestrian traffic, it is important that visitors are channeled on a dedicated path area across the granite. The mill ruins could be interpreted in a number of different



*Ben Franklin House*



## Natural Surface Trail Enhancements/ Expansion

### Trail Erosion





collaboration with equestrian and mountain bike volunteer groups to ensure durable, high quality trails. In addition to this trail expansion, there are approximately 3,400 linear feet of existing trails that require extensive remediation. The trail map illustrates these zones with red lines. Many of these trails are former road beds that were not constructed with correct trail construction design. This has led to widespread erosion and unsafe trail conditions. Two trailheads are proposed within the park at the south end of the Festival Field area and at the Chandler Road parking area. These trailheads will contain trail maps and signage which outlines the following trail etiquette (provided by committee member Stephen Konigsberg):

#### Biker/Hiker/Equestrian Etiquette

*These trails are multi-use. That means that mountain bikers, equestrians and hikers use them. Horses may be unpredictable. Passing on the trail must be done correctly to avoid severe injury.*

*Bikers: When approaching from the opposite direction, bikers should stop and get off their bikes while the horses pass. When approaching a horse from the rear, stop and communicate with the equestrian so they might calm their horse for you to walk by.*

*When approaching hikers from the opposite direction, slow down. When approaching hikers from the rear, slow down and announce on which side you intend to pass.*

*Hikers: Be alert and step aside for bikers. When approaching equestrians announce yourself so that they may calm their horse.*

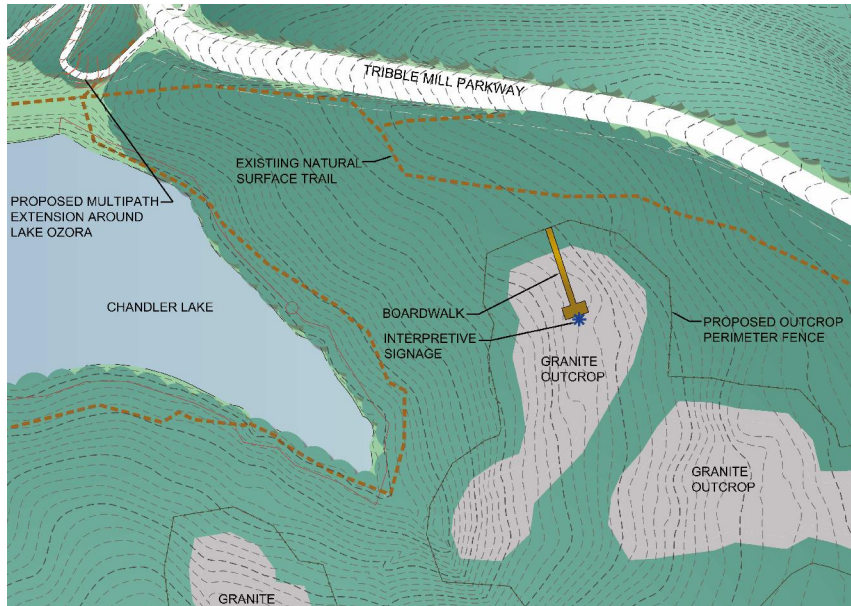
*Equestrians: Please cooperate with bikers and hikers to observe the above trail rules to help keep everyone safe.*

#### Multi-path Extensions

Asphalt multi-path extensions will open up underappreciated areas of the park, such as the west end of Ozora Lake, to park patrons,. An approximate one-mile loop around this end of the lake will include a +/-914 linear foot boardwalk through a wetland area. With this addition the popular +/- 2.79 mile multi-path will be an approximate 3.77 mile loop. This path will eventually connect to the east to a Harbins Park Greenway path and to the northeast with an Alcovy Greenway extension.

#### Granite Outcrop Preservation/ Interpretation

Most of the granite outcrops in Tribble Mill Park have been severely damaged by pedestrian, vehicle, bicycle, and horse traffic. The plants of these outcrops are not adapted to foot traffic; therefore, protection measures are needed if these unique plants are to regenerate. The Master Plan update proposes three different preservation schemes within the park. The first scheme allows pedestrian access to an outcrop through a limited corridor. The Shoals outcrop near Callie Still Road demonstrates this strategy. This maintains one publicly



*Chandler Lake Outcrop Enhancements*

accessible outcrop where the public can appreciate the outcrop's beauty and the unique outcrop ecology can be interpreted. A second strategy is employed at a well preserved outcrop in the south eastern corner of the park, where an 8' tall galvanized steel fence system was installed by the County. This was installed as a

long-lasting secure fence system to protect the threatened *Sedum pusillum* species within the outcrop. A variation on this approach is taken with the outcrops located to the east of Chandler Lake. These outcrops will be fenced around the perimeter with a 6' tall black vinyl chain link fence. This fence material is not as durable as the galvanized steel chain link fence, but it is less visually prominent in the landscape. A boardwalk is proposed within one of these outcrops so that the public can still appreciate the outcrop and interpretive signage. Permanent interpretive signage could be complimented by biannual walks of small groups led by knowledgeable volunteers to expose more of the public to the beauty of the outcrop, since they will typically be closed to visitors.

### Picnic Area Enhancements

Two medium size pavilions and six shelters are added to the center of the park to complement the two existing pavilions. They are supported by an additional restroom, two lawn areas for informal recreation, a playground, and a revised vehicular circulation and parking. A section of the loop road is closed to minimize the amount of impervious surface, reduce vehicle pedestrian conflicts, and create a deposit area for soil removed from the Festival Field. This change opens up a woodland area with a one mile nature trail dedicated to pedestrians. The road will terminate at a new parking area at the location of an existing gravel parking area at a knoll. This will feature approximately 163 parking spaces, and is situated at the heart of the picnic area. This hilltop parking area connects to the existing parking area next to the restroom and pavilion area adjacent to Ozora Lake. A total of around 286 parking spaces are provided in the picnic area. An oval shaped lawn area ringed by two shelters and two pavilions will allow for dynamic views of Ozora Lake. A variety of picnicking experiences are offered, with some picnic areas nestled into the woods and others adjacent to open lawns.

The Committee requested that the existing pavilions be enhanced with architectural





*Picnic Area Enhancements*

features that compliment the proposed pavilion and shelter style. Several committee members stated that stone and more 'natural' building materials should be used.

### Equestrian parking

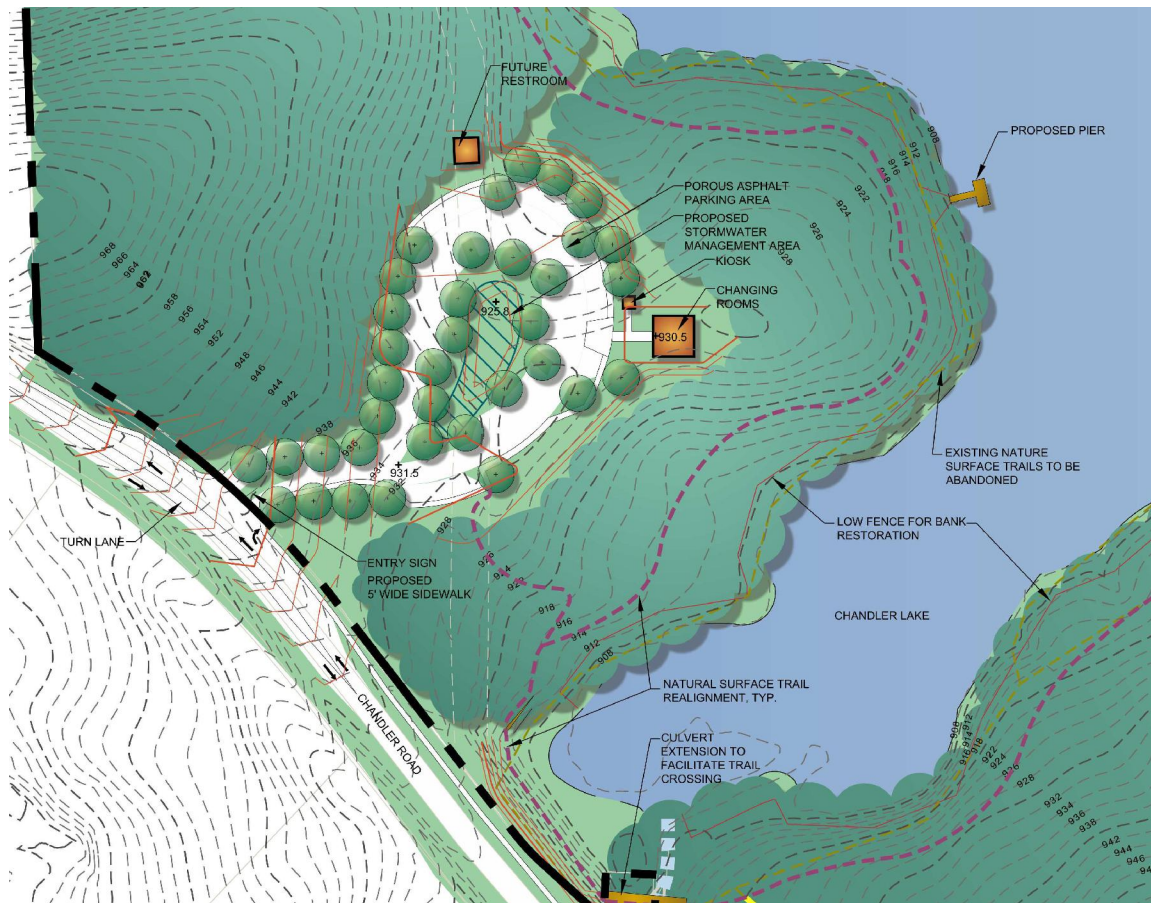
The development of the picnic area is hinged on equestrian parking being relocated to the hilltop adjacent to the intersection of the maintenance road and Tribble Mill Parkway. This parking area shall be modeled on the Little Mulberry Park equestrian parking



*Little Mulberry Park equestrian parking Area*

area which features reinforced turf parking areas defined by lumber parking stripes and a gravel drive lane. The new parking area minimizes equestrian/vehicle conflicts by locating the parking south of Tribble Mill Parkway. A water spigot made of a durable material should





*Chandler Lake Enhancements*

be included in the parking area. Freeze protection is essential so that the spigot can be used in winter. A horse tie-down that is 4' or higher should also be included. Double pieces of 2" lumber are not necessary for these tie-downs, and are hazardous to horses.

### Chandler Lake Enhancements

Access to the southwest corner of the park is enhanced with a short access road from Chandler Road. Extensive roadwork is required to bring this to County standards, including a road realignment to improve the sight distance, an additional turn lane, and sidewalk along the park boundary. The standard park entrance is utilized with one inbound lane and two outbound lanes separated with a landscaped median. The entrance road will lead visitors down the hill to a parking area with one-way circulation and angled head in parking. The grades shall be manipulated so that storm water is pitched to a center island with a bioswale. A changing room and trailhead kiosk will be located on a knoll overlooking Chandler Lake. A pad for a future restroom is reserved to the north of the parking area in an existing road bed. This parking area will be a prime gateway to the natural surface trails for mountain bikers and hikers.

The paths around Chandler Lake are realigned to maximize fish habitat on the lake edges. The existing paths, which hug the lake edge, restrict vegetation from growing. This vegetation is critical for fish habitat, so these paths are to be closed and the bank edges replanted. A four-foot-tall black vinyl chain link fence will be installed 25' feet from the lake edge to discourage encroachment within the bank restoration area. Two additional fishing piers are added to provide fishing opportunities with the removal of the bank fishing. The open lawn areas on the north edge of the lake where the dam is located will be left open.

The path between Chandler Lake and Chandler Road is improved to enhance safety and minimize erosion. A more level crossing is created by reggrading and the extension of the existing culvert. The sections where the path crosses exposed granite are also realigned or replaced with bridges to improve safety. A native grass meadow is created in the western side of the lake to provide wildlife habitat. An evergreen buffer planting is added between the meadow and the adjacent residential development.

### **Utilities and infrastructure**

A total of three new restrooms are proposed with the Master Plan update, with locations in the Picnic Area, Festival Field, and Chandler Road. A septic system will be the least expensive option for sanitary connections from these restrooms. However, if this is not an option due to permitting restrictions at the time of development, then there are Gwinnett County sewer connections near the park boundaries.

Storm water management for the proposed improvements will be accommodated with a dispersed infiltration strategy, whereby water quality treatment occurs in grass swales and bioswales. Bioswales are landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swale drainage course with gently sloped sides that is filled with vegetation. An engineered soil mix containing compost, sand, and gravel is used within the bioswale. The parking areas will be designed so that the water sheet flows into landscape areas to minimize the cost of storm pipe infrastructure. Concrete curb and gutter with periodic openings would allow the water to flow into the bioswales.

Pervious parking areas will also be an important element in the storm water management strategy. The new parking areas in the picnic area and Chandler Lake area will be pervious asphalt to limit the amount of impervious area associated with the new development. Reinforced turf areas will also be utilized where low traffic is anticipated such as the equestrian parking and overflow parking for the Festival Field.

Gwinnett County retained the services of United Consulting to perform geotechnical



exploration of the existing and proposed equestrian parking areas. This report dated 2-5-09 is available from the county for review. The preliminary grading plan took into consideration the depth to bedrock. The proposed drainage in the new equestrian parking area was manipulated to avoid the high cost of rock blasting.

#### Prioritization

Approximately \$1 million are available with current SPLOST funding for Tribble Mill Park. The consensus of the Steering Committee was that these funds should be used towards the possible acquisition of 25 acres owned by an estate. Based on local real estate price, the parcel is estimated to be about \$1-2 million. The committee saw the following benefits with this land acquisition:

- Viewshed protection of Festival Field
- Granite outcrop preservation
- Connectivity for natural surface trails
- Potential dog park location to serve this sector of Gwinnette County



*Parcel for Potential Land Acquisition*



## Approval

On April 16, 2009, the Recreation Authority endorsed the recommendation of the Steering Committee regarding the Master Plan for Club Drive Park and the proposed prioritization of improvements. Their approval included the caveat that the reinforced turf area should be relocated to an area with lower traffic. The Final Master Plan Update reflects this change.

# Development Budget Summary

7.0

The total estimated development budget for all of the improvements shown on the final Master Plan is between \$21,459,580 and \$22,459,580. A detailed breakdown is provided in Appendix D. The following lists summarizes the top priorities of the steering committee and their estimate costs.

Prioritization	Improvement	Total Cost (with markups)
1	Land Acquisition (near Festival Field area) estimated cost	\$1,000,000 to \$2,000,000
2	Lake Ozora Multi-path Loop, Natural Surface Trail Enhancements, Chandler Lake Outcrop Perimeter Fencing	\$4,805,317
3	Chandler Lake Improvements	\$1,305,315
4	Equestrian parking	\$543,411
5	Festival Field Improvements (Picnic Pavilion Complex, Lakeside Improvements, Park Green, Promenade, Overlook Plaza and Gazebo, and Picnic Road Demolition)	\$4,622,835
6	Entrance Road Improvements and Lake Boardwalk	\$1,678,328
7	Multi-path Extension to Shoals Outcrop and Shoals Outcrop Enhancements)	\$689,643
8	Picnic Area Primary Improvement Area (East Side)	\$3,346,111
9	Shoals Outcrop Pedestrian Bridge	\$1,051,560
10	Additional Picnic Area Improvements (Picnic Shelter near existing dock, Picnic Area Picnic Shelter near existing multipath, and Picnic Area- west side improvements)	\$998,685
11	Festival Field Parking lot conversion to reinforced turf	\$385,274
12	Alcove River Greenway Extension	\$216,452
13	Festival Field Concessions / Arbor Plaza/ Lawn (includes portion of demo and infrastructure)	\$498,552
14	Chandler Lake Outcrop Enhancements (Boardwalk and Signage)	\$318,097
	<b>Subtotal - Estimated Cost excluding land acquisition</b>	<b>\$20,459,580</b>
	<b>TOTAL</b>	<b>\$21,459,580- \$22,459,580</b>



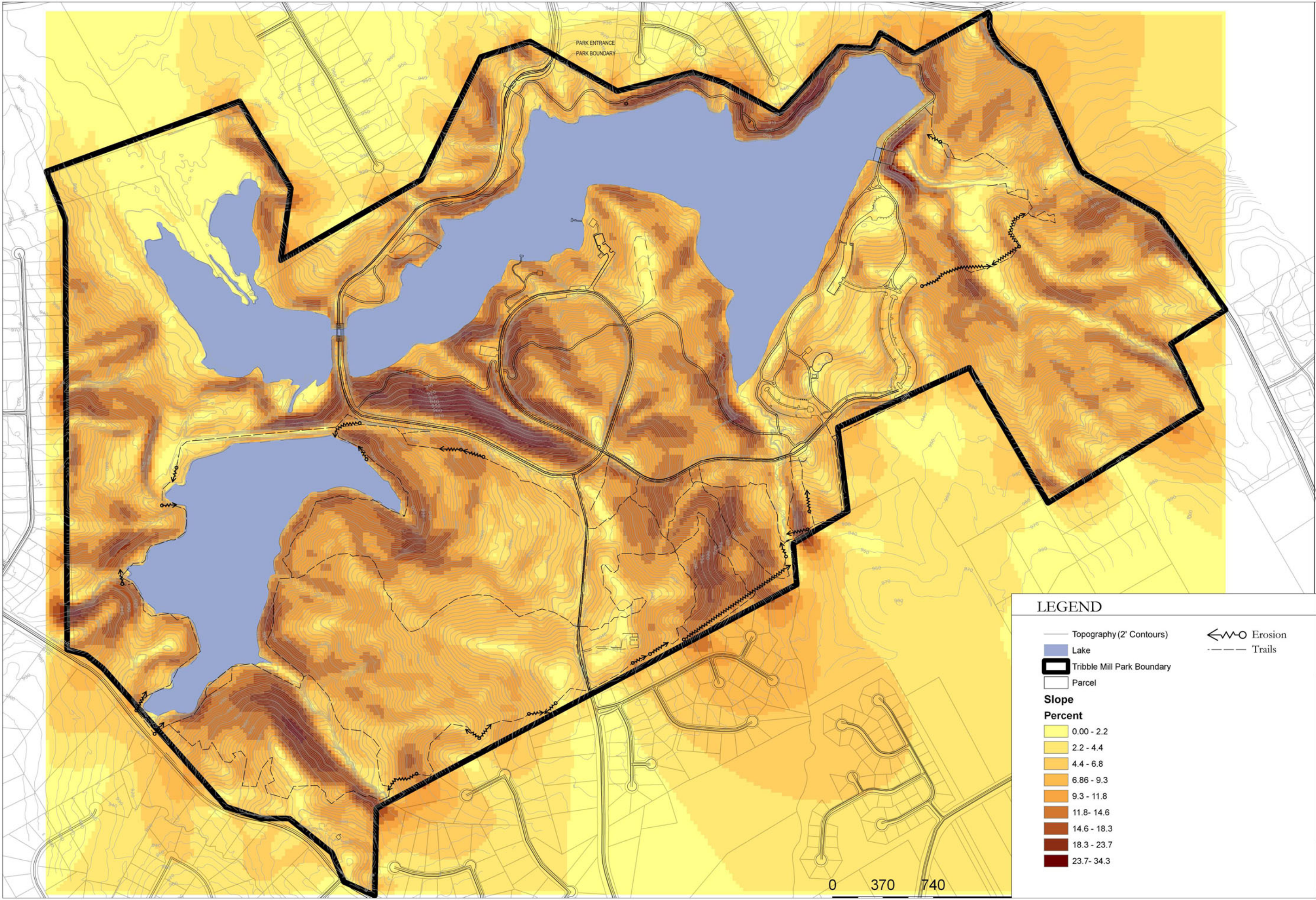
Tribble Mill Park Master Plan Update  
2006 Aerial



SCALE: 1" = 300'-0"  
MAY 20TH, 2008



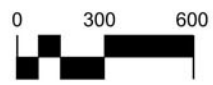




# Tribble Mill Park Master Plan Update Slope Analysis

## LEGEND

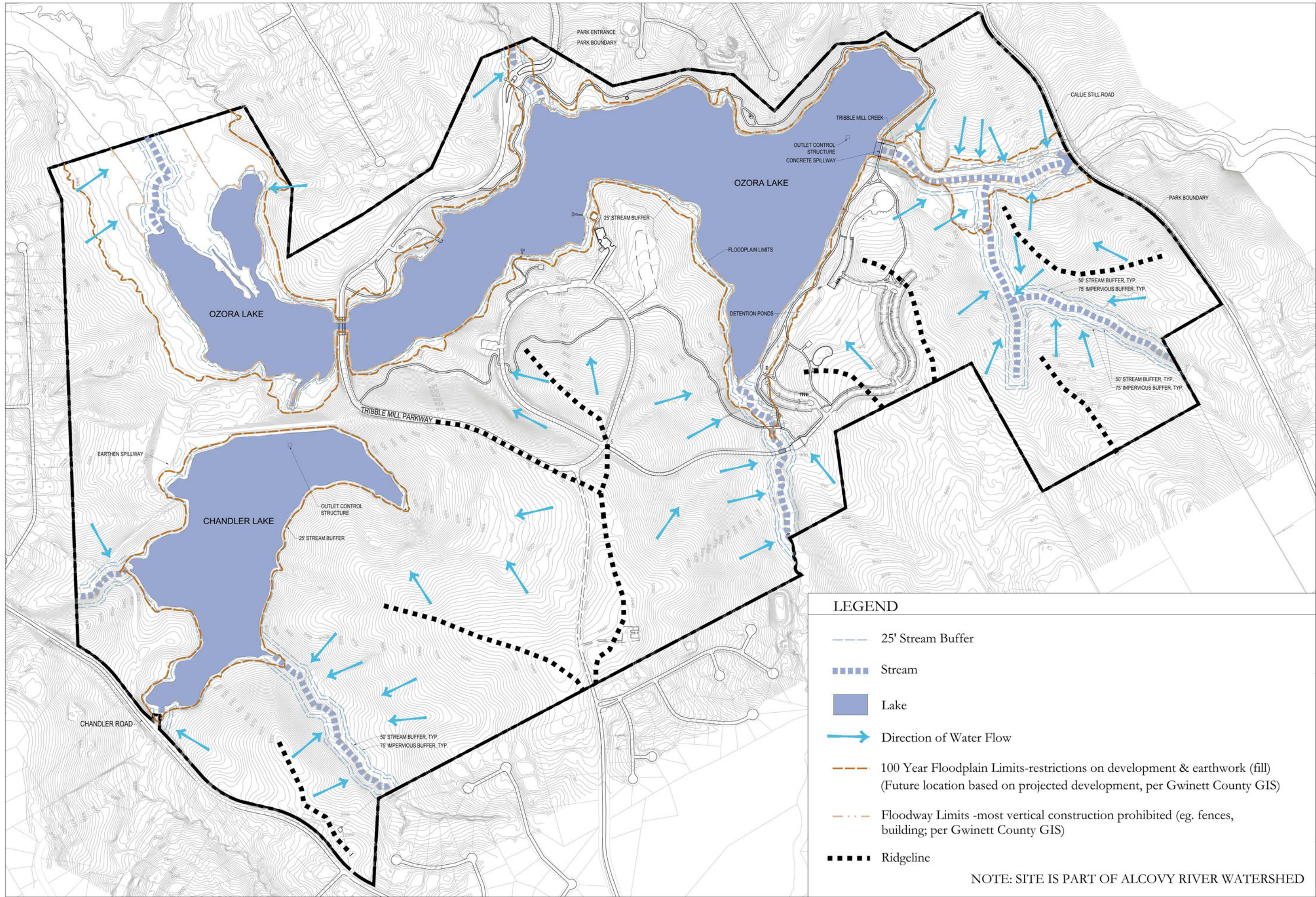
- Topography (2' Contours)
- Lake
- Tribble Mill Park Boundary
- Parcel
- Slope**  
**Percent**
  - 0.00 - 2.2
  - 2.2 - 4.4
  - 4.4 - 6.8
  - 6.86 - 9.3
  - 9.3 - 11.8
  - 11.8 - 14.6
  - 14.6 - 18.3
  - 18.3 - 23.7
  - 23.7 - 34.3
- Erosion
- Trails



SCALE: 1" = 300'-0"  
NOVEMBER 04, 2008

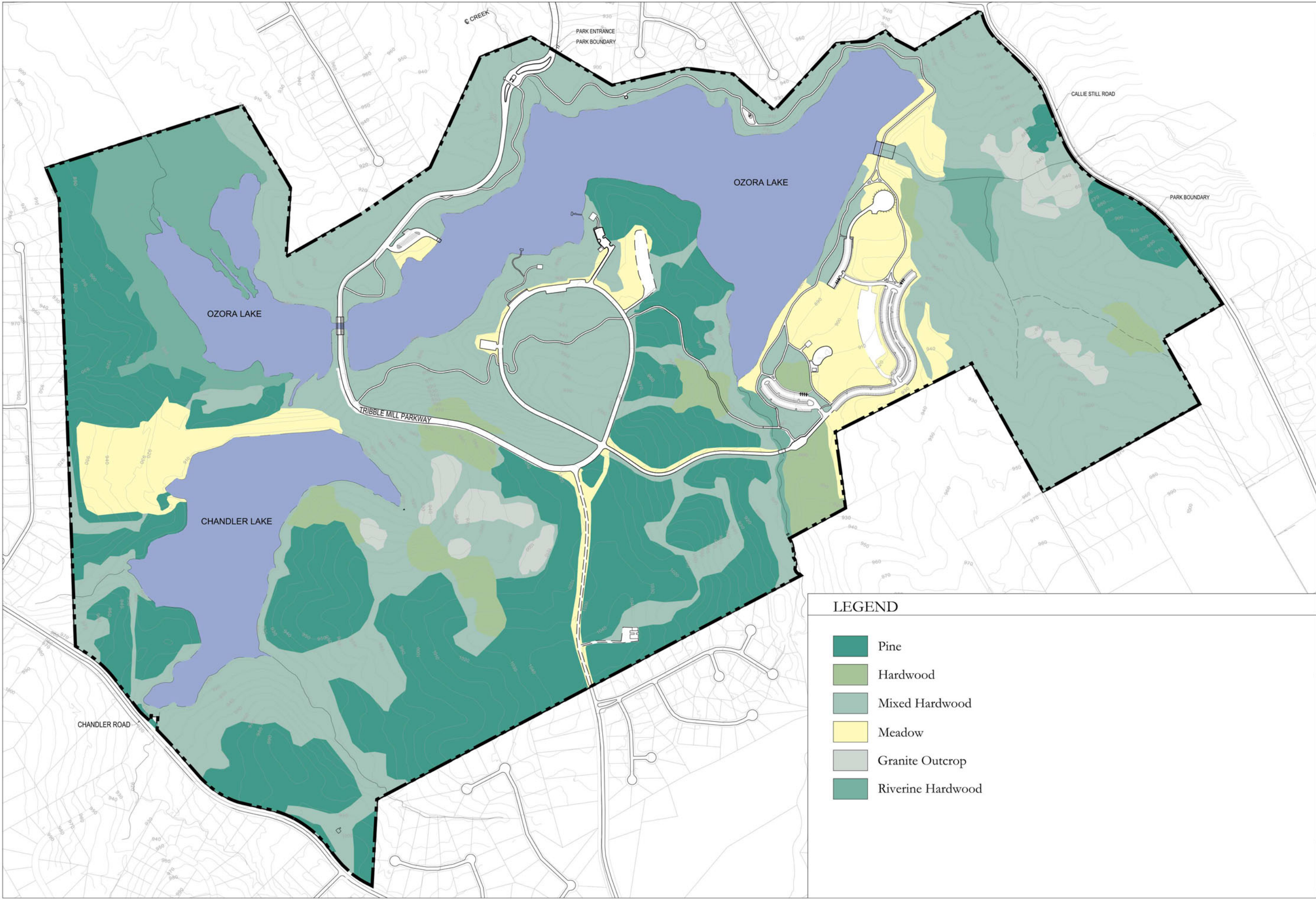


# Tribble Mill Park Master Plan Update Hydrology Analysis

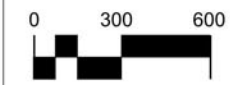


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NOVEMBER 04, 2008



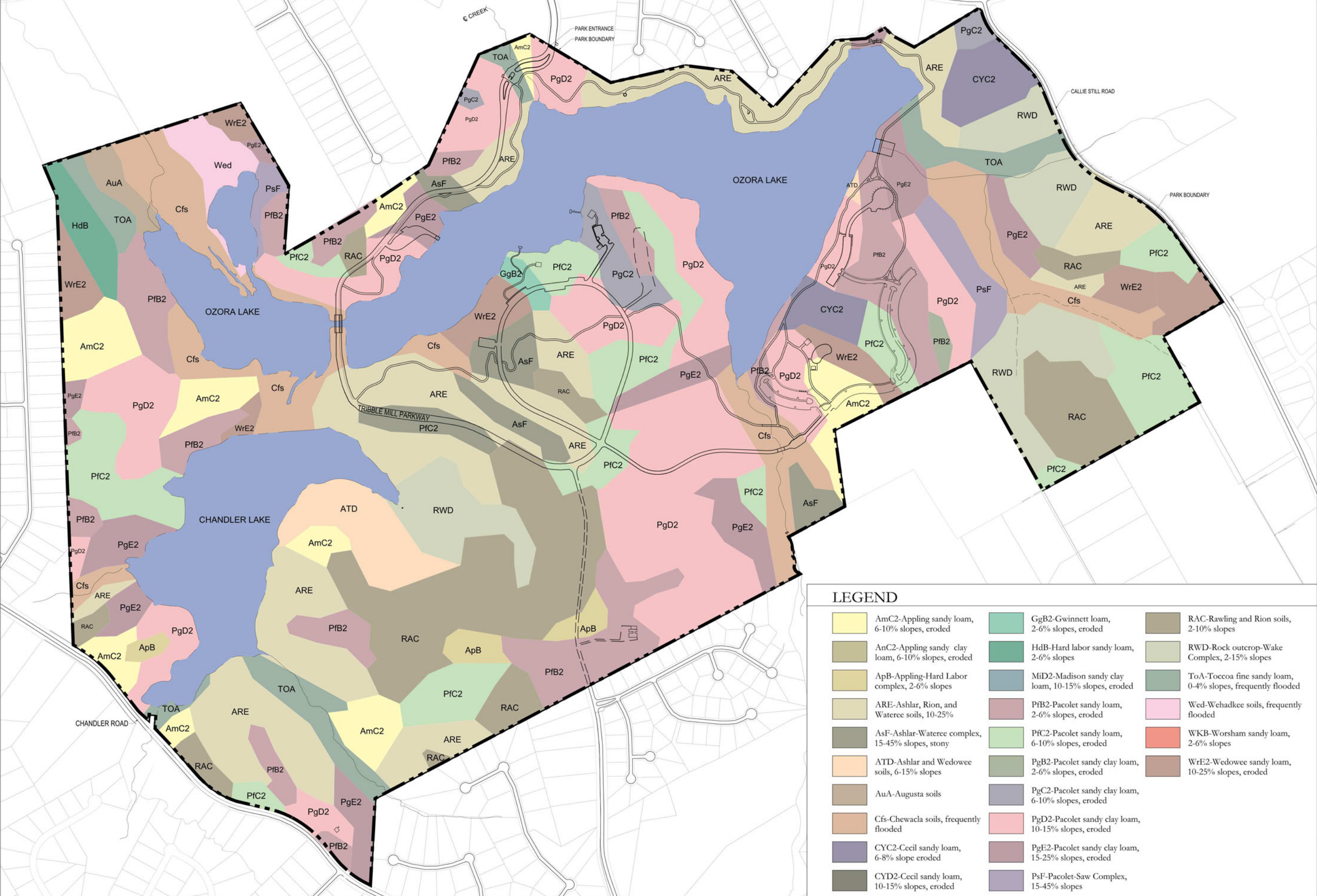


# Tribble Mill Park Master Plan Update Vegetation Analysis



SCALE: 1" = 300'-0"  
NOVEMBER 04, 2008











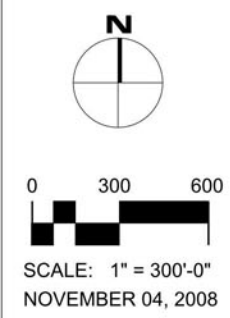


Tribble Mill Park Master Plan Update

Soil Analysis

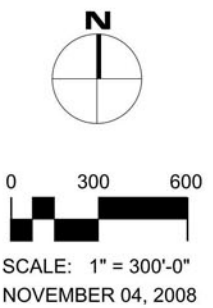
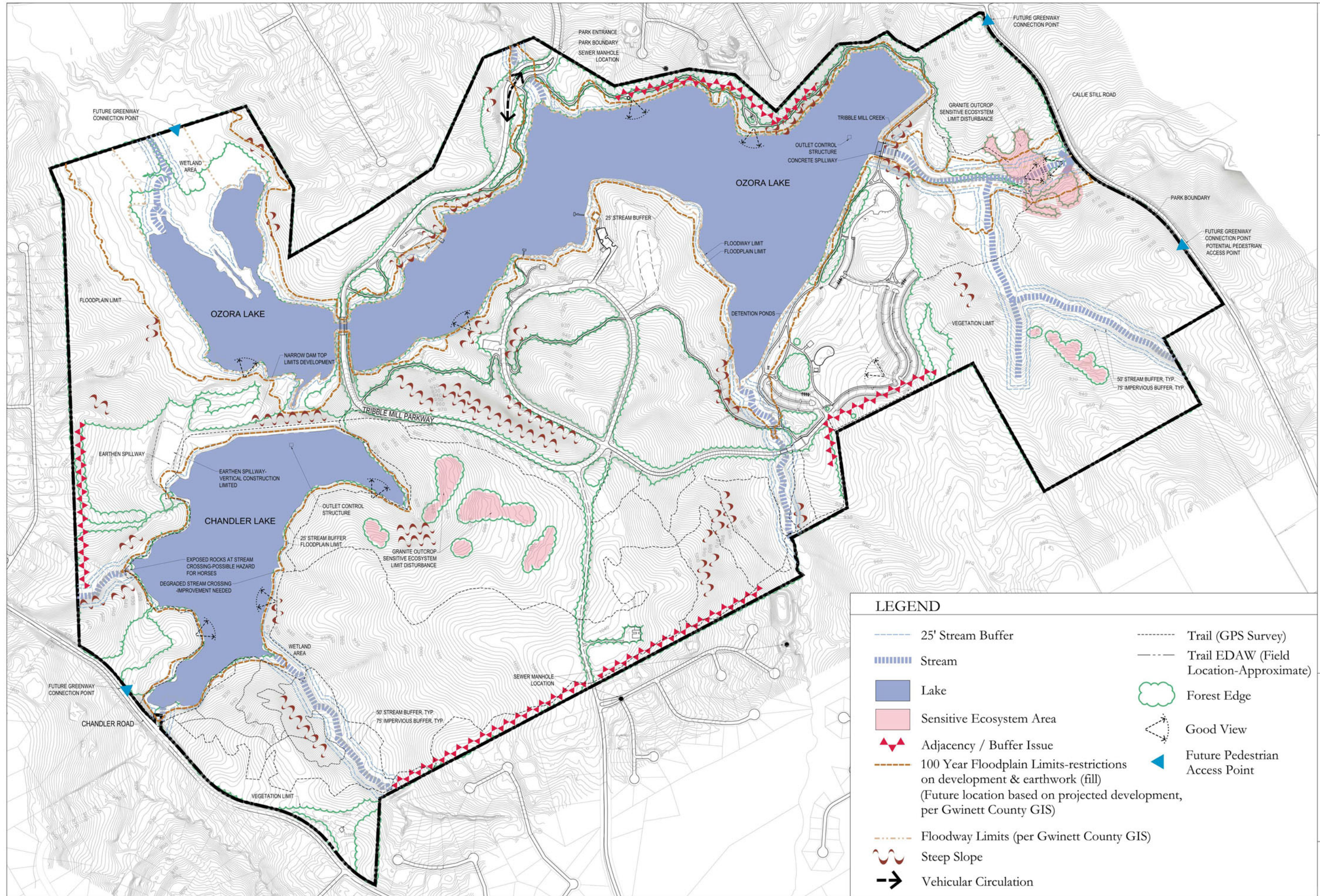
LEGEND

	AmC2-Appling sandy loam, 6-10% slopes, eroded		GgB2-Gwinnett loam, 2-6% slopes, eroded		RAC-Rawling and Rion soils, 2-10% slopes
	AnC2-Appling sandy clay loam, 6-10% slopes, eroded		HdB-Hard labor sandy loam, 2-6% slopes		RWD-Rock outcrop-Wake Complex, 2-15% slopes
	ApB-Appling-Hard Labor complex, 2-6% slopes		MiD2-Madison sandy clay loam, 10-15% slopes, eroded		ToA-Toccoa fine sandy loam, 0-4% slopes, frequently flooded
	ARE-Ashlar, Rion, and Wateree soils, 10-25%		Pfb2-Pacolet sandy loam, 2-6% slopes, eroded		Wed-Wehadkee soils, frequently flooded
	AsF-Ashlar-Wateree complex, 15-45% slopes, stony		Pfc2-Pacolet sandy loam, 6-10% slopes, eroded		WKB-Worsham sandy loam, 2-6% slopes
	ATD-Ashlar and Wedowee soils, 6-15% slopes		Pgb2-Pacolet sandy clay loam, 2-6% slopes, eroded		WrE2-Wedowee sandy loam, 10-25% slopes, eroded
	AuA-Augusta soils		Pgc2-Pacolet sandy clay loam, 6-10% slopes, eroded		
	Cfs-Chewacla soils, frequently flooded		PgD2-Pacolet sandy clay loam, 10-15% slopes, eroded		
	CYC2-Cecil sandy loam, 6-8% slope eroded		Pge2-Pacolet sandy clay loam, 15-25% slopes, eroded		
	CYD2-Cecil sandy loam, 10-15% slopes, eroded		PsF-Pacolet-Saw Complex, 15-45% slopes		





# Tribble Mill Park Master Plan Update General Opportunities & Constraints







Tribble Mill Park Master Plan-Concept A  
Overall Plan



SCALE: 1" = 300'-0"  
DECEMBER 10, 2008

NOTE: REFER TO ENLARGED PLANS FOR THE FESTIVAL FIELD, PICNIC AREA, CHANDLER ROAD ACCESS, TRIBBLE MILL CREEK SHOALS, AND LAKE CHANDLER OUTCROP.





Tribble Mill Park Master Plan-Concept B  
Overall Plan



SCALE: 1" = 300'-0"  
DECEMBER 10, 2008

NOTE: REFER TO ENLARGED PLANS FOR THE  
FESTIVAL FIELD, PICNIC AREA, CHANDLER ROAD  
ACCESS, TRIBBLE MILL CREEK SHOALS, AND LAKE  
CHANDLER OUTCROP.





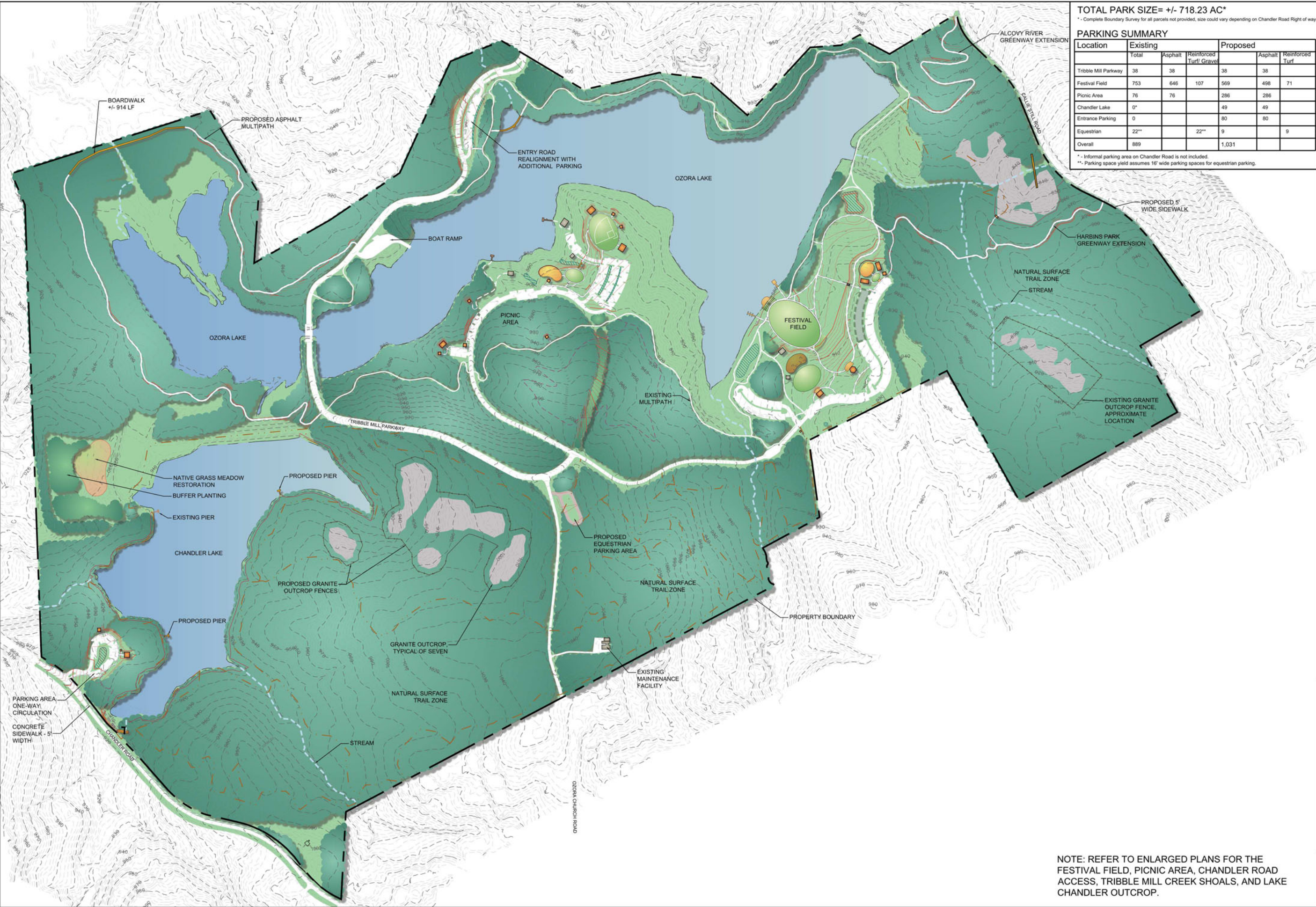
Tribble Mill Park Master Plan-Concept C  
Overall Plan



SCALE: 1" = 300'-0"  
DECEMBER 10, 2008

NOTE: REFER TO ENLARGED PLANS FOR THE FESTIVAL FIELD, PICNIC AREA, CHANDLER ROAD ACCESS, TRIBBLE MILL CREEK SHOALS, AND LAKE CHANDLER OUTCROP.





**TOTAL PARK SIZE= +/- 718.23 AC\***  
\* - Complete Boundary Survey for all parcels not provided, size could vary depending on Chandler Road Right of way

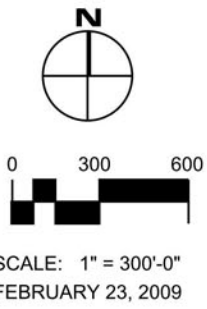
PARKING SUMMARY						
Location	Existing			Proposed		
	Total	Asphalt	Reinforced Turf/Graves	Total	Asphalt	Reinforced Turf
Tribble Mill Parkway	38	38		38	38	
Festival Field	753	646	107	569	498	71
Picnic Area	76	76		286	286	
Chandler Lake	0*			49	49	
Entrance Parking	0			80	80	
Equestrian	22**		22**	9		9
Overall	889			1,031		

\* - Informal parking area on Chandler Road is not included.  
\*\* - Parking space yield assumes 16' wide parking spaces for equestrian parking.

EDAW | AECOM

Gwinnett County Dept.  
of Community Services

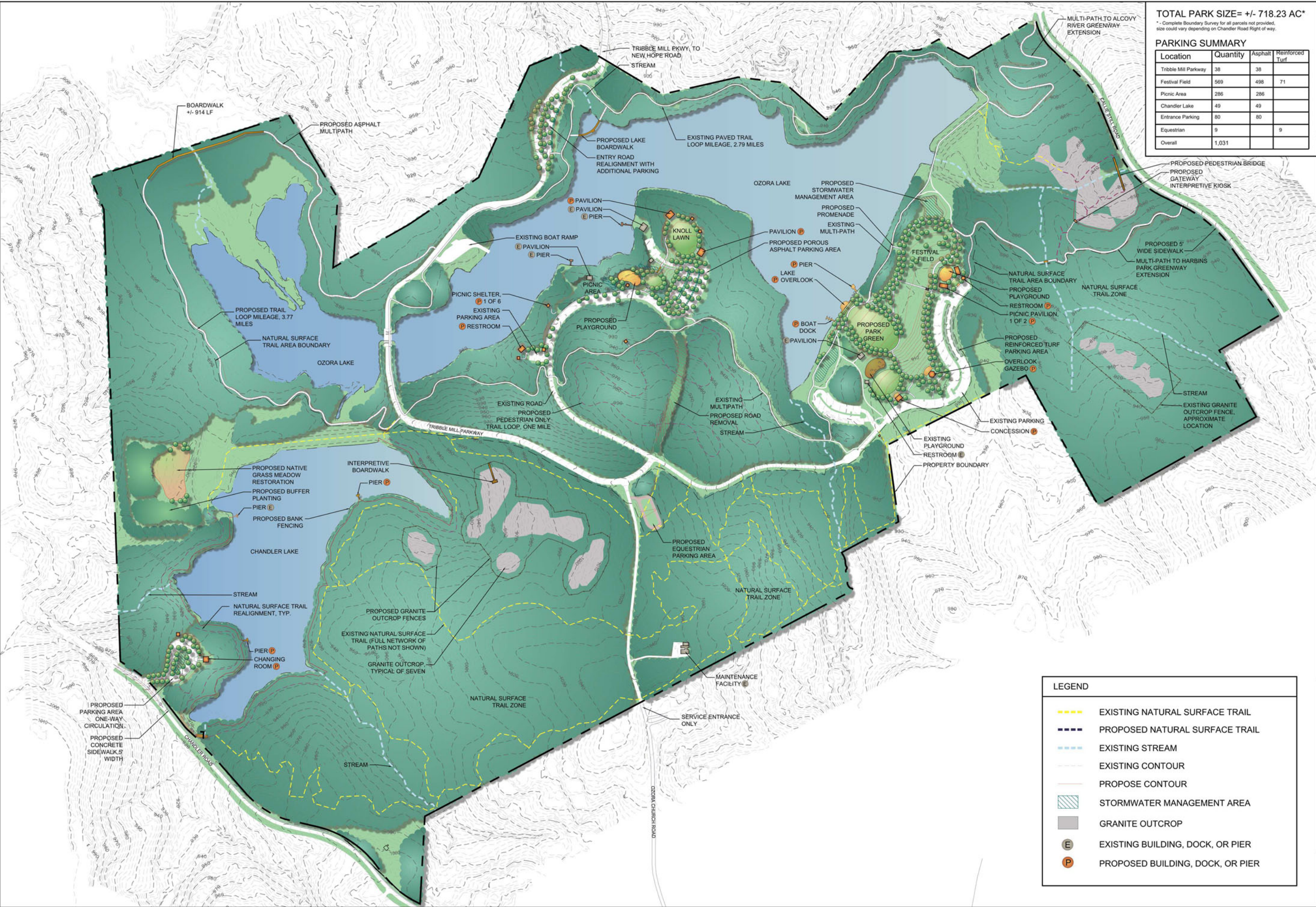
Tribble Mill Park Master Plan  
Preliminary Master Plan- Overall Plan



SCALE: 1" = 300'-0"  
FEBRUARY 23, 2009

NOTE: REFER TO ENLARGED PLANS FOR THE  
FESTIVAL FIELD, PICNIC AREA, CHANDLER ROAD  
ACCESS, TRIBBLE MILL CREEK SHOALS, AND LAKE  
CHANDLER OUTCROP.





**TOTAL PARK SIZE= +/- 718.23 AC\***  
 \* - Complete Boundary Survey for all parcels not provided, size could vary depending on Chandler Road Right of way.

**PARKING SUMMARY**

Location	Quantity	Asphalt	Reinforced Turf
Tribble Mill Parkway	38	38	
Festival Field	569	498	71
Picnic Area	286	286	
Chandler Lake	49	49	
Entrance Parking	80	80	
Equestrian	9		9
Overall	1,031		

EDAW | AECOM

Gwinnett County Dept. of Community Services

**Tribble Mill Park Master Plan  
 Final Master Plan- Overall Plan**

**LEGEND**

- EXISTING NATURAL SURFACE TRAIL
- PROPOSED NATURAL SURFACE TRAIL
- EXISTING STREAM
- PROPOSED CONTOUR
- STORMWATER MANAGEMENT AREA
- GRANITE OUTCROP
- (E) EXISTING BUILDING, DOCK, OR PIER
- (P) PROPOSED BUILDING, DOCK, OR PIER



SCALE: 1" = 300'-0"  
 MARCH 28, 2009

Illustration K



# Appendix A

## Opinion of Cost



Key: AC = Acres EA = Each LS = Lump Sum SY = Square Yards  
CY = Cubic Yards LF = Linear Feet SF = Square Feet

	Q	Unit	Unit Cost	Total	Remarks
<b>Entrance Road Realignment/ New Parking Area</b>				<b>\$ 688,561</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 9,000	\$ 9,000	
Traffic Control	1	LS	\$ 8,000	\$ 8,000	
Topographic Survey	5	AC	\$ 800	\$ 4,000	Topo, With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	1.5	AC	\$ 4,000	\$ 6,000	
Demolition - asphalt	5,690	SY	\$ 8	\$ 45,520	
Demolition - concrete curb & gutter	3,065	LF	\$ 5	\$ 15,325	
Demolition - other miscellaneous	1	Allow	\$ 4,000	\$ 4,000	Kiosk, storm water infrastructure
Hauling	900	CY	\$ 5	\$ 4,500	
Earthwork					
Strip topsoil & stockpile on site	1,800	CY	\$ 2.50	\$ 4,500	Assume 8" average depth
Erosion Control	1	LS	\$ 20,000	\$ 20,000	
Earth cut	5,764	CY	\$ 3.88	\$ 22,364	
Earth fill	8,902	CY	\$ 6.50	\$ 57,863	Assumes 15% compaction factor
Earth moved on site- dump truck	4,473	CY	\$ 8.00	\$ 35,784	Assumes soil obtained from park site
Re-spread topsoil	1,800	CY	\$ 2.50	\$ 4,500	
Stormwater Management & Drainage					
Drainage Pipe	210	LF	\$ 50	\$ 10,500	Assume 18" RCP (Reinforced Concrete Pipe)
Drop Inlet	2	EA	\$ 2,500	\$ 5,000	
Headwall	2	EA	\$ 1,200	\$ 2,400	
Blowwall	1	Allow	\$ 15,000	\$ 15,000	At parking lot on east side
Parking and Roadway Improvements					
Asphalt	7,600	SY	\$ 23	\$ 174,800	
Porous Asphalt for parking area	4,731	SY	\$ 32	\$ 151,392	
	2,000	LF	\$ 12	\$ 24,000	Assumes curb and gutter at medians and around perimeter of parking area
Curb and Gutter					
Concrete Sidewalk on west face of parking area	2,425	SF	\$ 5	\$ 10,913	Assume 4" thick slab.
Traffic signage	1	Allow	\$ 600	\$ 600	
Striping	2,200	LF	\$ 2.50	\$ 5,500	
Entry Kiosk	1	Allow	\$ 6,000	\$ 6,000	Replaces existing kiosk
Multi-use paths(asphalt)- Connections to existing multipath	200	SY	\$ 23	\$ 4,600	
Site furnishings					
Trash receptacles (metal)	6	EA	\$ 1,000	\$ 6,000	
Benches (metal)	12	EA	\$ 1,500	\$ 18,000	
Landscaping					
Trees	40	EA	\$250	\$ 10,000	Assumes 2" caliber canopy trees
Allowance for miscellaneous planting	1	Allow	\$ 2,500	\$ 2,500	
<b>Lake Boardwalk</b>				<b>\$ 269,061</b>	<b>SUBTOTAL</b>
Clear and grub (trees, brush, etc)	1	Allow	\$ 500	\$ 500	
Earthwork					
Strip topsoil & stockpile on site	97	CY	\$ 2.50	\$ 243	Assume 8" average depth
Erosion Control	1	LS	\$ 500	\$ 500	
Earth cut	18	CY	\$ 3.88	\$ 70	
Earth fill	135	CY	\$ 6.50	\$ 874	Assumes 15% compaction factor
Earth moved on site- dump truck	116	CY	\$ 8.00	\$ 928	Assumes soil obtained from park site
Re-spread topsoil	97	CY	\$ 2.50	\$ 243	
Multi-use paths(asphalt)- Connections to existing multipath	248	SY	\$ 23	\$ 5,704	
Lake boardwalk	2,600	SF	\$ 100	\$ 260,000	

	Q	Unit	Unit Cost	Total	Remarks
<b>Picnic Area Road Demolition and Restoration</b>				<b>\$ 251,479</b>	<b>SUBTOTAL</b>
Demolition - asphalt	3,930	SY	\$ 8	\$ 31,440	
Hauling	980	CY	\$ 5	\$ 4,900	
Earthwork					
Erosion Control	1	LS	\$ 12,000	\$ 12,000	
Earth cut	1,452	CY	\$ 3.88	\$ 5,634	
Earth fill	14,267	CY	\$ 6.50	\$ 92,736	Assumes 15% compaction factor
Earth moved on site- dump truck	12,815	CY	\$ 8.00	\$ 102,520	Assumes soil obtained from park site
	1	Allow	\$ 2,250	\$ 2,250	90,000 SF area- assumes one 3 gallon tree per 200 SF
<b>Forest Restoration</b>					
<b>Picnic Area Primary Improvement Area (East Side)</b>				<b>\$ 1,909,227</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 10,000	\$ 10,000	
Topographic Survey	8	AC	\$ 800	\$ 6,400	Topo. With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	3.0	AC	\$ 4,000	\$ 12,000	
Demolition - asphalt	990	SY	\$ 8	\$ 7,920	
Demolition - concrete curb & gutter	590	LF	\$ 5	\$ 2,950	
Demolition - other miscellaneous	1	Allow	\$ 1,000	\$ 1,000	
Hauling	900	CY	\$ 5	\$ 4,500	
Earthwork					
Strip topsoil & stockpile on site	9,700	CY	\$ 2.50	\$ 24,250	Assume 8" average depth
Erosion Control	1	LS	\$ 25,000	\$ 25,000	
Earth cut	15,167	CY	\$ 3.88	\$ 58,848	
Earth fill	10,156	CY	\$ 6.50	\$ 66,014	Assumes 15% compaction factor
Earth moved on site- dump truck	5,011	CY	\$ 8.00	\$ 40,088	Assumes soil moved within park site
Re-spread topsoil	9,700	CY	\$ 2.50	\$ 24,250	
Retaining wall (at playground area)	1,000	SF	\$ 20	\$ 20,000	210 LF-2-7' high; assume "Keystone" type modular block.
Guardrail (at playground area)	200	LF	\$ 75	\$ 15,000	42' tall
Stormwater Management & Drainage					
Drainage Pipe	680	LF	\$ 50	\$ 34,000	Assume 18" RCP (Reinforced Concrete Pipe)
Drop Inlet	7	EA	\$ 2,500	\$ 17,500	
Headwall	3	EA	\$ 1,200	\$ 3,600	
Blowholes	1	Allow	\$ 46,000	\$ 46,000	Four locations
Water and Sewer					
2" Force Main to septic field	315	LF	\$ 80	\$ 25,200	
Septic Field	1	Allow	\$ 45,000	\$ 45,000	Assumes 9,300 SF septic field; existing pump is retained
Water Service to Knoll area	600	LF	\$ 30	\$ 18,000	
Irrigation Water Service (meter only)	1	LS	\$ 1,000	\$ 1,000	
Hose bibs	2	EA	\$ 500	\$ 1,000	Assume Freeze protection
Drinking Fountain at Knoll Lawn	1	EA	\$ 5,000	\$ 5,000	
Electrical Service	1	Allow	\$ 40,000	\$ 40,000	To be sized for full buildout capacity
Electrical Conduits for Future Lighting	1	Allow	\$ 10,000	\$ 10,000	



Picnic Area Primary Improvement Area (Continued)		Q	Unit	Unit Cost	Total	Remarks
Parking and Roadway Improvements- Main parking area						
Asphalt	1,439	SY	\$	23	\$ 33,097	
Porous Asphalt for parking area	6,568	SY	\$	32	\$ 210,176	
	3,000	LF	\$	12	\$ 36,000	Assumes curb and gutter around perimeter of main parking area, and road connection to existing parking lot
Curb and Gutter						
	900	LF	\$	10	\$ 9,000	located around bioswales in center of parking area
Concrete Header Curb						
Striping	3,000	LF	\$	2.50	\$ 7,500	
Parking space additions along existing road near playground						
Porous Asphalt for parking areas	710	SY	\$	32	\$ 22,720	
Striping	522	LF	\$	2.50	\$ 1,305	
Pedestrian Circulation						
Concrete Sidewalks (6-8' width typical)	22,400	SF	\$	5	\$ 100,800	Assume 4" thick slab.
Pedestrian Bridge across Bioswale	1	Allow	\$	20,000	\$ 20,000	Assumes 50' x 8', Trex type decking
Natural Surface Trail One Mile Loop- Pedestrians Only	5,280	LF	\$	8.00	\$ 42,240	
Storage pad at Knoll Lawn	160	SF	\$	5	\$ 720	Assume 4" thick slab.
Fence (Backstop for informal recreation field)	100	LF	\$	30.00	\$ 3,000	Assumes 10' ht. black vinyl coated chain link
New Buildings						
Pavilion (40' x 50')	2	EA	\$	180,000	\$ 360,000	Assumes \$90 per SF. includes concrete pad
Shelters (20' x 20')	3	EA	\$	24,000	\$ 72,000	Assumes \$60 per SF. includes concrete pad
	2	EA	\$	30,000	\$ 60,000	Buildings updated with architectural features to complement proposed pavilion and shelter style
Existing Pavilion Enhancements						
Playground						
Rubberized Mat for surface	12,575	LF	\$	5.25	\$ 66,019	
Play equipment	1	Allow	\$	100,000	\$ 100,000	
Site Furnishings						
Picnic tables large metal (Pavilions)	16	EA	\$	4,500	\$ 72,000	8 per pavilion
Picnic tables large metal (Shelters)	6	EA	\$	4,500	\$ 27,000	2 per shelter
Trash receptacles (metal)	6	EA	\$	1,000	\$ 6,000	
Benches (metal)	12	EA	\$	1,500	\$ 18,000	
Landscaping						
Lawn area (at Knoll)	1,05	AC	\$	9,000	\$ 9,450	Bermuda Hydroseeded and Fertilized
Lawn area (next to playground)	0.27	AC	\$	9,000	\$ 2,430	Bermuda Hydroseeded and Fertilized
Trees	97	EA	\$	\$250	\$ 24,250	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$	8,000	\$ 8,000	
Irrigation						
Lawn Area - Irrigation (at knoll)	1.05	AC	\$	25,000	\$ 26,250	
Lawn Area - Irrigation (next to playground)	0.27	AC	\$	25,000	\$ 6,750	
<b>Picnic Area Picnic Shelter near existing dock</b>					<b>\$ 47,863</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$	2,000	\$ 2,000	
Topographic Survey	1	AC	\$	600	\$ 600	Topo. With >8" Cal. Trees Included
Site Clearing & Demolition						
Clear and grub (trees, brush, etc)	0.3	AC	\$	4,000	\$ 1,200	
Earthwork						
Strip topsoil & stockpile on site	100	CY	\$	2.50	\$ 250	Assume 8" average depth
Erosion Control	1	LS	\$	500	\$ 500	
Earth cut	7	CY	\$	3.88	\$ 27	
Earth fill	134	CY	\$	6.50	\$ 871	Assumes 15% compaction factor
Earth moved on site- dump truck	127	CY	\$	16.00	\$ 2,032	Assumes soil obtained from park site- difficult access
Re-spread topsoil	100	CY	\$	2.50	\$ 250	
Shelter (20' x 20')	1	EA	\$	24,000	\$ 24,000	Assumes \$60 per SF. includes concrete pad
Concrete Sidewalk (5' width typical- connection to existing)	3,585	SF	\$	5	\$ 16,133	Assume 4" thick slab.
<b>Picnic Area Picnic Shelter near existing multipath</b>					<b>\$ 28,863</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$	2,000	\$ 2,000	
Site Clearing & Demolition						
Clear and grub (trees, brush, etc)	0.1	AC	\$	4,000	\$ 400	
Earthwork						
Strip topsoil & stockpile on site	100	CY	\$	2.50	\$ 250	Assume 8" average depth
Erosion Control	1	LS	\$	500	\$ 500	
Earth fill	25	CY	\$	6.50	\$ 163	Assumes 15% compaction factor
Earth moved on site- dump truck	25	CY	\$	16.00	\$ 400	Assumes soil obtained from park site- difficult
Re-spread topsoil	100	CY	\$	2.50	\$ 250	
Shelter (20' x 20')	1	EA	\$	24,000	\$ 24,000	Assumes \$60 per SF. includes concrete pad
Concrete Sidewalk (5' width typical- connection to existing)	200	SF	\$	5	\$ 900	Assume 4" thick slab.

	Q	Unit	Unit Cost	Total	Remarks
<b>Picnic Area- west side improvements</b>				<b>\$ 493,105</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 7,000	\$ 7,000	
Topographic Survey	3	AC	\$ 600	\$ 1,800	Topo. With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	0.8	AC	\$ 4,000	\$ 3,200	
Earthwork					
Strip topsoil & stockpile on site	520	CY	\$ 2.50	\$ 1,300	Assume 8" average depth
Erosion Control	1	LS	\$ 8,000	\$ 8,000	
Earth cut	199	CY	\$ 3.88	\$ 772	
Earth fill and compaction	1,387	CY	\$ 6.50	\$ 9,016	Assumes 15% compaction factor
Earth moved on site- dump truck	1,188	CY	\$ 16.00	\$ 19,008	Assumes soil obtained from park site- difficult access
Re-spread topsoil	520	CY	\$ 2.50	\$ 1,300	
Stormwater Management & Drainage					
Drainage Pipe	65	LF	\$ 50	\$ 3,250	Assume 18" RCP (Reinforced Concrete Pipe)
Drop Inlet	1	EA	\$ 2,500	\$ 2,500	
Headwall	1	EA	\$ 1,200	\$ 1,200	
Water and Sewer					
2" Force Main to septic field	250	LF	\$ 80	\$ 20,000	
Septic Field pump and tank	1	Allow	\$ 45,000	\$ 45,000	Assumes 9,300 SF septic field
Water Service to New Restroom	950	LF	\$ 30	\$ 28,500	Assumes connection near existing restroom
Drinking Fountain at Knoll Lawn	1	EA	\$ 5,000	\$ 5,000	
Electrical Service	1	Allow	\$ 5,000	\$ 5,000	Assumes connection to proposed service to east Picnic Area Transformer
Electrical Conduits for Future Lighting	1	Allow	\$ 5,000	\$ 5,000	
Parking Additions					
Porous Asphalt	406	SY	\$ 32	\$ 12,992	
Striping	378	LF	\$ 2.50	\$ 945	
Concrete Sidewalk (5' width typical- connection to existing)	1,905	SF	\$ 5	\$ 8,573	Assume 4" thick slab.
Buildings					
Restroom (25'x24')	1	EA	\$ 96,000	\$ 96,000	Assumes \$160 per SF
Pavilion (40' x 50')	1	EA	\$ 180,000	\$ 180,000	Assumes \$90 per SF. includes concrete pad
Shelter (20' x 20')	1	EA	\$ 24,000	\$ 24,000	Assumes \$60 per SF. includes concrete pad
Landscaping					
Trees	11	EA	\$ 250	\$ 2,750	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$ 1,000	\$ 1,000	
<b>Equestrian Parking Area</b>				<b>\$ 310,060</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 3,000	\$ 3,000	
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	0.8	AC	\$ 4,000	\$ 3,000	
Earthwork					
Strip topsoil & stockpile on site	1,050	CY	\$ 2.50	\$ 2,625	Assume 8" average depth
Erosion Control	1	LS	\$ 3,000	\$ 3,000	
Earth cut	15,167	CY	\$ 3.88	\$ 58,848	
Earth fill and compaction	10,156	CY	\$ 6.50	\$ 66,014	Assumes 15% compaction factor
Earth moved on site- dump truck	5,011	CY	\$ 8.00	\$ 40,088	Assumes soil moved within park site
Re-spread topsoil	1,050	CY	\$ 2.50	\$ 2,625	
Gravel drive lane	1,756	SY	\$ 10	\$ 17,560	
New Maintenance gate	1	Allow	\$ 9,000	\$ 9,000	
Grasspave parking area	8,400	SF	\$ 9	\$ 75,600	
Lawn (within parking area)	0.30	AC	\$ 9,000	\$ 2,700	Bermuda Hydroseeded and Fertilized
Timber Parking Lane Divisions	680	LF	\$ 15.00	\$ 10,200	Assume Pressure Treated- 4" x 4"
Water Line	400	LF	\$ 30.00	\$ 12,000	Assume connection at entry road
Water Service Connection	1	LS	\$ 2,500	\$ 2,500	
Hose bib (water spigot)	1	EA	\$ 500	\$ 500	Assume Freeze protection
Hitching Post	1	Allow	\$ 800	\$ 800	



	Q	Unit	Unit Cost	Total	Remarks
<b>Festival Field Improvements</b>				<b>\$ 2,890,516</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 20,000	\$ 20,000	
Topographic Survey	20	AC	\$ 600	\$ 12,000	Topo. With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	1.0	AC	\$ 4,000	\$ 4,000	
Demolition - asphalt (lower parking area and access road)	3,367	SY	\$ 8	\$ 26,936	
Demolition - asphalt (northwest improvements)	953	SY	\$ 8	\$ 7,624	
Demolition - asphalt (for lakeside improvements)	513	SY	\$ 8	\$ 4,104	
Sawcut pavement for grasspave conversion	90	LF	\$ 5	\$ 450	
Demolition - concrete sidewalk (lower parking area and access road)	3,600	SF	\$ 2	\$ 7,200	
Demolition - concrete curb & gutter (lower parking area and access road)	1,600	LF	\$ 5	\$ 8,000	
Demolition - other miscellaneous	1	Allow	\$ 15,000	\$ 15,000	Amplitheater area turnaround, storm water infrastructure, etc.
Hauling	950	CY	\$ 5	\$ 4,750	
Earthwork					
Strip topsoil & stockpile on site	14,911	CY	\$ 2.50	\$ 37,278	Assume 8" average depth
Erosion Control	1	LS	\$ 60,000	\$ 60,000	
Earth cut	15,167	CY	\$ 3.88	\$ 58,848	
Earth fill and compaction	10,156	CY	\$ 6.50	\$ 66,014	Assumes 15% compaction factor
Earth moved on site- dump truck	5,011	CY	\$ 8.00	\$ 40,088	Assumes soil moved within park site
Re-spread topsoil	14,911	CY	\$ 2.50	\$ 37,278	
Stormwater Management & Drainage					
Drainage Pipe	2,090	LF	\$ 50	\$ 104,500	Assume 18" RCP (Reinforced Concrete Pipe)
Drainage Pipe	1,100	LF	\$ 35	\$ 38,500	Assume 12" PVC
Drop Inlet	11	EA	\$ 2,500	\$ 27,500	
Headwall	1	EA	\$ 1,200	\$ 1,200	
Bioswale	1	Allow	\$ 35,000	\$ 35,000	
<b>Lakeside Improvements</b>				<b>\$ 464,568</b>	
Lake Overlook	1	Allow	\$ 250,000	\$ 250,000	Assume Trex type decking- +/- 2,877 SF
Boat Dock	1	Allow	\$ 50,000	\$ 50,000	Assume Trex type decking- +/- 660 SF
Pier	1	Allow	\$ 100,000	\$ 100,000	Assume Trex type decking- +/- 1,000 SF
Granite Seat Walls at Lake Overlook	200	LF	\$ 125	\$ 25,000	
Low fence for geese control	230	LF	\$ 35	\$ 8,050	Assumes 42" Aluminum Fence- off the shelf Ameristar Echelon II type
Concrete Sidewalks (8' width typical)	1,936	SF	\$ 5	\$ 9,680	Assume 4" thick slab.
Asphalt Multipath Realignment	406	SY	\$ 23	\$ 9,338	
Trees	18	EA	\$250	\$ 4,500	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$ 8,000	\$ 8,000	
<b>Park Green</b>				<b>\$ 216,644</b>	
Concrete Sidewalk (8' width typical)	7,824	SF	\$ 5	\$ 35,208	Around perimeter- assume 4" thick slab.
Concrete Sidewalk (8' width typical)	2,944	SF	\$ 5	\$ 13,248	Connection to gazebo overlook
Concrete Sidewalk (8' width typical)	2,664	SF	\$ 5	\$ 11,988	Connection to loop around Festival Field
Lawn	2,30	AC	\$ 9,000	\$ 20,700	Bermuda Hydroseeded and Fertilized
Lawn Area - Irrigation	2,30	AC	\$ 25,000	\$ 57,500	
Trees	48	EA	\$ 250	\$ 12,000	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$ 10,000	\$ 10,000	
Vault and Mechanical equipment for irrigation water supply from lake	1	Allow	\$ 45,000	\$ 45,000	
Trash receptacles (metal)	2	EA	\$ 1,000	\$ 2,000	
Benches (metal)	6	EA	\$ 1,500	\$ 9,000	
<b>Picnic Pavilion Complex</b>				<b>\$ 745,446</b>	
Pavilion (30' x 60')	2	EA	\$ 162,000	\$ 162,000	Assumes \$90 per SF. includes concrete pad, modeled on Little Mulberry Park pavilion
Restroom (25' x 24')	1	EA	\$ 96,000	\$ 96,000	Assumes \$160 per SF
Retaining wall (at playground area)	850	SF	\$ 20	\$ 17,000	200 LF-2-6' high; assume "Keystone" type modular block.
Guardrail (at playground area)	200	LF	\$ 75	\$ 15,000	42' tall
Rubberized Mat for surface	8,400	LF	\$ 5.25	\$ 44,100	
Play equipment	1	Allow	\$ 75,000	\$ 75,000	
Picnic tables large metal (Pavilions)	16	EA	\$ 4,500	\$ 72,000	8 per pavilion
Trash receptacles (metal)	2	EA	\$ 1,000	\$ 2,000	
Benches (metal)	2	EA	\$ 1,500	\$ 3,000	
Trees	8	EA	\$ 250	\$ 2,000	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$ 4,000	\$ 4,000	includes Lawn area
Concrete Sidewalk (6' width typical)	1,600	SF	\$ 5	\$ 8,000	Assume 4" thick slab.

Asphalt Path to connect parking area to multi path	302	SY	\$	23	\$	6,946	
2" Force Main to septic field	20	LF	\$	85	\$	1,700	
Septic Field and tank	1	Allow	\$	40,000	\$	40,000	Assumes 9,300 SF septic field, gravity fed
Clear and grub (trees, brush, etc) for septic field	0.34	AC	\$	4,000	\$	1,200	
Water Service to Picnic Complex	1,100	LF	\$	30	\$	33,000	Assumes connection near existing restroom
Hose bibs	1	EA	\$	500	\$	500	Assume Freeze protection
Drinking Fountain at Restroom	1	EA	\$	5,000	\$	5,000	
Electrical Service Connection	1	Allow	\$	10,000	\$	10,000	Assumes existing power supply is sufficient
Pole lights around Festival field	42	EA	\$	3,500	\$	147,000	Assumes 12' poles, 60' o.c.
<b>Overlook Plaza and Gazebo</b>						<b>\$</b>	<b>194,198</b>
Plaza- Concrete	1,600	SF	\$	9	\$	14,400	Assume 4" thick slab- Specialty Pavement with integral color
Benches (metal)	4	EA	\$	1,500	\$	6,000	
Concrete Sidewalk (6' width typical)	2,344	SF	\$	5	\$	10,548	Assume 4" thick slab
Gazebo	1	EA	\$	156,750	\$	156,750	1,650 SF, Assumes \$95 per SF, includes concrete pad
Trees	14	EA	\$	250	\$	3,500	Assumes 2" caliper canopy trees
Allowance for miscellaneous planting	1	Allow	\$	3,000	\$	3,000	
<b>Concessions / Arbor Plaza/ Lawn</b>						<b>\$</b>	<b>284,464</b>
Plaza- Concrete	1,027	SF	\$	5	\$	5,135	Assume 4" thick slab
Concrete Sidewalk (6' width typical)	1,962	SF	\$	5	\$	8,829	Assume 4" thick slab
Concessions	1	Allow	\$	220,200	\$	220,200	1,468 SF, Assumes \$150 per SF
Arbor	1	Allow	\$	15,000	\$	15,000	
Trees	12	EA	\$	250	\$	3,000	Assumes 2" caliper canopy trees
Lawn	0.70	AC	\$	9,000	\$	6,300	Bermuda Hydroseeded and Fertilized
Allowance for miscellaneous planting	1	Allow	\$	3,000	\$	3,000	
Picnic tables large metal	4	EA	\$	4,500	\$	18,000	
Trash receptacles (metal)	2	EA	\$	1,000	\$	2,000	
Benches (metal)	2	EA	\$	1,500	\$	3,000	
<b>Promenade</b>						<b>\$</b>	<b>149,097</b>
Concrete Sidewalk (8' width typical)	1,466	SF	\$	5	\$	6,597	Assume 4" thick slab
Stairs (from parking to Festival Field)	120	SF	\$	25	\$	3,000	
Asphalt Multipath, 12' width (west of parking area)	1,500	SY	\$	23	\$	34,500	
Benches (metal)	8	EA	\$	1,500	\$	12,000	
Trees	88	EA	\$	250	\$	22,000	Assumes 2" caliper canopy trees
Lawn	7.00	AC	\$	9,000	\$	63,000	Bermuda Hydroseeded and Fertilized
Allowance for miscellaneous planting	1	Allow	\$	8,000	\$	8,000	
<b>Grasspave parking area conversion</b>						<b>\$</b>	<b>219,830</b>
Demolition - asphalt (for grasspave conversion)	2,470	SY	\$	8	\$	19,760	
Grasspave parking area	22,230	SF	\$	9	\$	200,070	



	Q	Unit	Unit Cost	Total	Remarks
<b>Multi-path Extension to Shoals Outcrop</b>					<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 2,000	\$ 2,000	
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	1.5	AC	\$ 4,000	\$ 6,000	
Miscellaneous Demolition and Haul Off	1	Allow	\$ 4,000	\$ 4,000	Fence Removal (southeast of path), bridge
<b>Earthwork</b>					
Strip topsoil & stockpile on site	1,555	CY	\$ 2.50	\$ 3,888	Assume 8" average depth
Erosion Control	1	LS	\$ 10,000	\$ 10,000	
Earth cut	2,270	CY	\$ 3.88	\$ 8,808	
Earth fill and compaction	921	CY	\$ 6.50	\$ 5,987	Assumes 15% compaction factor
Earth moved on site- dump truck	1,349	CY	\$ 8.00	\$ 10,792	Assumes soil moved within park site
Re-spread topsoil	1,555	CY	\$ 2.50	\$ 3,888	
Pedestrian Circulation					
Asphalt Multipath (12' width to juncture with Harbins extension)	3,072	SY	\$ 23	\$ 70,656	
Asphalt Multipath (8' width from juncture with Harbins extension to outcrop)	250	SY	\$ 23	\$ 5,750	
Pedestrian Bridge across Stream	1	Allow	\$ 35,000	\$ 35,000	Assume Trex type Decking
<b>Shoals Outcrop Improvements</b>					<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 6,000	\$ 6,000	
Topographic Survey	2	AC	\$ 600	\$ 1,200	Topo. With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	0.2	AC	\$ 4,000	\$ 800	For Pedestrian bridge installation
Erosion Control	1	LS	\$ 2,000	\$ 2,000	
Pedestrian Circulation					
Asphalt Multipath (8' width from juncture with Harbins extension to outcrop)	250	SY	\$ 23	\$ 5,750	
Pedestrian Bridge across Tribble Mill Creek	1	Allow	\$ 600,000	\$ 600,000	Assumes Suspension Bridge- 250' length, 6' width Pedestrian Only. Assumes Design/Build Turn Key. Includes Bridge Engineering, Fabrication, Materials, Delivery, and Installation including foundations.
Delineated path through outcrop	1	Allow	\$ 8,000	\$ 8,000	Assumes 835 LF of path, signage
Historic Mill Interpretive Structure	1	Allow	\$ 135,000	\$ 135,000	Custom metalwork frame to define outline of former mill
Interpretive Signage	1	Allow	\$ 32,000	\$ 32,000	Assumes four locations
Gateway Kiosk	1	Allow	\$ 15,000	\$ 15,000	
Fence- Cedar Split Rail Fence on South side of outcrop	859	LF	\$ 20	\$ 17,180	
Pedestrian Only Signage	1	Allow	\$ 2,000	\$ 2,000	
Bike Rack	1	Allow	\$ 1,000	\$ 1,000	
Hitching Post	1	Allow	\$ 800	\$ 800	
<b>Calile Still Road Sidewalk</b>					<b>SUBTOTAL</b>
Erosion Control	1	LS	\$ 2,000	\$ 2,000	
Earthwork	1	Allow	\$ 16,000	\$ 16,000	
Concrete Sidewalk (5' width typical)	14,000	SF	\$ 5	\$ 63,000	Assume 4" thick slab

	Q	Unit	Unit Cost	Total	Remarks
<b>Harbins Park Greenway Extension</b>				<b>\$ 78,626</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 2,000	\$ 2,000	
Topographic Survey	3	AC	\$ 600	\$ 1,800	Topo, With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	1.0	AC	\$ 4,000	\$ 4,000	
Earthwork					
Strip topsoil & stockpile on site	1,000	CY	\$ 2.50	\$ 2,500	Assume 8" average depth
Erosion Control	1	LS	\$ 7,000	\$ 7,000	
Earth cut	1,797	CY	\$ 3.88	\$ 6,972	
Earth fill and compaction	407	CY	\$ 6.50	\$ 2,646	Assumes 15% compaction factor
Earth moved on site- dump truck	1,390	CY	\$ 8.00	\$ 11,120	Assumes soil moved within park site
Re-spread topsoil	1,000	CY	\$ 2.50	\$ 2,500	
Asphalt Mulipath (12' width from juncture with Shoals outcrop path to future Calile Still Road Overpass)	1,656	SY	\$ 23	\$ 38,088	
Signage	1	Allow	\$ 800	\$ 800	
<b>Alcovy River Greenway Extension</b>				<b>\$ 123,504</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 2,000	\$ 2,000	
Topographic Survey	6	AC	\$ 600	\$ 3,600	Topo, With >8" Cal. Trees Included
Site Clearing & Demolition					
Clear and grub (trees, brush, etc)	3.4	AC	\$ 4,000	\$ 13,600	
Earthwork					
Strip topsoil & stockpile on site	3,100	CY	\$ 2.50	\$ 7,750	Assume 8" average depth
Erosion Control	1	LS	\$ 11,000	\$ 11,000	
Earth cut	199	CY	\$ 3.88	\$ 772	
Earth fill and compaction	1,387	CY	\$ 6.50	\$ 9,016	Assumes 15% compaction factor
Earth moved on site- dump truck	1,188	CY	\$ 8.00	\$ 9,504	Assumes soil obtained from park site
Re-spread topsoil	3,100	CY	\$ 2.50	\$ 7,750	
Asphalt Mulipath (12' width)	2,544	SY	\$ 23	\$ 58,512	
Retaining Wall (at Calile Still Road Intersection)	300	SF	\$ 20	\$ 6,000	70 LF-2-4' high; assume "Keystone" type mod.
Guardrail (at retaining wall)	70	LF	\$ 75	\$ 5,250	42' tall
Signage	1	Allow	\$ 800	\$ 800	
<b>Natural Surface Trail System Enhancements</b>				<b>\$ 1,248,662</b>	<b>SUBTOTAL</b>
Information Kiosk for trails near Festival Field	1	Allow	\$ 6,250	\$ 6,250	Assumes contractor installation
Expansion of trail system (within +/- 59 acres)	12,672	LF	\$ 8	\$ 101,376	Includes drainage improvements, clearing, erosion control, grading, revegetation
Trail remediation	3,408	LF	\$ 225	\$ 766,800	Includes clearing, erosion control, grading, revegetation
Grading and Earthwork Near Chandler Road	1	Allow	\$ 20,000	\$ 20,000	
Culvert extension near Chandler Road	1	Allow	\$ 85,000	\$ 85,000	
<b>Chandler Lake Outcrop Enhancements</b>				<b>\$ 265,236</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 4,000	\$ 4,000	
Interpretive Signage	1	Allow	\$ 8,000	\$ 8,000	
Boardwalk for Access at one location	2,100	SF	\$ 80	\$ 168,000	Assumes Trex type decking
Perimeter Fencing	4,652	LF	\$ 18	\$ 83,736	Assumes 6' ht. Black Vinyl Chainlink Fence
Signage	1	Allow	\$ 1,500	\$ 1,500	
<b>Chandler Lake Native Grass Meadow and Buffer Plantings</b>				<b>\$ 15,600</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 1,000	\$ 1,000	
Interpretive Signage	1	Allow	\$ 4,000	\$ 4,000	
Meadow Establishment	1	Allow	\$ 7,000	\$ 7,000	Assumes 75,000 SF Meadow
Buffer Planting	1	Allow	\$ 3,600	\$ 3,600	Assumes 144,000 SF Planting, one seedling tree per 200 SF
<b>Chandler Lake Bank Restoration</b>				<b>\$ 175,824</b>	<b>SUBTOTAL</b>
Mobilization	1	LS	\$ 2,000	\$ 2,000	
Signage	1	Allow	\$ 8,000	\$ 8,000	No Bank Fishing signs, Interpretive signage
Fencing	4,652	LF	\$ 12	\$ 55,824	Assumes 42" Black Vinyl Clad Chain Link Fence
Piers	2	EA	\$ 45,000	\$ 90,000	Assume Trex type decking each +/- 450 SF
Bank Plantings	1	Allow	\$ 20,000	\$ 20,000	





# Appendix B

## Tabulation of Concerns and Interests from Public Meeting

**Tribble Mill Park Master Plan**  
**Park Concerns Form Tabulations**

Gwinnett Dept. of Community Services

73 forms returned

May 22, 2008

EDAW

Community Concern	Times Mentioned	Ranking
Partner with established volunteer groups for trail construction and maintenance	28	1
Maintain Natural Trail Surface Mileage >12 Miles	27	2
New amenities should not eliminate or impact existing trails	24	3
Do not widen natural trails	21	4
No Dog Park	19	5
Maintain and replace technical aspects of natural trails	14	6
Keep Existing Creek Crossings	14	6
Partner with established volunteer groups for trail signage	14	6
No clear cut (maintain green space)	12	7
Prevent erosion on trails	8	8
No change to park	7	9
No additional pavement	6	10
Safety/ more police presence	5	11
Keep Chandler Lake Passive and undeveloped	3	12
No ball fields	3	12
Protect Eco-Sensitive Areas	3	12
Open entrance off Chandler or Ozora Church Road	3	12
Do not fence granite outcrops	3	12
No disc golf course	3	12
Do not pave natural trails	3	12
New trail system was stated before input process for meeting	3	12
Keep equestrian trails	3	12
Litter	2	13
Improve horse trail safety- no loose or slippery rocks, or steep slopes	2	13
Do not open entrance off Ozora Church Road	2	13
Better access to Upper Lake (Chandler Lake)	2	13
Avoid expensive difficult to maintain trails (like ravine trail at Little Mulberry)	1	14
Conflicts between horses and bicyclists	1	14
Make a decision on whether or not to allow parking on Chandler Lake Road	1	14
Enforce Leash Law for dogs	1	14
Light Multi-path-stay open later	1	14
Trails currently being built do not conform with established trail building rules	1	14
No parking near water	1	14
Add horse crossing on road going to meadow with signage and stripping	1	14
Safety Signage/ enforcement for use of bike helmets	1	14
Add Horse trails	1	14
Designated area for fisherman	1	14
Weedy Lake makes kayaking difficult	1	14
Fence and post signage in eco-sensitive areas	1	14
Longer Trails with loops	1	14
Separate bike trails from walking trails	1	14
Bikers nearly run over walkers	1	14
Future development should not add additional maintenance issues	1	14
Equitable allocation of resources for all users	1	14
No paid access	1	14
Provide maintenance on existing paved trail	1	14
Correct entry road- lanes are hard to see	1	14
Provide maintenance on play structure	1	14
More speed bumps	1	14
Maintain existing character	1	14
Add pets on leash sign at entrances to paths	1	14
Construct trails in a sustainable manner	1	14
Get users involved in a public safety watch program	1	14
Put new features in new parks	1	14
Locate dog park at spillway- away from equestrian and mountain bike users	1	14
Fences on lakes limit scenic value	1	14

**Tribble Mill Park Master Plan**  
**Community Interest Form Tabulations**

Gwinnett Dept. of Community Services

73 forms returned

May 22, 2008

EDAW

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Multi-use Natural Trails	38	13	1			1	23
Equestrian Parking Lot (Keep Existing)	20						20
Mountain Biking Parking Lot	16		1				15
Bike Trails	13	8	2	1		2	
Equestrian Trails	14	9	2				3
Paved Multi-Use Path Connection to other Parks (Harbins)	8		1				7
Additional Paved Multi-Use Trails	5	5					
Playgrounds	8	2	1	1	2		2
Trail Signage	7						7
Parking close to entry	5						5
Trail Completion	5	2	1				2
Restrooms (one vote for restroom at boat ramp)	5		2		2		1
Picnic Facilities	4		1	3			
Walking Trails	4			4			
Trail Maps	2						2
Natural Path Connection to Harbins Park	2						2
Dog Park	2	1			1		
Boat Rental Venue	2		1	1			
Camping	1				1		
Dog Park with Water Access	1						1
Seating by Paved Trails	1				1		
New Facilities at Chandler Lake	1			1			
Water Fountains	1						1
Water Access for Horses- Ecologically Friendly	1						1
Skateboard and Roller Skate Area	1	1					
Safety/First Aid Station	1			1			
Fishing Area	1			1			
Educational Signage (at sensitive ecological areas)	1					1	
Ponds	1					1	
Nature Center with Education Programs about Plant and Animals	1				1		
Organized nature trails with walks	1					1	
Aquatic Center	1	1					
Swimming Pool	1		1				
Amphitheater	1		1				
Cardio Fitness Trail	1						1
Signage at New Hope Road	1						1
Cross Country Course	1	1					
Additional Parking in the Chandler Road area (but no parking lot)	1						1
Horse related events	1						1



# Appendix C

## Steering Committee Meeting Minutes

**Tribble Mill Park Master Plan**  
**Park Overview and Scheduling Meeting**  
**9-04-08**  
**Gwinnett Justice Administration Center**

Attendees:

Steering committee members – Kelly Keating, Jessie Parker, Ronnie Pesserilo, Daryl Clark, Stephen Konigsberg, John Patterson, Jerome Brown, Jeremy Means, James Tigue, Kathy Bodnar, Eloise Carter, Priscilla Casciolini, Danielle Kutter, Heike McMillan, Jack Orkin, Eric Spencer, Ed Jacob, Vicki Jacob, Christopher Albers

Rex Schuder, Gwinnett County Department of Community Services  
Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW  
Young Ae Chung, EDAW

*Rex Schuder*

Objective for tonight's meeting: brief overview of planning history of the park and project scheduling.  
Provided an overview of the planning history for the park:

- Three previous plans were discussed: RC&D Plan, Jaeger Master Plan and Trail System Study done by Jordan, Jones & Goulding.
- Current park consists of planned and unplanned components.
- RC&D Plan (November 1979)
  - o Played significant role in assisting Gwinnett County with federal funds
  - o RC&D helped in assembly of land for the park
  - o Focus on the development of water based recreation
  - o Principle benefit from this plan was the preservation of granite outcrop, plan was forward thinking with its preservation of these rare plants
  - o Focused on water recreation and primitive camping which suited for the rural landscape of Gwinnett County
- Jaeger Master Plan (1988)
  - o High emphasis on water recreation (boating, swimming, and fishing), historic preservation, picnicking, fencing granite outcrops
  - o Two lakes of different uses: one for fishing only and other for boating
  - o Swimming beach was created by boating lake and other amenities such as picnic pavilion, camping sites, passive recreation areas, equestrian trails, and festival field
- Trail System Study by Jordan & Goulding (1998)
  - o As Gwinnett grew, different demands for the park created, suburbanization made the old model of a regional park with camping and other amenities obsolete
  - o Rather than developing another master plan for the park, a study of trail system was done, elements from the Jaeger plan were assumed to carry over, such as the picnic area near Ozora Lake.
  - o A multi-purpose trail loop planned for perimeter of large recreation lake. This Trail was not completed entirely around lake, forcing pedestrians to share vehicular bridge to complete a smaller loop. The multi-purpose trail became the most heavily used element in the park.
  - o Festival field concept further developed in this plan with playground, pavilion, restroom, parking area and other elements. An amphitheater was built as concert space but was never used for such events and divided the space
  - o Additional 49 acre tract to the southwest of property was added around 1999, two additional tracts (17.88 ac.) added along Callie Still Road were added in 2007. None of this additional acreage was included in previous studies
- Current Issues:

- Equestrian parking area, which conflicts with expansion of the picnic area, needs to be relocated. The current location was never planned, it evolved into this role by default since no other place for parking was provided. The current location creates undesirable crossings, where equestrians have to cross roads.
- Festival Field needs reconfiguration since the space is underused and split into two areas
- Potential connection to larger greenway network system in the newly added acreage. Multiuse trail connection to Harbins Park from Festival Field area, past Mill historical zone to crossing over Callie Still Road.
- A well preserved granite outcrop exists in the 49 acre tract that was added to the southwest of the park. In order to protect this outcrop from the damage done at other outcrops the county had an 8' tall galvanized fence added. This installation required the disturbance of a swath around the outcrop, but it will be re-vegetated, and will ensure the long term protection of the rare species located there.
- Other granite outcrop areas are severely damaged and need protection and restoration
- Drainage field will likely be built south of picnic area, to handle additional sewage required with added bathrooms. Disc Golf course and drainage field are compatible use
- Population growth increases park uses and the master plan needs to accommodate for future demand on facilities and bathrooms
- Potential to interpret old mill site: could follow initial intention of Jaeger plan of historic preservation with interpretive signs
- Develop better trail system that connects to the mill site and connects to future greenway trail to Harbins Park
- Long range vision for Greenway trail system-configure to connect the three parks; Tribble Mill Park, Palm Creek Park, and Harbin Community Park
- Fence height for granite outcrop areas should be 8' tall on remote sites to prevent deer getting in and 6' tall black vinyl-clad in less remote areas with clear visibility, since deer can be seen and released if they get inside the fence.
- The boardwalk element across the inlet wetlands of the large recreation lake needed to complete multi-purpose trail loop around the large recreation lake is still part of the master planned elements advanced from earlier plans and can be considered in this planning process.

**Committee agreed upon a Project schedule:**

- Park Facility Bus Tour: September 27<sup>th</sup>, Saturday
- Walking Site Tour: November 8<sup>th</sup>, Saturday
  - EDAW will hand out inventory and analysis graphics 11x17 sheet
- Inventory Analysis and Program Meeting: November 13<sup>th</sup>, Thursday
  - Gwinnett Justice and Administration Center, Conference room C , 7:00 PM
  - EDAW presents inventory analysis findings
  - Committee discusses program elements
- Alternative Conceptual Plan Meeting: December 18<sup>th</sup>, Thursday
  - Gwinnett Justice and Administration Center, Conference room B, 7:00 PM
  - Plans will be mailed 1 week ahead to all committee members
- Preliminary Master Plan Meeting: February 19<sup>th</sup> 2009, Thursday
  - Gwinnett Justice and Administration Center, Conference room B, 7:00 PM
  - Refinement of concept agreed upon at alternative conceptual plan meeting, includes more detail, grading plan
  - Preliminary cost estimate issued at the end of meeting
- Final Master Plan Meeting: March 19<sup>th</sup> 2009, Thursday
  - Gwinnett Justice and Administration Center, Conference room B, 7:00 PM
  - Refined cost estimate due with sector prices and line items
  - Once plan is decided with updated cost, assessment is made to prioritize construction based on funding
- Hybrid Conceptual Plan Meeting (Optional)



- Will be used only if committee can not reach majority consensus on plan (would occur in place of February 19<sup>th</sup> meeting on Preliminary Master Plan, the preliminary master plan meeting and final meeting would be pushed back to the next agreed upon dates.
- April 16<sup>th</sup> 2009, Thursday

*Rex Schuder*

Discussed some issues with the park:

- Trail zones will probably be identified. Within these areas, the plan will likely indicate trails that should be closed or repaired due to environmental degradation. The plan will not show trail layouts since this can be handled in the field in collaboration with groups like SORBA.
- Trail repair/healing will be a more expensive item per linear foot than trail construction
- The Committee can consider a new management plan for fishing and lakeshore repair/re-vegetation such as the Little Mulberry Park model.
  - Restrict bank fishing and promote pier fishing at selective locations
  - Promote vegetation around the perimeter of lake

*Committee Member*

When would elements in master plan be constructed?

*Rex Schuder/ Grant Guess*

The date of construction is not known, depends on SPLOST funding.

### **Tribble Mill Park Master Plan**

#### **Site Inventory and Analysis Meeting**

**11-13-08**

**Gwinnett Justice Administration Center**

Attendees:

Steering committee members – Kelly Keating, Jessie Parker, Ronnie Pesserilo, Jeremy Means, Stephen Konigsberg, Kathy Bodnar, Eloise Carter, Priscilla Casciolini, Jack Orkin, John Patterson

Rex Schuder, Gwinnett County Department of Community Services

Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW

Young Ae Chung, EDAW

*Rex Schuder*

Objective for tonight's meeting: to reach a common level of understanding of the site and prioritize program elements.

#### **Micah Lipscomb presented the site inventory & analysis to the committee**

Slope Analysis:

- Severe erosion areas denoted on plan, including
  - Perimeter path on south east corner
  - Around Chandler Lake and path near road parallel parking
  - Path to outcrop near Callie Still Road

Soil:

- Soil survey was done prior to park development
- Most of the undevelopable soil types are located near bodies of water and wetlands, as well as granite outcrop areas

Vegetation:

- Great diversity of plant materials existing

- Potential for environmental education
  - Especially the granite outcrops
- Areas for development should be concentrated in the early succession forest-mostly pines and tulip poplars
- Avoid development of late succession forests-area with more hardwood such as Hickory, Northern Red Oak, White Oak, and Blackgum
- On site specimens of Sweetbay Magnolias are unique and special to the site and should be preserved
- Meadows
  - No natural meadows exist in Gwinnett Co. All existing meadows are created by human disturbance
  - Decision should be made about Chandler Lake edge-leave it as is as grassed or create pockets of plantings. Grass is easy to maintain whereas plantings require more maintenance.
  - Typical low diversity of groundcover in forested areas- muscadine located in younger forest areas- blackberry in meadows, more interesting perennials located in forested areas including: Jack in Pulpit, Wild Ginger, Crane Fly Orchid, Blackberry, Lady Slippers, and Mayapple
- Hydrology
  - Stream buffers described- 25' from lake edge, 50' from stream banks with no disturbance + 25' no impervious area.
  - Always cross stream buffer perpendicular to minimize impact to the wetland
  - Variances to lake stream buffer allowed for docks and lake access for boating Largest wetland is located in the back portion of Ozora Lake
  - Potential loop circulation near the mill ruins. Currently the path ends at the stream
  - Possible pedestrian only bridge crossing at this location without sacrificing the view
  - To maximize view of shoals a bridge can be located near the road, but more costly- less expensive to build above mill raceway
- Opportunity and Constraint Graphic
  - Festival Field parking-high concern area. Currently too much parking without adequate use. Two major trail heads meet in this location.
  - Possible land acquisition of a property near Festival Field. *[Attached graphic illustrating area was provided by Rex Schuder, , 25 AC parcel #5218 001, owned by the Livsey Robert Bennett Trust, zoned R100 Single Family]* Currently wooded but if development occurs on this adjacent land, views of the park will be greatly affected.
  - Perimeter buffer needed along the new development on the southeast side of the park
  - Perimeter buffer along the west side of Chandler Lake is not as important since there is not much development planned for this area.
  - Discussion about greenway trail connections- above Callie Still Road on east side. The connection can be designed with an overpass pedestrian bridge and will link Tribble Mill Park to Harbins Park
  - Possible Greenway trail extension from west side of Ozora Lake in the future

#### **Program elements / questions from the committee members:**

##### **Granite Outcrops**

- Fencing issue-some committee members were concerned about 8' steel high impact fence already installed in newly acquired land for the park-Southeast portion of the site
- Fencing in other granite outcrop will be shorter and less impact
- Committee members were concerned about aesthetic of the material and how it can influence educational opportunities and engagement of public
- Discussion about balancing preservation with aesthetics/ education- Granite outcrops are such sensitive environment that without fencing the habitat will be lost
- Both function and aesthetic should be considered for implementation
- Possible solutions-gradation of access, signage, and public education

- Concern about public not being educated about outcrops if they are fenced off from view. Panola Mountain boardwalk/ viewing area may be a model to provide some access to Chandler Lake outcrops- option will be explored in conceptual plans

#### Environmental education opportunities

- Possibly seek grant money to start environmental education for the entire park not just for the granite outcrops
- Hiking trail expansion throughout the site to view different plant communities
- Possible introduction of illustrative signage to educate public of proper trail use etiquette especially if a trail is shared by different users; mountain bikers, equestrians, and hikers
- Provide more viewing for educational purposes with preservation

#### Equestrians:

- Issue of limiting views if trails are pulled further away from the water
- Proposed bridge crossing at the mill ruin will be only for pedestrians
- Trail along the Chandler Lake, specifically the granite crossing is slippery when wet and is constantly wet and sloped. Reroute of trail is needed.
- Water must be provided. Little Mulberry Park will be model

#### Parking:

- Complaints from boaters that trailer parking for their use is constantly over-parked by general park users.
- Mountain bike parking-possibly locate directly off of Chandler Lake Rd.
  - Sight distance issue needs to be resolved if locating here
  - Also need to locate changing station in the parking area
  - Discussion that this area being considered for parking does not currently have development. The terrain is steep, so parking lot development will extend beyond the parking lot footprint
  - Discussion about alternate changing room/ kiosk location for Mt. bikers near Festival Field.

#### Shelters/Pavilions:

- Need more shelters throughout the park
- How many pavilions needed for the park?
  - Medlock Pavilion-Do we need such size pavilion at Tribble Mill?
  - Existing infrastructure is suitable for such size pavilion
  - Possibly multiple smaller size pavilions and elevated to take advantage of the existing slope and view
  - Appropriate size can be comparable to Little Mulberry Pavilion. Although small in size people use this pavilion for weddings and receptions
  - Pavilion can be located in the Festival Field and shelters can be located near existing camping area

#### Dog Park:

- Current equestrian parking area is appropriate for this use
- Need to be located away from the forest to limit impact
- Discussion about dog park with water access
- Can provide direct access to water for dogs and the area can be shared with trail users by creating appropriate fencing
- Some committee members questioned the aesthetics of this location- highly visible to other users
- Lake bank is already eroded will dogs erode the bank further
- Any ecological impact of dog access to water
- Conflict with boaters
- Possibly dog park creates bad views to boaters

#### Roads:

- Portion of the loop road in Ozora meadow can be cut and dead end at parking
- This portion of the road can be filled and used for additional trails
- This area is also suitable to lay sewer line for additional bathrooms if needed
- Permanent bathroom facility can be costly- sewer line or septic fields



RC&D:

- Continue participation and recognition of the initiation of park system in Gwinnett
- Possible natural history education in the park
  - o Management of meadows
  - o Natural resource conservation
  - o Native grass preservation and cultivation
  - o Natural habitat preservation
  - o Native American wildlife management techniques
  - o Issue of fire management-can be managed mechanically they recommend discing of meadow and overseeding with native grasses

Concession stand:

- Debate about suitability for community oriented park
- Conflict with natural beauty of the park
- Not suitable in a neighborhood park, but debate that Tribble Mill is a regional park
- However, concession can be small and can support passive recreational use of the festival field
  - Concession can be a small one that rents kayaks, paddle boats, and bikes

### **Tribble Mill Park Master Plan**

#### **Alternative Concepts**

**12-18-08**

#### **Gwinnett Justice Administration Center**

Attendees:

Steering committee members – Kelly Keating, Jessie Parker, Ronnie Pesserilo, Stephen Konigsberg, Kathy Bodnar, Eloise Carter, Priscilla Casciolini, Jack Orkin, John Patterson, Darryl Clark, Jerome Brown

Rex Schuder, Gwinnett County Department of Community Services

Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW

Young-Ae Chung, EDAW

#### **Micah Lipscomb presented the three concepts; Option A, B & C**

Common elements of all three concepts:

- Relocated Equestrian parking
- Natural surface trail expansion / enhancement
- Trail user amenities
- Festival field area enhancement
- Improve path extensions
- Historical interpretation of mill ruins
- Granite outcrop preservation / interpretation
- Dog park
- Existing picnic pavilions enhancement
- Picnic zone redesign

Festival Field:

- Option A&B open up field for more usable space
- Option A-Pavilion location take advantage of views to lake and consolidate all elements into central space
- Option B-smaller pavilions provided instead of single large pavilion. Elements are dispersed throughout the space
- Splash pad-not a requested element but provided for family with children-element that can animate the space
- Bath house-required for splash pad can have green roof-provide educational opportunity and introduce sustainability

- Stormwater management-redesigned to bring people more closer to the lake and celebrate stormwater as a design element
- Three different approach to engage people to water edge:
  - o Option A-a central gathering space with smaller intimate space of lakeside terraces
  - o Option B- central gathering space is the lawn terraces and lake boardwalk bring people closer to the lake
  - o Option C-arch shape terraces provide intimate gathering space
- Concession
  - o Option A&B-easily accessible to lake but too visible-need screening
  - o Option C-located at the end of parking, tucked away from the main activity zone
  - o Snack concession can happen closer to where activities happen. Possibly architecture of concession building can be done to be attractive. Can be a good opportunity to have dining area overlooking the lake
  - o Concession can happen without compromising the natural beauty of the park
  - o Declining park revenue-need concession to cover operating cost
  - o Good to go ahead and plan for one that is integrated into the master plan than retrofitting it in later
  - o Instead of extensive concession, a simple observation area with architectural element can be placed as a focal point

#### Picnic Pavilions:

- Option A-classic arrangement of Medlock Pavilion with central view line into the lake
- Option B-two smaller pavilions-size of Little Mulberry model. Located on the hill to take advantage of view into the lake
- Option C-two smaller pavilions located near the lake
- Additional request from committee: explore option for more picnic opportunity near the parking by the lake on option c
- Importance of discussion of dog park as growing population=increase in pet ownership
- Determining the size of pavilion(s) needed for the park is based on how the park is envisioned to be used in the future

#### Picnic Area:

- Both option A&B, vehicle circulation ends at parking area
- All plans provide informal recreation area on the knoll
- The space is not well utilized currently
- Option A utilize knoll extensively with most forest cut
- All provide dispersed stormwater strategy
- Option A&B-significant fill opportunity which is needed from the regarding
- Option B provided opportunity to design internal walking trail next to picnic area.
- Combining the two woodland currently separated by the road can be made into one large woodland with walking trail improvement

#### Committee members vote on park elements:

##### Picnic Option:

- 0   Option A-One large pavilion-Medlock Pavilion
- 10  Option B-**Smaller cluster of Mulberry size pavilion**
- 2  Option C-Smaller cluster of pavilions by lake

##### Space Configuration:

- 7  **Option A**
- 3  Option B
- 2  Option C

##### Lake Front Edge:

- 1  Option A-concentrated edge with extensive hardscape
- 0  Option B-linear experience and dispersed activities along the lake
- 11  **Option C-dock orientation provides separation from the center of activity.**  
Buffer provided between overlook and multi trail. Bring people closer to water

and provide more opportunities to linger at the overlook.

Loop Dock System:

8 **Shown in option B at another location**

Concession:

8 **Option A&B location**

- Option B

- Option C

Splash Pad with Bath House: 2 votes and rejected by the majority.

Vehicle Circulation:

0 Option A

11 **Option B**

- Option C

Pavilion location to Parking (Picnic Area):

- Option A

5 Option B

6 **Option C-Pavilion close proximity to parking**

2<sup>nd</sup> Bathroom (Picnic Area): All committee members were in favor.

Picnic Pavilion near 2<sup>nd</sup> bathroom: All committee members were in favor.

Pavilion with 2<sup>nd</sup> bathroom area, provide additional shelter:

- Option A

6 **Option B**

1 Option C

Knoll (Picnic Area):

8 **Option A**

- Option B

- Option C

Aquatic dog park: one vote and majority in disfavor.

Parking configuration (Chandler Lake Access):

12 **Option A&C**

0 Option B

Kiosk / Changing Room (Chandler Lake Access):

8 **Option A**

- Option B

- Option C

Chandler Lake Meadow:

11 **Option A-Native grass meadow**

- Option B

- Option C

Granite outcrop boardwalk and interpretive signs: majority in favor.

Pedestrian Bridge:

\*value-create continuous loop system of trail, currently trail dead ends here.

9 **Option A&B-closer to Callie Still Road**

- Option C

Based on consensus reached by the committee, the consultant will consolidate all the elements committee members agreed on and will generate a preliminary master plan that will be distributed in February.

**Tribble Mill Park Master Plan**

**Preliminary Master Plan**

**2-19-09**

**Gwinnett Justice Administration Center**



Attendees:

Steering committee members – Kelly Keating, Jessie Parker, Stephen Konigsberg, Kathy Bodnar, Eloise Carter, Priscilla Casciolini, Jack Orkin, John Patterson, Darryl Clark, Jerome Brown, Jeremy Means, Heike McMillan, Ellis Lamme

Rex Schuder, Gwinnett County Department of Community Services

Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW

Young-Ae Chung, EDAW

### **Micah Lipscomb presented the preliminary master plan**

The attached program element summary was distributed to the committee

#### **Comments from committee members after the presentation:**

- Concern for architecture update of existing pavilions to match new pavilion. Micah responded that recommendation will be documented in the final master plan.
- Concern for ADA access expressed, Micah responded that ADA access is provided throughout the Festival Field and Picnic Zone areas, however in two locations in the Festival Field there are two locations where the most direct route is not ADA accessible but an ADA route is provided, Rex Schuder asked that the lengths for these ADA routes be identified *[ADA route on north end of Festival Field is approximately 1,297 LF, the direct route uses stairs to traverse across the Festival Field. ADA route on the south end of the Festival Field is approximately 1,200 LF from the concessions area around the existing restroom and playground to the Lake edge. Direct route from Concessions to the lake edge includes a 280 LF section of 10% slope path.]*
- On the final master plan distinguish the zone for natural surface trail
- Chandler Lake
  - o Low fencing required to revegetate the lake and enhance fish habitat
  - o Provide limited access for fishing
  - o Committee members all agreed on adding 2 additional piers to provide more opportunities for fishing
- The proposed asphalt multi-path near the entry road-move the trail crossing closer to the existing speed bump
- Add path to provide direct connection to/from the north end of parking lot to the multi-use trail that connects with the bridge across the spillway
- Additional restroom location needed by the Chandler Road access.
- Granite outcrop fencing
  - o Fence type debated, several options discussed-split rail fence, black vinyl clad chain link fence 6' or 42" ht. limited fencing.
  - o Rex Schuder stated that in order to provide the appropriate habitat for the outcrops to regenerate, complete perimeter fencing has to be provided
  - o Committee members agreed after discussing cost and maintenance issues that black vinyl clad chain link fence is the best option
  - o Fencing should not impact existing trails around the outcrop
- Paved pedestrian connection is needed from the parking lot in the picnic area to the existing multi-path
- Committee member, Stephen Konigsberg recommended a sign for the natural surface trail. This text is submitted for consideration by committee, comments will be discussed at the final master plan meeting:

#### ***Bike/Horse/Hiker Etiquette***

*These trails are multi-use. That means that mountain bikers, equestrians and hikers use them.*

*Horses may be unpredictable. Passing on the trail must be done correctly to avoid severe injury.*

**Bikers:** When approaching from the opposite direction, bikers should stop and get off their bikes while the horses pass. When approaching a horse from the rear, stop and communicate with the equestrian so they might calm their horse for you to walk by.

When approaching hikers from the opposite direction, slow down. When approaching hikers from the rear, slow down and announce on which side you intend to pass.

**Hikers:** Be alert and step aside for bikers. When approaching equestrians announce yourself so that they may calm their horse.

**Equestrians:** Please cooperate with bikers and hikers to observe the above trail rules to help keep everyone safe.

- Parcel next to festival field that was discussed in last meeting for possible acquisition is 25 acres and owned by an estate. Based on local real estate price, the parcel is estimated to be about \$1-2 million.
- The existing fund for Tribble Mill Park from SPLOST is \$1 million.
- EDAW will show the total park acreage on the final master plan drawing
- EDAW will adjust plans and estimate to reflect porous asphalt in proposed parking areas

### **Tribble Mill Park Master Plan Update**

#### **Final Master Plan Meeting Minutes**

**3-19-09**

#### **Rhodes Jordan Park Community Center**

Attendees:

Steering committee members – Kelly Keating, Jessie Parker, Stephen Konigsberg, Kathy Bodnar, Eloise Carter, Priscilla Casciolini, Jack Orkin, John Patterson, Heike McMillan

Rex Schuder, Gwinnett County Department of Community Services

Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW

Micah Lipscomb outlined the changes made in the final master plan graphics:

- On the final master plan distinguish the zone for natural surface trail zone boundary delineated on plan
- Pedestrian bridge over Tribble Mill Creek moved slightly towards Callie Still Road to minimize impacts to the outcrop
- (2) Fishing piers added to Chandler Lake
- Trail crossing for Lake Ozora loop multipath at road moved to the existing speed bump
- Path added to provide direct connection to/from the north end of parking lot to the multi-use trail that connects with the bridge across the spillway
- Additional restroom added for the Chandler Road improvement area
- Trail length noted- with complete Lake Ozora loop new length would be 3.77 miles
- Paved pedestrian connection path added from the parking lot in the picnic area to the existing multi-path
- Pedestrian only natural surface trail loop added near the parking lot
- Porous asphalt added in new parking areas
- Committee approved of bike/ horse/ hiker etiquette text proposed by committee member, Stephen Konigsberg. This text will be included in the Master Plan Report

Prioritization discussion:

- Revised estimate was distributed to the committee. A summary estimate informed a discussion about priorities. This summary included the soft costs markups in the totals for each improvement.

- Rex Schuder asked that Harbins Park Greenway extension be taken off the Tribble Mill Park prioritization list since this amenity would be part of a greenway trail to Harbins Park
- Committee prioritized improvements- summary of discussion is included in these minutes
- Committee debated the merits of making land acquisition their top priority
  - o Pros: land is inexpensive now, land should be added before it is developed, granite outcrop would be preserved, provides a better connection between two natural trail surface areas, protects view shed of Festival Field (centerpiece of Master Plan)
  - o 7 votes in support of this as top priority
- Following improvements made as a second priority: Chandler Lake Outcrop Perimeter Fencing, Lake Ozora loop multipath, and natural surface trail enhancements. Sentiment of the committee that these improvements would open up access to an underappreciated section of park. Culvert extension at Chandler Road included in the natural trail surface enhancements. Unanimous approval for this item.
- Following improvements made as a third priority: Chandler Lake Native Grass Meadow and Buffer Plantings, Chandler Lake Bank Restoration (includes piers and bank fencing).
- In discussions about the entrance road committee established that if road is realigned and new parking is added in this area, and then landscaping MUST be included in the construction. This area is the front door of the park, and an attractive appearance must be established. The county should not cut costs in landscaping in this area. Committee asked that \$12,000 budget for landscaping in this area to be increased in the estimate. Master Plan report will emphasize the committee's opinion about the development of this area.
- Attached summary table summarizes remaining priorities
- Committee offered unanimous approval of final master plan graphics. Plans can be presented to Recreation Authority.
- Rex Schuder announced that committee members are invited to attend the Recreation Authority Meeting on Thursday April 16<sup>th</sup> at 3 PM. The Rec. Authority will review the plan at this time. Tribble Mill will likely be first on the agenda.

## **Tribble Mill Park Master Plan Update Recreation Authority Meeting Minutes**

**4-16-09**

### **Gwinnett County Justice and Administration Center**

Attendees:

Steering committee members –Priscilla Casciolini, Ellis Lamme

Recreation Authority Members

Rex Schuder, Gwinnett County Department of Community Services

Grant Guess, Gwinnett County Department, Park and Rec. Planning and Development

Micah Lipscomb, EDAW

- Micah Lipscomb provided an overview of the Tribble Mill Master Plan. The committee's top priority of land acquisition was outlined.
- Recreation authority members discussed the fact that different user groups share the natural surface trails. A steering committee member stated that she does not like this arrangement. The observation was made that the shared trail use is not ideal, but given the limited trail area this seems like the best option. Rex Schuder stated that language for a trail etiquette sign will be included in the master plan report.
- A recreation authority member observed that the location of the reinforced turf area shown in the Festival Field parking lot should be reconsidered. A lower traffic area would be more appropriate for this material. The recreation authority requested that this modification be made. EDAW will revise the plan to locate the reinforced turf in a less conspicuous area.

The recreation authority approved the master plan with the caveat that the reinforced turf area should be relocated.



# Appendix D

## Tribble Mill Park History

# Tribble Mill Park Research Study

Gwinnett County, Georgia



State of Ga. Gwinnett Co.  
This instrument made the  
31st day of Oct. eighteen hun-  
dred and eighty-four between  
of the first part and his wife  
of the second part both of  
of Walton in said State. Witness  
said A. C. Tribble for and in con-  
the natural love and affection  
his wife said Mary A. Tribble  
and to be accepted by her in lieu of  
the lands of the said A. C. Tribble  
and conveyed to the said Mary A.  
certain tract of land and mill sit-  
ing and being in the fifth district  
of Gwinnett, parts of lots No. 231, 218 &  
of one hundred and forty-two acres  
more or less, including the mill sit-  
ing thereon, said tract bounded on  
the north by lands of M. Pruitt on  
lands of John Holcomb & J. J. Davis  
East by lands of J. L. Harris and  
Loye and to hold the said bargain  
the said Mary A. Tribble, if taken  
together with all the rights and  
appertinances thereto belonging for and during  
her life and to pass to my ex-  
ecutors and assigns after my death  
as which the said A. C. Tribble has  
his hand and seal the day and  
year  
sealed & delivered in presence  
of us  
Witness, N. P. J. A. C. Tribble  
July 1st 1890.  
J. T. Caird, c. s. o.



NEW SOUTH ASSOCIATES

PROVIDING PERSPECTIVES ON THE PAST





# Tribble Mill Park Research Study

Gwinnett County, Georgia

Report submitted to:

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EDAW • The Biltmore 817 West Peachtree St. NW Suite 770 • Atlanta, GA 30308-1138

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November 14, 2008 • **Final Report**  
New South Associates Technical Report #1647



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# I. INTRODUCTION

As the term “gristmill” slowly becomes a term altogether unknown to generations of people, it is necessary to examine those sites whose physical structures and daily undertakings once told the stories of families, individuals, towns, landscapes, and manufacturing feats. Though most mills may have disappeared, the names of many modern day subdivisions, roads, shopping centers, and recreational facilities reflect the importance of mill sites as centers for maintaining community heritage and growth. Tribble Mill Park is one such place whose name itself speaks of a small, yet important, site along a tributary of the Alcovy River, where families of millers and entrepreneurs once worked, purchased land, and began new business ventures. The recreational facility of Tribble Mill Park holds hundreds of acres, while the mill for which it was named sits atop but a few acres itself. The imprint on Gwinnett County that this mill once made through its connections with pioneering leaders of the county continues to affect the community through the success of the park itself and the story its history presents (Figure 1).

In May and June of 2008, New South Associates conducted historical research for the land currently described as Tribble Mill Park, with a focus on the mill site specifically. The park, measuring 718.228 acres is comprised of parts of land lots 218, 219, 230, and 231. Tribble Mill Park features miles of paved and mulched trails for hiking, biking, and horseback riding, as well as two man-made lakes for recreation and fishing, measuring 108 acres and 40 acres respectively. Several gathering pavilions and an outdoor amphitheater dot the property, while Ozora Meadows, a large open field, accommodates large crowds of park visitors.

Tribble Mill Park is owned and operated by the Gwinnett County Parks & Recreation Department of the Gwinnett County Government. In order to increase its positive influence on the county and its citizens, the Parks & Recreation Department has stated as part of its vision statement to “provide responsible stewardship of human, fiscal, natural and historic resources” and to “maximize community resources.” In an effort to fulfill both tasks, as well as several others, the department has sought to update its master plan for Tribble Mill Park by gaining a more complete understanding of its historic and physical resources. ED&AW, Inc. was chosen to complete this update, and the design firm selected New South Associates to research and compile a history of the mill and park property.

In order to gain a better historical understanding of the land on which Tribble Mill Park now sits, research began with an examination of the extensive holdings of the Map Library at the University of Georgia in Athens, Georgia. Historic materials and historical publications at the Gwinnett Historical Society and Hargrett Rare Book & Manuscript Library were studied in detail. New South Associates archaeologists retrieved data for previously recorded sites from the Georgia Archaeological Site Files, while historians located previous studies of Gwinnett County mill sites for use in updating the park’s history. The holdings of the Gwinnett County Superior Court Clerk’s Office were also scrutinized; however, due to a fire in 1871, relying solely on such records was impossible. Due to the lack of both deed and plat information before the Gwinnett fire, materials at the Georgia Department of Archives and History were also consulted. At this repository, data was collected from the U.S. Manufacturing Census, Population Census, Tax Digests, and Special Schedules of Manufacturers.

Figure 1.  
Project Location Map



Source: 2000 Aerial Photograph

This report begins by examining previously recorded archaeological sites relating to milling throughout Gwinnett County and all archaeological sites in the vicinity of Tribble Mill Park. A context of Gwinnett County's milling history follows this discussion, leading to a presentation of data gleaned from the recent historical research. Finally, a brief discussion of recommendations for possible future research routes concludes the document. An appendix listing historical deeds related to the property is also supplied.





## II. ARCHAEOLOGICAL RESEARCH

In order to provide a more complete history of the Tribble Mill property, the research began with what is known archaeologically about the park property. The addition of archaeological data to historical research can contribute a great deal of significant information on the property's prehistoric and historic past. In particular, it has the potential to yield data about sites that once hosted mill seats that are not identified in the written record and can inform about the extent of milling and its period of significance in Gwinnett County's history, both at Tribble Mill and its mill counterparts in Gwinnett County.

Background research was conducted at the Georgia Archaeological Site files for the Tribble Mill Park property on June 4, 2008. First, the Lawrenceville Quadrangle map on file was copied, and relevant archaeological reports and State of Georgia Archaeological Site Forms for the project area and a two-mile radius were photocopied. Additionally, state site forms and accompanying reports were copied for any other Gwinnett County mill sites that have been recorded archaeologically. A summary of this research is provided below.

### ARCHAEOLOGICAL RESOURCES NEAR TRIBBLE MILL PARK

Nineteen previously recorded archaeological sites are reported within two miles of the Tribble Mill Park study area. Of these sites, two (9GW129 and 9GW136) were recommended as eligible for the National Register of Historic Places (NRHP). Table 1 provides a summary of the previously identified sites in Tribble Mill Park and its vicinity. Four previous archaeological surveys have been conducted within, or in close proximity to, the park (Figure 2).

*Table 1. Previously Recorded Archaeological Sites Within Two Miles of Tribble Mill Park*

Site Number	Site Type	Recorder Name/Date	National Register Status
9GW57	Small Prehistoric Lithic Scatter/Campsite	Gary Barber, Georgia State University/ 1975	No Recommendation
9GW119	Prehistoric Lithic and Ceramic Scatter and Historic Artifact Scatter	Chung Ho Lee, SCS/ 1978	Recommended Not Eligible
9GW127	Early Twentieth-Century House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW128	Early Twentieth-Century House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW129	Tribble Mill and Granite Dam	Terri Smith, University of Georgia/ 1982	Recommended Eligible
9GW130	Late Nineteenth-Early Twentieth-Century Historic House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW131	Early Nineteenth-Century House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW132	Historic House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW133	Historic House Site	Terri Smith, University of Georgia/ 1982	No Recommendation

Site Number	Site Type	Recorder Name/Date	National Register Status
GW135	Early Nineteenth-Century Burned Historic House Site	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW136	Stone Mound Complex of 29 Small Stone Mounds and an Outcrop of Dark Grey Diabase Encircled by Small Boulders	Terri Smith, University of Georgia/ 1982	Recommended Eligible
9GW137	Abandoned New Hope Church Cemetery	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW138	Eleven Small Piles of Quartzite Boulders	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW139	Historic Agricultural Stone Pile	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW140	Possible Aboriginal Construction Stone Pile near an Abandoned Farmhouse	Terri Smith, University of Georgia/ 1982	No Recommendation
9GW254	Rock Lined Agricultural Terracing and Agricultural Field Clearing	J.W. Gardner, Brockington and Associates/ 1993	Recommended Not Eligible
9GW255	Historic Agricultural Stone Pile (Stone Pile With Assorted Rusted Tin Fragments)	J.W. Gardner, Brockington and Associates/ 1993	Recommended Not Eligible
9GW256	Prehistoric Lithic Scatter	J.W. Gardner, Brockington and Associates/ 1993	Recommended Not Eligible
9GW354	Prehistoric Site on the "John B. Coffee Place"	Recorded by Dan Battle (UGA Site Files), Information Sent By Angela Trigg, of the Gwinnett History Museum/ 2007	No Recommendation

## PREVIOUS ARCHAEOLOGICAL SURVEYS IN OR NEAR TRIBBLE MILL PARK

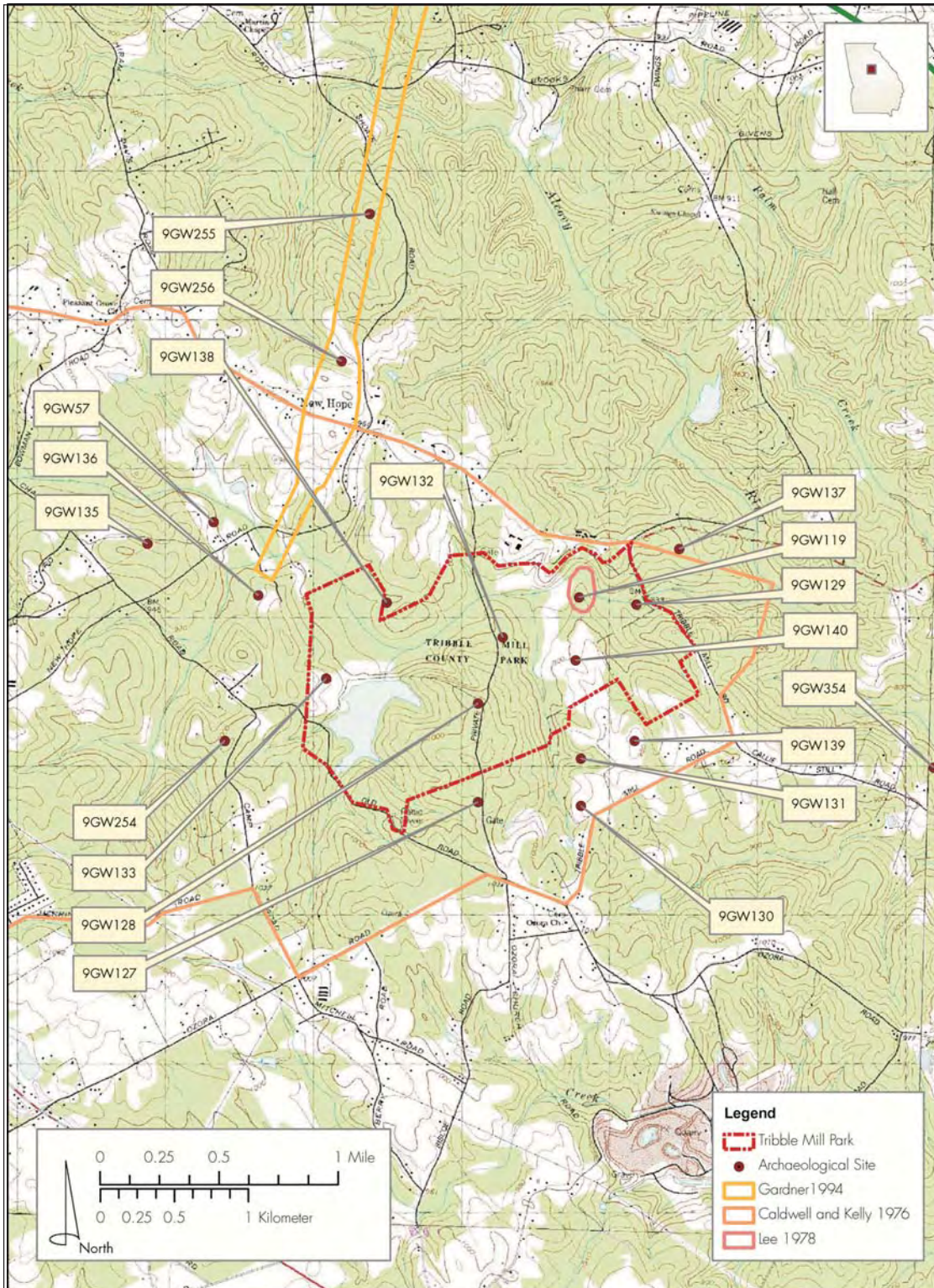
Archaeological survey work in the vicinity of the park began in 1973 with Roy S. Dickens and Gary Barber's Archaeological Survey of Clayton, Dekalb, and Gwinnett counties. The University of Georgia, under contract with the Georgia Department of Natural Resources, conducted the project between September 1, 1973 and June 1, 1975. A total of 199 sites were located through field survey and documentary research in the three-county area during the project.

Near the park, the Dickens and Barber survey recorded one site, 9GW57 (Figure 2). The State of Georgia Archaeological Site Form for 9GW57 provided little information about the site. Reportedly, the site is located in a cultivated field on an eroded ridgetop. Artifacts collected at 9GW57 included a "small amount of quartz lithic material." The site size reported on the site form is three acres. According to the 1975 survey report, site 9GW57 is listed as "State Significant" in a summary table (Dickens and Barber 1975:34); however, no official assessment of the site's National Register status is provided on the state site form.

In February 1976, Sheila K. Caldwell and A.R. Kelly conducted an Archaeological and Historical Survey of Tribble Mill Creek Drainage Area. The survey investigated a total of 6,000 acres comprising the total drainage of Tribble Mill Creek. Tribble Mill Park is located within the eastern portion of the Caldwell/Kelly survey parcel. Twenty-four sites were recorded during the survey (Caldwell and Kelly 1976:3).



Figure 2.  
Previously Recorded Archaeological Sites and Surveys Areas



Source: 1992 USGS Quadrangle Lawrenceville, Georgia

The five sites recorded within the current Tribble Mill Park property (9GW128, 9GW129, 9GW132, 9GW133, and 9GW138) were documented during the Caldwell and Kelly survey project. Of particular note to the current project, site 9GW129 is the remains of Tribble Mill, fully described in the next section.

Site 9GW136, located west of the park, is described by Caldwell and Kelly (1976:42) as “undoubtedly the most important single archaeological site discovered in the Tribble Mill survey.” Site 9GW136 is interpreted as a well-preserved stone mound complex which appears “aboriginal and prehistoric.” The site consisted of:

*29 small stone mounds, and an outcrop of grey diabase, which has additional small rounded boulders of diabase placed on either side of the outcrop to form a long, low mound. The long low mound is approximately 20 feet in width. The upslope additions consist of a single layer of rounded boulders, averaging six by eight by four inches. The down slope additions consist of four or five precisely laid layers of smaller rounded boulders averaging four by six by three inches (Caldwell and Kelly 1976:42).*

The down slope face is between 24 and 30 inches in height. The structure meanders along the upper edge of the north facing down slope for a distance of more than 400 feet. An expanse of at least 10 feet around the outcrop and its surrounding boulders was covered with a carpet of small rounded stones (Caldwell and Kelly 1976:44). Each of the 29 small stone mounds are reported as arranged in somewhat regular rows. Each mound has isolated medium sized boulders arranged around it, within which are located a fairly uniform layer of rounded small stones (Caldwell and Kelly 1976:43). Caldwell and Kelly recommended that because of its nature and rare type, the remains at site 9GW136 are eligible for the NRHP.

In 1978, Chung Ho Lee from the University of Georgia conducted an intensive survey and test excavation project of site 9GW119 in the northeastern portion of what is now Tribble Mill Park. The project was undertaken in order to determine the National Register eligibility of the site, determine the probable effects of dam construction for the proposed (Ozora) lake, and make recommendations for mitigation of any anticipated adverse effects to the site. Lee (1978:5) described 9GW119 as being located on a ridge knoll and northerly slope toward Tribble Mill Creek. The site covered approximately 6,800 square meters. Investigations at site 9GW119 consisted first of an “intensive and systematic survey by foot of the entire site” accomplished by “systematic collection of artifacts with five meter intervals along east-west transects” (Lee 1978:6). The second phase consisted of subsurface testing dug at high probability areas identified as artifact concentrations during initial surface collection of the site. Artifacts collected included four quartz projectile points, 27 quartz bifaces, 17 unifacial quartz tools, two quartz cores, and 127 fragments of lithic debitage. Four prehistoric ceramics including one Simple Stamped example and three Plain grit-tempered sherds were also collected from 9GW119. Additionally, 42 historic artifacts including pearlware ceramics, stoneware, whiteware, and light blue and brown bottle glass fragments were collected (Lee 1978:7). Lee recommended that 9GW119 was not eligible for the NRHP.

In 1994, Jeffrey W. Gardner of Brockington and Associates investigated a 26-mile segment of the proposed Outer Perimeter corridor west of the park. The project ran through portions of Gwinnett, Newton, Rockdale, and Walton counties. Gardner recorded and evaluated 28 archaeological sites and 30 isolated finds in the course of the project. Three of these, 9GW254, 9GW255, and 9GW256, are located within two miles of the park's periphery. These three sites were recommended not eligible for the NHRP. Three other sites recorded in Rockdale County during the project were recommended eligible for NRHP, but are not in the vicinity of the study area.

Of the nineteen sites within two miles of the APE, five are attributed to the prehistoric occupation of the property (9GW57, 9GW119, 9GW136, 9GW256, and 9GW354). Additionally, one site, 9GW140, a stone pile, is described as "possibly aboriginal." Of the remaining sites, seven are historic houses, presumably contemporaneous with the operation of Tribble Mill (9GW127, 9GW128, 9GW130, 9GW131, 9GW132, 9GW133, and 9GW135). The mill remains are recorded as 9GW129; and the historic New Hope Church Cemetery (9GW137), is likely the final resting place for at least a few employees or customers of Tribble Mill. The remaining four sites are most likely remnants of agricultural activities in the Tribble Mill vicinity, including rock-lined terracing (9GW254), and the agricultural stone-clearing piles that comprise sites 9GW138, 9GW139, and 9GW255.

## RECORDED GWINNETT COUNTY HISTORIC MILL SITES

Eight historic mill sites have been recorded archaeologically in Gwinnett County (Table 2). The Tribble Mill site, 9GW129, was the first to be recorded in 1975 and it was recommended eligible for the NRHP at that time.

*Table 2. Previously Archaeologically Recorded Mill Sites in Gwinnett*

Site Number	Name and Location	Recorder Name/Date	National Register Status	Current Property Owner
9GW129	Tribble Mill/Tribble Road and Tribble Mill Creek	Caldwell and Kelly 1976	Eligible	Gwinnett County Parks & Recreation- Tribble Mill Park
9GW230	Strickland Mill/Level Creek	Gresham 1987	No Recommendation	Private Ownership
9GW296	Unnamed/Level Creek at Settles Bridge	National Park Service n.d.	No Recommendation	Private Ownership
9GW306	Woodwards Gristmill/Ivy Creek and Woodward Mill Road	Gresham 1994	Eligible	Ownership Unknown
9GW347	Annistown Mill/Ballard/Holt's Mill Yellow River and Annistown Road	Gumbert and Gantt 1996/ Loubser and Hamby 1998	Eligible	Gwinnett County Parks & Recreation- Yellow River Park
9GW556	Unnamed/Mulberry Creek and Mt. Moriah Road	Bill Jordan 2004	No Recommendation	Pool Mountain Residential Development Property
9GW586	Hugh Lowe Gristmill/Cedar Creek	D'Angelo and Carr 2004	Not Eligible	Gwinnett County Parks & Recreation- Harbins-Alcovy Park
9GW596	Alcovy River Gristmill/Freeman's Mill/Alcovy River	Azzarello 2005	Eligible	Gwinnett County Parks & Recreation- Freeman's Mill Park



### TRIBBLE MILL SITE (9GW129)

The remains at 9GW129 are located on an extensive area of exposed granite lying just west of the bridge on Tribble Road over Tribble Mill Creek. The first visit to the site by Dr. Caldwell and two geographers from the University of Georgia took place in the winter of 1950-1951. At the time, the structure and milling machinery were still extant but not in operation. A wooden flume was spilling water to the overshot wheel; however, the sluice gate was inoperable. The second floor of the frame structure was in use as a residence. A second residence associated with the mill appears on a topographic map in 1962; however, no evidence of the structure was identified during the Caldwell and Kelly survey (Caldwell and Kelly 1976:26).

Based on dates carved in rock and inscribed in concrete with assorted initials ranging from 1921-1924, together with the name Tribble, the mill site was attributed to the second decade of the twentieth century. Three separate visits were made to site 9GW129, during which the dam, foundations, and mill wheel were closely investigated and photographed. Measurements were recorded on the third site visit and a series of measured sketches were made of the mill remains. Additionally, color photographs were taken and a geological appraisal was prepared. Unfortunately, none of these photographs have been found in the site files and the copy of the report on file has poorly reproduced images.

The mill structure was constructed above a slab of solid granite. A number of square piers were noted during the site visits in the 1970s. The dam that supplied water to Tribble's Mill is located approximately 300 feet upstream of the mill foundation. The dam and piers appeared to have two periods of construction. The first consisted of large slabs of granite quarried on the north side of the creek, and secured to the ground with large iron spikes. The second construction episode, along the southern portion of the dam, consists of a narrow wall of boulders (averaging a cubic foot) or less mortared together to the top of the older wall (Caldwell and Kelly 1976:30).

The Caldwell and Kelly report suggested that it is very likely that the Tribble's Mill mill seat hosted an earlier early nineteenth-century mill. That assumption was based on the proximity of the area to other known Gwinnett County mills and its association with a number of contemporary historic farmsteads. The archaeologists recommended protecting and preserving the mill location as part of the recreational development of Tribble Mill. The mill location is described as overgrown, but "picturesque," and they suggested that clearing the area could also confirm the existence of the earlier mill. Additionally, Caldwell and Kelly (1976:32) recommended that if proven to be the location of an early nineteenth-century mill site, 9GW129 could be one of the earliest industries in Gwinnett County, and would warrant listing on the NRHP.

### STRICKLAND'S MILL (9GW230)

In 1987, Thomas Gresham recorded a late nineteenth to early twentieth-century mill and dam, 9GW230. Background research suggests the mill, which is located on Level Creek, is the remains of Strickland's Mill that appears on the 1880 U.S. Census. The site was mapped by the U.S. Park Service and revisited in 1995 by Thomas Pluckhahn. Neither Georgia Archaeological Site Form submitted for Strickland's Mill made recommendations as to the site's NRHP eligibility. No reports for site 9GW230 were available at the Site Files.

### UNKNOWN MILL (9GW296)

Site 9GW296 is also on Level Creek at Settles Bridge Road. The site consists of standing mill ruins and a dam dating to the early twentieth century. Eight concrete footers and an iron water wheel were present when Gresham visited the site (1987:103) during the Lake Sydney Lanier survey project. The dam is reportedly of stone construction. The site form for 9GW296 offers very little information beyond this. The institutional site number is "NPS 67." The Gresham (1987:104) report credits the recordation of 9GW296 to O'Grady and Poe in 1980. Site 9GW230 (Strickland's Mill), is located west of this twentieth-century mill site at 9GW296. The NRHP status is listed as "unknown" for 9GW296.

### WOODWARD'S GRISTMILL (9GW306)

Woodward's Gristmill, 9GW306, was recorded by Thomas Gresham in 1994. The site is located along Ivy Creek. Site 9GW306 includes a dam, water wheel, old bridge, and building foundations. Woodward's Mill reportedly dates from the 1820s. The mill structure burned in 1976. The remains of Woodward's Mill at 9GW306 are today part of a pedestrian pathway park at I-85 and GA 20. Site 9GW306 was recommended eligible for the NRHP. No report for the survey project was available at the Site Files.

### BALLARD/HOLT'S MILL (9GW347)

Site 9GW347 is a nineteenth-century mill on the Yellow River at Annistown Road. The site is composed of a rock wall and raceway, an intact nineteenth-century midden, and prehistoric rock shelter. B. Gumbert and Beth Gantt recorded the site in 1996 during a road improvement project. The NRHP status is listed as "Unknown" on the site form. Three reports were found at the Site Files that provided additional information for 9GW347. Although the site form was never updated, apparently an evaluative testing project was undertaken at 9GW347 in May 1996. Due to the integrity of site deposits from the nineteenth and twentieth century, as well as historic research that determined the mill was owned and operated by one of the earliest settlers in Gwinnett County and had figured prominently in the social and economic lives of the community, the site was recommended eligible for the NRHP (Gantt 1996:vii).

Background research determined that the mill at 9GW147 corresponds to the Ballard/Holt Mill, which burned in 1872 and again in 1908 (Gantt 1996:30). Gantt's (1996:71) report stated that the mill was operated as a merchant mill, a multi-purpose operation that included a chair manufactory, blacksmith shop, wheat and gristmill, and sawmill. Later owners added cotton yarns, bagging, rope, twine, thread, and cloth to the existing corn and wheat milling. Johannes Loubser and Theresa Hamby of New South Associates undertook a data recovery project in 1998 at 9GW347. Loubser and Hamby's project determined that the prehistoric rock shelter component at 9GW347 was remarkably intact. The Loubser and Hamby (1998:113-114) project also determined that the level of disturbance was greater at the historic mill site than originally suggested, as evidenced by the presence of a penny from 1953, a pop top, and a 1977 dime in contexts previously believed undisturbed since the mill burned in 1908. The 1970s reconstruction of the adjacent Annistown Road Bridge presumably was the source of the majority of this disturbance.

## 9GW556

The remains of a mill consisting of two stacked stone piers were recorded as 9GW556 by Bill Jordan of R.S. Webb and Associates in 2004. Site 9GW556 is located near Mulberry Creek and Mt. Moriah Road. The site was recorded during a 365-acre survey for a residential development. Based on the collection of a cut nail and one fragment of plain whiteware, the site is attributed to the nineteenth century. The Georgia Archaeological Site Form for site 9GW556 is listed as "unknown" for NRHP eligibility. No report for the survey project was available at the Site Files.

## HUGH LOWE GRISTMILL (9GW586)

Site 9GW586 is a mill complex consisting of a dam, race, and mill identified along Cedar Creek. Recorded by James D'Angelo and Jeff Carr of TRC in 2004, the remains at site 9GW586 are attributed to the late nineteenth to early twentieth century. D'Angelo and Carr recorded 9GW586 during a survey of the Harbins-Alcovy Park Property. No report for the survey project was available at the Site Files. However, based on the title of the referenced report, it is assumed the site is likely located within a park. An addendum to the site form for 9GW586 attributes the remains to the Hugh Lowe Gristmill, located on land lot 291. Deeds for the property list a "two-story mill house, raceway, and dam, which are situated on the west side of the creek." The building, constructed of mortared, square-cut and rough granite most likely quarried on site, was 75 percent destroyed in 2004. The site size is reportedly 600x100 feet. According to the site form, the site was recommended not eligible for the NRHP.

## FREEMAN'S MILL (9GW596)

The Alcovy River Gristmill Site, 9GW596, was recorded by Jennifer Azzarello of New South Associates in 2005. Site 9GW596 is located within Gwinnett County Parks & Recreation property on a terrace that slopes to the north and west toward the Alcovy River. Remains at the site include a frame mill building, dam, race, and millpond. Over the years, the mill has been known by a number of names including: Loveless Mill, Alcovia Mill, Pitman Mill, Freeman's Mill, Pharr and Pound Mill, Pharr's Mill, Hugh Lowe Mill (see above), Swann's Mill and Alcovy Road Gristmill. The mill at 9GW596 was the last operational gristmill in Gwinnett County. The mill is listed on the NRHP, as it meets Criteria A and C at the state level, for its "architecture, engineering, industry, and landscape architecture." The period of significance at the site is from 1868-1948. The archaeological recordation of 9GW596 was part of a reconnaissance for the county; as such, no report was written for the project. However, the mill and its associated remains were studied in depth during a 2005 Lose & Associates Master Plan study for the future park that envelops the historic mill site.

## SUMMARY

Historical research on Gwinnett County milling establishes the presence of a minimum of 26 mills in operation in Gwinnett County in 1849, at least 40 mills in 1870, and 41 in 1880. It is possible, as many early mills in particular were constructed of earthen dams and perishable materials (i.e. wood), that they have deteriorated leaving little archaeological evidence behind. In any event, the small number of archaeologically recorded mills seems to greatly under represent the scale of historic milling in Gwinnett County.



### III. HISTORIC MILLING

#### GWINNETT COUNTY CONTEXT

Late in the eighteenth century and early in the nineteenth century, the Cherokee Nation occupied most of northern Georgia. Following the Creek removal in 1827, the state of Georgia turned its attention to the Cherokee who were almost completely assimilated to a western lifestyle. By 1828, Georgians recognized that the Cherokee would not voluntarily leave the property they had husbanded, so legislative action was taken by which state laws were extended over the Cherokee Nation. The Cherokee government was forbidden to function within the state two years later. In 1831, the state of Georgia ordered the Nation's lands surveyed and the state granted the lands to white citizens in a land lottery held the next year. These new white owners demanded the Cherokee vacate the lands. The United States made several treaties of cession with unauthorized Cherokee representatives. Cherokee, who did not leave during that period, were forcibly removed in 1838.

Gwinnett County was formed in 1818 via the Lottery Act of that year. Before its establishment, Gwinnett County had been part of early Franklin County and Jackson County. In 1818, a section of Jackson County and the area west of the Hightower Indian trail, east of the Apalachee River abutting Hall County, were added to Gwinnett. The actual survey and distribution of county land came two years after the creation of the county. After two earlier attempts to establish a courthouse, Lawrenceville became the agreed upon site. Four streets were laid out around the courthouse and lots were offered for sale (Flanigan 1943:24-29). The new village incorporated in 1821, offered business opportunities, as well as political power. By 1849, it had expanded into a full-fledged county seat with a brick courthouse, a granite jail, two churches, two hotels, and two schools devoted to the education of each gender (White 1849:298). Until the arrival of the railroad, Lawrenceville was the economic and political center of the county, which relied from the onset on agriculture.

Historically, Gwinnett County was rural. Its primary source of income was agriculture and agricultural-related industries. The manufacturing schedule for 1840 did not include adequate information indicating specific mill sites in Georgia counties, but the demand for milling was universal in almost any relatively settled area (Jeane 1974:43). Recorded in the schedule, Gwinnett County produced 45,297 pounds of cotton, 317,761 bushels of corn, and 47,011 bushels of wheat in that year alone. The schedule listed 33 gristmills and 18 sawmills as well.

White's *Statistics of Georgia* (1849: 295-299) offered a verbal snapshot of the county before 1849. The county description noted that the new county encompassed approximately 551 square miles, which were drained by the Chattahoochee River and its tributaries. In addition, the headwaters of the Alcovy, Apalachee, and Yellow Rivers are situated in Gwinnett. The land along these drainages was considered prime farmland by White, who commented on the number of fences built of stone. The average production totals for mid-nineteenth-century farmers were approximately 500 pounds of cotton, 20 bushels of corn, and 10 bushels of wheat per acre. The manufacturing interests of the county residents complemented their agrarian economic base. White noted nine sawmills, 26 gristmills, three merchant mills, seven distilleries, and two wool-carding concerns were located within the count with only three functioning year round.

The population of the county in 1845 was recorded at 10,062, with 2,048 African Americans and 8,014 whites. In 1849, the post offices serving the county were located at Lawrenceville, Auburn, Cains, Choice's Store, Orrsville, Pinkneyville, Rock Bridge, Suwanee, Sweet Water, and Yellow River.

Gwinnett County did not experience any major battles during the Civil War, but Union soldiers did venture into the western part of the county on foraging expeditions when General William T. Sherman's troops occupied Atlanta in 1864. The pillaged items included large quantities of corn, wheat, cotton, and cattle that were needed to replenish provisions. Along Gwinnett's Yellow River, such expeditions met with some resistance by local citizens referred to as "home guards" or "rangers," and several small skirmishes may have ensued (Flanigan 1959:229).

Economic and personal upheaval followed the Civil War in Gwinnett County, though the study area itself was physically unaffected by battles. Following the Civil War, the establishment of the railroad changed the landscape of the county. Completed in 1871, the Southern Railroad fueled the growth of new towns such as Norcross, Duluth, and Buford. Twenty years later, towns such as Carl, Dacula, Auburn, Gloster, Luxomni, Lilburn, Grayson, and Lawrenceville received an economic boost from the newly completed Seaboard Railway, which cut through the center of the county (McPherson 1981:31). Even with the railroad and the addition of new towns, Gwinnett County remained primarily rural of towns (McPherson 1981:33).

## MILLING AND GWINNETT COUNTY

The Gwinnett Herald described Richard Holt's gristmill as the first merchant mill in Gwinnett County in 1872 (*Gwinnett Herald*, May 8, 1872). While being promoted as a merchant mill, it is unlikely that the mill would have survived if it did not do custom milling for local farmers as well. Adding to this argument is the idea that farmers who recognized a local need for grinding operated many early gristmills and Richard Holt's occupation was that of a planter (Hamby 1998:21). The fee of "toll" for grinding ranged from one-tenth to one-sixth of the grain amount. Merchant mills, which prepared four and cornmeal for town dwellers, tended to be larger, serving more non-farming people in concentrated population areas (Trimble 1968:11).

The Manufacturing Schedule of the 1880 U.S. Census listed 27 gristmills for Gwinnett County. While the term "gristmill" technically applies to a corn mill, it is commonly used generically to refer to mills that ground both corn and wheat. Of the mills listed on the schedule, 26 were powered by water and one was powered by steam. The use of direct waterpower was at its zenith in Georgia in this time period (Trimble 1968:9). Water powered corn mills were preferred to electrically powered mills because of the differences in the grinding speed. It was believed that the water powered slower ground meal tasted sweeter than the electrically powered faster ground meal. The reason for this was the electrically powered mill generated more frictional heat, thus cooking the corn as it ground. Turbines operated nine of the water-powered mills, 17 had overshot wheels, four had tub wheels, and one wheel type was left unidentified. The 1880 Manufacturing Schedule listed 14 sawmills of which seven were powered by water, four by steam, and three by both.

Water-powered gristmills were important place to Gwinnett County's historic farming economy whose primary crops were cotton, corn, and wheat. No undershot water wheels or breast water wheels were recorded in 1880. While each Gwinnett County mill in the 1880 census ground some wheat for flour, it is clear that cornmeal and "barrels of feed" were the principal products of

Gwinnett's gristmills. The feed was designated for animals, while cornmeal was the mainstay of the county's everyday diet. According to the manufacturing census, all of the mills in Gwinnett County did custom work. In 1880, mill owner Ansley A. Tribble (sic) identified his mill along Shoal Creek as performing such work for two-thirds of its total production (Figure 3).

What is now routinely purchased in stores for home use or feed stores for livestock, flour, grits and cornmeal were once produced at rural gristmills that operated at sites located along north Georgia's rivers. The Alcovy, Apalachee and Yellow rivers and their headwaters provided ideal sites for early Gwinnett County millwrights and farmers to develop as gristmills.

Technologically, mill construction was a factor of several concerns. First, the type of milling to be carried out largely determined the location and machinery of the mill. Flour, grist, and sawmills were all common features of the rural South from the Colonial era onward, and textile mills grew in frequency during the second half of the nineteenth century. With water providing the main power used in milling, the locations of the mills were extremely important. As mills operated by the force (head) of water, mills were generally sited on rapid flowing streams, and milldams and ponds were constructed to retain water and enhance the natural head. Where flooding was a concern or where mills could not be placed directly adjacent to the water flow, millraces were used to channel water to the mill.

The availability of natural materials for mill construction (most notably stone) was also a critical factor in siting a mill. Beyond these natural constraints, mills were also a product of the cultural environment. Saw and gristmills were dependent on population centers and were largely a product of such centers. The economics of milling, the vitality and longevity of mills, can be understood only within the context of the social communities in which these mills operated.

Typically, a good mill site was where the level of the river dropped. This "fall" could be used and enhanced to provide waterpower. To do so, a millwright would build a dam to store water at the highest point above the mill and a race that could channel water to the water wheel at the mill and then allow it to flow back to the river.

The mechanisms that harnessed the motive power provided by the river or stream in question also varied over time and space. Jeane (1974) outlined a general sequence of mill development characterized by four stages. The first stage saw the development of small gristmills using horizontal tub wheels; the second stage a shift to somewhat larger grist and sawmills using overshot wheels and later turbines. The third stage saw the addition of flour mills to the grist-sawmill complex, with overshot, breast, and undershot vertical wheels and turbines used to harness the motive power, while the final stage was termed the integrated mill by Jeane, and witnessed full industrial development within single structures or associated structure complexes.

Within Jeane's model, the evolution of mill technology was a factor of scale (the size of the independent mill structures and the power necessary to run the operative machinery), complexity (the types of milling carried out at a particular mill seat), organization (the relationship of various mill components to one another, and in particular the integration of various mill operations into single structures or structure complexes), machinery (the use of various types of vertical or horizontal



Figure 3.  
1880 Special Schedules of Manufacturers

[illegible]

Source: Tax Digests on Microfilm, Georgia Department of Archives and History

wheels and turbines, and particularly the evolution of site machinery in response to setting and the development of new technologies), and motive power (the natural and achieved head produced by the creek and dam). The implementation of Jeane's sequence was affected by social and economic conditions. In part, the technological evolution of milling can be seen as a response to competition offered by other mills and as a product of the economic success of mills within various regions.

Gristmills were an integral part of the agricultural economy of Gwinnett County from its creation into the mid-twentieth century. There was usually a gristmill located a short wagon ride from most farms. Farmers carted their corn and wheat to the neighborhood mill where the miller expected to be paid, a fifth to an eighth of each bushel ground. The resulting cornmeal was a staple of the diets of farmers and urban dwellers alike. Meals placed on dinner tables on farms and in cities benefited from the bread, biscuits, cereals, grits, and baked goods created from flour and cornmeal. While the farmer kept a portion of the cornmeal for his own use, most was sold for profit. Grinding the corn into meal made it both easier to handle and transport, as well as gave the corn a longer shelf life. In 1880, Freeman's Mill produced 40 barrels of wheat, 14,400 pounds of cornmeal and 54,000 pounds of feed.

Not only did the mill process a key staple of the population's diet, it often served as an important place for people in the sparsely populated communities to socialize. Jeane evidenced the importance of these mills in the social structure of the agricultural communities in 1974 when he wrote that though the mills were not the center of villages or towns, they did serve as the "nuclei of rural hamlets" (1974:106). Often, these mills acted as hubs in a rural, isolated, and dispersed economy where members received the latest gossip and discussion, as well as meal and flour.

By 1900, steam was generating 80 percent of Georgia's industrial power (Trimble 1968:24). By the early twentieth century, steam hydroelectric power started to replace direct waterpower. Plants that operated by steam or electricity took the advantage of being located near major population centers where ready transportation and a steady supply of employees were available. Most gristmills, throughout the state, ceased operation by the mid-twentieth century, when technological advances rendered waterpower obsolete.





## IV. TRIBBLE MILL AND ENVIRONS

According to a *Gwinnett Herald* announcement in 1873, Ansley A. Tribble purchased half of the interest in 135 acres in Gwinnett County's District 478, located on parts of land lots 218, 219, and 231 in a Sheriff's Sale. A mill operated by John B. Coffee and Martin (or Mastin) Pruett (or Prewitt) was already located on the land. Tribble, an entrepreneur and owner of land throughout the county, soon gained full interest in the land holding that was previously referred to as "Pruett and Coffee's Mill." With the transfer of ownership, the facility was soon known as "Tribble's Mill." This label remained associated with the mill through the twentieth century, becoming the current park's historic namesake.

Tribble's was not the only name associated with this mill to gain recognition in Gwinnett County during the nineteenth and/or twentieth century. James Marion Jacobs was the first to establish a mill at this site according to information in the *History of Gwinnett County, Georgia: 1818-1960*. According to Flanigan's history of the Jacobs family, Marion Jacobs married Martha Kirk in 1844. Jacobs' bride was the daughter of George Kirk of Jackson County, who received the 250-acre land lot 198 in Gwinnett County's land lottery of 1820. Flanigan stated that this is the lot that Jacobs first established what is now known as "Tribble Mill" (Flanigan 1959:507). Yet, later deeds described the mill on land lot 231. There are several scenarios to explain this discrepancy: there is the possibility that Tribble mill and Jacob Mill are completely different mills; the mill was later relocated; or Jacob's owned both parcels of land, thus encompassing both land lots 198 and 231. Unfortunately, a fire in 1871 obliterated any deed information before that date, so that could substantiate any of the circumstances.

The land lot that the mill was established on often changed owners in combination with parts of adjacent land lots 218 and 219. During the land lottery of 1820, Anthony Nowlan of Wilkes County drew land lot 231, while John R. Skaggs of Putnam County and Abraham Irby of Greene County received 218 and 219, respectively.

The family of Martin Pruett, one of the mill's early owners, was among the first settlers of Gwinnett County. David Pruett, Martin's father, brought his wife and seven children to live in Gwinnett County from South Carolina via Walton County in 1823. At that time, the Pruett family settled their homestead along Shoal Creek, now often referred to as Tribble Mill Creek, where Martin Pruett lived until at least 1879 (Flanigan 1943:430-431).

By 1860, Pruett, Coffee, and Tribble all owned several hundred acres of land in Gwinnett County's District 478. Recorded on the Agricultural Schedule of the 1860 U.S. Federal Census, John B. Coffee claimed 490 acres of improved and unimproved land on which he kept two horses, two cows, one working ox, three other cattle, and eight swine. Coffee's land produced \$100 in wheat during winter months, \$300 in "Indian corn" annually, and \$5 in oats every year. Martin Pruett's land totaled to 600 acres. Producing \$60 in wheat during winter months, and \$150 in "Indian corn," and \$60 in oats, on an annual basis, Pruett also kept one horse, one mule or ass, three cows, five other cattle, 15 sheep, and 16 swine on his acreage. Tribble held around 1,150 acres in the area in 1860. His annual income from crops totaled \$200 in wheat during winter months, \$870 in "Indian corn," and \$200 in oats; while his livestock included one horse, three mules or asses, four cows, two working oxen, eight other cattle, 15 sheep, and 16 swine.

All three men were active in Civil War regiments. Pruett and his brothers joined several different regiments. Martin Pruett served as a member of Troop C, 10<sup>th</sup> Cavalry Regiment, organized in 1862. Coffee supported the Confederate war effort by joining the 4<sup>th</sup> Regiment of the Georgia Militia, while Tribble was enrolled in yet another, unknown militia (Ingmire n.d.). During wartime, Coffee was also selected by the Gwinnett County Inferior Court to serve as a patrol commissioner for the Harbins District until November of 1863.

Although no deed was uncovered stating the transaction, according to the Special Schedules of Manufactures from 1880, by 1880, the gristmill once co-owned by Pruett, Coffee, and Tribble was owned solely by Tribble. At that time, Tribble reported an annual income from the mill of \$3,500. Here, it is also revealed that two-thirds of the total annual products from the mill were manufactured for custom work orders. The mill's two overshot wheels were described as 30 feet tall and six feet in breadth, rotating 17 times per minute with a horsepower of 12.

In 1884, six years before his death, Tribble deeded lands totaling 142 acres including the mills and machinery. The land was comprised of sections of land lots 218, 219, and 231; the same as those mentioned in the 1873 Sheriff's Sale. Based on this deed, it is evident that the Tribble family resided in nearby Walton County; thus, they were not living at the mill site later in Ansley Tribble's life. The description of neighboring land in this deed revealed the names of local landowners: M. Pruett (most likely Martin Pruett, Tribble's former business partner) owned lands south of Tribble, while John Kilgore and T. J. Davis held acreage to the west. T. L. Harris and others owned lands to the north and east (Figure 4).

The Tribble name remained prominent in Gwinnett County through continued entrepreneurial pursuits and land exchanges after the turn of the century. William J. Tribble, son of Ansley A. Tribble, is noted in a 1901 deed as owning and operating "Tribble Mill Roller Company." This type of milling facility passes grains between large, heavy steel rollers in order to yield flour products. In addition, William J. Tribble owned a roving sawmill, which operated using a boiler and a wide belt (Figure 5). The Tribble family also owned the mill on Shoal Creek for a number of years.

In 1931, a Petition for Partition finally led to the mill's change in family ownership. By that time, Newton G. Pharr had acquired several tracts of land surrounding the mill. Based on a deed from 1905, John W. Turner sold Newton G. Pharr 8.25 acres of land in nearby lot 249, which included "the old mill fraction" (Figure 6). Owning several mills at one point during the early twentieth century, N. G. Pharr exercised his entrepreneurial nature by supplying state institutions the products of his mills. In an interview with Otis Ewing Pharr, Sr., grandson of N. G. Pharr, he stated:

*"by 1945, Newt Pharr owned five mills in the county. Between 1930 and 1940, Newt Pharr had a contract with the State of Georgia to provide meal for state prison camps and a hospital at Lula... In order to have enough corn to fill the orders, Newt ordered corn from Tennessee called 'Tennessee Red Cob'" (Pallante 1998:9; The Home Weekly 1987:4).*

Otis Pharr shared other memories including swimming in the millponds and helping to sharpen the millstones as a child, as well as taking a wooden pattern to an Atlanta foundry when new gears were needed for the mill (Pallante 1998:9).

Figure 4.

1884 Deed Between Ansley A. Tribble and his Wife, Mary A. Tribble

A. A. Tribble  
 To  
 Mary A. Tribble

State of Ga. Gwinnett Co.  
 This instrument made the  
 31<sup>st</sup> day of Oct. eighteen hun-  
 dred and eighty four between  
 A. A. Tribble of the first part and his wife  
 Mary A. Tribble of the second part both of  
 the County of Walton in said State. Witness-  
 eth that the said A. A. Tribble for and in con-  
 sideration of the natural love and affection  
 he has for his wife said Mary A. Tribble  
 and to be accepted by her in lieu of  
 dower in the lands of the said A. A. Tribble  
 hereby gives and conveys to the said Mary A.  
 Tribble a certain tract of land and mills  
 situated lying and being in the fifth district  
 of Gwinnett County, parts of Lots No. 231, 218 &  
 219, containing one hundred and forty two acres  
 be the same more or less, including the Mills  
 and machinery thereon, said tract bounded as  
 follows, on the South by land of M. Bluetz on  
 the West by lands of John Stelfox & J. J. Davis  
 on the North & East by lands of J. L. Harrie and  
 others. To have and to hold the said bargained  
 premises to the said Mary A. Tribble, if taken  
 in lieu of dower, together with all the rights and  
 appurtenances therunto belonging for and during  
 her ~~natural~~ natural life and to revert to my es-  
 tate and be disposed of as in my other prop-  
 erty.  
 In witness whereof the said A. A. Tribble has  
 hereunto set his hand and seal the day and  
 year above written.  
 Signed, sealed & delivered in presence  
 of J. M. McElwain  
 J. T. McElwain, N. P. & J. A. A. Tribble &

Recorded July 1<sup>st</sup> 1890.  
 J. T. Caird, C. S. C.



Figure 5.  
William J. Tribble (Pictured in Vested Suit) and his Roving Sawmill



Source: *Vanishing Gwinnett*, Gwinnett Historical Society

Figure 6.  
Pharr Family



Source: *Vanishing Gwinnett*, Gwinnett Historical Society

In 1915, Pharr acquired the mill most often referred to as the Alcovy River Gristmill, now called Freeman's Mill. This mill, listed on the NRHP, received a new rock-and-mortar dam from a quarry located just south of the mill during Pharr's years of owning the site. According to local citizens, the millpond at this site was often used for baptizing members of the nearby Alcove Baptist Church (New South Associates 2003:9). Pharr, an active member of the community, was considered a "prominent citizen of the town" (Flanigan1959:303). In 1935, he donated land and \$2,000 for the construction of the First Baptist Church of Dacula, and another \$1,000 later that year with the first structure was destroyed in a storm (Flanigan1959: 303).

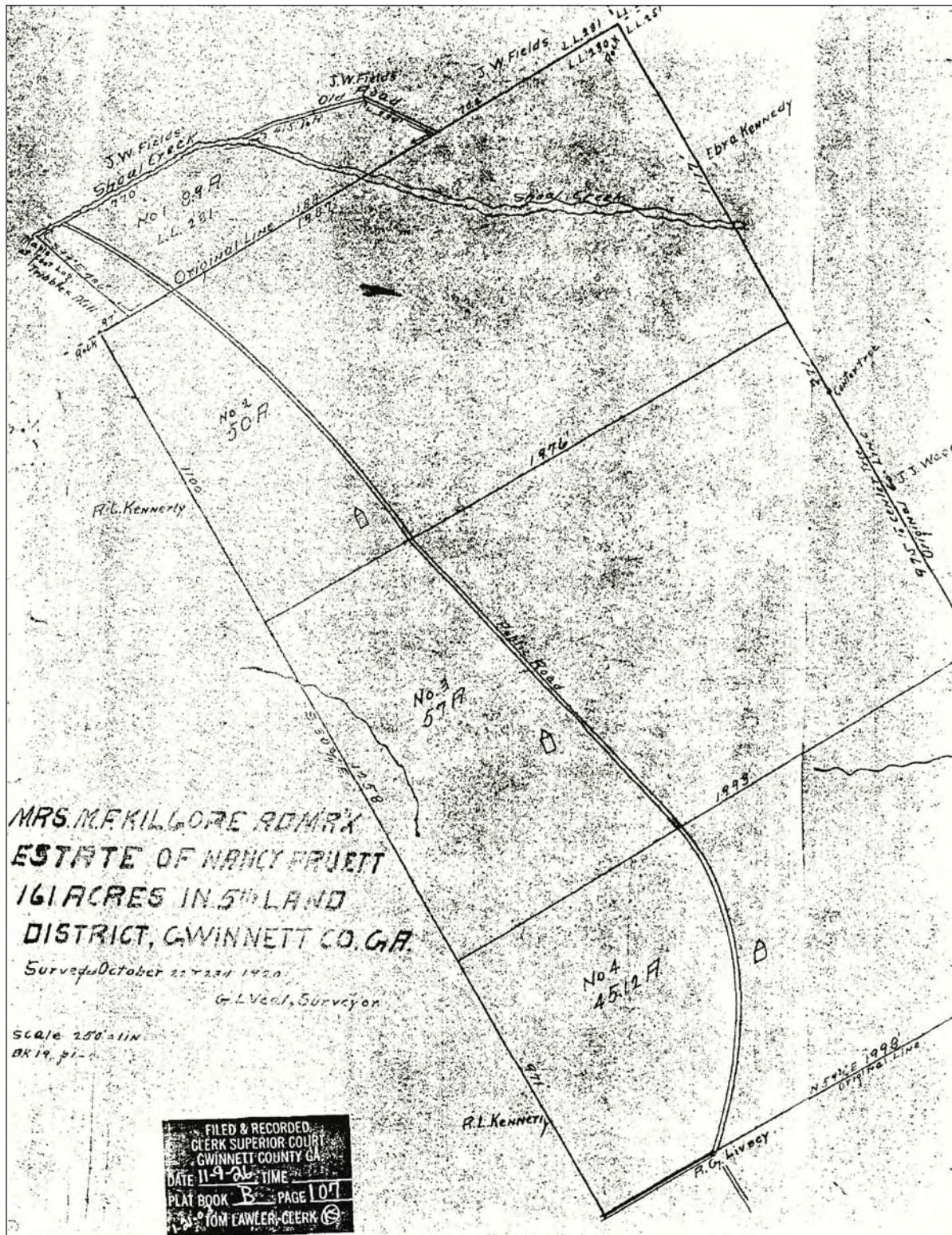
In 1926, Pharr acquired land just south of Tribble Mill in a purchase of lands owned by the late Nancy Pruett, daughter of Martin Pruett. Consisting of sections of land lots 230 and 231, Pharr's acreage was growing closer to encompassing the Tribble Mill site. Two years later, Pharr sold a tract of land lying in lot 231 to Mrs. J. W. Fields, with the exception of an 8.9-acre tract that would provide access to the gin dam, north of Shoal Creek (Figure 7). The Pharr family filed a Petition for Partition in 1931 against Clifford Jackson Tribble, Jeanette Imogene Tribble, and William Eugene Tribble, all minors, to divide their lands into two separate tracts to be sold. N. G. Pharr purchased the land containing 41 acres made up of sections of land lots 218, 219, 230, and 231 including Tribble Mill (Figure 8). Pharr would replace the wooden overshot wheel during the 1930s due to its maintenance requirements (*The Home Weekly* 1987:4). The Pharr family ran Tribble Mill for approximately fifteen years, until the death of N. G. Pharr.

Pharr's estate was auctioned off in pieces following his death in 1946. While L. H. Swann, husband of Callie Pharr Wilson, N. G. Pharr's granddaughter, purchased the 8.9-acre right-of-way tract of land, Mrs. J. W. Fields acquired the 41-acre Tribble Mill site. Fields sold her property to Mrs. B. B. Crane the following year. She, in turn, conveyed the mill property to G. J. Yancey in 1947 (Figure 9). At some point during the twentieth century, the mill's second story became a residence and stayed as such until at least 1951 (Caldwell and Kelly 1976:26). While the Pharr's no longer owned the site, the family frequented the property throughout the twentieth century for recreational purposes (Figure 10).

Swann, the owner of the Alcovy River Gristmill/Freeman's Mill since 1946, held the 8.9-acre right-of-way tract to Tribble Mill for the next 21 years. At that time, in 1967, Swann transferred his property rights to Herschel E. Stanford and Daniel B. Kenerly in exchange for "10 dollars and other valuable consideration." The Kenerly family held land throughout the area, with the name being mentioned as adjacent landowners ("Kennerly") on the Nancy Pruett plat from 1920. The Kenerly family owned much of the land surrounding Tribble Mill, including the mill's land, until 1982. At that time, the family transferred the land to Gwinnett County, who is the current landowner.



Figure 7.  
1920 Plat Showing J. W. Field's Land Adjacent to Tribble Mill

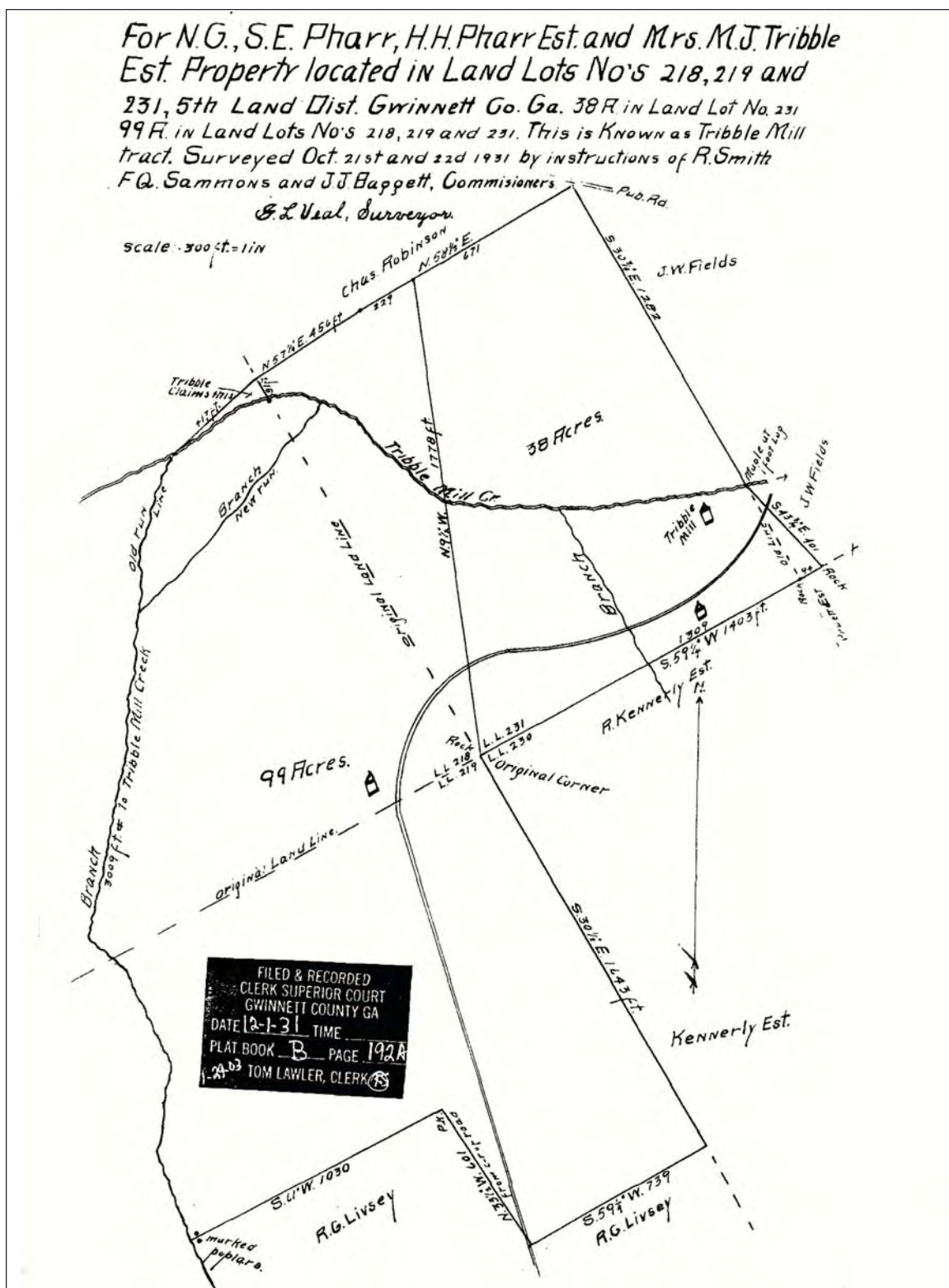


Source: Deeds and Mortgages. On Deposit, Real Estate Records Room,  
Gwinnett County Judicial and Administrative Center, Lawrenceville, GA



Figure 8.

1931 Plat Showing Pharr's Acquiring of Tribble Mill Site and Surrounding Acreage



Source: Deeds and Mortgages. On Deposit, Real Estate Records Room,  
Gwinnett County Judicial and Administrative Center, Lawrenceville, GA

Figure 9.





Figure 10.  
Tribble Mill



A. Tribble Mill, 1958

Source: *The Home Weekly*



B. Otis Pharr, Jr. Fishing at Tribble Mill in 1958

Source: *The Home Weekly*

## TRIBBLE MILL PARK PROPERTY HISTORIC LAND USE

Consisting from parts of land lots 198, 199, 200, 218, 219, 230, and 231, Tribble Mill Park covers over 700 acres of land. Lot 231, home to the Tribble Mill site, was the primary focus of this report due to its importance in the development of the property. Located approximately three miles from the tiny town of Trip, Georgia (later Grayson), the area of land on which Tribble Mill Park now sits was scarcely populated throughout its history. It appears as though much of this land either remained as undeveloped forested territory or served agricultural purposes for the few nearby homesteads. Despite its lack of development, deed research indicates that it was associated with noteworthy individuals from Gwinnett County's past (Figure 11).

### LOT 198

George Kirk of Jackson County, Georgia received land lot 198 in the lottery of 1820. While information of Kirk's land conveyances was impossible to obtain due to the 1871 courthouse fire, Flanigan's *History of Gwinnett County, Georgia: 1818-1860* described the lot as the location of Tribble Mill (Flanigan 1959:507). Later deeds suggested that this description is incorrect, as the mill site is located on adjacent land lot 231 (see earlier discussion). Flanigan's research on the Jacobs family, to which Martha Kirk, George's daughter, married into, suggested that there may have once been a mill upon lot 198. If so, it is unknown whether or not the Jacob's Family mill site was located in the part of land lot 198 that now comprises part of Tribble Mill Park.

As of 1892, the Kilgore family, one-time neighbors to J.A. Jacobs, owned at least part of land lot 198. However, no specific land use is mentioned in the deed between the deceased Willis Kilgore and James Kilgore. The part of lot 198 acquired by the Gwinnett County Recreational Authority is not mentioned again in land records until 1970. Historic maps that date from 1892-1970 suggest that this land was used for agricultural purposes only. No buildings or farm structures were detected on a 1919 map showing the section of lot 198 that is now within Tribble Mill Park (Figure 12). One farm unit was shown on a 1938 Gwinnett County highway map (Figure 13), but the farm was no longer present by 1964 (Figure 14). The presence of the twentieth-century farm on the tract suggests that at least for some time, the tract was used agriculturally.

### LOT 199

In the land lottery of 1820, the orphans of Edward Crossbey of Greene County drew lot 199. Ownership of tracts within this lot changed hands frequently throughout the late eighteenth and nineteenth century. Surnames associated with the property include Kilgore, Ewing, Chandler, Jacobs, Williams, Cooper, McConnell, and Cheek. However, the name most frequently associated with lot 199 during these transactions is Brand. The Brand family, like the Pharrs and the Tribbles, held positions of stature and power throughout Gwinnett County. After years of making loans from the steps of the Lawrenceville courthouse, Egbert M. Brand established Brand Banking Company in 1905. The bank, where Brand's great-great-grandson now lends, remains a stalwart financial institution within the county and throughout metro-Atlanta.

Maps from 1919 and 1938 show buildings that were characterized as farm units in lot 199 (Figures 12 and 13). By 1964, the farms had disappeared echoing the land use history of lot 198 (Figure 14).



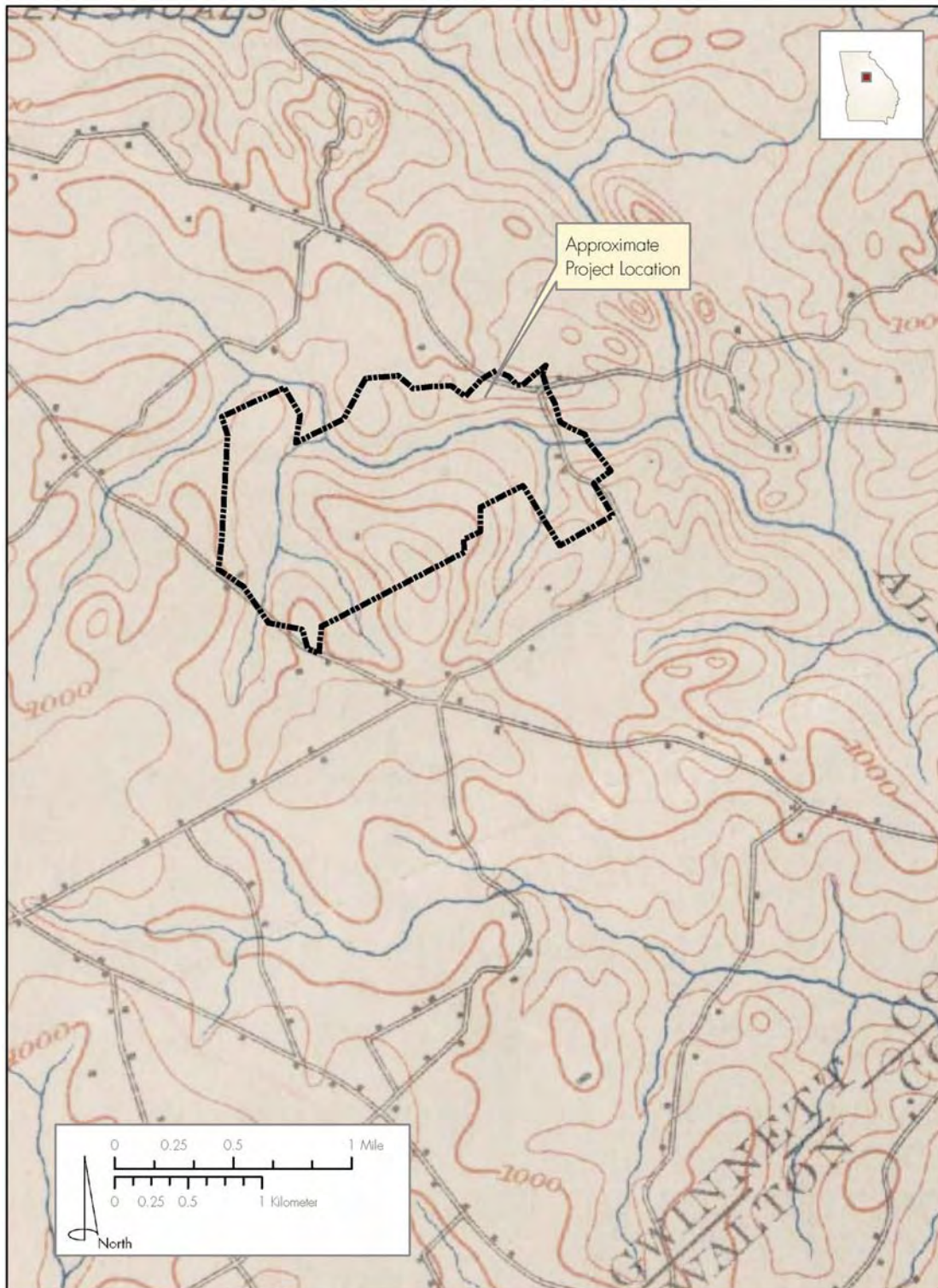


Source: 2001 Aerial

Figure 11.  
Approximate Location of Original Land Lots Associated with the Current Tribble Mill Park Area

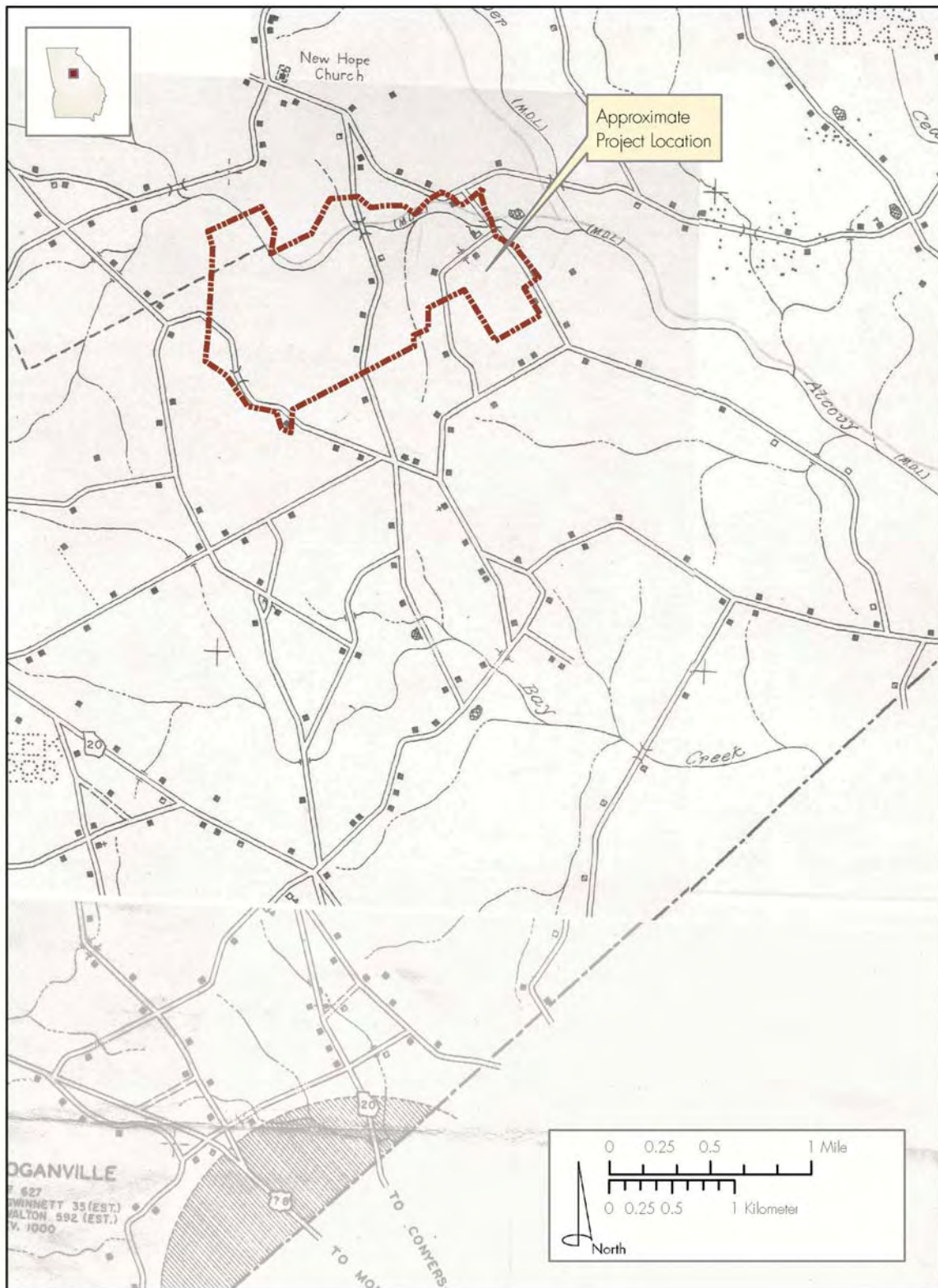


Figure 12.  
1919 Map Section Displaying Historic Structures  
and Buildings Associated with the Tribble Mill Land Park



Source: 1919 USGS 15' Quadrangle *Monroe, GA*,

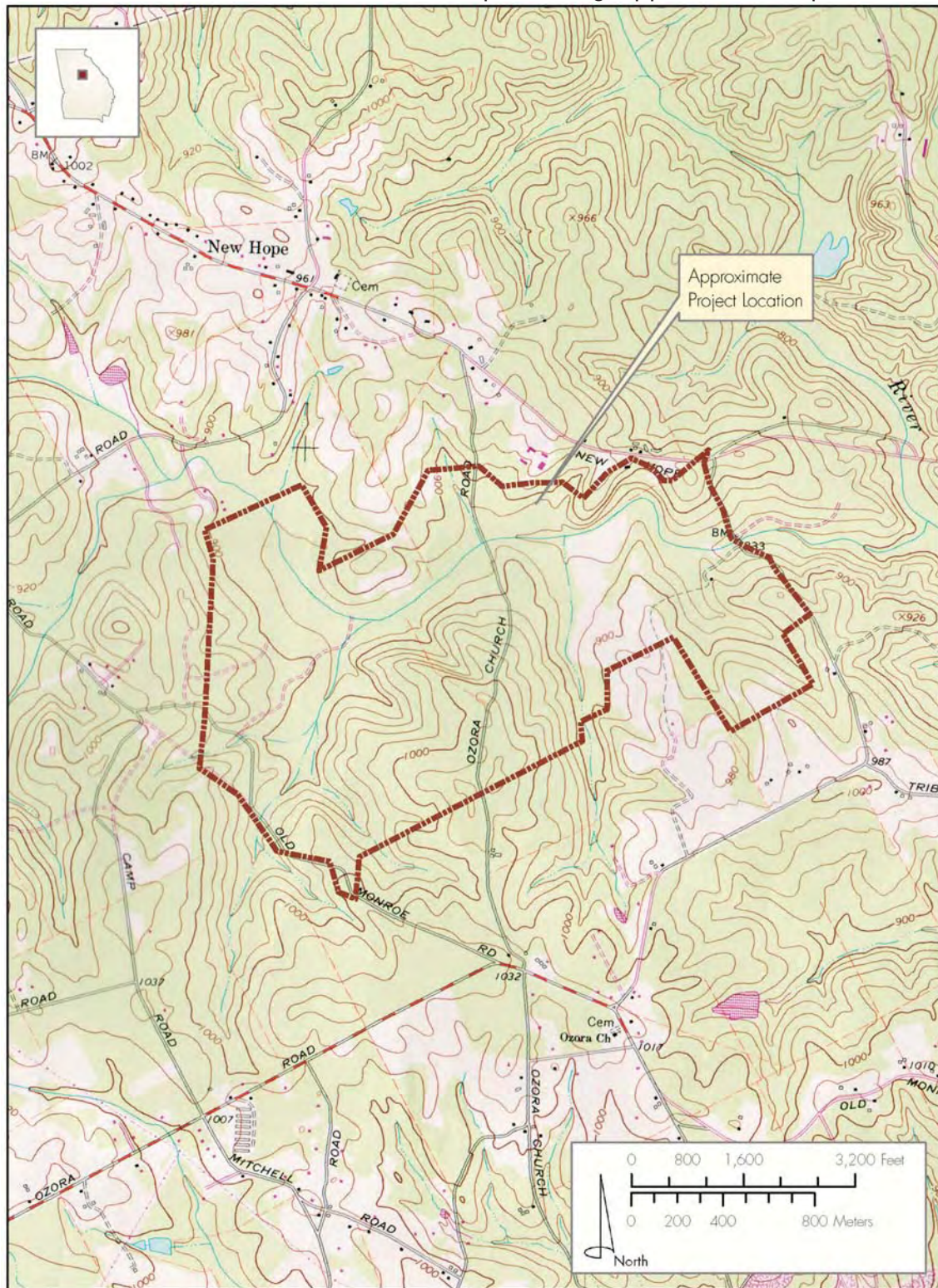
Figure 13.  
1938 Map Section Displaying Historic Structures  
and Buildings Associated with the Tribble Mill Park Land



Source: 1938 Gwinnett County Highway Map



Figure 14.  
1964 Map Showing Approximate Project Location



Source: 1964 USGS 7.5' Quadrangle Lawrenceville, GA



### LOT 200

While John H. Ash of Chatham County was listed as the lottery winner of land lot 200, John G. Bennett was named as grantor on the earliest available deed associated with southern area of the lot. Settling in Gwinnett County before 1836 (Flanigan 1959:418), Bennett and his wife established a quiet homestead near present-day Grayson, Georgia. In 1854, Bennett deeded 200 acres in parts of lots 184, 200, and 201 to Steven Etcherson.

The tract of land within the southern reaches of lot 200 associated with Tribble Mill Park also changed hands on multiple occasions during the twentieth century prior to its purchase by Gwinnett County in 1987. As bankers, the Brand family was involved in multiple transactions involving this lot. Charles H. Brand, son of Egbert, is noted on deeds associated with lots 200 and 201. C.H. Brand, as he was more commonly referred to, became a prominent Gwinnett County lawyer and Superior Court Judge, and later went on to serve as a state senator. It appears the land was used speculatively; map research did not show any buildings or structures within the southern area of land lot 200.

### LOT 218

Along with land lot 199, lot 218 holds most of the acreage acquired by the county for Tribble Mill Park. Putnam County's John R. Skaggs became the owner of the 250-acre lot during the 1820 land lottery, but by 1873, Mastin (or Martin) Pruett owned at least part of the lot that was then transferred to A. A. Tribble. After its transfer in 1873, part of lot 218 was joined with surrounding acreage with a section of lot 219 and the tract holding Tribble Mill on lot 231. This property remained joined until 1946.

While no buildings or structures are represented on the 1919 Monroe Quadrangle map (Figure 12), the 1938 Gwinnett County Highway map shows two farm units, one dwelling, and a highway bridge (Figure 13) in lot 218. It is likely that the single dwelling present on this property was associated with the farm units on this land lot, as well as those found on lots 198 and 199, supporting the notion that this area was also used primarily for agricultural purposes for at least the early part of the twentieth century. This lot was also devoid of buildings and structures by 1964 (Figure 14). Finally, the Brand family and various land prospectors were associated with this lot intermittently until its transfer to Gwinnett County in 1981 and 1987.

### LOT 219

Long before becoming part of Tribble Mill Park, the northern section of land lot 219 was granted to Abraham Irby of Greene County in 1820. Similar to lot 218, this land lot was at least partly owned by the Pruett family until 1873, when Tribble was deeded the land upon which the mill stood. Other early landowners associated with this lot include Cynthia Ewing, W. H. Braswell, James Kilgore, and, of course, the Brand family. Due to the absence of buildings and structures in the northern section of lot 219, it is likely that this area was either used for agricultural purposes or remained forested until its transfer to Gwinnett County in 1987.

## LOT 230

William Hannah of Jefferson County was given title to land lot 230 in the lottery of 1820. Roughly, the northwestern quarter of this lot is now part of Tribble Mill Park. The western half of this lot appears to have been owned by former business partners Masten (or Martin) Pruett and A. A. Tribble as early as 1884 according to the deed record. The Tribbles and Pruett were both associated with this area until 1926, when Nancy Pruett's estate deeded her land to N. G. Pharr. Pharr later purchased the nearby mill section, along with more of land lot 230 in a Petition for Partition dating to 1931. Besides transferring as part of the mill land, the acreage now part of Tribble Mill Park within lot 230 may have been historically used for agricultural purposes or remained forested in the early to mid twentieth century before its transfer to Gwinnett County in 1999 and 2007.





## V. RECOMMENDATIONS AND SUMMARY

While the main focus of this report was a summary of historical research on the park property with a focus on the Tribble Mill site, some general recommendations for future research and stewardship for the mill/mill sites owned by Gwinnett County Parks and Recreation are offered. The County currently owns at least 50 percent of the known sites located archaeologically and may acquire others in the future as county growth dictates. Heir to the historic mills established by Gwinnett's industrial milling families, Gwinnett County Parks & Recreation is a strong steward of these properties. A few potential avenues for further research and perhaps partnerships for investigations are discussed below to encourage scholarship and a better understanding of these important historic sites and their role within the county's past.

### FUTURE ARCHAEOLOGICAL RESEARCH OPPORTUNITIES

During the course of collecting and synthesizing the data for this report, it became apparent to the author that a standardized set of criteria would greatly benefit assessment of mill sites for their potential eligibility for the NRHP. As mill sites are frequently in the gray area between standing historic architecture and archaeological remains, NRHP recommendations are sometimes difficult for archaeologists to formulate. In addition, many of the sites that were identified are described in a limited manner with little consistency in the data presented. As preliminary synthesis indicates that several of the previously recorded mill sites in Gwinnett County are currently located on property owned by the Parks & Recreation Department, perhaps the effort can be spearheaded within this department to be utilized countywide.

Taking into account the size and history of milling in Gwinnett County and its many waterways, more than eight mill sites were expected in the search for previously recorded archaeological sites. Historic documentary evidence lists scores of mills operating in Gwinnett County in the nineteenth and early twentieth centuries. It seems likely that other mill sites may still be waiting for documentation, or have already been destroyed before recordation by the rapid rate of development in Gwinnett County. Aside from work conducted at Ballard/Holt's Mill and preliminary documentation including mapping, photographing, and limited shovel testing at a few sites, little archaeological research has been conducted on Gwinnett's mill sites. Based on information provided on site forms, it seems the majority of these mill sites are likely potentially eligible for the NRHP when combined with historic research. Further survey of property owned by Gwinnett County Parks & Recreation may reveal other mill sites yet uncovered by previous archaeological surveys or may yield new data on previously identified sites. Documentation of these, as well as further documentation of currently known mill sites located on park property, would be a catalyst for sparking a local interest in the still-undiscovered mill sites throughout the county.

Involvement of Gwinnett County Parks & Recreation as a partner/sponsor with the Society of Georgia Archaeology's (SGA) *Archaeology Month* would increase public involvement and knowledge of the county's rich milling history. If historic milling was selected as the *Archaeology Month* focus for the state poster and the spring meeting sessions, public awareness of milling and its impress upon the county and state's rural landscapes would be engaged. Archaeological

professionals could begin a conversation about numerous relevant questions, including ways to: record mill sites; define typical features that will be encountered; discuss what makes a mill site NRHP eligible; and speak to mill preservation, as well as touch on reuse of mill sites, types of milling features likely to be found, and the geographic association of the miller and his family home, etc. A full day of on-site archaeological presentations and hands-on activities at Tribble Mill during this event could engage local school children and/or community members, enhancing an understanding of Gwinnett's history and cultural resources.

## FURTHER HISTORICAL RESEARCH POTENTIAL

While analyzing the history of the Tribble Mill site and its immediate surroundings was possible through investigation of deeds and other materials, all deeds associated with the entire park site were not consulted. In addition, the deed record is incomplete due to the 1871 fire that destroyed the county's early records. Despite this, the research focus on the mill property was paramount for this study and the main story of Tribble Mill and its surroundings is represented. However, exhaustive deed searches and analysis of related documents for every tract of land now held encompassing Tribble Mill Park may provide a better understanding of the area's settlement.

A second avenue for research may yield better data. Valuable information about the mill site and its surroundings may be possible to obtain through oral history interviews of mill workers, neighbors, family members, and other people in the community. Speaking with such individuals could yield access to important documents, memorabilia, and family photographs relating to the area in question. While many of the millers and their immediate families may no longer be alive, their descendants may possess historic photographs, diaries, etc, that could be used in site interpretation. Historic photographs taken during the early archaeological surveys are also very important. Such images, taken from the 1950s-1970s, provide even more information about Tribble Mill's twentieth-century history. As noted, early site photography associated with the site's identification was not located in the site files.

Gwinnett County Parks & Recreation in partnership with the Gwinnett County Historical Society may wish to sponsor a public event on historic milling where county residents, mill historians and families associated with the county's historical mills could exchange information, oral histories gathered, and privately held photographs could be scanned and preserved in the Historical Society's archives.

## PRESERVATION CONCERN

Finally, echoing the need for more survey discussed in the previous section, we recommend that any carved rocks that obtain historical data from the mill period such as surnames and/or initials etched in the rocks should be recorded, stabilized to avoid further damage, and hopefully preserved.

## SUMMARY

Deed research established that a mill was settled on Shoal or Tribble Mill Creek as early as the 1860s, possibly earlier, and that the mill site remained in use until the 1940s. Its years of operation witnessed the growth of milling in the county from independent small agricultural concerns to milling businesses, as entrepreneurs such as Ansley Tribble and N. G. Pharr became captains of Gwinnett

County's milling industry. Tribble Mill is one part of a larger story in Gwinnett County that speaks to the county's agricultural and industrial heritage and the families and individuals, such as the Brands, Pharrs, and Tribbles that played a role in it. Although scores of mills are known to have existed in Gwinnett County, virtually nothing is known of most of them. Tribble Mill could provide a critical piece of the puzzle for understanding the history of the milling industry in the Gwinnett County.





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# APPENDIX

## *Deeds Historically Relating to the Current Tribble Mill Park Property*

Date	Grantor	Grantee	Land lot	Description
12/18/1854	John Bennett	Steven Etcherson	184, 200, 201	1:516: 200 Ac; adjoining Bradford Bonds, Jacobs, others
7/31/1856	Steven Etcherson	W.E. Brand	184, 200, 201	1:517: 200 Ac; adjoining Bradford Bonds, Jacobs, others
5/6/1873	Mastin Pruett	Ansley A. Tribble	218, 219, 231	N:325: "flouring & corn mill," half interest belonging to J.B. Coffee & Pruitt
11/28/1876	John c. Whitworth, dec	Thomas Kilgore	Unknown	1:335: 200 Ac; begins at corner of Jno B. Coffee's land, N-Thos Kilgore, S-Wages, Maughan(?)
2/18/1879	Meritt Camp	J.A. Jacobs	219	R:235: 50 Ac; NE corner of LL; adjoining lands of A. A. Tribble of same lot, E-M. Pruitt, W-J. Davis
4/8/1879	A. A. Tribble	J.A. Jacobs	219	R:236: 7 1/2 Ac; joining lands of A. A. Tribble & J.A. Jacobs
5/6/1879	J.J. Bonds	E.M. Brand	199, 230, 186	P:110: LL 199; 230 1/2 Ac, 1 1/2 Ac, 19 Ac; LL 186 1 1/2 Ac
1/31/1881	Merit Camp	J.A. Jacobs	219	R:236: 50 Ac; E-Mastin Pruitt, S-Joseph Livsey, N-J.A. Jacobs
2/7/1883	J.A. Jacobs	H.M. Whitworth	219	R:237: 57 1/2 Ac; N-A. A. Tribble, E-M. Pruitt, S-Joseph Livsey, W-J.M. Head & T.J. Davis
2/8/1884	Masten Pruett	John F. Pruett	230 (stated as LL 130 in deed, but believed to be incorrect based on land description)	2:427: SW side of LL, 100 Ac; SE-Joseph Livesey, SW-Day, A. A. Tribble, NW-A. A. Tribble, NE-Mastin Pruett
7/21/1884	E.M. Brand	W.E. Kilgore	199	S:607: 191 Ac; W-Nancy Bradford, S-Robert Watson, E-John Kilgore
10/31/1884	A. A. Tribble	Mary A. Tribble	218, 219, 231	2:94: 142 Ac; "tract of land and mills;" S-M. Pruitt, W-John Kilgore, T.J. Davis, N,E-T.L. Harris
10/11/1887	Mastin Prewitt	Nancy Prewitt	230, 231	X:133: LLs SW 230, 125 Ac; SW 231 10 Ac; adjoining lands formerly owned by N. Bonds, now owned by A. A. Tribble, near the mill; this tract deeded to M. Prewitt by Jefferson Bradford in 1858 (M:146)



Date	Grantor	Grantee	Land lot	Description
12/20/1887	E.M. Brand	Cynthia J. Ewing	199, 200	X:155: LLs 199, NE 200; 85 Ac
11/27/1888	C.P. Ewing	W. H. Braswell	217, 218	4:276: LLs W 217, W 218; 50 Ac
4/18/1891	Cynthia J. Ewing	E.M. Brand	199, 200	2:499: LLs 199, NE 200; 85 Ac
2/16/1892	Willis Kilgore, dec	E.M. Brand	198, 199, 218	4:57: SE LL 218, 100 Ac; S LL 199, 25 Ac; LL 198, 10 Ac
2/16/1892	E.M. Brand	James Kilgore	198, 199, 218	4:58: SE LL 218, 100 Ac; S LL 199, 25 Ac; LL 198, 10 Ac
12/12/1893	W. H. Braswell	J.W. Turner	217, 218	7:127: LLs W 217, W 218; 50 Ac
11/30/1896	W.E. Brand, dec	J.W. Brand	200, 201	7:106: 36 Ac; W-M.L. Bramblett, S-J.R. Chandler, E-T.L. Harris, N-Mrs. Lowe, Mrs. Bramblett
11/17/1899	T.L. Harris	J.W. Brand	200	9:430: 2 Ac; fork of Shoal Creek & Herring Branch
12/31/1900	E.M. Brand	Nora C. Tuck	200	36:209: 100 Ac; W-Mrs. Lowe, E-Jas. Head, S&W-J.R. Chandler
11/15/1901	J.W. Turner	L.M. Brand	217, 218	12:22: 68 Ac; N-Lawrence Lowe, S-Chandler & Trisk(&), E-Wood & Fowler, W-Shoal Creek
12/1/1902	J.W. Brand	J.B. Simonton	200, 201	20:373: 38 Ac; running down Herring branch to Shoal Creek; W-T.L. Harris, W.J. Tribble, H.H. Bramblett, E-M.E. Lowe, S-Ben Chandler, N-H.H. Bramblett
12/1/1904	Nora C. Tuck	A.M. Wilson & Co.	200	36:209: 100 Ac; W-Mrs. Lowe, E-Jas. Head, S&W-J.R. Chandler
8/18/1905	John W. Turner	Newton G. Pharr	249	32:266; 8 1/4 Ac; "known as the old mill fraction;" E,S-F.M. Wages, W,S-Shoal Creek, N-Robinson
11/1/1905	E.M. Brand	J.R. Chandler	199, 200	12:335: 310 Ac; adjoining C.E. Buchanan, W.J. Tribble, Mrs. Lowe, J.B. Singleton, T.L. Harris, James Head, oths
5/12/1906	John F. Prewett	R.L. Kennerly	230 (stated as LL 130 in deed, but believed to be incorrect based on land description)	12:473: SW side of LL; 100 Ac; SW-Mary Livsey, S.E. Harris, Mary Ann Tribble, NW-Mary Ann Tribble, NE-Martin Pruett estate
1/1/1907	J.E. Jacobs, W.P. Williams, W.A. Cooper	J.A. McConnell	199	20:51: 104 1/4 Ac; Middle Lot
11/24/1908	J.A. McConnell	L.M. Brand	199	20:51: 104 Ac; N-B.F. Tollen, E-W.P. McClung, S-Mrs. J.B. Chandler, W-W.J. Tribble & C.E. Buchanan

Date	Grantor	Grantee	Land lot	Description
1/2/1912	J.B. Simonton	C.H. & L.M. Brand	200, 201	32:117: 47 Ac; N-Mrs. M.E. Lowe, Miss J.E. Lowe, E-B.F. Towler, S-W.J. Tribble, T.L. Harris, H.H. Bramblett, W-H.H. Bramblett; Where B.B. Turner now resides
12/16/1913	L.M. Brand	A.C. Whisnants	217, 218	38:161: 68 Ac; N-Lawrence Lowe, S-Chandler & McClung, E-Still & Graham, W-W.P. McClung
1/2/1917	E.M. Brand, dec	Heirs of B.B. Turner	200, 201	31:462: 47 Ac; N-Mrs. M.E. Lowe, Miss J.E. Lowe, E-B.F. Towler, S-W.J. Tribble, T.L. Harris, H.H. Bramblett, W-H.H. Bramblett
12/6/1918	Mrs. S.L. Foster	J.T. Towler	200, 201	33:276: 47 Ac; N-Mrs. M.E. Lowe, Miss J.E. Lowe, E-B.F. Towler, S-W.J. Tribble, T.L. Harris, H.H. Bramblett, W-H.H. Bramblett
11/30/1921	A.M. Wilson & Co.	Emily Jane Grizzel	200	36: 319: 27.6 Ac; E-J.L. Grizzel, N-Jap Duncan, W-J.T. Towler, S-W.P. McClung
11/30/1921	A.C. Whisnant	Emily Jane Grizzel	217, 218	37:50: 68 Ac; N-Lawrence Lowe, E-Shoal Creek, S-W.P. McClung & Grizzel, W-W.P. McClung & Grizzel, E-Still & Graham
12/4/1922	C.H. & L.M. Brand, exec of Gwinnett Co.	J.T. Towler	200	40:282: 15 Ac; bounded on all sides by J.T. Towler, includes formerly known as Dudley Bonds Mill tract
11/1/1926	Emily Jane Grizzel	D.A. Lunsford	200, 217, 218	42:266: 95.6 Ac; N-Lawrence Lowe, E-John Fowler, G.W. Williams, Hillyard Woodruff, GA Loan and Trust Co., S-W.J. Tribble, Shoal Creek, W-Frank Booth, T.A. McClung, Tom Towler
11/2/1926	Nancy Pruett, dec	N. G. Pharr	230, 231	45:530: 58.9 Ac; N-Tribble Mill property, J.W. Fields; E-E. Kennedy; W-R.L. Kennerly, Tribble Mill property
12/20/1927	D.A. Lunsford	John Lunsford, et al.	200, 217, 218	42:360: 95.6 Ac; N-Lawrence Lowe, Jap Duncan, W-John Fowler, G.W. Williams, Hillyard Woodruff, GA Loan and Trust Co., S-W.J. Tribble, Shoal Creek, W-Frank Booth, T.A. McClung, Tom Towler
12/12/1928	N. G. Pharr	J.W. Fields	Unknown	45:600: 5th Dist; 50 Ac; Fields agrees to give Pharr right back to water from a 10-ft dam to be erected at "old Gin Dam place," ROW on N side of Shole Creek

Date	Grantor	Grantee	Land lot	Description
8/1/1931	Clifford Jackson Tribble, Jeanette Imogene Tribble, William Eugene Tribble (all minors)	N. G. Pharr, S.E. Pharr, Mrs. H.H. Pharr	218, 219, 230, 231	Petition for Partition 52:363: 41 Ac;
10/25/1938	J.T. Towler	W.T. Cullen	200, 201	66:44: 138 1/2 Ac; N-Mrs. Lowe, W.P. McClung, E-W.P. McClung, Frank Booth; S-Frank Booth, G.W. Webb, W-G.W. Webb, Turner, Brantley
6/24/1939	W.T. Cullen	Howell W. Kitchell	200, 201	67:140: 138 1/2 Ac; N-Mrs. Lowe, W.P. McClung, E-W.P. McClung, Frank Booth; S-Frank Booth, G.W. Webb, W-G.W. Webb, Turner, Brantley
3/1/1946	N. G. Pharr, dec	L.H. Swann	231	274:427: 8.9 Ac;
7/26/1946	Mrs. J.W. Fields	Lytha & J.B. Horton	218, 219, 230, 231	81:249: 41 Ac; NW-Charley Robinson, NE-Mrs. J.W. Fields, S,SW-R. Kennerly Estate, W-Mrs. Woody Tribble, SW-Tribble Mill Creek
6/26/1947	Mrs. B.B. Crane, Mrs. J.W. Fields	G.J. Yancey	231	86:211: 41 Ac; N-Robinson, E-Fields, S-Kennerly Estate, W-Tribble & Tribble Mill Creek
5/14/1949	Mrs. Essie Mae Buchanan	R.L. & Dora Lee Kennerly	230 (stated as LL 130 in deed, but believed to be incorrect based on land description)	88:484: NW-Jack Tribble, Billie Tribble, Mrs. Jeanette Cofer, NE-Mrs. J.W. Fields, SE-R.G. Livsey Estate, J.C. Hamner, SW-R.G. Livsey Estate
3/31/1955	Howell W. Kitchell	Ernest M. Williams	200, 201	69:591: 138 1/2 Ac; N-Mrs. Lowe, W.P. McClung, E-W.P. McClung, Frank Booth; S-Frank Booth, G.W. Webb, W-G.W. Webb, Turner, Brantley
6/1/1967	Lewis H. Swann	Daniel Kenerly, Herschel E. Stanford	231	275:258: 8.9 Ac
8/29/1969	Ernest M. Williams	Jimmie R. Clower, Sr., James D. Killingsworth	200	331:55: 84.24 Ac
1/30/1970	Hugh G. Cheek	Wedgewood Land Corp	198, 199	342:238: 66.42 Ac
7/9/1970	L.M. Brand, dec	Wedgewood Land Corp	199, 218	358:699: 50 Ac
3/5/1971	Wedgewood Land Corporation	H.Rhodes Jordan, C.E. Smith	198, 199	375:218: 66.42 Ac
7/27/1971	Jimmie R. Clower, Sr., James D. Killingsworth	Bob T. Scribner	200	392:500: 24.02 Ac
9/1/1971	Larry W. Davis	Jack A. & Carolyn Cline	199, 200	400:99
9/3/1971	Wedgewood Land Corporation	Norris J. Nash	218	401:1: 44.93 Ac
5/17/1972	H. Rhodes Jordan, C.E. Smith	Howard W. Drane, Jr., Fred E. Bass, Ralph Freeman	198	500:148: NW LL



Date	Grantor	Grantee	Land lot	Description
1/25/1973	Norris J. Nash, W.R. Pruitt, John D. Stephens	G.A. Nash, J.D. King, Roddy S. Sturdivant	199, 218	606:259: 89.42 Ac
2/27/1973	Howard W. Drane, Jr., Fred E. Bass, Ralph Freeman	Mason Brothers Construction Co., Mortgage Acceptance Corporation, Roddy S. Sturdivant, J.D. King	186, 198, 199	624:55: 66.42 Ac & 100 Ac
4/13/1974	J.S. Lunsford	Columbus Finance Co.	Unknown	805:240: 47.8 Ac; N-W.L. Lunsford, Lessie Lunsford, Mary Lunsford Turner, Mrs. Phoebe (Letha) Lunsford, E-Floyd & Bill Holcombe, S-Brand Estate, Shoal Creek, W-J.C. Hamner, T.A. McClung
8/9/1974	Herschel E. Stanford	Daniel B. Kenerly	231	861:41: 8.9 Ac
4/1/1975	G.A. Nash, J.D. King, Roddy S. Sturdivant	Norris J. Nash, W.R. Pruitt, John D. Stephens	199, 218	977:281: 89.42 Ac
8/30/1975	W.E. Pruitt, John D. Stephens	Norris J. Nash	199, 218	1071:300: 29.81 Ac
8/31/1977	Bob T. Scribner	Bernice & Howard L. Sherman	200	1335:59
9/11/1978	Daniel B. Kenerly	Hulon V. & Leta G. Kenerly	231	1549:129: 8.9 Ac
6/9/1981	Norris J. Nash	Gwinnett County	199, 218	2191:152: 29.8042 Ac
12/11/1981	Columbus Finance Co.	Herbert Silvin Lunsford, et al.	218	2551:408: 10.715 Ac
1/19/1982	G.A. Nash, J.D. King, Elm Properties, Inc	Gwinnett County	218	2315:197: 44.9239 Ac
1/20/1982	Hulon V. & Leta G. Kenerly	Gwinnett County	231	2315:296: 9576 Ac
1/21/1983	Thomas T. Hamilton	Gwinnett County	218	2497:574: 17.975 Ac
3/1983	Beatrice Lunsford, et al.	Gwinnett County	218	2551:405: 10.715 Ac
8/17/1987	Gwinnett County	Gwinnett County Recreation Authority	198, 199, 200, 218, 219, 231	4521:275: LLs in 5th and 6 <sup>th</sup> districts
12/16/1993	Lola Belle Livsey Kennerly	Robert L. Kennerly	230	9744:2: 2 Ac
8/4/1999	Robert L. Kennerly, Dianne K. Ray	Gwinnett County	230	18968:5: 49.732 Ac
2/14/2007	James B. Braden, Roddy Sturdivant, Trip Georgia LLC	Gwinnett County	230, 231	47600:190: LL 230, 10.917 Ac; LL 231, 6.974 Ac

# Appendix E

## Sanitary Sewer Provision Documentation



To: Micah Lipscomb

From: Patrick Frias

Date: June 9, 2008

Subject: Tribble Mill Park Site Investigation – *Sanitary Sewer Service*

A site investigation was conducted on June 4, 2008 to analyze the areas of proposed improvements. The project is an existing park located in Grayson, GA within Gwinnett County.

**Sanitary Sewer Service:**

*Festival Field Area*

This area currently has an existing restroom treated by a septic field. Proposed improvements include a concessionaire / kitchen area (grease trap) and additional restroom to service a new picnic pavilion.

The area has been researched and investigated for potential sanitary sewer tie-in locations where the closest tie-in location is determined to be approximately 2100 feet to the south within an existing subdivision development. Due to the elevation difference from approximately 910 to 930, a lift station / force main system would have to be designed in order to properly connect into the existing system. In addition, a creek crossing and clearance of trees are needed to construct and connect the force main.

There is another area where existing sanitary sewer service is located, but due to its location north of Ozora Lake, connection is not feasible. A large amount of pipe and manhole structures would be required to design around Ozora Lake resulting in an expensive design and unnecessary disturbance to the park grounds. This option does not prove to be cost-effective.

As a third option, continued use and expansion of the existing septic field to treat the proposed additions shows to be the most cost-effective, practical approach. Coordination with Gwinnett DPU (Debra McKee) and Environmental Health (Carolyn Simonton) has been conducted to inquire on the continued use of the septic field. After several phone conversations and email correspondences with Gwinnett DPU, it was stated that all septic field concerns are handled by Gwinnett Environmental Health, and connection to a sanitary sewer system is required if the point of connection is located within 200 feet from the property line. There are three different sanitary sewer systems located outside of the property (south of the park, north of Ozora Lake, and west of Chandler Lake). However, due to the large area associated with the park, connection to either of





these systems requires a large amount of pipe and a large number of structures proving to be expensive and costly. The most cost-effective option is for continued use of the existing septic field. The County will require a waiver/variance application to allow for continued use of a septic field to treat the sewage from the proposed improvements with indication that approval is a good probability. Upon approval, the waiver/variance would remain valid until such time the condition of the waiver/variance changes (i.e. a sewer main runs across the property when it was not previously present).

*Picnic Park Area*

This area is located along the center of the park and currently has an existing restroom currently treated by a septic field. Proposed improvements include additional parking, additional family pavilion picnic areas, playground enhancement, and an additional restroom.

The Picnic Park area has been analyzed for potential sanitary sewer tie-in locations where the closest location is approximate 3200 feet south of the park within an existing subdivision development. Similar to the Festival Field Area, a large amount of sanitary sewer pipe and structures would be required. As an alternative, continued use and expansion of the septic field and application for waiver/variance from the County prove to be the cost-effective option.

*Potential Chandler Lake Area*

This portion of the site is located along the western edge of the property west of Chandler Lake and is currently an undeveloped area. Proposed improvements include vehicular access off Chandler Road, picnic/playground/trail amenities, and a restroom.

The closest potential sanitary sewer tie-in location is located west of the park approximately 600 feet from the property line. Similar to the other two areas, connection would require a large amount of sanitary sewer pipe and structures. Since only one restroom is proposed, the use of a septic tank/field is the feasible option.

Please contact me if you have any questions.

**Attendees:**

Micah Lipscomb – EDAW

David Sacks – EDAW

Patrick Frias – KHA



Kimley-Horn  
and Associates, Inc.

To: Micah Lipscomb

From: Daranhara Hun / Patrick Frias

Date: July 18, 2008

Subject: Tribble Mill Park Site Investigation – *Existing Sanitary Sewer Pump Station Capacity and Flow Calculations*

**Sanitary Sewer Capacity:**

KHA analyzed different areas of existing sanitary sewer tie-in location points adjacent to Tribble Mill Park that may potentially be used as tie-in / outfall connection points for any proposed sanitary sewer service within the park.

An analysis of the existing sewer lift station located within the existing development south of the park was requested to determine whether adequate capacity is available to handle additional sewer flow from improvements within the festival field and picnic areas of Tribble Mill Park. The attached sewer location map indicates the exact location of the lift station to be analyzed.

There is also an existing development adjacent to the park located north of Ozora Lake that has existing sanitary sewer service. As shown in the attached map, due to its distant location and anticipated costs to provide sewer from the proposed park improvements to this location north of the park, this tie-in location does not prove feasible or economical. This would require sewer lines to run along the eastern edge of the lake to include crossing of the existing emergency spillway / pedestrian bridge. Costs would prove very expensive.

**Park Attendance:**

After several discussions with the architect and park representatives, attendance at the park will be based on an average of 650 persons per day to attend the Festival Field area. An additional 250 persons per day are estimated to attend the Picnic zone for a total of 900 persons per day.

**Existing Pump Station:**

Based on as-built information received from Gwinnett County Water Resources, the existing pump station within the existing development south of the park is rated at 252 GPM with a measured rate average of 227.84 GPM. The calculated design requirement for peak flow from the existing development to the south is 175 GPM. This allows for approximately 52.8 GPM of additional loading that the pump may adequately serve.



The associated improvements and restroom additions to the park are assumed at 900 persons per day count. After calculating the peak sewage flow rate associated from the additions, this amounts to an additional flow of 7.82 GPM that may potentially be added to existing lift station.

The existing pump station can adequately handle 52.8 GPM of additional loading which is greater than the 7.82 GPM. The additional flow to the existing flow rate indicates that the existing pump station within the existing development may potentially be able to adequately serve the existing development south of the park along with the proposed restroom additions within the park.

There was concern that the although the Park Haven pump station can adequately handle the additional load from the park, will any pump stations downstream of the subdivision be undersized to take on this additional load. After several conversations with Gwinnett County Water Resources, due to the small additional load from the park improvements, the County does not anticipate any impacts to any the pump stations downstream of the Park Haven Subdivision.

Please contact us if you have any questions.



