

# VINES PARK



**GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES,  
PARKS & RECREATION DIVISION**

**NOVEMBER, 2010**



## **Vines Park Gwinnett County, Georgia**

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Gwinnett County Department of Community Services  
Parks & Recreation Division  
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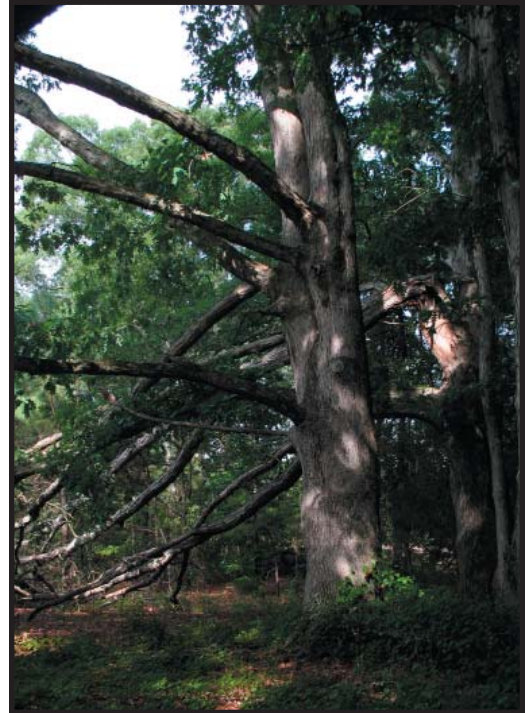
## SECTION PROJECT GOALS AND OBJECTIVES

- 1.0 The 2007 Gwinnett County Capital Improvement Plan includes a prototype for Passive Community Parks. Passive Community Parks offer a small-scale alternative to Community Parks in areas that are underserved, densely populated, and land poor. According to the plan they offer a similar complement of facilities as Community Parks, with a blend of active and passive recreation opportunities, however, sport field complexes, large community facilities or other recreation areas requiring hundreds of parking spaces are not permitted. Approximately 25% to 33% of Passive Community Park acreage may be developed with impermeable surfaces.

The typical Passive Community Park includes various facilities and features, including playgrounds, picnic areas and pavilions, nature trails, paved multi-use trails, accessible public open space, lakes / ponds, tennis, basketball and sand volleyball courts, disk golf course, dog park, irrigated turf field for informal non-organized sport and free play.

This report addresses the need for park services between Grayson and Loganville, Georgia on 90+ acres of land. The goals driving this master plan include the following:

- Realize goals of the 2007 Parks and Recreation Capital Improvement Plan.
- Address the need for park services in this sector of the County to ensure that park services are provided to all areas of the County.
- Integrate a variety of diverse recreation activities which will serve all age groups.
- Create sidewalk, pedestrian or bike trail connections to surround neighborhoods and Grayson High School.
- Maintain both passive and active areas of the park while providing safety to park users.



## SECTION PROJECT UNDERSTANDING

- 2.0 Located between Grayson and Loganville, Georgia, the Vines Passive Community Park Site is comprised of approximately 90 acres including two out parcels. The two out parcels, totaling 8.6 acres, include residential structures that have been converted to and are being leased as both indoor and outdoor events space. Additionally, the site houses the Gwinnett County Department of Transportation maintenance yard which occupies approximately 1.9 acres.

Bounding the site is Grayson High School to the north, a residential subdivision and Oak Grove Road to the west, Grayson High School Athletic Facilities and an undeveloped residential subdivision to the east and Hoke O'Kelly Road to the south.

A 3.3 acre lake is the prominent water body on the site. The 12 acres surrounding the lake displays a more “Gardenesque” quality with structures, concrete statues, walls, bridges, and plant materials that were developed when the site was residential but today are worn, damaged and do not meet the commercial / institutional standards necessary for a public park. Additional features include a model railroad installed by a volunteer model railroad organization. Plant materials in this section include few interesting / unique species and in general the plant material could be considered basic residential landscape. Beyond these 12 acres the site consists of open meadow, pecan groves, and forested areas.



This park is to be utilized as a passive community park. While the exact mix of park amenities will be determined by working with a Citizen Steering Committee, the park may include a mix of the following park elements: paved multi-use trail, nature trails, lawn activities, basketball, sand volleyball, pond fishing, picnic shelters and /or pavilions, playgrounds, disk golf or skate park, dog park, and maintenance and parking facilities.

## SECTION PROJECT APPROACH

3.0 Using a standard Master Planning project approach toward the Vines Passive Community Park, the project passed through a series of design stages before a final Master Plan was approved. The following represent the milestones completed along the way.

- Notice to proceed issued to jB+a, inc.
- Flyers advertising public meeting distributed, public meeting sign erected.
- Park site evaluation of existing Vines Park amenities
- Public Input meeting, Community Interest Forms and Steering Committee Membership applications distributed.
- Steering Committee Scheduling Meeting
- Steering Committee Park System Tour with Consultant and County Representatives
- Steering Committee Park Site Visit with Consultant and County Representatives
- Presentation of Inventory / Analysis to Steering Committee and Park Programming Discussion
- Presentation of Concept Drawings to Steering Committee
- Presentation of Preliminary Master Plan and Cost Estimate to Steering Committee
- Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority

The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix H - Meeting Minutes (Page 91) for subsequent meetings.



### Preparation of Base Information

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

### Site Evaluation of existing amenities

jB+a conducted an evaluation of site elements to determine the condition of the Vines Park amenities and developed an estimated cost for repair or replacement.

### Community Interest Meeting

The initial Public Meeting was held at the Grayson High School Theater on May 27, 2010 with a presentation of the park boundary survey, and aerial photography, a description of Gwinnett County Passive Park type, a description and the receipt of Community Interest form surveys and Steering Committee Applications.

### Scheduling Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on June 17, 2010 to schedule all meetings for the Vines Passive Park Site Master Planning Process.

### Tour of County Parks

Gwinnett County Staff, Consultants and Steering Committee members met at the Gwinnett Justice and Administration Center (GJAC) Parking lot on June 26, 2010 to begin the Park system tour. The Park team visited 7 parks to discuss specific elements located at each park. These parks included the following:

**Alexander Park (800 Old Snellville Hwy. Lawrenceville, GA 30044):** Alexander Park is a 91 acre community park that offers a variety of passive activities for park users. The Steering Committee visited the plaza area first to discuss the importance of day-use activities in the park. Providing park activities; such as playgrounds, walking trails, and pavilions, that can be utilized during off-peak hours (weekdays), allows for passive policing within our parks. The playground area was then visited; the importance of providing playground equipment for a variety of ages and abilities was discussed, as was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas. A portion of the paved multi-use trail, which encircled the disc golf course, was then walked and discussion included the importance of having designated uses for specific park elements as a way to retain open space and/or wooded areas. Additionally, the deck / pier at Alexander Pond was also visited and discussion included maintaining a living pond.



Alexander Park -

**Ronald Reagan @ Five Forks Park** (2777 Five Forks Trickum Rd. Lawrenceville, GA 30045): Ronald Reagan Park is a 25 acre passive community park. The park includes amenities that provide activities for multiple generations; ½ court basket ball courts for young adults, a skate park / pavilion area for teen boys, swings and a shelter area for teen girls, playground area for small children, and a lawn courts area for seniors, all connected via a paved multi-use trail. Passive policing was reiterated. Selective clearing of underbrush to produce sight lines in wooded areas was discussed. Also discussed was the importance of providing fencing between the playground and parking area.



Ronald Reagan @ Five Forks Park-

**Sweet Water Park** (800 Bethesda School Rd. Lawrenceville, GA 30034) – (Windshield Tour) Sweet Water Park is a 25 acre park that has a large concrete plaza area, a 3/4-mile multi-purpose trail, playgrounds, a restroom building, two half-court basketball courts, two tennis courts, horseshoe pits, sand volleyball court, picnic tables, and porch swings. The plaza area boasts a nearly 2,000 square-foot open central pavilion with two 1,000 square-foot extensions on each side. The importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas, and the location of the basketball courts near the parking lot were discussed and reiterated. Located in one of the most ethnically diverse areas of Gwinnett County, the various ways that different ethnic groups recreate was also discussed.



Sweet Water Park -

**McDaniel Farm Park** (3251 McDaniel Road. Duluth, GA 30096) – One of the most unique parks on Gwinnett County allows families to experience life on a farm as it was in the early 1900s. McDaniel Farm Park, a former subsistence farm, has been restored to depict typical 1930s farm life. The 134 acre park also includes over 2.5 miles of paved multi-use trails that traverse woodland, streams, meadows. The Steering Committee hiked a portion of the trail, discussing pervious asphalt pavement (parking area at McDaniel Farm), successional forest, and the potential for a community garden area at Vines. The importance of trail signage was discussed.



McDaniel Farm Park -



**Settles Bridge Park** (380 Johnson Road, Suwanee, GA 30024) – The 268-acre park includes a 1.8-mile paved trail, 2.4-acre dog park area, playground, 60' pavilion with grill area, two half-court basketball courts, 10,000 sq. ft. skate complex with bowls, and restrooms. The difference between picnic shelters and picnic pavilions was discussed as was the use of “shade sails” around the playground. (Shade sails are architectural, aesthetic, provide substantial shade –helping to reduce incidents of skin cancer, and are also significantly less expensive than built shelters.) The skate park was visited and the liability of having such an element was discussed. (Statistics show that fewer lawsuits were filed due to injuries obtained due to skating accidents than any injury obtained through structured active recreation types – Football, baseball, soccer, etc.) Additionally, the importance of giving teens a place to gather was discussed. The dog park area was visited and the importance of a 6' high fence and the separation of uses for dogs of a variety of sizes was discussed.



Settles Bridge Park -

**Bay Creek Park** (175 Ozora Road, Loganville, GA 30052) – (Windshield Tour) The Steering Committee visited the skate park area of Bay Creek Park. This area, geared predominantly toward teens, illustrates the importance of providing activities for all ages



Bay Creek Park -

**Harbins Park** (2995 Luke Edwards Road, Dacula, GA 30019) – The park system tour concluded at Harbins Park. This conservation park is Gwinnett County's largest park and hosts only passive recreation types. The Steering Committee walked a portion of the multi-use trail, stopping to view a non standard pavilion (more rustic in nature) and the large playground area provided near the front of the park. Overflow parking and pervious pavement types were pointed out.



Harbins Park -

### Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on July 17, 2010 for an informative site walk. The intent of the site walk was to become familiar with the opportunities and constraints of the park site. Steering committee members actively participated in the site tour by voicing concerns and requests for their Community Park.

### Presentation of Inventory and Analysis

The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee on July 29, 2010. Diagrams included; Soils Analysis, Slope & Hydrology Analysis, Vegetation Analysis, and Opportunities and Constraints Analysis. Park programming elements were discussed.



Vines Passive Community Park Site - Steering Committee Site Walk

### Presentation of Conceptual Master Plans

On August 19, 2010, jB+a presented three (3) Concept Plans to the Steering Committee. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

### Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on September 16, 2010, by the Consultant. The Preliminary Master Plan was derived by combining several layouts from the three concept plans.

### Master Plan Presentation

On October 7, 2010 jB+a presented the Master Plan graphic, and cost estimates to Steering Committee. By majority acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic K - Page 51). The Committee voted to accept the prioritized park elements for development when funding becomes available, by means of discussion and majority rules. Through unanimous vote, the Committee agreed to submit the Graphic Plan and their development priorities to the Recreation Authority for their acceptance.

### Presentation of Master Plan to Recreation Authority

The Steering Committee Master Plan recommendations were presented to the Gwinnett County Recreation Authority on October 14, 2010. The plan was presented by the County Staff with several Steering Committee Members in attendance. The Recreation Authority voted to accept the Vines Park Master Plan as the guiding document for the development of the Vines Passive Park Elements



## SECTION SITE INVENTORY AND ANALYSIS

4.0 Prior to concept development a series of analyses were conducted. The following is a summary of each of these analyses; a graphic diagram accompanies each summarization.

### Soils Analysis (RE: Graphic A - Page 31)

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques. Special attention will need to be made where geotechnical analysis limits development due to shallow soils.
- Additionally, soils located within the floodplain of Vines Lake, the stream feeding the lake and its tributaries indicate poor percolation and unstable soil structure and are therefore not favorable for development.
- Large sections of the site indicate moderate to slight soil limitations for septic. Cross referencing with boring locations, slopes and vegetation will be necessary to indicate actual preference for septic location.
- Boring locations indicate that some areas encountered rock at shallow depths.

### Slope Analysis (RE: Graphic B - Page 33)

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 0%-10%.
- High points (elev. 1034) on site are located on a hill just north of the existing parking area and in the northeastern corner of the site near the ball fields of Grayson HS. The low point (elev. 956) of the site is in the western most corner near the existing drive.
- The maximum grade change across the site is 78 vertical feet.
- Site possesses positive drainage patterns due to ridges and stream valleys across site.
- The main water feature on the site is Vines Lake. It is stream fed.
- A small man-made cow pond is located in the northern sector of the site; it is not a fed pond and illustrates stagnant water conditions

### Vegetative Analysis (RE: Graphic C - Page 35)

- Site illustrates a mixture of vegetation types.
- Areas in young to medium pines are the most favorable for development due to the growth cycle of a pine forest which is relatively fast compared to hardwoods. These areas include the area adjacent to the existing parking lot and near the GDOT maintenance yard.
- Additionally, the successional plantings which include a pine / hardwood mix are more capable of withstanding mild development due to the age of the trees. Younger trees tend to acclimate to changes in conditions far easier than older trees.
- The open space dominating the central sector of the site is also favorable for development.

- Large specimen quality trees found along stream banks and in the northern sector of the site would be an asset to the site if they were retained.
- A pecan grove existing just south of the loop drive in the interior of the site. The pecan trees are fairly young (approximately 15 years of age)
- Many invasives found along stream banks, specifically privet, should be removed from site.
- The ornamental plantings around the lake are predominantly residential landscape plants; roses, nandina, holly, azaleas, Bradford pear, crape myrtles, mahonia, camellia, jasmine, etc. Few exotic or rare species.

#### Opportunities and Constraints Analysis (RE: Graphic D - Page 37)

- Site bounded by Oak Grove Road and Hoke O'Kelly Road. Opportunity in that multiple roads have access to the park, Constraint as these roads will undoubtedly become busier.
- Main access to the park is currently via a single drive into the interior of the park. Opportunity in that traffic into the park can be controlled, Constraint as a single access into the park can become congested even with widening. Additional constraint with widening the access road as it encroaches on the existing model railroad area.
- Old Road bed (Northeastern Property line) Provides opportunity to utilize as part of multi-use trail.
- Points of interest-
  - Model Railroad – Opportunity to draw more people into the site. Constraint- currently located in an area that may be affected by the widening of the entrance drive, future renovation of the lake dam structure.
  - Vines Mansion – Opportunity to serve as a draw to the park. Constraint- park development must serve as an asset to the mansion not a detriment.
  - Existing Parking Lot – Opportunity to utilize parking area for park activities through coordination with Vines Mansion.
  - Lake Hillside / Plaza – Opportunity to provide scenic vista from Vines Mansion, or redevelopment of plaza area.
- Internal views – Opportunity to accentuate views from the both ends of Vines Lake, from Vines Mansion, and from the northeast corner of the site.
- Potential Access points – Multiple potential access points to the park. The existing drive provides vehicular access to the park. The existing parking area provides both vehicular (emergency vehicles) and pedestrian access points to the park. Pedestrian access points along the park perimeter of the park allow for connection to adjacent neighborhoods, Grayson High School, and potentially a future greenway.
- Open Space – Opportunity to provide areas for development with minimal engineering or tree removal.
- Sewer Easement – Already cleared so opportunity exists to utilize for multi-use trail. Wider than necessary easements provide opportunity to reforest.
- 75' State / County Setbacks – Along existing streams and lake, limits the type of development that can be done within the setback.

- Pecan Grove – Opportunity to maintain as a feature of the park. Provides constraint as it is located within the largest open area of the park.
- Site Vegetation – Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife. Constraint – Depending on location of park elements some vegetation may need to be removed.
- Better Hardwoods – Located in the northern sector of the park and along the streams, provides opportunity for conservation, and scenic quality.

## SECTION PROGRAM OPTIONS

5.0 In order to understand the changing needs and new recreation trends in the community, the Gwinnett County Department of Community Services developed a Public Interest Form to distribute at the first Public Input meeting held on May 27, 2010. These forms are used to assess the needs and wants of the local community. The interest forms are then collated, and tabulated. The information in Appendix C - Community Input Tabulation and Comments (Page 67), contains the complete results. The following elements were mentioned as the top 13 elements requested by the public at the Vines Public Meeting. As a point of departure for discussion these elements were voted on by the Steering Committee and were included for consideration for the Vines Passive Park Site. (Note: Parenthesis numbers indicate votes per element – A total of 14 Steering Committee Members were present at this meeting.)

Top thirteen community interests are as follows:

1. Restroom Building (14)
2. Multi-use trails (13)
3. Pavilion / Shelters (12)
4. Site Furnishings (Benches, Bench Swings, etc) (12)
5. Preserve horticultural aspects of the garden (12)
6. Preserving existing natural areas (10)
7. Dog Park (10)
8. Playgrounds (10)
9. Picnic areas (tables – not covered) (8)
10. Security lighting / fencing (7)
11. Natural surface trails (1)
12. Senior activities (1)
13. Fishing facilities (stock and allow fishing in lake) (0)

Note-Two additional park elements were voted on but did not pass by majority vote. They are as follows.

- Half Court basket ball (0)
- Tennis (0)

Additional Steering Committee Requests

- Sand Volleyball / Badminton
- Utilize lake for irrigation purposes
- Retrofit the existing fountains in the lake so that they work.
- Create an area similar in feel / function to the central area at Alexander Park (amphitheatre area with arbor structure), one that provides a “sense of place” or



- “downtown” for the park, a gathering area.
- Create an outdoor socialization / reading area / classroom with WiFi (potential redevelopment of plaza area to accommodate new use with amphitheatre) to draw teens, young adults. Potential for the classroom to be proximate to the railroad.
- Life Trail System (trail system with fitness equipment stations)
- Themed playground (trains etc.)
- 4 square courts / hopscotch
- Dog Park – would like for it to be located in an area that has some trees.
- Would like to see only shelters on the interior of the park. Pavilions could be located at the existing parking lot so the additional parking to accommodate a pavilion would not be necessary within the interior of the park.
- Large gazebo to grace the lake edge
- Walk through arbor at the dam end of the lake
- Bridge with gazebo or shelter at the east end of the lake
- Try to maintain the rose garden
- Relocate the mermaid fountain
- Maintain model railroad but indicate future potential locations. (200'x100' with 3% grade)

## SECTION PROGRAM DEVELOPMENT

6.0 Working with the Citizen Steering Committee, and representatives from Gwinnett County, the consultant, jB+a, developed a program outline. What follows is the design stage progression from concept through the final master plan design. A description of each of the stages is included.

### 6.1 Concept Development

A total of three (3) concept plans were prepared and presented to the Steering Committee on August 19, 2010. Each concept was depicted utilizing bubble diagrams and each followed the same program requirements. They differed only through spatial relationships and layout locations.

#### Concept 1 ( RE: Graphic E - Page 39)

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) a small picnic area with 2 20' shelters is sited. Additionally, parking to accommodate 10 cars has been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.
- Central parking area to accommodate 165 cars with drop off loop at northern end of parking, near plaza.
- Plaza area serves as “center or hub” of park.- Hardscape plaza area with rest room building, small concession stand potential, seating walls, shade structures and “4 square” area. Access to playground area and model railroad.
- 14,500 sf playground adjacent to plaza. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a

- possibility
- Model Railroad (200X100), located just east of the plaza area with associated railroad building. Proximity to plaza and playground provides interest.
  - To the south of the plaza area is a 6.6 acre open lawn area for unstructured play; kite flying, pick up games, sunbathing, etc.
  - A 2.5 acre partially wooded, fenced dog park is located in the central sector of the site. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Location of the dog park in this area allows for passive policing and day use activities in the interior of the park.
  - The existing rose garden is to remain
  - At the lake side (utilizing the current deteriorating plaza area) a new hardscape plaza area is to be constructed. The plaza area will include seating walls, small water wall and benches arranged within a bosque of trees (planted within engineered fill to support the trees). A terraced / stepped grassed seating area would provide access to the multi-use trail and lake edge. This area is intended to be utilized for socializing.
  - Lake overlook – a 30' ornamental gazebo with deck is sited at the lake edge to provide an area where park users can interact with the water, allows for contemplation, and provides architectural interest at the lake edge.
  - The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
  - A 1.35 mile paved multi-use trail loop links all elements of the “park core” together. Starting at the plaza the trail travels SE along the parking area toward the lake edge, wraps around the stepped seating area and continues along the lake toward the Lake overlook/ gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream and returning to the plaza area. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes. Vehicular and pedestrian traffic are separated with this trail alignment
  - Four (4) picnic shelters have been scattered along the multi-use trail and are intended to be used on a first come first served basis.
  - The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict.
  - At the front of the park (near the existing Vines parking area) two large rental pavilions and a 5000sf playground are sited around a large open lawn area. It is intended that the existing parking area be utilized to accommodate parking for this area.
  - Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area.

## Concept 2 ( RE: Graphic F - Page 41)

- Existing service entrance realigned with subdivision entrance on Oak Grove Road  
Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) a small picnic area with 2 20' shelters, adult swings, benches and parking to accommodate 10 cars has been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.
- A Central parking area to accommodate 150 cars (minimum necessary to accommodate interior of park) wraps the core "Socialization Area" of the park.
- A large plaza area serves as "center or hub" of park.- Hardscape plaza area with rest room building, small concession stand potential, seating walls, and shade structures.
- A 14,500 sf playground is sited adjacent to plaza, providing a variety of activities and play structures for different ages and abilities. Benches and shade structures are also a possibility.
- Two sand volleyball courts are located adjacent to the playground / plaza area
- The 6.0 acre open lawn area serves as an extension of the plaza / playground / volleyball area, providing an area for playground overflow, unstructured play; kite flying, pick up games, sunbathing, etc.
- To the NW of the plaza area, a 2.5 acre partially wooded, fenced dog park is located  
It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Location of the dog park in this area allows for passive policing and day use activities in the interior of the park.
- At the lake side, the existing rose garden is to remain. Utilizing the current deteriorating plaza area, a new 'Games Terrace' is to be constructed. The games terrace will provide an area designated for games such as horseshoes, "4-square" and corn toss. A terraced / stepped grassed seating area would provide access to the multi-use trail and lake edge.
- Lake overlook – a 30' ornamental gazebo is sited at the lake edge to provide a contemplation area and provide architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 1.25 mile paved multi-use trail loop links all elements of the "park core" together. Starting at the games terrace the trail wraps around the stepped seating area and continues along the lake toward the gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream and turning S toward the western property line (bypassing the congested plaza area) before crossing the main entry drive (via raised crosswalk) and returning to the games terrace. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes.



- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict. In this concept the LT circuit utilizes the existing sewer easement clearing, a portion of the existing road bed along the eastern property line and then follows a spur trail along the southern edge of the 6 acre open lawn, before closing back on itself at the lake edge gazebo.
- At the front of the park (near the existing Vines parking area) one large rental pavilion, a 5000sf playground and the 200x100 model railroad (with associated building) are sited around a large open lawn area. It is intended that the existing parking area be utilized to accommodate parking for this area.
- Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area.

#### Concept 3 ( RE: Graphic G - Page 43)

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) the model railroad (200x100), associated building and a parking area to accommodate 10 cars have been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.



Vines Passsive Community Park Site -Existing  
Asian Garden

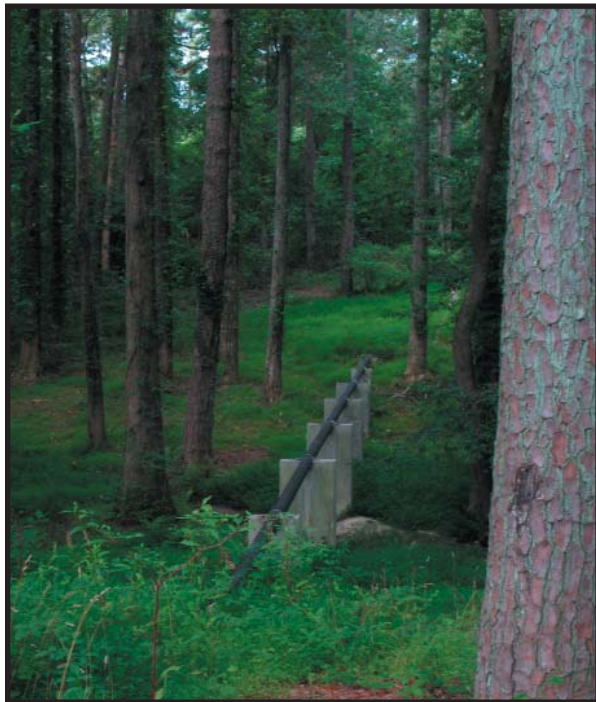
- A parking area to accommodate 225 cars has been sited within the interior of the park. The parking area provides additional parking to accommodate a rental pavilio as well as the other activities locate within the interior of the park. To minimize the length of a single parking lot, the parking area is split into 3 double loaded bays. Additionally, a loop drive is provided near the plaza for drop off as well as Handicapped parking.
- A hardscape plaza area provides an area for small concession stub out potential, seating walls, shade structures, shade trellises or trees at grade.
- Two playgrounds equaling 14,500 sf are located adjacent to plaza. Each playground provides activities and play structures for different ages and abilities. Benches and

- shade structures are to be provided. Centered between the playgrounds is a shelter.
- Two sand volleyball courts are located adjacent to the playground / plaza area.
- A restroom building is sited at the end of the northern most parking bay near the rental pavilion but within proximity to the plaza / playground area.
- The 6.0 acre open lawn area serves as an extension of the plaza / playground / volleyball area, providing an area for playground overflow, unstructured play; kite flying, pick up games, sunbathing, etc.
- The existing rose garden is to remain.
- At the lake side (utilizing the current deteriorating plaza area) a new hardscape 'Socializing Terrace' is to be constructed. The terrace will be multi-level grassed seating area leading to a hardscape plaza area with engineered fill to support trees within the paved area. Trellis shade structures, bench swings and seating walls will be provided. The multi-level seating area would provide access to the multi-use trail and lake edge. This area is intended to be utilized for socializing.
- Lake overlook – a 30' ornamental gazebo is sited at the lake edge to provide a contemplation area and provide architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 1.5 mile paved multi-use trail loop links all elements of the "park core" together. Starting at the plaza the trail travels E along the open space edge and round the parking area toward the lake edge. It then wraps around the socialization terrace and continues along the lake toward the gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream, passing by the rental pavilion and returning to the plaza area. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes. Vehicular and pedestrian traffic are separated with this trail alignment.
- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict. In this concept the LT circuit follows the MU trail through the plaza area before branching off on a spur trail that meanders through a woodland area in the central sector of the site. It then utilizes the existing road bed along the eastern property line and then follows a spur trail along the northern edge of the 6 acre open lawn, before closing back on itself at the plaza.
- At the front of the park (near the existing Vines parking area) a 2.5 acre partially wooded, fenced dog park with shelters is located. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Additionally, one large rental pavilion and a 5000sf playground are sited around a large open lawn area near the existing bathroom building. It is intended that the existing parking area be utilized to accommodate parking for this area.
- Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end.

A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area. At the NW end of the lake another boardwalk / bridge curves its way out into the lake to allow for interaction with the lake itself. A gazebo would also be located at the midpoint of this bridge.

Throughout the course of the discussion a series of votes were taken to determine the progression toward a preliminary master plan. Votes were decided by the raising of hands and majority rules. The comments relating to the compilation of the concepts toward the Preliminary Master Plan are as follows:

- The dog park location would follow Concept 1
- Model railroad will be located in the interior of the park – Concept 1
- Two rental pavilions will be located at the existing parking area. (Note: a third pavilion to be located within the interior of the park was voted down)
- Sand Volleyball courts are to be included at the pavilions
- The Stepped seating terrace at the lake will follow Concept 1 (Note: this location will then be considered the focal point of the park.)
- Multi-use trail will allow for the separation of uses (vehicular / pedestrian)
- Parking area should provide a drop-off similar to Concept 3
- Gazebo at the lake will follow Concept 1
- The planting island in the lake will not be included in the master plan
- The existing garden area at the entrance is to remain as an artifact of the original site. Benches / adult swings will be added but no parking.
- Lifetrail will favor more open space rather than woodland
- A trail near the pipe across the valley should be considered.
- An aesthetic fountain in the lake is to be a recommendation in the master plan report to the Commission.



Vines Passive Community Park Site - Potential location for elevated multi-use trail.



## 6.2 Preliminary Master Plan (RE: Graphic H - Page 45)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on September 16, 2010. Additionally, an enlargement of the stepped seating area ( RE: Graphic I - Page 47) and an alternative trail route study ( RE: Graphic J - Page 49) were distributed for discussion.

Based on comments from the Steering Committee and Staff, the Preliminary Master Plan was revised and further developed into the Master Plan for the next meeting (October 7, 2010). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

- Make site changes as needed to move railroad closer to the parking area.(It will also be shown in a loose form shape rather than a rectangle to limit confusion)
- Show the length of the entire outer loop trail
- Add an note at the existing garden (park entrance) that indicates that benches and bench swings will be sited in that area.
- Monochromatically render Vines Mansion property.

A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved unanimously.

Additional discussion commenced regarding an alternative trail routing in the south eastern section of the site that would provide an elevated trail next to an elevated sewer line to help screen the line. Through majority vote it was decided to stay with what was shown on the Preliminary Master Plan. However, the Steering Committee requested that the Master Plan Document include verbiage that might include a narrower elevated path adjacent to the sewer line as well as vegetative screen comprised of native plants. Additionally, it was noted that native plantings should be planted along the valley floor in that area.

## 6.3 Master Plan, October 7, 2010 (RE: Graphic K - Page 51)

jB+a developed a final, rendered Master Plan graphic, and cost estimate; which incorporated the aforementioned refinements, and presented them to the Steering Committee on October 7, 2010. The floor was then open for questions. Following the presentation and question / answer period of the meeting a vote was taken to accept the Master Plan as the guiding document for the development of Vines Park. A unanimous vote approved the Master Plan for submission to the Recreation Authority.

The prioritization of park elements was the focus of the meeting. The result of the discussion was confirmation of the order of the development of the park elements as funding becomes available. Steering Committee members were asked to vote on the various elements of the park to help determine the order in which they would like to see the park elements constructed when funding becomes available. (Note: Certain infrastructure elements of the park will be required to be

constructed during the first phase, such as parking, the site preparation and associated site utilities) Priorities are as follows:

1. Central Plaza
2. Model Railroad
3. Multi-Purpose Trail
4. Playground
5. Stepped Plaza
6. Dog Park
7. Open Lawn
8. Rental Pavilion

Following the prioritization of park elements a vote to accept the priorities as listed above and to submit the progression to the Recreation Authority was taken. By majority vote the prioritization of park elements was approved for submission.

The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Recreation Authority on October 14, 2010. Several Steering Committee Members were in attendance. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners

## 6.4 Program Elements

### Entrance Road

The main vehicular entrance to the park will be located slightly southeast of the current entrance location. The new entrance will be aligned with Grayson Mansion Drive SW on the southwestern side of Oak Grove Road per GDOT requirements. The entrance will have a deceleration lane and will be sited to take into consideration sight distances. A left turn lane will be included to exit the park site.

Vehicular circulation is then addressed within the park by a single two-way drive. The drive will pass over an existing stream. The existing culvert may require improvements; either culvert or bridge structure, to accommodate a 24' road. The drive will then tie directly into a central parking area and drop-off area as reflected in the Master Plan.

The surface profile of the entrance drive and parking areas will be vehicular grade asphalt with curb and gutter to be provided along the length of the entry drive and each parking bay. Storm water inlets will be required at the low points of the parking areas. The layout will provide a total of 180 parking spaces as detailed in the Master Plan Parking Summary.

### Existing Garden Area

The area adjacent to the entrance; currently an existing garden space, will remain as a remnant of the original garden. The landscape may require some altering to accommodate the realignment of the entrance road. Care should be taken to protect any large trees, specimen type garden plants and shrub masses. Two (2) benches and two (2) bench swings are to be field located to take advantage of grades and views.

### Maintenance Road / Pad

A paved access road located off the main entrance drive, as per the Master Plan Graphic will provide access to a 30x30 concrete pad. The pad will support a future maintenance building. Access to the surrounding park will be via the parking areas or through removable bollards along the multi-use trail.

### Central Plaza Area

The plaza area will be comprised of concrete pavers laid on top of structural soil and patterned concrete paving (visually pleasing score and expansion joint pattern). The plaza area should be configured per the Master Plan; around the drop-off area. Planters will be used to break the space down into smaller gathering areas to allow for a variety of activities to take place. Shade trees placed in "at grade" planters or within a tree grates and an arced arbor structure will help to provide shade for the space. A 20' shelter will be centered toward the back of the plaza. The Central Plaza will have direct access to the destination playground and open lawn area. A spur trail connection will provide a connection to the multi-use trail. Additionally, picnic tables, benches, trash receptacles, bike racks, three (3) 4-square courts, small concession stub out, and a freeze resistant drinking fountain and freeze proof bib will be sited as amenities in the plaza area.

### Destination Playground

Located adjacent to the central plaza is the 14,500 square foot destination playground and supplemental amenities. The space is configured into two (2) play spaces (6,000sf and 8,500sf), one playground servicing 2-5 year old children and the other servicing 5-12 year old children. Shade structures between the playgrounds separate uses. Play equipment would be prefabricated to include: swings, free standing play structures, and compound structures, all suitable for a variety of play – separated into zones to accommodate the various ages. ADA compliant transfer routes to access a representative portion of the compound structures should be provided, as well as 2" thick rubber particle mats under wear zones such as swings, slides and any other concentrated wear zone.

The play area will include picnic tables, benches, and a wood chip mulch area with sub-drainage per departmental standards.

### Sand Volleyball Courts

Three (3) sand volleyball courts will be located within Vines Park and sited as shown in the Master Plan. Two (2) being located off the central plaza area and one (1) located between the rental pavilions in the southwestern sector of the park. Subsurface drainage will be provided to remove excess water. Playing surface is to be a deep sand base contained by a timber edge. Net and dimensions will be per County Standards. Equipment will be regulation and County Standard.

### Model Railroad

A 200x100 square foot space is to be provided at the northern end of the central parking area for the relocated model railroad and associated building. The space is to be fenced for security with a 6' black vinyl fence. Water and electricity also need to be made available in this area. Once the railroad elements have been sited, shade trees or shade structures should be incorporated into the facility to provide respite from the sun.

The Model Railroad Interest Group will be in charge of relocating the railroad. The County need only supply the location, utilities, security and landscaping.

#### Restroom Building

One (1) additional standard Gwinnett County restroom building will be provided within the central core of Vines Park, it will provide facilities for the more populated areas of the park. The existing restroom building sited near the existing parking lot is to be retained. The 580-square foot (Approx) restroom will provide three commodes / urinals per sex, sink and diaper changing station. The footprint will include a small supply closet incorporated into the footprint with an access door between the men's and women's restrooms. Facilities are to be sited so that doors face the most active areas of the park for safety.

#### Open Lawn

To the East and Southeast of the central parking area a 3.75 acre open space is to be located. This space is intended to be used for unstructured play, kite flying, Frisbee, sunbathing and picnics. The open lawn area will be irrigated and maintained as an open lawn. Some minor earthwork will need to take place to even out the lawn area and remove ruts.

#### Dog Park

The 2.5 acre dog park is located southeast of the central parking area just off the open lawn. Approximately two thirds of the dog park area will be open lawn with another third sited within the existing trees. The dog park is a fenced area that allows people and their dogs to play together without the restriction of leashes. This area also allows dogs to socialize with other dogs and owners with fellow owners. The dog park will feature a 6' black vinyl fence with double gates. It will be cordoned off into three sections; a dog run, an area for all dog play and an area for small dogs. A kiosk displaying dog park rules, two 20' shelters, benches, adult swings, trash receptacles, agility course equipment and water fountains for both owners and dogs will also be located.

The open grassy areas of the dog park will be graded out at a maximum 3% slope and will follow a structural soils profile, including: sand, 89 stone, and 57 stone, the intent is to provide a structural subsurface that will allow for deep sod root growth without compaction. Areas within the existing trees will not be graded in an effort to maintain the existing treeline; therefore the existing soil profile will be utilized. The dog park is to be irrigated, grassed, and maintained by the County.

Pedestrian access to the dog park will be via a 12' wide paved asphalt spur trail.

#### Existing Rose Garden

The existing rose garden is to be retained on site. The existing asphalt loop path at the western end of the rose garden will be completely removed. The existing asphalt paver walk will be replaced with a concrete walk, and the existing statuary will be secured during a rehabilitation project (estimated time of completion 2012)

#### Stepped Seating Area (Re: Graphic I -Page 47)

The stepped seating area is intended to serve as the main focal area or "Hub" of the park. Low granite faced walls will provide seating and retain the soil necessary to accommodate the terracing. The terraces will be comprised of concrete pavers laid on top of structural soil to aid in permeability.



Stair assemblies will allow for easier access to the terraces. The upper terrace will be accessible via an 8' wide spur trail, where the lower terrace will be accessible via the 12' wide Multi-Use trail.

Shade trees in tree grates and flowering trees in planters are intended to help soften the space provide visual interest and provide shade for users. A water feature with bubblers, weir and spillway provide white noise for the space, and a runnel with weir overflows provides visual interest. Views from the mansion to the seating area are to be considered during design.

The steering committee requested potential access to WIFI in this area.

#### Lake Overlook

A 30' group pavilion is to be constructed during a park rehabilitation project (estimated time of completion 2010) at the lake edge amongst the small stand of trees as per the master plan graphic. The architecture style of the pavilion is to be in keeping with the aesthetic of the Vines Mansion. It is intended to provide architectural interest at the lake edge and will serve as a style reference for the pre-fabricated shelters throughout the park. An expanded deck area; extending over the lake, is associated with the pavilion to allow for larger gatherings.

#### Existing Asian Garden

The existing Asian garden is to be retained on site. All boardwalks and structures within the garden are to be retained and the water feature should be put back into working order. Landscaping should be maintained to encourage a "gardenesque" feel. To ease the cost associated with the maintenance of a garden, sponsorship / stewardship should be encouraged.

#### Rental Pavilions

Two (2) large (50x75 – Harbins Park prototype) rental pavilions will be located roughly per the Master Plan, off the existing parking lot. They will be accessible from the parking area. The pavilions would be available for reservation through the County, or would be available on a first come first served basis. Additionally, they are located within close proximity to each other so that they may be rented together for large gatherings yet sited far enough apart that they could be rented individually. The structures will contain picnic tables, outdoor grills and security lighting. Each pavilion will have direct access to the large open lawn, 5000sf playground and sand volleyball court (RE: sand volley ball courts this section).

**Playground** – A 5000sf play area, configured roughly per the master plan will be provided within the rental pavilion sector of the park. The play area will be connected to the multi-use trail via a spur trail and will be located for shared use between the two rental pavilions. The space will provide activities to accommodate a variety of age groups and abilities. Shade structures will be installed to provide shade for users. Play equipment would be prefabricated to include: swings, free standing play structures, and compound structures, all suitable for a variety of play – separated into zones to accommodate the various ages. ADA compliant transfer routes to access a representative portion of the compound structures

should be provided, as well as 2" thick rubber particle mats under wear zones such as swings, slides and any other concentrated wear zone. The play area will include benches, and a wood chip mulch area with sub-drainage per departmental standards.

#### Pedestrian Access to Park

Pedestrian access is to be provided along Oak Grove Road and Hoke O'Kelly Mill Road in the form of a 6' wide concrete sidewalk. The sidewalk should be located within the right-of-way and extend in both directions toward the adjacent properties. Additionally, pedestrian access from the surrounding subdivisions and Grayson High School will be in the form of an 8' wide paved asphalt spur trail.

#### Trails

##### Multi-use Trail (RE: Graphic L-Page 53)

The master plan calls for a 12' wide paved asphalt trail that connects all elements of the park. The perimeter trail measures approximately 2.0 miles in length. The multi-use trail network is broken down into smaller loops for additional trail use options. Spur trails connect these loops to the individual activity areas. The multi-use trail winds throughout the park allowing for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) are primarily separated. Trail routes should be staked in the field avoiding specimen hardwood trees, impact to steep slopes, and to optimize scenic quality. There are several trail loops provided within the multi-use trail system and are described as follows:

**The Perimeter Trail Section** - An asphalt-paved, 12' wide, 2.0 mile loop starting just west of the 14,500sf playground, the trail travels South East along the back side of the playground and volleyball courts then cuts back to the parking area toward the entry drive and then west along the dam. The trail then crosses the dam and travels south east along a 6' wide path on the southern edge of the lake. The trail then reverts back to 12' at the southeastern end of the lake and turns south to pass the existing restroom building. The trail then connects to the rental pavilion sector of the park, wrapping the area and working its way down toward the creek. The trail then crosses the existing creek – via a 12' wide boardwalk / bridge and makes it way up toward the existing sewer easement where the trail curves to the east and then north along the eastern property line. Here the trail utilizes an old road bed as its base. At the northeastern property corner the trail veers southwest before turning north to meander through the northern most sector of the park. Within the area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the creek and returning to the playground area.

**Alternative Trail Routing** - The Steering Committee requested that an alternative trail routing be considered adjacent to the elevated sewer line, in the southeastern section of the site, to help screen the line. The alternative trail would be narrower than the 12' wide asphalt trail and elevated. Additionally, a vegetative screen comprised of native plants, and native plantings along the valley floor should be considered. (RE: Graphic J - Page 49 )

**Interior Core Trail** – A 12' wide, 1.5 mile paved multi-use trail loop links all elements of the “park core” together. Starting just west of the 14,500sf playground, the trail travels South East along the back side of the playground and volleyball courts then cuts back to the parking area toward the entry drive and then west to the lake edge. The trail then wraps around the rose garden and stepped seating area continuing along the lake toward the Lake Overlook / gazebo. The trail then veers north east to take advantage of the existing sewer easement clearing, turning northwest along the eastern property line- utilizing an existing road bed. At the northeastern property corner the trail veers southwest before turning north to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the creek and returning to the playground area.

**Shelters** - Along the Interior Core Trail, Four (4) 20' shelters are located. The shelters are available on a first come first served basis and are to be sited within the core of the park. The shelters will provide a covered picnic area with space for up to two (2) picnic tables. Additionally, they also provide shelter for trail users in the event of inclement weather. These shelters would not have security lighting.

**Life Trail Circuit** – The life trail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. The life trail circuit is a 12' wide, .75 mile paved trail. The exercise kiosks would be provided at pull off areas along the duplicated multi-use trail section to eliminate user conflict. This trail begins just west of the 14,500 sf playground. The trail travels southeast along the back side of the playground and volleyball courts then cuts west to the 2.5 acre dog park and continues north and east along the perimeter. The trail then turns south west, skirting the edge of the woodland to tie into the eastern property line- utilizing the existing road bed. At the northeastern property corner the trail veers southwest before turning north to meander through the northern most sector of the park. Just east of the model railroad area the Life Trail separates once again from the perimeter trail via a spur trail, tying back in at the playground area.

Comprised of a series of 10 outdoor fitness stations, the life trail provides a series of enjoyable strengthening, flexibility and balance activities that address the major components of a well-rounded fitness program for predominantly older adults. Stations are to be installed at equidistant intervals along the aforementioned trail loop to provide a variety of exercise options to the trail users. Each station will feature a 3 sided kiosk that illustrates activity information. The trail will be expanded slightly (bump-out) at each fitness station to accommodate the kiosk and movement around the 3-sided structure.

**Woodland Loop**– The woodland loop is a .75 mile paved trail that provides access to the northern most sector of the park site. Starting at the main plaza area the trail loop travels east toward the rest room building and turns north along the back side of the volleyball courts and 14,500sf playgrounds. Just east of the model railroad the path utilizes a spur trail to connect to the perimeter trail and turns north again to cross the existing creek. Continuing north the loop trail bends and winds with the contours through a large hardwood stand before crossing back over the creek and picking up another spur trail just west of the model railroad. The loop ties back on itself at the plaza area.

**Lake Edge Loop** – The lake edge loop provides a .4 mile walk around Vines Lake. The width of the path changes from 6' to 8' to tie into the 12' wide multi-use trail. Starting just west of the rose garden the Lake Edge loop travels west across the dam utilizing a 6' wide path then travels along the southern edge of the lake before turning northeast can crossing the lake via a 6' wide boardwalk /bridge. Just west of the Asian Garden the loop widens to 8' and travels northwest along the northern edge of the lake – utilizing the existing route of the path. Just past the Lake Overlook the path intersects with the 12' wide Interior Core trail. The Lake edge loop then continues northeast along the lake edge utilizing the Interior Core trail before closing on itself at the rose garden

**Upland Trail Loop** –The 1.0 mile upland trail loop provides connections to the elements around the lake and in the southern sector of the park site. Starting just west of the rose garden the Lake Edge loop travels west across the dam utilizing a 6' wide path then travels along the southern edge of the lake. The trail then reverts back to 12' at the southeastern end of the lake and turns south to pass the existing restroom building. The trail then connects to the rental pavilion sector of the park, wrapping the area and working its way down toward the creek. The trail then crosses the existing creek – via a 12' wide boardwalk / bridge and makes it way up toward the existing sewer easement where the loop curves to the west and utilizes the existing cleared sewer easement. Just north of the lake overlook, the loop turns northeast and skirts along the front of the stepped seating area before closing on itself at the rose garden

#### **Deceleration Lanes**

A deceleration lane will be located at the park entrance. The deceleration lane is to follow all guidelines and regulations set forth by the Georgia Department of Transportation and al County Regulations.

#### **Site Lighting**

The park drives and parking lots, will be the only elements lighted in the park. The lights will be operated to turn off and on per a timer system. This system will allow visitors in the park from dawn until dusk.

#### **Park Signage**

One standard Gwinnett County Park entrance sign will be provided at each entrance. Signs should be visible to motorists but not encroach upon sight lines. Internal directional, vehicular and posted park rules, trail signs and markers will also be per County Standard.

Trail directional signs will be placed at intersections of all trails. Trail mileage signs will be placed along stretches of trails at .25 mile intervals. A trail route and mileage map should be included in kiosk signs to explain the trail routes, lengths and ability levels.

#### **Lake Water Feature**

A water feature / fountain is to be located at the northwestern end of Vines Lake to provide ornamentaiton and aeration for the lake feature. The water feature may take the form of a series of bubblers or jet design. The feature should be sited to add to park interest and not detract from it. The non-working /existing fountains are to be removed from the lake prior to the installation of a new water feature.



### Irrigation

The entrances, open space areas, Dog Park and common areas are to be irrigated. Use economical large diameter turn irrigation heads. All controller heads, piping, irrigation emitters and supporting elements will be per Gwinnett County Standards. The existing lake amenity will be utilized for irrigation.

### Landscape Management

Landscape management will consist of regular mowing of activity fields and open turf areas. Due to the “natural” character of the site, native plant species are recommended for planting associated with park development. Native plantings will help new development /disturbed areas blend with the undeveloped areas of the park.

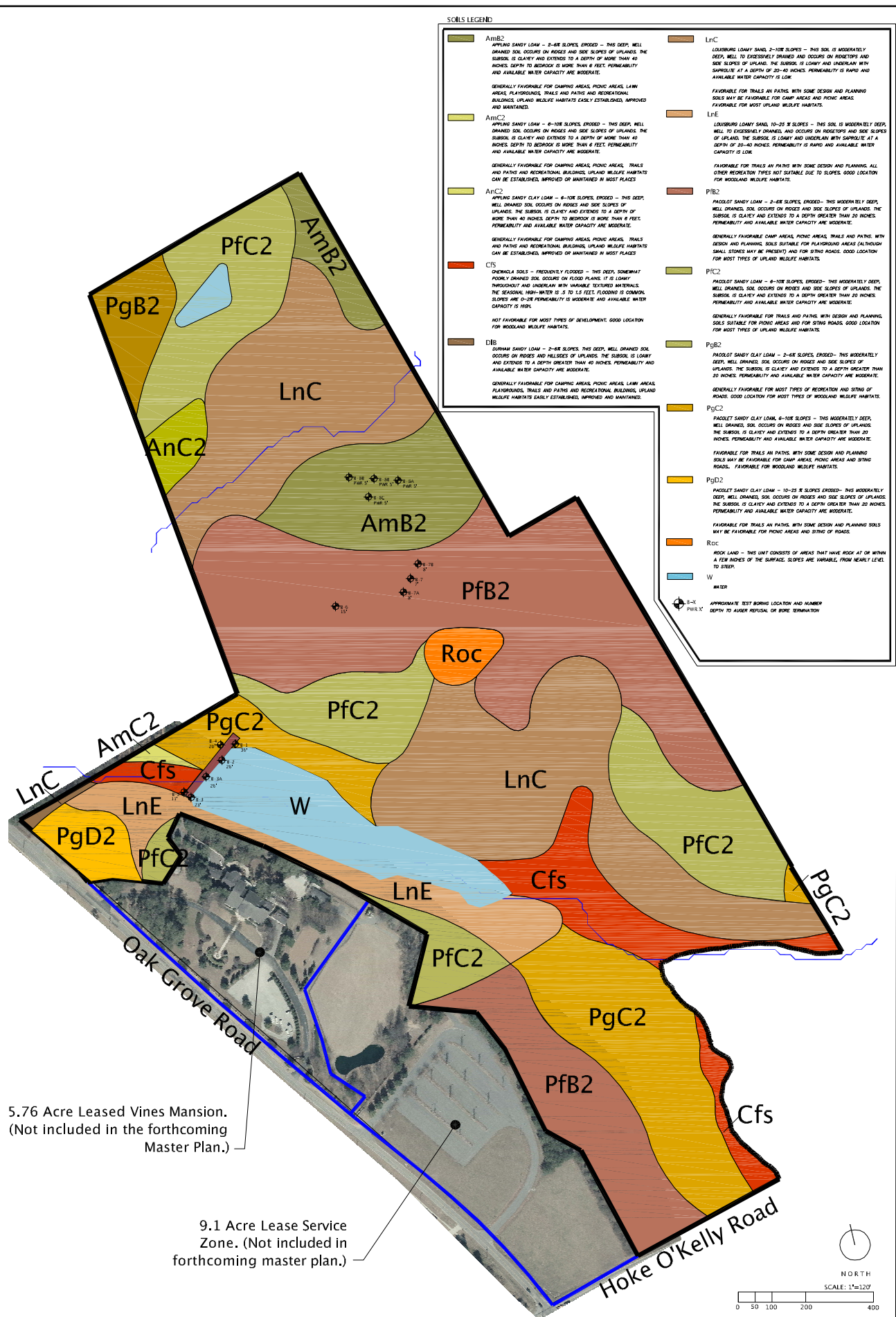
### Forest Management

Forest management will consist of pruning or removing trees that obstruct trails, roadways and parking lots; threaten buildings and other structures’ or interfere with any type of circulation activity. Diseased trees should be monitored and removed if the spread of disease cannot be controlled. Efforts to preserve healthy trees will be a high priority in all areas, as well as the preservation and restoration of the understory woodland shrub layer. Where possible invasive species such as kudzu and privet should be managed with eradication and replaced with appropriate native species.

Areas designated for reforestation (slope 3:1 or greater) should be replanted with a combination of small pines and successional hardwoods such as; red maple, sweet gum, tulip poplar, and understory trees such as red bud. Stream bank revegetation areas should be planted with hardwood trees and riparian shrub and herbaceous plant species.

**SECTION GRAPHICS****7.0**

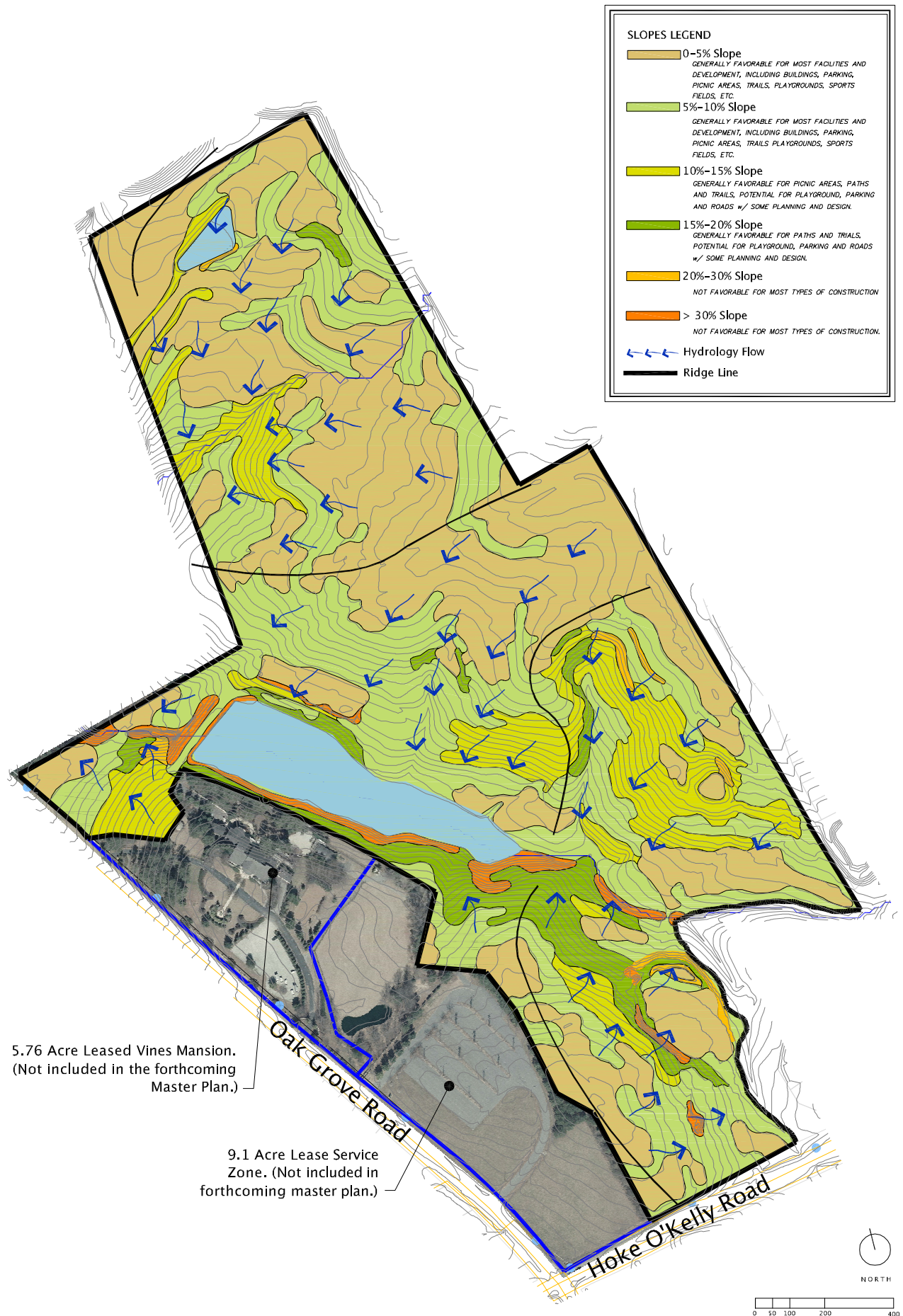
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5.76 Acre Leased Vines Mansion.  
(Not included in the forthcoming Master Plan.)

9.1 Acre Lease Service Zone.  
(Not included in forthcoming master plan.)

# VINES PARK SITE Soils Analysis Plan July 29, 2010





# VEGETATION LEGEND



## Better Hardwoods

PREDOMINANTLY LARGE HARDWOODS CONSISTING OF WILLOW OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, SWEET GUM. ATTEMPTS SHOULD BE MADE TO RETAIN THESE TREES ON SITE.



## Hardwood Mix

PREDOMINANTLY DECIDUOUS HARDWOODS CONSISTING OF WILLOW OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, SYCAMORE. SOME EVERGREEN TREES INCLUDING SOUTHERN MAGNOLIA AND SWEETBAY MAGNOLIA. ATTEMPTS SHOULD BE MADE TO RETAIN THESE TREES ON SITE.



## Pine / Hardwood Mix

SUCCESSIONAL GROWTH FOREST CONSISTING OF A MIX OF LOBLOLLY AND SHORT LEAF PINE IN VARIOUS STAGES OF GROWTH, TULIP POPLAR, SWEETGUM, RED MAPLE, RED BUD. UNDERGROWTH INCLUDES, WILD GRAPE, PRIVET, HONEYSUCKLE, POISON-IVY.



## Young Pines

PREDOMINANTLY A MIX OF LOBLOLLY AND SHORT LEAF PINES ROUGHLY 20-30 YEARS GROWTH, DENSELY PLANTED WITH HONEYSUCKLE, WILD GRAPE AND SMILAX VINE DOMINATING THE GROUND PLAIN.



## Pecan Grove

CHARACTERISTIC OF FERAL AGRICULTURAL LAND. RESIDUAL PECAN GROVE - TREES PLANTED IN STANDARD ROWS.



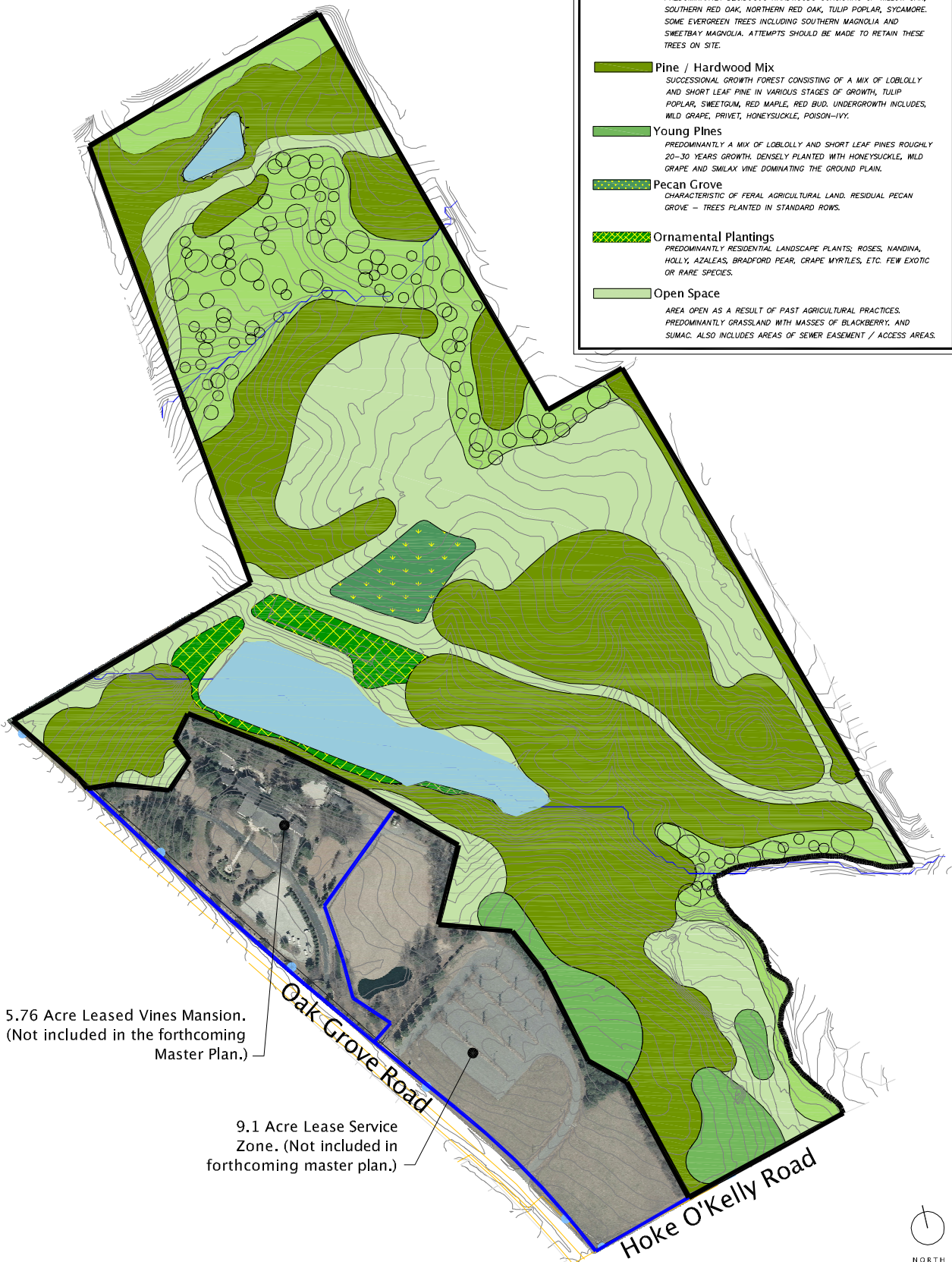
## Ornamental Plantings

PREDOMINANTLY RESIDENTIAL LANDSCAPE PLANTS; ROSES, NANDINA, HOLLY, AZALEAS, BRADFORD PEAR, GRAPE MYRTLES, ETC. FEW EXOTIC OR RARE SPECIES.



## Open Space

AREA OPEN AS A RESULT OF PAST AGRICULTURAL PRACTICES. PREDOMINANTLY GRASSLAND WITH MASSES OF BLACKBERRY, AND SUMAC. ALSO INCLUDES AREAS OF SEWER EASEMENT / ACCESS AREAS.



5.76 Acre Leased Vines Mansion.  
(Not included in the forthcoming  
Master Plan.)

9.1 Acre Lease Service  
Zone. (Not included in  
forthcoming master plan.)

Oak Grove Road

Hoke O'Kelly Road

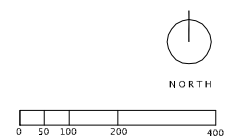


0 50 100 200 400



# VINES PARK SITE Opportunities & Constraints July 29, 2010

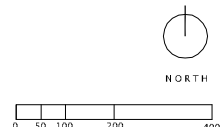




PREPARED FOR:  
Gwinnett County Department of  
Community Services

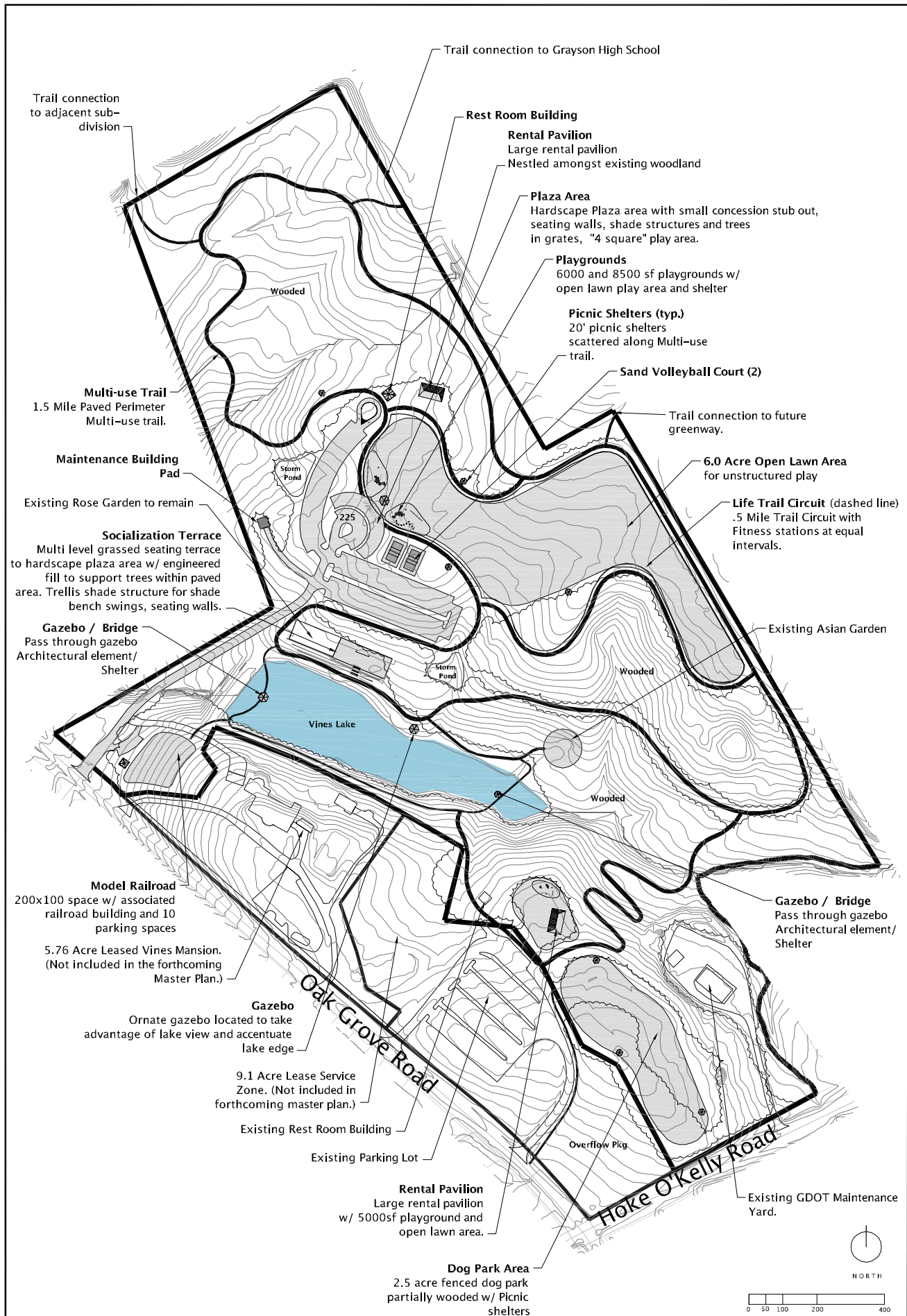
PREPARED BY:





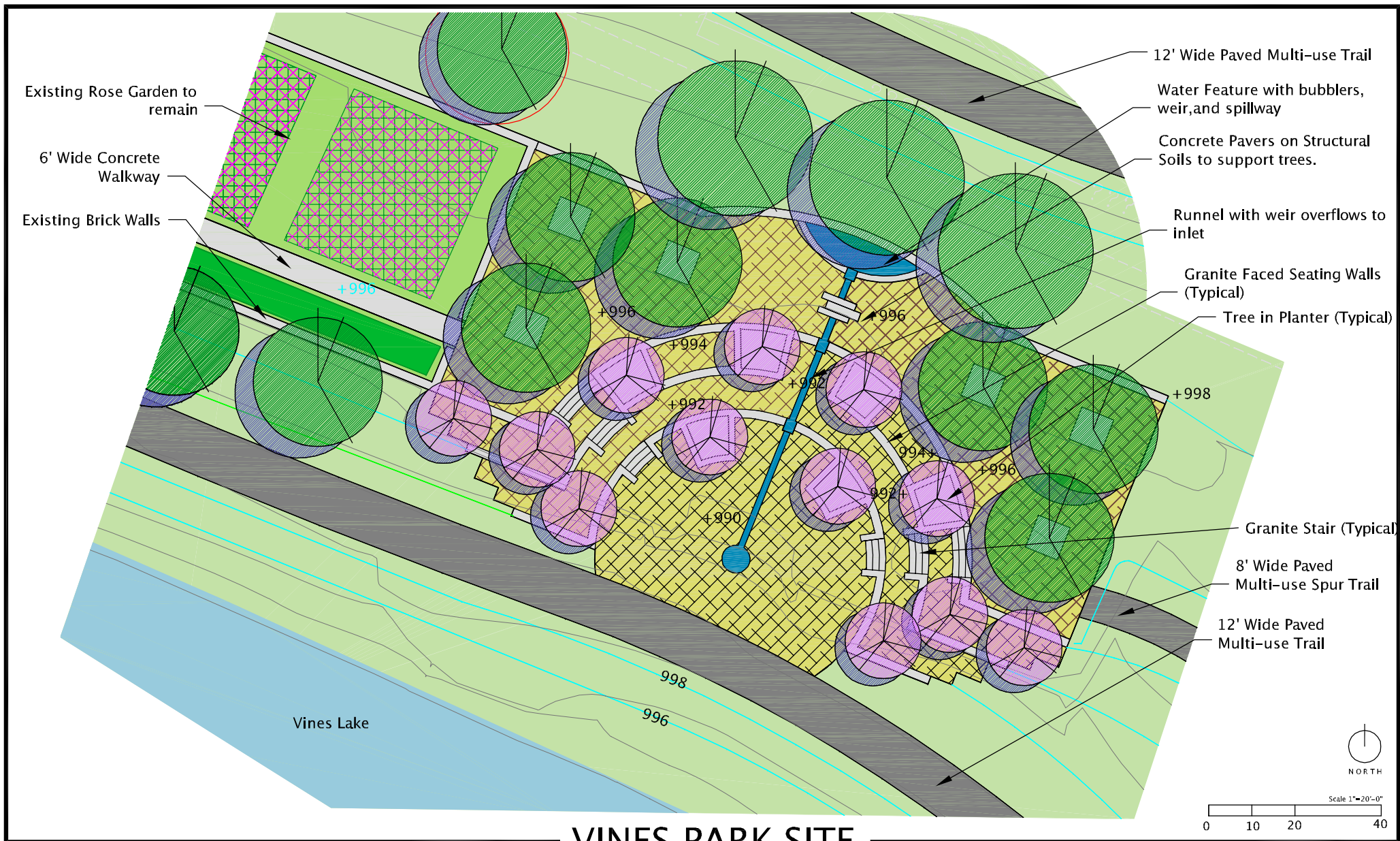
PREPARED FOR:  
Gwinnett County Department of  
Community Services











PREPARED FOR:  
Gwinnett County Department of  
Community Services

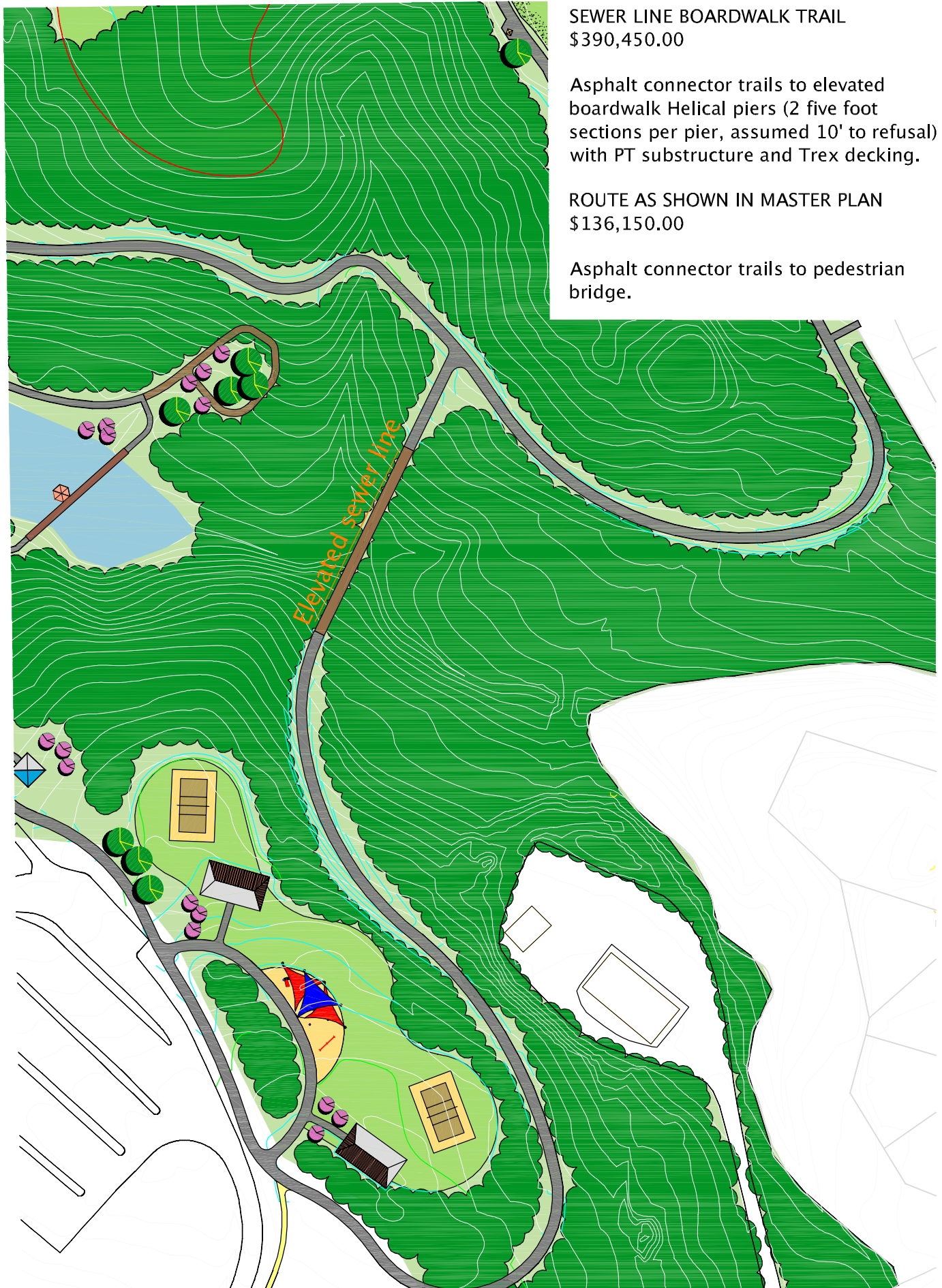
## VINES PARK SITE

### Stepped Seating Area

September 16, 2010

PREPARED BY:





SEWER LINE BOARDWALK TRAIL  
\$390,450.00

Asphalt connector trails to elevated boardwalk Helical piers (2 five foot sections per pier, assumed 10' to refusal) with PT substructure and Trex decking.

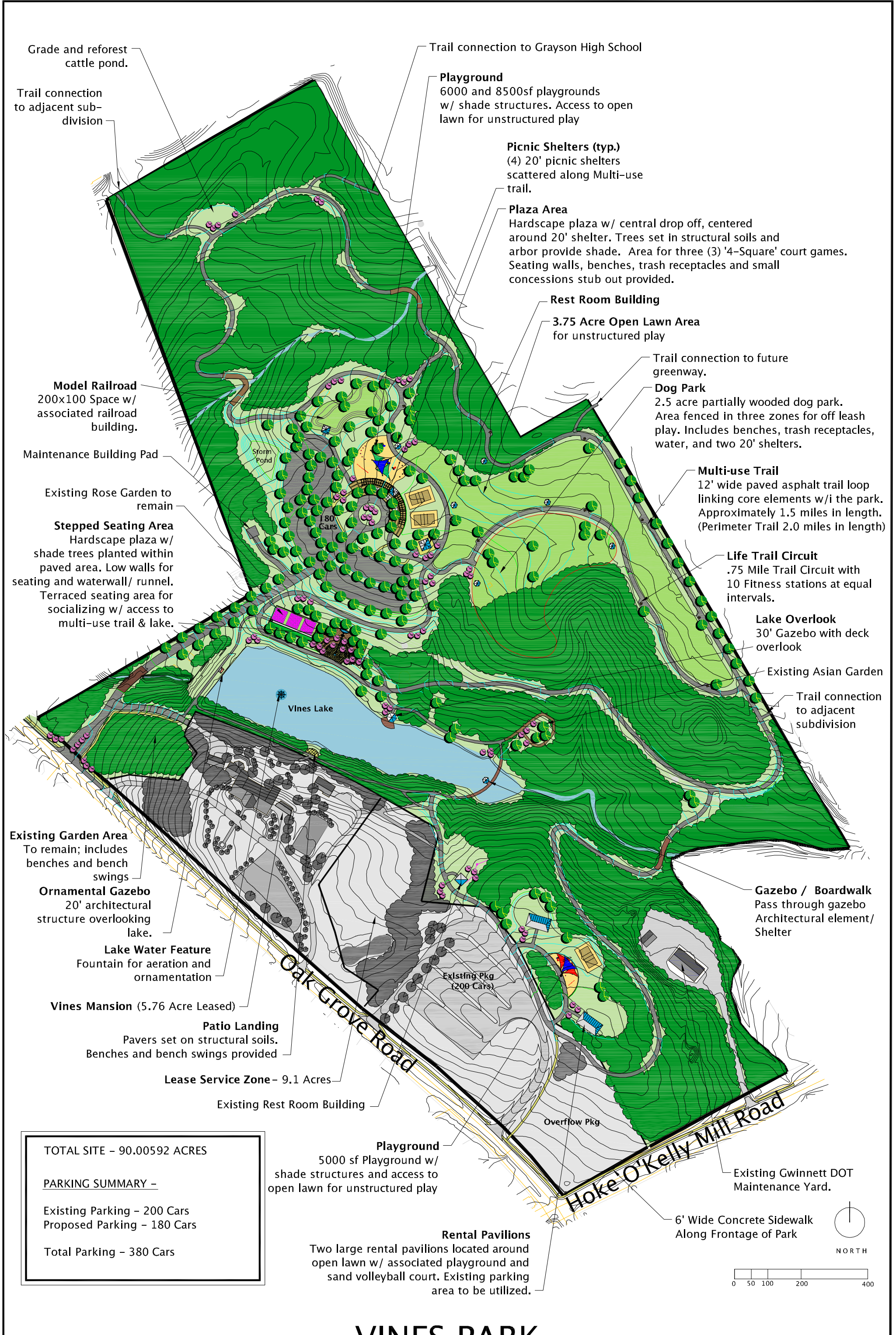
ROUTE AS SHOWN IN MASTER PLAN  
\$136,150.00

Asphalt connector trails to pedestrian bridge.

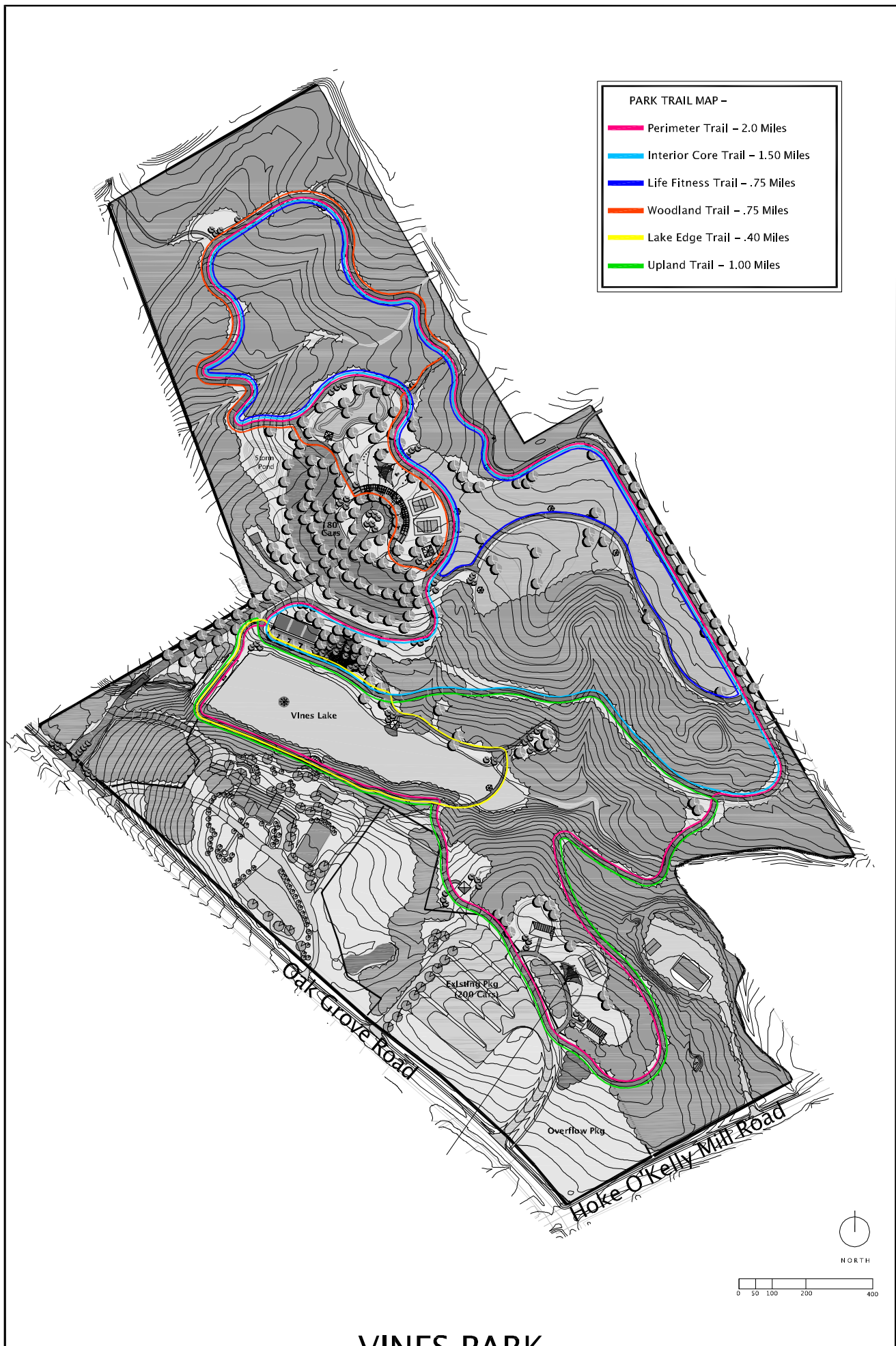
## VINES PARK SITE Preliminary Master Plan –Alternate Trail Route Study

September 16, 2010









SECTION **APPENDICES**

8.0

Appendix A: Cost Estimate	page 57
Appendix B: Prioritized Cost Estimate	page 65
Appendix C: Community Input Tabulations & Comments	page 69
Appendix D: 1955 Vines Passive Community Park Site Aerial	page 75
Appendix E: 1972 Vines Passive Community Park Site Aerial	page 79
Appendix F: 2007 Vines Passive Community Park Site Aerial	page 83
Appendix G: HOA Letters to County	page 87
Appendix H: Meeting Minutes	page 93
Appendix I: Geotechnical Report (Digital file only)	

## **APPENDICES**

### Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



park design studio  
planning + landscape architecture

**FINAL COST ESTIMATE  
FOR VINES PARK  
GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES**

October 14, 2010

DEMOLITION	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
GENERAL SITE DEMOLITION	1	LS	45,000.00	\$45,000.00
GENERAL DAM IMPROVMENTS / RENOVATIONS	1	LS	10,000.00	\$10,000.00
			<b>SUBTOTAL</b>	\$55,000.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$5,500.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$6,050.00
			<b>DEMOLITION SUBTOTAL</b>	<b>\$66,550.00</b>
ENTRANCE ROAD / PARKING	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
DECELERATION LANES	1	LS	\$20,000.00	\$20,000.00
TREE PROTECTION	800	LF	\$4.00	\$3,200.00
EROSION CONTROL FENCING	4,000	LF	\$3.50	\$14,000.00
VEGETATIVE CLEAR & GRUB	3	AC	\$3,000.00	\$9,000.00
MASS GRADING	3,962	CY	\$10.00	\$39,620.00
VEHICULAR GRADE BRIDGE / OVERPASS	1	LS	\$100,000.00	\$100,000.00
CONCRETE CURB & GUTTER	10,000	LF	\$15.00	\$150,000.00
ROADWAY / PARKING ASPHALT-2"	118,200	SF	\$3.00	\$354,600.00
ROADWAY / PARKING GAB BASE- 6"	3,485	CY	\$10.00	\$34,850.00
ROADWAY / PARKING STRIPING	5,000	LF	\$0.25	\$1,250.00
ROADWAY/ PARKING LIGHTING	20	EA	\$2,500.00	\$50,000.00
CONCRETE MAINTENANCE PAD	900	SF	\$4.50	\$4,050.00
6' CONCRETE SIDEWALKS (@ Parking area)	6,000	SF	\$4.50	\$27,000.00
6' CONCRETE SIDEWALKS (Frontage)	19,000	SF	\$4.50	\$85,500.00
RAISED CROSSWALK (STANDARD)	2	EA	\$2,000.00	\$4,000.00
LANDSCAPE (Parking areas)	1	LS	\$75,000.00	\$75,000.00
WATER MANAGEMENT				
FINE GRADING	1	LS	\$15,000.00	\$15,000.00
FOREBAY FILTRATION POND / BIOSWALE	1	LS	\$15,000.00	\$15,000.00
PERMANENT GRASSING	1	LS	\$12,000.00	\$12,000.00
			<b>SUBTOTAL</b>	\$1,014,070.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$101,407.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$111,547.70
			<b>ENTRANCE ROAD SUBTOTAL</b>	<b>\$1,227,024.70</b>
CENTRAL PLAZA	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
EROSION CONTROL FENCING	1,100	LF	\$3.50	\$3,850.00
VEGETATIVE CLEAR & GRUB	0.35	AC	\$3,000.00	\$1,050.00
MASS GRADING	230	CY	\$10.00	\$2,300.00
RESTROOM BUILDING	1	LS	\$200,000.00	\$200,000.00
PLAZA AREA - CONCRETE PAVERS	12,000	SF	\$6.00	\$72,000.00



STRUCTURAL SOILS	200	CY	\$25.00	\$5,000.00
12' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	5,400	SF	\$3.00	\$16,200.00
12' PAVED ASPHALT TRAIL SPUR 6" GAB)	100	CY	\$10.00	\$1,000.00
<i>AMENITIES</i>				
ARBOR STRUCTURE	1	LS	\$60,000.00	\$60,000.00
20' SHELTER	1	EA	\$20,000.00	\$20,000.00
GRANITE FACED SEATING WALLS	900	FF	\$25.00	\$22,500.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
PICNIC TABLES @ PLAZA AREA (Pedestal w/ Footing)	4	EA	\$1,500.00	\$6,000.00
PICNIC TABLES @ SHELTER (Pedestal w/ Footing)	2	EA	\$1,500.00	\$3,000.00
GRILLS (Community w/ Tree Grate @ Shelter)	2	EA	\$1,500.00	\$3,000.00
HOT COAL BIN (1 per 2 grills)	1	EA	\$300.00	\$300.00
BIKE RACKS	1	EA	\$600.00	\$600.00
WATER FOUNTAIN W/ DOGGIE DISH FILLER (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
BENCHES	6	EA	\$1,000.00	\$6,000.00
EMERGENCY PHONE KIOSK	1	EA	\$4,000.00	\$4,000.00
TREE GRATES	6	EA	\$500.00	\$3,000.00
LANDSCAPE	1	EA	\$20,000.00	\$20,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$10,000.00	\$10,000.00
PIPE	1,700	LF	\$25.00	\$42,500.00
POTABLE WATER	1,700	LF	\$50.00	\$85,000.00
			<b>SUBTOTAL</b>	\$591,650.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$59,165.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$65,081.50
			<b>CENTRAL PLAZA SUBTOTAL</b>	<b>\$715,896.50</b>
<b><i>DESTINATION PLAYGROUND AREA</i></b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
EROSION CONTROL FENCING	1,100	LF	\$3.50	\$3,850.00
VEGETATIVE CLEAR & GRUB	0.30	AC	\$3,000.00	\$900.00
MASS GRADING	700	CY	\$10.00	\$7,000.00
PLAY STRUCTURES	2	EA	\$100,000.00	\$200,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	14,500	CF	\$7.50	\$108,750.00
SUBSURFACE DRAINAGE	1	LS	\$20,000.00	\$20,000.00
SUN SHADES	1	LS	\$40,000.00	\$40,000.00
SAND VOLLEYBALL COURT	2	EA	\$10,000.00	\$20,000.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
BENCH SWINGS	3	EA	\$1,800.00	\$5,400.00
SIGNAGE	1	LS	\$2,000.00	\$2,000.00
BENCHES	5	EA	\$1,000.00	\$5,000.00
LANDSCAPE	1	LS	\$10,000.00	\$10,000.00
SOD	25,000	SF	\$0.50	\$12,500.00
			<b>SUBTOTAL</b>	\$436,750.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$43,675.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$48,042.50
			<b>DESTINATION PLAYGROUND AREA / PICNIC AREA SUBTOTAL</b>	<b>\$528,467.50</b>

<b>MODEL RAILROAD</b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
TREE PROTECTION	500	LF	\$4.00	\$2,000.00
EROSION CONTROL FENCING	450	LF	\$3.50	\$1,575.00
VEGETATIVE CLEAR & GRUB	0.20	AC	\$4,600.00	\$920.00
MASS GRADING	650	CY	\$10.00	\$6,500.00
8' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	150	SF	\$3.00	\$450.00
8' PAVED ASPHALT TRAIL SPUR 6" GAB)	3	CY	\$10.00	\$30.00
6' BLACK VINYL PERIMTER FENCIENG (INCLUDING GATES)	650	LF	\$25.00	\$16,250.00
<b>AMENITIES</b>				
TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
SIGNAGE	1	LS	\$2,000.00	\$2,000.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
LANDSCAPE	1	LS	\$10,000.00	\$10,000.00
SOD	42,500	SF	\$0.50	\$21,250.00
<b>SITE UTILITIES</b>				
SITE ELECTRICAL	1	LS	\$10,000.00	\$10,000.00
POTABLE WATER	450	LF	\$50.00	\$22,500.00
			<b>SUBTOTAL</b>	\$98,375.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$9,837.50
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$10,821.25
			<b>MODEL RAILROAD SUBTOTAL</b>	<b>\$119,033.75</b>
<b>OPEN LAWN AREA</b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
TREE PROTECTION	700	LF	\$4.00	\$2,800.00
EROSION CONTROL FENCING	1,800	LF	\$3.50	\$6,300.00
VEGETATIVE CLEAR & GRUB	4	AC	\$3,000.00	\$11,250.00
MASS GRADING	150	CY	\$10.00	\$1,500.00
<b>AMENITIES</b>				
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
BENCH SWINGS	4	EA	\$1,800.00	\$7,200.00
LANDSCAPE	1	LS	\$15,000.00	\$15,000.00
SOD FOR TURF	164,000	SF	\$0.50	\$82,000.00
LAWN IRRIGATION	1	LS	\$25,000.00	\$25,000.00
			<b>SUBTOTAL</b>	\$152,400.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$15,240.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$16,764.00
			<b>OPEN LAWN SUBTOTAL</b>	<b>\$184,404.00</b>
<b>OFF-LEASH DOG PARK</b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
TREE PROTECTION	600	LF	\$4.00	\$2,400.00
EROSION CONTROL FENCING	1,500	LF	\$3.50	\$5,250.00
VEGETATIVE CLEAR & GRUB	1	AC	\$3,000.00	\$3,000.00
MASS GRADING	500	CY	\$10.00	\$5,000.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$10,000.00	\$10,000.00
STRUCTURAL SOILS-	1,300	CY	\$25.00	\$32,500.00
SOD FOR TURF GRASS	73,000	SF	\$0.50	\$36,500.00
12' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	1,950	SF	\$3.00	\$5,850.00
12' PAVED ASPHALT TRAIL SPUR 6" GAB)	36	CY	\$10.00	\$360.00

<i>AMENITIES</i>				
6' BLACK VINYL PERIMTER FENCIENG (INCLUDING GATES)	2,000	LF	\$25.00	\$50,000.00
20' SHELTER	2	EA	\$20,000.00	\$40,000.00
TRASH RECEPTACLES	5	EA	\$450.00	\$2,250.00
BENCHES	8	EA	\$1,000.00	\$8,000.00
PICNIC TABLES @ SHELTER (Pedestal w/ Footing)	2	EA	\$1,500.00	\$3,000.00
SIGNAGE	1	LS	\$2,500.00	\$2,500.00
INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,500.00	\$1,500.00
WATER FOUNTAIN w/ DOG DISHFILLER (Freeze resistant)	1	EA	\$3,000.00	\$3,000.00
20x2 CONCRETE PAD @ WATER FOUNTAIN	400	SF	\$4.50	\$1,800.00
DOG AGILITY EQUIPMENT	1	LS	\$20,000.00	\$20,000.00
LANDSCAPE	1	LS	\$5,000.00	\$5,000.00
LAWN IRRIGATION	1	LS	\$15,000.00	\$15,000.00
<i>SITE UTILITIES</i>				
POTABLE WATER	200	LF	\$50.00	\$10,000.00
			<b>SUBTOTAL</b>	\$262,910.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$26,291.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$28,920.10
			<b>OFF-LEASH DOG PARK SUBTOTAL</b>	<b>\$318,121.10</b>
<i>STEPPED SEATING AREA</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
EROSION CONTROL FENCING	750	LF	\$3.50	\$2,625.00
VEGETATIVE CLEAR & GRUB	0.45	AC	\$3,000.00	\$1,350.00
MASS GRADING	500	CY	\$10.00	\$5,000.00
PLAZA AREA - CONCRETE PAVERS	20,000	SF	\$6.00	\$120,000.00
STRUCTURAL SOILS	370	CY	\$25.00	\$9,250.00
CONCRETE SIDEWALKS - 6' WIDE (Rose Garden)	850	SF	\$4.50	\$3,825.00
CONCRETE STAIR ASSEMBLY	1	LS	\$1,500.00	\$1,500.00
8' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	1,200	SF	\$3.00	\$3,600.00
8' PAVED ASPHALT TRAIL SPUR 6" GAB)	25	CY	\$10.00	\$250.00
GRANITE FACED SEATING WALLS	2,000	FF	\$25.00	\$50,000.00
GRANITE STAIR ASSEMBLY	6	EA	\$2,500.00	\$15,000.00
<i>AMENITIES</i>				
WATER WALL / RUNNEL AMENITY (Includes pump)	1	LS	\$60,000.00	\$60,000.00
TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
BIKE RACKS	1	EA	\$600.00	\$600.00
LANDSCAPE	1	LS	\$40,000.00	\$40,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$5,000.00	\$5,000.00
PIPE	200	LF	\$25.00	\$5,000.00
			<b>SUBTOTAL</b>	\$328,800.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$32,880.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$36,168.00
			<b>STEPPED SEATING AREA SUBTOTAL</b>	<b>\$397,848.00</b>
<i>RENTAL PAVILION / PLAYGROUND AREA</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
TREE PROTECTION	1,200	LF	\$4.00	\$4,800.00
EROSION CONTROL FENCING	1,200	LF	\$3.50	\$4,200.00

VEGETATIVE CLEAR & GRUB	1.75	AC	\$4,600.00	\$8,053.06
MASS GRADING	1,100	CY	\$10.00	\$11,000.00
RENTAL PAVILIONS	2	EA	\$100,000.00	\$200,000.00
PLAY STRUCTURES	1	EA	\$100,000.00	\$100,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	5,000	CF	\$7.50	\$37,500.00
SUBSURFACE DRAINAGE	1	LS	\$1,000.00	\$1,000.00
GRANITE FACED SEATING WALLS	400	FF	\$25.00	\$10,000.00
SUN SHADES	1	LS	\$30,000.00	\$30,000.00
SAND VOLLEYBALL COURT	1	EA	\$10,000.00	\$10,000.00
12' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	4,200	SF	\$3.00	\$12,600.00
12' PAVED ASPHALT TRAIL SPUR 6" GAB	75	CY	\$10.00	\$750.00
8' PAVED ASPHALT TRAIL SPUR (2" ASPHALT)	800	SF	\$3.00	\$2,400.00
8' PAVED ASPHALT TRAIL SPUR 6" GAB	15	CY	\$10.00	\$150.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
PICNIC TABLES @ RENTAL PAVILIONS	12	EA	\$1,500.00	\$18,000.00
GRILLS (Community w/ Tree Grate @ Pavilion)	12	EA	\$1,500.00	\$18,000.00
HOT COAL BIN (1 per 2 grills)	6	EA	\$300.00	\$1,800.00
BIKE RACKS	2	EA	\$600.00	\$1,200.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
BENCH SWINGS	4	EA	\$1,800.00	\$7,200.00
LANDSCAPE	1	EA	\$20,000.00	\$20,000.00
SOD	51,000	SF	\$0.50	\$25,500.00
IRRIGATION	1	LS	\$7,500.00	\$7,500.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$10,000.00	\$10,000.00
PIPE	500	LF	\$25.00	\$12,500.00
			<b>SUBTOTAL</b>	\$559,503.06
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$55,950.31
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$61,545.34
			<b>RENTAL PAVILION / PLAYGROUND AREA SUBTOTAL</b>	<b>\$676,998.71</b>
<b><i>MULTI-USE TRAIL SYSTEM</i></b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
FINE GRADING	1	LS	\$25,000.00	\$25,000.00
12' WIDE - ASPHALT MULTI USE TRAIL LOOP -2" ASPHALT	96,000	SF	\$3.00	\$288,000.00
12' WIDE - ASPHALT MULTI USE TRAIL LOOP -6" GAB	1,800	CY	\$10.00	\$18,000.00
12' WIDE - ASPHALT CONNECTOR TRAIL -2" ASPHALT	32,000	SF	\$3.00	\$96,000.00
12' WIDE - ASPHALT CONNECTOR TRAIL -6" GAB	590	CY	\$10.00	\$5,900.00
12' WIDE -LIFETRAIL SYSTEM	1	LS	\$50,000.00	\$50,000.00
8' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	9,300	SF	\$3.00	\$27,900.00
8' WIDE - ASPHALT MULTI USE TRAIL SECTION -6" GAB	170	CY	\$10.00	\$1,700.00
6' WIDE - ASPHALT TRAIL SECTION -2" ASPHALT	7,600	SF	\$3.00	\$22,800.00
6' WIDE - ASPHALT TRAIL SECTION -6" GAB	140	CY	\$10.00	\$1,400.00
<i>12' WIDE- BOARDWALK / PEDESTRIAN BRIDGE (3 total)</i>				
HELICAL PIERS (Two 5' sections per pier, assumed 10' depth to resistance)	36	EA	\$2,800.00	\$100,800.00
TREX DECKING (Includes PT substructure & Gwinnett County Standard rails system, each side of boardwalk)	3600	SF	\$60.00	\$216,000.00
CONCRETE SIDEWALKS - 6' WIDE (Frontage road connections)	4,500	SF	\$4.50	\$20,250.00

<i>AMENITIES</i>				
TRAIL EDGE BENCHES (1 EVERY 500')	15	EA	\$1,000.00	\$15,000.00
BENCH (@Existing Garden Area)	2	EA	\$1,000.00	\$2,000.00
TRASH RECEPTACLES	15	EA	\$450.00	\$6,750.00
20' SHELTER (Along Trail Edge)	4	EA	\$20,000.00	\$80,000.00
PICNIC TABLES @ SHELTER (Pedestal w/ Footing)	2	EA	\$1,500.00	\$3,000.00
BENCH SWING (@ Lake Edge and Existing Garden Area)	6	EA	\$1,800.00	\$10,800.00
SIGNAGE	1	LS	\$5,000.00	\$5,000.00
REMOVABLE BOLLARDS	10	EA	\$1,500.00	\$15,000.00
			<b>SUBTOTAL</b>	\$1,011,300.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$101,130.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$111,243.00
			<b>MULTI-USE TRAIL SYSTEM SUBTOTAL</b>	<b>\$1,223,673.00</b>
<i>MISCELLANEOUS</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
CONSTRUCTION SIGN (Contingent upon number of phases)	1	LS	\$400.00	\$400.00
NEW PARK ENTRANCE SIGN	1	LS	\$5,000.00	\$5,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	1	LS	\$15,000.00	\$15,000.00
NPDES (Contingent upon number of phases)	1	LS	\$5,000.00	\$5,000.00
IRRIGATION WATER PUMP (Lake Water)	1	LS	\$50,000.00	\$50,000.00
LAKE FOUNTAIN	1	LS	\$10,000.00	\$10,000.00
DAM RETROFIT TO STORMWATER MANAGEMENT (If Required)	1	LS	50,000.00	\$50,000.00
			<b>SUBTOTAL</b>	\$135,400.00
			<b>Mobilization, Fees, Bonds, etc (10% Total)</b>	\$13,540.00
			<b>Contingency for Master Plan Level Cost Estimate (10%)</b>	\$14,894.00
			<b>MISCELLANEOUS SUBTOTAL</b>	<b>\$163,834.00</b>
			<b>DEVELOPMENT SUBTOTAL</b>	<b>\$5,621,851.26</b>
			10% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES	\$562,185.13
			<b>PROJECT TOTAL</b>	<b>\$6,184,036.38</b>
Note: Totals reflecting quantities different from those listed above, have not been approved by jB+a, inc. ( jB+a, inc Project Total : \$6,184,036.38 - 10.14.10)				
Note: this cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.				



## **APPENDICES**

### Appendix B: Prioritized Cost Estimate



**park design studio**

planning + landscape architecture

**PRIORITIZED COST ESTIMATE FOR  
VINES PARK  
GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES**

October 14, 2010

INFRASTRUCTURE				ITEM TOTAL
SITE PREP / DEMO				\$67,034.00
ENTRANCE ROAD / PARKING / SIDEWALKS				\$1,245,174.69
REST ROOM BUILDING				\$242,000.00
BASIC SITE UTILITIES (FOR REST ROOM / PARKING)				\$166,375.00
MISCELLANEOUS (DAM RETROFIT, NPDES, ETC)				\$84,700.00
			DEMOLITION SUBTOTAL	\$1,805,283.69
PRIORITY #1 - CENTRAL PLAZA				
TOTAL BUILDOUT				\$307,521.50
			CENTRAL PLAZA TOTAL	\$307,521.50
PRIORITY #2 - MODEL RAILROAD				
TOTAL BUILDOUT				\$119,033.75
			MODEL RAILROAD TOTAL	\$119,033.75
PRIORITY #3 - MULTI-USE TRAIL SYSTEM				ITEM TOTAL
TOTAL BUILDOUT	# OF UNITS	UNITS	COST/UNIT	\$1,223,673.00
			MULTI-USE TRAIL SYSTEM TOTAL	\$1,223,673.00
PRIORITY #4 - DESTINATION PLAYGROUND AREA				
TOTAL BUILDOUT				\$528,467.50
			DESTINATION PLAYGROUND AREA / PICNIC AREA TOTAL	\$528,467.50
PRIORITY #5 - STEPPED SEATING AREA				
TOTAL BUILDOUT				\$397,848.00
			STEPPED SEATING AREA TOTAL	\$397,848.00
PRIORITY #6 - OFF-LEASH DOG PARK				
TOTAL BUILDOUT				\$318,121.10
			OFF-LEASH DOG PARK TOTAL	\$318,121.10
PRIORITY #7 - OPEN LAWN AREA				
TOTAL BUILDOUT				\$184,404.00
IRRIGATION WATER PUMP (Lake Water)				\$60,500.00
			OPEN LAWN TOTAL	\$244,904.00
PRIORITY #8 - RENTAL PAVILION / PLAYGROUND AREA				ITEM TOTAL
TOTAL BUILDOUT	# OF UNITS	UNITS	COST/UNIT	\$676,998.71
			RENTAL PAVILION / PLAYGROUND AREA TOTAL	\$676,998.71
			DEVELOPMENT TOTAL	\$5,621,851.25
			10% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES	\$562,185.13
			PROJECT TOTAL	\$6,184,036.38

## **APPENDICES**

### Appendix C: Community Input Tabulations and Comments

Refer to the attached Spreadsheets for a summary of the tabulated Community interests and concerns information collected at the initial public meeting.

# Vines Park Site Master Plan

## Community Interest Form Tabulations

(Data derived from 44 submitted forms)

Gwinnett Dept. of Community Services

jB+a park design studio

May 27, 2010

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Multi Use Trails (Paved)	36	14	11	6	3	0	2
Preserving Existing Natural Areas	21	11	2	4	3	1	0
Security (Lighting / Fencing)	20	1	4	4	3	2	6
Pavilion / Shelters	19	0	3	5	4	5	2
Dog Park	18	3	2	2	3	3	5
Playgrounds (tots/ toddlers/ tweens)	17	0	6	4	3	1	3
Natural Surface Trails	16	8	3	2	1	1	1
Picnic Areas / Facilities	16	1	5	6	2	0	2
Rest Room Building	14	0	4	3	2	0	5
Site Furnishings (benches, adult swings, etc)	12	1	1	1	0	2	7
Senior Activites (shuffleboard, boccee, etc)	11	0	2	2	4	1	2
Preserve Gardens / Horticultural Aspects	10	4	4	0	2	0	0
Fishing facilities (stock pond)	9	3	1	1	0	2	2
Preserve Railroad	5	3	1	1	0	0	0
Education / Environmental Center	5	0	1	2	0	0	2
Tennis	5	0	1	1	1	1	1
Sand Volleyball	5	1	1	1	0	1	1
Basketball	5	0	0	0	2	1	2
Signage (Park Rules)	5	1	0	0	1	2	1
Splashground	4	1	1	0	0	0	2
Butterfly Garden	4	0	2	0	1	1	0
Bog Garden	3	0	1	1	0	1	0
Replace the swans	3	0	0	3	0	0	0
Outdoor Classroom	3	0	0	0	1	1	1
Open Unstructured Play areas	3	0	0	1	1	0	1
Disc Golf	3	0	0	0	1	1	1
Maintenance Facilities	3	0	0	0	1	1	1
Concessions	3	0	0	0	0	0	3
Other Buildings (Activity, Offices, etc.)	3	1	0	0	0	1	1
Paddle Boat Rentals	2	1	0	1	0	0	0
Swimming Pool	2	0	0	2	0	0	0
Skate Park	2	0	0	0	0	0	2
Mountain Bike Trails	2	0	0	0	2	0	0
Parking	2	0	1	0	0	0	1
Outdoor Entertainment Area	2	0	0	1	0	0	1
Police Officer Residence (w/i Park)	2	0	1	0	0	0	1
Boat Ramps	1	0	0	0	0	0	1
Asian Water Garden Feature	1	1	0	0	0	0	0
More Water Features	1	0	1	0	0	0	0
Archery Area	1	1	0	0	0	0	0
Soccer Fields	1	0	0	0	1	0	0
Wildlife Areas	1	0	0	0	1	0	0
Putt Putt Golf	1	0	0	0	1	0	0



# Vines Passive Park Site Master Plan

## Park Concerns Form Tabulations

Gwinnett Dept. of Community Services

(Data derived from 44 submitted forms)

jB+a park design studio

May 27, 2010

Community Concern	Times Mentioned	Ranking
Security	16	1
Preserving Existing Gardens	11	2
Teenagers using the park	9	3
Maintenance / Cleanliness of Park	7	4
Preserving Natural Areas	5	5
Traffic Issues - Congestion & Speed on adjacent roads	4	6
Vandalism	4	6
Playground use	3	7
Wildlife / Environmental Protection	3	7
Erosion Control	3	7
Contamination from Equestrian Trails	3	7
Park Hours	2	8
Fishing Facilities (liability)	2	8
Uniformity of Park (not to become County "Standard")	2	8
Buffers (between park & adjacent neighborhoods)	2	8
Loitering of teenagers	2	8
Noise Pollution	2	8
Enhancement of existing facilities	2	8
Basketball bringing gangs and teens to park	2	8
Future of Railroad area	2	8
Fire hazards (more people / picnic areas = fires)	1	9
Construction Equipmt detracting from wedding events	1	9
Mt. Biking Trails (erosion)	1	9
Splashground bacteria	1	9
Boating Liabilities	1	9
Golf Course (limited play / requires a lot of space)	1	9
Location of Park Entrances	1	9
Crowds	1	9
Funding Source	1	9
Park Misuse by teenagers	1	9
Adequate restrooms	1	9
Loose Pets	1	9
Skate Park (brings teenagers / violence to the park)	1	9
Lighting	1	9
Unstructured Play Areas (causes problems)	1	9
Dog Park (barking, some kids don't like dogs)	1	9
Tennis Courts	1	9

Comments from the Vines Passive Park Site Master Plan  
Community Input Meeting 05.27.10  
(Data derived from 44 submitted forms)

1. Major concern would be to maintain and enhance the beauty of the pond area and the sculptures, plantings, flora, trees, etc.
2. I want Vines to stay as a beautiful garden area.
3. I don't want a tone of kid playgrounds.
4. In all, the gazebos, the Asian gardens and the established amenities at the Park should remain in place. The gazebos should be restored, but what is currently at Vines should remain in place because the current area adds to the beauty of the area.,
5. As far as the amenities, (RE: "Passive Park" Amenity Handout) we agree on all except the activity building and the information kiosks. We would like for the park to remain as close as a family park but without amenities that will take away from the scenery of the park. However, our concern is when will this plan be implemented. Myself and my fiancé have already arranged for us to have our wedding ceremony at the Vines Mansion. We are concerned that the construction will cause the park scenery to be not as picturesque.
6. Safety – anyone getting hurt but not being found. Patrols and intercom systems.
7. The gazebos and bridges must be fixed. Do not hinder the area surrounding the lake and leave it a botanical garden. Do not hinder the Vines Mansion area and the area nearby. Unsightly construction and equipment would be bad for a wedding. The gazebos and Asian Garden mean a lot to people and I do not want to see them hindered or destroyed. I come to this park often for its beauty and do not want to see the flowers and original area destroyed. I grew up going to the park, and had many dates here, took prom pictures here and got engaged in the gazebo on the lake and I don't want to see the original park ruined.
8. I would like to see the Asian Garden restored and enhanced. Gwinnett has many wonderful active parks but this area of Vines is unique, especially the water features.
9. I would like to see the garden railroad preserved.
10. I would like additional walking trails/ cycling multi-use.
11. I would like to see the preservation of horticultural aspect of the park, gardening education and workshops.
12. Will this be a 24-hour park, or what will the hours be?
13. Where would the main entrance be?
14. Concerned with where the entrances will be and traffic flow past my house. My house backs up to the entrance of Vines.
15. I would like to see the overall flavor of a "garden" to be maintained.
16. I do not want this park to become a uniform Gwinnett County Park.
17. I don't want Vines to become overly crowded
18. I don't want a lot of playgrounds.
19. I want the present Vines area to stay the same.
20. I don't want the park turning into an area where being misused by teenagers – loitering.
21. I'm concerned about the congestion on Oak Grove, having amenities that would draw unwanted hangouts for teens or others, security and the noise for houses surrounding – it is already a problem.
22. I would want the character of the original gardens to remain. I don't want vines turned into a "Standard" Gwinnett County Park. Keep it natural and add more types of gardens in the are of expansion.
23. My main concern is preserving and growing the gardens. I do not want to lose this beautiful area.
24. Amenities should not take away from the gardens. Amenities should enhance existing facilities.

25. I would prefer minimal development of the site – as natural as possible.
26. Security and maintenance are my main concerns. Ensuring that the park and surrounding community remains safe and clean.
27. The existing park is rundown and needs money spent to bring it to par- namely repair and repave existing walkways, fix or replace the walkway / bridge across the lake. Hopefully a full-time County employee will be dedicated to the park.
28. This park is a treasure for the County, and can be a true jewel- lets keep it as natural as possible but add some amenities for more folks to enjoy.
29. No playgrounds or unstructured play areas.
30. Nothing that would attract groups of teenagers. This park needs to stay simple, more for exercise and for those who just want to enjoy the outdoors and nature.
31. This park needs to be gated with open and closed hours.
32. No equestrian trails!
33. No dog park !
34. No fishing!
35. No tennis courts or basketball courts!
36. I do not perceive any problems. I feel the Grayson Community need a true recreational area for our children.
37. No basketball courts! Will bring gangs of teenagers.
38. Would rather not have playground equipment, we have enjoyed the quiet park.
39. No skateboard park, teenagers!
40. Please maintain greenspace.
41. Would like to see wildlife protected (deer, waterfowl, turtles)
42. Security would be a concern not only at the park but our adjacent neighborhood.
43. Concerned about people cutting through our subdivision.
44. I would like to see the railroad stay intact. My husband enjoys working there and we bring many friends for picnics and spend time at the garden.
45. Want the park to be all foot traffic. No bikes or skateboards.
46. Would like to be able to rent paddle boats on the lake.
47. Emphasis on the diversity and identification of plants, need more different theme gardens, greenhouses, and use the garden for teaching.
48. I would like to see the existing deer population that exists there to thrive.
49. Do not want the deer population (and other wildlife) wiped out. Would like to see this be a VERY passive Park.
50. Non motorized boats only!

## **APPENDICES**

Appendix D: 1955 Vines Passive Community Park Site Aerial Photograph

Refer to the attached aerial photo.





## **APPENDICES**

Appendix E: 1972 Vines Passive Community Park Site Aerial Photograph

Refer to the attached aerial photo.



## **APPENDICES**

Appendix F: 2007 Vines Passive Community Park Site Aerial Photograph  
Refer to the attached aerial photo.





## **APPENDICES**

### Appendix G: HOA Letters to Gwinnett County

Refer to the attached letters for request from Home Owners Associations to be connected to Vines park via pedestrian access.



Harmony Club Subdivision HOA  
P.O. Box 40  
Loganville, GA 30052

Rex Lee Schuder, ASLA, RLA  
Principle Community Planner  
75 Langley Drive  
Lawrenceville, GA 30045-6900

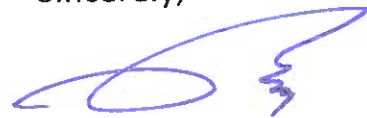
September 22, 2010

Mr. Schuder,

The Harmony Club Subdivision HOA has received a request for a "stub" from the Vines Park walking trail to be permitted to connect with the subdivision. We understand the connection point will be adjacent to the common area located between lot # 51 and the detention pond located in the cul-de-sac of Woodlawn Drive.

We are pleased to accept this proposal and look forward to providing this accessibility to the walking trail to the residents of Harmony Club subdivision.

Sincerely,



Michael Pettit  
Harmony Club HOA

# Watson's Grove HOA

September 18, 2010

Mr. Rex Lee Schuder, ASLA, RLA  
Principal Community Planner  
Department of Community Services  
Parks and Recreation Project Administration  
29 Langley Drive  
Lawrenceville, GA 30045-6900

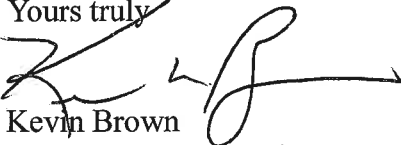
RE: Vines Park Master Plan

Dear Rex,

The Watson's Grove Home Owner's Association has voted in the affirmative, agreeing to have the Trail Connection adjacent to our subdivision, as shown on the Preliminary Master Plan of September 16, 2010.

Please accept this letter as our desire that the Trail Connection, at the Northwest corner of the Park, made to our subdivision.

Yours truly,



Kevin Brown  
3340 Watson Gate Rd.  
Loganville, Ga. 30052  
Cell 706-202-0836  
President  
Watson's Grove HOA

## **APPENDICES**

### Appendix H: Meeting Minutes

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



## **VINES PARK SITE MASTER PLAN – Community Interest Meeting**

Minutes from: 05.27.10 Community Input Meeting

Attendees: Gwinnett County Department of Community Services- Phil Hoskins, Tina Fleming and Rex Schuder

jB+a, inc. - Raigan Carr

Approximately 51 Community participants

Location: Grayson High School Theatre  
Gwinnett County, Georgia

Time: 7:00pm – 8:30 pm

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The meeting was conducted in an open house format. Boards located at the front of the room included: a list of “passive park” amenities, Vine Park Site 1955 Aerial Photo, Vines Park Site 1972 Aerial Photo, Vines Park Site 2007 Aerial Photo, Vines Park Site Base Map, and Vines Park Site Plan differentiating the various zones of the Vines Property.

Public Interest and Concerns forms, Park Location Map, and “passive park” amenities handout were distributed as public participants entered. The role of the public at the meeting was discussed utilizing the public interest form. The form included an area where public could list their interests, an area to list their park priorities and an area to list any concerns.

As the meeting commenced, Rex Schuder gave a definition of a passive park, explained the master planning process and then proceeded to go over the role of the Steering Committee. Rex then explained that the information gathered on the public interest forms would be collated, tabulated and organized by the consultant and then presented to the Steering Committee for use during the Master Planning Process.

Applications were handed out to those interested in serving on the Steering Committee.

Participants were encouraged to come to the front of the room to view the boards more closely. Phil Hoskins, Rex Schuder, and Raigan Carr were available to answer questions.

The meeting concluded at approximately 8:30pm

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

## **VINES PASSIVE PARK SITE MASTER PLAN – Scheduling Meeting**

Minutes from: 06.17.10 Scheduling Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants – Lavoy Johnson, Robert Bradford, timothy Daly, Nancy Grosscup, Rich Grosscup, Norman Allum, Alyson Roberts, Dawn Hunt, Frances Ely, Laurie Paproski, Victor, Rhodd, Alan Villavasso, Becky Wolary, Brenda Johnson, Susan McKibben, Sean Franklin, Kevin Brown, Duane Wright, Jay Eisner, Patti Walker

Location: GJAC – Conference Room B

Time: 7:00 pm

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Rex Schuder welcomed everyone to the Scheduling Meeting for the Vines Passive Park.

Introductions were made around the table and steering committee members introduced themselves and the organization they represented, if any.

Rex gave a brief explanation of the purpose of the meeting - to schedule the meetings for the Vines Park Master Planning process. Rex also explained the master planning process and what would occur at each meeting.

Scheduling of meetings then commenced. The meetings are scheduled as follows:

- **June 26<sup>th</sup>, 2010 – Gwinnett Park System Tour**

*(Saturday 8:15 to approximately 5pm)*

Steering Committee Members are to meet at the Gwinnett Justice & Administration Center (GJAC) Parking Lot at 8:15am. The bus tour will leave the parking area at 8:30 am. Several park types will be visited and specific park elements will be highlighted. Lunch location TBA and everyone will be responsible for payment of their own lunch. Maps and directions will be mailed out. Steering Committee Members are encouraged to bring bottled water, sunscreen, bug repellent, etc, and to dress appropriately for an 8 hour park system tour.

- **July 17<sup>th</sup>, 2010– Vines Site Walk**

*(Saturday 9:00 to approximately 1pm)*

Steering Committee Members are to meet at the main parking lot at Vines Park 8:45 am (Large Parking Lot adjacent to the Vines Mansion) The site walk will commence at 9:00 am. Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. Steering Committee Members are encouraged to bring a bottle of water, sunscreen, bug repellent, etc, and to dress appropriately for a 4 hour site walk.

- **July 29<sup>th</sup>, 2010 – Inventory/Analysis Meeting**  
*(Thursday, 7:00 pm, GJAC Building, Conference Room B)*  
 jB+a will present site analysis (vegetation, hydrology, soil analysis etc) drawings and a programming discussion will commence.
- **August 19th – Concept Development Meeting.**  
*(Thursday, 7:00pm, GJAC Building, Conference Room B)*  
 jB+a will present three concept plans to the Steering Committee for review and comment.
- **September 16th – Preliminary Master Plan Meeting\***  
*(Thursday, 7:00pm Dacula Park Activity Building)*  
 jB+a will present a graphic of the Preliminary Master Plan for the Vines Passive Park Site for review and comment. A preliminary cost estimate will be distributed to the Steering Committee at the close of the meeting.
- **October 7<sup>th</sup>, 2010 - Final Master Plan Meeting**  
*(Tuesday, 7:00pm GJAC Building, Conference Room B)*  
 jB+a will present the graphic for the Final Vines Passive Park Site Master Plan, and the final cost estimate. Based on the cost estimate, prioritization of park elements will be the main focus of this meeting.
- \* **October 21<sup>st</sup>, 2010 - Fallback Meeting**  
 In the event a Hybrid Concept Meeting is required, it will be replace the Preliminary Master Plan Meeting on September 16<sup>th</sup>, and all meetings following will be pushed to the next meeting date.
- \*\* **TBD- Recreation Authority Presentation.**  
 jB+a will present the Final Vines Passive Park Site Master Plan to the Recreation Authority. Steering Committee Members are encouraged to attend this meeting if possible.

Dates for presentations to the Recreation Authority will be determined at a later date and the Steering Committee will be notified by Rex Schuder.

Following the scheduling portion of the meeting, Rex showed a power point presentation of the initial site assessment of the Vines Park. Findings from the Structural Engineer and Landscape Architect were presented and discussed.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

## **VINES PASSIVE PARK SITE MASTER PLAN – Park System Tour**

Minutes from: 06.26.10 Park System Tour

Attendees: Gwinnett County Department of Community Services - Rex Schuder

jB+a, inc. –Raigan Carr

Steering Committee participants – Kevin Brown, Susan McKibben, Janet Felts, Dawn Hunt, Sean Franklin, Duane Wright, Alyson Roberts, Alan Villavasso, Nancy Grosscup, Rich Grosscup, Becky Wolary, Brenda Johnson, Frances Ely, Norman Allum, Victor Rhodd, John Gibb, Timothy Daly, Robert Bradford, Patti Walker

Location: GJAC parking lot

Time: 8:15am meeting, 8:30am departure

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Consultants and Steering Committee Members met at the GJAC parking lot to begin a park tour that would include 7 existing park sites. The intent was to visit and discuss examples of different passive park elements that could potentially be sited on the Vines Park Site. These parks included the following:

**Alexander Park (800 Old Snellville Hwy, Lawrenceville, GA 30044)**: Alexander Park is a 91 acre community park that offers a variety of passive activities for park users. The Steering Committee visited the plaza area first to discuss the importance of day-use activities in the park. Providing park activities; such as playgrounds, walking trails, and pavilions, that can be utilized during off-peak hours (weekdays) allows for passive policing within our parks. The playground area was then visited; the importance of providing playground equipment for a variety of ages and abilities was discussed, as was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas. A portion of the paved multi-use trail, which encircled the disc golf course, was then walked and discussion included the importance of having designated uses for specific park elements as a way to retain open space and/or wooded areas. Additionally, the deck / pier at Alexander Pond was also visited and discussion included maintaining a living pond.

**Ronald Reagan @ Five Forks Park (2777 Five Forks Trickum Rd, Lawrenceville, GA 30045)**: Ronald Reagan Park is a 25 acre passive community park. The park includes amenities that provide activities for multiple generations; ½ court basket ball courts for young adults, a skate park / pavilion area for teen boys, swings and a shelter area for teen girls, playground area for small children, and a lawn courts area for seniors, all connected via a paved multi-use trail. Passive policing was reiterated. Selective clearing of underbrush to produce sight lines in wooded areas was discussed. Also discussed was the importance of providing fencing between the playground and parking area.

**Sweet Water Park (800 Bethesda School Rd. Lawrenceville, GA 30034)** – (Windshield Tour) Sweet Water Park is a 25 acre park that has a large concrete plaza area, a 3/4-mile multi-purpose trail, playgrounds, a restroom building, two half-court basketball courts, two tennis courts, horseshoe pits, sand volleyball court, picnic tables, and porch swings. The plaza area boasts a nearly 2,000 square-foot open central pavilion with two 1,000 square-foot extensions on each side. The importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas, and the location of the basketball courts near the parking

lot were discussed were reiterated. Located in one of the most ethnically diverse areas of Gwinnett County, the various ways that different ethnic groups recreate was also discussed.

**McDaniel Farm Park (3251 McDaniel Road, Duluth, GA 30096)** – One of the most unique parks on Gwinnett County allows families to experience life on a farm as it was in the early 1900s. McDaniel Farm Park, a former subsistence farm, has been restored to depict typical 1930s farm life. The 134 acre park also includes over 2.5 miles of paved multi-use trails that traverse woodland, streams, meadows. The Steering Committee hiked a portion of the trail, discussing pervious asphalt pavement (parking area at McDaniel Farm), successional forest, and the potential for a community garden area at Vines. The importance of trail signage was discussed.

**Settles Bridge Park (380 Johnson Road, Suwanee, GA 30024)** – The 268-acre park includes a 1.8-mile paved trail, 2.4-acre dog park area, playground, 60' pavilion with grill area, two half-court basketball courts, 10,000 sq. ft. skate complex with bowls, and restrooms. The difference between picnic shelters and picnic pavilions was discussed as was the use of "shade sails" around the playground. (Shade sails are architectural, aesthetic, provide substantial shade –helping to reduce incidents of skin cancer, and are also significantly less expensive than built shelters.) The skate park was visited and the liability of having such an element was discussed. (Statistics show that fewer lawsuits were filed due to injuries obtained due to skating accidents than any injury obtained through structured active recreation types – Football, baseball, soccer, etc.) Additionally, the importance of giving teens a place to gather was discussed. The dog park area was visited and the importance of a 6' high fence and the separation of uses for dogs of a variety of sizes was discussed.

**Bay Creek Park (175 Ozora Road, Loganville, GA 30052)** – *(Windshield Tour)* The Steering Committee visited the skate park area of Bay Creek Park. This area, geared predominantly toward teens, Duncan Creek Park has a 20,000 square-foot lighted skate complex. The importance of providing activities for all ages was reiterated.

**Harbins Park (2995 Luke Edwards Road, Dacula, GA 30019)** – The park system tour concluded at Harbins Park. This conservation park is Gwinnett County's largest park and hosts only passive recreation types. The Steering Committee walked a portion of the multi-use trail, stopping to view a non standard pavilion (more rustic in nature) and the large playground area provided near the front of the park. Overflow parking and pervious pavement types were pointed out.

**Next Meeting: Vines Site Walk-** Saturday July 17<sup>th</sup>, 2010. Meet at the Large Parking lot adjacent to the Vines Mansion at 8:15am. Site walk will commence at 8:30am (revised time)

Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. Steering Committee Members are encouraged to bring a bottle of water, sunscreen, bug repellent, rain jacket etc. Site tour will be conducted rain or shine.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727



## **VINES PARK SITE MASTER PLAN – Site Walk**

Minutes from: 07.17.10 Site Walk

Attendees: Gwinnett County Department of Community Services – Rex Schuder

(jB+a) - Raigan Carr

Steering Committee participants – Robert Bradford, Alan Villavasso, Duane D. Wright, Becky Wolary, Nancy Grosscup, Rich Grosscup, Victor Rhodd, Lavoy Johnson, Susan McKibben, Norman Allum, Jay Eisner, Janet Felts, Alyson Roberts, Laurie Paproski, Patti Walker, Dave Isenbarger, Brenda Johnson, John Gibb, Dawn Hunt

Location: Vines Park Site

Time: 8:15 am (Site walk commenced at 8:30am)

Weather: Overcast, Humid, 80 degrees,

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Consultants and Steering Committee Members met at the project site for an informative site walk. Select areas of the site were chosen so that the Steering Committee could experience the flavor the site and become familiar with its characteristics including topography, vegetation types, geology, drainage features, and opportunities and constraints of the park site.

Committee members met at the large parking lot adjacent to the Vines Mansion. Rex Schuder passed out a graphic illustrating a conceptual layout for 2 pavilions, a playground and open lawn area, adjacent to the existing parking lot. (RE: attached graphic). The potential for the existing parking area to be utilized by park users and Vines Mansion Events was discussed. Coordination between County Parks and Vines Mansion would be necessary.

*Note: Graphic is intended to be conceptual and in no way illustrates the final master plan locations of park elements. Pavilion shape and size is representational of the pavilion seen at Harbins Conservation Park during the Park system tour (06.26.10), and is provided for scaling purposes only. Architecture of Pavilion structure has not been determined.*

Entering the site from the parking area, the team crossed the bridge over the lake to the "Oriental Garden" area. While not an accurate depiction of a real Oriental Garden the area illustrates characteristics that may prompt the steering committee to vote to retain this element in the master plan. It was reiterated that the County does not have the funding or the staff to maintain a garden, and as such other sources (volunteers, garden groups, sponsors, etc) would need to be sought out to help maintain the area.

The team then crossed onto the sewer easement just north of the Oriental garden. Following the easement southeast and then turning east to the property line, the hardwood / pine mix characteristic forest type was discussed. Additionally, it was mentioned that though the current easement is cleared to about 80 linear feet, the sewer easement only needs to have a clear area of 20 linear feet. The team then moved NNW along the property line along an old road bed; exiting from the hardwood / pine mix into an open field area to the property corner at Grayson High School. Large specimen hardwoods (white oak and hickory) line the woodland edge. The committee then

followed a footpath into the hardwood section and circled around ending at the existing maintenance building. A point was made that the maintenance building could be removed from this location. It will be up to the parks department to determine if a maintenance building will be necessary at Vines Park or if only a storage area can be provided.

The team then moved down the existing drive toward the western sector of the park and the model railroad. Discussion commenced as to the future of the railroad. In the short term, the railroad could be retained in its current location, but due to its proximity to the lake dam and the eventual dam reconstruction an alternative location for the railroad will need to be determined in the master plan.

Crossing the lake dam toward the "gardens" prompted discussion about the future of the existing features (walls, statues, bridges, etc) in the park. Several elements (bridges, decks, pavilion) are currently closed to park users due to safety issues; a few are slated for reconstruction including the bridge at the eastern end of the lake, a new pathway from the Chapel at Vines Mansion to the new trail around Vines Lake, the 4' loop trail around the lake, and an overlook bridge below the dam at the model railroad zone. Elements such as the plant material can be retained. During the master planning process it will be up to the steering committee to help decide which direction to take in regard to other elements in the park.

The park tour ended on the western edge of the park adjacent to the Vines Mansion. A brief explanation of the construction that would be necessary to maintain connection from the Vines Mansion to the park was given (reconstruction of decking / stairs/ ramps) followed by a review of the site tour.

Steering committee members actively participated in the site tour by asking questions and voicing concerns and requests for this community park including:

- maintaining as much vegetation as possible
- maintaining vegetative buffers at perimeter of park
- maintaining the Asian Garden area
- maintaining the model railroad area
- providing overlooks at the lake edge

*NOTE: July 21, 2010*

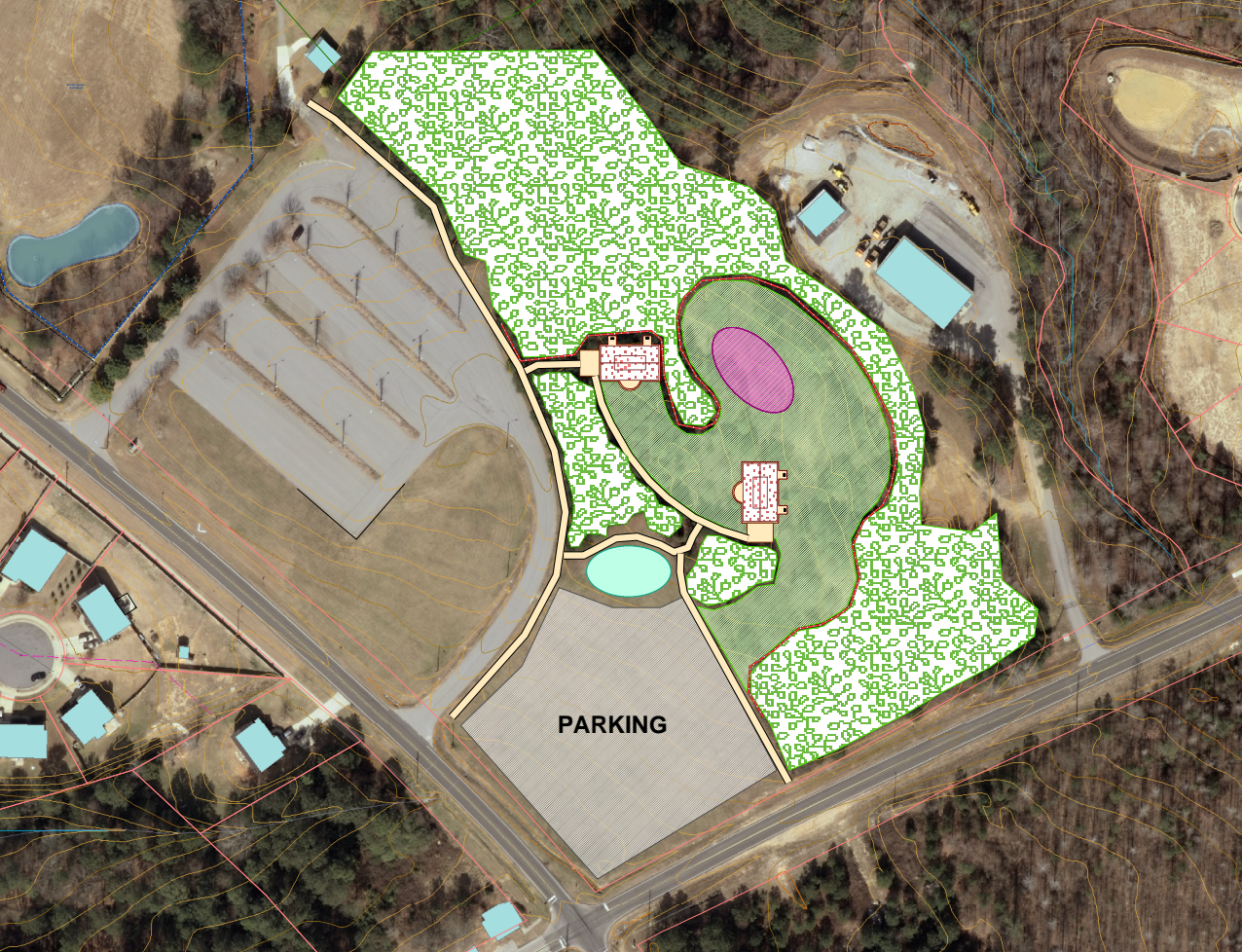
The Steering Committee walked and experienced the vast majority of the Vines Park site except for the northern most sector behind the existing maintenance building. On July 21, 2010 Rex Schuder and Raigan Carr walked this sector. This area of the site provides the most beautiful hardwood stands on site with large oaks, sweetgum and tulip poplar – this area should be considered for minimal disturbance, potentially walking trails only. Additionally, a small detention pond is located here. It is a non-fed pond and the water is shallow and stagnant. There is the potential to improve the pond so that it becomes a feature of the park or it may be filled in and re-vegetation. Discussion regarding the area will follow. Several social paths also cut through this area from the neighboring subdivision and Grayson High school.

Next Meeting –

**Thursday, July 29<sup>th</sup>, 2010I - Inventory & Analysis Meeting (7:00pm GJAC Conf. Room B)**

jb+a will present site analysis (vegetation, soils, slopes, etc) drawings and a programming discussion will commence.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jb+a as soon as possible at 678.247.0727



PARKING

## **VINES PASSIVE PARK SITE MASTER PLAN – Inventory & Analysis Meeting**

Minutes from: 07.29.10 Inventory & Analysis Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder,  
jB+a - Raigan Carr

Steering Committee participants – Becky Wolary, Kevin Brown, Pattie Walker, Alan Villavasso, Susan McKibben, Dawn Hunt, Nancy Grosscup, Rich Grosscup, Robert Bradford, Timothy Daly, Norman Allum, Brenda Johnson, Laurie Paproski, Frances Ely, Duane Wright

Location: GJAC – Conference Room B

Time: 7:00pm

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The Vines Park Site Analysis boards were presented by Raigan Carr of jB+a. Analysis boards included soils, slopes / hydrology, vegetation, and opportunities and constraints. The point was made that as the design process continues, the analysis graphics will be continually referred back to as they help to determine where the program elements can most feasibly be sited. The following points regarding the site were emphasized:

### Soils Analysis

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques. Special attention will need to be made where geotechnical analysis limits development due to shallow soils.
- Additionally, soils located within the floodplain of Vines Lake, the stream feeding the lake and its tributaries indicate poor percolation and unstable soil structure and are therefore not favorable for development.
- Large sections of the site indicate moderate to slight soil limitations for septic. Cross referencing with boring locations, slopes and vegetation will be necessary to indicate actual preference for septic location.
- Boring locations indicate that some areas encountered rock at shallow depths.

### Slope Analysis

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 0%-10%.
- High points (elev. 1034) on site are located on a hill just north of the existing parking area and in the northeastern corner of the site near the ball fields of Grayson HS. The low point (elev. 956) of the site is in the western most corner near the existing drive. The maximum grade change across the site is 78 vertical feet.
- Site possesses positive drainage patterns due to ridges and stream valleys across site.
- The main water feature on the site is Vines Lake. It is stream fed.
- A small man-made cow pond is located in the northern sector of the site; it is not a fed pond and illustrates stagnant water conditions

### Vegetative Analysis

- Site illustrates a mixture of vegetation types.
- Areas in young to medium pines are the most favorable for development due to the growth cycle of a pine forest which is relatively fast compared to hardwoods. These areas include the area adjacent to the existing parking lot and near the GDOT maintenance yard.
- Additionally, the successional plantings which include a pine / hardwood mix are more capable of withstanding mild development due to the age of the trees. Younger trees tend to acclimate to changes in conditions far easier than older trees.
- The open space dominating the central sector of the site is also favorable for development.
- Large specimen quality trees found along stream banks and in the northern sector of the site would be an asset to the site if they were retained.
- A pecan grove existing just south of the loop drive in the interior of the site. The pecan trees are fairly young (approximately 15 years of age)
- Many invasives found along stream banks, specifically privet, should be removed from site.
- The ornamental plantings around the lake are predominantly residential landscape plants; roses, nandina, holly, azaleas, Bradford pear, crape myrtles, mahonia, camellia, jasmine, etc. Few exotic or rare species.

### Opportunities / Constraints

- Site bounded by Oak Grove Road and Hoke O'Kelly Road. Opportunity in that multiple roads have access to the park, Constraint as these roads will undoubtedly become busier.
- Main access to the park is currently via a single drive into the interior of the park. Opportunity in that traffic into the park can be controlled, Constraint as a single access into the park can become congested even with widening. Additional constraint with widening the access road as it encroaches on the existing model railroad area.
- Old Road bed (Northeastern Property line) Provides opportunity to utilize as part of multi-use trail.
- Points of interest-
  - Model Railroad – Opportunity to draw more people into the site. Constraint- currently located in an area that may be affected by the widening of the entrance drive, future renovation of the lake dam structure.
  - Vines Mansion – Opportunity to serve as a draw to the park. Constraint- park development must serve as an asset to the mansion not a detriment.
  - Existing Parking Lot – Opportunity to utilize parking area for park activities through coordination with Vines Mansion.
  - Lake Hillside / Plaza – Opportunity to provide scenic vista from Vines Mansion, or redevelopment of plaza area.
- Internal views – Opportunity to accentuate views from the both ends of Vines Lake, from Vines Mansion, and from the northeast corner of the site.
- Potential Access points – Multiple potential access points to the park. The existing drive provides vehicular access to the park. The existing parking area provides both vehicular (emergency vehicles) and pedestrian access points to the park. Pedestrian access points along the park perimeter of the park allow for connection to adjacent neighborhoods, Grayson High School, and potentially a future greenway.
- Open Space – Opportunity to provide areas for development with minimal engineering or tree removal.
- Sewer Easement – Already cleared so opportunity exists to utilize for multi-use trail. Wider than necessary easements provide opportunity to reforest.
- 75' State / County Setbacks – Along existing streams and lake, limits the type of development that can be done within the setback.



- Pecan Grove – Opportunity to maintain as a feature of the park. Provides constraint as it is located within the largest open area of the park.
- Site Vegetation – Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife. Constraint – Depending on location of park elements some vegetation may need to be removed.
- Better Hardwoods – Located in the northern sector of the park and along the streams, provides opportunity for conservation, and scenic quality.

Utilizing the information inventoried and analyzed during this phase of the project, various park elements will be located within three conceptual diagrams. The inventory graphics are intended to be referred back to in an effort to locate these elements in the most favorable locations.

Following the presentation of the analysis graphics, a programming discussion commenced. The following elements were mentioned as the top 13 elements requested by the public at the Vines Public Meeting on May 27, 2010. As a point of departure for discussion these elements were voted on by the Steering Committee and are to be considered for the Vines Passive Park Site. *(Note: Parenthesis numbers indicate votes per element – A total of 14 Steering Committee Members were present at this meeting.)*

- Restroom Building (14)
- Multi-use trails (13)
- Pavilion / Shelters (12)
- Site Furnishings (Benches, Bench Swings, etc) (12)
- Preserve horticultural aspects of the garden (12)
- Preserving existing natural areas (10)
- Dog Park (10)
- Playgrounds (10)
- Picnic areas (tables – not covered) (8)
- Security lighting / fencing (7)
- Natural surface trails (1)
- Senior activities (1)
- Fishing facilities (stock and allow fishing in lake) (0)

*Note-Two additional park elements were voted on but did not pass by majority vote. They are as follows.*

- *Half Court basket ball (0)*
- *Tennis (0)*

#### Additional Steering Committee Requests

- Sand Volleyball / Badminton
- Utilize lake for irrigation purposes
- Retrofit the existing fountains in the lake so that they work.
- Create an area similar in feel / function to the central area at Alexander Park (amphitheatre area with arbor structure), one that provides a “sense of place” or “downtown” for the park, a gathering area.
- Create an outdoor socialization / reading area / classroom with WiFi (potential redevelopment of plaza area to accommodate new use with amphitheatre) to draw teens, young adults. Potential for the classroom to be proximate to the railroad.
- Life Trail System (trail system with fitness equipment stations)

- Themed playground (trains etc.)
- 4 square courts / hopscotch
- Dog Park – would like for it to be located in an area that has some trees.
- Would like to see only shelters on the interior of the park. Pavilions could be located at the existing parking lot so the additional parking to accommodate a pavilion would not be necessary within the interior of the park.
- Large gazebo to grace the lake edge
- Walk through arbor at the dam end of the lake
- Bridge with gazebo or shelter at the east end of the lake
- Try to maintain the rose garden
- Relocate the mermaid fountain
- Maintain model railroad but indicate future potential locations. (200'x100' with 3% grade)

*Note: During the meeting, the status of the underground electrical cable on the eastern property line was question. After discussions with Walton County EMC it was determined that the underground electrical cable along the eastern property line feeds Grayson HS. The line runs in as OHP (overhead power) from Hwy 20, then down Hoke O'Kelly road where it goes underground along the Vines Park property line. It daylight at the NE corner and continues as OHP to Grayson HS. This is the only line provided by Walton. Everything else in the area is provided by GA Power.*

At the next meeting three concept drawings will be presented. Each concept will be depicted in a monochromatic form, utilizing bubble diagrams. Each will follow the same program requirements and differ only through spatial relationships and layout locations. The main focus of discussion for the next meeting will be the spatial relationships of the various park elements.

#### Next Meeting

- **August 19, 2010 – Concept Development Meeting.**  
(Thursday, 7:00pm, GJAC Building, Conference Room B)

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

## **VINES PASSIVE PARK SITE MASTER PLAN – Concept Meeting**

Minutes from: 08.19.10 Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder,  
jB+a - Raigan Carr

Steering Committee participants – Frances Ely, Kevin Brown, Becky Wolary, Janet Felts, Brenda Johnson, Victor Rhodd, Nancy Grosscup, Rich Grosscup, Alan Villavasso, Dawn Hunt, Alyson Roberts, Norman Allum, Duane D. Wright, Robert Bradford, Tim Daly, Laurie Paproski, John Gibb

Location: GJAC – Conference Room B

Time: 7:00pm

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The Vines Passive Park Concept Plans were presented by Raigan Carr of jB+a. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

### Concept 1

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) a small picnic area with 2 20' shelters is sited. Additionally, parking to accommodate 10 cars has been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.
- Central parking area to accommodate 165 cars with drop off loop at northern end of parking, near plaza.
- Plaza area serves as "center or hub" of park.- Hardscape plaza area with rest room building, small concession stand potential, seating walls, shade structures and "4 square" area. Access to playground area and model railroad.
- 14,500 sf playground adjacent to plaza. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility
- Model Railroad (200X100), located just east of the plaza area with associated railroad building. Proximity to plaza and playground provides interest.
- To the south of the plaza area is a 6.6 acre open lawn area for unstructured play; kite flying, pick up games, sunbathing, etc.
- A 2.5 acre partially wooded, fenced dog park is located in the central sector of the site. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Location of the dog park in this area allows for passive policing and day use activities in the interior of the park.
- The existing rose garden is to remain
- At the lake side (utilizing the current deteriorating plaza area) a new hardscape plaza area is to be constructed. The plaza area will include seating walls, small water wall and benches arranged within a bosque of trees (planted within engineered fill to support the trees). A

terraced / stepped grassed seating area would provide access to the multi-use trail and lake edge. This area is intended to be utilized for socializing.

- Lake overlook – a 30' ornamental gazebo with deck is sited at the lake edge to provide an area where park users can interact with the water, allows for contemplation, and provides architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 1.35 mile paved multi-use trail loop links all elements of the "park core" together. Starting at the plaza the trail travels SE along the parking area toward the lake edge, wraps around the stepped seating area and continues along the lake toward the Lake overlook/ gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream and returning to the plaza area. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes. Vehicular and pedestrian traffic are separated with this trail alignment
- Four (4) picnic shelters have been scattered along the multi-use trail and are intended to be used on a first come first served basis.
- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict.
- At the front of the park (near the existing Vines parking area) two large rental pavilions and a 5000sf playground are sited around a large open lawn area. It is intended that the existing parking area be utilized to accommodate parking for this area.
- Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area.

#### Concept 2

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) a small picnic area with 2 20' shelters, adult swings, benches and parking to accommodate 10 cars has been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.
- A Central parking area to accommodate 150 cars (minimum necessary to accommodate interior of park) wraps the core "Socialization Area" of the park.
- A large plaza area serves as "center or hub" of park.- Hardscape plaza area with rest room building, small concession stand potential, seating walls, and shade structures .
- A 14,500 sf playground is sited adjacent to plaza, providing a variety of activities and play structures for different ages and abilities. Benches and shade structures are also a possibility.
- Two sand volleyball courts are located adjacent to the playground / plaza area

- The 6.0 acre open lawn area serves as an extension of the plaza / playground / volleyball area, providing an area for playground overflow, unstructured play; kite flying, pick up games, sunbathing, etc.
- To the NW of the plaza area, a 2.5 acre partially wooded, fenced dog park is located. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Location of the dog park in this area allows for passive policing and day use activities in the interior of the park.
- At the lake side, the existing rose garden is to remain. Utilizing the current deteriorating plaza area, a new 'Games Terrace' is to be constructed. The games terrace will provide an area designated for games such as horseshoes, "4-square" and corn toss. A terraced / stepped grassed seating area would provide access to the multi-use trail and lake edge.
- Lake overlook – a 30' ornamental gazebo is sited at the lake edge to provide a contemplation area and provide architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 1.25 mile paved multi-use trail loop links all elements of the "park core" together. Starting at the games terrace the trail wraps around the stepped seating area and continues along the lake toward the gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream and turning S toward the western property line (bypassing the congested plaza area) before crossing the main entry drive (via raised crosswalk) and returning to the games terrace. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes.
- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict. In this concept the LT circuit utilizes the existing sewer easement clearing, a portion of the existing road bed along the eastern property line and then follows a spur trail along the southern edge of the 6 acre open lawn, before closing back on itself at the lake edge gazebo.
- At the front of the park (near the existing Vines parking area) one large rental pavilion, a 5000sf playground and the 200x100 model railroad (with associated building) are sited around a large open lawn area. It is intended that the existing parking area be utilized to accommodate parking for this area.
- Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area.

### Concept 3

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane will need to be provided per GDOT.
- At the entrance to the park (utilizing the existing azalea garden) the model railroad (200x100), associated building and a parking area to accommodate 10 cars have been provided.
- Existing service entrance to serve as main entry drive into park- widened to accommodate 2-way traffic.
- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.



- A parking area to accommodate 225 cars has been sited within the interior of the park. The parking area provides additional parking to accommodate a rental pavilion as well as the other activities located within the interior of the park. To minimize the length of a single parking lot, the parking area is split into 3 double loaded bays. Additionally, a loop drive is provided near the plaza for drop off as well as Handicapped parking.
- A hardscape plaza area provides an area for small concession stand out potential, seating walls, shade structures, shade trellises or trees at grade.
- Two playgrounds equaling 14,500 sf are located adjacent to plaza. Each playground provides activities and play structures for different ages and abilities. Benches and shade structures are to be provided. Centered between the playgrounds is a shelter.
- Two sand volleyball courts are located adjacent to the playground / plaza area.
- A restroom building is sited at the end of the northern most parking bay near the rental pavilion but within proximity to the plaza / playground area.
- The 6.0 acre open lawn area serves as an extension of the plaza / playground / volleyball area, providing an area for playground overflow, unstructured play; kite flying, pick up games, sunbathing, etc.
- The existing rose garden is to remain.
- At the lake side (utilizing the current deteriorating plaza area) a new hardscape 'Socializing Terrace' is to be constructed. The terrace will be multi-level grassed seating area leading to a hardscape plaza area with engineered fill to support trees within the paved area. Trellis shade structures, bench swings and seating walls will be provided. The multi-level seating area would provide access to the multi-use trail and lake edge. This area is intended to be utilized for socializing.
- Lake overlook – a 30' ornamental gazebo is sited at the lake edge to provide a contemplation area and provide architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 1.5 mile paved multi-use trail loop links all elements of the "park core" together. Starting at the plaza the trail travels E along the open space edge and round the parking area toward the lake edge. It then wraps around the socialization terrace and continues along the lake toward the gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line and utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing stream and through a large hardwood stand before crossing back over the stream, passing by the rental pavilion and returning to the plaza area. Spur trails tie into the main loop providing smaller walking loops and shorter connection routes. Vehicular and pedestrian traffic are separated with this trail alignment.
- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict. In this concept the LT circuit follows the MU trail through the plaza area before branching off on a spur trail that meanders through a woodland area in the central sector of the site. It then utilizes the existing road bed along the eastern property line and then follows a spur trail along the northern edge of the 6 acre open lawn, before closing back on itself at the plaza.
- At the front of the park (near the existing Vines parking area) a 2.5 acre partially wooded, fenced dog park with shelters is located. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Additionally, one large rental pavilion and a 5000sf playground are sited around a large open lawn area near the existing bathroom building. It is intended that the existing parking area be utilized to accommodate parking for this area.

- Improvements / resurfacing of existing trails on the SW side of the lake would be addressed. Additionally, a new boardwalk / bridge would cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area. At the NW end of the lake another boardwalk / bridge curves its way out into the lake to allow for interaction with the lake itself. A gazebo would also be located at the midpoint of this bridge.

Following the presentation of the concepts, the meeting was open for questions and comments.

1. The multi-use trail is shown to tie into several of the surrounding neighborhoods why isn't Hollowstone included in that? *Just and oversight, we can show a spur trail connecting from Hollowstone to the multi-use trail in the park.*
2. Are 10 spaces going to be enough parking spaces for the railroad? *Definitely not. That is one of the issues that argues against the location of the railroad as shown in Concept 3.*
3. Regarding the railroad – I see the location in number 2 being an issue for vandalism. The railroad needs to be located somewhere where it can be fenced off and policed by park users. Near the entrance in #3 and near the parking area in #2 are just too open and prone to vandalism.
4. The majority of the users of the model railroad are seniors. There MUST be a bathroom associated with the railroad. *That is another issue that argues against the location of the railroad in Concept 3.*
5. Which funds are going to cover the cost of the removal of the “safety” issues existing in the park? *Funded from reconciliation, but we have not seen the results of the reconciliation as of yet. But we hope be able to address the safety issues and to get the trails around the lake usable with some funding from that source.*
6. The railroad cannot move until we absolutely have to. *Correct. There is no capital to build these park elements. Between now and 2014, we don't know what will happen but we do not see money coming for this project in the current capital project.*
7. If the main entrance is realigned as shown, which walls are going to stay? *The area where we have the biggest concern (Shows area along current service drive up and around the rose garden and mermaid terrace) must be removed. The entrance will require decel lanes and turn lanes and will impact a bit of the frontage. The frontage wall section is all within the leased are and does not impact us.*
8. Directed to Mr. Allum – Where do you want to see the railroad, as you say you did not receive a consensus from the railroad interest group? Number 3 for us is out. Maybe Fifty-fifty for either Concept1 or 2.
9. *The big pavilion there is some need to have two together in case people want to rent both. How often does that happen?* The County has a huge rental pavilion at Pinckneyville park that seats 5-6 times that of a regular rental pavilion, but it's often difficult to get a lot of use out of that sized pavilion. However, there are some groups that have larger numbers than a regular rental pavilion handle. So the idea is that you offer two pavilions in proximity to each other that could either be rented out separately or together in the event that a group is larger than one pavilion could accommodate.
10. So you are saying there are not many opportunities for that to happen in Gwinnett County? There will be one at Rhodes Jordan Park when it is completed.
11. Regarding the railroad location in concept 1 – there is no shade in the area. *We plant new trees. Any area where there is no trees, if a function goes in there and it requires some shade, we plant trees.*
12. I'm concerned about the location of the dog park in concept1. You come in the entrance drive and that is the first thing you see. Dog parks aren't that pretty. *Between where the entrance drive is and the dog park there is approximately 200-250 linear feet and an*

*elevation change. Chances are the dog park will not be that noticeable, specifically if the fencing is black vinyl clad fencing.*

13. Explain the difference between the stepped seating area and the socialization terrace. They sound similar but the names are different. In concept 1 the plaza area at the parking lot serves as the "Core" of the park, and stepped seating area is basically an amphitheatre type seating area (similar to what we saw at Alexander only smaller). Small seating walls with grass that lead up to a hardscape plaza with trees. Much more formal than Concept 3. In concept 3 the main socialization area happens down by the lake, it's larger and more informal.
14. Regarding dogs in parks, some people are terrified of dogs; could there be a sector of the park, specifically the western edge of the park that could be off limits to dogs? *No, the County provides signage that says that dogs must be kept on leash, standards have already been provided as to pets using the parks and that is what governs their use.*

Throughout the course of the discussion a series of votes were taken to determine the progression toward a preliminary master plan. Votes were decided by the raising of hands and majority rules. The following was decided:

- The dog park location would follow Concept 1
- Model railroad will be located in the interior of the park – Concept 1
- Two rental pavilions will be located at the existing parking area. (Note: a third pavilion to be located within the interior of the park was voted down)
- Sand Volleyball courts are to be included at the pavilions
- The Stepped seating terrace at the lake will follow Concept 1 (Note: this location will then be considered the focal point of the park.)
- Multi-use trail will allow for the separation of uses (vehicular / pedestrian)
- Parking area should provide a drop-off similar to Concept 3
- Gazebo at the lake will follow Concept 1
- The planting island in the lake will not be included in the master plan
- The existing garden area at the entrance is to remain as an artifact of the original site. Benches / adult swings will be added but no parking.
- Lifetrail will favor more open space rather than woodland
- A trail near the pipe across the valley should be considered.
- An aesthetic fountain in the lake is to be a recommendation in the master plan report to the Commission.

Meeting was adjourned.

\*\*\*\*Next Meeting **(Please note location change of meeting)**

- **September 16, 2010 – Preliminary Master Plan Meeting**

*(Thursday, 7:00pm Vines Mansion)*

jB+a will present a graphic of the Preliminary Master Plan for the Vines Passive Park Site for review and comment. A preliminary cost estimate will be distributed to the Steering Committee at the close of the meeting.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

**VINES PASSIVE PARK SITE MASTER PLAN –  
Preliminary Master Plan Meeting**

Minutes from: 09.16.10 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder  
(jB+a) - Raigan Carr

Steering Committee Participants –Lavoy Johnson, Norman Allum, Lawrence McFall, Brenda Johnson, Nancy Grosscup, Rich Grosscup, Becky Wolary, Kevin Brown, Sean Franklin, Robert Bradford, Susan McKibben, Alan Villavasso, Victor Rhodd, Frances Ely, Alyson Roberts, Dawn Hunt, Patti Walker, John Gibbs, Duane Wright

Location: Vines Mansion

Time: 7:00pm

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Rex Schuder gave a brief recap of the Concept Meeting held on August 19, 2010, and then outlined the layout of the meeting. Raigan Carr then presented the Vines Park Preliminary Master as designed with the modifications discussed at the Concept Meeting.

The preliminary Master Plan is a compilation of all three concepts, modifications are as follows:

- The dog park location would follow Concept 1
- Model railroad will be located in the interior of the park – Concept 1
- Two rental pavilions will be located at the existing parking area. (Note: a third pavilion to be located within the interior of the park was voted down)
- Sand Volleyball courts are to be included at the pavilions
- The Stepped seating terrace at the lake will follow Concept 1 (Note: this location will then be considered the focal point of the park.)
- Multi-use trail will allow for the separation of uses (vehicular / pedestrian)
- Parking area should provide a drop-off similar to Concept 3
- Gazebo at the lake will follow Concept 1
- The planting island in the lake will not be included in the master plan
- The existing garden area at the entrance is to remain as an artifact of the original site. Benches / adult swings will be added but no parking.
- Lifetrail will favor more open space rather than woodland
- A trail near the pipe across the valley should be considered.
- An aesthetic fountain in the lake is to be a recommendation in the master plan report to the Commission.

Vines Preliminary Master Plan

- Existing service entrance realigned with subdivision entrance on Oak Grove Road. Deceleration lane and turn lane provided per GDOT.
- Existing Garden area to the east of the entrance will remain as an artifact of the original garden, benches and bench swings will be provided.
- Existing service entrance will serve as main entry drive into park- widened to 24' to accommodate 2-way traffic.

- Off the main entry drive a separate spur drive is provided to allow access to a future maintenance building.
- Central parking area is located to accommodate 180 cars with drop off loop at the plaza area. Wide medians provide shade and median cut-throughs allow for turn around.
- Centrally located plaza area provides a large gathering area. Pavers set on structural soils allow for trees to grow within plaza area. Element provided within the plaza area include; small concession stub, seating walls, tree grates, arbor type shade structures on either side of a 20' pavilion, benches, bench swings, trash receptacles and "4 square" area. Access to playground area, sand volleyball and model railroad are proximate
- 14,500 sf playground is located adjacent to plaza. Playground is divided into two separate play areas (6500 and 8000sf). Each provides a variety of activities and play structures for different ages and abilities. Benches, shade structures and access to the open lawn area are provided.
- Adjacent to the playground area, two sand volleyball courts are located.
- Standard Gwinnett County Restroom provided at the northern most end of the parking lot. Provides restroom access to railroad and playground while keeping safety in mind.
- Model Railroad (200X100), located just northeast of the plaza area with associated railroad building. Proximity to plaza and playground provides interest.
- To the west and south of the plaza area a 3.75 acre open lawn area is sited for unstructured play; kite flying, pick up games, sunbathing, etc.
- A 2.5 acre partially wooded, fenced dog park is located in the central sector of the site. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Location of the dog park in this area allows for passive policing and day use activities in the interior of the park.
- Near the lake edge, the existing rose garden is to be retained. The statuary that currently exists will have new foundations provided and the statuary will be secured to these new foundations for public safety.
- At the lake side (utilizing the current deteriorating plaza area) a stepped seating plaza will be constructed. It will serve as the main focal point / hub of the park. (RE: Plaza Enlargement Graphic Oct. 16, 2010) The plaza area will be more formal in nature, with an arced shape cutting deep into the existing hillside. In an amphitheatre type structure, low walls (18"ht.) will provide seating areas amongst planters containing trees. The upper most plaza area will be arranged within a grove of trees- benches will be provided here. Stair assemblies will allow for easier access between terraces. A small water feature (water wall, bubbler, and runnel) provides "white noise" in the plaza area as it drops from terrace to terrace, eventually exiting into the lake via pipe. The seating area will have direct access to the multi-use trail and lake edge. This area is intended to be utilized for socializing.
- Lake overlook – a 30' ornamental gazebo with deck is sited at the lake edge to provide an area where park users can interact with the water, allows for contemplation, and provides architectural interest at the lake edge.
- The existing Asian Garden is to remain; an improved spur connection will provide access from the multi-use trail to the garden.
- A 12' wide, 1.5 mile paved multi-use trail loop links all elements of the "park core" together. Starting just west of the 14,000sf playground, the trail travels SE along back side of the playground and volleyball courts then cuts back to the parking area toward the entry drive and then west to the lake edge. The trail then wraps around the rose garden and stepped seating area continuing along the lake toward the Lake overlook/ gazebo. The trail then veers NE to take advantage of the existing sewer easement clearing, turning NW along the eastern property line -utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Within this area the trail will bend and wind with the contours across the existing



stream and through a large hardwood stand before crossing back over the stream and returning to the playground area. Spur trails tie this main loop to the plaza area and to all the elements providing smaller walking loops and shorter connection routes. Vehicular and pedestrian traffic are separated with this trail alignment

- Four (4) picnic shelters have been scattered along the multi-use trail and are intended to be used on a first come first served basis.
- The LifeTrail system utilizes a combination of the multi-use trail and spur trails to complete its circuit. Exercise kiosks would be provided at pull off areas along the trail to eliminate user conflict. This trail begins just west of the 14,000sf playground, the trail travels SE along back side of the playground and volleyball courts then cuts west to the 2.5 acre dog park and continues north and east along the perimeter. The trail then turns south west-skirting the edge of the woodland to tie into the eastern property line where it ties back into the main loop. The trail then turns NW along the eastern property line -utilizing an existing road bed. At the northeastern property corner the trail veers SW before turning N to meander through the northern most sector of the park. Just east the model railroad the LifeTrail separates once again from the main loop via a spur trail. Tying back in at the playground area.
- At the front of the park (near the existing Vines parking area) two large rental pavilions with sand volleyball courts are located around an open lawn and a 5000sf playground. The existing parking area will be utilized to accommodate parking for this area.
- Access to this area of the park from the main trail loop will be via a 12' wide paved spur trail. The spur cuts off from the main loop in the south eastern section of the park along the old road bed. The spur cuts across the existing stream via pedestrian bridge making its way up the hillside via switchback. The trail then curves south along the backside of the pavilion area, turning north as it nears the parking area and allowing access to the pavilions.
- Improvements / resurfacing of existing trails on the SW side of the lake will be addressed. A new boardwalk / bridge will cross the lake at the SE end. A small gazebo would be located along the bridge / boardwalk to provide architectural interest on the lake, shelter in the event of inclement weather, and a seating area. New 6' wide walkways will be provided as will a small pavilion structure on the existing dam.

#### Questions / Comments

1. You are showing a vehicular bridge on the plan, it's currently a culvert. *What goes in as a bridge will be largely determined by budget and by what the engineers say. Additional hydrological studies will be done. More than likely something more substantial than what is currently there will be constructed, but it could end up being a bridge or a culvert.*
2. Regarding the location of the railroad – Our interest group did not care for the location of the railroad shown in the preliminary Master Plan – too far from parking among other things. Currently we park directly across from the railroad, we like the proximity. Basically, out and out said they were not going to move. *It could be that when it comes time to develop the park the entire site will need to be brought up to code, which would include storm water management. The only area on the site capable of storm water management of the magnitude we are talking about would be Vines Lake. This would mean that the dam itself would need to be improved to be able to accommodate the additional water storage. The current location of the railroad- directly below the dam would be significantly impacted by construction equipment; it would not be able to remain there. Additionally, with widening of the service drive to accommodate 2 way traffic, and the realignment of the entrance (required by GDOT); parking across from the railroad would not be possible. There is not enough room to park cars and it would be dangerous to have people / children running back*

*and forth across the entrance road. Parking for the railroad would have to take place at the centrally located parking area, which would mean an even longer walk.*

*Master planning is about planning for the future, In all likelihood the railroad will eventually need to be moved, perhaps not for a long time, but eventually it may. What we need to know at this stage in the master plan is if the proposed location will work as a backup in the event the railroad does need to be moved? ---Based on those arguments, YES*

3. Define structural soils and weir; I am not familiar with those terms.  
*Structural Soils – Mixture of gap-graded gravels (various sized gravel) and soil that provides the compaction and structural integrity necessary to support pavement design yet allow for sustainable root growth. A root penetrable, high strength pavement system*  
  
*Weir – An orifice, through which water flows, allows for the diversion of water, various patterns of flow, water level.*
4. What is the difference between the pink and the green circles on the master plan  
*Those symbols are graphic representations of trees. The pink circles represent smaller flowering trees, the green represent larger shade trees.*
5. Why did you pick granite seating walls? Wouldn't that be excessively expensive? *At the preliminary master plan level final materials are not selected. However, a cost has to be associated with the master plan. The only way to determine a cost is to determine a price for each element, so a mid range cost (granite) was selected. Actual materials are based on an associated budget and not determined until the construction document phase of design.*
6. How large is a 14000sf playground, how does that compare to Alexander Park I can't comprehend that size? *The 14,000sf playground is intended to be a destination playground and is much larger than Alexander. The 5000 sf playground at the rental pavilion is intended to serve the rental pavilions, so it's more than adequate to do that. The 5000sf playground is roughly 2/3-3/4 the size of Alexander.*
7. You're showing trail connections to the surrounding neighborhoods, are there other parks that do that? *Yes, it is County standard to provide connections to surrounding neighborhoods provided the neighborhoods want the connections. In this instance, in order to keep those spurs on the plan the County needs a letter (preferably on letterhead) from the HOA stating that they want the connection to remain on the plan.*
8. Do I understand this correctly, if you were to walk the longest trail possible it would be 1.5 miles? *The loop that is the 1.5 mile loop is the main loop that ties the core of the park together (refer to route above). It is not the longest loop in the park. The longest loop would be the perimeter loop, that would start at the large playground as mentioned above, loop around to the dam, cross the dam, follow the narrower trail on the south side of the lake, turn up past then existing restroom building, pass the rental pavilion area, meander down the hill, cross the stream and come up the eastern property line and then meander up into the northern most part of the site, tying back in at the playground. We are not showing a total length of that route on the plan but estimate that it is about 2-2 ½ miles.*
9. Is there anyway that all the statuary within the garden can be retained? *Yes, the statuary and columns currently within the rose garden will be fixed firmly so that they cannot be pushed over, those are to be retained and structurally positioned so they don't fall on*

*anyone's head. There is a project, not associated with this planning project that has budgeted some money to take care of some of the safety issues within the park and the aforementioned statuary and columns are considered a safety issue. The mermaid fountain will remain where it is until construction, after which it will be relocated somewhere (Vines Mansion). The smaller statues which do not pose a threat can be redistributed by volunteers within the garden area.*

10. Question about the shelters, one I can only find three and two, can they be Victorian in nature, keeping with the theme of the garden? *The larger gazebo on the lake edge will be more ornate because it is a focal item and very expensive. We cannot afford to do that everywhere. The smaller shelters will be catalog item, but there are multiple manufactures of these items and the consultants will need to attempt to select something that is appropriate to the site.*
11. When construction happens, will there be a way we could work with the timing of the construction so that there isn't a lot of noise and ugliness, say down at the lake? *When construction happens, for a period of time, more than likely that will be what will be happening, it's the only way it can get done. Some compromise could happen, but it would need to be discussed well in advance as contractors are bidding the project. The consultants designing the safety rehabilitation project should consult with Vines Mansion to coordinate construction timing.*
12. Is the 3.75 acre lawn wide enough for unstructured activities? It looks to narrow for anyone to play soccer. *County actually prefers to keep the large lawn areas at a scale that would make it difficult for pickup games such as soccer. Because if it is large enough, that is what will happen there, no grass will be able to grown and the lawn will be dominated by soccer games. The intent of the large lawn area is for unstructured play, such as flying a kite, a game of catch, Frisbee, sunbathing, etc.*
13. I see no need for 4 sand volleyball courts, isn't that excessive? *There are two for family games at the central core and there was a specific request at the last meeting that sand volleyball be available at the pavilions. Whether we need one or two there is up for interpretation. The idea of big rental parties being able to play was the intent. Typically, they are costing roughly 10,000 each.*
14. What's the deal with the connection to the high school? I thought the high school didn't want the connection. *All the Principle said was, "you can fence the site" The County is not fencing the site. There is currently a unpaved trail back there anyway so rather than deal with erosion problems later, we are showing the paved connection.*

The Preliminary Cost Estimate was then passed out. In depth discussion regarding park cost will take place at the Final Master Plan Meeting (October 7, 2010)

It was then proposed that the master plan be approved with the following revisions:

- a.) Make site changes as needed to move railroad closer to the parking area.(It will also be shown in a loose form shape rather than a rectangle to limit confusion)
- b.) Show the length of the entire outer loop trail
- c.) Add an note at the existing garden (park entrance) that indicates that benches and bench swings will be sited in that area.
- d.) Monochromatically render Vines Mansion property.

**\*\*NOTE:** A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved unanimously.

Additional discussion commenced regarding an alternative trail routing in the south eastern section of the site that would provide an elevated trail next to an elevated sewer line to help screen the line. Through majority vote it was decided to stay with what was shown on the Preliminary Master Plan. However, the Steering Committee requested that the Master Plan Document include verbiage that might include a narrower elevated path adjacent to the sewer line as well as vegetative screen comprised of native plants. Additionally, it was noted that native plantings should be planted along the valley floor in that area.

Meeting was adjourned.

#### Next Meetings

- **October 7<sup>th</sup> , 2010 – Final Master Plan Meeting**  
*(Thursday, 7:00pm GJAC, Conference Room B)*

jB+a will present the graphic for the Final Vines Passive Park Site Master Plan, and the final cost estimate. Based on the cost estimate, prioritization of park elements will be the main focus of this meeting

- **October 14<sup>th</sup>, 2010 – Presentation to Recreation Authority**  
*(Thursday, 3:00pm GJAC, Conference Room B)*

Rex Schuder will present the graphic for the Final Vines Passive Park Site Master Plan, cost estimate and the Steering Committee Prioritization of elements to the Recreation Authority. The Steering Committee is welcome and encouraged to attend this meeting.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

## **VINES PARK MASTER PLAN – Final Master Plan Meeting**

Minutes from: 10.07.10 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder  
jB+a, inc. – Raigan Carr

Committee participants –Rich Grosscup, Nancy Grosscup, Lavoy Johnson, Frances Ely, Victor Rhodd, Laurie Paproski, Dawn Hunt, Susan McKibben, Robert Bradford, Lawrence McFall, Becky Wolary, Alan Villavasso,, Brenda Johnson, Kevin Brown, Sean Franklin, Norman Allum, Duane Wright, Pam Gibb, Alyson Roberts

Location: GJAC Conference Room B

Time: 7:00pm

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Prior to the Final Master Plan meeting, several inquiries had been made as to why several of the park elements shown on the Master Plan Graphic had not been included in the cost estimate. Rex Schuder opened the meeting with a brief explanation regarding these elements.

The County currently has an RFP (Request for Proposals) out for construction documents to be prepared as part of a rehabilitation project for Vines Park. Problematic elements (safety and code issues) within the park are currently closed with the intention of demolition. Of these elements there are several that are slated for replacement and include;

1. The decks adjacent to Vines Mansion that will allow for access to the loop trail.
2. The trellis structure on the top of the lake dam
3. The bridge at the east end of the Lake w/ architectural structure
4. A section of the various elevated walkways and stairs below the dam accessing the Model Railroad
5. The asphalt paver loop west of the rose garden and stabilization of the elements within the rose garden
6. The Ornamental Gazebo and deck overlook at lakes edge.
7. The loop trail around the lake itself.

Since these elements will be replace utilizing separate funding that is available now, they were not included in the cost estimate for the Vines Park Master Plan.

Raigan Carr of jB+a, inc. the presented the Vines Park Final Master Plan to the Steering Committee, pointing out the refinements made since the Preliminary Master Plan Presentation on 09.16.10. Refinements included:

- a.) Moving the model railroad closer to the parking area (which resulted in the relocation of the rest room building)
- b.) Show the length of the entire perimeter trail
- c.) Add a note on the master plan that includes benches and bench swings at the existing garden area that is to remain.
- d.) Reduce the number of volleyball courts at the pavilion area from two down to one (was a point of discussion at the Preliminary Master Plan Meeting, but was not formally voted on.)



The floor was then open for discussion:

1. Do you know when Construction of the replacement elements will take place? *No, because the selected consultant will be dealing with the lake which is a state waterway, a package of more advanced drawings will be required as well as substantial permitting. Permitting typically takes a significant amount of time to process and therefore it is difficult to speculate when actual construction will take place. Additionally, the consultant and eventually the selected contractor will need to meet with the staff at Vines Mansion to schedule the timing of construction so as not to interfere with scheduled events at the mansion.*
2. Has there been any thought about dredging the lake? *The upper part of the lake may be dredged to help facilitate the construction of the bridge at the east end of the lake. Would prefer not to dredge the entire lake because of the numerous fish and animals that live in the lake.*
3. Could we vote to have the 4<sup>th</sup> volleyball court put back in the master plan? It would be nice to have separate volleyball fields at the pavilion area in the event two separate groups would like to plan.  
  
*NOTE: Formal vote taken – Majority vote against including the 4<sup>th</sup> court.*
4. What happened to the 4-square courts? *They are included in the master plan, however the note on the graphic locating them has inadvertently been removed. The note will be placed back on the graphic prior to presentation to the Recreation Authority.*
5. What is going to happen to the lion statues that currently exist at the plaza area? Is there a chance they could be worked into the new stepped plaza design? *Yes. A note will be included in the Master Plan document that states that the lions should be worked into the new design.*

Following the discussion a vote to accept the Master Plan as the guiding document for development of Vines Park was taken. With the addition of the note regarding the 4-square courts, a unanimous vote approved the Master Plan for submission to the Recreation Authority.

Priorities for park construction were then discussed. Steering Committee members were asked to vote on the various elements of the park to help determine the order in which they would like to see the park elements constructed when funding becomes available. *(Note: Certain infrastructure elements of the park will be required to be constructed during the first phase, such as parking, the site preparation and associated site, utilities and septic)* Priorities are as follows:

1. Central Plaza
2. Model Railroad
3. Multi-Purpose Trail
4. Playground
5. Stepped Plaza
6. Dog Park
7. Open Lawn
8. Rental Pavilion

Following the prioritization of park elements a vote to accept the priorities as listed above and to submit the progression to the Recreation Authority was taken. By majority vote the prioritization of park elements was approved for submission.

Following the prioritization vote, the floor was then opened for additional questions.

1. Would it be possible to utilize the Gwinnett DOT entrance and the old road bed as a construction entrance during construction of the interior of the park instead of using the entrance road to the park ? *No, cannot take that amount of traffic through an operating facility.*
2. After the Master Plan is presented to the Recreation Authority, what is our responsibility or role as the steering committee? *Currently there is no funding available to develop the park, so involvement would be minimal. May be the potential to at least view and / or comment on the proposed concepts that will be developed by the consultant during the Rehabilitation Project mentioned earlier, but that type of involvement has not been approved by management.*
3. My understanding is that the theme of the park will be Victorian in style, to match the Mansion, is that correct? *The only park element that will have a more ornate style (Victorian) is the lake side pavilion. We do not have the budget to have all the park elements custom. However, a note will be placed in the Master Plan report that states that the selected consultant should select catalog items (shelters, etc...) that coordinate best with the ornate gazebo.*
4. When will we be able to see the Master Plan on the website? As soon as the Recreation Authority has voted to present it to the Commissioners.
5. What does it take to get the concession stub out in the park? Decision from the Senior Departmental Manager to pursue concessions as an option and the funds to realize said option.

*NOTE: A request for Recreation Authority Members names was then posed. See attached document for current Recreation Authority Board Members.*

6. Why does the County not utilized vending machines? Vandalism is exorbitant when it comes to vending machines. Venders' reaction to the vandalism is just to remove them from the parks.
7. At the railroad we have a memorial bench and a sign that we would like to retain, will that be possible? Yes, a note will be placed in the Master Plan report that states that the bench and sign should be relocated with the railroad.

Rex Schuder will present the Vines Park Master Plan to the Recreation Authority on October 14th, 2010. Steering Committee Members are invited to attend.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

## **APPENDICES**

### Appendix I: Geotechnical Report (Digital Copy of Report Only)

Refer to the attached report for a summary of the subsurface soil conditions found within the Harbins Park site.