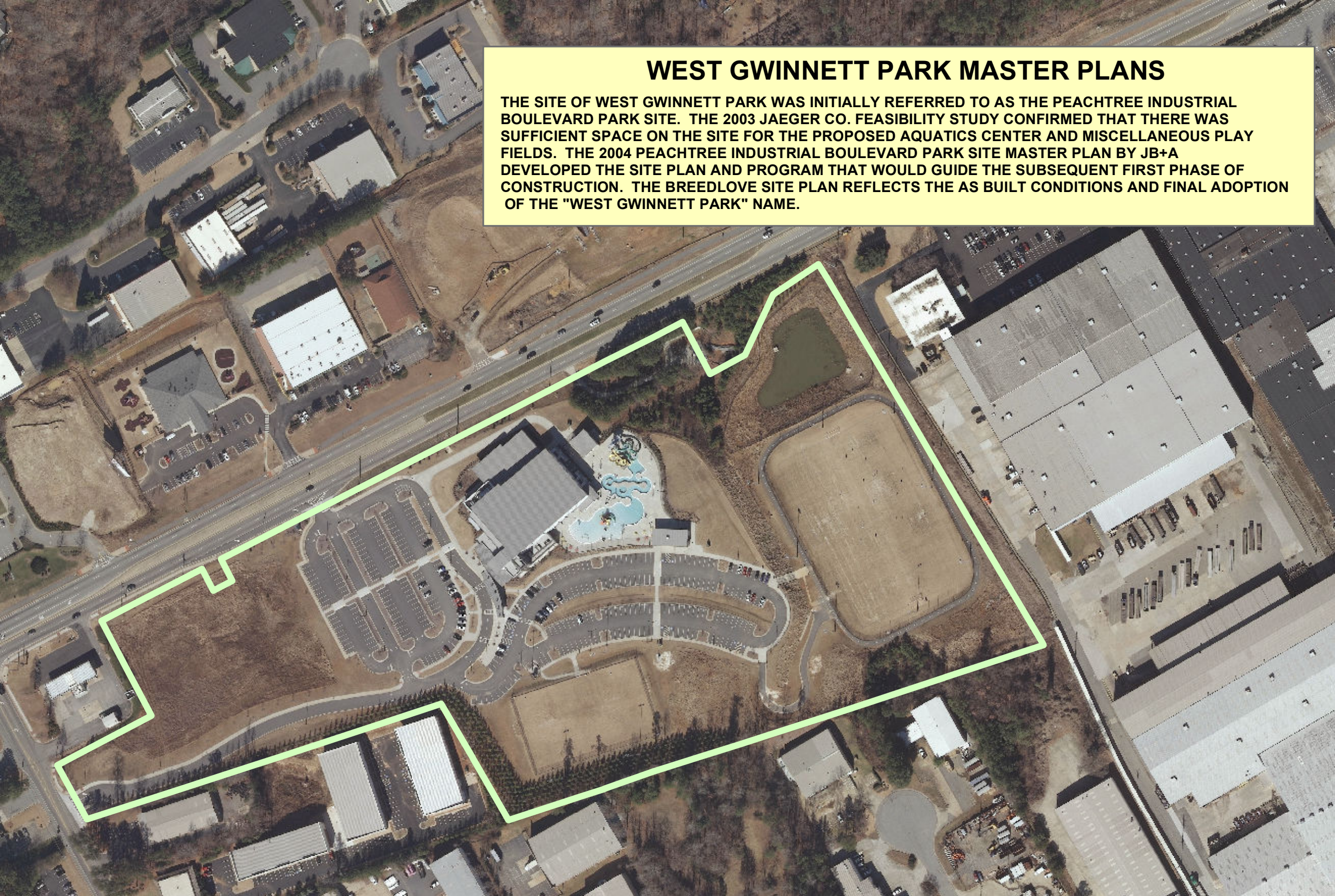
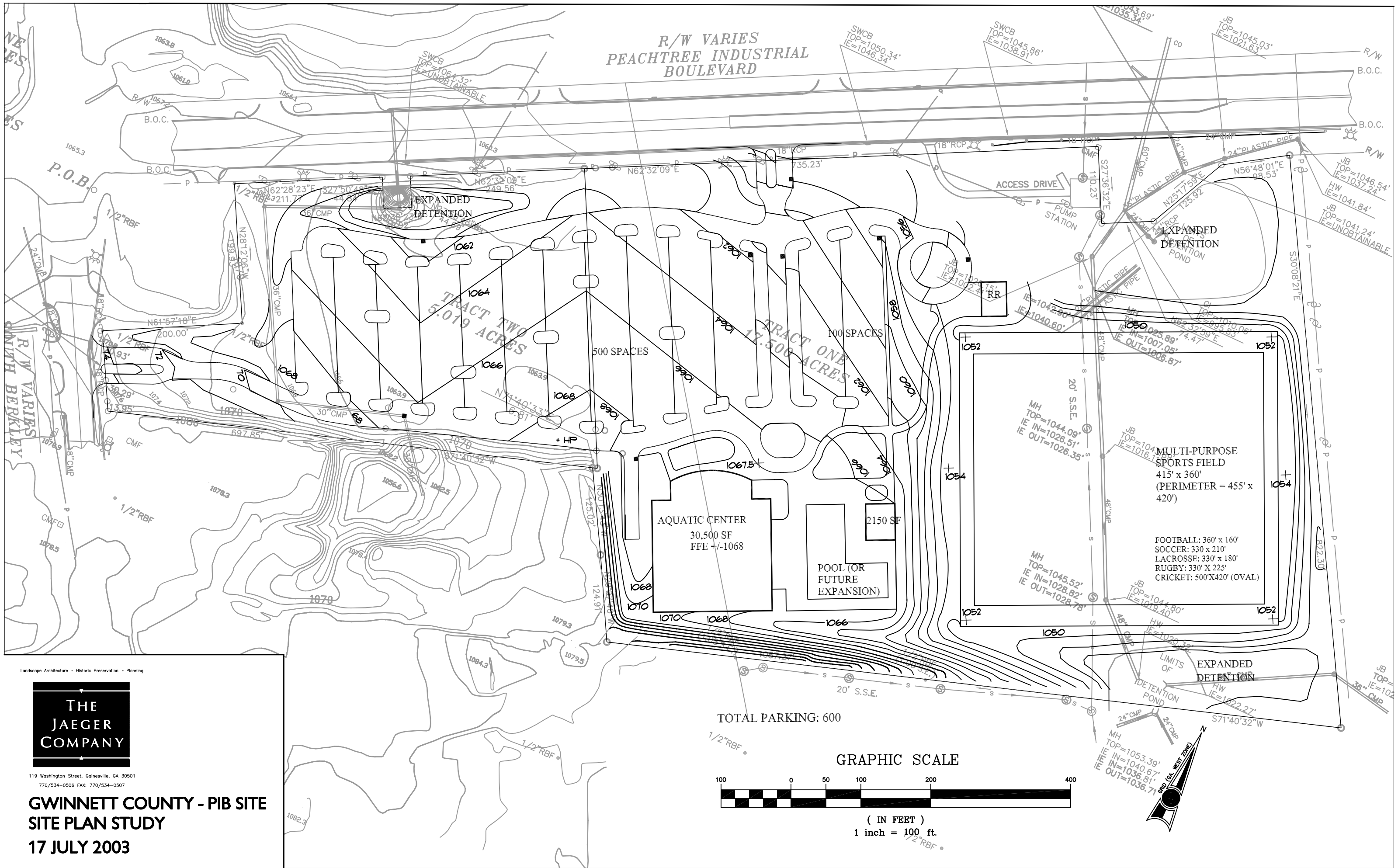


WEST GWINNETT PARK MASTER PLANS

THE SITE OF WEST GWINNETT PARK WAS INITIALLY REFERRED TO AS THE PEACHTREE INDUSTRIAL BOULEVARD PARK SITE. THE 2003 JAEGER CO. FEASIBILITY STUDY CONFIRMED THAT THERE WAS SUFFICIENT SPACE ON THE SITE FOR THE PROPOSED AQUATICS CENTER AND MISCELLANEOUS PLAY FIELDS. THE 2004 PEACHTREE INDUSTRIAL BOULEVARD PARK SITE MASTER PLAN BY JB+A DEVELOPED THE SITE PLAN AND PROGRAM THAT WOULD GUIDE THE SUBSEQUENT FIRST PHASE OF CONSTRUCTION. THE BREEDLOVE SITE PLAN REFLECTS THE AS BUILT CONDITIONS AND FINAL ADOPTION OF THE "WEST GWINNETT PARK" NAME.



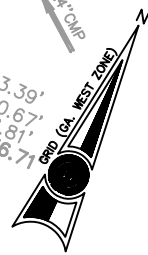
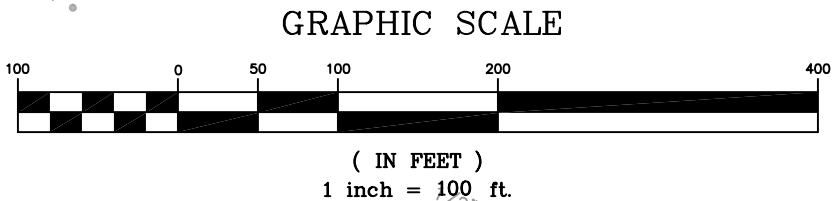


Landscape Architecture • Historic Preservation • Planning



119 Washington Street, Gainesville, GA 30501
770/534-0506 FAX: 770/534-0507

**GWINNETT COUNTY - PIB SITE
SITE PLAN STUDY
17 JULY 2003**



Site Plan Study – Summary
Peachtree Industrial Boulevard Park Site
Gwinnett County

The site plan generated for this study contains the following program elements:

- Aquatic Center, 30,500 square feet
- Outdoor Pool and/or Future Expansion Area, adjacent to the aquatic center with a 2150 square foot pump room/rest room building.
- Multi-Purpose Sports Field, 500' x 420', lighted, artificial turf (though could be constructed with natural turf and irrigation)
- Rest Room Building, 1750 square feet, adjacent to sports field
- Parking (600 total spaces, 335 for aquatic center, 165 for sports field)

This site contains approximately 22.5 acres and is located on Peachtree Industrial Boulevard east of South Berkely Lake Road. The proposed plan has an entry from both roads. The site has little vegetation and is relatively flat, with an upper plateau (with pine trees) along part of the south property line and a lower plateau at the east end of the site.

The aquatic center has been tucked into a corner of the site midway along the south edge. This setback provides more of an internal focus and sets the aquatic center apart from the industrial character and land uses surrounding the site. This may also provide some relief from traffic noise for outdoor pool users. A dropoff is provided for the aquatic center and a separate dropoff for the sports field.

The sports field is located at the east end of the site. The elevation has been raised by cutting into the south plateau (for the aquatic center) and by cutting back the slope that defines the east plateau. There is flexibility in the grading and elevations of the parking lots (particularly at the west end) and to some extent the field, so that adjustments can be made if necessary to balance the earthwork. (Detailed calculations were not included as part of this project.)

The sports field is large enough to accommodate cricket or one or more of several field sports including football, soccer, lacrosse, and rugby. The field can be striped for multiple fields depending upon league/age requirements and actual field size desired.

It was assumed for this project that the field would be constructed out of artificial turf. The initial cost is higher (and variable depending upon the system selected) though maintenance costs are much lower and irrigation is not needed. The section at the end of this summary provides information about the artificial turf field that was recently installed at Georgia Tech.

There are currently three stormwater detention areas of varying size on the site. These can be expanded as needed to provide additional detention.

Georgia Tech Multi-Purpose Field

Georgia Tech University installed a multi-purpose field to meet the intramural sport facility needs of their students. The field's dimensions are 240' x 630' (151,200 SF) and it is the largest synthetic turf field in North America. The large size allows the field to be used for a wide variety of sports. It can accommodate four flag football fields, two full size soccer fields, or four softball fields. This includes 7.5-15' paths around and between the fields.

The field has a conventional synthetic turf manufactured by Edelgrass, a Dutch carpet company. Georgia Tech used conventional carpet so that users would not track rubber granules into a nearby building. The other kind of turf they could have installed is an In-fill carpet. In-fill carpet differs from conventional carpet in that it includes 2" of rubber granules. The other difference between the two turf options is price. Conventional carpet costs \$7.50 to \$9 a square foot and In-fill costs from \$3.75-\$5 a SF. In-fill is the most popular synthetic turf on the market.

To find out more about this field, contact Kirk Mcqueen at Georgia Tech's Student Athletic Association. His phone number is (404) 894-5438. To find out more information about the synthetic turf that was used, call Edelgrass's North American Distributor, Duke Oxford at (704) 904-8968. Edelgrass's website is www.edelgrass.us. In the website click on "playbook" for more detailed information, "duketurf" is the code.

Gwinnett County - Peachtree Industrial Boulevard Site
The Jaeger Company
07.17.03

COST ESTIMATE - BALLFIELD AND RELATED COMPONENTS

Item	Unit	Unit Price	Quantity	Total	Notes
Clearing and grubbing	AC	\$3,500	11	\$38,500	
Grading	LS	\$210,000	1	\$210,000	
Asphalt paving (parking)	SY	\$18	9,000	\$162,000	
Concrete curb and gutter	LF	\$16	3,200	\$51,200	
Concrete paving	SF	\$4	5,700	\$22,800	
Ballfields w/artificial turf	SF	\$9	210,000	\$1,890,000	lower cost turf @ \$5/sf = \$1,050,000
Lighting	LS	\$325,000	1	\$325,000	potential lower cost system = \$225,000
Field drainage system	LF	\$12	5,120	\$61,440	
Landscaping (Trees)	EA	\$300	150	\$45,000	
Landscaping (Hydroseeding)	AC	\$3,500	3.5	\$12,250	
Restroom Facility	SF	\$95	1,800	\$171,000	
Utilities: electric, water, sanitary	LF	\$60	350	\$21,000	
Striping-parking lot	LF	\$2	165	\$330	
Site furnishings allowance	LS	\$25,000	1	\$25,000	
Signage-directional	EA	\$500	5	\$2,500	
SUBTOTAL				\$3,038,020	\$2,098,020
CONTINGENCY (20%)				\$607,604	\$419,604
INSURANCE, BONDS, OTHER FEES (3%)				\$91,141	\$62,941
L.ARCH./ENG./ARCH./SURVEY FEES (14%)				\$425,323	\$293,723
TOTAL				\$4,162,087	\$2,874,287

Note: Potential lower costs systems noted above could reduce total cost to approximately \$2.87 million.

A photograph of a swimmer in a pool, viewed from above. The swimmer is in a freestyle stroke, with one arm extended forward and the other bent. Lane lines with red and white floats are visible in the background. The water is a clear blue.

PEACHTREE INDUSTRIAL BOULEVARD PARK SITE MASTER PLAN

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

DECEMBER 2004

Peachtree Industrial Boulevard Park Site Master Plan

Gwinnett County, Georgia

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

Prepared By:
jB+a Park Design Studio
jB+a, inc.
700 Galleria Parkway
Suite 400
Atlanta, Georgia 30339

December, 2004

peachtree industrial boulevard aquatics
park site master plan

The Peachtree Industrial Boulevard Park Site Master Plan was prepared with the participation and guidance of the Master Plan Steering Committee Members and Department Staff. We appreciate their time and efforts:

Steve Drew
Kevin Feeney
Scot Hanlon
Chris Holben
Tom Kenney
Eric Pollard
Doug Smith
Julie Stuart
Jeff Vann

Special thanks to the Gwinnett County Board of Commissioners for their support and vision:

Chairman:	Wayne Hill
District 1:	Marcia L. Neaton
District 2:	Bert Nasuti
District 3:	John Dunn
District 4:	Kevin Kenerly
County Administrator:	Charlotte Nash

peachtree industrial boulevard aquatics
park site master plan

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peachtree industrial boulevard aquatics park site master plan

SECTION **PROJECT GOALS AND OBJECTIVES**

- 1.0 The 1996 Gwinnett County Comprehensive Parks and Recreation Master Plan included a prototype for community parks, which serve as the centerpiece of the park system. According to the plan, the County intends that community parks provide basic park facilities and services. Community parks should balance active and passive uses, serving all age groups, and includes facilities and park elements to meet many diverse recreational needs for families and for individuals.

The typical community park includes various facilities and features, and ample parking for all included facilities. Some community parks also include aquatic facilities and / or community rooms.

This report addresses the need for park services in a vigorously growing area of Gwinnett County on a recently acquired 22 acre site on Peachtree Industrial Boulevard. The goals driving this master plan include the following:

- Address need for park services in a prospering area to ensure that park services are provided to all areas of the County.
- Realize goals of 1996 Comprehensive Plan and the 2000 CIP Plan
- Integrate a variety of diverse recreation activities which will serve all age groups
- Create sidewalk, pedestrian or bike trail connections to surrounding neighborhoods.

SECTION **PROJECT UNDERSTANDING**

- 2.0 The Peachtree Industrial Boulevard Aquatics Park site is comprised of approximately 22 acres located immediately north of South Berkley Lake Road on Peachtree Industrial Boulevard with frontage on South Berkley Lake Road. This park is to be utilized as an Active Park. The site contains all or portions of two detention ponds and has been "flat topped" for development by the previous owner.

SECTION **PROJECT APPROACH**

- 3.0 Using a standard Master Planning project approach toward the Peachtree Industrial Boulevard Aquatics Park project, 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 jon Benson + associates, inc.
 - Flyers advertising public meeting distributed, public meeting sign erected.
 - Steering Committee Kickoff and Presentation of Site Inventory and Analysis
 - Steering Committee Park System Tour of existing pools with Consultant and County Representatives
 - Aquatics Centers Presentation to Steering Committee Meeting
 - Concept Presentation to Steering Committee
 - Preliminary Master Plan and Cost Estimate Presentation to Steering Committee

peachtree industrial boulevard aquatics park site master plan

- Presentation of Final Master Plan w/ phasing prioritization to Gwinnett County Recreation Authority
- Presentation to Gwinnett County Board of Commissioners.

The following provides a brief description and timeline of sequence of Meetings:

Preparation of Base Information

Jon Benson + associates prepared AutoCAD base information utilizing GIS files and aerial photography obtained from Gwinnett County.

Kickoff Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on May 13, 2004 to kickoff the Peachtree Industrial Boulevard Aquatics Park Site Master Planning Process. The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee which included; Slope and Hydrology Analysis, Soils Analysis, Vegetation Analysis, and Site Analysis. Following the presentation of the site analysis drawings, the Steering Committee was asked to voice their request for potential park elements at this park site.

Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the Pinckneyville Community Center on May 22, 2004 to begin the Gwinnett County Aquatics System Tour that would include 4 existing park sites, and 1 swim facility. Each park reflected different aquatics center elements and layouts that could potentially be sited on the Peachtree Industrial Boulevard Park site. These parks included the following: **Bogan Park:** Bogan Park offered an indoor aquatics area with play structures and an indoor lap pool with diving boards, these two elements were completely separate from each other and could be used year round. *Note: The idea of allowing the aquatics center to be open year round was a concept well supported by the participants of the tour.* **Collins Hill Park:** Collins Hill Park presented an indoor lap pool (25 yards x 25 meters) and a large outdoor aquatics area that could be used by a multitude of age groups. The outdoor aquatics area offered a variety of water play activities and substantial deck area. *Note: the interior deck area allows enough area for swimmers and their gear, but additional space needed to be considered for spectator seating. The spectator seating that currently exists is not substantial enough to include both swimmers and spectators.* **Rhodes Jordan Park** – The outdoor family aquatics center at Rhodes Jordan Park was substantially larger than the other two parks. This outdoor aquatics area again offered a variety of water play activities for multiple age groups but additional decking area was made available for sunbathers. **Swim Atlanta Swimming Facility** – This facility exhibited a long course 50 meter x 25 yard pool. It is currently used by members of the Swim Atlanta Swimming program. This facility allows for both long course and short course swim meets. A separate instructional pool is also located within this facility. **Mountain Park Aquatics Center** – This facility is the newest Gwinnett County Aquatics Center to open. Mountain Park provides a 25 yard x 25 meter lap pool with diving board area. Balcony spectator seating is provided to allow for more open deck space near the pool. Additional bleacher seating is available for swimmers. A

peachtree industrial boulevard aquatics park site master plan

separate instructional / therapy pool is also provided. This pool is contained in a separate room where both water and air temperatures can be regulated separately from the competition lap pool. A large outdoor family aquatics area is also part of this facility. Multiple play structures including water slides, water jets, a lazy river, etc are provided to accommodate various age groups. Ample deck space is also available to accommodate sunbathers.

NOTE: Of the Aquatics Centers that were visited, Mountain Park Aquatics Center was the most preferred by those on the Steering Committee.

Aquatics Centers Presentation Meeting

Consultants and Steering Committee Members met on June 15, 2004 at Pinckneyville Community Center for an Aquatics Centers Presentation by the Pool Consultant, Councilman Hunsaker (St. Louis, MO). The pool consultant presented considerations for the various pool types, standards effecting competitive aquatics design, considerations for pool design, and pool statistics.

Concept Presentation Meeting

Steering Committee Members met with the Consultants and Gwinnett County Staff of July 19, 2004 for the presentation of the park concepts. Five pool options were presented by the pool consultant which were then incorporated into four park layout concepts.

Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on August 11, 2004, by the Consultant. A number of comments from the Committee and staff were given and the Consultant was asked to incorporate the comments into the Final Master Plan before presentation to the Recreation Authority.

Final Master Plan Presentation to Recreation Authority

The Steering Committee recommendations were presented to the Gwinnett County Recreation Authority on November 18, 2004. The plan was presented by the consultant with several committee members present. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

Presentation to Board of Commissioners

Based on the Recreation Authority's endorsement, the plan was presented to the Gwinnett County Board of Commissioners on December 8, 2004. Several members of the Steering Committee were present. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Peachtree Industrial Boulevard Aquatics Park Site

SECTION 4.0 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.

peachtree industrial boulevard aquatics park site master plan

Slope

Having been "Flat Topped" by a previous developer the Peachtree Ridge Aquatics Center Site is predominantly flat with slopes that are at or around 0-5%. (RE: Graphic Page 8) Grades at these percentages are favorable for most development, including buildings, parking, picnic areas, trails, sports fields etc. A small area towards the back of the site exhibits slopes of between 5-10% and are capable of being graded out to accommodate various park elements. The grades near the existing detention ponds are much steeper, between 15% and 40% depending on location. If any development is to be done in this area, significant grading will need to take place.

Hydrology

The site currently contains all or portions of two detention ponds. The site appears to have positive drainage as the entire site drains towards these detention ponds. (RE: Graphic Page 10 (Site Analysis))

Soils

Also important in evaluating a site are the soil types, which help to determine the types of construction that can occur on those soils. (RE: Graphic Page 9) The capacity of the soil to hold water, support vegetation, or to compact will determine the feasibility of each area for various types of recreation facilities. The soils within the Peachtree Industrial Boulevard Aquatics Park site are generally loam type soils, most types of development utilizing some planning and design techniques.

Vegetation

Very little vegetation exists on site due to the previous clearing and grading, however, some juvenile pine trees do exist along the slopes near the detention ponds and along the sewer easement. (RE: Graphic Page 10 (Site Analysis)) A hard wood / pine mix also exist toward the back of the site and may provide a nice natural area for the park site.

Site Analysis (RE: Graphic Page. 10)

Constraints

- Park site located on busy Peachtree Industrial Boulevard – Pedestrian access to the park and vehicular access in and out of the site may be difficult at times.
- Existing pump station on site will need to be maintained – limits developable space.
- Overhead power lines exist along the PIB frontage
- Existing sanitary sewer easement will need to be adhered to, limiting the developable space.

Opportunities

- Minimal Slope – conducive to a variety of development
- Existing ingress / Egress easement
- Potential for additional land acquisition at corner of South Berkley Lake Road and PIB.
- Existing detention areas
- Physical / visual connection to stream
- Positive drainage flow
- Soils favorable to park development – Site is comprised of loam type soils.

SLOPES LEGEND

- 0-5% Slope
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS FIELDS, ETC.
- 5%-10% Slope
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS FIELDS, ETC.
- 10%-15% Slope
GENERALLY FAVORABLE FOR PICNIC AREAS, PATHS AND TRAILS, POTENTIAL FOR PLAYGROUND, PARKING AND ROADS w/ SOME PLANNING AND DESIGN.
- 15%-20% Slope
GENERALLY FAVORABLE FOR PATHS AND TRAILS, POTENTIAL FOR PLAYGROUND, PARKING AND ROADS w/ SOME PLANNING AND DESIGN.
- 20%-30% Slope
NOT FAVORABLE FOR MOST TYPES OF CONSTRUCTION
- 30%-40% Slope
NOT FAVORABLE FOR MOST TYPES OF CONSTRUCTION.
- 40% + Slope
NOT FAVORABLE FOR MOST TYPES OF CONSTRUCTION.



PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Slope Analysis

PREPARED FOR:
Gwinnett County Department of
Community Services

May 13, 2004










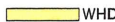




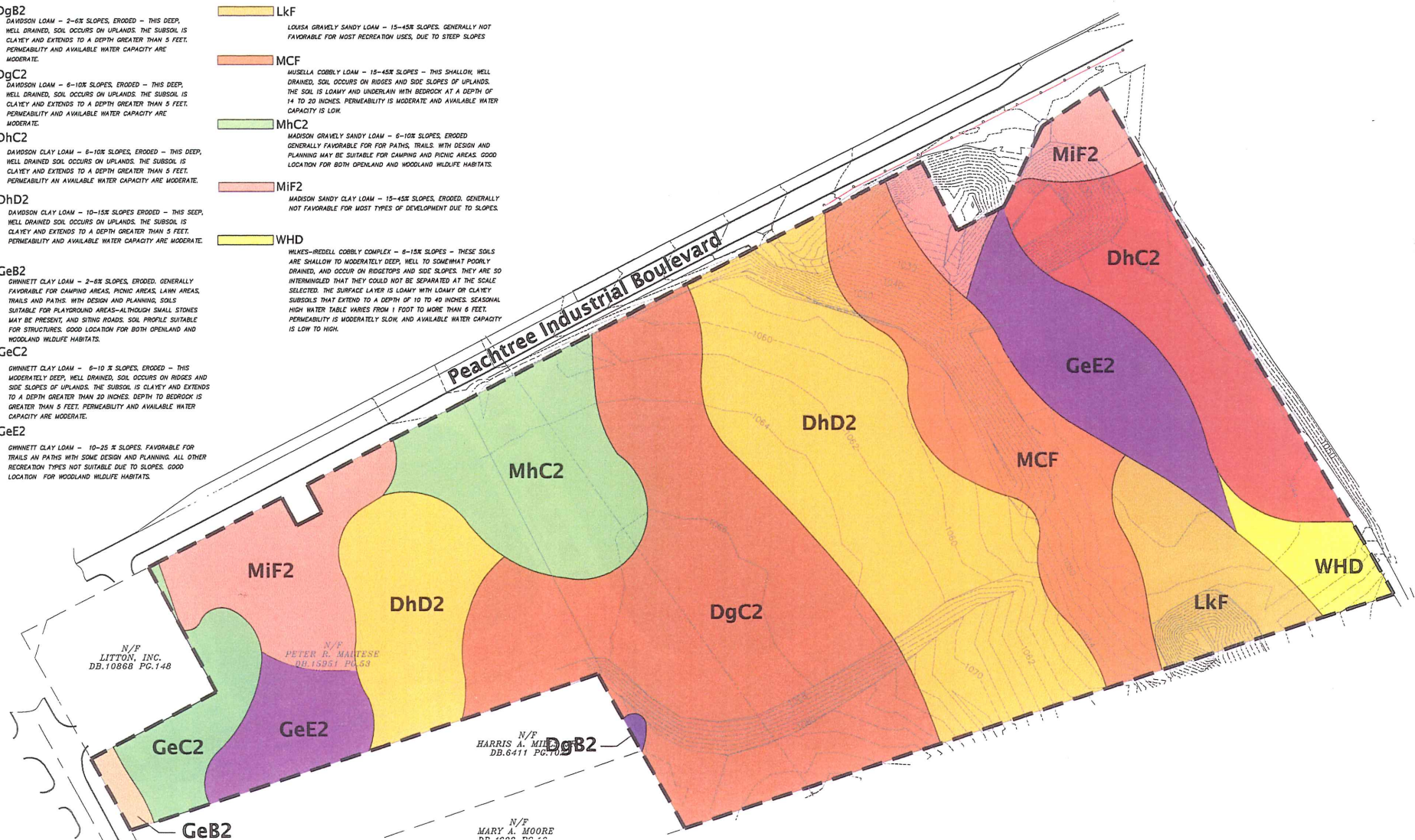
SCALE: 1"=60'

0 30 60 120 240



SOILS LEGEND

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  DgB2
DAWSON LOAM - 2-6% SLOPES, ERODED - THIS DEEP, WELL DRAINED, SOIL OCCURS ON UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE. |  LkF
LOUISA GRAVELLY SANDY LOAM - 15-45% SLOPES, GENERALLY NOT FAVORABLE FOR MOST RECREATION USES, DUE TO STEEP SLOPES |
|  DgC2
DAWSON LOAM - 6-10% SLOPES, ERODED - THIS DEEP, WELL DRAINED, SOIL OCCURS ON UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE. |  MCF
MUSSELLA COBBLY LOAM - 15-45% SLOPES - THIS SHALLOW, WELL DRAINED, SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SOIL IS LOAMY AND UNDERLAIN WITH BEDROCK AT A DEPTH OF 14 TO 20 INCHES. PERMEABILITY IS MODERATE AND AVAILABLE WATER CAPACITY IS LOW. |
|  DhC2
DAWSON CLAY LOAM - 6-10% SLOPES, ERODED - THIS DEEP, WELL DRAINED SOIL OCCURS ON UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE. |  MhC2
MADISON GRAVELLY SANDY LOAM - 6-10% SLOPES, ERODED, GENERALLY FAVORABLE FOR PATHS, TRAILS. WITH DESIGN AND PLANNING MAY BE SUITABLE FOR CAMPING AND PICNIC AREAS. GOOD LOCATION FOR BOTH OPENLAND AND WOODLAND WILDLIFE HABITATS. |
|  DhD2
DAWSON CLAY LOAM - 10-15% SLOPES ERODED - THIS DEEP, WELL DRAINED SOIL OCCURS ON UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE. |  MiF2
MADISON SANDY CLAY LOAM - 15-45% SLOPES, ERODED, GENERALLY NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT DUE TO SLOPES. |
|  GeB2
GWINNETT CLAY LOAM - 2-8% SLOPES, ERODED, GENERALLY FAVORABLE FOR CAMPING AREAS, PICNIC AREAS, LAWN AREAS, TRAILS AND PATHS. WITH DESIGN AND PLANNING, SOILS SUITABLE FOR PLAYGROUND AREAS-ALTHOUGH SMALL STONES MAY BE PRESENT, AND STING ROADS. SOIL PROFILE SUITABLE FOR STRUCTURES. GOOD LOCATION FOR BOTH OPENLAND AND WOODLAND WILDLIFE HABITATS. |  WHD
WILKES-REDELL COBBLY COMPLEX - 6-15% SLOPES - THESE SOILS ARE SHALLOW TO MODERATELY DEEP, WELL TO SOMEWHAT POORLY DRAINED, AND OCCUR ON RIDGETOPS AND SIDE SLOPES. THEY ARE SO INTERMINGLED THAT THEY COULD NOT BE SEPARATED AT THE SCALE SELECTED. THE SURFACE LAYER IS LOAMY WITH LOAMY OR CLAYEY SUBSOILS THAT EXTEND TO A DEPTH OF 10 TO 40 INCHES. SEASONAL HIGH WATER TABLE VARIES FROM 1 FOOT TO MORE THAN 6 FEET. PERMEABILITY IS MODERATELY SLOW AND AVAILABLE WATER CAPACITY IS LOW TO HIGH. |
|  GeC2
GWINNETT CLAY LOAM - 6-10 % SLOPES, ERODED - THIS MODERATELY DEEP, WELL DRAINED, SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE. | |
|  GeE2
GWINNETT CLAY LOAM - 10-25 % SLOPES, FAVORABLE FOR TRAILS AND PATHS WITH SOME DESIGN AND PLANNING. ALL OTHER RECREATION TYPES NOT SUITABLE DUE TO SLOPES. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS. | |



PREPARED FOR:
Gwinnett County Department of
Community Services

PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Soil Analysis

May 13, 2004



SCALE: 1"=60'

0 30 60 120 240



peachtree industrial boulevard aquatics park site master plan

SECTION **PROGRAM OPTIONS**

5.0 In order to develop a program for the Peachtree Industrial Boulevard Aquatics Center Park Site, steering committee members were asked to voice their requests for potential park elements at this park site.

Pool Facility interests are as follows:

1. 50 meter x 25 yard competition pool
2. Diving well
3. Ample spectator seating
4. Ample deck area
5. Family aquatics center
6. Graduated depths
7. Therapeutic Pool – “Hydro”

Additional Elements for potential inclusion

1. Football field – Lighted practice and game
2. Multi-purpose field to include football, lacrosse, soccer, baseball
3. Low glare lighting
4. Indoor gym
5. Walking trail
6. Bike trail “tie-in”
7. Playground
8. Shelter
9. Pervious Surface Parking.

SECTION **PROGRAM DEVELOPMENT**

6.0 Working with the Steering Committee, and representatives from Gwinnett County, the consultant, Jon Benson + associates 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 five pool options were developed by the pool consultant and incorporated into four concept plans were then presented to the Steering Committee by the Park Design Consultants on July 19, 2004. Each concept was depicted utilizing bubble diagrams and they each followed the same program requirements. They differed only through spatial relationships and layout

peachtree industrial boulevard aquatics park site master plan

locations. Each plan utilized the potential access locations at Peachtree Industrial Boulevard and the existing ingress / egress easement off South Berkley Lake Road.

Pool Options

- Option 1 – 8 lane, 50 meter competition pool
- Option 2 – 25 yard x 25 meter short course pool
- Option 3 – Indoor Leisure Pool
- Option 4 – Outdoor Leisure Pool
- Option 5 – Indoor Therapy Pool

Note: Options 3, 4, 5 are designed as add-ons and cannot function alone.

Concept 1 (RE: Graphic Page 14)

- 25 yard x 50 meter pool
- Outdoor Aquatics Center
- 160 x 350 Practice Field
- 150 x 210 Practice Field
- 230 x 360 Multi-use field w/ lighted .25 mile track loop
- Restroom facilities
- Playground Area
- Parking for 284 cars

Concept 2 (RE: Graphic Page 15)

- 25 yard x 25 meter pool
- Outdoor Family Aquatics Center
- Indoor Therapy Pool
- 150 x 350 Practice Field
- 230 x 360 Multi-use Field
- Playground Area
- Restroom Facilities
- 2 Basketball Courts
- .9 mile Multi-use Trail Loop
- Parking for 355 Cars

Concept 3 (RE: Graphic Page 16)

- 25 yard x 25 meter pool
- Indoor Therapy pool
- Indoor leisure pool
- 230 x 360 Multi-use field
- 150 x 350 Practice field
- 2 Basketball Courts

peachtree industrial boulevard aquatics park site master plan

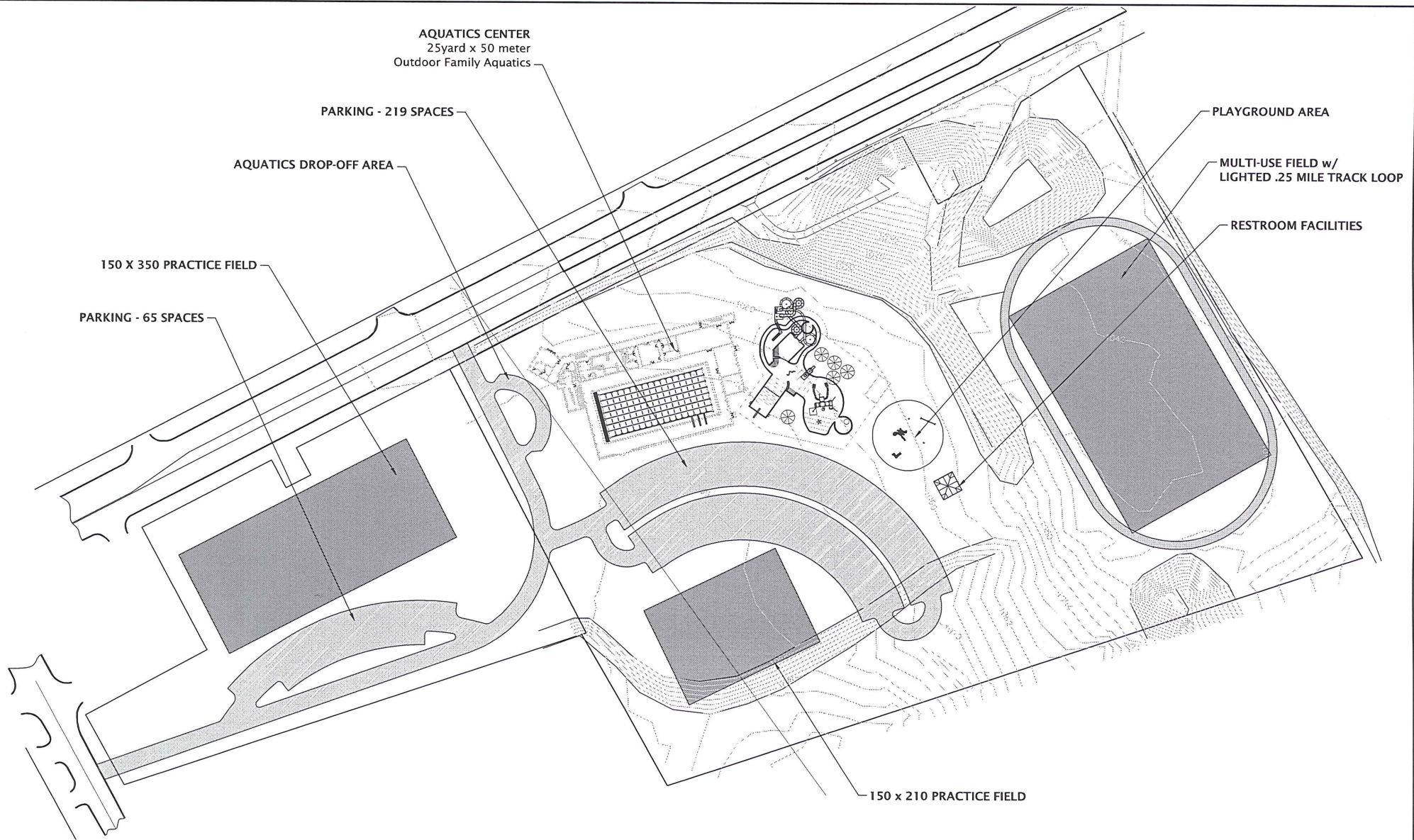
- Playground area
- Pavilion / Overlook Area
- Open lawn / horse shoe pits
- Restroom facilities
- Parking for 291 cars

Concept 4 - utilizes adjacent corner parcel (RE: Graphic Page 17)

- 25 yard x 25 meter pool
- Indoor Therapy pool
- Outdoor leisure pool
- 230 x 360 Multi-use field
- 150 x 350 Practice field
- Playground area
- Restroom facilities
- Parking for 325 cars

Using the spatial bubble diagrams of Concepts 1 and 2, real diagrammatic form was given to each of the park program elements. A preliminary Master Plan was developed based on comments from the Steering Committee and Staff, for the next meeting (August 11, 2004). As the County is still pursuing the availability of the adjacent land parcel, the comments relating to this progression toward the Preliminary Master Plan are as follows:

- Preliminary Master Plan is a hybrid of Concepts 1 and 2, displaying 3 open space practice fields of various sizes and a 25 yard x 25 meter pool with outdoor leisure pool.
- Access into the park will be via two separate entrances. One off S. Berkeley Lake Road and the other off Peachtree Industrial Boulevard.
- Central focus of the park is to be the centrally located pool complex consisting of the 25 yard x 25 meter pool, therapy pool and outdoor family aquatics pool.
- Three open space practice fields are provided (160x350), (150 x 210), (230x360). All fields will be lighted and fenced.
- The 230 x 360 field will have a lighted .3 mile track loop associated with it.
- Two full sized basketball courts are to be sited at the front of the park near the 160x 350 field for passive patrolling within the park
- Two lighted tennis courts will be sited near the 150x 210 field. A tennis pavilion and seating plaza is to be associated with the courts.
- A 500sf playground area will be located between the outdoor aquatics center and the 230x360 field. A 30' pavilion will be associated with the playground as well as a lawn area for unstructured play.
- Two restroom facilities are located on the site. One near the S. Berkeley Lake Rd. Entrance and the other near the playground area.
- Total allotted parking is 474 spaces.



PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Concept 1

July 19, 2004

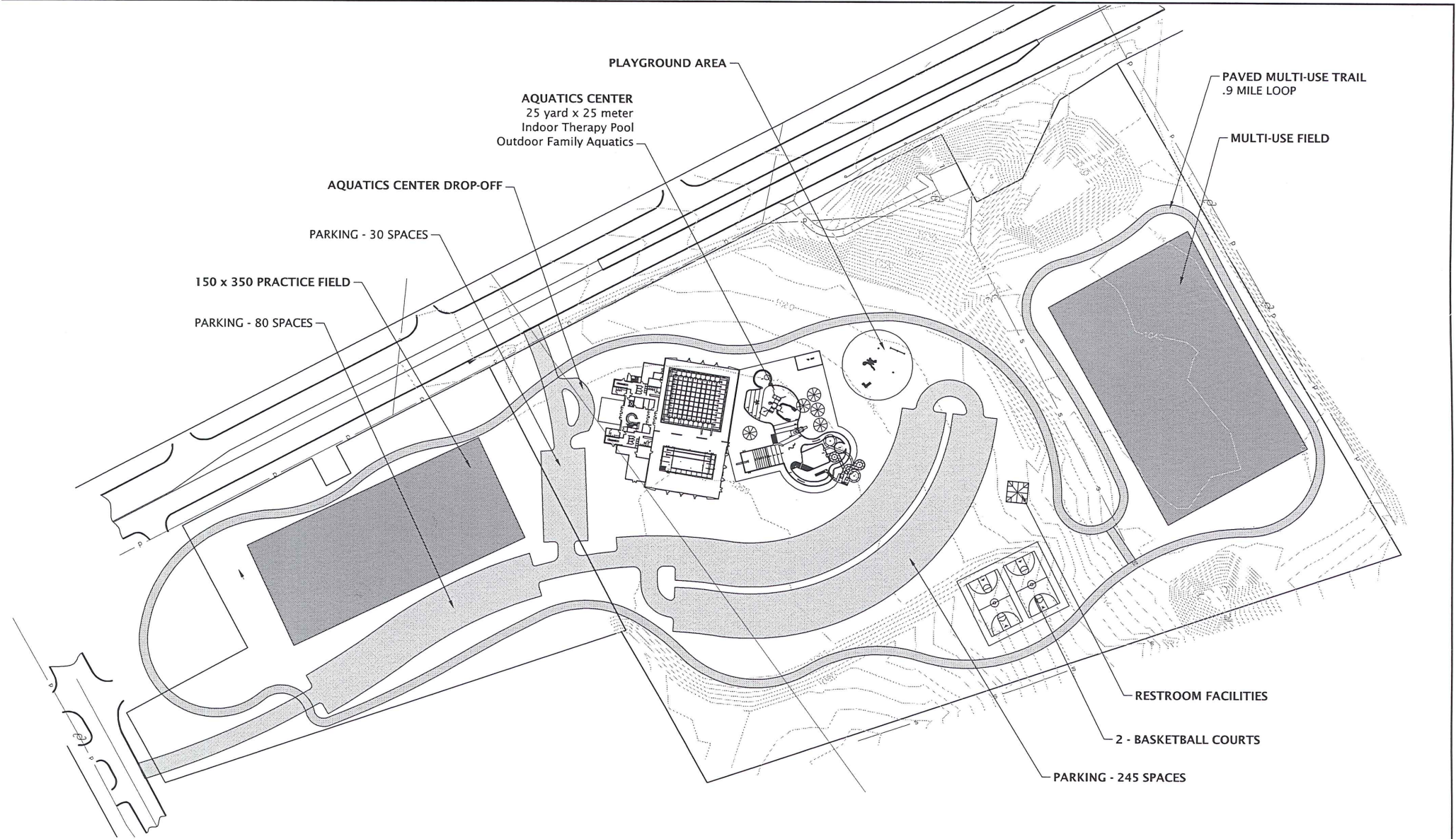
PREPARED FOR:
Gwinnett County Department of
Community Services



SCALE: 1"=60'

0 30 60 120 240





PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Concept 2

July 19, 2004

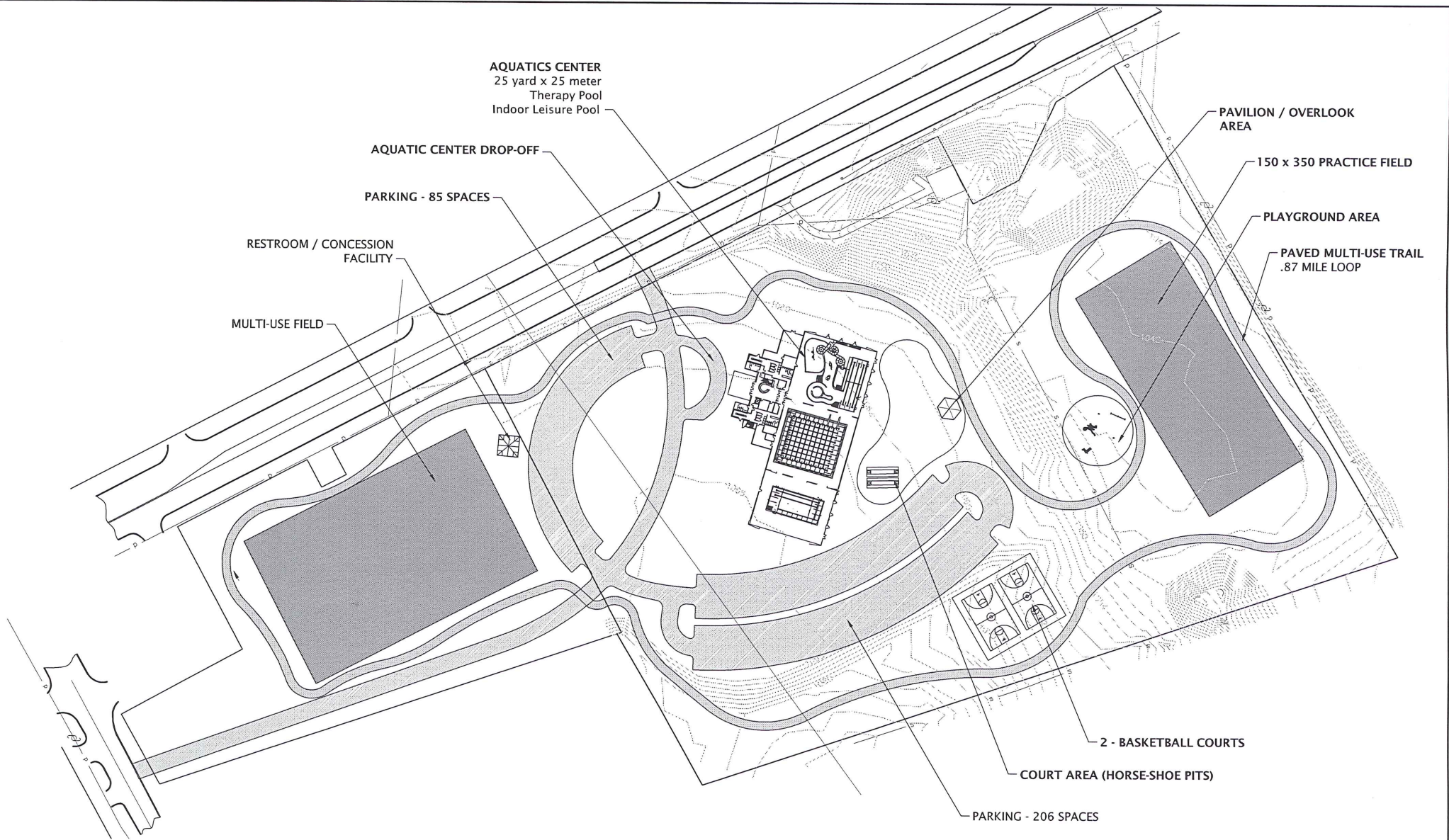
PREPARED FOR:
Gwinnett County Department of
Community Services



SCALE: 1"=60'

0 30 60 120 240





PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Concept 3

July 19, 2004

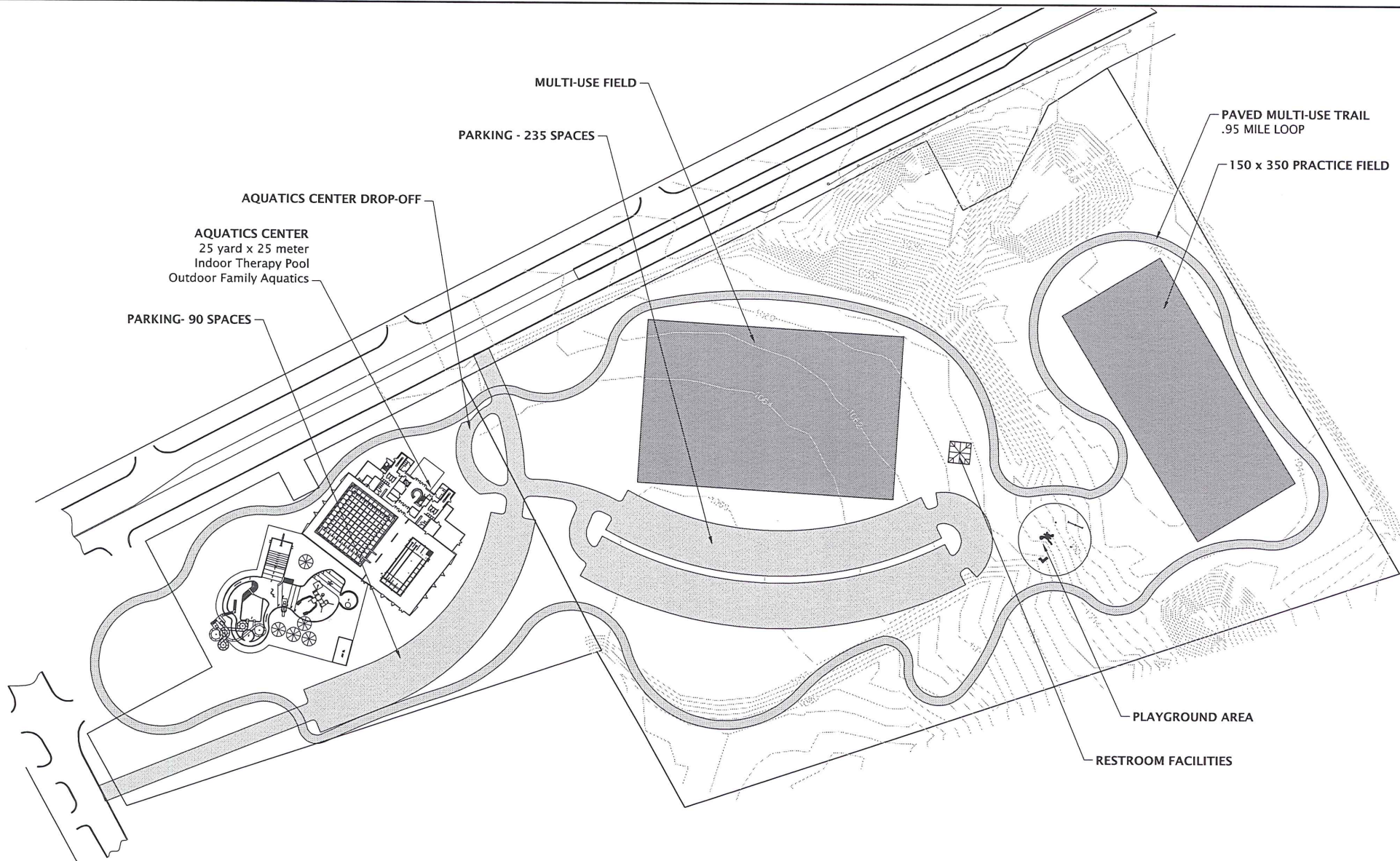
PREPARED FOR:
Gwinnett County Department of
Community Services



SCALE: 1"=60'

0 30 60 120 240





PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN Concept 4

July 19, 2004

PREPARED FOR:
Gwinnett County Department of
Community Services



SCALE: 1"=60'

0 30 60 120 240



peachtree industrial boulevard aquatics park site master plan

6.2 Preliminary Master

The Preliminary Master Plan (RE: Graphic Page. 22) was presented and a preliminary cost estimate was distributed to the Steering Committee on August 11, 2004. At this meeting the park elements were prioritized based on the review of the cost estimate. This prioritization is as follows:

1. Aquatics Center
2. 230 x 360 Open Space Practice Field w/ .3 mile track
3. 160 x 350 Open Space Practice Field
4. Basketball Courts
5. 150 x 210 Open Space Practice Field
6. Tennis Courts
7. Playground

After much discussion, the Steering Committee requested that a statement to the Recreation Authority also be included in the presentation. The statement was to read as follows:

"This committee would like to strongly encourage the County Recreation Authority and the Board of Commissioners to fund and construct a 50 meter pool for the competitive swimmers in the County, both for high school and summer league swim meets. This pool does not have to be constructed alone, but could be constructed in concert with leisure pool elements. It should, however, provide seating for approximately 1000 spectators so large high school meets and the summer swim league championship meet can be held in Gwinnett County."

Following this meeting and prior to the Recreation Authority Presentation, negotiations for the adjacent parcel were not secured. The adjacent parcel was eliminated from the Preliminary Master Plan. In doing do, additional minor modifications to the plan needed to be made including; shifting the 160 x 350 Open Space Practice Field to the east, eliminating the basketball courts and adjusting the parking to accommodate the field relocation.

Based on the comments from the Steering Committee and Staff and the revisions mentioned above, the Preliminary Master Plan was revised and further developed into the Master Plan to be presented to the Recreation Authority on November 18, 2004.

6.3 Master Plan

The final color master plan (RE: Graphic Page. 23) and cost estimate were prepared and presented to the Recreation Authority on November 18, 2004, and several Steering Committee members were in attendance. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

peachtree industrial boulevard aquatics park site master plan

Based on the Recreation Authority's endorsement, the final master plan and cost estimate were presented by the Consultant to the Board of Commissioners on December 8, 2004. Several Steering Committee members were in attendance. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Peachtree Industrial Boulevard Aquatics Park Site.

6.4 Program Elements

Infrastructure

Entrance / Paved Asphalt Parking

Two entrances will access the park site. One entrance will utilize the existing ingress / egress easement located off South Berkeley Lake Road. The other entrance will be located off Peachtree Industrial Boulevard.

The surface profile will be vehicular grade asphalt with curb and gutter to be provided along the length of each entry drive and each parking bay. The layout will provide 469 parking spaces. Storm water inlets will be required at the low points of the parking areas. Refer to master plan parking summary for quantities and locations.

Tennis Courts

Two lighted tennis courts will be provided. Court fencing color, lighting, and equipment will be regulation and county standard. A small tennis pavilion and paved gathering area is to be associated with the tennis area. Fifteen parking spaces have been allotted for the tennis courts area.

Open Space Practice Fields

Three open space practice fields will be provided. (160 x 350, 230 x 360, 150 x 210) Each practice field will be fenced and lighted. Fields are to be graded out using the engineered soil profile concept utilized at Rabbit Hill Park (sand profile with complete subsurface drainage). A 10' wide paved .3 mile track loop will be located around the 230 x 360 field. Parking provided for the soccer area totals 172 spaces. Parking provided for the practice fields will be designated as follows:

- 100 cars – 160 x 350 Open Space Practice Field
- 100 Cars – 230 x 360 Open Space Practice Field
- 35 Cars – 150 x 210 Open Space Practice Field

Playground / Open Space

A 5000sf playground area is to be located east of the Aquatics Center. The playground will include a variety of prefabricated play equipment including: swings, compound structures, and free standing equipment. Play equipment will be separated into zones for toddlers and K-6 age groups. ADA compliant transfer stations will also be provided on each of the compound structures. Subsurface drainage will be provided under dense wood chip mulch playground safety surface.

peachtree industrial boulevard aquatics park site master plan

"Wear areas" such as under swings, slides will need additional coverage. Associated with the playground is a 30' Picnic Pavilion and a .2 acre open space. This open space will be irrigated and maintained as an open lawn. This space is intended to be used for unstructured play, kite flying, Frisbee, sunbathing and picnics. Parking for 20 cars will be provided.

The 30' hexagonal pavilion will be located near the playground, and will have picnic tables, trash receptacles and grills available on a first come first serve basis. A freeze resistant drinking fountain and freeze proof bib will also be provided.

Restroom

Two standard Gwinnett County Restroom buildings will be located at the 160 x 350 open space practice field and the playground. Each 580-square foot (approx.) restroom will provide three commodes / urinals per sex, sink and a diaper changing station will also be provided. The footprint will include a small supply closet incorporated into the plumbing chase with an access door between the men's and women's restrooms. Facilities are to be sited for convenience from the practice field, playground and parking lot, and so that doors face the most active areas of the park for safety.

Aquatics Center

The Aquatics Center is intended to be the main focus of the park and is therefore centrally located. The Aquatics Center is comprised of three main elements: a short course competition pool, an indoor therapy pool and an outdoor family aquatics area.

The **Competition Pool** includes a 6,170 square foot 25 meter x 25 yard competition pool with two 1 meter diving boards. Spectator seating is to be provided at concourse level with additional seating at balcony level. Total number of spectator seating should accommodate a minimum of 750. This pool allows for training and competition for both short course lengths; 25 yards and 25 meters.

In addition to aquatics, this layout also incorporates a babysitting room, public restrooms, vending area, administrative, lobby, storage and building mechanical spaces.

The **Therapy Pool** is 2,100 sq ft body of water with four fitness lap lanes, which would be of shallower depth than the competition pool, making it more conducive to non-competition fitness and training activities, it could also be used as a warm-up pool for competitive events.

The **Outdoor Family Aquatic Center** is intended to serve the local community. The design will include a variety of water related activities appropriate for a several age groups. The family aquatics center with zero depth entry may include a toddler's zone, water slides, play structures and designated lanes for lap swimming. A large pool deck will supply area for sunbathing and gathering. Support buildings, including pump house and bath house will also be sited. All regulations set forth by the County health department will need to be adhered to. The County will

peachtree industrial boulevard aquatics park site master plan

develop rules for pool usage and will employ lifeguards for additional safety. The aquatics center will be fenced with locking gates.

A spacious plaza area for waiting and gathering is to be located at the front of the center and is to be paved with pavers.

The parking area for the aquatics center will be shared with the playground, 230 x 360 Practice field, tennis courts and 150 x 21 practice field. One hundred seventy-five (175) parking spaces have been allotted for aquatics use.

Sidewalks

Six foot wide concrete sidewalks are to be located along the Peachtree Industrial Boulevard and South Berkeley Lake Road frontage. Sidewalks will also connect the various park elements internally. Refer to master plan for general layout.

Deceleration Lanes

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

Site Lighting

The parking lots and sports fields will be the only elements to be lighted in the park. The lights are to be low-glare and will be operated to turn on and off per a timer system and will not burn all night. This system will allow visitors in the park from dawn until dusk

Irrigation system

The entrances, practice fields, and open space areas are to be irrigated. Use economical large diameter turf irrigation heads. All controllers heads, piping, irrigation emitters and supporting elements will be per Gwinnett County standard.

Park Signage

Provide two (2) standard Gwinnett County Park entrance signs. The signs should be located at each entrance to the park. Signs should be visible to motorists but not encroach on sight triangles. Internal directional, vehicular and posted park rules will also be per County standards.

Site Amenities

Benches are to be located at each plaza area. Picnic tables, benches, trash receptacles are to be located at each facility. Water fountains are to be freeze / thaw resistant.



PREPARED FOR:
Gwinnett County Department of
Community Services

PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN

Preliminary Master plan

August 11, 2004



0 30 60 120 240



PARKING SUMMARY

124 Cars • 160 x 350 Open Space Practice Field

175 Cars - Aquatics Center
20 Cars - Pavillion/Playground/Open Space
100 Cars - 230 x 360 Open Space Practice Field
35 Cars - 150 x 210 Open Space Practice Field
15 Cars - Tennis Courts

469 Cars: Total Parking Spaces

AQUATICS CENTER
25yard x 25 meter,
Indoor Therapy Pool,
Outdoor Family Aquatics w/
toddler pool, slides, & play structures

PARKING - 60 SPACES

PARKING - 43 SPACES

PEACHTREE INDUSTRIAL BLVD

EXISTING DETENTION POND

PLAYGROUND AREA
30' Picnic Pavilion
5000 sf Playground Area

REST ROOM FACILITIES

OPEN SPACE PRACTICE FIELD
230 x 360 Practice Field
Lighted and Fenced
Paved .3 Mile Track Loop

- PARKING - 81 SPACES

— **OPEN SPACE PRACTICE FIELD**
160 x 350 Practice Field
Lighted and Fenced

- REST ROOM FACILITIES

- PARK EDGE / SIGNAGE

— PARKING -285 SPACES

TENNIS COURTS
2 Courts, lighted
Tennis Pavilion / Seating Plaza

— OPEN SPACE PRACTICE FIELD
150 x 210 Practice Field
Lighted and Fenced

EXISTING DETENTION POND

PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN

Master Plan

November 18, 2004

PREPARED FOR:
Gwinnett County Department of
Community Services



peachtree industrial boulevard aquatics
park site master plan

APPENDICES

Appendix A: Cost Estimate	page	25
Appendix B: Meeting Minutes	page	29

peachtree industrial boulevard aquatics
park site master plan

APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**COST ESTIMATE FOR
PEACHTREE INDUSTRIAL BOULEVARD
AQUATICS CENTER
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

November 18, 2004

Master Plan				
<i>PEACHTREE INDUSTRIAL BOULEVARD ENTRANCE ROAD</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
DECELERATION LANES	1	LS	\$20,000.00	\$ 20,000.00
GRADING	1,800	CY	\$3.00	\$ 5,400.00
CONCRETE CURB & GUTTER	2,039	LF	\$11.00	\$ 22,429.00
ASPHALT (2" ASPHALT & 6" BASE)	26,161	SF	\$1.60	\$ 41,857.60
ROADWAY STRIPING	1,003	LF	\$0.25	\$ 250.75
ROADWAY LIGHTING	9	LS	\$1,500.00	\$ 13,500.00
CONCRETE SIDEWALKS - 6' WIDE (Frontage sidewalks)	9,612	SF	\$3.38	\$ 32,488.56
PIB ENTRANCE ROAD SUBTOTAL				\$135,925.91
<i>230 x 360 PRACTICE FIELD</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
GRADING	750	CY	\$3.00	\$ 2,250.00
EROSION CONTROL FENCING	1,050	LF	\$2.00	\$ 2,100.00
FIELD IRRIGATION	1	LS	\$15,000.00	\$ 15,000.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$6,000.00	\$ 6,000.00
12' WIDE LIGHTED TRACK	17,400	SF	\$1.60	\$ 27,840.00
6' BLACK VINYL PERIMETER FENCING (INCLUDING GATES)	1,350	LF	\$15.50	\$ 20,925.00
CONCRETE WALKS - 6' WIDE	816	SF	\$3.38	\$ 2,758.08
SOCCER GOALS	2	EA	\$2,000.00	\$ 4,000.00
GOAL POSTS	2	EA	\$1,000.00	\$ 2,000.00
RESTROOM BUILDING	1	LS	\$110,000.00	\$ 110,000.00
FIELD LIGHTING	1	EA	\$150,000.00	\$ 150,000.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$2,000.00	\$ 2,000.00
SOD	82,800	SF	\$0.40	\$ 33,120.00
<i>WATER MANAGEMENT</i>				
BMP SETTLING POND	1	LS	\$8,000.00	\$ 8,000.00
GRADING	1	LS	\$5,000.00	\$ 5,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$25,000.00	\$ 25,000.00
PIPE	150	LF	\$22.00	\$ 3,300.00
MULTI-USE FIELD SUBTOTAL				\$419,293.08
<i>AQUATICS CENTER</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
GRADING	5,000	CY	\$ 3.00	\$ 15,000.00
EROSION CONTROL FENCING	2,300	LF	\$2.00	\$ 4,600.00
CONCRETE CURB & GUTTER	2,650	LF	\$ 11.00	\$ 29,150.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	104,525	SF	\$ 1.60	\$ 167,240.00
PARKING STRIPING	6,900	LF	\$ 0.25	\$ 1,725.00
PARKING LIGHTING	20	EA	\$ 1,500.00	\$ 30,000.00
25 YD x 25 M POOL (INCLUDES BUILDING AND DECKING)	1	LS	\$4,320,000.00	\$ 4,320,000.00
INDOOR THERAPY POOL	1	LS	\$1,390,000.00	\$ 1,390,000.00
OUTDOOR FAMILY AQUATICS CENTER (INCLUDED DECKING)	1	LS	\$2,280,000.00	\$ 2,280,000.00
CONCRETE SIDEWALKS - 6' WIDE	8,760	SF	\$3.38	\$ 29,608.80
PLAZA AREA - CONCRETE PAVERS	2,354	SF	\$4.50	\$ 10,593.00
PERIMETER LIGHTING	1	LS	\$20,000.00	\$ 20,000.00
10' BLACK VINYL FENCING (PERIMETER)	812	LF	\$25.00	\$ 20,300.00
EMERGENCY PHONE KIOSK	1	EA	\$3,500.00	\$ 3,500.00

<i>WATER MANAGEMENT</i>					
BMP SETTLING POND	1	LS	\$8,000.00	\$	8,000.00
GRADING	1	LS	\$5,000.00	\$	5,000.00
<i>SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS	\$25,000.00	\$	25,000.00
WATER METER	1	EA	\$1,200.00	\$	1,200.00
PIPE	450	LF	\$22.00	\$	9,900.00
FIRE HYDRANTS	1	EA	\$2,000.00	\$	2,000.00
6" SEWER SERVICE	450	LF	\$18.00	\$	8,100.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS	\$1,215.00	\$	1,215.00
AQUATICS CENTER SUBTOTAL					\$8,382,131.80
160 X 350 PRACTICE FIELD					
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL	
GRADING	600	CY	\$ 3.00	\$	1,800.00
EROSION CONTROL FENCING	1,011	LF	\$2.00	\$	2,022.00
CONCRETE CURB & GUTTER	1,806	LF	\$ 11.00	\$	19,866.00
PARKING LOTS - (2" ASPHALT & GRAVEL 6" BASE)	37,463	SF	\$ 1.60	\$	59,940.80
PARKING STRIPING	2,480	LS	\$ 0.25	\$	620.00
PARKING LIGHTING	13	EA	\$ 1,500.00	\$	19,500.00
CONCRETE SIDEWALKS - 6' WIDE	4,578	SF	\$3.38	\$	15,473.64
FIELD LIGHTING	1	LS	\$82,500.00	\$	82,500.00
6' GALVANIZED PERIMETER FENCING (INCLUDING GATES)	1,140	LF	\$8.00	\$	9,120.00
RESTROOM BUILDING	1	LS	\$110,000.00	\$	110,000.00
PICNIC TABLES	3	EA	\$500.00	\$	1,500.00
TRASH RECEPTACLES	2	EA	\$450.00	\$	900.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$2,000.00	\$	2,000.00
SOD	1,060	SF	\$0.40	\$	424.00
FIELD IRRIGATION	1	LS	\$15,000.00	\$	15,000.00
<i>WATER MANAGEMENT</i>					
BMP SETTLING POND	1	LS	\$8,000.00	\$	8,000.00
GRADING	1	LS	\$5,000.00	\$	5,000.00
<i>SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS	\$25,000.00	\$	25,000.00
WATER METER	1	EA	\$1,200.00	\$	1,200.00
IRRIGATION METER	1	EA	\$1,200.00	\$	1,200.00
PIPE	305	LF	\$22.00	\$	6,710.00
160 x 350 PRACTICE FIELD SUBTOTAL					\$387,776.44
150 X 210 PRACTICE FIELD					
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL	
GRADING	1,500	CY	\$ 3.00	\$	4,500.00
EROSION CONTROL FENCING	562	LF	\$2.00	\$	1,124.00
FIELD IRRIGATION	1	LS	\$15,000.00	\$	15,000.00
SUBSURFACE DRAINAGE	1	LS	\$ 6,000.00	\$	6,000.00
FIELD LIGHTING	1	LS	\$75,000.00	\$	75,000.00
CONCRETE SIDEWALKS - 6' WIDE	4,464	SF	\$3.38	\$	15,088.32
6' GALVANIZED PERIMETER FENCING (INCLUDING GATES)	800	LF	\$15.50	\$	12,400.00
SOCCER GOALS	2	EA	\$ 2,000.00	\$	4,000.00
SOD	31,500	SF	0.40	\$	12,600.00
150 x 350 PRACTICE FIELD SUBTOTAL					\$145,712.32
PLAYGROUND					
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL	
GRADING	500	LS	\$ 3.00	\$	1,500.00
PLAY STRUCTURES	1	EA	\$100,000.00	\$	100,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	10,000	SF	\$2.00	\$	20,000.00
CONCRETE SIDEWALKS - 6' WIDE	3,420	SF	\$3.38	\$	11,559.60
TRASH RECEPTACLES	2	EA	\$450.00	\$	900.00
PICNIC TABLES	4	EA	\$500.00	\$	2,000.00

BENCHES	4	EA	\$500.00	\$	2,000.00
BENCH SWINGS	2	EA	\$1,500.00	\$	3,000.00
30' PAVILION	1	LS	\$40,000.00	\$	40,000.00
SOD (Open Play Field)	6,934	SF	\$0.40	\$	2,773.60
PLAYGROUND SUBTOTAL					\$183,733.20
TENNIS COURTS	# OF UNITS	UNITS	COST/UNIT		ITEM TOTAL
GRADING	1,300	LS	\$ 3.00	\$	3,900.00
EROSION CONTROL FENCING	472	LF	\$ 2.00	\$	944.00
TENNIS COURTS (INCLUDES EQUIPMENT)	1	PAIR	\$54,500.00	\$	54,500.00
SITE ELECTRICAL	1	LS	\$10,000.00	\$	10,000.00
10' BLACK VINYL PERIMETER FENCING (INCLUDING GATES)	460	EA	\$25.00	\$	11,500.00
COURT LIGHTING	1	PAIR	\$15,000.00	\$	15,000.00
TENNIS PAVILION	1	LS	\$75,000.00	\$	75,000.00
CONCRETE SIDEWALKS - 6' WIDE	2,628	SF	\$3.38	\$	8,882.64
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$2,000.00	\$	2,000.00
PLAZA AREA - CONCRETE PAVERS	2,528	SF	\$4.50	\$	11,376.00
TENNIS COURTS SUBTOTAL					\$193,102.64
RENOVATIONS / IMPROVEMENTS	# OF UNITS	UNITS	COST/UNIT		ITEM TOTAL
CONSTRUCTION SIGN	1	LS	\$400.00	\$	400.00
NEW PARK ENTRANCE SIGN	2	LS	\$5,000.00	\$	10,000.00
PARK EDGE TREATMENT	1	LS	\$12,000.00	\$	12,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	5	EA	\$400.00	\$	2,000.00
LANDSCAPE (TREES, SHRUBS, GROUNDCOVERS, MULCH)	1	LS	\$250,000.00	\$	250,000.00
PARKING LOT TREES - ORDINANCE	120	EA	\$300.00	\$	36,000.00
COMMON AREA IRRIGATION	1	LS	\$25,000.00	\$	25,000.00
RENOVATIONS / IMPROVEMENTS SUBTOTAL					\$335,400.00
TOTAL MASTER PLAN – GRAND SUBTOTAL					\$10,183,075.39
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)					\$1,018,307.54
SUBTOTAL					\$11,201,382.93
15% CONTINGENCY FOR PRELIMINARY PLAN LEVEL COST ESTIMATE					\$1,680,207.44
SUBTOTAL					\$12,881,590.37
12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES					\$1,545,790.84
PROJECT TOTAL					\$14,427,381.21
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.					

peachtree industrial boulevard aquatics
park site master plan

APPENDICES

Appendix B: Meeting Minutes

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

**PEACHTREE INDUSTRIAL BOULEVARD PARK SITE MASTER PLAN –
Steering Committee Meeting**

Minutes from: 05.13.04 Steering Committee Meeting

Attendees: Gwinnett County Department of Community Services – Phil Hoskins, Grant Guess,
Bill Lunceford

Jon Benson + associates (JB+a) - Steve Provost, Raigan Kretzschmar.

Steering Committee participants

Location: Pinckneyville Community Center – Conference Room B

Time: 7:00pm

The Peachtree Industrial Boulevard Park Site Analysis boards were presented by Raigan Kretzschmar of JB+a. Analysis boards included soils analysis, slope and hydrology analysis, and site analysis. The following points regarding the site were emphasized:

Soils Analysis

- Generally, all existing soil types on site are favorable for development utilizing some planning and design techniques. Soil types are predominantly clay or sandy loam types.

Slope Analysis

- Site has been previously developed. Vast majority of the site is flat
- Slopes on the site range from 1% to +40%.

Site Analysis

Constraints

- Existing pump station
- Overhead power lines
- High traffic volume on Peachtree Industrial Boulevard
- Existing sanitary sewer easement

Opportunities

- Large flat developable plateaus
- Existing ingress / egress easement
- Potential for additional land acquisition
- Existing detention areas
- Soils favorable to park construction
- Positive drainage flow

Following the presentation of the site analysis drawings, the Steering Committee was asked to voice their requests for potential park elements at this park site. Other issues and concerns were also discussed. Comments are as follows:

- Project is not currently funded, there is no set budget for Phase I development

- Potential park elements to consider

Pool Facilities

1. 50 meter x 25 yard competition pool
2. Diving well
3. Ample spectator seating
4. Ample deck area
5. Family aquatics center
6. Graduated depths
7. Therapeutic Pool – "Hydro"

Additional Elements

1. Football field – Lighted Practice and game
2. Multi-purpose field to include football, lacrosse, soccer, baseball
3. Low glare lighting
4. Indoor Gym
5. Walking trail
6. Bike Trail "tie in"
7. Playground
8. Shelter
9. Pervious Surface Parking

- Consider the location of the nearby neighborhoods
- Field Quality – is there a potential for artificial turf or a field with subsurface drainage
- Minimize light pollution with low glare lighting "dark skies"

Scot Hunsaker of Councilman Hunsaker & Associates will be in attendance at the next Steering Committee Meeting to discuss potential pool options for the Peachtree Industrial Boulevard Park Site. The meeting is scheduled for 7pm on June 15th, 2004 at the Pinckneyville Community Center.

If there are any additions or corrections to these meeting minutes, please contact Raigan Kretzschmar of jB+a immediately at 770.803.0900.

**PEACHTREE INDUSTRIAL BLVD PARK SITE MASTER PLAN –
Aquatics System Tour**

Minutes from: 05.22.04 Aquatics System Tour

Attendees: Gwinnett County Department of Community Services – Bill Lunceford

Jon Benson + associates (JB+a) - Raigan Kretzschmar.

Steering Committee Members –Julie Stuart, Chris Holben Kevin Feeney, Eric Pollard, Mike Emery

Location: Pinckneyville Community Center.

Time: 9:00am

Consultants and Steering Committee Members met at Pinckneyville Community Center to begin a Gwinnett County Aquatics Center System Tour that would include 4 existing park sites, and 1 swim facility. Each park reflected different aquatics center elements and layouts that could potentially be sited on the Peachtree Industrial Boulevard Park Site. These parks included the following:

Bogan Park – Bogan Park offered an indoor aquatics area with play structures and an indoor lap pool with diving boards. These two elements were completely separate of each other and could be used year round.

NOTE: The idea of allowing for the aquatics center to be open year round was a concept well supported by the participants of the tour.

Collins Hill Park – Collins Hill Park presented an indoor lap pool (25 yards X 25 meters) and a large outdoor aquatics area that could be used by a multitude of age groups. The outdoor aquatics area offered a variety of water play activities and substantial deck area.

NOTE: The interior deck area allows enough area for swimmers and their gear, but additional space needed to be considered for spectator seating. The spectator seating that currently exists is not substantial enough to include both swimmers and spectators

Rhodes Jordan Park – The outdoor family aquatics center at Rhodes Jordan Park was substantially larger than the other two parks. This outdoor aquatics area again offered a variety of water play activities for multiple age groups but additional decking area was made available for sunbathers.

Swim Atlanta Swimming Facility – This facility exhibited a long course 50 meter x 25 yard pool. It is currently used by members of the Swim Atlanta Swimming program. This facility allows for both long course and short course swim meets. A separate instructional pool is also located within this facility.

Mountain Park Aquatics Center – This facility is the newest Gwinnett County Aquatics Center to open. Mountain Park provides a 25 yard x 25 meter lap pool with diving board area. Balcony spectator seating is provided to allow for more open deck space near the pool. Additional bleacher seating is available for swimmers. A separate instructional / therapy pool is also provided.

This pool is contained in a separate room where both water and air temperatures can be regulated separately from the competition lap pool. A large outdoor family aquatics area is also part of this facility. Multiple play structures including water slides, water jets, a lazy river, etc are provided to accommodate various age groups. Ample deck space is also available to accommodate sunbathers.

NOTE: Of the Aquatics Centers that were visited, Mountain Park Aquatics Center was the most preferred by those on the Steering Committee.

Scot Hunsaker of Councilman Hunsaker & Associates will be in attendance at the next Steering Committee Meeting to discuss potential pool options for the Peachtree Industrial Boulevard Park Site. The meeting is scheduled for 7pm on June 15th, 2004 at the Pinckneyville Community Center.

If there are any additions or corrections to these meeting minutes, please contact Raigan Kretzschmar of jB+a immediately at 770.803.0900.

PIB PARK SITE MASTER PLAN – Aquatics Centers Presentation Meeting

Minutes from: 06.15.04 Aquatics Meeting

Attendees: Gwinnett County Department of Community Services – Phil Hoskins, Grant Guess, Bill Lunceford

Councilman Hunsaker – Scot Hunsaker

Jon Benson + associates (JB+a) - Raigan Kretzschmar.

Steering Committee Members – Julie Stuart, Chris Holben Kevin Feeney, Jeff Vann, Tom Kenney, Scot Hanlon, Steve Drew, Mike Emery

Location: Pinckneyville Community Center.

Time: 7:00 pm

Consultants and Steering Committee Members met at Pinckneyville Community Center for an aquatics center presentation by Scot Hunsaker of Councilman Hunsaker (St. Louis, MO). Bill Lunceford opened the meeting, Raigan Kretzschmar gave a brief overview of the project site and the meeting was turned over to Scot for a Power Point presentation.

Considerations for pool type:

- How will it be used?
 - Recreation
 - Competitive
 - Lesson
 - Fitness training / Therapy
- When will it be used?
- What will it look like?
 - Spaces
 - Amenities
 - Indoor
 - Outdoor
- What types of finishes will be used?
- Cost

- *Programming of the pool facility is key.*

- *Leisure pools tend to be the economic engine of pools, really the only way to make money.*

Many Standards effecting Competitive Aquatics Design

- 8 x 25 most common
- 25 yard x 25 meter
- 25 yard x 50 meter (Stretch)

Considerations for pool design

- Number of lanes
- Bulkheads
- Movable floor

- Platform or springboard diving (1, 3, 10 meters)
- Gutter design (fast pool, no rebound)
- Timing systems / scoreboards
- Spectator seating, how much
- Water depth

Pool Statistics

- 90% Recreation Swimmers
 - More of them
 - More willing to pay to swim
- 10% Competition Swimmers
- 40% operating costs go to electricity
- Indoor leisure pools typically break even
- Outdoor leisure pools typically produce a surplus in profit
- Wellness programming is becoming more popular

Questions / Answers

1. Is the site large enough to handle the "stretch" type pool? Only 5 in the US, might not be economically feasible for this type pool.
2. What about diving? Can HS use a portion of the pool area? Yes. Typically 1 meter springboard diving. 3 meter is being allowed only under coach supervision. Platform diving is not a consideration for this project. Diving should be viewed from the side.
3. What about Bulkheads? Long course should have a minimum of 1, recommend 2. Cost for bulkhead is roughly 100K.
4. How many 50 meter pools generate revenue from some sort of team, not including HS? Must have a team associated with the pool to be able to function economically.
5. How much does spectator seating cost? Roughly \$2000 per seat for elevated seating (off deck). Cost includes roof, mechanical, sizing, parking etc.
6. Is there anywhere in the country that has a "Stretch" type pool with leisure components? Have not ever been able to make economic sense.
7. Indoor vs. Outdoor Leisure pool, which is more economical? Most economic is outdoor pool, tends to create some surplus of profit in the limited months it is open.
8. There are a lot of neighborhood pools around is there a drop in use of County facilities in these areas? No.

Comments

1. Would like to see indoor leisure pool with therapeutic pool that can also be used for lessons.
2. Would like to have spaces in the pool for socializing
3. Would like to potentially incorporated pervious surface parking areas
4. If possible, would like to see an off road trail connector to Pinckneyville Park.
5. Spectator seating for a minimum of 700, plus deck space for possible future seating capacity expansion.

6. 25 yard x 50 meter with diving (1 meter springboard) and floating bulkhead.
7. Outdoor leisure pool, similar to Mountain Park (9000sf)
8. Combination indoor / outdoor leisure pool
9. Full size soccer field (360 X 210)
10. Restroom facilities
11. Walking / Multi-use trail.
12. Small playground with rock climbing wall.

Consultants to prepare 3 Conceptual Design Plans and cost estimates to present at the next meeting on July 19th at 7pm. Meeting will be held at the Pinckneyville Community Center.

If there are any additions or corrections to these meeting minutes, please contact Raigan Kretzschmar of jB+a immediately at 770.803.0900.

PIB PARK SITE MASTER PLAN – Concept Presentation Meeting

Minutes from: 07.19.04 Aquatics Meeting

Attendees: Gwinnett County Department of Community Services – Phil Hoskins, Grant Guess, Bill Lunceford

Councilman Hunsaker – Scot Hunsaker

Jon Benson + associates (jB+a) - Raigan Kretzschmar.

Steering Committee Members –Chris Holben Kevin Feeney, Jeff Vann, Scot Hanlon, Mike Emery, Doug Smith

Location: Pinckneyville Community Center.

Time: 7:00 pm

Consultants and Steering Committee Members met at Pinckneyville Community Center for an aquatics center presentation by Scot Hunsaker of Councilman Hunsaker (St. Louis, MO). Bill Lunceford opened the meeting, Raigan Kretzschmar gave a brief overview of the project site and the meeting was turned over to Scot for a Power Point presentation.

- Option 1 – 8-Lane , 50 Meter Competition Pool
- Option2 – Community Aquatic Concept
- Option3 – Indoor Leisure Pool
- Option 4 – Outdoor Leisure Pool
- Option 5 – Indoor Therapy Pool

Note: Options 3, 4, 5, designed to be add-ons, cannot function alone.

Following the presentation by Councilman Hunsaker, jB+a presented the 4 concept drawings.

Concept 1

- 25 yard x 50 meter pool
- Outdoor Aquatics Center
- 150x350 Practice Field
- 150x210 Practice Field
- 230x360 Multi-use Field w/ lighted .25 mile track loop
- Restroom facilities
- Playground area
- Parking for 284 cars.

Concept 2 (Utilizes adjacent corner parcel)

- 25 yard x 25 meter
- Outdoor Family Aquatics Center
- Indoor Therapy Pool
- 150x350 Practice Field
- 230x360 Multi-use Field

- Playground area
- Restroom Facilities
- 2 Basketball courts
- .9 Paved Multi-use Trail Loop
- Parking for 355 cars

Concept 3

- 25 yard x 25 meter pool
- Indoor Therapy Pool
- Indoor leisure pool
- 230x360 Multi-use Field
- 150x350 Practice Field
- 2 Basketball courts
- Playground area
- Pavilion / Over look area
- Open lawn / horse shoe pits
- Restroom facilities
- Parking for 291 cars

Concept 4 (Utilizes adjacent corner parcel)

- 25 yard x 25 meter pool
- Indoor Therapy Pool
- Outdoor leisure pool
- 230x360 Multi-use Field
- 150x350 Practice Field
- Playground area
- Restroom Facilities
- .95 Paved multiuse trail
- Parking for 325 cars

The floor was then open for questions, comments and discussion

Site Comments

1. South Lake Berkley Road is already very congested, might want to rethink having an entrance to the park located off this road
2. What is the dollar figure for the project? Roughly 11.9 million
3. Need to look at the long term use of the park, how and when it will be used.
4. Split fields will have less of a light impact than if they were all together. Will need to consider having an additional restroom to accommodate all the fields.
5. Need additional HC Parking near the Aquatics Center due to the therapy pool.
6. I like the idea of the lighted track. It would be nice to have a place to exercise in the winter.
7. The smaller third field could be used as open space for open play.

8. Would it be possible to locate a couple of tennis courts?
9. Need additional parking areas to accommodate all needs.
10. Can we add a pavilion at the playground? Yes.

Pool Comments

1. Appears that the dollar amount leans toward a Mountain Park type facility 25 yard x 25meter
2. A 50 meter pool facilitates a warm down pool
3. County insists on leisure pool component based on financials
4. How has the Mountain Park leisure pool done this summer? *Phenomenally, has been literally packed every day it has been sunny.*
5. How many lanes are associated with a 25 yard x 25 meter pool? *Either 10 or 11 depending on lane width.*
6. Seating for 400 is too small, would it be possible to increase the number to roughly 525, and can the seating be placed on the shorter (yard) side of the pool.
7. Would like to see Concept 2 pool layout combined with Concept 1 field layout

Jon Benson + associates will prepare a preliminary master plan that incorporates components from concept 1 and concept 2. The Presentation of the Preliminary Master Plan is scheduled for August 11, 2004 at the Pinckneyville Community Center at 7:00pm.

If there are any additions or corrections to these meeting minutes, please contact Raigan Kretschmar of jB+a as soon as possible at 770.803.0900.

PIB PARK SITE MASTER PLAN – Preliminary Master Plan Meeting

Minutes from: 08.11.04 Aquatics Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Bill Lunceford
jon Benson + associates (jB+a) - Raigan Kretzschmar.

Steering Committee Members –Chris Holben Kevin Feeney, Scot Hanlon, Mike Emery, Tom Kenney, Eric Pollard, Juan Turner

Location: Pinckneyville Community Center.

Time: 7:00 pm

Consultants and Steering Committee Members met at Pinckneyville Community Center for the presentation of the PIB Park Site Preliminary Master Plan. Raigan Kretzschmar of jB+a presented the Master Plan as described below:

- Preliminary Master Plan is a hybrid of Concepts 1 and 2 displaying 3 open space practice fields of various sizes and a 25 yard X 25 meter pool with outdoor leisure pool.
- Footprint of pool building shown on master plan is for spatial purposes only. The pool facility itself has NOT yet been designed.
- County is still pursuing the availability of the adjacent land parcel.
- Access in to the park will be via two separate entrances. One off South Berkeley Lake Road and the other off Peachtree Industrial Boulevard.
- Central focus of the park will be the centrally located pool complex consisting of the 25 yard x 25 meter pool, therapy pool, and outdoor family aquatics pool.
- Three open space practice fields are provided (160 x 350), (150 x 210), (230 x 360). All fields will be fenced and lighted.
- The 230 x 360 field will have a lighted .3 mile track loop associated with it.
- Two full sized basketball courts are to be sited at the front of the park near the 160 x 350 field for passive patrolling within the park.
- Two lighted tennis courts will be sited near the 150x210 field. A tennis pavilion and seating plaza is to be associated with the courts.
- A 5000sf playground area will be located between the outdoor aquatics center and the 230x360 field. A 30' pavilion will be associated with the playground as well as a lawn area for unstructured play.
- Two restroom facilities are located on the site. One located near the South Berkley Lake Road entrance and the other near the playground area.

- Total allotted parking is 474 spaces, to be broken down as follows;

100 spaces – 160 x 350 Open Space Practice Field
29 spaces – Basketball courts
175 spaces – Aquatics Center
20 spaces – Pavilion / Playground / Open Space
100 spaces – 230 x 360 Open Space Practice Field
35 spaces – 150 x 210 Open Space Practice Field
15 spaces – Tennis Courts

Review of cost estimate and prioritization of park elements was then discussed. The Steering Committee voted to phase in the park elements as follows:

1. Aquatics Center
2. 230 x 360 Open Space Practice Field
3. 160 x 350 Open Space Practice Field
4. Basketball Courts
5. 150 x 210 Open Space Practice Field
6. Tennis Courts
7. Playground

Comments

Lighting is intended to be like that at Bay Creek is it not? *Yes it is.*

Basketball is not labeled as lighted, why? *County does not typically light basketball courts. Consultant to include in master plan report, an interest in lighting the courts.*

Master plan report needs to address the request for 50 meter pool with fee attached to encourage Recreation Authority and Board of Commissioners to find additional funds to accommodate a 50 meter pool in the County.

County will draft up a statement and email it out to the steering committee for approval. *Statement drafted 08.20.04 to read as follows:*

"This committee would like to strongly encourage the County Recreation Authority and the Board of Commissioners to fund and construct a 50 meter pool for the competitive swimmers in the County, both for high school and summer league swim meets. This pool does not have to be constructed alone, but could be constructed in concert with leisure pool elements. It should, however, provide seating for approximately 1000 spectators so large high school meets and the summer swim league championship meet can be held in Gwinnett County."

If there are any additions or corrections to these meeting minutes, please contact Raigan Kretzschmar of jB+a as soon as possible at 770.803.0900.

Department of Parks and Recreation

Gwinnett County, Georgia - Board of Commissioners

West Gwinnett Park & Aquatic Center Master Site Plan

