

## ALEXANDER PARK MASTER PLANS

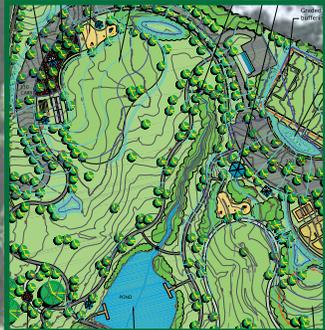
Property for what became the first phase of Alexander Park was acquired in 2002, with the initial master plan prepared in 2006. The 2006 jB+a plan was for a Community Park which included a two field Soccer Complex. After that plan was complete, additional acreage was added to Rhodes Jordan Park for a three field soccer complex, meeting community needs. In 2014 the Steering Committee was recalled to update the plan eliminating the soccer complex and creating the Phase II master plan document (Alexander Park Master Plan jB+a 2014) that planned a transition to an Open Space Park. In March of 2017 the 41 acre "Ezzard Tract" south of the park was acquired to become The Ezzard Nature Preserve, while in 2019 the land remaining further to the southwest was acquired from the Wells and Weiss families. An update of Alexander Park master plan was then done to incorporate and program those properties into the expanded Alexander Park (Barge Design Solutions - 2021). A Conservation Easement was placed on the now 141 acre park in late 2020.



## **ALEXANDER PARK MASTER PLANS**

**Alexander Park was acquired in 2002, with the initial master plan prepared in 2006. The 2006 jB+a plan was for a Community Park which included a two field Soccer Complex. After that plan was complete, additional acreage was added to Rhodes Jordan Park for a three field soccer complex, meeting community needs. In 2014 the Steering Committee was recalled to update the plan eliminating the soccer complex and creating the Phase II master plan document. Subsequent construction document development allowed for the refinement of that plan into the current Alexander Park Master Plan (jB+a 2014).**

# ALEXANDER PARK SITE MASTER PLAN



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

**AUGUST 2006**

# Alexander Park Site Master Plan

## Gwinnett County, Georgia

Prepared For:  
Gwinnett County Department of Community Services  
Parks & Recreation Division  
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August, 2006

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

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

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District 1:	Lorraine Green
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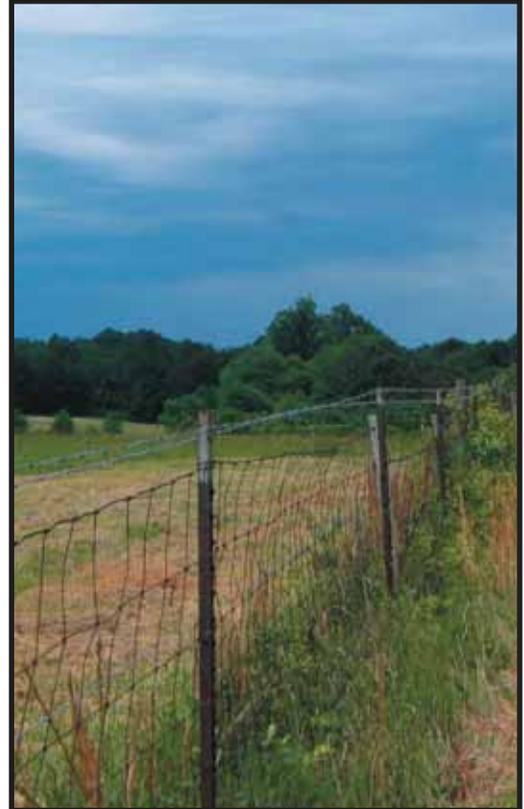
## SECTION PROJECT GOALS AND OBJECTIVES

1.0 The 2004 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, team and individual recreation serving all age groups. The prototype for a community park ranges from 100-300 acres, 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, including one or more organized sports fields, ample parking for all included facilities, a multipurpose trail, and one or more picnic pavilions. Some community parks also include aquatic facilities and / or community centers.

This report addresses the need for park services in a vigorously growing area of Gwinnett County on a recently acquired 91.1-acre site on Scenic Highway 124 and Old Snellville Highway near Crews Middle School. The goals driving this master plan include the following:

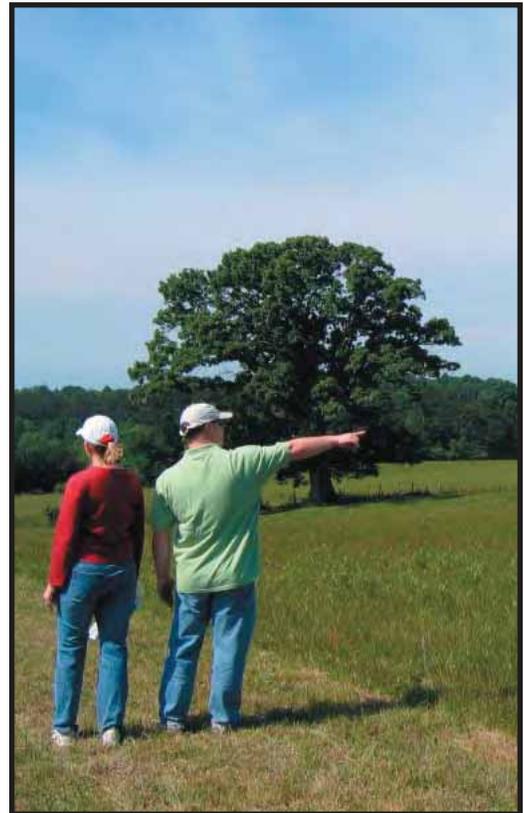
- Address need for park services in a prospering area to ensure that park services are provided to all areas of the County.
- Realize goals of 2004 Comprehensive Plan and the 2000 CIP Plan.
- Integrate a variety of diverse recreation activities which will serve all age groups.
- Create sidewalk, pedestrian or bike trail connections to surrounding neighborhoods.
- Maintain both passive and active areas of the park while providing safety.



## SECTION PROJECT UNDERSTANDING

2.0 The Alexander Park Site is comprised of approximately 91 acres. The property is bounded by institutional and commercial properties to the north, Old Snellville Highway and numerous subdivision to the west, Highway 124 on the east and Pughs Creek, a tributary of the Yellow River to the south. The tract across Pughs Creek, is privately owned, kept in a natural state, is fairly low in elevation and is somewhat wet although no wetlands have been delineated.

The existing 91 acres hosts' primarily rolling meadowland; currently being used by cattle for grazing, and some woodland area. A small stream cuts through the site from the northern section of the site to towards the south west. A variety of wildlife has also been seen on the site including white-tailed deer, blue heron, wild turkey, quail and rabbits. Portions of the site near Pugh's Creek are fairly low and wet, however wetlands have currently not been delineated.



The park is intended to provide two functional zones, one active and one passive. The first zone will consist of a soccer complex. A new concession / restroom building concept is to be included in that zone. The second zone will provide more passive recreation amenities. The exact mix of amenities will be determined through work with the Citizen Steering Committee. There is a strong desire by the County to preserve as much of the distinctive natural qualities of the park site including areas such as ponds, turf areas, meadowlands, and woodlands.

## SECTION PROJECT APPROACH

3.0 Using a standard Master Planning project approach toward the Alexander 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 jB+a, inc.
- Flyers advertising public meeting distributed, public meeting sign erected.

- Public Input meeting, Community Interest Forms and Steering Committee Membership applications distributed.
- Steering Committee Scheduling Meeting
- Steering Committee Park Tour with Consultant and County Representatives
- Steering Committee Park Site Visit with Consultant and County Representatives
- Inventory / Analysis, Conceptual Plans Presentation to Steering Committee
- Preliminary Master Plan and Cost Estimate Presentation to Steering Committee
- Final Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority
- Presentation to Gwinnett County Board of Commissioners.

The following provides a brief description and timeline of sequence of Meetings. Please refer to Appendix G - Meeting Minutes (Page 71) for subsequent meetings.

#### Preparation of Base Information

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

#### Community Interest Meeting

The first Public Meeting was held at the Rhodes Jordan Park Community Center on February 23, 2006 with a presentation of the park boundary survey, aerial photography, a description of Community Park types, 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 March 28, 2006 to schedule all meetings for the Alexander Park Site Master Planning Process.

#### Tour of County Parks

Two County Park tours (April 29, 2006 and May 10, 2006) were offered to accommodate Steering Committee Member schedules.



Gwinnett County Staff, Consultants and Steering Committee members met at either GJAC (April 29) or Flowers Crossing at the Mill parking lot (May 10) to begin the Park system tour. The Park team visited 5 parks to discuss specific elements located at each park. These parks included the following:



*Lenora Park:* Lenora Park is a 178 acre Community Park, which houses the major athletic fields and their associated

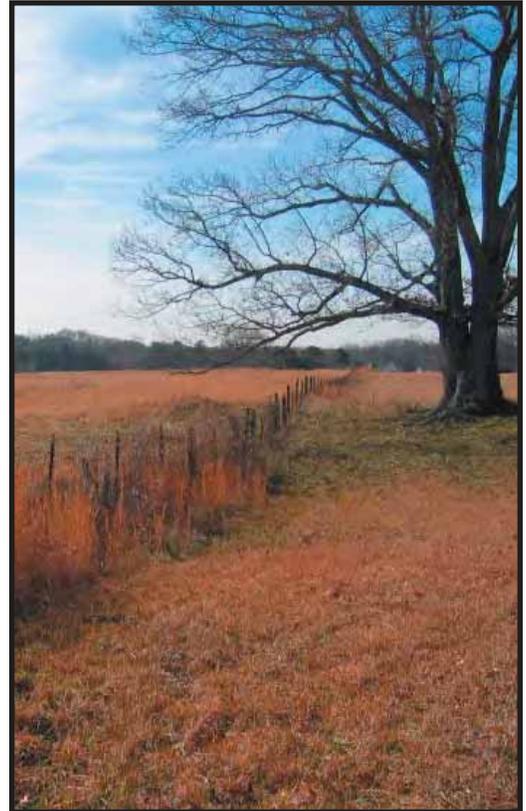
parking. The Steering Committee walked the perimeter trail of the original 85 acre section of the park. The Alexander Park site is slightly larger than this original section. During the walk special requirements of athletic fields were discussed, specifically the requirements for 2 adult sized soccer fields plus associated parking (roughly 11.5 acres). The Steering Committee was also able to experience the open layout of the designated disc golf course, and see a 2.6 acre dog park under construction. The importance of having designated uses for specific park elements was discussed, as a way to retain open space and or wooded areas.

*Ronald Reagan Park at Five Forks -* Five Forks is a 25 acre passive community park. The Park amenities are laid out to provide passive policing of the basketball court area and teen skate park. Five forks is home to the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables. Also discussed was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas.

*Bethesda Park –* The Soccer Fields at Bethesda Park were also visited. Discussion regarding cut and fill slopes commenced as well as the importance of balancing cut and

fill calculations. The 1 ½ mile wooded multi-purpose trail was visited and walked. Special attention was given to the way the trail was laid out to provide active drainage and a positive user experience influenced by safety issues, topography, visual interest, and trail materials.

*Pinckneyville Park* – At Pinckneyville, terraced soccer fields, a skate park and pavilion were visited. The Pinckneyville Park site has substantial elevation changes which facilitated the need for terracing of its' soccer and ball fields. The skate park and hockey rink provide an active recreation area for a variety of age groups ranging from 9 up, with the majority of the users being teens. The skate park area also provides an area for gathering and socialization. The Park team also looked at a 60' Pavilion area located next to a playground. Also discussed was the importance of providing fencing between the playground and parking area.



*Little Mulberry Park* – Mulberry Park offered a variety of trail systems through an extreme topographical site. A wide crushed stone and clay nature trail that meandered through the large open space park was visited. Natural materials and non invasive construction methods were used to construct this trail to minimize disturbance of the existing woodlands.

*Rhodes Jordan Park, (Windshield Tour)* – As sister park to Alexander Park, Rhodes Jordan Park houses many of the active recreation fields and park elements. This driving tour was taken so as to reacquaint the steering committee with these elements.

### Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on May 13, 2006 and May 16, 2006 for an informative site walk. Because of the large size of the steering committee and to be able to accommodate all schedules, two separate

days were needed to visit the site. 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.



#### Inventory / Analysis, Concept Presentation

The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee on June 6, 2006.

Diagrams including; Slope and Hydrology Analysis, Soils Analysis, Vegetation Analysis, Opportunities and Constraints Analysis, and 3 Alternative Concept Plans.

#### Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on July 13, 2006, by the Consultant. Also presented were concepts for a “signature” architectural feature, and concepts for a “contemplation” area. 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.

#### Final Master Plan Presentation

On August 8, 2006, the Consultant presented Final Master Plan graphic and cost estimate to Steering Committee. By majority acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic page 30) The Committee voted to prioritize park elements for development when funding becomes available, by means of discussion and majority vote. The Steering Committee then voted to submit the Graphic Plan and their development priorities to the Recreation Authority for their acceptance.

#### Presentation to Recreation Authority

The Steering Committee recommendations were presented to the Gwinnett County Recreation Authority on September 14, 2006. 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 November 21, 2006. 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 Alexander Park Site

## 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.

### Slope (RE: Graphic page 13)

The site reflects abandoned agricultural slope formations. The majority of the site falls between 0% slope and 10% slope. The high point (elev. 1000.0) of the site is located in the northwest corner of the site near the cell tower. The lowest point of the site runs along Pugh Creek at an elevation of 904.0. This is a 96 foot elevation difference across the site.

As mentioned the majority of the site is between 0% and 10% slope, which is favorable for building construction, sports fields, parking and roads and general multi-use fields. The slopes from 5% to 15% will accommodate parking, roads, buildings, and sports fields with very little grading and will offer additional interest and challenge for the anticipated user. The portion of the site with 15% to 20% will need a significant degree of grading and earth moved in order to create anything more than foot paths and picnic sites. The smallest portion of the site is steeper than 20% which is not favorable for construction of any type. These areas include the pond dams and areas along the creeks that have eroded.

### Hydrology (RE: Graphic page 13)

Due to small ridges across the site, the site possesses positive drainage patterns. Several Blue-line stream channels cross the site, the largest of these channels is Pugh Creek. The streams cutting through the site are considered "Blue Line" streams and will therefore be regulated under state waterway laws. If rehabilitation of the stream banks is needed, a variance could be considered. The site amenities will have to be arranged so as not to interfere with any of these state waters or the designated stream buffers surrounding each one. There are existing dam/spillways at the bottom at each of the ponds on site.

Storm water treatments (culverts, swales, etc.) will be placed where proposed trails or park facilities interrupt the flow of the non-Blue Line drainage ways.

#### Soils (RE: Graphic page 14)

Also important in evaluating a site are the soil types, which help to determine the types of construction that can occur on those soils. 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 Alexander Park Site are generally clay loam type soils which are favorable for both passive and active recreation activities utilizing some planning and design techniques. Special emphasis will be needed to minimize the disturbance of the Chewacla soils located along Pugh Creek.

A Geotechnical Report has been established for the site (RE: Appendix I) Boring locations indicate that no rock was encountered to a depth of 25' and seismic traverses indicated no major buried rock formations. The Geotechnical Report states that any partially weathered or fractured rock that may be encountered could be excavated during the mass grading operation utilizing large front end loaders.

#### Vegetation (RE: Graphic page 15)

Vegetation across the site was analyzed and located on the Vegetation Analysis map. The site exhibits predominantly open space reclaimed as grassland, with some outcroppings of blackberry and sumac. Some pines and pine / hardwood mix areas, also located on site, will require some selective clearing. Four specimen trees, three willow oaks on Old Snellville Highway and one Southern Red Oak at Scenic Highway 124 will need to be retained and protected as mentioned in the County Purchase agreement. Though not part of the purchase agreement, there are several large specimen quality trees found along the stream banks that could be an asset to the site if they were retained.

The banks along the existing streams may require bank restoration and stabilization to help improve the quality of the water, and functionality of these areas. Many invasives are also found along the these stream banks, including: privet, wild rose, smilax and poison ivy. Selective clearing is necessary to improve the scenic qualities of the area.

Young alders are located along the pond edges and should be retained to help maintain a living pond.

#### Opportunities & Constraints (RE: Graphic Page. 16)

##### Constraints

- Park site located on busy Scenic Highway (124) and Old Snellville Highway.
- Due to traffic intensity, location of existing driveways on both roads, proximity of site to Sugarloaf traffic lights, clear zone and sight distance requirements, and restrictions due to location of existing trees on site, access locations into

the park are limited.

- GDOT requires a minimum of 350 LF clearance between entrance drives along Hwy. 124.
- County DOT requires a minimum of 125 LF clearance between entrance drives along Old Snellville highway.
- County DOT requires a minimum of 1000 LF between new entrance of park and traffic light at Sugarloaf Parkway.

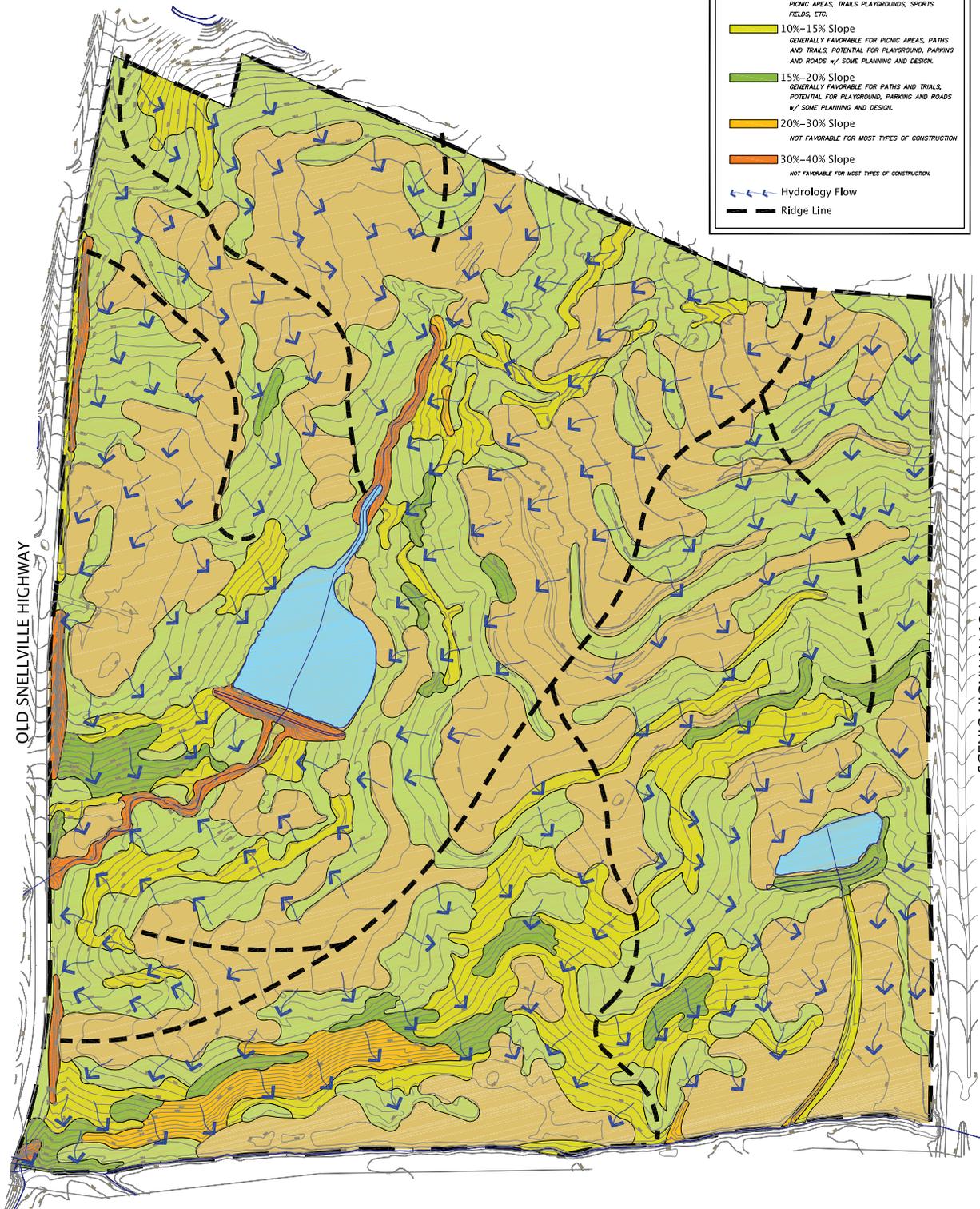
*Note: County Parks and Recreation are in communication with both State and County DOT negotiating a final park entrance location and potential for traffic light on Old Snellville Highway.*

- 75' setback along all waterways, including ponds. (50' undisturbed buffer from top of each bank with and additional 25' setback )
- Excessive noise along Hwy. 124
- Wetlands along Pugh Creek

#### Opportunities

- Minimal slopes (majority of site is 0-10%)
- Views into and out of the park site
- Large specimen trees to be retained
- Existing Pond features - both physical and visual connections
- Two interest points (spring head and small waterfall)
- Soils favorable to park construction

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
	Hydrology Flow
	Ridge Line



PREPARED FOR:  
Gwinnett County Department of  
Community Services

# ALEXANDER PARK SITE

## Slope Analysis

June 6, 2006



**SOILS LEGEND**

**Cfs**

CHERWAGA SOILS - FREQUENTLY FLOODED - THIS DEEP, SOMEWHAT POORLY DRAINED SOIL OCCURS ON FLOOD PLAINS. IT IS LOAMY THROUGHOUT AND UNDERLAIN WITH VARIABLE TEXTURED MATERIALS. THE SEASONAL HIGH-WATER IS .5 TO 1.5 FEET. FLOODING IS COMMON. SLOPES ARE 0-2%. PERMEABILITY IS MODERATE AND AVAILABLE WATER CAPACITY IS HIGH.

NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

**GeB2**

GINNETT CLAY LOAM - 2-6% 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". DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

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 SITING ROADS. SOIL PROFILE SUITABLE FOR STRUCTURES. GOOD LOCATION FOR BOTH OPEN LAND AND WOODLAND WILDLIFE HABITATS.

**GeC2**

GINNETT CLAY LOAM, 6-10% SLOPES, 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". DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

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.

**GeE2**

GINNETT CLAY LOAM, 10-25 % SLOPES, 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". DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

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.

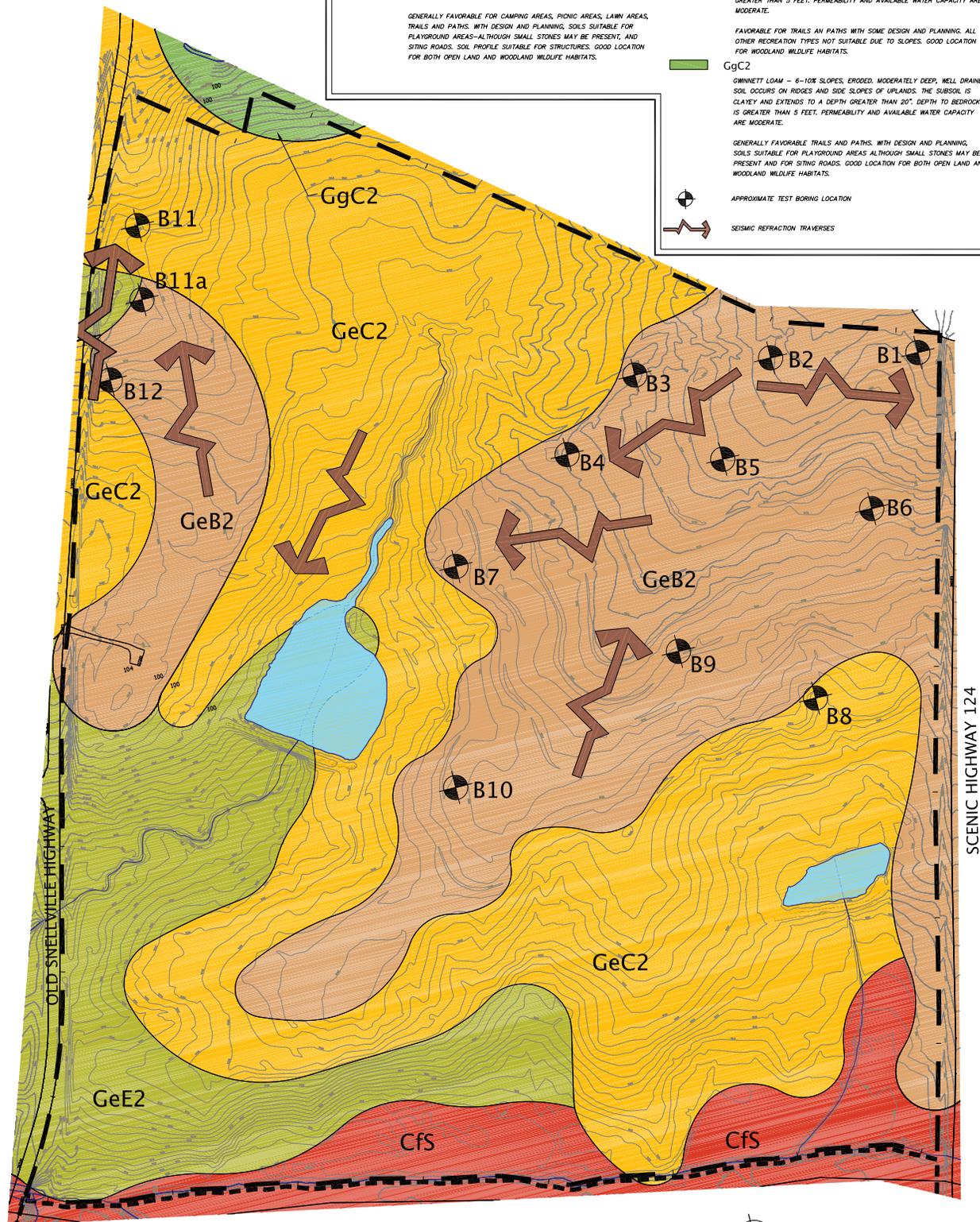
**GgC2**

GINNETT LOAM - 6-10% SLOPES, ERODED, 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". DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

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APPROXIMATE TEST BORING LOCATION

SEISMIC REFRACTION TRAVERSES



**VEGETATION LEGEND**

**Specimen Hardwoods**

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.

**Mature Pines**

PREDOMINANTLY A MIX OF LOBLOLLY AND SHORT LEAF PINES IN VARIOUS STAGES OF GROWTH. DENSELY PLANTED WITH HONEYSUCKLE, WILD GRAPE AND SMLAX VINE DOMINATING THE GROUND PLAIN.

**Young Pines**

PREDOMINANTLY A MIX OF LOBLOLLY AND SHORT LEAF PINES ROUGHLY 8-10' GROWTH. DENSELY PLANTED WITH HONEYSUCKLE, WILD GRAPE AND SMLAX VINE DOMINATING THE GROUND PLAIN.

**Lowlands**

DENSELY PLANTED AREA CONSISTING OF LOWLAND PLANTS INCLUDING INVASIVES SUCH AS PRIVET, BLACKBERRY, WILD ROSE, SMLAX, AND POISON IVY.

**Successional Growth**

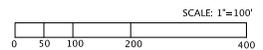
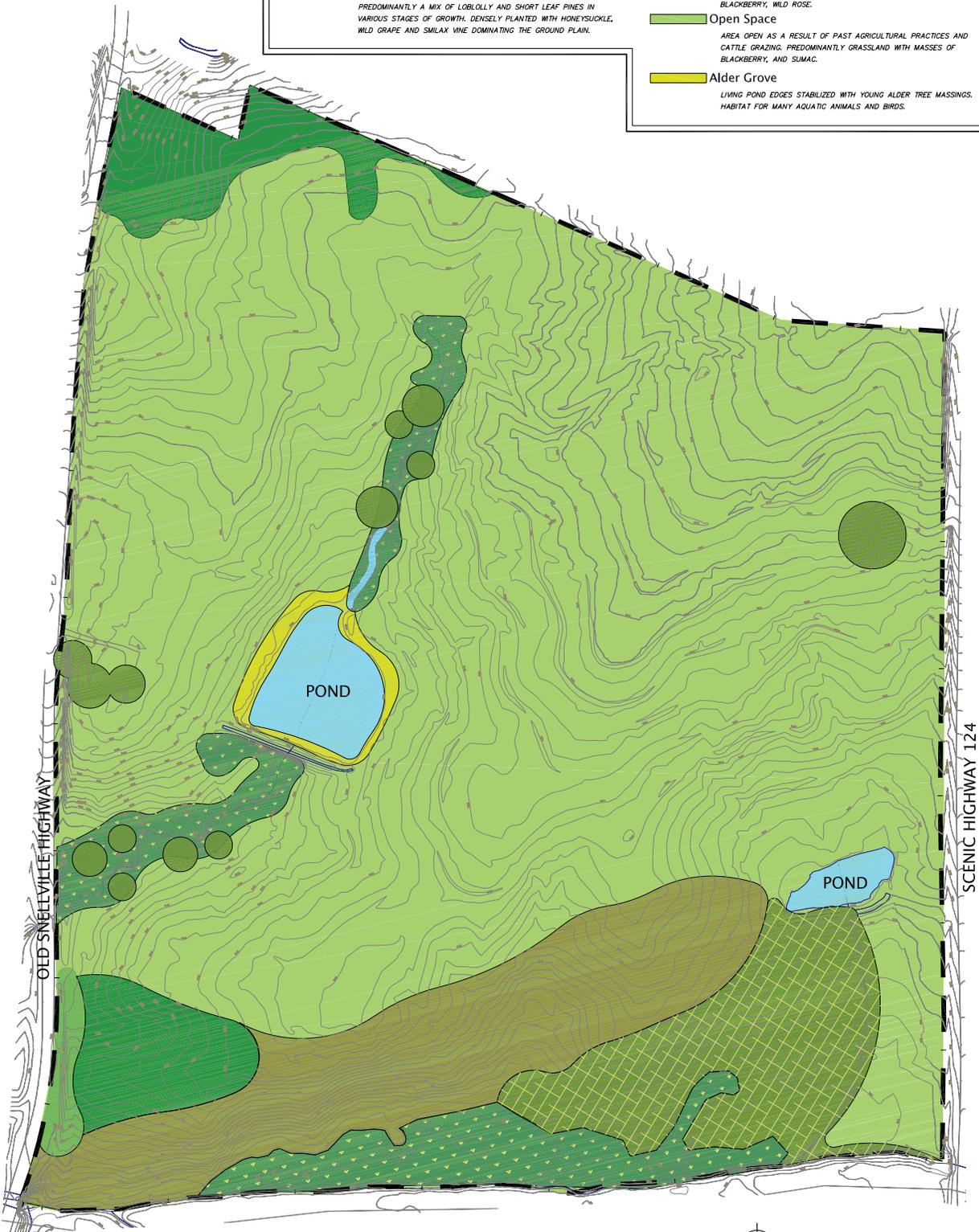
CHARACTERISTIC OF FERAL AGRICULTURAL LAND, MIXTURE OF SMALL PINES AND HARDWOODS WITH LARGE MASSES OF PRIVATE, BLACKBERRY, WILD ROSE.

**Open Space**

AREA OPEN AS A RESULT OF PAST AGRICULTURAL PRACTICES AND CATTLE GRAZING. PREDOMINANTLY GRASSLAND WITH MASSES OF BLACKBERRY, AND SUMAC.

**Alder Grove**

LIVING POND EDGES STABILIZED WITH YOUNG ALDER TREE MASSINGS. HABITAT FOR MANY AQUATIC ANIMALS AND BIRDS.

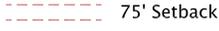


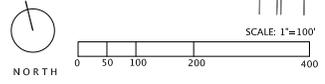
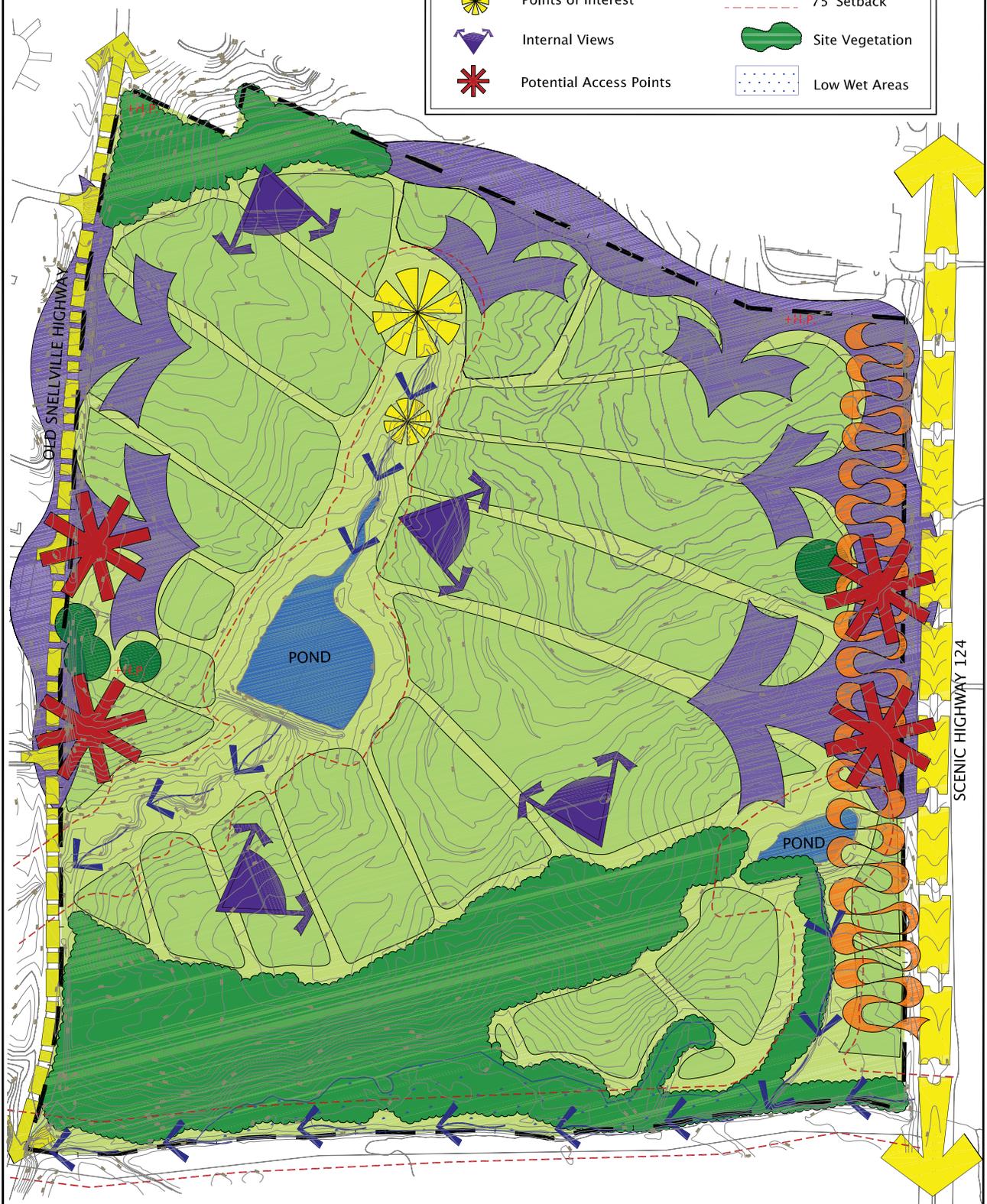
PREPARED FOR:  
Gwinnett County Department of  
Community Services

# ALEXANDER PARK SITE Vegetation Analysis Plan

June 6, 2006



SITE ANALYSIS LEGEND			
	Views into Site		Open Space
	Highway Traffic		Extreme Noise
	Vehicular Traffic		Hydrology Flow
	Points of Interest		75' Setback
	Internal Views		Site Vegetation
	Potential Access Points		Low Wet Areas



PREPARED FOR:  
Gwinnett County Department of  
Community Services

# ALEXANDER PARK SITE

## Site Analysis

June 6, 2006



## 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 February 23, 2006. 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 D contains the complete results.

Top five community interests are as follows:

1. Paved Multi purpose trails - Walking, Jogging, Biking, Roller blading,
2. Rental Pavilions, Picnic Areas, Family Gathering Areas
3. Playground (Multiple Age Groups)
4. Unpaved Nature Trail (hiking, cross country)
5. Passive Only, Green space, Natural areas

During the Park Site Tour (May 13, 2006) a lunch discussion commenced at a local restaurant which included dialog regarding the results of the interest forms. Also included in the discussion was the County wide needs assessment survey (2002) and the County's definition of a Community Park. This information, supported by input from staff and Steering Committee members yielded the program of park elements that the Consultant was tasked with providing for the newly acquired park acreage. The program elements included the following:

- Multi Purpose Trail
- Soft Surface Trail
- Boardwalk
- Lake Activities
- Disk Golf Course
- Soccer Fields (2)
- Teen Area including; free form skate park, basketball, volleyball
- Dog Park
- Small Amphitheater
- Outdoor Classroom
- Contemplation Area
- Large open space area
- Senior Courts (Bocce, horseshoes, checkers / chess)
- Playground areas
- Picnic areas

## 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 concept plans were prepared and presented to the Steering Committee on June 6, 2006. Each concept was depicted utilizing bubble diagrams and they each followed the same program requirements. They differed only through spatial relationships and layout locations. The main access to the park will be along Old Snellville Highway with a secondary entrance on Scenic Highway 124. Each showed alternative solutions for traffic control on Old Snellville Highway. Each Plan showed a maximum of two (2) soccer fields.

*Note: Though each concept shows a different entrance solution, much of the discussion was focused on the layout of the park site NOT the entrance of the park as negotiations with State and County DOT were still in progress*

#### Concept 1 ( RE: Graphic page 21)

- Park entrance located 200lf North of Downeyshire Entrance on Old Snellville Highway, includes acceleration and deceleration lane.
- Entrance aligned for views over open lawn area to pond to hillside pavilion beyond.
- Clear separation between active and passive use.
- West side of park clearly passive, includes: lawn courts area, playground, rental pavilion, restroom building, 9 acre open lawn for unstructured play with potential for plaza area, and 100 car parking.
- East side of park clearly active.
- Two soccer fields snugged up against property line with concession / restroom building (potential for fields to be set into site), maintenance building centrally located,
- Teen area separated from soccer fields, but located for passive policing by park users, and clearly visible from parking area.
- 3 acre dog park located behind teen area
- Playground w/ Shelter
- 25 acre Disk Golf course with “base” pavilion. (Could also be a “signature” architectural element for the park.)
- Plan also includes a “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.

- Piers and shelter located at large pond
- A 1.5 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic are separated completely.
- A 1 mile soft surface trail loop surrounds the disk golf course.

#### Concept 2 ( RE: Graphic page 22)

- Park entrance aligned with Albemarle Entrance. Old Snellville Road realignment required; narrow drive lanes to 11', add 10' median, left turn lanes, and tactile warning strips as traffic control devices.
- Entrance aligned for views across pond to pier and beyond
- Park layout as a series of "rooms"
- Passive section of park located on Old Snellville side to include, lawn courts, Playground rental pavilion, restroom building, 7 acre open lawn for unstructured play, parking for 100 cars. Maintenance Building located on Old Snellville side of park. "Camp Circle" outdoor classroom located at spring head.
- North east corner of park moderate activity area: 3 acre dog park, playground, shelter, 3.5 acre open lawn for unstructured play, teen area with restroom building (located near large parking lot for passive patrolling), parking for 70 cars
- Southern section of park active recreation area: 2 soccer fields with concession / restroom facilities and 18 acre disk golf with shelter over look. Parking for 360 cars.
- Piers and shelter located at large pond, with architectural element on stream.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic intersects at 2 locations utilizing raised crosswalks.

#### Concept 3 ( RE: Graphic page 23)

- Main entrance alignment with Downeyshire entrance. Potential for round-about and Old Snellville Highway realignment.
- Entrance aligned for views across pond with piers on axis with pavilion located on hilltop.
- Park layout as a series of "rooms"
- Passive section of park located in Northwest corner includes 12 acres open lawn for unstructured play, lawn courts area, rental pavilion, restroom building. "Camp Circle" Outdoor classroom located below the Willow Oaks on Old Snellville Highway.

- Parking for passive section on interior of site (not viewed from Old Snellville)
- North east corner houses teen area with restroom building, parking for 60 cars, 2 soccer fields with concession / restroom building
- Southern section houses, 3 acre Dog Park, playground and shelter, large pavilion and overlook and 20 acre disk golf course area.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options including a loop that circles around the upper stream area. Section of Multi use trail through low areas will need to be boardwalk; Pedestrian and Vehicular traffic intersects at 3 locations utilizing raised crosswalks.

Using the spatial bubble diagrams of Concept 1, real diagrammatic form was given to each of the park program elements. The Concept Plan 1 was adjusted based on comments from the Steering Committee and Staff, and further developed into the Preliminary Master Plan for the next meeting (July 13, 2006). The comments relating to the progression of Concept 1 toward the Preliminary Master Plan are as follows:

- Relocation of the Pavilion from the West side to the East side
- Addition of multi-use trail spur trails around pond area.
- Addition of boardwalk at southern end of park site.
- Reduce Dog Park from 3 acres to 2.5 acres.

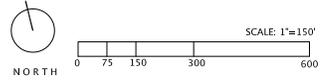


PREPARED FOR:  
 Gwinnett County Department of  
 Community Services

# ALEXANDER PARK SITE

## Concept #1

June 6, 2006



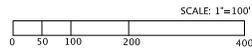


MAIN ENTRANCE ALIGNMENT WITH ALBEMARLE ENTRANCE. OLD SNELLVILLE ROAD REALIGNMENT REQUIRED, NARROW LANE TO 11' ADD 10' MEDIAN, LEFT TURN LANES AND TACTILE WARNING STRIP.

18 ACRE DISK GOLF AREA, w/ PAVILION OVERLOOK

FISHING PIERS

BOARDWALK SPUR OF MULTI-USE TRAIL.



# ALEXANDER PARK SITE

## Concept #2

June 6, 2006

PREPARED FOR:  
Gwinnett County Department of  
Community Services





# ALEXANDER PARK SITE

## Concept #3

June 6, 2006

PREPARED FOR:  
Gwinnett County Department of  
Community Services



## 6.2 Preliminary Master Plan (RE: Graphic Page. 29)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on July 13, 2006. Additionally, concepts for the Signature Architectural Element and Contemplation area were presented. (RE: Graphic pages 25-27) Concepts are as follows:

### Signature Architectural Element:

#### Con-Temple-ative

This folly is regular in shape and uses typical park materials but with a more sculptural roof. The benches are located on the outside of the hexagon plan to allow for inward or outward contemplation.

#### Corbudiago

This sculptural building has a different image from every viewpoint in the park. It has four different structural elements made of polished CMU that intersect the egg shaped base in a variety of ways, either resting completely on top or partially resting on the ground. The metal roof is suspended from the tallest structural element.

#### Japanese Modern

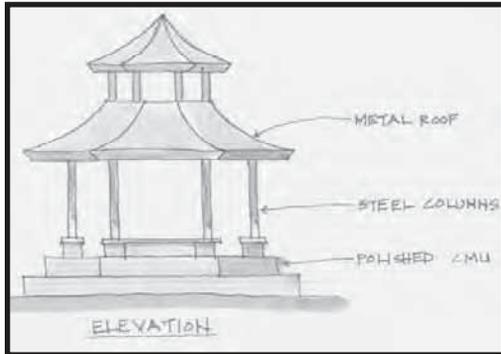
This simple yet asymmetrical pavilion also uses the materials typically found in park buildings but in ways not typically found in the parks. The columns taper to the top and the roof and cupola slope in opposing directions. The stone bench in the center of the covered area encourages the visitor to look outward into the park.

#### Silos

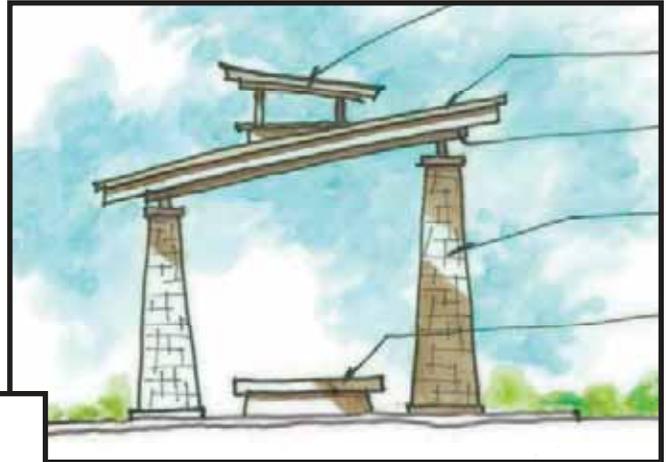
This pair of "silos" hearkens back to the agricultural roots of the county and is an impressive vertical element that can be seen from the nearby highway and all over the park. Lighting of the translucent panels and steel structural frame at the base and top will provide a dramatic effect. The roof between the cylinders provides additional covered area.

#### The Flying Bird

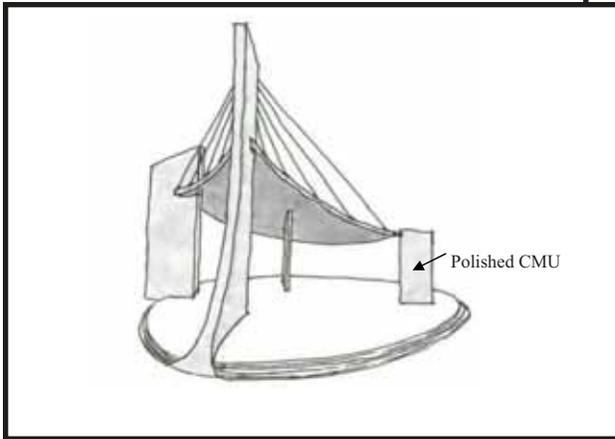
This folly is a more subtle structural element with overlapping winged roof elements and classical style columns that also provides different images from various viewpoints in the park as you can see in the two elevations. Lighting of the roofs will accentuate the theatrical appearance of the elements.



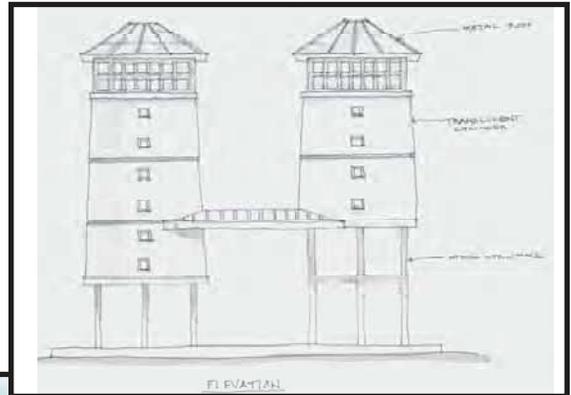
Con-Temple-ative



Japanese Modern



Corbudiago



Silos

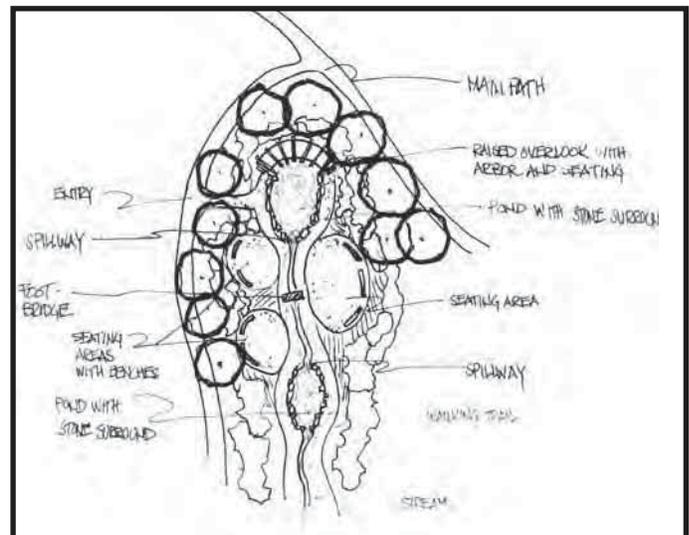


The Flying Bird

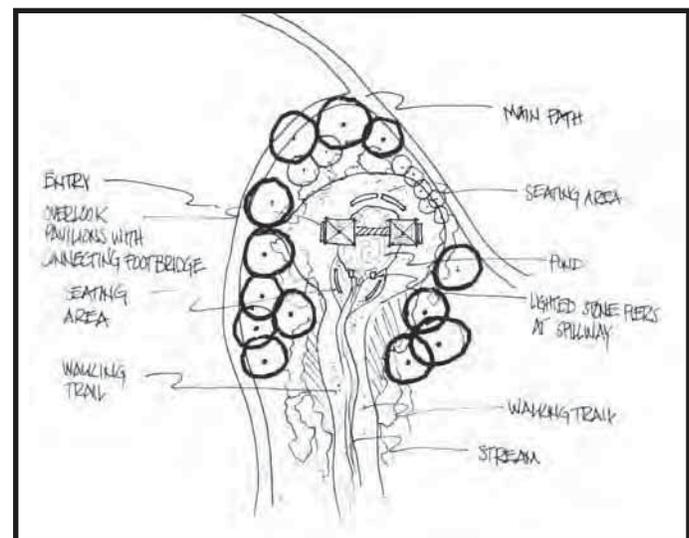
### Contemplation Area

Budget has been provided in the cost estimate to irrigate the park utilizing the water from the lake and to supplement this water with water obtained from a well that will be dropped on site. Due to the low volume of water that spills from the spring head during dry periods it is proposed that the contemplation area ponds be supplemented with water from the existing ponds as well. Discussion then commenced regarding the Contemplation area. jB+a, inc. presented the 3 concepts as follows:

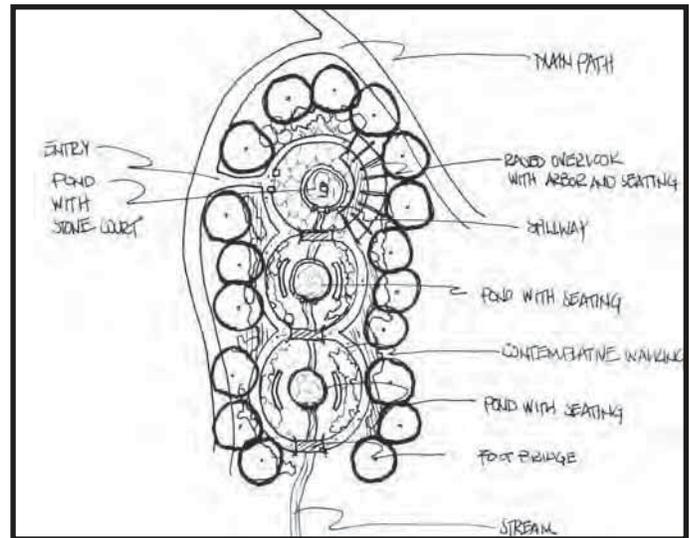
Concept 1 – A series of ponds with stone surround, that spill from one to the other. A raised overlook with an arbor and seating area is to be located at the uppermost pond. Seating areas are to be located along both sides of the stream. Natural paths connect each seating areas to the others.



Concept 2 – One improved pond at the existing spring head is to be located and an overlook with pavilions and connecting footbridge is to be located at the pool. A more dynamic spillway will be created for more profound white noise. Seating areas will be provided at the spillway.



Concept 3 – A series of concentric circular ponds created along the stream, each spilling from one to the other via the stream itself. Views into the area will terminate at a raised overlook with an arbor and seating area. Seating areas will exist at each pond. Walking loops would connect each pond and cross the stream 3 times via pedestrian footbridges.



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 (August 8, 2006). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

- Relocate Signature Architectural Element further out into the landscape on ridge.
- Include access to the soccer fields via walkways, and allow for seating areas to be accommodated along sidelines.
- Revisit the Signature Architectural Element study to show a silo with a “barn structure that is more modern but integrate natural materials and is more “silo-esque.”
- Incorporate Concept 1 for the Contemplation Area (majority vote) into the Final Master Plan

### 6.3 Master Plan (RE: Graphic page 30)

jB+a developed a final color graphic, and cost estimate and presented them to the Steering Committee on August 8, 2006. Additionally, a graphic (RE: Graphic page 31) provided by Chad Smith, AIA ,(Alexander Family) depicting a silo, open structure configuration was presented and by unanimous vote determined to be the point of departure for the signature architectural element.

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. Based upon the conclusions of the Steering Committee it is likely the North East Quadrant will await construction in a future phase. Prioritization is as follows:

1. Infrastructure including site development to support the maintenance compound facility.
2. The Maintenance Compound
3. Road improvements on Old Snellville, Park Entrance Drive and Parking associated with the west side. (A turn around at the end of the parking lot will be constructed instead of a full 2 lane road extending across the entire site.)
4. \$50,000 for Landscape along both frontage roads
5. Plaza / amphitheater area
6. Lawn Courts Area
7. Multi-age group playground area w/ shelter.
8. Disc Golf Course
9. Perimeter Multi-use Trails, Frontage road trail connectors, West side stream trail, East Side Stream Trail, Soft Surface Trail, and Trail amenities.
10. Outdoor Classroom
11. Lake Area (excluding the large fishing piers) smaller overlook deck/piers are to be included, similar to those at Holcomb Bridge Park for socializing.
12. Signature Architectural Element
13. Contemplation Area
14. Teen Area
15. Playground / Pavilion
16. Dog Park
17. Soccer Fields
18. Boardwalk

The final color master plan and cost estimate were prepared and presented to the Recreation Authority on September 14, 2006, 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.

Based on the Recreation Authority's endorsement, the final master plan and cost estimate were present by the Consultant to the Board of Commissioners on November 21, 2006. 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 Alexander Park Site.

**Lawn Courts Area**  
2 Bocce Courts,  
2 Horseshoe  
pits, Picnic Shelter.

**Plaza Area**  
Hardscape Plaza w/ Engineered  
Fill to support trees within paved  
area. Trellis structure for shade & bench swings.  
Terraced seating area for performances  
w/ steps to 3 acre irrigated lawn.

**Contemplation Area**  
Small Shelter @ Spring Head  
Small Patio Area.

**Shelter & Playground**  
30' Shelter, 5000 sf Playground Area  
Access to Lawn area

**Maintenance Building / Yard.**  
**Soccer Fields**  
2 Regulation sized fields (230 x 360)  
Restroom / Concession Plaza  
Perimeter fence and lighted  
Graded to sit lower on site for additional  
buffering.

**"Meadow"**  
Open space for kite flying,  
blanket picnics,  
views to pond.

**Group Pavilion & Playground**  
60' Picnic Pavilion  
5000sf Playground area  
Restroom Building

Detention Pond (Typ.)

**Teen Recreation Area**  
Free Skate Facility w/ social plaza area  
2 Half Court Basketball Courts  
Sand Volleyball  
All facilities to be lighted.



**26 Acre Disk Golf Area**

**Outdoor Classroom**  
Camp Circle Style  
Sand Set Paved Area w/  
Benches.

**Park Entrance**  
Located 200LF North of Downeyshire  
Entrance. Decel, left turn lane & traffic  
light for pedestrian crossing.

**1.15 Mile Soft  
Surface Trail Loop.**

**Boardwalk**  
.3 mile Nature Trail / Boardwalk  
w/ Connection to Paved Multi-Use  
Trail and Soft Surface Trail.

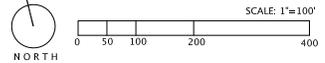
**Park Lake**  
Picnic Shelter  
Fishing Piers,  
Gazebo overlook and  
Adult swings & benches.

**Dog Park Area**  
2.5 Acre fence area in 3 zones  
for off leash play. Includes  
benches, trash receptacles, water.

**1.8 Mile Multi-Use Trail**  
Paved Asphalt trail loop  
w/ benches and trash receptacles.

**Signature Architectural  
Element**

**Park Entrance**  
Decel and Accel.  
Lanes.





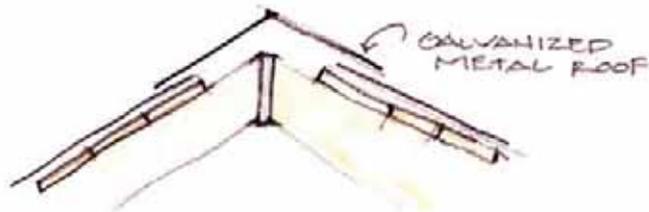
PREPARED FOR:  
Gwinnett County Department of  
Community Services

# ALEXANDER PARK SITE Master Plan

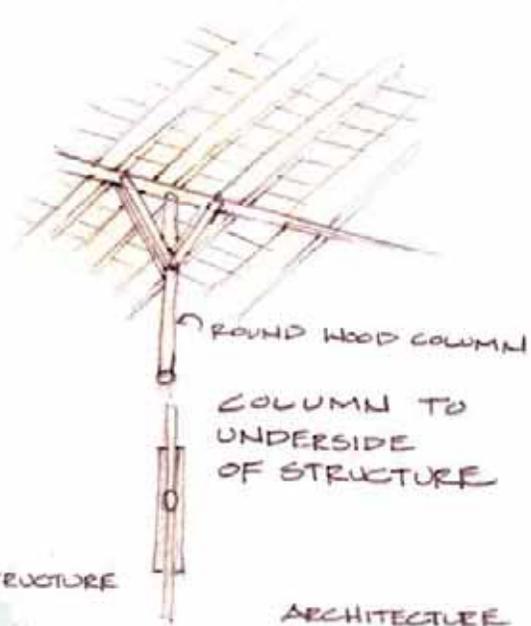
August 8, 2006



# ALEXANDER PARK - SIGNATURE ARCHITECTURAL ELEMENT



RIDGE DETAIL



ROUND WOOD COLUMN  
COLUMN TO UNDERSIDE OF STRUCTURE

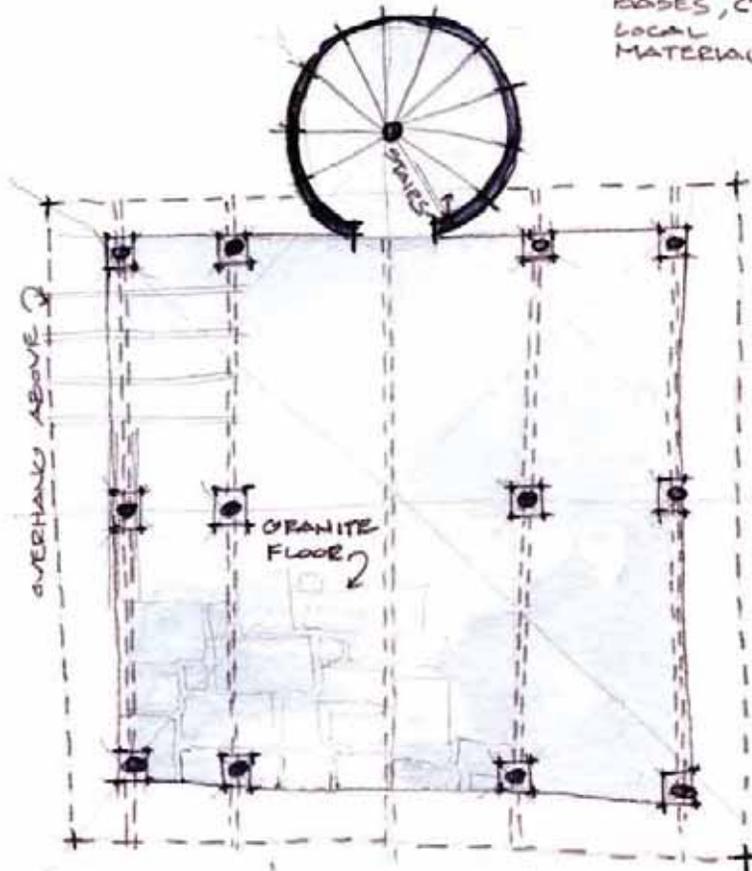
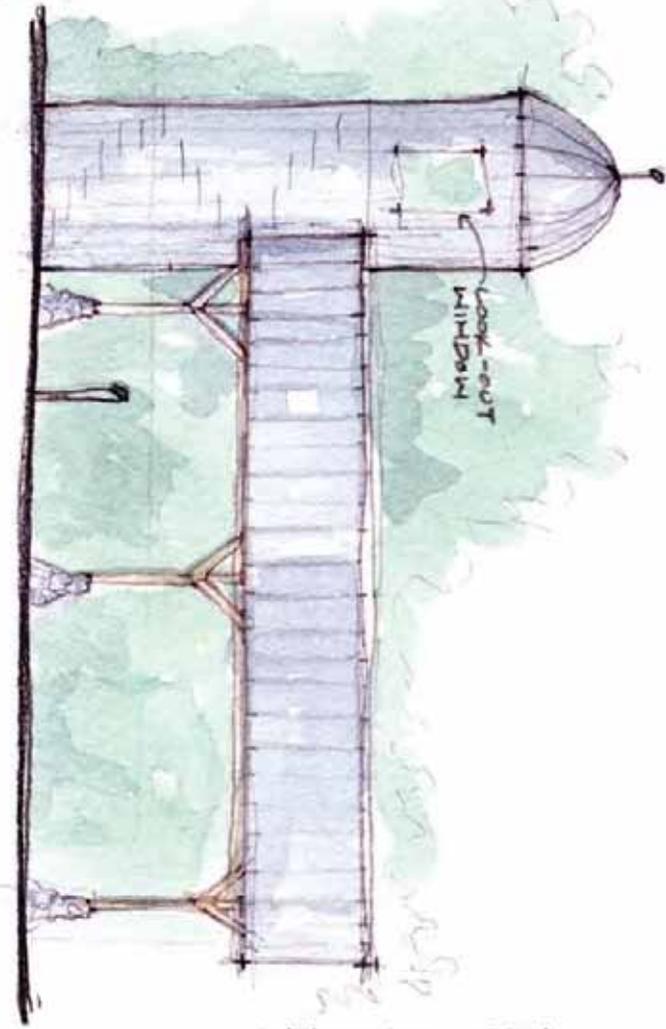


ARCHITECTURE BORROWS FROM CATTLE BARN ON ALEXANDER FARM 2 BARN EXIST BEHIND JAMIE ALEXANDER'S HOUSE

SECTION

TRUNCATED GRANITE BASES, (CTYP.) LOCAL MATERIAL

ELEVATION



PLAN

CHAD ALEXANDER SMITH, AIA  
8.8.08

WWW.CASARC.COM

## 6.4 Program Elements

### Infrastructure

#### Entrance / Paved Asphalt Parking

Two entrances will access the park site. The main entrance will be located approximately 200 LF north of the Downeyshire Entrance of Flowers Crossing, off Old Snellville Highway. The location of this entrance will require some improvements to be made to Old Snellville including: the widening of the road to accommodate, 11' travel lanes and left turn lane, deceleration lane and median, installation of 3-way stop signs, and tactile warning strips. A secondary entrance will be located off Scenic Highway 124. Deceleration and acceleration lanes will be provided but will only accommodate right-in, right-out vehicular travel.

Access to the eastern side of the park will be from the Old Snellville Highway entrance. The entrance will align perpendicular to Old Snellville Highway. The entrance drive travels due east allowing for views across the park before curving to the northwest. It will pass through the eastern parking area which is to be set into the cut slopes to allow for screening of the parking lot. The drive is then intended to continue, in a smooth curve, above the spring head to the double stacked parking area on the eastern side of the park and finally exit to the right only, onto Scenic Highway 124.

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 450 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.

#### Plaza Area

This plaza area will be comprised of concrete pavers laid on top of structural soil to aid in permeability. The plaza will be broken down into smaller gathering areas to allow for a variety of activities to take place. Shade trees placed in "at grade" planters and trellis structures will help to provide shade for these spaces. Additionally bench swings, benches, trash receptacles, bike racks and a freeze resistant drinking fountain and freeze proof bib will be sited as amenities in the plaza area. A standard Gwinnett County restroom building will be centrally located in the plaza area (refer to "Restroom" in this section). The main focal area of the plaza will be the adjacent amphitheater.

#### Amphitheater

The amphitheatre area will consist of terraced grass seating areas for performances. Low granite faced walls will retain the soil needed to accommodate the terracing. Stair assemblies will allow for easier access to the terraces. As mentioned by the steering committee, there

is an interest for the amphitheater area to be utilized for small performances and “screen on the green” type activities.

### **Meadow Area**

To the east of the amphitheatre, a 3 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.

### **Bocce Courts**

Also provided in the open space area will be two (2) gravel field bocce courts. Subsurface drainage will be provided to remove excess water. Gravel base will be contained by timber edge. Courts will be regulation and per County Standards.

### **Horse Shoe Courts**

Provide two horseshoe courts, graded and dimensioned per regulation, at the open space area. Field is to be turf with concrete surrounds and sand pits. Concrete is to meet all ASTM standards.

### **Restroom(s)**

Two (2) standard Gwinnett County restroom buildings will be located at Alexander Park. 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. One restroom will be located on the western portion of the site at the Plaza area, the second will be located on the eastern portion of the site between the teen recreation area and the group pavilion. Facilities are to be sited so that doors face the most active areas of the park for safety.

### **Playground(s)**

Two (2) play areas configured roughly per the master plan concept will be provided. One playground is to be located on the western portion of the site near the plaza area, the other is to be located on the eastern portion of the site near the group pavilion. The play areas will include concrete sidewalks, picnic tables and benches, and a wood chip mulch area with subdrainage per departmental standards. 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 various age groups. 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.

### **Group Pavilion**

A large, 60' standard Gwinnett County pavilion will be located on the eastern portion of the site. The pavilion would be available for reservation through the County, or would be available on a first come first serve basis. The pavilion will be located approximately 100LF from the playground to allow for use of the playground by pavilion users as well as general park users.

### **Outdoor Classroom**

Located amongst the specimen willow oaks on Old Snellville Highway, the outdoor classroom will serve as an extension of adjacent Crews Middle School. The outdoor classroom is to be laid out in an informal "camp circle" style around a sand set paved area. Structural soils are to be utilized to aid in drainage. Benches and trash receptacles will also be located in this area. During construction, the specimen willow oaks are to be retained, and protected.

### **Contemplation Area**

The contemplation area is to be a more gardenesque area of the park. Located at the existing spring head, the point of departure for the contemplation area is to incorporate a series of ponds with stone surround that spill from one to the other. An existing small "waterfall / pool" area should be incorporated into this layout. A raised overlook with an arbor / trellis seating area is to be included near the uppermost pond, and seating areas are to be located along both sides of the stream. Seating areas are to be connected via natural paths.

### **Park Lake**

The lake will be managed as a visual amenity, and irrigation source. The lake is to be maintained as a "Living" entity. Vegetation along banks is to be maintained. Controlled public access to the lake for fishing opportunities is to be via piers. Native plant materials will be installed to help filter pond water, revegetate slopes, and provide shelter and fodder for wild life habitats. Small overlook decks and a small gazebo are to be included along the lake edge as socializing areas.

### **Maintenance Facility**

A fenced and paved yard will be centrally located near the Soccer fields. The maintenance yard will support a maintenance building and adequate parking for park maintenance vehicles. Access to the surrounding park will be via the parking areas or through removable bollards along the multi-use trail.

### **Soccer Complex**

The soccer complex will provide 2 regulation fields in a terraced layout, low retaining walls separating the fields will be necessary to make up grades. The soccer fields are to be set into the cut slopes to minimize visibility from adjacent neighborhoods. The soccer fields will be fenced and lighted. Soccer fields are to be graded out using the engineered soil profile concept using a sand profile with complete subsurface drainage. The fields will be laid out around a centrally located Gwinnett County restroom / concession building and drop off area. The walkway area around the drop off will be a minimum of 10' wide and paved with pavers. Parking provided for the soccer area totals 150 spaces.

### **Teen Recreation Area**

On the eastern side of the park the Teen Recreation Area including a free skate area, plaza area, sand volleyball court, and two half court basketball courts will be located. The siting of this recreation area is to be on axis with the plaza area at the soccer area. These two park elements are to be connected by raised crosswalks. The siting is also intended to aid in passive patrolling of the area. All facilities within the Teen Recreation area will be lighted. The teen recreation area will share a parking lot with the soccer fields and Disc golf area. Fifty (50) parking spaces have been allotted for teen recreation users.

### **Free Skate Area**

A skate park will serve the local community. The design will be a bowl shape and should include a variety of concrete and metal fabrications suitable for skateboards and in-line skates. The Teen Skate area will be connected to the other elements of the teen recreation area via 8' wide concrete sidewalks and a plaza area for socializing. Picnic tables under trees and benches will also be provided. The County will develop posted rules for skate area usage, set fines for infractions, and will determine the extent of supervision and rule enforcement. The venue will be fenced for pedestrian and user safety.

### **Sand Volleyball Court**

A single sand volleyball court will be located in the teen recreation area on the eastern side of the park. Subsurface drainage will be provided to remove excess water. Base is to be a deep sand base contained by a timber edge. Net and dimensions will be per County Standards.

### **Basketball Courts**

Two (2) half-court basketball courts will be provided in the teen recreation area. Court dimensions, fencing, color, and equipment will be regulation and County Standard. The location of the courts was determined to allow for passive patrolling of the facility to minimize unfavorable activities.

### **Dog Park Area**

Located between the teen recreation area and the disc golf course and with a vertical separation of roughly 10' a 2.5 acre dog park will be located. 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, benches, adult swings, trash receptacles, agility course equipment and water fountains for both owners and dogs will also be located.

The dog park will follow a sod 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. The dog park is to be irrigated, grassed, and maintained by the County. Perimeter trees and trees within the fenced area that are healthy and in good quality will be preserved.

Thirty five parking spaces have been allotted for dog park users.

### **Disc Golf**

It is recommended that a disc golf course designer be consulted during the construction documentation phase. The 26 acre disc golf course is to have an open layout, and is to be maintained as a natural area. Tees and baskets are to be oriented to minimize trail user / disc golf participant conflicts. All equipment, and signage is to be County standard.

### **Signature Architectural Element**

Sited on a high peninsula like landform on the eastern portion of the site, this element is intended to be the signature element of Alexander Park. It is also to function as an orientation device for the surrounding park, a "beacon" of light, as well as a usable gathering space and shelter area. The point of departure for the signature architectural element is to be a silo, open structure configuration, which borrows from the cattle barns on the Alexander Farm, utilizes natural materials, and effective dramatic lighting.

### **Multi-use Trail**

The master plan calls for a 12' wide paved trail loop that connects all elements of the park. The 1.5-mile perimeter trail loops around the entire park. It 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, allows for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) area completely separated. Several pedestrian scale bridges will be required to traverse the streams through out the park site.

Beginning at the main entrance on Old Snellville Highway and following the trail clockwise through the site, the multi-use perimeter trail will pass through the passive activity area on the western side of the park, connecting the lawn courts area, the plaza / amphitheater area, and the playground. The trail then swings up above the natural spring at the contemplation area and along the eastern parking lot to connect to the teen recreation area. A series of raised paver crosswalks connects the soccer fields with the trail. The perimeter trail then meanders down the eastern property line to the south and then along the western portion of the disc golf course. At Alexander Lake the perimeter trail crosses over the existing dam completing its loop back at the main entrance. The perimeter trail is completely ADA compliant with slopes equal to or less than 5% grade.

Several intermediate trail loops branch off the perimeter trail, all of which are also ADA compliant.

Lighted Trail Loop - At the request of the citizens steering committee a .75 mile lighted trail loop is to be incorporated into the Multi-use trail system. This designated measured trail is part of the perimeter trail which begins near the outdoor classroom and loops along the parking lot at the plaza to the teen recreation area. The trail turns back on itself at two locations, the outdoor classroom and the teen recreation area. The trail will utilize predominantly road and parking lot lighting with pedestrian scale lighting sited at the returns.

Creek Loop - The .5 mile loop around the creek begins at the western most end of the eastern parking lot and meanders along the stream bisecting the site, the trail then continues across the existing dam and loops up along the western side of the stream.

Meadow Loop - The meadow loop is defined as a .6 mile trail loop that encircles the 'Irrigated Meadow', the natural open space beyond the meadow, and the plaza area itself. The loop utilizes portions of the perimeter loop and the creek loop.

Disc Golf Loop - This secondary loop encompasses the entire disc golf course utilizing portions of the perimeter loop, and the eastern section of the creek loop.

The multi-use trail will allow for access to the surrounding neighborhoods via 6' wide concrete sidewalks. In an attempt to remove pedestrians from congested Scenic Highway 124, the sidewalk meanders along the road within the right-of-way, crossing the secondary entrance via a raised crosswalk, before tying into the perimeter trail just south of the secondary entrance to the park. Access then continues as part of the perimeter trail before separating from the perimeter trail near the southeastern corner of the park.

On the western side of the park the sidewalk follows along the right-of-way crossing the main entrance via a raised crosswalk and tying into the perimeter trail just south of the entrance. Access continues along the perimeter trail to just west of the dam at a trail spur intersection. The spur trail extends west toward the park boundary before returning to a 6' concrete sidewalk. The sidewalk then continues down Old Snellville Highway within the right-of-way to then end of the park property.

### **Soft Surface Trail**

At the request of the citizen steering committee, a 1 mile soft surface trail loop has been included in Alexander Park. The soft surface trail is to be utilized for "cross county" running and exercise. The 12' wide pervious trail is to be field located to minimize disturbance of existing vegetation and to take advantage of some of the more "natural" terrain and slopes for a variety of workout options. Beginning just south of the secondary entrance and continuing around in a clockwise direction, the trail encircles the disc golf course cutting across the small lake dam and zig-zagging across the terrain into the "forested" portion of the site following the natural terrain. At the western end of the disc golf course the trail turns north continuing along the perimeter of the course toward the playground area. From this area the trail then twists south and runs between the dog park to the north and the disc golf course to the south. The soft surface trail is not ADA compliant.

### **Boardwalk**

The boardwalk will be located at the southern end of the park site, in the low wet areas along the northern side of Pugh Creek. The board walk is intended to be a spur trail off the perimeter multi-use trail and therefore will need to comply with ADA standards. Although no wetlands have been designaged, construction methods should utilize non invasive techniques.

### **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, sports fields and teen recreation areas will be the only elements to be lighted in the park. The lights 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. Only a portion of the multi-use trail system is to be lighted utilizing street and parking lighting (RE: *Multi-use trail / Lighted trail loop*, this section), the majority of the multi-use trail will not be lighted. Soft surface trail and boardwalk areas will not be lighted

### **Irrigation system**

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

### **Park Signage**

Provide one (2) standard Gwinnett County Park entrance sign. The sign 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 standard.

### **Site Amenities**

Benches are to be located along the entire length of the multi-use trail at a rate of 1 per every 3000'. Picnic tables, benches, trash receptacles are to be located at each facility. Water fountains are to be freeze / thaw resistant.

### **Site Landscaping**

As part of the land purchase agreement between the County and the Alexander family, several specimen quality trees are to be retained and protected on the park site. These trees include the specimen quality southern red oak off of Scenic Highway 124, just north of the proposed secondary entrance location and 3 specimen quality willow oaks located on Old Snellville Highway, just south of the proposed main entrance location. During construction tree protection fencing is to be put up and maintained at the dripline of each tree. Absolutely no encroachment into the tree protection area is to be tolerated, including storage of construction machinery or materials. Though not part of the land purchase agreement, there are several large hardwood trees located along the stream. These trees are to be retained and protected to add to the aesthetic of the park site. Young alders located along the pond edges should also be retained to help maintain "living" ponds and lakes.

In addition, at the request of the Alexander Family, shade trees are to be installed during phase 1 of the project along the entire length of each frontage road, "A scenic highway should be scenic." These trees should be a minimum of 2" caliper at the time of installation.

**APPENDICES**

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**APPENDICES**

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**COST ESTIMATE FOR  
ALEXANDER PARK  
GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES**

September 14, 2006

Item Description	Quantity	Unit	Unit Price	Total
<b>INFRASTRUCTURE / PHASE 1 INCLUSIONS</b>				
<i>SITE PREPARATION</i>				
A. STAKING	1	JOB	\$25,000.00	\$25,000.00
B. CLEARING	1	JOB	\$50,000.00	\$50,000.00
C. CONSTRUCTION ENTRANCE	2	JOB	\$800.00	\$1,600.00
D. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double row)	14,000	LF	\$3.50	\$49,000.00
2.) ROCK CHECK DAM	1	JOB	\$25,000.00	\$25,000.00
2.) MULCH / SEED	1	JOB	\$75,000.00	\$75,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
E. MASS GRADING	110,000	CY	18.00	\$1,980,000.00
			<b>SUBTOTAL</b>	<b>\$2,207,100.00</b>
<i>SITE UTILITIES</i>				
A. ELECTRICAL SERVICE	1	JOB	\$100,000.00	\$100,000.00
B. POTABLE WATER SERVICE	1,400	LF	\$50.00	\$70,000.00
C. SEWER SERVICE (Includes 1 fire hydrant)	2,500	LF	\$50.00	\$125,000.00
D. GROUNDWATER WELL	1	JOB	\$75,000.00	\$75,000.00
E. IRRIGATION WATER PUMP (Lake Water)	1	JOB	\$50,000.00	\$50,000.00
			<b>SUBTOTAL</b>	<b>\$420,000.00</b>
<i>ROADWAY</i>				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	6,000	LF	\$3.50	\$21,000.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
C. OLD SNELLVILLE HWY ENTRANCE				
1.) ASPHALT - 2"	28,000	SF	\$3.00	\$84,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00
3.) CURB AND GUTTER	1,600	LF	\$15.00	\$24,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) TACTILE WARNING STRIPS	250	LF	\$12.00	\$3,000.00
6.) 3 WAY STOP	1	JOB	\$5,000.00	\$5,000.00
D. SCENIC HIGHWAY ENTRANCE				
1.) ASPHALT - 2"	2,700	SF	\$3.00	\$8,100.00
2.) GAB - 6"	50	CY	\$15.00	\$750.00
3.) CURB AND GUTTER	500	LF	\$15.00	\$7,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
E. ROAD (2 Lane road connecting entrances)				
1.) ASPHALT - 2"	81,000	SF	\$3.00	\$243,000.00
2.) GAB - 6"	1,500	CY	\$15.00	\$22,500.00
3.) CURB AND GUTTER	6,500	LF	\$15.00	\$97,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
F. LIGHTING	16	EA	\$2,000.00	\$32,000.00
G. QUALITY WATER FACILITY (2 Detention Basins)				
1.) FINE GRADING	1	JOB	\$10,000.00	\$10,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$5,000.00	\$5,000.00
3.) MICRO POOL	1	JOB	\$5,000.00	\$5,000.00
4.) PERMANENT GRASSING	1	JOB	\$10,000.00	\$10,000.00
			<b>SUBTOTAL</b>	<b>\$607,850.00</b>

<i>MAINTENANCE COMPOUND</i>		<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	STAKING	1	JOB	\$15,000.00	\$15,000.00
B.	EROSION / SEDIMENT CONTROL				
	1.) SILT FENCE "TYPE C" (Double Row)	1,200	LF	\$3.50	\$4,200.00
	2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
C.	FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D.	MAINTENANCE BUILDING	1	JOB	\$220,000.00	\$220,000.00
E.	PARKING				
	1.) ASPHALT - 2"	14,000	SF	\$3.00	\$42,000.00
	3.) GAB - 6"	250	CY	\$15.00	\$3,750.00
	4.) CURB AND GUTTER	700	LF	\$15.00	\$10,500.00
	5.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	6.) PARKING LOT TREES (Per Ordinance)	4	EA	\$500.00	\$2,000.00
E.	GRANITE FACED RETAINING WALL	65	LF	\$150.00	\$9,750.00
F.	SECURITY FENCE				
	1.) 10' HIGH GALV. PERIMETER FENCE w/ PRIV. SLATS	500	LF	\$18.00	\$9,000.00
	2.) 10'x12' WIDE DBL. HUNG GATES - GAL. w. PRIV. SLATS	2	EA	\$1,000.00	\$2,000.00
<b>SUBTOTAL</b>					<b>\$327,200.00</b>
<i>MISCELLANEOUS</i>		<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	MONUMENT SIGNAGE (1 @ EACH ENTRANCE)	2	EA	\$5,000.00	\$10,000.00
B.	FRONTAGE - PEDESTRIAN ACCESS (6' Wide Concrete Sidewalk)	25,500	SF	\$4.50	\$114,750.00
C.	FRONTAGE - PEDESTRIAN ACCESS (6' Wide Asphalt Connection)	9,600	SF	\$3.00	\$28,800.00
<b>SUBTOTAL</b>					<b>\$153,550.00</b>
<b>INFRASTRUCTURE / PHASE 1 INCLUSIONS SUBTOTAL</b>					<b>\$3,715,700.00</b>

**PARK ELEMENTS WEST SIDE**

<i>PLAZA / AMPHITHEATER / PARKING AREA</i>					
A.	STAKING	1	JOB	\$15,000.00	\$15,000.00
B.	EROSION / SEDIMENT CONTROL				
	1.) SILT FENCE "TYPE C" (Double Row)	800	LF	\$3.50	\$2,800.00
	2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
	3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C.	FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D.	PLAZA AREA PARKING				
	1.) ASPHALT - 2"	27,000	SF	\$3.00	\$81,000.00
	2.) GAB - 6"	500	CY	\$15.00	\$7,500.00
	3.) CURB AND GUTTER	1,400	LF	\$50.00	\$70,000.00
	4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	5.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
	6.) PARKING LOT TREES (Per Ordinance)	20	EA	\$500.00	\$10,000.00
E.	RESTROOM BUILDING	1	EA	\$110,000.00	\$110,000.00
F.	PLAZA				
	1.) CONCRETE PAVERS	20000	SF	\$3.50	\$70,000.00
	2.) STRUCTURAL SOIL	380	CY	\$25.00	\$9,500.00
	3.) TRELLISES	1	JOB	\$60,000.00	\$60,000.00
	4.) LIGHTING	6	EA	\$2,000.00	\$12,000.00
	5.) PLAZA SHADE TREES	6	EA	\$500.00	\$3,000.00
F.	AMPHITHEATER				
	1.) GRANITE FACED RETAINING WALL	500	LF	\$150.00	\$75,000.00
	2.) STAIR ASSEMBLY	3	EA	\$1,000.00	\$3,000.00
G.	OPEN LAWN AREA				
	1.) SOD	130000	SF	\$0.50	\$65,000.00
	2.) IRRIGATION	1	JOB	\$20,000.00	\$20,000.00
H.	AMENITIES				
	1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
	2.) BENCHES	10	EA	\$350.00	\$3,500.00
	3.) BIKE RACK	2	EA	\$250.00	\$500.00
	4.) BENCH SWING	8	EA	\$1,500.00	\$12,000.00
	5.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
	6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	7.) PICNIC TABLES	8	EA	\$500.00	\$4,000.00

8.) GRILLS	4	EA	\$600.00	\$2,400.00
<b>I . SITE UTILITIES</b>				
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00
2.) SEWER SERVICE	700	LF	\$50.00	\$35,000.00
3.) POTABLE WATER SERVICE	700	LF	\$50.00	\$35,000.00
<b>J. QUALITY WATER FACILITY</b>				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
			<b>SUBTOTAL</b>	<b>\$801,000.00</b>
<b>LAWN COURTS AREA</b>				
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>				
A. STAKING	1	JOB	\$5,000.00	\$5,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
D. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00
<b>E. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00
F. HORSESHOE PITS (Includes equipment)	2	EA	\$2,000.00	\$4,000.00
G. BOCCE COURTS	2	EA	\$8,000.00	\$16,000.00
<b>H. AMENITIES</b>				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00
4.) BENCH SWING	2	EA	\$1,500.00	\$3,000.00
			<b>SUBTOTAL</b>	<b>\$75,755.00</b>
<b>MULTI-AGE GROUP PLAYGROUND AREA w/ SHELTER</b>				
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>				
A. STAKING	1	JOB	\$5,000.00	\$5,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	750	LF	\$3.50	\$2,625.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00
E. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00
F. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00
G. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00
<b>H. AMENITIES</b>				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00
4.) GRILLS	2	EA	\$600.00	\$1,200.00
			<b>SUBTOTAL</b>	<b>\$191,980.00</b>
<b>LAKE AREA</b>				
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>				
A. STAKING	1	JOB	\$7,500.00	\$7,500.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$3,000.00	\$3,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
D. FISHING PIERS	2	EA	\$150,000.00	\$300,000.00
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00
F. OVERLOOK SHELTER	1	JOB	\$40,000.00	\$40,000.00
<b>G. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	1600	SF	\$3.00	\$4,800.00
2.) 6" GAB	30	CY	\$15.00	\$450.00

<b>H. AMENITIES</b>				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) BENCH SWING	3	EA	\$1,500.00	\$4,500.00
			<b>SUBTOTAL</b>	<b>\$397,050.00</b>
<b>OUTDOOR CLASSROOM</b>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$2,500.00	\$2,500.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	200	LF	\$3.50	\$700.00
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
<b>C. FINE GRADING</b>				
	1	JOB	\$1,000.00	\$1,000.00
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	2200	SF	\$3.00	\$6,600.00
2.) 6" GAB	40	CY	\$15.00	\$600.00
<b>E. CAMP CIRCLE</b>				
1.) CONCRETE PAVERS	1256	SF	\$3.50	\$4,396.00
2.) STRUCTURAL SOIL	23	CY	\$25.00	\$575.00
<b>F. AMENITIES</b>				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
			<b>SUBTOTAL</b>	<b>\$20,721.00</b>
<b>CONTEMPLATION AREA</b>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
<b>C. FINE GRADING</b>				
	1	JOB	\$4,000.00	\$4,000.00
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	800	SF	\$3.00	\$2,400.00
2.) 6" GAB	14	CY	\$15.00	\$210.00
<b>E. 20' PICNIC SHELTER</b>				
	1	JOB	\$25,000.00	\$25,000.00
<b>F. OVERLOOK AREA</b>				
1.) CONCRETE PAVERS	1500	SF	\$3.50	\$5,250.00
2.) STRUCTURAL SOIL	7	CY	\$25.00	\$175.00
3.) STONE WORK / WALLS	1	JOB	\$10,000.00	\$10,000.00
<b>G. WATER FEATURE</b>				
	1	JOB	\$100,000.00	\$100,000.00
<b>H. AMENITIES</b>				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) TRELLIS	1	JOB	\$25,000.00	\$25,000.00
4.) PEDESTRIAN BRIDGES	2	EA	\$10,000.00	\$20,000.00
			<b>SUBTOTAL</b>	<b>\$213,485.00</b>
			<b>WEST SIDE SUBTOTAL</b>	<b>\$1,699,991.00</b>
<b>PARK ELEMENTS EAST SIDE</b>				
<b>SOCCER FIELDS</b>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C"	4,800	LF	\$3.50	\$16,800.00
2.) MULCH / SEED	1	JOB	\$5,000.00	\$5,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
<b>C. FINE GRADING</b>				
	1	JOB	\$10,000.00	\$10,000.00
<b>D. SOCCER PARKING AREA</b>				
1.) ASPHALT - 2"	50,000	SF	\$3.00	\$150,000.00
2.) GAB - 6"	925	CY	\$15.00	\$13,875.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00

5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
7.) PARKING LOT TREES (Per Ordinance)	24	EA	\$500.00	\$12,000.00
E. 6' WIDE CONCRETE SIDEWALK	7000	SF	\$4.50	\$31,500.00
F. FIELD CONSTRUCTION				
1.) GRANITE FACED RETAINING WALL	100	LF	\$175.00	\$17,500.00
2.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
3.) SOD	190,000	SF	\$0.50	\$95,000.00
4.) FIELD LIGHTING	1	JOB	\$200,000.00	\$200,000.00
5.) FIELD IRRIGATION	1	JOB	\$30,000.00	\$30,000.00
G. RESTROOM / CONCESSION BUILDING	1	EA	\$220,000.00	\$220,000.00
H. PLAZA				
1.) CONCRETE PAVERS	11900	SF	\$3.50	\$41,650.00
2.) STRUCTURAL SOIL	220	CY	\$25.00	\$5,500.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) LIGHTING	4	EA	\$2,000.00	\$8,000.00
5.) PLAZA SHADE TREES	11	EA	\$500.00	\$5,500.00
I. AMENITIES				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) BIKE RACK	1	EA	\$250.00	\$250.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	3	EA	\$500.00	\$1,500.00
7.) 6' BLACK VINYL PERIMETER FENCING(Including Gates)	2500	LF	\$17.50	\$43,750.00
8.) FENCE SCREENING (Goal Area)	2	EA	\$1,200.00	\$2,400.00
9.) MAINTENANCE BINS	2	EA	\$700.00	\$1,400.00
10.) SOCCER GOALS	4	EA	\$2,000.00	\$8,000.00
11.) PICNIC TABLES	2	EA	\$504.00	\$1,008.00
J. SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$15,000.00	\$15,000.00
2.) SEWER SERVICE	500	LF	\$50.00	\$25,000.00
3.) POTABLE WATER SERVICE	200	LF	\$50.00	\$10,000.00
K. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$1,135,433.00</b>
<i>TEEN RECREATION AREA</i>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C"	1,270	LF	\$3.50	\$4,445.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D. TEEN AREA PARKING				
1.) ASPHALT - 2"	17,000	SF	\$3.00	\$51,000.00
2.) GAB - 6"	315	CY	\$15.00	\$4,725.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	4	EA	\$2,000.00	\$8,000.00
7.) PARKING LOT TREES (Per Ordinance)	9	EA	\$500.00	\$4,500.00
E. 30' SHELTER	1	JOB	\$35,000.00	\$35,000.00
F. PLAZA				
1.) CONCRETE PAVERS	12300	SF	\$3.50	\$43,050.00
2.) STRUCTURAL SOIL	275	CY	\$25.00	\$6,875.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) PLAZA SHADE TREES	10	EA	\$500.00	\$5,000.00
G. FREE SKATING AREA	1	JOB	\$300,000.00	\$300,000.00
H. HALF COURT BASKETBALL	1	JOB	\$60,000.00	\$60,000.00
I. SAND VOLLEYBALL COURT	1	JOB	\$18,000.00	\$18,000.00
J. LIGHTING	10	EA	\$2,000.00	\$20,000.00

<b>K. AMENITIES</b>				
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
2.) BENCHES	6	EA	\$350.00	\$2,100.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
7.) EMERGENCY PHONE KIOSK	1	EA	\$3,500.00	\$3,500.00
<b>L. QUALITY WATER FACILITY</b>				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$711,495.00</b>
<b>MULTI-AGE GROUP PLAYGROUND AREA w/ PAVILION</b>				
<b>A. STAKING</b>				
	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$1,500.00	\$1,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
<b>C. FINE GRADING</b>				
	1	JOB	\$5,000.00	\$5,000.00
<b>D. PARKING AREA</b>				
1.) ASPHALT - 2"	13,000	SF	\$3.00	\$39,000.00
2.) GAB - 6"	240	CY	\$15.00	\$3,600.00
3.) CURB AND GUTTER	750	LF	\$50.00	\$37,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	11	EA	\$500.00	\$5,500.00
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00
2.) 6" GAB	13	CY	\$15.00	\$195.00
<b>E. 60' PICNIC PAVILION</b>				
	1	JOB	\$60,000.00	\$60,000.00
<b>F. RESTROOM BUILDING</b>				
	1	JOB	\$110,000.00	\$110,000.00
<b>G. PLAY STRUCTURES</b>				
	1	JOB	\$100,000.00	\$100,000.00
<b>H. ENGINEERED WOOD CHIP MULCH</b>				
	5,000	CF	\$7.50	\$37,500.00
<b>I. AMENITIES</b>				
1.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) GRILLS	4	EA	\$600.00	\$2,400.00
<b>J. SITE UTILITIES</b>				
1.) SITE ELECTRICAL	1	JOB	\$10,000.00	\$10,000.00
2.) SEWER SERVICE	200	LF	\$50.00	\$10,000.00
3.) POTABLE WATER SERVICE	100	LF	\$50.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$459,545.00</b>
<b>OFF-LEASH DOG PARK</b>				
<b>A. STAKING</b>				
	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	1,500	LF	\$3.50	\$5,250.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
<b>C. FINE GRADING</b>				
	1	JOB	\$10,000.00	\$10,000.00
<b>D. PARKING AREA</b>				
1.) ASPHALT - 2"	5,200	SF	\$3.00	\$15,600.00
2.) GAB - 6"	95	CY	\$15.00	\$1,425.00
3.) CURB AND GUTTER	400	LF	\$50.00	\$20,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	6	EA	\$500.00	\$3,000.00
<b>E. DOG PARK CONSTRUCTION</b>				
1.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
2.) 89 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00
3.) 57 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00
4.) SOD FOR TURF GRASS	108,576	SF	\$0.50	\$54,288.00

<b>E. 8' WIDE ASPHALT CONNECTOR TRAIL</b>					
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00	
2.) 6" GAB	13	CY	\$15.00	\$195.00	
<b>G. STAIR ASSEMBLY</b>					
	1	JOB	\$2,000.00	\$2,000.00	
<b>H. AMENITIES</b>					
1.) 6' BLACK VINYL PERIMETER FENCING(Including Gates)	1350	LF	\$17.50	\$23,625.00	
2.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00	
3.) BENCHES	8	EA	\$350.00	\$2,800.00	
4.) WATER FOUNTAIN w/ DOG DISH FILLER(Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00	
5.) DOG AGILITY EQUIPMENT	1	JOB	\$20,000.00	\$20,000.00	
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
7.) BENCH SWINGS	4	EA	\$500.00	\$2,000.00	
8.) INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,000.00	\$1,000.00	
<b>I. QUALITY WATER FACILITY</b>					
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00	
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00	
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00	
				<b>SUBTOTAL</b>	<b>\$282,633.00</b>
<b>DISC GOLF COURSE</b>					
<i>DISC GOLF COURSE</i>					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
<b>A. STAKING</b>					
	1	JOB	\$7,500.00	\$7,500.00	
<b>B. EROSION / SEDIMENT CONTROL</b>					
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
<b>C. AMENITIES</b>					
1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00	
2.) BENCHES	8	EA	\$350.00	\$2,800.00	
3.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
4.) DISC GOLF EQUIPMENT (Tees & Hole Nets)	1	JOB	\$20,000.00	\$20,000.00	
				<b>SUBTOTAL</b>	<b>\$40,250.00</b>
<b>SIGNATURE ARCHITECTURAL ELEMENT</b>					
<i>SIGNATURE ARCHITECTURAL ELEMENT</i>					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
<b>A. STAKING</b>					
	1	JOB	\$15,000.00	\$15,000.00	
<b>B. EROSION / SEDIMENT CONTROL</b>					
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
<b>C. FINE GRADING</b>					
	1	JOB	\$10,000.00	\$10,000.00	
<b>D. SIGNATURE ARCHITECTURAL ELEMENT</b>					
	1	JOB	\$250,000.00	\$250,000.00	
<b>E. LIGHTING</b>					
	1	JOB	\$50,000.00	\$50,000.00	
<b>F. SITE UTILITIES</b>					
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00	
				<b>SUBTOTAL</b>	<b>\$380,750.00</b>
<b>TRAIL SYSTEM</b>					
<i>TRAIL SYSTEM</i>					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
<b>A. STAKING</b>					
	1	JOB	\$15,000.00	\$15,000.00	
<b>B. EROSION / SEDIMENT CONTROL</b>					
1.) SILT FENCE "TYPE C" (Double Row)	15,132	LF	\$3.50	\$52,962.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	5,000	LF	\$4.00	\$20,000.00	
<b>C. FINE GRADING</b>					
	1	JOB	\$20,000.00	\$20,000.00	
<b>D. 12' WIDE ASPHALT MULTIUSE TRAIL(Outer Perimeter)</b>					
1.) 2" ASPHALT	90,000	SF	\$3.00	\$270,000.00	
2.) 6" GAB	1,700	CY	\$15.00	\$25,500.00	
<b>E. 12' WIDE ASPHALT MULTIUSE TRAIL(Stream Section - West Side)</b>					
1.) 2" ASPHALT	18,000	SF	\$3.00	\$54,000.00	
2.) 6" GAB	350	CY	\$15.00	\$5,250.00	
<b>F. 12' WIDE ASPHALT MULTIUSE TRAIL(Stream Section - East Side)</b>					
1.) 2" ASPHALT	12,000	SF	\$3.00	\$36,000.00	
2.) 6" GAB	200	CY	\$15.00	\$3,000.00	
<b>G. 12' WIDE ASPHALT MULTIUSE TRAIL(Teen Zone Section)</b>					
1.) 2" ASPHALT	7,500	SF	\$3.00	\$22,500.00	
2.) 6" GAB	140	CY	\$15.00	\$2,100.00	
<b>H. 12' WIDE - SOFT SURFACE TRAIL</b>					
1.) 4" SHREADED WOOD MULCH	80,000	SF	\$1.50	\$120,000.00	
2.) 6" GAB	1,500	CY	\$15.00	\$22,500.00	

I.	8' WIDE - CONNECTOR TRAILS - ASPHALT				
	1.) 2" ASPHALT	2,000	SF	\$3.00	\$6,000.00
	2.) 6" GAB	40	CY	\$15.00	\$600.00
J.	12' WIDE - BOARDWALK(Includes Geotech)	1	JOB	\$1,000,000.00	\$1,000,000.00
L.	PEDESTRIAN BRIDGE	2	EA	\$60,000.00	\$120,000.00
K.	AMENITIES				
	1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00
	2.) BENCHES (1 EVERY 3000')	8	EA	\$350.00	\$2,800.00
	3.) TRAIL MARKERS	1	JOB	\$7,500.00	\$7,500.00
	4.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	5.) REMOVABLE BOLLARDS	6	EA	\$150.00	\$900.00
L.	LIGHTING(.75 Mile Section of Multiuse Trail)	4	EA	\$2,000.00	\$8,000.00
				<b>SUBTOTAL</b>	<b>\$1,821,312.00</b>
				<b>EAST SIDE SUBTOTAL</b>	<b>\$4,831,418.00</b>

MISCELLANEOUS					
	RENOVATIONS / IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	TOTAL
A.	LAKE EDGE STABILIZATION / ENHANCEMENT	1	JOB	\$500,000.00	\$500,000.00
B.	SILTATION REMOVAL	1	JOB	\$50,000.00	\$50,000.00
C.	DAM IMPROVEMENTS	1	JOB	\$500,000.00	\$500,000.00
D.	STREAM BANK RESTORATION	1	JOB	\$1,000,000.00	\$1,000,000.00
E.	WETLANDS RESTORATION / EXOTICS REMOVAL	1	JOB	\$150,000.00	\$150,000.00
				<b>SUBTOTAL RENOVATIONS</b>	<b>\$2,200,000.00</b>
	GEOTECHNICAL TESTING	QUANTITY	UNIT	UNIT PRICE	TOTAL
A.	TESTING ROADS / PARKING/ STRUCTURES/ BRIDGES / DAMS	1	JOB	\$150,000.00	\$150,000.00
				<b>SUBTOTAL GEOTECH</b>	<b>\$150,000.00</b>
	SITE LANDSCAPING	QUANTITY	UNIT	UNIT PRICE	TOTAL
A.	LANDSCAPE (TREE, SHRUBS, GROUNDCOVER, MULCH)	1	JOB	\$250,000.00	\$250,000.00
B.	SEEDING FOR TURF GRASS	1	JOB	\$25,000.00	\$25,000.00
				<b>SUBTOTAL SITE LANDSCAPING</b>	<b>\$275,000.00</b>
				<b>MISCELLANEOUS SUBTOTAL</b>	<b>\$2,625,000.00</b>

				<b>GRAND SUBTOTAL</b>	<b>\$12,872,109.00</b>
				MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)	\$1,287,210.90
				<b>SUBTOTAL</b>	<b>\$14,159,319.90</b>
				15% CONTINGENCY FOR PRELIMINARY PLAN LEVEL COST ESTIMATE	\$2,123,897.99
				<b>SUBTOTAL</b>	<b>\$16,283,217.89</b>
				12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES	\$1,953,986.15
				<b>PROJECT TOTAL</b>	<b>\$18,237,204.03</b>

NOTE:

jB+A Project Total \$18,237,204.03

Alexander Park **TOTAL** Phase 1 Budget - \$6,000,000

Alexander Park **ACTUAL** Phase 1 Budget - \$5,187,000 (\$6,000,000 less 9% for A/E and 5% for Program Management)

Note: Totals reflecting quantities different from those listed above, have not been approved by jB+a, inc.

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

Refer to the attached itemized Master Plan level Spreadsheet



**PRIORITIES COST ESTIMATE FOR  
ALEXANDER PARK  
GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES**

September 14, 2006

Item Description	Quantity	Unit	Unit Price	Total	Phase 1 - West Side Only
<b>INFRASTRUCTURE / PHASE 1 INCLUSIONS</b>					
<i>SITE PREPARATION</i>					
A. STAKING	1	JOB	\$25,000.00	\$25,000.00	\$8,300.00
B. CLEARING	1	JOB	\$50,000.00	\$50,000.00	\$16,500.00
C. CONSTRUCTION ENTRANCE	2	JOB	\$800.00	\$1,600.00	\$1,600.00
D. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" ( Double row)	14,000	LF	\$3.50	\$49,000.00	\$16,200.00
2.) ROCK CHECK DAM	1	JOB	\$25,000.00	\$25,000.00	\$8,300.00
2.) MULCH / SEED	1	JOB	\$75,000.00	\$75,000.00	\$30,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
E. MASS GRADING	110,000	CY	18.00	\$1,980,000.00	\$700,000.00
<b>SUBTOTAL</b>				<b>\$2,207,100.00</b>	<b>\$782,400.00</b>
<i>SITE UTILITIES</i>					
A. ELECTRICAL SERVICE	1	JOB	\$100,000.00	\$100,000.00	\$100,000.00
B. POTABLE WATER SERVICE	1,400	LF	\$50.00	\$70,000.00	\$70,000.00
C. SEWER SERVICE (Includes 1 fire hydrant)	2,500	LF	\$50.00	\$125,000.00	\$125,000.00
D. GROUNDWATER WELL	1	JOB	\$75,000.00	\$75,000.00	\$75,000.00
E. IRRIGATION WATER PUMP (Lake Water)	1	JOB	\$50,000.00	\$50,000.00	\$50,000.00
<b>SUBTOTAL</b>				<b>\$420,000.00</b>	<b>\$420,000.00</b>
<i>ROADWAY</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" ( Double Row)	6,000	LF	\$3.50	\$21,000.00	\$7,000.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$800.00
C. OLD SNELLVILLE HWY ENTRANCE					
1.) ASPHALT - 2"	28,000	SF	\$3.00	\$84,000.00	\$84,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00	\$7,500.00
3.) CURB AND GUTTER	1,600	LF	\$15.00	\$24,000.00	\$24,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
5.) TACTILE WARNING STRIPS	250	LF	\$12.00	\$3,000.00	\$3,000.00
6.) 3 WAY STOP	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. SCENIC HIGHWAY ENTRANCE					
1.) ASPHALT - 2"	2,700	SF	\$3.00	\$8,100.00	
2.) GAB - 6"	50	CY	\$15.00	\$750.00	
3.) CURB AND GUTTER	500	LF	\$15.00	\$7,500.00	
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
E. ROAD (2 Lane road connecting entrances)					
1.) ASPHALT - 2"	81,000	SF	\$3.00	\$243,000.00	\$71,000.00
2.) GAB - 6"	1,500	CY	\$15.00	\$22,500.00	\$6,000.00
3.) CURB AND GUTTER	6,500	LF	\$15.00	\$97,500.00	\$33,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$500.00
F. LIGHTING	16	EA	\$2,000.00	\$32,000.00	\$8,000.00
G. QUALITY WATER FACILITY (2 Detention Basins)					
1.) FINE GRADING	1	JOB	\$10,000.00	\$10,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$5,000.00	\$5,000.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
4.) PERMANENT GRASSING	1	JOB	\$10,000.00	\$10,000.00	\$2,500.00
<b>SUBTOTAL</b>				<b>\$607,850.00</b>	<b>\$271,300.00</b>
<i>MAINTENANCE COMPOUND</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" ( Double Row)	1,200	LF	\$3.50	\$4,200.00	\$4,200.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. MAINTENANCE BUILDING	1	JOB	\$220,000.00	\$220,000.00	\$220,000.00
E. PARKING					
1.) ASPHALT - 2"	14,000	SF	\$3.00	\$42,000.00	\$42,000.00
3.) GAB - 6"	250	CY	\$15.00	\$3,750.00	\$3,750.00
4.) CURB AND GUTTER	700	LF	\$15.00	\$10,500.00	\$10,500.00
5.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
6.) PARKING LOT TREES (Per Ordinance)	4	EA	\$500.00	\$2,000.00	\$2,000.00
E. GRANITE FACED RETAINING WALL	65	LF	\$150.00	\$9,750.00	\$9,750.00
F. SECURITY FENCE					

1.) 10' HIGH GALV. PERIMETER FENCE w/ PRIV. SLATS	500	LF	\$18.00	\$9,000.00	\$9,000.00
2.) 10'x12' WIDE DBL. HUNG GATES - GAL. w. PRIV. SLATS	2	EA	\$1,000.00	\$2,000.00	\$2,000.00
<b>SUBTOTAL</b>				<b>\$327,200.00</b>	<b>\$327,200.00</b>
<b>MISCELLANEOUS</b>					
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>	
A.. MONUMENT SIGNAGE (1 @ EACH ENTRANCE)	2	EA	\$5,000.00	\$10,000.00	\$5,000.00
B. FRONTAGE - PEDESTRIAN ACCESS (6' Wide Concrete Sidewalk)	25,500	SF	\$4.50	\$114,750.00	\$114,750.00
C. FRONTAGE - PEDESTRIAN ACCESS (6' Wide Asphalt Connection)	9,600	SF	\$3.00	\$28,800.00	\$28,800.00
<b>SUBTOTAL</b>				<b>\$153,550.00</b>	<b>\$148,550.00</b>
<b>INFRASTRUCTURE / PHASE 1 INCLUSIONS SUBTOTAL</b>				<b>\$3,715,700.00</b>	<b>\$1,949,450.00</b>
<b>PARK ELEMENTS WEST SIDE</b>					
<i>PLAZA / AMPHITHEATER / PARKING AREA</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	800	LF	\$3.50	\$2,800.00	\$2,800.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. PLAZA AREA PARKING					
1.) ASPHALT - 2"	27,000	SF	\$3.00	\$81,000.00	\$81,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00	\$7,500.00
3.) CURB AND GUTTER	1,400	LF	\$50.00	\$70,000.00	\$70,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00	\$14,000.00
6.) PARKING LOT TREES (Per Ordinance)	20	EA	\$500.00	\$10,000.00	\$10,000.00
E. RESTROOM BUILDING	1	EA	\$110,000.00	\$110,000.00	\$110,000.00
F. PLAZA					
1.) CONCRETE PAVERS	20000	SF	\$3.50	\$70,000.00	\$70,000.00
2.) STRUCTURAL SOIL	380	CY	\$25.00	\$9,500.00	\$9,500.00
3.) TRELLISES	1	JOB	\$60,000.00	\$60,000.00	\$60,000.00
4.) LIGHTING	6	EA	\$2,000.00	\$12,000.00	\$12,000.00
5.) PLAZA SHADE TREES	6	EA	\$500.00	\$3,000.00	\$3,000.00
F. AMPHITHEATER					
1.) GRANITE FACED RETAINING WALL	500	LF	\$150.00	\$75,000.00	\$75,000.00
2.) STAIR ASSEMBLY	3	EA	\$1,000.00	\$3,000.00	\$3,000.00
G. OPEN LAWN AREA					
1.) SOD	130000	SF	\$0.50	\$65,000.00	\$65,000.00
2.) IRRIGATION	1	JOB	\$20,000.00	\$20,000.00	\$20,000.00
H. AMENITIES					
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00	\$1,800.00
2.) BENCHES	10	EA	\$350.00	\$3,500.00	\$3,500.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00	\$500.00
4.) BENCH SWING	8	EA	\$1,500.00	\$12,000.00	\$12,000.00
5.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00	\$2,000.00
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
7.) PICNIC TABLES	8	EA	\$500.00	\$4,000.00	\$4,000.00
8.) GRILLS	4	EA	\$600.00	\$2,400.00	\$2,400.00
I. SITE UTILITIES					
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00	\$50,000.00
2.) SEWER SERVICE	700	LF	\$50.00	\$35,000.00	\$35,000.00
3.) POTABLE WATER SERVICE	700	LF	\$50.00	\$35,000.00	\$35,000.00
J. QUALITY WATER FACILITY					
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$801,000.00</b>	<b>\$799,500.00</b>
<i>LAWN COURTS AREA</i>					
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>	
A. STAKING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00	\$2,100.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
D. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00	\$35,000.00
E. 8' WIDE ASPHALT CONNECTOR TRAILS					
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00	\$105.00
F. HORSESHOE PITS (Includes equipment)	2	EA	\$2,000.00	\$4,000.00	\$4,000.00
G. BOCCIE COURTS	2	EA	\$8,000.00	\$16,000.00	\$16,000.00

<b>H. AMENITIES</b>						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00	\$1,000.00	
4.) BENCH SWING	2	EA	\$1,500.00	\$3,000.00	\$3,000.00	
<b>SUBTOTAL</b>				<b>\$75,755.00</b>	<b>\$74,255.00</b>	
<b>MULTI-AGE GROUP PLAYGROUND AREA w/ SHELTER</b>						
	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>		
A. STAKING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	750	LF	\$3.50	\$2,625.00	\$2,625.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>						
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00	\$1,200.00	
2.) 6" GAB	7	CY	\$15.00	\$105.00	\$105.00	
E. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00	\$35,000.00	
F. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00	\$100,000.00	
G. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00	\$37,500.00	
<b>H. AMENITIES</b>						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00	\$1,000.00	
4.) GRILLS	2	EA	\$600.00	\$1,200.00	\$1,200.00	
<b>SUBTOTAL</b>				<b>\$191,980.00</b>	<b>\$190,480.00</b>	
<b>LAKE AREA</b>						
	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>		
A. STAKING	1	JOB	\$7,500.00	\$7,500.00	\$7,500.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00	\$3,500.00	
2.) MULCH / SEED	1	JOB	\$3,000.00	\$3,000.00	\$3,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
D. FISHING PIERS	2	EA	\$150,000.00	\$300,000.00	\$150,000.00	
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00	\$25,000.00	
F. OVERLOOK SHELTER	1	JOB	\$40,000.00	\$40,000.00	\$40,000.00	
<b>G. 8' WIDE ASPHALT CONNECTOR TRAILS</b>						
1.) 2" ASPHALT	1600	SF	\$3.00	\$4,800.00	\$4,800.00	
2.) 6" GAB	30	CY	\$15.00	\$450.00	\$450.00	
<b>H. AMENITIES</b>						
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00	\$900.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00	\$2,000.00	
4.) BENCH SWING	3	EA	\$1,500.00	\$4,500.00	\$4,500.00	
<b>SUBTOTAL</b>				<b>\$397,050.00</b>	<b>\$245,550.00</b>	
<b>OUTDOOR CLASSROOM</b>						
	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>		
A. STAKING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	200	LF	\$3.50	\$700.00	\$700.00	
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>						
1.) 2" ASPHALT	2200	SF	\$3.00	\$6,600.00	\$6,600.00	
2.) 6" GAB	40	CY	\$15.00	\$600.00	\$600.00	
<b>E. CAMP CIRCLE</b>						
1.) CONCRETE PAVERS	1256	SF	\$3.50	\$4,396.00	\$4,396.00	
2.) STRUCTURAL SOIL	23	CY	\$25.00	\$575.00	\$575.00	
<b>F. AMENITIES</b>						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
<b>SUBTOTAL</b>				<b>\$20,721.00</b>	<b>\$20,721.00</b>	
<b>CONTEMPLATION AREA</b>						
	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>		
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00	\$2,100.00	
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$4,000.00	\$4,000.00	\$4,000.00	
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>						
1.) 2" ASPHALT	800	SF	\$3.00	\$2,400.00	\$2,400.00	
2.) 6" GAB	14	CY	\$15.00	\$210.00	\$210.00	
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00	\$25,000.00	

<b>F. OVERLOOK AREA</b>				
1.) CONCRETE PAVERS	1500	SF	\$3.50	\$5,250.00
2.) STRUCTURAL SOIL	7	CY	\$25.00	\$175.00
3.) STONE WORK / WALLS	1	JOB	\$10,000.00	\$10,000.00
G. WATER FEATURE	1	JOB	\$100,000.00	\$100,000.00
<b>H. AMENITIES</b>				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) TRELLIS	1	JOB	\$25,000.00	\$25,000.00
4.) PEDESTRIAN BRIDGES	2	EA	\$10,000.00	\$20,000.00
<b>SUBTOTAL</b>				<b>\$213,485.00</b>
<b>WEST SIDE SUBTOTAL</b>				<b>\$1,699,991.00</b>
				<b>\$1,330,506.00</b>

<b>PARK ELEMENTS EAST SIDE</b>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
<i>SOCCER FIELDS</i>				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C"	4,800	LF	\$3.50	\$16,800.00
2.) MULCH / SEED	1	JOB	\$5,000.00	\$5,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00
<b>D. SOCCER PARKING AREA</b>				
1.) ASPHALT - 2"	50,000	SF	\$3.00	\$150,000.00
2.) GAB - 6"	925	CY	\$15.00	\$13,875.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
7.) PARKING LOT TREES (Per Ordinance)	24	EA	\$500.00	\$12,000.00
E. 6' WIDE CONCRETE SIDEWALK	7000	SF	\$4.50	\$31,500.00
<b>F. FIELD CONSTRUCTION</b>				
1.) GRANITE FACED RETAINING WALL	100	LF	\$175.00	\$17,500.00
2.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
3.) SOD	190,000	SF	\$0.50	\$95,000.00
4.) FIELD LIGHTING	1	JOB	\$200,000.00	\$200,000.00
5.) FIELD IRRIGATION	1	JOB	\$30,000.00	\$30,000.00
G. RESTROOM / CONCESSION BUILDING	1	EA	\$220,000.00	\$220,000.00
<b>H. PLAZA</b>				
1.) CONCRETE PAVERS	11900	SF	\$3.50	\$41,650.00
2.) STRUCTURAL SOIL	220	CY	\$25.00	\$5,500.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) LIGHTING	4	EA	\$2,000.00	\$8,000.00
5.) PLAZA SHADE TREES	11	EA	\$500.00	\$5,500.00
<b>I. AMENITIES</b>				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) BIKE RACK	1	EA	\$250.00	\$250.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	3	EA	\$500.00	\$1,500.00
7.) 6' BLACK VINYL PERIMETER FENCING (Including Gates)	2500	LF	\$17.50	\$43,750.00
8.) FENCE SCREENING (Goal Area)	2	EA	\$1,200.00	\$2,400.00
9.) MAINTENANCE BINS	2	EA	\$700.00	\$1,400.00
10.) SOCCER GOALS	4	EA	\$2,000.00	\$8,000.00
11.) PICNIC TABLES	2	EA	\$504.00	\$1,008.00
<b>J. SITE UTILITIES</b>				
1.) SITE ELECTRICAL	1	JOB	\$15,000.00	\$15,000.00
2.) SEWER SERVICE	500	LF	\$50.00	\$25,000.00
3.) POTABLE WATER SERVICE	200	LF	\$50.00	\$10,000.00
<b>K. QUALITY WATER FACILITY</b>				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$1,135,433.00</b>
<i>TEEN RECREATION AREA</i>				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C"	1,270	LF	\$3.50	\$4,445.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00

<b>D. TEEN AREA PARKING</b>				
1.) ASPHALT - 2"	17,000	SF	\$3.00	\$51,000.00
2.) GAB - 6"	315	CY	\$15.00	\$4,725.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	4	EA	\$2,000.00	\$8,000.00
7.) PARKING LOT TREES (Per Ordinance)	9	EA	\$500.00	\$4,500.00
E. 30' SHELTER	1	JOB	\$35,000.00	\$35,000.00
<b>F. PLAZA</b>				
1.) CONCRETE PAVERS	12300	SF	\$3.50	\$43,050.00
2.) STRUCTURAL SOIL	275	CY	\$25.00	\$6,875.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) PLAZA SHADE TREES	10	EA	\$500.00	\$5,000.00
G. FREE SKATING AREA	1	JOB	\$300,000.00	\$300,000.00
H. HALF COURT BASKETBALL	1	JOB	\$60,000.00	\$60,000.00
I. SAND VOLLEYBALL COURT	1	JOB	\$18,000.00	\$18,000.00
J. LIGHTING	10	EA	\$2,000.00	\$20,000.00
<b>K. AMENITIES</b>				
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
2.) BENCHES	6	EA	\$350.00	\$2,100.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
7.) EMERGENCY PHONE KIOSK	1	EA	\$3,500.00	\$3,500.00
<b>L. QUALITY WATER FACILITY</b>				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$711,495.00</b>
<i>MULTI-AGE GROUP PLAYGROUND AREA w/ PAVILION</i>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$1,500.00	\$1,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
<b>D. PARKING AREA</b>				
1.) ASPHALT - 2"	13,000	SF	\$3.00	\$39,000.00
2.) GAB - 6"	240	CY	\$15.00	\$3,600.00
3.) CURB AND GUTTER	750	LF	\$50.00	\$37,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	11	EA	\$500.00	\$5,500.00
<b>D. 8' WIDE ASPHALT CONNECTOR TRAILS</b>				
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00
2.) 6" GAB	13	CY	\$15.00	\$195.00
E. 60' PICNIC PAVILION	1	JOB	\$60,000.00	\$60,000.00
F. RESTROOM BUILDING	1	JOB	\$110,000.00	\$110,000.00
G. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00
H. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00
<b>I. AMENITIES</b>				
1.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) GRILLS	4	EA	\$600.00	\$2,400.00
<b>J. SITE UTILITIES</b>				
1.) SITE ELECTRICAL	1	JOB	\$10,000.00	\$10,000.00
2.) SEWER SERVICE	200	LF	\$50.00	\$10,000.00
3.) POTABLE WATER SERVICE	100	LF	\$50.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$459,545.00</b>
<i>OFF-LEASH DOG PARK</i>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
<b>B. EROSION / SEDIMENT CONTROL</b>				
1.) SILT FENCE "TYPE C" (Double Row)	1,500	LF	\$3.50	\$5,250.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00

<b>D. PARKING AREA</b>						
1.) ASPHALT - 2"	5,200	SF	\$3.00	\$15,600.00		
2.) GAB - 6"	95	CY	\$15.00	\$1,425.00		
3.) CURB AND GUTTER	400	LF	\$50.00	\$20,000.00		
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00		
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00		
6.) PARKING LOT TREES (Per Ordinance)	6	EA	\$500.00	\$3,000.00		
<b>E. DOG PARK CONSTRUCTION</b>						
1.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00		
2.) 89 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00		
3.) 57 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00		
4.) SOD FOR TURF GRASS	108,576	SF	\$0.50	\$54,288.00		
<b>E. 8' WIDE ASPHALT CONNECTOR TRAIL</b>						
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00		
2.) 6" GAB	13	CY	\$15.00	\$195.00		
<b>G. STAIR ASSEMBLY</b>						
	1	JOB	\$2,000.00	\$2,000.00		
<b>H. AMENITIES</b>						
1.) 6' BLACK VINYL PERIMETER FENCING (Including Gates)	1350	LF	\$17.50	\$23,625.00		
2.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00		
3.) BENCHES	8	EA	\$350.00	\$2,800.00		
4.) WATER FOUNTAIN w/ DOG DISH FILLER(Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00		
5.) DOG AGILITY EQUIPMENT	1	JOB	\$20,000.00	\$20,000.00		
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00		
7.) BENCH SWINGS	4	EA	\$500.00	\$2,000.00		
8.) INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,000.00	\$1,000.00		
<b>I. QUALITY WATER FACILITY</b>						
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00		
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00		
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00		
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00		
				<b>SUBTOTAL</b>	<b>\$282,633.00</b>	
<b>DISC GOLF COURSE</b>						
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>						
A. STAKING	1	JOB	\$7,500.00	\$7,500.00	\$7,500.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00	\$1,750.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00		
<b>C. AMENITIES</b>						
1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00	\$2,700.00	
2.) BENCHES	8	EA	\$350.00	\$2,800.00	\$2,800.00	
3.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
4.) DISC GOLF EQUIPMENT (Tees & Hole Nets)	1	JOB	\$20,000.00	\$20,000.00	\$20,000.00	
				<b>SUBTOTAL</b>	<b>\$40,250.00</b>	<b>\$38,750.00</b>
<b>SIGNATURE ARCHITECTURAL ELEMENT</b>						
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>						
A. STAKING	1	JOB	\$15,000.00	\$15,000.00		
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00		
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00		
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00		
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00		
D. SIGNATURE ARCHITECTURAL ELEMENT	1	JOB	\$250,000.00	\$250,000.00		
E. LIGHTING	1	JOB	\$50,000.00	\$50,000.00		
<b>F. SITE UTILITIES</b>						
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00		
				<b>SUBTOTAL</b>	<b>\$380,750.00</b>	
<b>TRAIL SYSTEM</b>						
<b>QUANTITY UNIT UNIT PRICE TOTAL</b>						
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$5,000.00	
<b>B. EROSION / SEDIMENT CONTROL</b>						
1.) SILT FENCE "TYPE C" (Double Row)	15,132	LF	\$3.50	\$52,962.00	\$6,000.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$800.00	
3.) NPDES	5,000	LF	\$4.00	\$20,000.00		
C. FINE GRADING	1	JOB	\$20,000.00	\$20,000.00	\$6,000.00	
<b>D. 12' WIDE ASPHALT MULTIUSE TRAIL (Outer Perimeter)</b>						
1.) 2" ASPHALT	90,000	SF	\$3.00	\$270,000.00	\$270,000.00	
2.) 6" GAB	1,700	CY	\$15.00	\$25,500.00	\$25,000.00	
<b>E. 12' WIDE ASPHALT MULTIUSE TRAIL (Stream Section - West Side)</b>						
1.) 2" ASPHALT	18,000	SF	\$3.00	\$54,000.00	\$54,000.00	
2.) 6" GAB	350	CY	\$15.00	\$5,250.00	\$5,250.00	
<b>F. 12' WIDE ASPHALT MULTIUSE TRAIL (Stream Section - East Side)</b>						
1.) 2" ASPHALT	12,000	SF	\$3.00	\$36,000.00	\$36,000.00	
2.) 6" GAB	200	CY	\$15.00	\$3,000.00	\$3,000.00	
<b>G. 12' WIDE ASPHALT MULTIUSE TRAIL (Teen Zone Section)</b>						
1.) 2" ASPHALT	7,500	SF	\$3.00	\$22,500.00		
2.) 6" GAB	140	CY	\$15.00	\$2,100.00		



**APPENDICES**

Appendix C: Alexander Park Phase 1 Graphic  
Refer to the attached graphic.

**Lawn Courts Area**  
2 Bocce Courts,  
2 Horseshoe pits,  
Picnic Shelter.

**Plaza Area**  
Hardscape Plaza w/ Engineered  
fill to support trees within paved  
area. Trellis structure for shade, bench swings.  
Terraced seating area for performances  
w/ steps to 3 acre irrigated lawn.

**Contemplation Area**  
Small Shelter @ Spring Head  
Small Patio Area, with trellis,  
stream bank improvements

**TOTAL SITE - 91 Acres**

**PARKING SUMMARY**

<b>WEST SIDE</b>
80 Cars - Plaza / Playground / Meadow / Lawn Courts
50 Cars - Trail
<b>EAST SIDE</b>
150 Cars - Soccer / Plaza
50 Cars - Teen Area / Disc Golf
35 Cars - Dog Park
50 Cars - Pavilion / Playground
35 Cars - Trail
<b>450 Cars - Total Parking Spaces</b>

**Shelter & Playground**  
30' Shelter, 5000 sf Playground Area  
Access to Lawn area

**"Meadow"**  
Open space for kite flying,  
blanket picnics,  
views to pond.

**Maintenance Building / Yard.**

**Group Pavilion & Playground**  
60' Picnic Pavilion  
5000sf Playground area  
Restroom Building

**Soccer Fields**  
2 Regulation sized fields (230 x 360)  
Restroom / Concession Plaza  
Perimeter fence w/ screening at goal  
locations. Lighted.  
Graded to sit lower on site for additional  
buffering.

Detention Pond (Typ.)

**Teen Recreation Area**  
Free Skate Facility w/ social plaza area  
2 Half Court Basketball Courts  
Sand Volleyball  
All facilities to be lighted.



**26 Acre Disc Golf Area**  
Tees and Holes to be laid  
out to minimize trail user /  
disc golf user conflicts.

**Outdoor Classroom**  
Camp Circle Style  
Sand Set Paved Area w/  
Benches.

**Park Entrance**  
Located 200LF North of Downeyshire  
Entrance. Deceleration lane, left turn lane w/  
tactile warning strips. 3 way stop sign.

**1 Mile Soft Surface Trail Loop,**  
Graded to maintain "natural" terrain  
and slopes for a variety of workout  
options.

**Boardwalk**  
.3 mile Nature Trail / Boardwalk  
w/ Connection to Paved Multi-Use  
Trail and Soft Surface Trail.

**Park Lake**  
Picnic Shelter  
Fishing Piers,  
Gazebo overlook and  
Adult swings & benches.

**Dog Park Area**  
2.5 Acre fence area in 3 zones  
for off leash play. Includes  
benches, trash receptacles, water.

**Multi-Use Trail**  
Paved Asphalt trail w/ benches and trash receptacles.  
Outer Loop - 1.5 miles  
Lighted Loop - .75 miles  
Meadow Loop - .6 miles  
Creek Loop - .5 miles  
Disc Golf Loop - 1.1 miles

**Signature Architectural  
Element**

**Park Entrance**  
Deceleration lane.  
Right in, Right out.

**APPENDICES**

Appendix D: 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.

# Alexander Park Site Master Plan

## Community Interest Form Tabulations

Gwinnett Dept. of Community Services

March 6, 2006

jB+a park design studio

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Paved Multi-Use Trail, (walking jogging, blades, bike)	106	53	29	17	3	3	1
Rental Pavilions, Picnic Areas, Family Gathering Areas	79	10	25	29	8	3	4
Playground (multiple age groups)	48	6	18	15	6	1	2
Unpaved Nature Trail (hiking, cross country)	43	25	9	8			1
Passive only, Green Space, Certified Natural Areas	30	16	6	2	3		3
Multi-Use Field (unstructured play, pick-up games)	25	5	5	7	4	3	1
Dog Park - (agility course, fenced off leash area)	23	10	5	5	1	2	
Indoor Competition Pool	16	10	3	1	1		1
Disc Golf Course	15	1	2	3	3	5	1
Fishing Pond, Duck Pond	15				6	1	8
Soccer (multiple age groups)	14	3	2	3	3	1	2
Protect Large Trees	13			5	5	2	1
Community Center / Class Rooms / Fitness Room / Gym	12	1		1	1		9
Water Element (Fountain, water park)	11	1		5	3	1	1
Senior Activities (horseshoes, bocce, etc.)	10	1	2	3	4		
Volleyball	8			2	2	1	3
Outdoor Performance Area / Natural Amphitheater	8	1	2	1			4
Ball Fields (multiple age groups, baseball, softball)	8	4	2	1	1		
Outdoor Classroom / Observation Area	6						6
Par 3 Golf Course	6	1	2			1	2
Keep the Cows	6						6
Tennis Courts - Indoor	5		2	1			2
Skate Park -Roller Hockey, Skateboarding, Blading	5		1		1	1	2
Purchase Ezzard Tract (for park expansion)	5			3	2		
BMX Bike Trail (Dirt Trails, Obstacle Course)	5	1	2		2		
Park Landscape	4	1	1	1	1		
Concessions, Refreshment, Bathrooms	4	1		2	1		
Community Garden Area	4		2				2
Basketball (multiple age groups)	3				1		2
Adequate Parking	2			2			
Tunnel under Sugarloaf (for Pedestrian Access)	2			2			
Benches	2			1	1		
Botanical Pavilion	1			1			
Summer Care / After school care	1			1			
Football field	1				1		
Plaza Area	1	1					
Upgraded Construction Materials	1						1

# Alexander Park Site Master Plan

## Park Concerns Form Tabulations

Gwinnett Dept. of Community Services

March 7, 2006

jB+a park design studio

<b>Community Concern</b>	<b>Times Mentioned</b>	<b>Ranking</b>
Traffic on Old Snellville Road	54	1
Location of Park Entrances/ Access into park	50	2
Lighting from Sports fields / Light pollution	45	3
Types of Sports Fields	30	4
Security in Park	28	5
Pedestrian access to park / safety	22	6
Noise	21	7
Hours of operation	20	8
Removal of trees	20	8
Loss of Passive Park atmosphere	20	8
Location of Sports Fields	17	9
Security of surrounding neighborhoods	13	10
Overdevelopment of Park	13	10
Vehicular Safety	12	11
Adequate parking	8	12
Additional crime / vandalism/ gang violence	8	12
Adequate Landscaping	7	13
Decline of adjacent property values	5	14
Ezzard Tract development	3	15
Lack of competitive swimming pool in County	3	15
Disruption of Sunday Services at Baptist Church	3	15
Lack of running trails in County	3	15
Excessive paving in park	2	16
Vacant Corner lot development	2	16
Unsupervised children	1	17
Upkeep of park grounds	1	17

Comments from the Alexander Park Site Master Plan  
Community Input Meeting 02.23.06

1. Gwinnett County has for quite some time needed a facility to hold swim meets. Our County has produced several Olympic Swimmers but to hold any County swim meet it is necessary to travel to south Atlanta and 'rent' a facility with seating and pool size to host a meet.
2. I am concerned about the upkeep of the park, especially the perimeter.
3. I would like to see a Dog Park with good drainage. Reagan Park is muddy most of the time. There should also be a dog drinking fountain located over a good draining surface, otherwise it's also muddy. A lake which could be kept clean for exercising dogs would be great.
4. I would like to see the Canadian geese excluded from park use as much as possible.
5. We would like to see a primarily passive park with recreational facilities such as a lake. We would not like to see it developed into an Active park with lots of sports fields etc. This would cause too much noise, light and traffic, which we could do better without.
6. The YMCA across the street has soccer fields. I am more in favor of a passive park.
7. There has been a rise in vandalism in our neighborhood and I am concerned that a park may provide a gathering place for kids looking for trouble.
8. I would like to see a pond because you get wildlife into the area and I wish there could be two. A hiking trail that goes around the whole park (with spur trails), one that guides people to where they want to go. There needs to be a plaza area in the middle of the park, with a snack bar and information center across from each other, so that you can read about many more things to do (in the park) if you wish. - *6<sup>th</sup> Grader at Crews*
9. There should be no sports like baseball or soccer because lights could distract people who are sleeping. People yelling could do things to people. There should not be a lot of lights. Hiking needs to be closed at night. There needs to be a fenced area by buildings for safety. There needs to be two entrances. - *6<sup>th</sup> Grader at Crews*.
10. I am concerned about access to the park off Old Snellville Road.
11. The proposed fields would require lights and would bring additional traffic to the area.
12. I am concerned about individuals cutting through Flowers Crossing off Downeyshire road to get to the Park.
13. My major concern and fear is the location of entrances to the park. I live on Downeyshire Trail which already has entrances on Sugarloaf and Old Snellville. This is becoming a thru street with too much traffic.
14. I would like to see only walk in entrances off Old Snellville, NO vehicular access.
15. I am concerned about additional people and traffic near the middle school.
16. I am concerned about security in the nearby neighborhoods because of the park.
17. Entrances should be off 124.
18. I don't want to see and outdoor basket ball courts.
19. There are soccer fields already at the YMCA, why do we need more at Alexander Park?
20. I am concerned about night time activities such as lights and noise, traffic, traffic, traffic on Old Snellville. crime, crime, crime in adjacent neighborhoods because of the park, decline in adjacent property values associated with the aforementioned items, abuse of Flowers Crossing private amenities by park users.
21. I don't want to see the natural geography, landscape or watershed disturbed.
22. There should not be an entrance off Old Snellville Hwy. the traffic is already at a critical point in the morning and evening. There will already be too much traffic coming into Web Gin with the building of the Avenue. We don't need any additions to that. Organized athletics like soccer and baseball would introduce more traffic and crime due to the involvement by visitors outside the community. The closeness in proximity to Flowers Crossing at the Mill Lakes amenities would introduce too many visitors to our facilities. We don't need more noise, traffic, congestion, or industrial lighting in the area. There are soccer fields at the Sugarloaf YMCA. Why add more? We need greenspace, a lake, picnic areas, walking running trails. More beauty and naturalness.

## Comments from the Alexander Park Site Master Plan Community Input Meeting 02.23.06

23. Old Snellville Hwy would not be the best place to place entrances to the park. It has too many hills and curve. Cars exiting from Flowers Crossing neighborhoods have a hard time turning onto Old Snellville as it is. With all the new development on Hwy. 124 the amount of traffic that a large sports complex would bring would be overwhelming.
24. I am worried that the park will be overdeveloped.
25. The park will need well lit parking spaces.
26. Would prefer no lights from sports fields, too intrusive on the community surrounding the park.
27. Why more soccer fields? There are soccer fields at the YMCA!
28. I am concerned about Sunday sports activities disrupting our worship services.
29. Minimize the removal of trees on the park property, especially between properties.
30. Park access needs to be restricted to dawn till dusk.
31. High traffic sports fields are of great concern due to the proximity to residential areas. Lighting of such facilities could seriously disrupt the character of these neighborhoods. That isn't to say they aren't appropriate, but the placement of and such facilities should minimize impact on these areas.
32. No skate park – they bring gangs.
33. I would like to see a scenic park with primarily passive activities with no organized sports such as baseball or soccer.
34. Would like to see soccer fields for our kids not for teams to rent.
35. A passive park with “green space” to be enjoyed by all.
36. I am very excited about this park. My home backs up to it so I would love to have a place for my children to play. I have walked this land and it is beautiful with streams, ponds, trees, and hills. I would like for it to remain that way so that all can enjoy it. This is what we are lacking in Gwinnett County.
37. I would like to see playgrounds for children similar to those at Little (Mulberry)
38. Park or Tribble Mill – Both are great playgrounds!
39. Do not add other facilities on the site, i.e. baseball fields, basketball courts.
40. I don't know about Spriggs road, but Alexander Park between rt.124 and Old Snellville should remain as pristine as possible. It should be 100% passive which is desperately needed in what is now becoming a noisy, congested corridor connecting Snellville and Lawrenceville.
41. Leave the COWS!!
42. Would like to see an opportunity for “screen on the green”
43. Keep the cows!
44. I want to be certain that the property will not be entirely used for baseball, soccer or football uses.
45. I think the park should be 75% passive 25% active.
46. We need a way for residents to cross Old Snellville. I propose a tunnel under the highway vs. a bridge.
47. Lights should not be on or near Old Snellville and should have an automatic timer that turns the lights off at a reasonable hour.
48. The park should have security cameras near the bathrooms.
49. What are the plans for the Ezzard Tract? The County should purchase it.
50. I think there should be more landscaping along Scenic Highway and Old Snellville Hwy.
51. Special attention needs to be made at the entrance of the park.
52. Do not cut the trees.
53. Water run-off should be taken into consideration.
54. How will the people from the park realize the park boundaries?
55. Will there be concerts or organized games late into the night?
56. Please keep the Old Snellville section of the park natural, with the existing trees. That would help isolate the noise from the neighborhood.
57. Gwinnett County should acquire the Ezzard Tract as well as extend the park for future development.

Comments from the Alexander Park Site Master Plan  
Community Input Meeting 02.23.06

58. I am very concerned that the Ezzard tract will be developed.
59. I strongly agree with the comprehensive plan's goal not to repeat construction of facilities that already exist in the area (football, baseball, swimming pools, skateboard parks, etc.)
60. When we moved to the community 2 years ago we were informed by our realtor that the county had purchased the land for a park. We were excited about that. We would love to be able to walk down the road with our children to a place where we can walk or ride bikes on trails. A place to picnic, fly kites, play "unorganized" football with friends – a family environment.
61. I would like to see Lenora Park used as a model for this park, with a lot of green space, walking trails, and passive use facilities. I feel that the barn left at Lenora Park is a nice homage to the history of that land, and if possible appropriate some similar landmark in this park would be great.
62. We have over 8000 swimmers who do not have a competitive pool to use anywhere in Gwinnett County.
63. An unpaved 5K cross country course to host high school events. There are currently no public facilities in Gwinnett County suitable for such an event. This past year the Gwinnett County Championship Cross Country races were held in Hall County.
64. Gwinnett County has several parks that already include soccer field, football, baseball fields. We truly need a park that is natural, unpaved.
65. I feel that a large part of the park should remain natural, with unpaved trails – grass, mulch or sand. The county is in the need of a site to host high school cross country races – particularly county regional meets. The high schools currently have to pay to other out of county sited for their meets. GC has had the class 5A champions for the last 6 years in a row. Last year 3 out of the top4 teams in the state were from GC HS. To have a course, all that is needed is a wide open flat area for a starting / finish area about 100 yards across – leading to a trail loop about 1.5 miles long – Paving is not necessary, and would make it inhospitable for cross country. Meadow grass, as there is now, is fine, if it can be mowed to make a trail. Parking is available at Crews Middle School this would be a low cost addition to the park. These trails would also be used by countless students for training on weekends and after school. At this time they drive to Stone Mountain to do this training. As an aside as an adult, I prefer to walk on unpaved trails, which I did before they paved the trails at Yellow River Park. There should be open space to play Frisbee, fly kites, etc. No soccer or baseball, we have plenty.
66. As the head cross country coach for a nearby high school, I would like to bring to your attention our county's desperate need for an unpaved running trail. We are currently forced to hold inter-county cross country competitions outside our own county because one of the wealthiest counties in the state doesn't have any available space for a cross country course. It is important that if a trail system is built that it remain unpaved. There are already several parks in the vicinity that have paved trail. On behalf of my school, I ask that the trails remain unpaved so that our runners have a safe, soft, running surface.
67. I believe there is a small body of water currently on the property. Perhaps we could keep that or man-make another to be included in the proposed trails. This would provide a pleasant atmosphere.
68. I hope that there will be sufficient police protection provided.
69. Access roads to limit traffic flow from main roads into parking areas.
70. I believe there is sufficient distance between Alexander and Rhodes Jordan, that some of the facilities can and should be repeated, including baseball, water park, numerous basketball courts.
71. My concern with soccer fields unless we are talking organized young children players is that soccer is predominantly a foreign sport, European, South American, and Asian. I have seen in other locations the rowdy element this sport has brought.
72. Keep older men soccer players from mingling with the young children near the school.

Comments from the Alexander Park Site Master Plan  
Community Input Meeting 02.23.06

73. My family has 2 year-round swimmers. Currently we spend a great deal of time traveling to Cobb County and Emory Univ. for USS swim meets. We would like to see a competition pool with adequate seating to host USS swim meets.
74. No ducks in the pond, they smell up the place and don't eat what people give them as they are full.
75. I would like to see the park as a family friendly park, for recreation and relaxing environments. Picnic and walking trails, nature settings an open field for play. What we need is a place for family, something I think is missing in life.
76. I would like lots of slides and water, so we can put on our bathing suits and play all day. Also some picnic tables so you can come and have lunch. And some long walking trails so you can run or walk and talk or listen to music. Also some room to practice soccer, baseball and cheerleading. That would be the best park. P.S. a pretty water fountain and nice bathrooms would be great too! – age 9

**APPENDICES**

Appendix E: 1972 Alexander Park Site Aerial Photograph  
Refer to the attached aerial photo.



# ALEXANDER PARK SITE

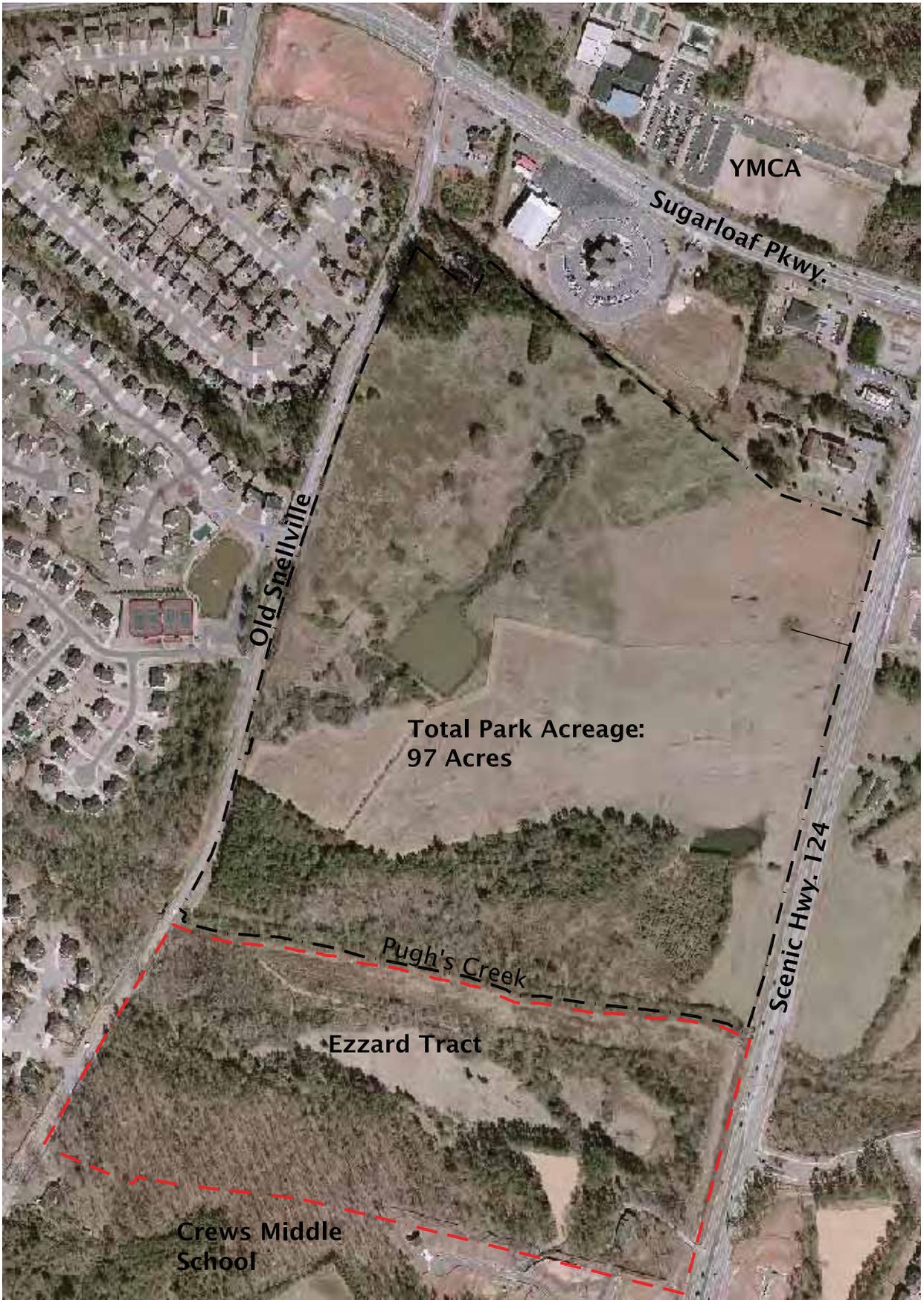
Circa 1972  
February 23, 2006

PREPARED FOR:  
Gwinnett County Department of  
Community Services



**APPENDICES**

Appendix F: 2005 Alexander Site Aerial Photograph  
Refer to the attached aerial photo.



PREPARED FOR:  
Gwinnett County Department of  
Community Services

# ALEXANDER PARK SITE

## Circa 2005

February 23, 2006



**APPENDICES**

Appendix G: Meeting Minutes

Refer to the attached meeting minutes for a summary of the discussion and presented

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

Minutes from: 02.23.06 Community Input Meeting

Attendees: Commissioner Kevin Kenerly, (District 4) Phil Hoskins, Grant Guess, Rex Schuder and David Clark– Gwinnett County Department of Community Services

Raigan Carr – jB+a, inc.

Community participants

Location: Rhodes Jordan Park Community Center  
Gwinnett County

Time: 7:00pm

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Meeting agenda, Community Interest Form, and Steering committee application, distributed as public participants entered the meeting.

Phil Hoskins welcomed public participants and introduced Commissioner Kenerly, representatives from Gwinnett County and Consultant representatives from jB+a.

Commissioner Kenerly gave a brief welcome and introduced the Alexander Family from whom the park property was purchased.

Grant Guess proceeded to explain the history of the park purchase,

Rex Schuder gave an overview of the park, briefly explained the findings of the 2004 Comprehensive Parks and Recreation Master Plan for the Alexander Park Site location, gave a definition of a community park, explained the park master planning process and then proceeded to go over the role of the public at the meeting utilizing the public interest form handed out at the beginning of the meeting. The form included an area where public could list their interests, a priority list and a concerns list. Mr. Schuder then explained that the information listed in the community interest form would then be collated, tabulated and organized by the consultant and then presented to the Steering committee. Explained the role of the Steering Committee commenced and applications were handed out to those interested in serving on the committee.

The Floor was then opened for questions:

1. What is the expected time frame of the project? *Master Plan is scheduled to be completed over the next several months. Project could then be implemented over the next several years potentially by 2008.*
2. When will the public (those not involved in the steering committee) get another chance to voice opinions? *Those not selected for the Steering committee are encouraged to voice opinions and concerns to representatives on Committee. Steering committee selection is based on a tiered selection to make sure that each section is accounted for. 1. Geographic Location: Those immediately adjacent to the park have priority, then the range loop adjacency, then limited service zones. (Determined by plotting geographical relationships to*

*park so that there is a representation from all three zones. 2. Representation from relevant associations, 3. Gender balance 4. Household types (single, young couples, family with children, retired seniors etc.)*

3. Are there any restrictions the former owners placed on the site prior to County purchase? *Trees must be preserved, specifically the specimen Turkey Oak and the 3 specimen Willow Oaks.*
4. Does the Alexander Family have any requests for the park? *Screening along Old Snellville Road and along Scenic Hwy 124... "there's nothing scenic about it right now."*
5. Will the Steering Committee have any input in where the roads will go? *Yes, that is part of the design process and will be discussed at the steering committee meetings.*
6. Will the Ezzard Tract be purchased? *County is interested in purchasing the property for future park expansion, however there is no commitment at this time*
7. How many soccer fields are planned for the park? *Number has yet to be determined.*
8. Why Soccer fields? YMCA has some across the street; several other parks in the county are full of soccer fields, have you asked us if that is what we want? *Comprehensive Plan lists soccer as prime element. Plan looks at the demographics, age groups, etc. and determines which areas are under serviced*
9. What governs where the ingress / egress are located? *Engineering mostly, site distances, layout, speed of traffic, etc...*
10. How much leverage does the steering committee have? *A lot. Basically the steering committee is charged with listening to there sectors of the public and relaying information back to the consultants, who are hired to help the steering committee design the park.*

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

## **ALEXANDER PARK SITE MASTER PLAN – Scheduling Meeting**

Minutes from: 03.28.06 Scheduling Meeting

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder

Gwinnett County Recreation Authority – Lois Allen

jon Benson + associates (jB+a) - Raigan Kretzschmar

Steering Committee participants – Ed Nicols, Greg Stewart, Ronda Balfe, Shirley Behnke, Anna Coppedge, Ben Dehnke, Pam Dietz, Polly Ezzard, Kim Force, Lindsay Hyman, Jamie Kasman, Sheila Kitchens, Teresa Landress, Lisa Lopez, Rob Merritt, Bill McEwan, Stefani Moore, Chad Smith, Rick Sullivan, Donna Tallent, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Gwinnett Justice and Administration Center (GJAC) – Conference Rm. B

Time: 7:00pm

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Introductions of Project Manager, Consultants and Steering Committee members were made.

Rex Schuder explained that the purpose of the meeting was to schedule all following meetings for the Alexander Park Site Master Planning Process.

Scheduling of meetings then commenced, and are scheduled as follows:

*To accommodate those that cannot make the Saturday large bus and site tours, a separate, smaller tour will take place for both the park site tour and the Park System Tour. The dates are as follows:*

- April 29<sup>th</sup> – Saturday, large group bus tour of Gwinnett Park System.8:30am. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participates are to meet at GJAC Building - 75 Langley Drive
- May 10<sup>th</sup> – Wednesday, small group van tour of Gwinnett Park System.9:00am. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map)
- May 13<sup>th</sup> – Saturday, site walk for larger group. 8:30am. Alexander Park Site. . The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map)
- May 16<sup>th</sup> – Tuesday, site walk for smaller group. 9:00am. Alexander Park Site. The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map).

- June 6<sup>th</sup> - Tuesday, 7pm YMCA (Classroom B1) – Inventory Analysis / Concept Meeting. jB+a will present site analysis (vegetation, hydrology, soil analysis etc), and 3 concept plans to Steering committee for review and comment.
- July 13<sup>th</sup> - Thursday, 7pm YMCA (Classroom B1) – Preliminary Concept Meeting. jB+a will present a graphic of the Preliminary concept for the Alexander Park Site and a preliminary cost estimate. Additional comments and feedback from the Steering Committee will be appreciated.
- August 8<sup>th</sup> - Tuesday, 7pm YMCA (Classroom B1) - Final Master Plan Meeting. jB+a will present the graphic for the Final Alexander 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.
- August 24<sup>th</sup> – Thursday, 7pm GJAC Building (Conference Room A) - Bonus Meeting. This date has been set aside to accommodate an additional meeting if it is needed during the design process,

Final meetings cannot be scheduled until Final Design has been completed and are ready to present to the Recreation Authority and Board of Commissioners. Rex Schuder will determine dates.

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.

## **ALEXANDER PARK SITE MASTER PLAN – Park System Tour**

Minutes from: 04.29.06 Park System Tour

Attendees: Gwinnett County Department of Community Services - Rex Schuder

jB+a, inc. – Rich Deckman (April 29), Raigan Carr (May 10)

Community participants –

April 29, 2006 – Ed Nichols (Sunrise Baptist Church), Greg Stewart (YMCA), Shirley Behnke, Kimberly Call, Anna Coppedge, Pam Dietz, Polly Ezzard, Kim Force, Sheila Kitchens, Teresa Landress, Stefani Moore, Kerrie Odell, Rick Sullivan, Donna Tallent, Randy Travis, Wojtek Wysocki.

May 10, 2006 – Robert Merritt, Bill McEwen, Lindsay Hyman, Denise Duch Widzowski

Location: GJAC (April 29, 2006), Flowers Crossing at the Mill Parking Lot (May 10, 2006)

Time: 8:30am

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Consultants and Steering Committee Members met at their respective meeting places to begin a Gwinnett County Park System tour that would include 5 existing park sites. Each park represented different park elements that could potentially be sited on the Alexander Park Site. These parks included the following:

**Lenora Park:** Lenora Park is a 178 acre Community Park, which houses the major athletic fields and their associated parking. The Steering Committee walked the perimeter trail of the original 85 acre section of the park. The Alexander Park site is slightly larger than this original section. During the walk special requirements of athletic fields were discussed, specifically the requirements for 2 adult sized soccer fields plus associated parking (roughly 11.5 acres). The Steering Committee was also able to experience the open layout of the designated disc golf course, and see a 2.6 acre dog park under construction. The importance of having designated uses for specific park elements was discussed, as a way to retain open space and or wooded areas.

**Five Forks Park** - Five Forks is a 25 acre passive community park. The Park amenities are laid out to provide passive policing of the basketball court area and teen skate park. Five forks is home to the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables. Also discussed was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas.

**Bethesda Park** – The Soccer Fields at Bethesda Park were also visited. Discussion regarding cut and fill slopes commenced as well as the importance of balancing cut and fill calculations. The 1 ½ mile wooded multi-purpose trail was visited and walked. Special attention was given to the way the

trail was laid out to provide active drainage and a positive user experience influenced by safety issues, topography, visual interest, and trail materials.

**Pinckneyville Park** – At Pinckneyville, terraced soccer fields, a skate park and pavilion were visited. The Pinckneyville Park site has substantial elevation changes which facilitated the need for terracing of its' soccer and ball fields. The skate park and hockey rink provide an active recreation area for a variety of age groups ranging from 9 up, with the majority of the users being teens. The skate park area also provides an area for gathering and socialization. The Park team also looked at a 60' Pavilion area located next to a playground. Also discussed was the importance of providing fencing between the playground and parking area.

**Little Mulberry Park** – Mulberry Park offered a variety of trail systems through an extreme topographical site. A wide crushed stone and clay nature trail that meandered through the large open space park was visited. Natural materials and non invasive construction methods were used to construct this trail to minimize disturbance of the existing woodlands.

**Rhodes Jordan Park, (Windshield Tour)** – As Sister Park to Alexander Park, Rhodes Jordan Park houses many of the active recreation fields and park elements. This driving tour was taken so as to reacquaint the steering committee with these elements.

County staff, Consultants, and Steering Committee Members will meet on May 13<sup>th</sup> (8:30am-Flowers Crossing@ the Mill, Albemarle Parking Lot) for an Alexander Park Site Walk.

jB+a will present Alexander Park Site Analysis Boards and 3 Concept Designs to the Steering Committee on June 6, 2006 (7:00pm YMCA Classroom B1).

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

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

Minutes from: 05.13.06 Site Walk  
05.16.06 Alternative Site Walk

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder, Lois Allen

jB+a, inc. - Raigan Carr

05.13.06 Steering Committee participants – Lisa Lopez, Kimberly Call, Anna Coppedge, Shirley Behnke, Polly Ann Ezzard, Lindsay Hyman, Randy Travis, Denise Duch Widzowski, Pam Dietz, Wojtek Wysocki, Chad Smith, Ronda Balfe, Jamie Kasman, Stefani Moore, Donna Tallent, Ed Nichols, Rick Sullivan,

05.16.06 Steering Committee participants – Bill McEwen, Kerrie Odell, Sheila Kitchens

Location: Alexander Park Site

Time: 8:30 am

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Consultants and Steering Committee Members met at the project site for an informative site walk. The intent of the site walk was to become familiar with the characteristics of the site including topography, vegetation types, drainage features, and the opportunities and constraints of the park site. Entering the site at a point along Old Snellville Highway, the team gradually moved from one zone of the park to the next. Steering committee members actively participated in the site tour by asking questions and voicing concerns and requests for this community park. At the conclusion of the site walk the team was asked to voice the elements they would like to see in the park. These elements are as follows:

Jamie Kasman – Skate Park / Basketball separated from smaller kids. Multi-use trail, soccer, senior activities, pedestrian oriented, Keep it as park like as possible. Minimize structures. No tennis. Keep lighting to a minimum, Eco-friendly.

Rick Sullivan – Paved trails, picnic pavilions, disk golf, volleyball, horseshoes, nice landscaping, sidewalks on park perimeter, 2 entrances.

Lindsay Hyman – Basketball, pavilions / shelters, playgrounds, senior activities, horseshoe pits, disk golf, dog park.

Wojtek Wysocki – Multi-sports, running is important, natural surface trails (hard surface destroys the knees), biking on natural surfaces, climbing wall / skate park in teen area, disk golf, signature building similar to Lenora Park barn, “scenic”.

Denise Duch Widzowski – Preservation / fishing ( piers vs. ramp bank access), trail system w/ spur loops, pavilions / shelters, Five Forks Plan, senior activities, disk golf , dog park, teen area w/ rock climbing wall, open air theater for “screen on the green” type activities.

Pam Dietz – Relaxing area, liked the waterfall idea, open unstructured play area, disk golf, marker w/ history of the site, trails, water fountains, outdoor classroom, fitness trails, team building areas, small ½ ct. basketball, catch / release fishing, small rental pavilion, shelters, picnic areas, small theater area (teen area), Cow parade (public art).

Stefani Moore – Lake to remain living pond w/ vegetation at edges, decking along edge of lake. Disk Golf (meadow preservation), multi-use trails (compromise surface), natural nature trails – spurs, ore shelters / pavilions that are non-rental, playgrounds with multiple age group activities, basketball, teen park, amphitheater adjacent o adult areas, dog park with more trees (fence trees for survival chance) Agility course for dogs, black coated fencing – not galvanized, picnic areas and benches around open areas, entrance off Old Snellville – near Sugarloaf, Lighting –be considerate of light pollution and views, tree canopies. Restroom, maintenance building – strategically placed out of view, bike racks, waterfall.

Ronda Balfe – Preserve watershed, water features for kids to play in teen area with climbing wall, basketball, skate park – plan for future so it cannot be redeveloped into active sports fields.

Chad Smith – Walk softly “leave it better than we found it”. Concentrate amenities, leave as much open space as possible, more passive with walking trails, picnic, soccer, teen areas. Start developing at Old Snellville corner. Leave woods as much as possible.

Shirley Behnke – not in favor of skate park, band shell would be nice.

Anna Coppedge –speaking for subdivision. In favor of a passive park, pond / piers place to fish, greenspace – not a lot of pavilions, shelters only. Love Ronald Reagan Park but it is too small. Outdoor classroom, multigenerational park. Safety is a concern, Separate playground from rental pavilions w/ bathroom. No soccer. Skate park is the biggest negative and do not want one. 95% of neighbors want a park like Five Forks Park.

Polly Ann Ezzard – Like the ideas that have been presented. Park land is near my home would like to see it kept as passive as possible with multi-use trails. Please be considerate when lighting park.

Randy Travis – Would like to see a different experience depending on which side of the park you are on – Old Snellville = serene, Highway 124 = active. Waterfall idea is fantastic. Worried county might lose out on money generator by not charging for skating. Rumor that the skate parks generate drug activity, did investigation on my own, spoke with various police found no correlation between high crime and skating. Not opposed to skate park, need to have something for teens to do, just keep it near more public areas. Would like to see natural surface pedestrian trail for running, outdoor senior activities, shelter, security police, soccer along 124 but be sensitive to Church activities, Old Snellville entrance with a 4-way stop and center turn lanes. (County would need to fund).

Donna Tallent – Would like to see and enlarged Ronald Reagan Park at Alexander, skate park, request that signs be put up at Flowers Crossing stating that it is private parking to keep park people from using their facilities, would like a gate that locked at 11pm, one pavilion to rent w/ playground / restroom building, soccer of Highway 124, keep elements visible for security purposes, security lighting at night, preserve all water we can, like the waterfall idea.

Lois Allen – As Parks and Recreation Authority member pleased to hear that everyone is working together and listening to each others ideas to come up with a park design that works for everyone.

Lisa Lopez – Off road running and safe areas to walk in the evening, call box or something in more secluded areas, possibly and independently lighted trail around the soccer fields for running at night.

Kimberly Call – Multi age group activities , Preserve natural areas, open meadow land, paved trails, outdoor classrooms, native plants, small stage amphitheater, disk golf, safety issues, traffic speeds, crosswalk over into park, call box on playgrounds and trails.

Questions / Comments:

A question was raised asking if one of the concepts could not show any soccer fields. Discussion commenced as follows:

- Originally the 2004 Needs Assessment Plan showed that 4 soccer fields were to be slated for the Alexander Park Site.
- Land was purchase for active recreation, by not showing active recreation there is an increased chance for the master plan not to be approved by the County Recreation Authority and The Board of Commissioners.
- The Master Plan of Alexander Park is to serve the greater community and not just the adjacent communities, but to be a complement to Rhodes Jordan and Five Forks Park.
- The soccer fields would not necessarily have to be built into phase 1 development of the park.
- A compromise would be to site 2 soccer fields on the Alexander Park Site.
- \*\*\*A vote was called and the compromise of siting 2 soccer fields in the Alexander Park Master Plan won by majority vote.

Would it be a definite 2 soccer fields, or could the County put in more? *If they were to put more fields in they would be going against and approved Master Plan.*

Could we consider a splash ground for the children? *Recirculation of filtered water is extremely expensive, County staff is not high on providing splash parks because of the expense of maintenance and staffing.*

Does the park need a Maintenance Facility? *Yes, just because of its size.*

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

## **ALEXANDER PARK SITE MASTER PLAN – Analysis / Concept Meeting**

Minutes from: 06.06.06 Analysis / Concept Meeting

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder, Lois Allen (District 4)

jB+a - Raigan Carr

Steering Committee participants – Ed Nicols, Greg Steward, Shirley Behnke, Anna Coppedge, Pam Dietz, Polly Ezzard, Kim Force, Lindsey Hyman, Jamie Kasman, Sheila Kitchens, Teresa Landress, Lisa Lopez, Rob Merritt, Bill McEwen, Kerrie Odell, Chad Smith, Rick Sullivan, Donna Tallent, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Lawrenceville YMCA – Classroom B1

Time: 7:00pm

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The Alexander Park Site Analysis boards and Concept boards were presented by Raigan Carr of jB+a. Analysis boards included soils analysis, slope and hydrology analysis, vegetative analysis, and site analysis. Concept boards illustrated three different concepts for the park layout. 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. Special emphasis on Chewacla soil types soils located along the stream banks.
- Boring locations indicate that no rock was encountered to a depth of 25'
- Seismic Traverses indicate no major buried rock formations. Geotechnical Report states that any partially weathered or fractured Rock that may be encountered could be excavated during the mass grading operation utilizing large front end loaders.

### Slope Analysis

- Site reflects abandoned agricultural slope formations.
- Majority of slopes on the site range lie in the 0% to 10% slope range.
- Site possesses positive drainage patterns due to small ridges across site.

### Vegetative Analysis

- Predominantly open space reclaimed as grassland, with some outcroppings of blackberry and sumac. Some pines and pine hardwood mix areas also located on site will require some selective clearing.
- Large specimen trees are to be protected and maintained including, 3 willow oaks on Old Snellville Highway, and single southern red oak at Highway 124.
- Many invasives found along stream bank, including: privet, wild rose, smilax, poison ivy.
- Some large specimen quality trees found along stream bank would be an asset to the site if they were retained.
- Young alders located along pond edge, should be retained to help maintain a living pond.

## Site Analysis

### *Constraints*

- Park site located on busy Scenic Highway (124) and Old Snellville Highway.
- Due to traffic intensity, location of existing driveways on both roads, proximity of site to Sugarloaf traffic lights, clear zone and sight distance requirements, and restrictions due to location of existing trees on site, access locations into the park are limited.
  - GDOT requires a minimum of 350lf clearance between entrance drives along Hwy.124.
  - County DOT requires a minimum of 125lf clearance between entrance drives along Old Snellville highway.
  - County DOT requires a minimum of 1000lf between new entrance of park and traffic light at Sugarloaf Parkway.

**Note:** *County Parks and Recreation are in communication with both State and County DOT negotiating a final park entrance location and potential for traffic light on Old Snellville Highway.*

- 75' setback along all waterways, including ponds. (50' undisturbed buffer from top of each bank with an additional 25' setback )
- Excessive noise along Hwy. 124
- Wetlands along Pugh Creek

### *Opportunities*

- Minimal slopes (majority of site is 0-10%)
- Views into and out of the park site
- Large specimen trees to be retained
- Existing Pond features - both physical and visual connections
- Two interest points (spring head and small waterfall)
- Soils favorable to park construction

Concept plans were then presented by Raigan Carr of jB+a. All concepts reflected layouts showing both passive and active recreation. Each plan also utilized the different potential access locations. The main access to the park will be along Old Snellville Highway with a secondary entrance on Scenic Highway 124. Each showed alternative solutions for traffic control on Old Snellville Highway. Each Plan showed a maximum of two (2) soccer fields.

**Note:** *Though each concept shows a different entrance solution, much of the discussion was focused on the layout of the park site NOT the entrance of the park as negotiations with State and County DOT are still in progress.*

## Concept 1

- Park entrance located 200lf North of Downeyshire Entrance on Old Snellville Highway, includes acceleration and deceleration lane.
- Entrance aligned for views over open lawn area to pond to hillside pavilion beyond.
- Clear separation between active and passive use.
- West side of park clearly passive, includes: lawn courts area, playground, rental pavilion, restroom building, 9 acre open lawn for unstructured play with potential for plaza area, and 100 car parking.
- East side of park clearly active.

- Two soccer fields snuggled up against property line with concession / restroom building (potential for fields to be set into site), maintenance building centrally located,
- Teen area separated from soccer fields, but located for passive policing by park users, and clearly visible from parking area.
- 3 acre dog park located behind teen area
- Playground w/ Shelter
- 25 acre Disk Golf course with “base” pavilion. (Could also be a “signature” architectural element for the park.)
- Plan also includes a “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.
- Piers and shelter located at large pond
- A 1.5 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic are separated completely.
- A 1 mile soft surface trail loop surrounds the disk golf course.

#### Concept 2

- Park entrance aligned with Albemarle Entrance. Old Snellville Road realignment required; narrow drive lanes to 11’, add 10’ median, left turn lanes, and tactile warning strips as traffic control devices.
- Entrance aligned for views across pond to pier and beyond
- Park layout as a series of “rooms”
  - Passive section of park located on Old Snellville side to include, lawn courts, Playground rental pavilion, restroom building, 7 acre open lawn for unstructured play, parking for 100 cars. Maintenance Building located on Old Snellville side of park. “Camp Circle” outdoor classroom located at spring head.
  - North east corner of park moderate activity area: 3 acre dog park, playground, shelter, 3.5 acre open lawn for unstructured play, teen area with restroom building (located near large parking lot for passive patrolling), parking for 70 cars
  - Southern section of park active recreation area: 2 soccer fields with concession / restroom facilities and 18 acre disk golf with shelter over look. Parking for 360 cars.
- Piers and shelter located at large pond, with architectural element on stream.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic intersects at 2 locations utilizing raised crosswalks.

#### Concept 3

- Main entrance alignment with Downeyshire entrance. Potential for round-about and Old Snellville Highway realignment.
- Entrance aligned for views across pond with piers on axis with pavilion located on hilltop.
- Park layout as a series of “rooms”
  - Passive section of park located in Northwest corner includes 12 acres open lawn for unstructured play, lawn courts area, rental pavilion, restroom building. “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.
  - Parking for passive section on interior of site (not viewed from Old Snellville)

- North east corner houses teen area with restroom building, parking for 60 cars, 2 soccer fields with concession / restroom building
- Southern section houses, 3 acre Dog Park, playground and shelter, large pavilion and overlook and 20 acre disk golf course area.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options including a loop that circles around the upper stream area. Section of Multi use trail through low areas will need to be board walk; Pedestrian and Vehicular traffic intersects at 3 locations utilizing raised crosswalks.

Following the presentation of the concepts, the meeting was then open discussion. Questions and comments are as follows:

#### *Questions*

1. Lawn Court area, what does that include? *Bocce, horseshoes shuffleboard.*
2. Would the soccer fields be high on the site? *There is the potential to lower the fields into the site through cut and fill grading, to minimize visibility.*
3. The pavilion on Concept 1, will it be a rental pavilion? *Could be but it also has the potential to be a "Signature" element of the site similar to the barn feature at Lenora Park.*
4. The Multi-use trail on Concept 1 goes way down towards Pugh Creek, will it be possible to view users, seems kind of dangerous. *Selective clearing could be used similar to clearing at Five Forks Park that still allows the "natural feel" of the trail through a more wooded area, but still allows visibility of users.*
5. Layout of the soccer fields aren't they typically oriented north south? *Since these fields will more than likely be broken down into different sizes for multiple team use, orientation is not necessarily critical.*
6. What type of teen events will be included in the teen area? *Half Court basketball, Skate Park, and sand volleyball.*
7. On the different plans you have different amounts of parking, could you explain? *Parking reflects amount of parking that could be fit per concept. Typically we allow 75 parking spaces per rental pavilion and 80-90 parking spaces per soccer fields, parking can be shifted and expanded or contracted to accommodate the total amount of parking needed for the elements.*
8. Concept 3 shows the traffic circle, would Flowers Crossing Property have to be taken to accommodate that circle? *No the property would be taken from County property and Old Snellville Road would require some realignment.*
9. Would it be feasible to put a pedestrian entrance in the northwest corner? *For the Preliminary Plan we will show sidewalks along the entire frontage area with access into the park.*
10. How many holes would the 25 acre disk golf course allow? *18 holes typically. Lenora Park is 25 acres.*
11. Would the two fields be at different elevations? *More than likely they will, we will have to look at the grading to determine just how much.*
12. Has there ever been anything that has been taken away from a park? *The Half court basketball court was taken away from Collins Hill Park but only during the rebuilding of the dam, it will be put back.*

#### *Comments*

1. I like the location of the teen facility in concept 1 because of the trail that goes all the way around the area; it is visible by trail users, and from parking.
2. I prefer the location of the soccer fields in concept 2 because they are located away from the churches and will not interrupt their services.

3. I like Concept 1 because the layout takes up the least amount of space for soccer fields and we can screen the soccer fields. Most of the noise is going to be generated at the soccer fields.
4. I like Concept 1 because the trail does not intersect with the vehicular traffic.
5. I like Concept 1 because it keeps the active area isolated toward Hwy 124.
6. The 9 acres on Concept 1 used for unstructured play, irrigated, might be a hard sell. Perhaps the dog park could be placed on that side. (\*\*A general vote was taken. The majority voted showed no interest of the dog park being moved to the 9 acres, however, the idea of reducing the size of the irrigated open space and allowing the remainder of the 9 acres to become a less manicured space was accepted.)
7. Concept 3 was the most accepted by those I showed the plans to because of the traffic circle at the entrance and the park like feel as you enter. They also liked the boardwalk area at the south end. I would like to see if the soft surface trail from Concept 1 could be incorporated into Concept 3.
8. I would like to speak to concept 2. By putting the soccer fields in a lower area you will not be able to see the lights. (*Lights will be visible*) But they will not be located on the highest point in the park.
9. The idea that the parking is inside the park rather than on the edge is highly appealing. That way people driving by will not see parking lots they will see park property. (*Think about how you want to experience the park, do you want to experience the park driving by at 35 or 55 miles per hour, or do you want to experience the park from within the park.*)
10. Also have a concern about the teen area being so close to the soccer area. I think there should be a separation so that the teens don't feel like they are being invaded by little ones; they need a place that is 'teen'.
11. Concept number one definitely, because going to the park is all about the state of mind. I don't think we want to associate ourselves with the vehicular traffic. I like the separation between vehicular and pedestrian traffic. Hard core walkers or runners get into a zone and with Concept 1 they don't have to worry about coming in contact with vehicular traffic; they can just focus on what they are doing. Too much asphalt takes away from the experience maybe we can change the color of the asphalt maybe to green.
12. Great job on all of these.
13. Concern with the playground location on Concept 3, the playground is on the opposite side of the parking lot, separated from the stream and pond. I wonder if little children may try to cross a parking area to get to the pond.
14. I actually like the separation of the playground in Concept 3 because children know to stop when then come to parking or roads, it would make it easier to keep an eye on them. A lot of times if everything is connected, children will wander.

A series of votes were taken. By a show of hands the majority of the committee liked the vehicular array of Concept 1 -16 Votes (Concept 2 received 0 votes, Concept 3 received 4 votes). The majority of the committee members also preferred the soccer array of Concept 1 -17 votes (Concept 2 received 2 votes, Concept 3 received 1 votes). General consensus found that Concept 1 was preferred. By unanimous vote, Concept 1 will be developed into the preliminary master plan with the following modifications:

- Move rental pavilion from passive side to location near playground on active side. Locate a shelter where the rental pavilion used to be.
- Add loop trail around stream / pond from Concept 3 to Concept 1.
- Drop soccer fields to minimize visibility (use cut slopes)
- Relocated restroom at teen center so that it is closer to playground / rental pavilion.
- Reduce the size of the Dog Park from 3 acres to 2.5 acres.

- Reduce the size of the irrigated lawn area and show an “Open Space / Kite Flying Meadow” for the remainder of the 9 acres. (Show graphically different)
- Provide shelter near the lower pond.
- Provide Boardwalk on the south side of the site; allow it to be part of a Nature Trail.
- Show sidewalks along frontage roads with connection into the park.
- Show Landscaping along frontage roads.
- Cut the parking lot near the Old Snellville entrance into the bank to reduce its visibility
- Provide evergreen screening material along to screen the maintenance compound from neighbors to the north.
- Incorporate the stream-side amenities (Contemplation Area @ Spring Head from Concept #3 and stream Bridge/Shelter from Concept #2) into the Preliminary Master Plan.
- Place adult swings and picnic tables in the zone below the pond dam south of the stream. Place adult swings and a picnic table immediately to the west of the small pond.

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.

## **ALEXANDER PARK SITE MASTER PLAN – Preliminary Master Plan Meeting**

Minutes from: 07.13.06 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services – Phil Hoskins, Grant Guess, Rex Schuder

Gwinnett County Recreation Authority - Lois Allen (District 4)

(jB+a) - Raigan Carr

Steering Committee Participants – Ed Nicols, Greg Stewart, Ronda Balfe, Shirley Behnke, Anna Coppedge, Polly Ezzard, Lindsay Hyman, Jamie, Kasman, Sheila Kitchens, Teresa Landress, Bill McEwen, Kerrie Odell, Chad Smith, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Lawrenceville YMCA – Classroom B1

Time: 7:00pm

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Rex Schuder gave a brief recap of the Concept Meeting held on June 6, 2006, and then outlined the layout of the meeting. Raigan Carr then presented the Alexander Park Preliminary Master as designed with the modifications discussed at the Concept Meeting.

The preliminary Master Plan is a revision to Concept 1 with minor modifications.

- Relocation of the Pavilion from the West side to the East side.
- Addition of multi-use trail spur trails around pond area.
- Addition of boardwalk at southern end of park site.
- Dog Park reduced from 3 acres to 2.5 acres.

### West Side

- Entrance remains the same, 200lf north of the Downeyshire entrance. A left turn lane from the north, a median from the south and deceleration lane are to be added along Old Snellville Hwy.
- The “West” side represents the “passive” side of the park.
- Lawn courts area including 2 bocce courts, 2 horse shoe pits, and shelter. Flanking south side of Plaza area.
- Hardscape Plaza area utilizing structural soil to be able to support trees. Restroom building centrally located in plaza area. Trellis structure for shade, benches and bench swings. Terraced seating area located off plaza area, for performances. Seating Area spills out onto 3 acre irrigated lawn area to be used for unstructured play.
- 5000 sf playground area with 30’ shelter flanking north eastern side of plaza area.
- Large “meadow” open space for kite flying, blanket picnics and views to the pond.
- Outdoor classroom located between specimen trees on Old Snellville. Camp Circle style layout with small paver plaza area. Pavers are to be set on structural soil to minimize impact of existing trees. Benches will be provided.
- 150 Parking spaces are included on the “West” side to accommodate use at the lawn courts, Plaza and playground areas. Parking is to be set into slopes with excess soil creating berms to hide parking lot from Old Snellville Hwy.

### South Ridge

- Secondary entrance located on Scenic Highway 124 approximately 600ft south of existing church entrance. A deceleration lane will be provided and entrance will be right in right out.
- 2 adult sized soccer fields, fenced and lighted, set into slopes to minimize visibility, centrally located around a paved plaza area with restroom / concession building.
- Across parking area from soccer fields the teen area is to be located. Free skate area, sand volleyball court, 2 half court basketball courts arrayed around a social plaza area with shelter. Spur trail from Multi-use trail flanks teen area for passive patrolling.
- 2.5 acre fenced dog park located roughly 8-10' below and behind Teen area, on separate terrace. Dog park will be subdivided to accommodate small dog play area, large dog play area, all dog play area. Benches and adult swings included.
- A group pavilion and playground is located west of the teen area.
- A Restroom building centrally located between teen area and playground.
- 26 acre disc golf area will utilize the southern most portion of the site. Holes are to be located to minimize conflict between multi-use trail users and disc golf players.
- Signature Architectural element located on peninsula in disc golf area. Intention is to provide a lighted vertical element / shelter that can be seen from any point in the park as well as along either adjacent road as an orientation device, focal point, signature piece.
- Parking associated with the west side includes: 320 spaces.

#### Multiuse trail / Soft Surface Trails

- 1.8 Mile paved asphalt trail loop with several intermediate loops. Trail will be graded with slopes ranging from 1% to 5% for ADA compliance and positive drainage.
- 1.15 mile Soft surface trail loop located to the interior of the paved multi-use trail with grades ranging from 2% slope to 10% slope.
- .3 mile Boardwalk located at southern end of site near Pugh Creek. Wetlands improvements and invasive exotics removal will be necessary. Boardwalk will tie into multi-use trail.
- Sidewalks are located along both frontage roads and tie into the multi-use trail to minimize disturbance of specimen trees along Old Snellville Hwy, and to minimize roadway experience along Scenic Highway 124 (extremely noisy and congested)

#### Pond / Stream Amenities

- Contemplation area to be located at the existing spring head. Intention is to provide a small shelter / over look area to utilize natural aesthetics of the stream area. Potential for small paved area with improved water feature to include ponds and waterfalls.
- Stream bank renovations will be necessary due to excessive erosion caused by cattle, and removal of invasive exotics.
- Gazebo type structure / focal point, located at end of pond. Access to gazebo provide by spur trails off multi-use trail.
- 2 fishing piers and shelter.

#### Maintenance Building

- Located centrally in the park
- Gated entrance
- Includes parking for maintenance vehicles.

#### Detention

- Detention ponds are located throughout the site to aid in the storage and filtration of storm runoff.
- A line item is included in the cost estimate for improvements to the existing dams. Estimate costs at roughly \$500,000

#### Park Landscape

- Trees are to be provided along both frontage roads as requested by Mrs. Alexander.

- Additional trees will be provided within park lots per landscape ordinance to minimize heat islands and provide aesthetics.
- Additional budget has been included in cost estimate for further landscaping throughout the park, including plazas, playgrounds, “meadow” areas, etc.

#### Questions / Comments

1. What size trees are typically installed in parks? *Typically they are about 3” caliper and placed as individual trees. Park staff has found that smaller trees that have been planted in groups with a mulch bed tend to fair better than larger trees placed individually.*
2. What areas of the park are to be lighted? Will the multi-use trail be lighted? *Soccer fields, parking areas, teen area, playgrounds, will be lighted with low spill lights similar to those seen at Bay Creek / Mountain Park. Multi-use trails are not typically lighted. There is a potential to light a section of the trail for use during winter sunlight hours.*
3. Comment from Sports Maintenance group regarding the plaza between the soccer fields. Need to provide a form of opaque screening behind goals if plaza area is to remain. Also need to provide seating area along sidelines and gates at mid field location.
4. Would it be possible to light a portion of the multi-use trail? Committee would need to make request. Need to consider line of site.

**\*\*NOTE:** Discussion commenced regarding a portion of the trail to be lighted, this portion being the portion of the trail section that ran along the parking on the west side, along the road toward the east side to the loop at the teen area. A small loop on the west side is to be added for turn around, potentially at the detention pond near the entrance.

The second option was a loop around the meadow area.

A vote was taken and the first option along the parking areas won by majority vote.

A second vote was taken by the committee to request that staff propose to the Operation Group that this portion of lighted trail be considered. Proposal won by majority vote.

5. What is the length of the lighted trail loop? *Length will be provided at the next meeting.*
6. Is there a possibility to rotate the parking on the west side around toward the north property line and reduce the size? Parking increased by 50 parking spaces, that's a lot! *If the parking were rotated it starts to cut into the buffer located along the north property line. We can reduce the parking at the southern end. Perhaps bringing it in closer to the plaza and cutting it off at the lawn courts shelter.*

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

- a.) Reduce the size of the west parking lot
- b.) Reduce the size of the soft surface trail to a reasonable circuit length (1K, 3K, 5K etc...)
- c.) Provide screening for the goals at the soccer field.
- d.) Provide seating area along sidelines and entrance at midfield of soccer area.

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

#### Signature Architectural Element

Discussion then commenced regarding the signature architectural element concepts proposed by Hand Design. 5 concepts were presented as follows:

##### Con-Temple-ative

This folly is regular in shape and uses typical park materials but with a more sculptural roof. The benches are located on the outside of the hexagon plan to allow for inward or outward contemplation.

##### Corbudiago

This sculptural building has a different image from every viewpoint in the park. It has four different structural elements made of polished CMU that intersect the egg shaped base in a variety of ways, either resting completely on top or partially resting on the ground. The metal roof is suspended from the tallest structural element.

##### Japanese Modern

This simple yet asymmetrical pavilion also uses the materials typically found in park buildings but in ways not typically found in the parks. The columns taper to the top and the roof and cupola slope in opposing directions. The stone bench in the center of the covered area encourages the visitor to look outward into the park.

##### Silos

This pair of "silos" harkens back to the agricultural roots of the county and is an impressive vertical element that can be seen from the nearby highway and all over the park. Lighting of the translucent panels and steel structural frame at the base and top will provide a dramatic effect. The roof between the cylinders provides additional covered area.

##### The Flying Bird

This folly is a more subtle structural element with overlapping winged roof elements and classical style columns that also provides different images from various viewpoints in the park as you can see in the two elevations. Lighting of the roofs will accentuate the theatrical appearance of the elements.

#### Comments:

1. There has never been a silo on the farm but there were chicken houses.
2. Would like to see more open structures, exposed, stacked stone, more symmetrical, galvanized roof, more straight forward.
3. Designs not in keeping with the park, we need something that does not look like a Japanese Building dropped onto the site.
4. Majority of the Flowers Crossing at the Mill Subdivision liked the symmetry of the con-temple-ative.
5. Cont-temple-ative looks very Venetian, needs to be more barn like.
6. We need something that reflects the local vernacular like the buildings at Little Mulberry, made of natural materials.
7. Shouldn't we be looking to do something unique instead of typical? Perhaps promoting what Scenic Highway once was?

8. Context around the area is more traditional
9. It needs verticality, perhaps heavy timber construction.
10. What about a silo with a barn attached, and open structure with weather vein, translucent silo with stone columns, or a tobacco barn?

**\*\*NOTE:** A vote was taken. The decision to request that Hand Design revisit the concepts won by majority vote. The request was to provide a concept that showed a silo with a “barn” structure that was somewhat modern, that integrated natural material and was more silo-esque.

#### Contemplation Area

Budget has been provided in the cost estimate to irrigate the park utilizing the water from the lake and to supplement this water with water obtained from a well that will be dropped on site. Due to the low volume of water that spills from the spring head during dry periods it is proposed that the contemplation area ponds be supplemented with water from the existing ponds as well. Discussion then commenced regarding the Contemplation area. concepts proposed by jB+a, inc. 3 concepts were presented as follows:

Concept 1 – Series of ponds with stone surround, that spilled from one to the other. A raised overlook with an arbor and seating area was located at the uppermost pond. Seating areas are to be located along both sides of the stream. Natural paths connected the seating areas.

Concept 2 – One improved pond at the existing spring head was to be located and overlook with pavilions and connecting footbridge would be located at the pool. A more dynamic spillway would be created for more profound white noise. Seating areas would be provided at the spillway.

Concept 3 – Series of concentric circular ponds created along the stream, each spilling from one to the other via the stream itself. View into the area would be terminated at a raised overlook with arbor and seating. Seating areas would exist at each pond. Walking loops would connect each pond and cross the stream 3 times via pedestrian footbridges.

#### Comments:

1. For children to play, Concept 3 looks the most inviting.
2. I like Concept 3. It contains all the activity within the 3 rings, and is somewhat like a garden, and then outside that you get back to nature.
3. Concept 3 would be very difficult to permit.
4. I'm worried about safety; visibility would be an issue if we are talking about making these areas like gardens. *We could maintain visibility by using limbed up trees and ground covers or low shrubs.*
5. Concept 2 keeps all the stone in one place, might be a money saving feature.

**\*\*NOTE:** A vote was taken regarding the direction the committee wanted the contemplation area to go. Results are as follows “Concept 1 – 8 votes, Concept 2 – 2 votes, Concept 3 – 5 votes. Concept 1 will be proposed in the Master Plan Report as the direction to pursue.

#### Park Entrance

Grant Guess the presented the latest from County D.O.T.

County DOT has looked at the traffic counts along Old Snellville highway, they would prefer that the entrance line up with an existing entrance. Tanner Point is very close to Sugarloaf, there was

some concern about its proximity. Alignment with Downeyshire would impact the specimen trees. Alignment with Albemarle would create an excessive entrance drive into the park, as well as potentially impact an existing wetland. DOT is not keen on having a signalized light at the current park entrance.

#### Comments

1. What about a 3 way stop sign instead of a signalized light? *Did not discuss stop sign with County DOT, will investigate further.*
2. There are a variety of ways to slow traffic, tactile changes, narrowing of lanes, signage, etc. perhaps those could be implemented as well.
3. Tanners point light is not acceptable, the traffic already backs up all the way to Flowers Crossing at the Mill, and additional light would just make it worse.
4. Kids aren't going to walk all the way up to Tanners Point to cross the road.
5. Did they nix the round-about idea? *Roundabouts are great for slowing traffic, but not for pedestrian crossing, because all the traffic does is slow, they never really stop.*

**\*\*NOTE:** By unanimous vote it was decided to pursue the 3 way-stop sign idea.

The Preliminary Cost Estimate was then passed out. In depth discussion regarding park cost will take place at the next meeting (August 8<sup>th</sup>). It was requested that the Steering Committee look at suggesting critical mass elements for the first phase.

## **ALEXANDER PARK SITE MASTER PLAN – Final Master Plan Meeting**

Minutes from: 08.08.06 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder

jB+a - Raigan Carr

Community participants – Ed Nicols, Greg Stewart, Shirley Behnke, Anna Coppedge, Pam Dietz, Kim Force, Lindsay Hyman, Bill McEwen, Kerrie Odell, Chad Smith, Randy Travis, Denise Widzgowski, Wojtek Wysocki

Location: Bunten Park Community Center, Large Activities Room

Time: 7:00pm

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Meeting opened with some clarifications of the Master Plan, they are as follows:

Entrance on Old Snellville: Any additional information obtained regarding the 3-way stop sign? *Not at this time, we will look into it further when we get to construction documents. For now the entrance remains in the location it is currently shown at with the 3-way stop sign included. Further explanation will appear in the Project Master Plan Report.*

Signature Architectural Element: Received additional information from Architectural team but did not include it in the mail out package. Instead a graphic provided by Chad Smith (Alexander Family) that shows the silo, open structure configuration was passed out for discussion by Steering Committee. This graphic is to be used as a design direction for the designers at the Construction Document level to pursue. Questions are as follows:

1. Is the intent to have a galvanized corrugated roof? If so perhaps we should update our thinking and get a compatible color in a more durable roof. A detail that can be explored during construction documentation
2. I have a problem with the security of it, how secure will it be for people to use the stairs that they are showing? Will need to be reviewed by the Risk Management. For now we will leave it in the master plan...they don't always say "No."
3. How to illustrate the silo at night will be a major consideration. A plethora of opportunities exist to light the silo, interior lighting, up lighting, spotlighting, and again another thing that will need to be addressed at the construction document level.

**\*\* VOTE** – *Is the Steering Committee ok with submitting this design as a point of departure for the signature architectural element? Approved Unanimously*

**\*\*VOTE** – *Is there an overall consensus to approve the graphic (total build out for park potential) as the guiding document for the development of Alexander Park. Approved Unanimously*

Correction to Phase 1 Infrastructure: Graphic illustrating the phase 1 infrastructure was shown including the maintenance compound facility, both entrances, a 2 lane road connecting each entrance, the main sewer line, electric, potable water that would allow for the maintenance building to function, as well as mass grading of the entire park site. Due to the radical increase in fuel, construction costs are being hit all over the board. When costing out the above mentioned phase 1 infrastructure it was determined that adjustments were going to the base infrastructure were going to have to occur, specifically in the grading cost. Grading costs came in at just under 2 million dollars and a reasonable workable phase 1 park amenity development was going to be difficult if the entire mass grading of the site were to be included. The continuation of the 2 lane road all the way across the site was predicated upon the notion that the entire site was to be mass graded.

There were also a few corrections that needed to be made to the cost estimate so 2 new cost estimates were passed out to Steering Committee Members. One showing just the total build out of the park the second

illustrating 2 additional Phase 1 build out options -West side with mass grading, and West side only plus an additional \$75,000 for other park elements.

**\*\*NOTE:** *The second cost estimate was distributed ONLY at the request of the Steering Committee, as the intent was NOT to impose the County / Consultant solution on the Steering Committee.*

Discussion regarding the cost estimate and prioritization commenced.

Phase 1 development will consist of the following.

1. Infrastructure including site development to support the maintenance compound facility.
2. The Maintenance Compound
3. Road improvements on Old Snellville, Park Entrance Drive and Parking associated with the west side. (A turn around at the end of the parking lot will be constructed instead of a full 2 lane road extending across the entire site.)
4. \$50,000 for Landscape along both frontage roads
5. Plaza / amphitheater area
6. Lawn Courts Area
7. Multi-age group playground area w/ shelter.
8. Disc Golf Course
9. Perimeter Multi-use Trail, Frontage road trail connectors, West side stream trail, East Side Stream Trail, Soft Surface Trail, and Trail amenities.
10. Outdoor Classroom
11. Lake Area (excluding the large fishing piers) smaller piers are to be included, similar to those at Holcomb Bridge Park for socializing.

**\*\*NOTE:** *Phase 1 Grading will only include grading to develop the items listed above.*

Following phase 1 discussion, 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 become available. Priorities are as follows:

1. Signature Architectural Element
2. Contemplation Area
3. Teen Area
4. Playground / Pavilion
5. Dog Park
6. Soccer
7. Boardwalk

Following the prioritization of park elements a vote to accept the Phase 1 development and prioritizations as noted and to submit it to the Recreation Authority was taken. By majority vote the order of phasing was approved for submission.

jB+a will present the Alexander Park Site Master Plan to the Recreation Authority on a date to be determined. 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 immediately at 678.247.0727

**Alexander Park Site – Recreation Authority Meeting**

Minutes from: 09.14.06 Recreation Authority Meeting

Attendees: Gwinnett County Recreation Authority  
(jB+a) –Steve Provost

Location: Gwinnett County Justice and Administration Center

Time: 3:30 PM

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The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Recreation Authority by Steve Provost of jB+a, inc.. Several members of the Recreation Commission were in attendance, including:

George Kaffezakis  
Wojtek Wysocki  
Ed Nichols  
Bill McEwen  
Shirley Behnke  
Don Dietz  
Donna Tallent  
Lindsay Hyman  
Lois Allen  
Randy Travis

The Recreation Authority voted unanimously to recommend the plan endorsed by the Steering Committee to the Board of Commissioners, (August 8, 2006).

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.

**Alexander Park Site – Board of Commissioners Presentation Meeting**

Minutes from: 11.21.06 Board of Commissioners Presentation Meeting

Attendees: Gwinnett County Recreation Authority  
(jB+a) –Raigan Carr

Location: Gwinnett County Justice and Administration Center

Time: 3:30 PM

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The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Board of Commissioners by Raigan Carr of jB+a, inc.. Several members of the Steering Committee were in attendance, including:

Wojtek Wysocki  
Ed Nichols  
Bill McEwen  
Shirley Behnke  
Lois Allen

The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Alexander Park Site.

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 H: Historical / Archaeological Report  
Refer to the attached report by TRC.

**HISTORICAL RESEARCH FOR THE ALEXANDER PARK PROJECT,  
GWINNETT COUNTY, GEORGIA**

Submitted to:

Gwinnett County Department of Community Services  
75 Langley Drive  
Lawrenceville, Georgia 30045

Submitted by:

TRC  
3772 Pleasantdale Road, Suite 200  
Atlanta, Georgia 30340

TRC Project #51171

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James J. D'Angelo, Principal Investigator and Author

February 2006

## **ABSTRACT**

TRC carried out historical research related to the Alexander Park project in Gwinnett County, Georgia. The purpose of the study was to determine the history of ownership and land use within the 90.4-acre parcel (insofar as existing records permit).

Deed and other archival research shows that the proposed park lays within lands principally owned by the Wade, Ambrose, Craig, and Alexander families. Land use during the entire period from Wade's ownership until the present has been agricultural. The Craig family grew cotton on the land, and the Alexander family grew vegetables and raised chickens. In addition to farming, Asa Wade operated a mill just to the east of the project area on Pugh Creek. Asa Wade was also a commissioner responsible for the construction in the 1820s of what is today known as the Old Snellville Highway and Grayson Highway, which border the project area on the west and to the north.

Several structures removed after the county took possession of the land included a concrete block house, constructed by J.T. Alexander in 1960s to replace an older frame house. The other structures were wood frame outbuildings.

## **ACKNOWLEDGEMENTS**

TRC would like to thank Mr. Rex Schuder, Principal Community Planner with the Gwinnett County Department of Community Services for providing valuable information about the tract, and for supplying the author with some of the graphics used in this report. The author would like to thank Mrs. Jane Alexander and Mr. R.H. Thomas, a descendant of the Wade family, as well as members of the Gwinnett Historical Society at the society's library and archives for their assistance in carrying out the research portion of this project.

James D'Angelo served as Principal Investigator, carrying out the historical research and limited field investigations. Vince Macek prepared report graphics. Larissa Thomas was responsible for the technical review, editing, and production of the report.

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TRC carried out historical research to determine the history of ownership (insofar as existing records permit) and land use within a parcel acquired by Gwinnett County for development as Alexander Park (Figure 1). In addition to investigating the history of ownership and land use, TRC sought to learn about structures that once stood within the tract along Old Snellville Highway. The 90.4-acre tract is bounded on the west by Old Snellville Highway, on the south by Pugh Creek, on the east by Highway 124 (Scenic Highway), and on the north by Sunrise Church and other properties that face on Sugarloaf Highway (formerly Johnson Road). This work was sponsored by Gwinnett County Department of Community Services in advance of development of a park that will include both passive-use and active use amenities. TRC's research was carried out on January 25 and 26, 2006.

## **RESULTS OF HISTORICAL RESEARCH**

Historical research focused primarily on deeds beginning in the mid-nineteenth century and showing a continuous succession of title ownership to the present. Due to destruction by fire in 1870, only deeds after 1871 are typically available. However, some deeds were not filed until after 1870, as was the case with a deed written in 1850 for the subject property and recorded in 1878. Census records cited in J.C. Flanigan (1995[1943]) and Marvin Nash Worthy (1994) as well as views of the original documents available on the web site, Ancestry.com were also used. In addition, Tax Digests and Inferior Court Minutes and other documents available at the Gwinnett Historical Society located in the old Gwinnett Court House were consulted. The Gwinnett County Tax Assessor's Office retains only recent tax records. After 1872, counties were required to submit Tax Digests to the Georgia Department of Revenue. The Gwinnett County Tax Digests for the years 1860 to 1970 are among the holdings of the State Archives. However, given time constraints, no attempt was made to access records at the State Archives, including the agricultural/industrial census records for Gwinnett County for the years 1840, 1860, 1870, and 1880. Instead, the Tax Digest for 1890, which has been published by the Gwinnett Historical Society, was examined, as were deeds, maps, county histories, and census records, all available locally in Gwinnett County.

Gwinnett County was established in 1818. J.T. Cunningham surveyed the county in 1819 when the newly acquired Cherokee lands were laid out for distribution to Georgians through the land lottery system. The Cherokee inhabited the northern part of Gwinnett County. The Cherokee village at Suwanee Old Town was located at the confluence of the Chattahoochee River and Suwanee Creek. Marvin Worthy writes that the U.S. Army built a road along Peachtree Ridge following an Indian trail that separated the Cherokee and Creeks at the time (Worthy 1994). The county was divided into four Districts (4, 5, 6, and 7), nine miles square, and into lots of 250 acres.<sup>1</sup> The project area occupies portions of Land Lots (LL) 85, 86, 107, and 108 of District 5 and is within the Lawrenceville Militia District, 407.

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<sup>1</sup> Only a small portion of District 4 lies within what is currently Gwinnett County, the majority of it being in Walton County. Along the western boundary of Gwinnett County, the lots were fractional lots of less than 250 acres because the western side of each lot followed the Hightower Trail. In some Georgia counties, 202.5 acres was the standard Land Lot size.

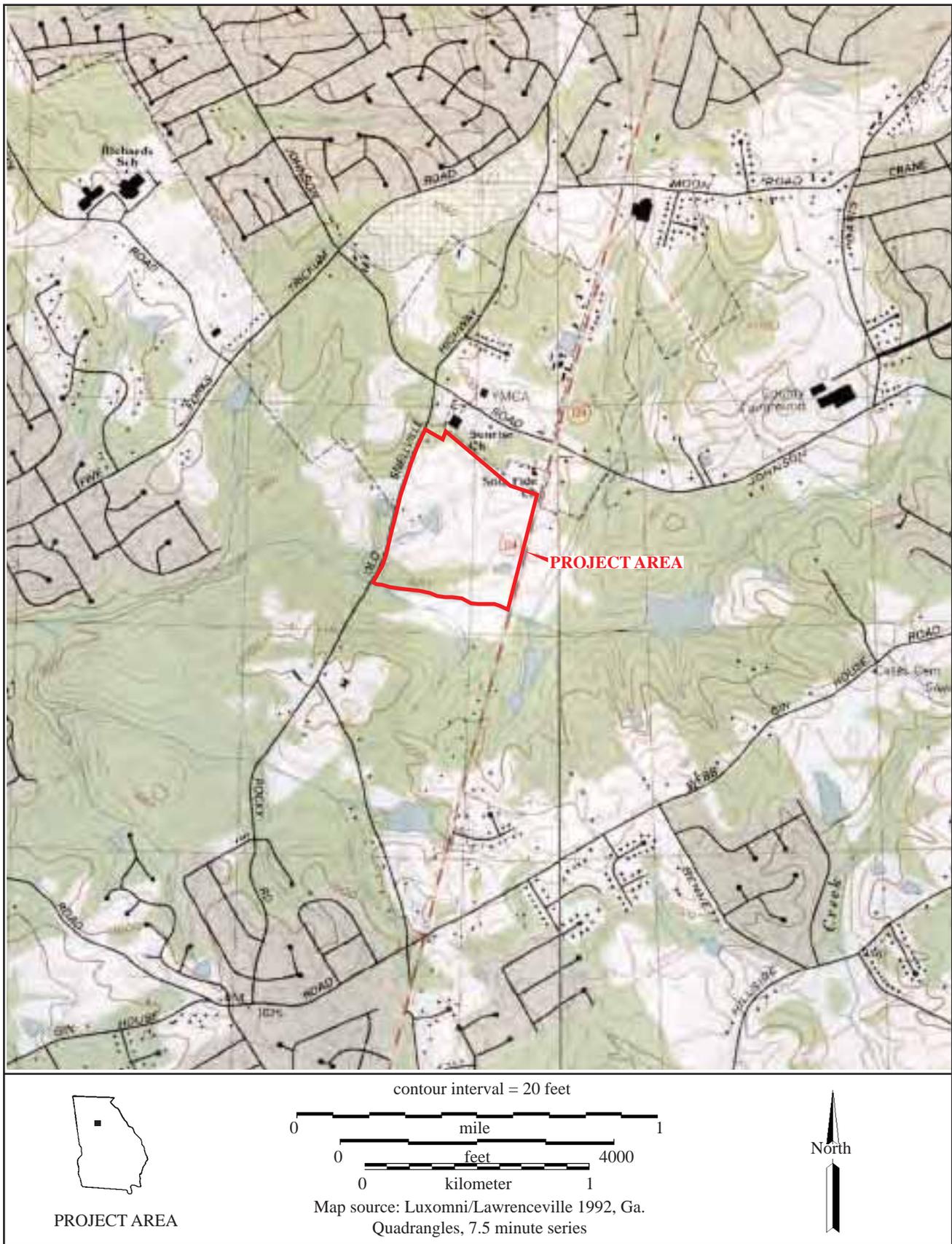


Figure 1. Location of project area.

Shortly after Cunningham completed his survey of the county, distribution of lands by means of lottery commenced on September 1, 1820. Meredith Walker of Twiggs County drew Land Lot 85, John A Rhodes of Richmond County drew Land Lot 86, Noah Griffin of Montgomery County drew LL 107, and George W. Bailey of Pitman (?) drew LL 108 (Flanigan 1995[1943] Vol. I:48). No further records were found for Walker or Griffin, but according to the records of Gwinnett marriages, John Rhodes was born in 1797 and married Cynthia Brown in 1848, so he must have remained in the area for a period of time, even though no census information concerning him or his wife was found. The same is the case for George Bailey who may be the father of L.C. Bailey, resident of Militia District 408 according to the 1860 census, and the grandfather of George Bailey, born around 1841, who married Emma Atkinson in 1880. The grandson is probably the same George Bailey of Gwinnett County who served in the Civil War. However, there is no extant documentation linking the Bailey name to the project area after the initial drawing of LL 108. After the drawing, deeds were issued, but any records of transfer of title by deed that may have been recorded with the county were lost in the fire of 1870. The earliest deed found pertaining to these lands dates from December 31, 1850, although it was not recorded until 1878.

Deed research demonstrated that the proposed park lies within lands principally owned by the Wade, Ambrose, Craig, and Alexander families (see Table 1 below). Asa Wade's name first appears in the 1820 U.S. Census for Gwinnett County, where he is listed as head of household with 3 slaves, although it is not clear where he was living at the time. He is also listed in the 1830, 1840 and 1850 censuses (Flanigan 1995[1943] Vol. I:128, 178; Worthy 1994:111, 128; Ancestry.com). Presumably he was living close to the project area, because court records for 1821 and 1823 show that he served as a road commissioner for the construction of roads from Lawrenceville to Grayson and from Lawrenceville to Rockbridge, and both of these roads pass by or near the project area (Gwinnett Co., GA: Inferior Court Minutes for Ordinary Purposes 1818–1861). The first of these is now known as, Grayson Highway, and it parallels the east side of LL 107. The second is now known as, Old Snellville Highway, and it bounds the west side of the project area. Typically, road commissioners were chosen from among those who owned lands traversed by proposed roads. As we will see, the Asa Wade "homeplace" and a mill was located in LL 107, so it is likely that this lot, at least, was conveyed to him by Noah Griffin.

According to the deed evidence, Wade's holdings eventually did include the entire Alexander Park tract, which lies in portions of LLs 85, 86, 107, and 108, and the deeds indicate that he operated a mill on "Pew" Creek, prior to his death sometime before 1850. The mill was located just to the east of the project area. Besides participating in the Seventh or Gold Land Lottery of 1832 (Flanigan 1995[1943] Vol. I:159; Worthy 1994:81, 85), Wade served as a private in The Gwinnett Group, organized in 1836 in response to the Creek War, which was "raging in the vicinity of Columbus" (Flanigan 1995[1943] Vol. I:116). Wade married Lucy Laurence (Lawrence) daughter of John Laurence, who had settled on Pugh's creek around 1820 or 1821 at the same time as Asa (Flanigan 1995[1943] Vol. I: 404). He had at least one son, also named Asa.

**Table 1. Transfer of Title History.**

Date	Book:Page	Grantor	Grantee	Price	Description	Acres
1850.12.31	0:508 Rec. 1878	Wm Wade (asinee H.L. Hutchins)	Asa & Harris Wade (sons)	1	LL 106 & 107 except four acres of it being the lands bid off by said Wades at the sale of the property of Asa Wade dec.	
1875.5.8	R:473 Rec. 1883	Craig Bros. executors of Robert Craig estate	Robert Craig (Jr.)	2500	all LL 108...lying east of Rockbridge Rd. Also all tract 'known as the <u>place where Asa Wade Sr. resided at the time of this death</u> ' "being all of said lot lying north of Pugh's creek, <u>except what Wade conveyed at the Mill shoal</u> " also parts of LL 85 and 86 on the north side of Pugh's creek... Commencing at Pugh's creek on the north side and running along the Rockbridge Road to the north line of lot 108 then east to corner of 108, then south to Pugh's creek, <u>on the part conveyed at Mill shoals</u> , thence down Pugh's creek to Rockbridge road.	200  125  70
1879.4.23	P:145	Asa Wade (Jr)	Henry Strickland Jr.	100	Known as ' <u>the old Wade Mill place containing four acres...being on Pew's Creek on which there is a house &amp; crib &amp; other out houses: it containing the falls where the old mill formerly stood</u> ' this is for supplies given to Wade in 1879 and will be null and void if Wade pays off bill.	
1884.1.1	S:217	Asa Wade (Jr)	Robert Craig Jr.	200	All...known as part of lot 107 'being the place whereon the said Asa Wade lately resided. Also four acres known as the Mill seat, it being part of said lot and known as the Asa Wade Mill seat on Pugh's Creek."	125
1887.2.21	P:524	Harris Wade	Asa Wade (bro.)	250	LL 107 "with the exception of four acres <u>including the mill and _____ (?) mill which was _____ off by Asa Wade Sr. Said</u> lot...adjoining the Jesse Rambo and others. Containing (246a) acres...and part of (LL 106) containing (150a)	246 150

**Table 1. Transfer of Title History, continued.**

Date	Book:Page	Grantor	Grantee	Price	Description	Acres
1894.5.16	5:209	Robert Craig	Martha A. Brand	5000	2 lots, 129 a. off LL 107 “the Wade Mill shoals on Pugh Creek... it be being all of the said lot lying <i>west</i> (?) of Pugh’s Creek,” and parts of LL 85, 86 on north side of creek – 70a, also 51a cut off the Rambo place...[ <i>not legible</i> ]	129 70 50
1901.9.6	12:15	Martha Brand	T.L. Ambrose	1500	LL 107, 129a., north of Pue’s Creek,” <u>including Wail Mills shoals on said creek</u> ”. Also part of LL 85,86 north of creek, 70a., also 51a off the Rambo place”	129 70 50
1917.12.27	32:248 Plat A:135	T.L. Ambrose	George P. Craig	3187	LL 107 & 108. Beg. Pt. 8.40 chains south of the junction L-vill-Stone Mt. & Grayson rds running S53.75 E 23.20 chains, thence 73.5E 25.5 chains, thence S17W 10.72 chains thence N69.25W 48.61 chains to beg.	511.5
1918.1.1	34:245	T.L. Ambrose	G.P Craig		Same as tract#1, 91.185, Melton & Craig to Alexander	90
1949.2.19	91:185	Maude Craig Melton & Esse Craig	J.T. Alexander Jr.	10	Parts of LL 85, 86, 107, 108 “subdivision of tract #1 of T.L. Ambrose lands (90a). Also #2 of T.L. Ambrose lands (51.5a) (less 15 acres)	126.5
1972 to 1977	587:293 598:58,69 600:179,182 1114:13 1116:290 1213:165 Plat Y:61	J.T. Alexander	Bryron D Morgan <i>et al</i>  Alexander		Alexander sells to Joint Venture Group including Morgan, Hathcock, Wilson. Includes Tract 1: all parcel in LL 85, 86, 107 & 108  Lands returned to Alexander family in 1977	93.56
1993.6.4	8864:83,87	J.T. Alexander estate	Jane & Shirley Alexander		Executor Deed	90.5
2002.1.2	Plat 92:82 and deed 26076:228	Jane & Shirley Alexander	County	10	Tract 1 LL 85, 86, 107, 108	90.5

Records show that Asa Jr.<sup>2</sup> served as a juror in 1845 (Flanigan 1995[1943] Vol. II:49). There may be two other brothers, Harris and William, who are mentioned in some deeds, but these may refer to uncles or cousins as four Wades are shown for the 1820 census for Gwinnett County, and

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<sup>2</sup> Jr. and Sr. are seldom seen in the documents, but are used herein to help avoid confusion.

12 Wades are shown in Gwinnett for the 1850 census, including William Harris Wade, age 10. By 1850 there are over 600 Wades listed for Georgia.

The names of William, Harris, and Asa appear on an 1850 deed wherein N. (Nathan) L. Hutchins signs as the Grantor on behalf of William Wade. Asa and Harris Wade are the Grantees. The amount of the purchase is \$1, and the deed is for LLs 106 and 107, “except four acres off it being the land bid off by said Wades at the sale of the property of Asa Wade dec. (see Table 1, O:508). This transaction suggests that Asa Wade Sr. died in 1850 or shortly before and that his son, Asa sold four acres from either LL 106 or 107 and is now, with Harris, taking title to the remaining 496 acres. Because William Wade, the Grantor, is being represented by Nathan Hutchins, a resident of Lawrenceville at the time, William may live at a distance. Indeed, there are several William Wades living throughout Georgia at the time, but none living in Gwinnett County. There is a William Harris Wade who is a contemporary of Asa Jr. living in Gwinnett County, and may be W. Harris Wade, although the initial “W” is not used in the deed. William Harris Wade enlisted as a Private on September 23, 1861 in the 35<sup>th</sup> Infantry Regiment, Company F, and was killed on April 27, 1862 in Ashland, Virginia. Unfortunately, Harris Wade is party to an 1887 deed pertaining to LL 107, so these individuals cannot be distinguished based on known documents.

No record was found for the conveyance of the four acres “bid off” by Asa Jr. in 1850. Either he got it back or was actually himself the high bidder because, in 1879, Asa Jr. conveys a lot to Henry Strickland Jr. known as “the old Wade Mill place containing four acres...being on Pew’s Creek on which there is a house & crib & other houses: it containing the falls where the old mill formerly stood” (see Table 1, P:145). This places the “four acres” in LL 107. The transaction, valued at \$100, was for supplies given to Wade by Strickland, a merchant, that same year and would become null and void if Wade paid the bill. Apparently he did, because Wade sells the parcel to Robert Craig Jr. in 1884 for \$200 (see Table 1, S:217). The title is for part of LL 107, “being the place whereon the said Asa Wade lately resided..., also four acres known as the Mill seat, it being part of said lot and known as the Asa Wade Mill seat on Pugh’s Creek.”

Although no deed was found for the transaction, Robert Craig Sr. gained title to Asa Wade Sr.’s lands in Lots 107 and 108 prior to Craig’s death in 1875, and after Asa Sr.’s death around 1850. In the 1830 census, Robert Craig appears as head of a household in Militia District 408, which is west of Militia District 407, where the project area lies. He is shown to own 65 slaves in the 1850 census, indicating that he was an important land owner in Gwinnett County. A quotation from, *The Life and Times of Rev. J.D. Anthony*, published by Anthony in 1896, and cited by J.C. Flanigan, may shed some light on this, as well as the historic setting of the project area. Anthony is reminiscing about the year 1856 or so:

The soil of this county forty or fifty years ago was productive in the highest degree, especially the red lands of the Appalachee, the Yellow River and Pugh’s Creek. Since then the gray lands are considered as valuable or more so especially for cotton. Corn and wheat grew to great perfection; and after a seasonable year, wheat went begging at forty cents per bushel and corn as twenty. There was nothing but a home market and everyone made his own supplies. I remember a man who came from the north and who was a mechanic. He planted four acres to corn on Pugh’s Creek on a hill side, the land owned by Robert Craig. He plowed it with an old pony, fed only on thistles during the plow season, and made on that four acres 250 bushels of corn [Flanigan 1995[1943] Vol. II: 38].

It might be that these lands were also “bid off” by William, Harris, or Asa and the deed never recorded, just as it took 18 years for the 1850 deed to be recorded and this one, some 8 years to be recorded. Here, the sons of Robert Craig Sr., executors of Robert Sr.’s will, convey to their brother, Robert Craig Jr., for \$2,500, all of LL 108 lying east of Rockbridge Road and all that tract of land “known as the place where Asa Wade (Sr.) resided at the time of this death...being all of said lot (107) lying north of Pugh’s Creek, except what Wade conveyed at the Mill shoal...,”<sup>3</sup> and also parts of LL 85 and 86 on the north side of Pugh’s Creek commencing at Pugh’s creek on the north side and running along the Rockbridge road to the north line of lot 108, then east to corner of 108, then south to Pugh’s creek, on the part conveyed at mill shoals, thence down Pugh’s creek to Rockbridge Road (see Table 1, R:373). This transaction encompasses all of the current project area and tells us where the “mill shoals” was. The Mill could not have been too far from this point.

Craig lands that include the project area were transferred to Martha A. Brand in 1894, who, in 1901, conveyed them to T.L. Ambrose. Ambrose was married to Sallie Craig, a granddaughter of Robert Craig Sr. and, in 1917 and 1918, Ambrose conveyed almost 600 acres of his holdings, including the project area, to Sallie’s brother, George P. Craig (see Table 1, 32:248, Plat A:135, 34:245). Plat map A:135 can be seen in Figure 2. Figure 3 shows where the Mill shoals would be by overlaying this plat map on a contemporary aerial view of the project area. The daughters of George, Maud Craig Melton and Essie, conveyed 126.5 acres, including the project area to J.T. Alexander in 1949. In 1972, Alexander sold this same 126.5 acres, including the 93.5 in LLs 85, 86, 107 and 108, which constitute the project tract, to Byron D. Morgan (see Table 1, 598:58). The sale excluded about 6.6 acres where the Alexanders resided. Figure 4 shows these lands as surveyed in 1972. Morgan, along with Earl Hathcock and W. L. Wilson, was part of a Joint Venture group known as “CRC,” and there are deeds, grouped together in Table 1, which reflect their part ownership. After Hathcock died in 1974, and Morgan was killed in an accident, the group could no longer maintain their holdings, and the land was conveyed back to the Alexander family in 1977 (Alexander 2006, Table 1, 1213:165).

The project area today is partly wooded and partly in pasture. According to Mrs. Jane Alexander, the Craigs grew cotton on these lands, but when the Alexanders purchased them in 1949, they were severely gullied. The Alexanders rehabilitated the land, growing vegetables and raising chickens. At one time they had tenants.

The 1917 plat map in Figure 2 shows four structures within the project tract. Three of these have been accounted for and none are presently standing. In the 1960s, J. T. Alexander replaced an old wood frame dwelling with a concrete block house, which was rented out (Alexander 2006). This structure and associated outbuildings are seen in Figure 5. These were removed when the county took possession of the tract. The location of these structures coincides with the structures seen on the 1972 plat map in Figure 4, and the pair of structures seen on the 1917 plat. The structure seen near the northwest corner of parcel on this same plat was a wood frame dwelling that the Alexanders rented out, and it was removed when a tower was built there. This site is not part of the proposed park tract. Another structure is located at the southwest corner of the parcel on the

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<sup>3</sup> This probably refers to the 1850 deed, O:508.

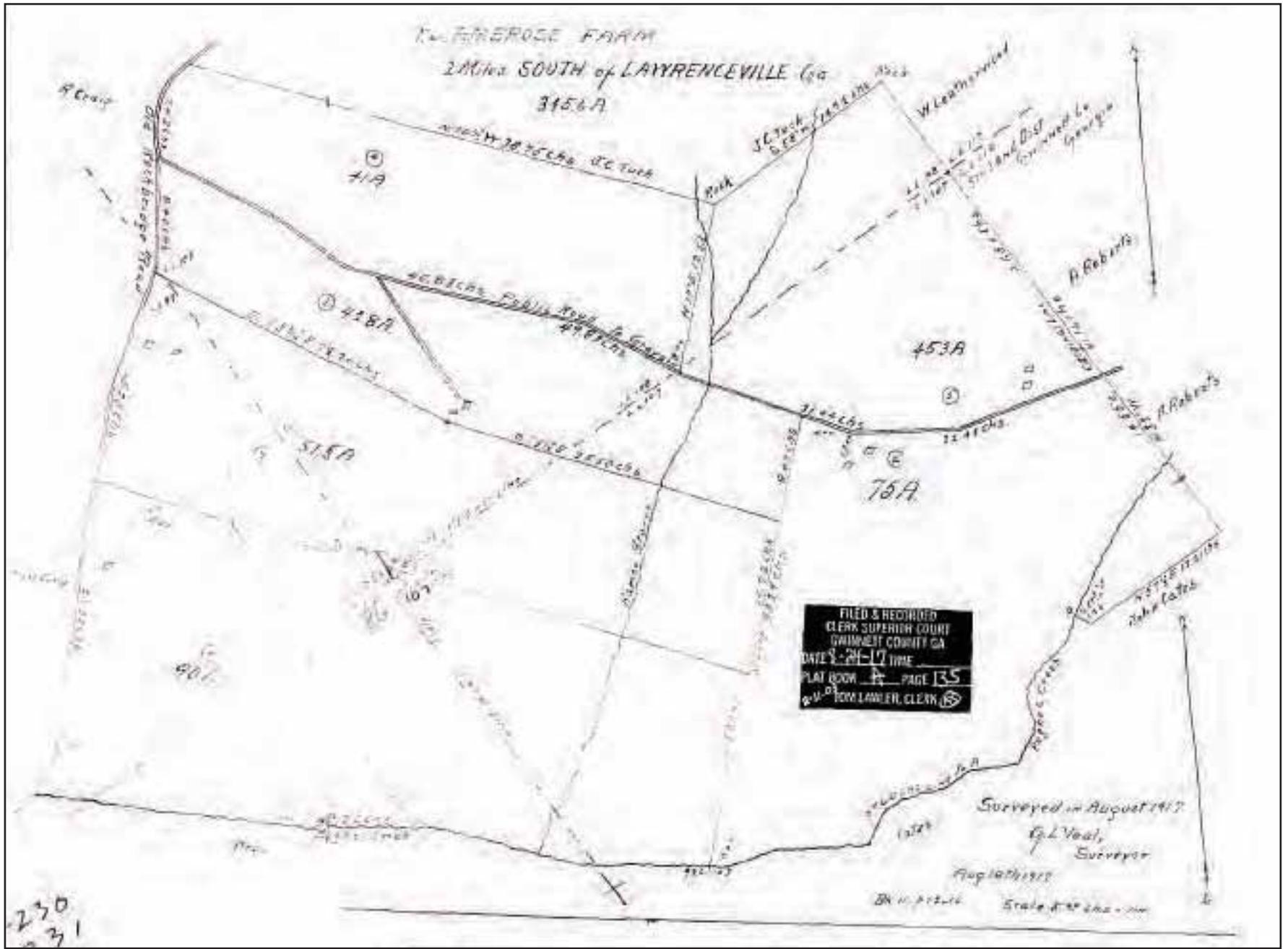


Figure 2. 1917 plat map for transaction of land from T.L. Ambrose to George P. Craig.



Figure 3. Plat map A:135 superimposed on contemporary aerial view of project area.

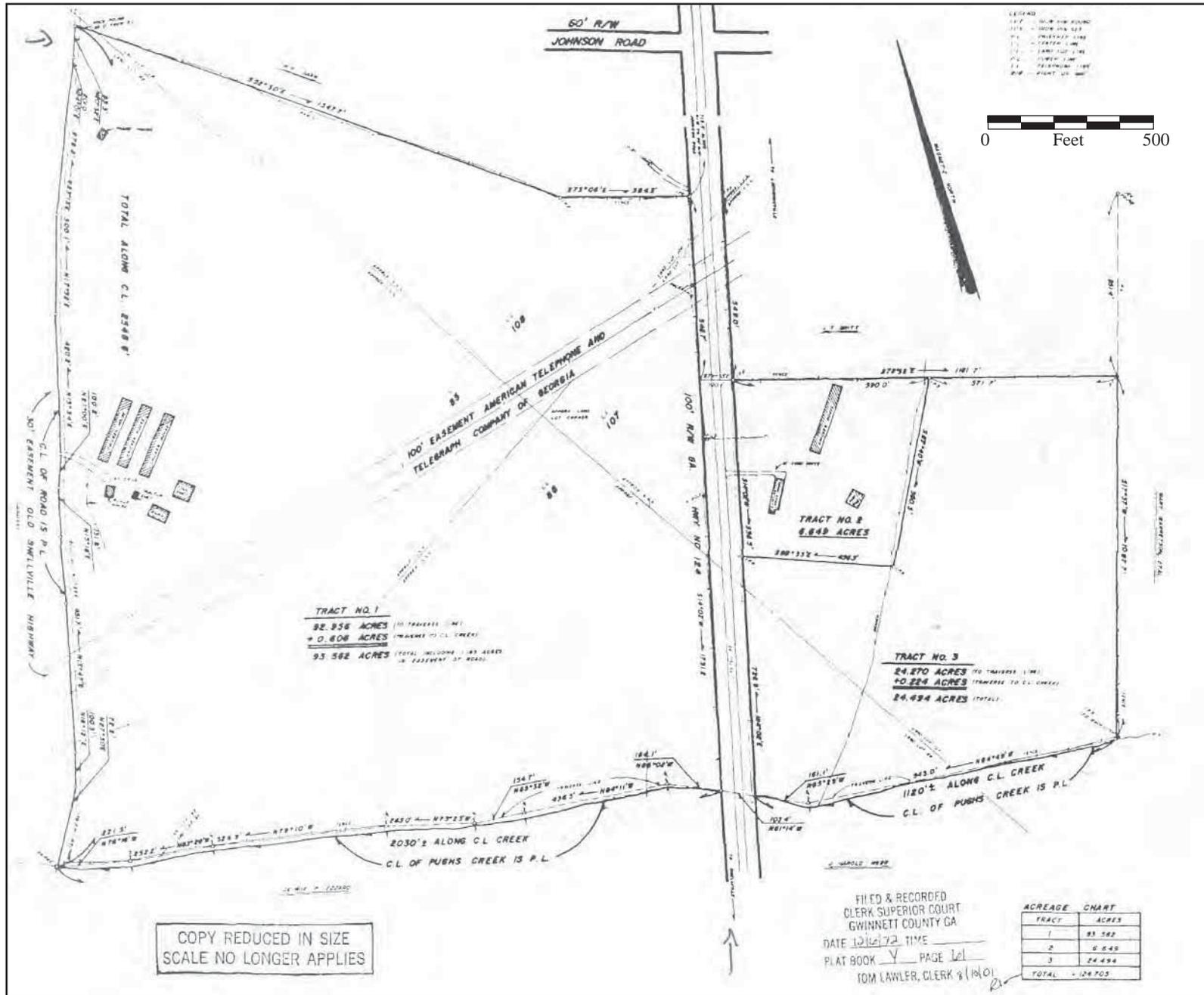


Figure 4. Plat map Y:61 showing Alexander property in 1972, including the project area.



Figure 5. Aerial view of concrete block dwelling and outbuildings facing on Old Snellville Road in the year 2000.

1917 plat, just north of the creek. This building no longer exists and has not been further identified.

## **SUMMARY**

Deed and other archival research shows that the proposed park lays within lands principally owned by the Wade, Ambrose, Craig, and Alexander families. Land use during the entire period from Wade's ownership until the present has been agricultural. The Craig family grew cotton on the land in the early twentieth century, and the Alexander family grew vegetables and raised chickens in the middle twentieth century. In addition to farming, Asa Wade operated a mill just to the east of the project area on "Pew" Creek beginning in the early nineteenth century. Asa Wade was also a commissioner responsible for the construction in the 1820s of what is today known as the Old Snellville Highway and Grayson Highway, which border the project area on the west and to the north.

Several structures removed after the county took possession of the land included a concrete block house, constructed by J.T. Alexander in 1960s to replace an older frame house. The other structures were wood frame outbuildings. No significant archaeological remains are likely to be present on the project tract.

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**APPENDICES**

Appendix I: Geotechnical Report

Refer to the Digital Copy of report by Matrix Engineering Group Inc.

# ALEXANDER PARK - PHASE II MASTER PLAN UPDATE

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**GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES,  
PARKS & RECREATION PROJECT ADMINISTRATION  
DECEMBER 2014**



# Alexander Park Phase II Master Plan Update Gwinnett County, Georgia

Prepared For:  
Gwinnett County Department of Community Services  
Parks & Recreation Project Administration  
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December, 2014

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## Alexander Park Phase II Master Plan Update

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The Alexander Park - Phase II Master Plan Update was developed with participation and guidance from Gwinnett County Department Staff and the Original 2006 Alexander Park Master Plan Steering Committee Members. Prior to the commencement of the Master Plan Update the Steering Committee members were notified and asked to participate; they responded enthusiastically. We appreciate their time and all their efforts:

### **Gwinnett County Recreation Authority**

Lois Allen - District 4

### **Institutions**

Ed Nicols - Sunrise Baptist Church

Kimberly Nelson - YMCA

### **Neighbors**

Rhonda Balfe

Shirley Behnke

Anna Coppedge

Pam Dietz

Kim Force

Sheila Kitchens

Rob Merritt

Chad Smith

Rick Sullivan

Randy Travis

Denise Widzowski

Wojtek Wysocki

Thank you to the Gwinnett County Recreation Authority for their support:

### **Chairman Appt:**

Charlie Underwood

### **District 1:**

Brad Alexander,

Steve Edwards

### **District 2:**

Jack Bolton,

Mark Ogden

### **District 3:**

Dr. Steven Flyntt,

Mike Korom

### **District 4:**

Myron Bullock, Jr.,

Allen Harkness

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## Alexander Park Phase II Master Plan Update

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### SECTION PROJECT BACKGROUND

#### 1.0

In 2006 a master plan for the 91 acre Alexander Park site was developed. The park was to be considered a Community Park that would include a balance of active and passive uses for team and individual recreation. The master plan that was developed provided two functional zones; a passive zone and an active zone. The Passive zone, which included: a playground pavilion complex, open lawn area for unstructured play, an outdoor classroom, lake overlook, an 18 hole disc golf course and multiuse trail system, was constructed during the first phase of development. In 2006 there were no soccer fields within 3 miles of downtown Lawrenceville, so the Alexander Park Master Plan included two soccer fields within the active zone of the park, but they were not constructed during the first phase.

After the first phase of development was completed at Alexander Park, the level of usage rose to an unanticipated extent. This caused the County to construct an emergency overflow parking lot and to consider including a second phase of development, to accommodate existing demand, in a future capital program. Since the time that the 2006 Alexander Park was master planned, the County acquired additional property at Rhodes Jordan Park in Lawrenceville (2008) upon which a three field soccer complex was constructed. Additionally, the County had just commenced the construction document development for the fully funded Phase II development of Rock Springs Park northwest of Lawrenceville that would have as its focus a three field soccer complex. These changes in the availability of soccer fields in the Lawrenceville area encouraged the County to re-think the intention to construct additional soccer fields at Alexander Park. In October of 2013 the Parks and Recreation Capital Improvement Plan Update recognized that the soccer fields surrounding the Lawrenceville area met the sector's service demands and therefore did not recommend additional soccer fields in the project description for Alexander Park's next phase of development. These anticipated changes would then also change the park's category from Community Park to Passive Community Park.

The primary purpose of the Master Plan update was to develop a revised plan for Alexander that omitted the two soccer fields and their concession/restroom building. The space previously intended for the soccer fields and concession/restroom building was then available for a repositioning of the recreation elements proposed for the northeast sector of the park, including the potential extension of the multi-purpose trail by means of a subsidiary loop. Though the soccer fields have been removed from the Master Plan, the number of parking spaces provided for the soccer in the original master plan has been retained to provide for the higher than anticipated passive recreation use of the park.

The proposed plan for Phase II eliminates the soccer, shifts the parking lot north, includes storm water quality / detention ponds within the parking lot, and sites the pavilion- playground zone, dog park and teen zone so that the area of passive lawn space is maximized. This retains the scenic vista over the field and forest to the south.

### SECTION PROJECT APPROACH

2.0 Using a modified standard Master Planning project approach toward the Alexander Park Phase II Master Plan, 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.

- Contact / coordination with the original 2006 Alexander Park Steering Committee
- Presentation of Concepts to Gwinnett County Parks Staff
- Presentation of Concept Drawings to Steering Committee
- Presentaion of Preliminary Master Plan and Cost Estimate to Steering Committee
- Presentaiton of Final Master Plan w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority

The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix C - Meeting Minutes Page 47 for subsequent meetings.

#### Preparation of Base Information

jB+a, inc. prepared AutoCAD base information utilizing GIS files, Phase I As-built survey and aerial photography obtained from Gwinnett County.

#### Contact / coordination with the original 2006 Alexander Park Steering Committee

Having developed the 2006 Alexander Park Master Plan, the original steering committee was contacted by the County and asked to reconvene for the update to the Alexander Park Master Plan. The vast majority of the original Steering Committee enthusiastically agreed.

#### Presenation of Concept Drawings to County Staff

jB+a presented two (2) Concept Plans to County Staff for comment. Each concept was depicted in a monochromatic form, utilizing bubble diagrams and followed the same program requirements; differing only through spatial relationships and layout locations.

The comments made by County Staff were then incorporated into revised Concepts that would then be presented to the Steering Committee.

#### Presentation of Concept Drawings

jB+a presented the Revised Concept Plans to the Steering Committee. The main focus of the discussion was the spatial relationships between the various park elements.

#### Hybrid Concept Mailing

Based on comments made by the Steering Committee it was determined that a Hybrid Concept which included requested revisions would be necessary. The graphic was mailed out to Steering Committee Members for comment and upon receipt of no additional feedback, the Hybrid Concept was further developed into the Preliminary Master Plan.

### Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on October 14th, 2014, by the Consultant. The Preliminary Master Plan was derived from a Hybrid Concept requested by the Steering Committee.

### Master Plan Presentation

On October 28th, 2014, jB+a presented the Master Plan graphic and cost estimate to the Steering Committee. By unanimous acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic E - Page 29).

The focus of the meeting was on the prioritization of the park elements due to the limited budget of Phase II. The Committee voted to accept the prioritized park elements by means of 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 and prioritized recommendations were presented by the Consultant to the Gwinnett County Recreation Authority on December 10, 2014. The Recreation Authority unanimously voted to accept the Master Plan as the guiding document for the Alexander Park Phase II Development.

### Design Development Master Plan Refinements (Alexander Phase II Construction)

As the Wolverton, jB+a team moved forward with the Construction Documents for Phase II of Alexander Park further refinements to the Master Plan became necessary to realize the intended function of the park.

## SECTION PROGRAM OPTIONS

- 3.0 The program options for Phase II of Alexander Park include all elements that were originally included in the 2006 Master Plan for Alexander Park that were not constructed during Phase I. The exceptions include the two soccer fields, as per the changes in the availability of soccer fields in the Lawrenceville area, and the inclusion of the Signature Architectural Element, Contemplation Area and boardwalk due to a strained economic environment.

The space previously intended for the soccer fields and concession / restroom building is available for a repositioning of the recreation elements proposed for the northeast sector of the park, including the potential extension of a the multi-purpose trail by means of a subsidiary loop.

### SECTION PROGRAM DEVELOPMENT

4.0 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.

#### 4.1 Concept Development

##### Presentation to County Staff

On September 2, 2014, two (2) concepts for Phase II of Alexander Park were presented to Gwinnett County Parks Staff for comment. Based on Staff comments the concepts were then revised, prior to presentation to steering committee, to reflect comments made by staff during this meeting.

Staff Comments are as follows:

- Increase the amount of parking for Phase II to at least 350 parking spaces
- Locate sand volleyball court away from basketball courts, etc. to keep sand from blowing onto them.
- Replace the half-court basketball with (2) full sized basketball courts
- Add (2) sand volleyball courts
- Separate 60' pavilion playground area from teen area
- Include concession restroom building similar to the one at Duncan Creek

After further discussion with staff revised original comments related to the following:

- Provide (2) half-court basketball courts and 1 full sized basketball court
- Provide 1 sand volleyball court
- Eliminate concession restroom building but provide concrete access pad for food truck.

##### Presentation to Steering Committee

On September 10, 2014 the Concept Meeting for Phase II of Alexander Park was held. The Steering Committee was given a packet of materials explaining the justification for removing the soccer fields from the original master plan for Alexander Park; essentially, opportunities for soccer field placement opened at other nearby parks before Phase II of Alexander Park could be constructed, so the need for soccer in this location has been negated. The Steering Committee was asked to vote to approve the exclusion of the soccer fields in a revised master plan. The vote passed unanimously. A statement by the committee was made; "The passive nature of the park needs to thrive".

The Concepts for Phase II of Alexander Park were then presented. These concepts incorporated the comments made by County Staff.

### Concept 1 (RE: Graphic A - Page 21)

- Layout mostly resembles what was planned in the original master plan, except that the teen recreation area has been moved to the north to fill the space where the soccer fields were.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 357 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Teen Recreation Area located at northern side of parking area to allow separation between family area and teen area. Located for passive policing from parking area.
- Teen area includes sand volleyball court, (2) half-court basketball courts and 1 full sized court, a 13,000sf skate park, restroom building and small gathering lawn.
- Since the Teen Area is separated from the rest of the park a strong pedestrian connection is necessary. The Concept shows raised crosswalks in two locations which tie the uses together.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, .75 acre lawn area and restroom building are located to the south of the parking area.
- A .25 mile "Mothers Loop" surrounds the family area
- A 2 acre dog park is situated south of the Pavilion Playground area. With access to the multiuse trail.

### Concept 2 (RE: Graphic B - Page 23)

- Layout pushed the parking to the perimeter of the park and allows for a separation of vehicular and pedestrian uses. Multi use trail never crosses a vehicular road.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 392 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Pavilion / playground area and Dog Park are contained within a .25 mile loop and provides a substantial horizontal and vertical separation between these uses and the Teen Recreation Area.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, and .6 acre lawn area are located to be seen from the terminus of the main drive before turning into the new parking area.
- A 1.935 acre dog park is situated south of the Pavilion Playground area with the intent of carrying the "kept" lawn appearance. Provides additional separation between the Pavilion Plaza area and the Teen Recreation area.

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## Alexander Park Phase II Master Plan Update

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- A standard restroom building is located between the two uses.
- Teen Recreation Area is located near the second entrance off SR 124 on a lower plateau to allow separation between family area and teen area. Located for passive policing from SR 124, the Multi-use trail and the parking area.
- Teen area includes a sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, and restroom building.

### Hybrid Concept (RE: Graphic C - Page 25)

Based on comments made by the Steering Committee during the Concept meeting it was determined that Concept 2 was favored. The Committee requested modifications to the plan to create a Hybrid Concept Plan for approval by Gwinnett County Staff and the Committee prior to moving on to the Preliminary Master plan. A vote was taken; it passed unanimously. These modifications included the following:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 sq. ft.
6. Sand Volleyball can be placed at both the Pavilion and Teen zones.

The graphic plan of the Hybrid Concept was sent out to all committee members for comment and upon receiving no additional feedback, the Hybrid Concept was developed in to the Preliminary Master Plan.

### 4.2 Preliminary Master Plan (RE: Graphic D - Page 27)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on October 14, 2014.

- Layout keeps the parking at the perimeter of the park and provides extremely wide medians for water quality and detention.
- Parking provides spaces for a total of 350 cars; 25 spaces are located in the Phase I portion of the park to help alleviate parking problems.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Entrance drive off SR 124 has been rerouted so that the main drive passes by the

teen recreation area, which has been relocated to the NE corner of the park, for passive policing.

- Seven (7) raised pedestrian crosswalks are provided across the parking areas, linking the various uses of the park. Two of the crosswalks are aligned across the wide median.
- Dog Park and Playground Complex have been shifted as in the Hybrid Plan to allow for the planting of trees on terraced slopes and provide shade for the Dog Park. (The trees needed for shade will not obscure the open view across the disc golf course from the park drive in this location)
- 60' Pavilion, plaza area, 11,000sf playground, two (2) sand volleyball courts and 1.5 acre lawn area are located so that the open view from the park drive towards the south / southwest can be maintained
- A standard restroom building is located between the Dog Park and the Pavilion / Playground for shared use.
- Teen Recreation Area has been relocated to the northeast corner of the park site as requested. The Teen area includes a sand volleyball court, 2 half-court basketball courts, a reduced size skate park (8,500SF), and restroom building

Due to the volume of discussion pertaining to lighting, a vote was taken to determine how many Steering Committee members were interested in requesting that Operations consider lighting a portion of the multiuse trail. Five out of six passed this request. (5-1)

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 28, 2014). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

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

#### 4.3 Master Plan, October 28, 2014 (RE: Graphic E - Page 29)

The Final Master Plan graphic with the requested refinements was presented to the Steering Committee. A vote was taken to accept the Alexander Park Phase II graphic as the guiding document for the development of Phase II; it passed unanimously.

Given the limited budget of Phase II, the majority of this meeting focused on the prioritization

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## Alexander Park Phase II Master Plan Update

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of the park elements to be constructed during this phase. jB+a broke out costs of each park element (including contingency percentages), separated the multiuse trail into three sections; upper (above parking areas), middle (travels along the southern part of the parking, and lower (section of trail below the dog park and pavilion / playground area), separated costs of the infrastructure and included figures that provided costs for paving the entire parking area, only the upper lot or only the lower lot, to allow for more options.

The Steering Committee members were then given a revised cost estimate and a cost comparison document which outlined costs for the 23 different potential park element scenarios to help during the prioritization process. Discussion is as follows:

### Prioritization discussion

1. At the Preliminary Master Plan meeting it was discussed that we might want to focus on what the park does not have.
  - a. The park doesn't have a dog park. I think we need to include it as a top priority so that we can provide an activity that we don't already have.
  - b. The restroom building would then be included with the dog park; they would come as a package deal.
  
2. Which of the recreation elements does the committee deem as priority?
  - a. The existing Multiuse trail is heavily used, so I think the extension of the trail should be a priority.
  - b. Maybe we don't have to do the entire trail.
  - c. I think the playground should be a top priority. There are kids at the existing playground all the time; it is used by a lot of neighbors.
  - d. If we have the playground, do we have to have the pavilion or could we just include a shelter? The pavilion does not have to be constructed with the playground and depending on budget; one or both shelters could be constructed in its place.
  - e. If the pavilion isn't there would it provide space for a pickup soccer game to be played in that area? Not necessarily. The site could be graded so that it is not conducive to that kind of play.
  - f. If we do the playground and dog park area, then I think the middle trail loop needs to go in.
  - g. Could we scale down the size of the playground and use the extra money for more trails? The future installation of the pavilion warrants a larger playground at this location. The existing playground is a smaller one and is limited on the experiences it can provide because of its size. A larger playground will be able to provide a larger variety of play experiences.

Prioritization is as follows:

1. Lower Parking Area (Includes second entry drive and associated parking)
2. Dog Park with Restroom building
3. Middle Trail (Trail section along the lower parking area)
4. Playground / Lawn with one shelter

Alternates:

5. Lower trail section (Trail section below dog park and playground area)
6. Upper trail section (Trail section above the parking areas)
  
7. Teen complex
8. Upper Parking area
9. 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 unanimous vote the prioritization of park elements was approved for submission to the Recreation Authority.

Additional Discussion

At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under Conservation Easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations indicated that for Alexander Park the 15% impervious surface would cover approximately 13.65 acres. Including existing and proposed park elements, Alexander Park is estimated to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status. Additional discussion commenced regarding what could not be placed in a park under conservation easement (aquatics center, sports fields, community center, etc.) The steering committee then took a vote which requested that the Recreation Authority and Board of Commissioners consider putting Alexander Park under Conservation Easement. The vote passed unanimously.

The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 tracts of land associated with the Ezzard land. One tract that is developable the other consists of approximately 14- 15 acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain tract. A vote

was taken supporting the acquisition of the Ezzard Floodplain tract; it passed unanimously.

The Steering Committee also requested that a traffic study be done at State Route 124 and Sugarloaf Parkway to determine if a “No U-turn” sign could be placed at the intersection.

In addition, the Steering Committee requested that a permanent chain link fence be placed at the drip line of the large oak tree at SR 124 to protect the tree during construction and to have an arborist involved to make additional recommendations and strategies for protecting the tree.

The Steering Committee Final Master Plan recommendations and prioritizations were presented to the Gwinnett County Recreation Authority on December 11, 2014. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

#### 4.4 Design Development Master Plan Refinements (Alexander Phase II Construction) (RE: Graphic F - Page 31)

As Design Development for Phase II of Alexander Park commenced minor adjustments were made to the siting of the dog park and pavilion playground complex. The dog park was slightly rotated to take better advantage of the sun angles so that a maximum amount of shade could be cast on the dog park surface area from the reforested terraces between dog play areas.

Since funding did not allow for the large rental pavilion to be built during Phase II, the playground area was pulled away from the pavilion area to accommodate its future development. The playground area was also rotated so that a fenced landscape / reforested area and seating wall could be constructed along the southern edge of the play area to provide much needed shade in a harsh environment. In addition a smaller shelter was provided between the dog park and playground area as a rental opportunity. These refinements are illustrated in a revised graphic.

#### 4.5 PROGRAM ELEMENTS

This section defines those park program elements that relate to the Phase II master plan update; specifically those program elements that were affected by the removal of the soccer fields; parking and park access, multi-use trail system, dog park, teen area, rental pavilion / playground area and park access.

Elements such as the boardwalk, signature architectural element, and contemplation area that were not constructed during Phase I and not impacted by the Phase II update are defined in the original Alexander Park Document (2006).

##### Vehicular Circulation and Parking

Access to the eastern side of Alexander Park will be from Scenic Highway 124. The entrance is to align perpendicular to Scenic Highway 124 per GDOT requirements. Ingress / egress will

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## Alexander Park Phase II Master Plan Update

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be right in-right out only due to the existing median on Hwy. 124 and the restrictions governing median cuts. The deceleration lane will meet all GDOT requirements and will be sited to take into consideration sight distances. A small median separating ingress and egress and striped pedestrian crosswalks at the entrance will be provided.

This access road will tie directly into the existing driveway which provides access for the western portion of the park site from Old Snellville highway. From Hwy. 124, the main entrance drive will curve to the northwest to skirt the teen area for passive policing; it will then tie into the existing drive near the maintenance building. A secondary drive is located to just to the south for service to the dog park and playground areas. The entrance drives are separated by a wide median to be utilized as a bio-detention / water quality basin. Each of the driveways are flanked with double loaded parking bays totaling 325 spaces. An additional 25 parking spaces are provided within the phase II development on just west of the Maintenance building to help alleviate parking demands within the western sector of the park.

The surface profile of the entrance drive and parking areas will be vehicular grade asphalt that will allow the parking area to sheet drain toward the median. Wheel stops will be provided for vehicular control.

### Bio-Detention

The bio-detention area is intended to help slow the rate of runoff from the site and improve the storm water quality prior to it leaving the detention area. The 100' wide median located within the parking area is to be developed as bio-detention basins. Water is to sheet flow from the parking areas into this vegetated area. A 10' wide shoulder is to be placed at the top of the base on both sides of the median to provide an area for trees to be planted to shade the parking areas. Slopes into the base are to be at a minimum 2%. Soil profile within the basin will consist of amended soil for plant growth, sand bed, and gravel bed with pipe under drain system. Basin bottom should be 10' wide with rock bottom (consisting of 2-3" small river rock in flat swale bottom interspersed with larger flagstone or 4"-8" river flats, embed 4"-10" weathered field stone along sides of bottom channel to prevent scouring). Detention area is to be planted with native water tolerant trees, shrubs, sedges, grasses, and forbs to help filter and take up water.

Pedestrian control fencing is to be placed along the edges of the detention area to help control pedestrian traffic. In addition, granite rubble veneer weir walls will separate each detention area and provide a "dam" type structure to allow pedestrian traffic to travel across the median; connecting one parking area to the other and to the other park elements.

### Dog Park

The terraced 2.0 acre dog park is located south of the parking area. The dog park is fenced without the restriction of leashes. This area also allows dogs to socialize with other dogs and owners with fellow owners. The park is divided into two (2) zones; a large dog section and

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## Alexander Park Phase II Master Plan Update

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a small dog section. The sections are separated via a 6' high black vinyl fence with double gates to allow for maintenance vehicle access. Users enter the dog park through separate entrances accessed from the multi-use trail at the northern edge of the dog park. The entrances include a concrete pad to minimize compaction and mud. An informal kiosk displaying dog park rules is located at the entrance. Two 20x20 shelters are located within the park; 1 per zone. In addition, a small concrete plaza area is provided with benches. Trash receptacles, agility course equipment and water fountains, for both owners and dogs, are to be located.

The open grassy areas of the dog park will be graded out at a maximum 2.5% slope. Slopes between the terraces are to be reforested as indicated in this report and fenced to allow for trees to reach their growth potential. The dog park is to be irrigated, grassed and maintained by the County.

### Rental Pavilion / Plaza

A large 60' rental pavilion will be located per the Master Plan, accessible from the parking lot. The pavilion will be available for reservation through the County, or on a first come first served basis. The footprint for the building will be the standard community park, large rental pavilion. A concrete gathering plaza is associated with the pavilion and will provide an expansion area for larger gatherings. The pavilion will contain picnic tables, outdoor grills and security lighting. The pavilion will have direct access to the large open lawn, 11,000sf playground, and multi-use trail.

### Playground

Centrally located within the open lawn area is an 11,000sf playground. The space is configured to accommodate children of varying ages and abilities. Shade sails or structures should be sited over some of the play structures to provide protection from the sun and cool the play equipment. Play equipment would be fabricated 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, slide and any other concentrated wear zone.

The play area is banked on the southern edge by a granite faced seating wall and fenced planting area. The planting area is to be planted with a mixture of native trees and is intended to provide a shaded zone for seating. A 4' high black vinyl fence surrounds the planting area in an effort to allow trees to reach their growth potential. Fencing is also located between the playground and the parking area at the southern edge of the northern planting area; providing a safely barrier between the playground and parking. The playground surface is engineered wood chip mulch with sub-drainage per departmental standards. Concrete stairs lead from the playground area to the open lawn. A 30' pavilion is located adjacent to the playground as per the master plan and provides picnic tables and a grilling area. A freeze resistant drinking fountain is to be sited on a concrete pad near the playground.

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## Alexander Park Phase II Master Plan Update

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### Open Lawn Area

A 1.5 acre lawn area is to be centrally located; encompassing the pavilion / playground complex. This space is intended to be used for unstructured play. The lawn will follow a structural soils profile, including; 89 stone and 57 stone. The intent is to provide a structural subsurface that will allow for deep sod root growth without compaction. This open space area will be irrigated and maintained as an open lawn.

### Teen Area

The teen area is located in the northeast corner of the park off Scenic Highway 124 in an effort to keep a more vibrant activity in the noisier area of the park site. The Teen area consists of an 8500sf free skate area, two (2) half court basketball courts, one sand volleyball court, a restroom building, and social plaza area. The siting of the teen area is also intended to aid in passive patrolling of the area with its location being along the main entry drive and its proximity to the highly used multi-use trail and Highway 124.

The design of the 8500sf free skate area will consist of a series of bowl shapes and should include a variety of concrete and metal fabrications suitable for skateboards and in-line skates. It is recommended that a contractor qualified in developing skate parks be consulted for design and development of the park. A socializing plaza area and shaded seating area is provided. The County will develop posted rules for the skate area usage, set fines for infractions and will determine the extent of supervision and rule enforcement. The venue will be fenced for pedestrian and user safety at the County's discretion.

### Basketball Courts

Two (2) half-court basketball courts will be provided as per the master plan graphic. Court dimensions, fencing, color and equipment will be regulation and County Standard. The location of the courts was selected to allow for passive policing of the facility to minimize unfavorable activities.

### Sand Volleyball

One (1) sand volleyball court is to be located in proximity to the picnic pavilion as per the master plan. Playing surface is to be a deep sand base contained by a timber edge. Subsurface drainage will be provided to remove excess water and grades surrounding the volleyball court should drain away from the court itself. Net and dimensions will be per County Standards. Equipment will be regulation and County Standard.

### Restroom Buildings

Two (2) medium Gwinnett County restroom buildings will be provided within Phase II of Alexander Park. One restroom building will be located in the northeastern sector of the park near the teen zone. The second restroom building will be located between the dog park and the pavilion playground complex. Each of these restrooms will be 580 sf (approximate) and will provide three commodes / urinals per sex, sink and diaper changing station. The footprint

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## Alexander Park Phase II Master Plan Update

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includes 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.

### Pedestrian Access to Park

Pedestrian access is to be provided along Highway 124 in the form of a 6' wide concrete sidewalk. GDOT standard painted crosswalks, ADA ramps and a 'safe haven' median at the park ingress and egress will allow for safer pedestrian crossing at the entrance of the park. The 6' wide concrete sidewalk should provide a connection from both the northeastern corner and the southeastern corner of the park site to the multi-use trail.

### Directional Kiosks

Two (2) information kiosks are located within the park; one in each sector. The kiosk in the western (Phase I area) sector is to be located in the vicinity of the multi-use trail and lawn court area near the entry drive as shown on the master plan graphic. The kiosk for the eastern sector is to be located off the parking area between the restroom building and 60' pavilion; as indicated on the master plan graphic. Each kiosk should include park information and provide a site map indicating "You are here" graphics for user orientation. Kiosks should be roofed structures to provide additional shelter during inclement weather. Park maps should be UV protected.

### Multi-use Trail System

The Master Plan call for a 12' wide paved asphalt trail that connects the elements of the park. The Phase II trail network ties into the trails system that was developed during Phase I expanding the trail system and providing additional loop options. Spur trails connect the loops to the individual activity areas and to surrounding properties. 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 to minimize grading and optimize scenic quality.

### Park Signage

A single Gwinnett County Park entrance sign will be provided at the entrance. The sign 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 on a kiosk sign (located within the central plaza) to explain the trail routes (shown in different color alignments), lengths and ability levels.

### Irrigation

The entrances, open space areas, dog park and common areas are to be irrigated. Use

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## Alexander Park Phase II Master Plan Update

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economical large diameter turn irrigation heads. All controller heads, piping, irrigation emitters and supporting elements will be per Gwinnett County Standards.

### Landscape Management

Landscape management will consist of regular mowing of open turf areas. 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 and acclimate faster than non native speies.

### Reforestation

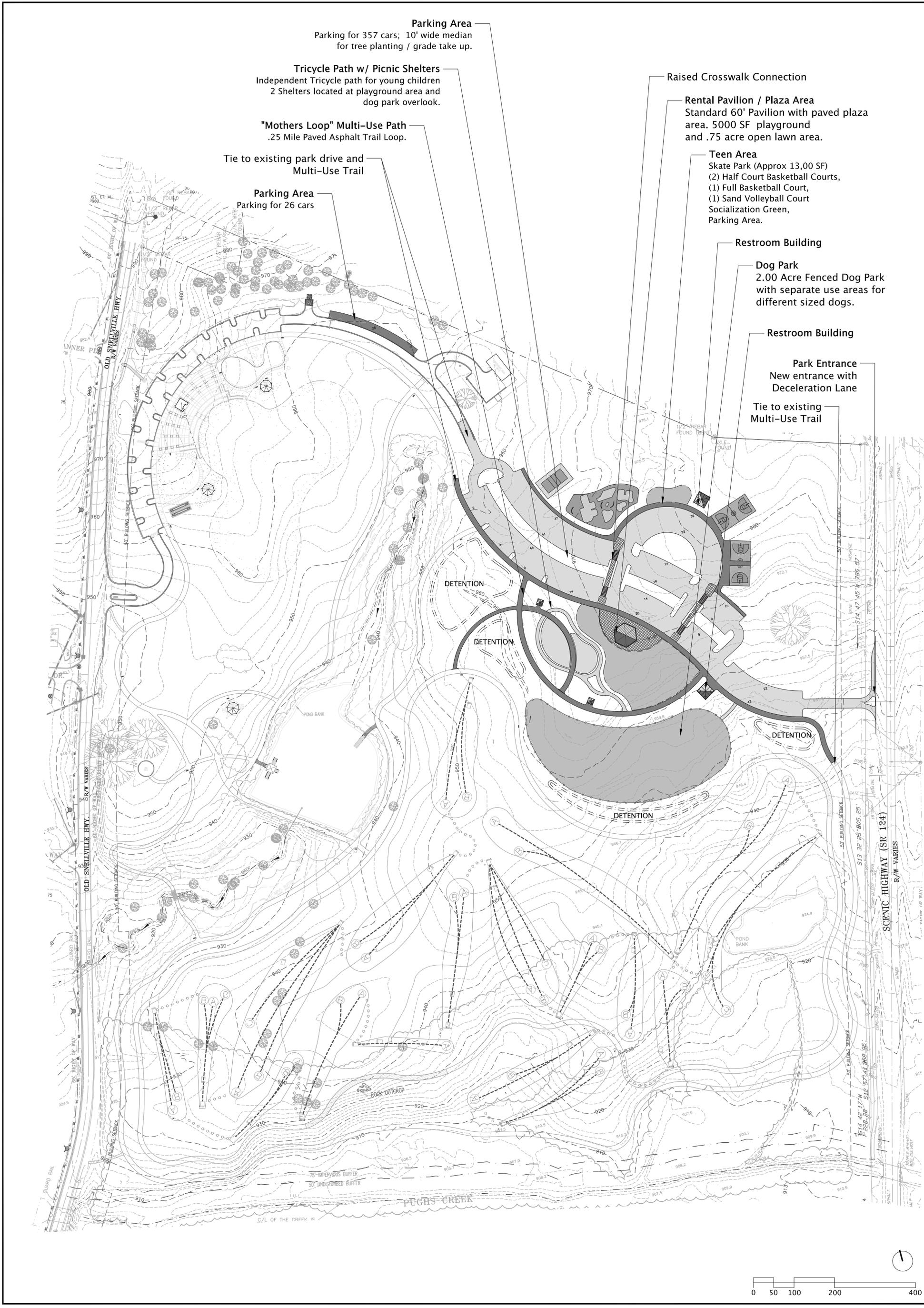
Areas designated for reforestation (slope 3:1 or greater) should be replanted with a combination of small pines and successional hardwoods such as; red maple, sweet gum, tulip poplar, and understory trees such as red bud. Trees are to be planted in mass and mulched as large beds, not as individual trees.

### SECTION GRAPHICS

#### 5.0

Graphic A: Concept 1	page	21
Graphic B: Concept 2	page	23
Graphic C: Hybrid Concept	page	25
Graphic D: Preliminary Master Plan	page	27
Graphic E: Final Master Plan (October 28, 2014)	page	29
Graphic F: Master Plan Revision	page	31





**Parking Area**  
 Parking for 357 cars; 10' wide median  
 for tree planting / grade take up.

**Tricycle Path w/ Picnic Shelters**  
 Independent Tricycle path for young children  
 2 Shelters located at playground area and  
 dog park overlook.

**"Mothers Loop" Multi-Use Path**  
 .25 Mile Paved Asphalt Trail Loop.

**Tie to existing park drive and  
 Multi-Use Trail**

**Parking Area**  
 Parking for 26 cars

**Raised Crosswalk Connection**

**Rental Pavilion / Plaza Area**  
 Standard 60' Pavilion with paved plaza  
 area. 5000 SF playground  
 and .75 acre open lawn area.

**Teen Area**  
 Skate Park (Approx 13,00 SF)  
 (2) Half Court Basketball Courts,  
 (1) Full Basketball Court,  
 (1) Sand Volleyball Court  
 Socialization Green,  
 Parking Area.

**Restroom Building**

**Dog Park**  
 2.00 Acre Fenced Dog Park  
 with separate use areas for  
 different sized dogs.

**Restroom Building**

**Park Entrance**  
 New entrance with  
 Deceleration Lane

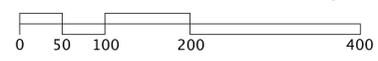
**Tie to existing  
 Multi-Use Trail**

DETENTION

DETENTION

DETENTION

DETENTION





**Rental Pavilion / Plaza Area**  
Standard 60' Pavilion with paved plaza area. 5000 SF playground, tricycle path and .6 acre open lawn area.

**(4) Picnic Shelters (Typ.)**  
Located at lawn area to be available on first come first served basis.

**Tie to existing park drive and Multi-Use Trail**

**Parking Area**  
Parking for 26 Cars

**Parking Area**  
Parking for 392 cars; Set into hillside to minimize view of vehicles. 30' wide median for tree planting / bioretention

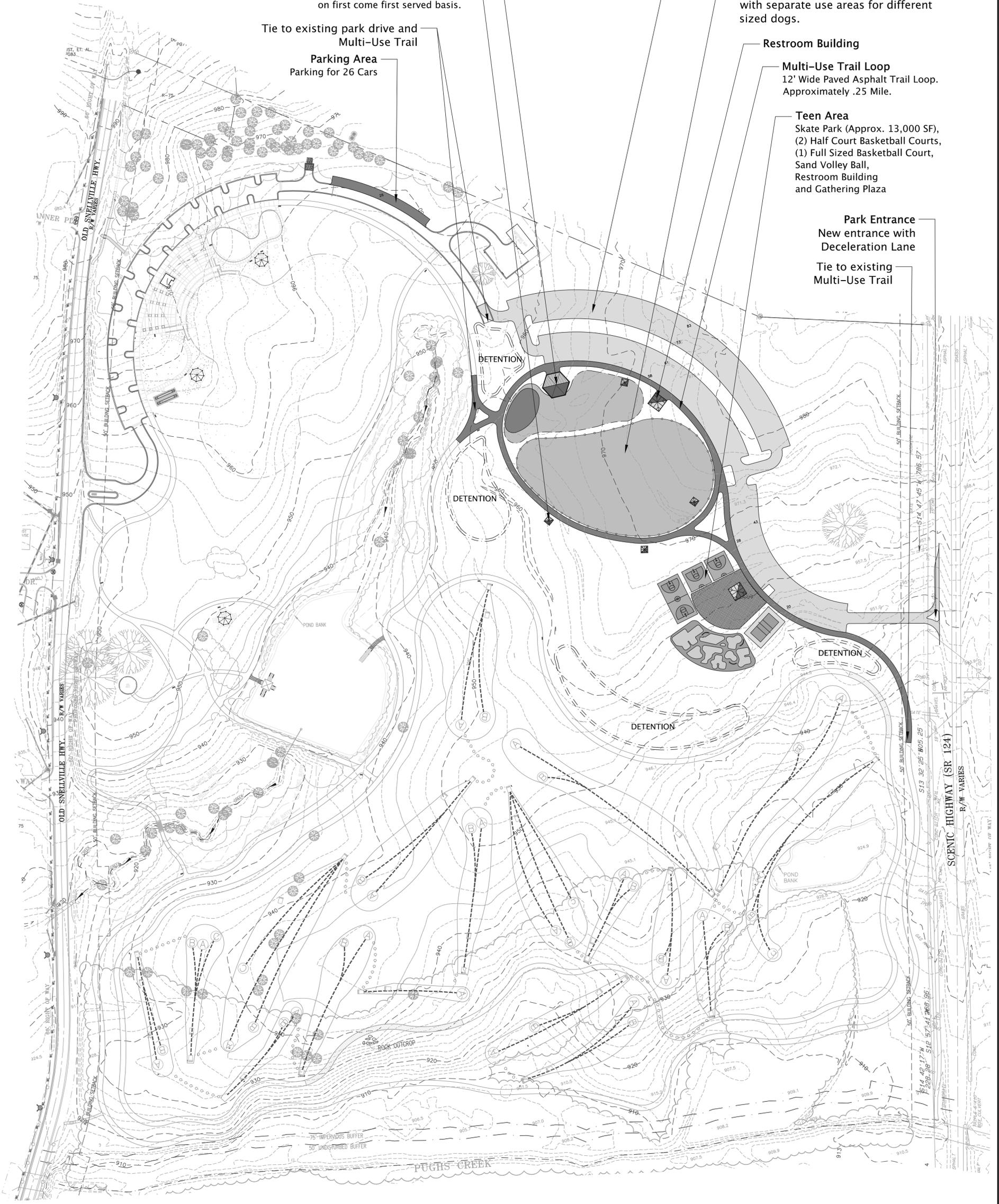
**Dog Park**  
1.935 Acre Fenced Dog Park with separate use areas for different sized dogs.

**Restroom Building**

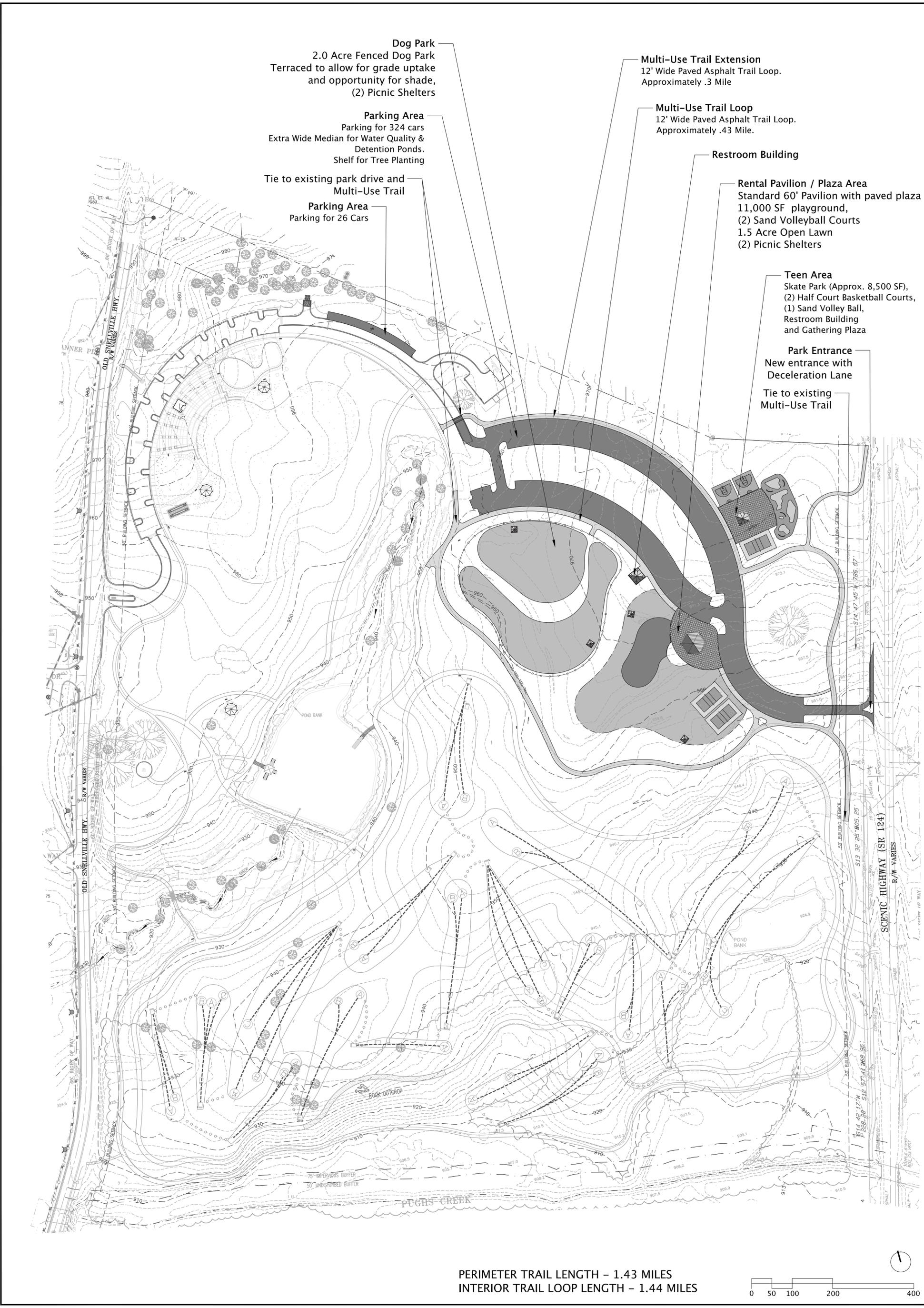
**Multi-Use Trail Loop**  
12' Wide Paved Asphalt Trail Loop. Approximately .25 Mile.

**Teen Area**  
Skate Park (Approx. 13,000 SF), (2) Half Court Basketball Courts, (1) Full Sized Basketball Court, Sand Volley Ball, Restroom Building and Gathering Plaza

**Park Entrance**  
New entrance with Deceleration Lane  
Tie to existing Multi-Use Trail







**Dog Park**  
 2.0 Acre Fenced Dog Park  
 Terraced to allow for grade uptake  
 and opportunity for shade,  
 (2) Picnic Shelters

**Parking Area**  
 Parking for 324 cars  
 Extra Wide Median for Water Quality &  
 Detention Ponds.  
 Shelf for Tree Planting

Tie to existing park drive and  
 Multi-Use Trail

**Parking Area**  
 Parking for 26 Cars

**Multi-Use Trail Extension**  
 12' Wide Paved Asphalt Trail Loop.  
 Approximately .3 Mile

**Multi-Use Trail Loop**  
 12' Wide Paved Asphalt Trail Loop.  
 Approximately .43 Mile.

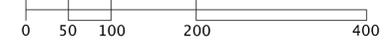
**Restroom Building**

**Rental Pavilion / Plaza Area**  
 Standard 60' Pavilion with paved plaza  
 11,000 SF playground,  
 (2) Sand Volleyball Courts  
 1.5 Acre Open Lawn  
 (2) Picnic Shelters

**Teen Area**  
 Skate Park (Approx. 8,500 SF),  
 (2) Half Court Basketball Courts,  
 (1) Sand Volley Ball,  
 Restroom Building  
 and Gathering Plaza

**Park Entrance**  
 New entrance with  
 Deceleration Lane  
 Tie to existing  
 Multi-Use Trail

PERIMETER TRAIL LENGTH - 1.43 MILES  
 INTERIOR TRAIL LOOP LENGTH - 1.44 MILES





**Dog Park – 2.1 Acres**  
Terraced to allow for grade uptake and opportunity for shade. Fenced to provide play area for different sized dogs. Two (2) shelters are provided.

**Parking Area – 325 Spaces**  
Extra wide median to accommodate water quality needs and detention

**Parking Area – 25 Spaces**  
Additional parking bay to be constructed within Phase 1 limits to help alleviate parking demands.

**Multi-Use Trail Extension**  
12' wide paved asphalt trail to provide additional trail length and passive policing of teen area. Approximate trail addition .3 mile.

**Multi-Use Trail Loop**  
12' wide paved asphalt trail provides connection to Phase II amenities and provides and additional trail loop to Multi-Use trail circuit. Approximate trail addition .43 mile.

**Restroom Building**

**Rental Pavilion / Playground Area**  
Standard 60' rental pavilion with paved plaza  
11,000 SF playground,  
(2) Sand volleyball courts  
1.5 Acre open lawn  
(2) Picnic Shelters

**Teen Area**

Self flushing skate park (Approx. 8,500 SF)  
(2) Half court basketball courts,  
(1) Sand volley ball court  
Restroom building &  
Socialization plaza.

**Park Entrance**  
New park entrance with deceleration lane. Right in, right out only.

PERIMETER TRAIL LENGTH – 1.43 MILES  
INTERIOR TRAIL LOOP LENGTH – 1.44 MILES

0 50 100 200 400



**Dog Park - 2.1 Acres**  
Terraced to allow for grade uptake and opportunity for shade. Fenced to provide play area for different sized dogs. Two (2) shelters are provided.

**Parking Area - 325 Spaces**  
Extra wide median to accommodate water quality needs and detention

**Parking Area - 25 Spaces**  
Additional parking bay to be constructed within Phase 1 limits to help alleviate parking demands.

**Multi-Use Trail Extension**  
12' wide paved asphalt trail to provide additional trail length and passive policing of teen area. Approximate trail addition .3 mile.

**Multi-Use Trail Loop**  
12' wide paved asphalt trail provides connection to Phase II amenities and provides additional trail loop to Multi-Use trail circuit. Approximate trail addition .43 mile.

**Restroom Building**

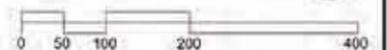
**Rental Pavilion / Playground Area**  
Standard 60' rental pavilion with paved plaza  
11,000 SF playground,  
1.5 Acre open lawn  
(2) Picnic Shelters

**Teen Area**  
Self draining skate park (Approx. 8,500 SF)  
(2) Half court basketball courts,  
(1) Sand volley ball court  
Restroom building & Socialization plaza.

**Park Entrance**  
New park entrance with deceleration lane. Right in, right out only.

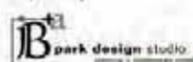


PERIMETER TRAIL LENGTH - 1.43 MILES  
INTERIOR TRAIL LOOP LENGTH - 1.44 MILES



Prepared for:  
Gwinnett County Department of Community Services

Prepared by:



FINAL MASTER PLAN  
**ALEXANDER PARK - PHASE II**  
October 28, 2014



<b>TOTAL SITE</b> - 91.1 Acres
<b>PARKING SUMMARY</b>
<b>WEST SIDE</b>
80 Cars - Plaza / Playground / Meadow / Lawn Courts
75 Cars - Trail
<b>EAST SIDE</b>
100 Cars - Plaza / Playground / Open Lawn Area
50 Cars - Teen Area
50 Cars - Disc Golf Area
50 Cars - Dog Park
75 Cars - Trail
<b>480 Cars - Total Parking Count</b>

**Pavilion / Playground Area**  
30' pavilion with picnic tables and grills. 5000sf playground with play structures for a variety of age groups and abilities. Access to lawn area and proximate to parking area.

**Open Lawn Area**  
3-acre irrigated lawn area for unstructured play; kite flying, blanket picnics, views to pond, etc.

**Plaza Area**  
Paved plaza area with engineered soils to support trees within the paved area. Trellis structure provides shade. Terraced seating area for performances with stair / ramp access to 3 acre irrigated lawn.

**Restroom Building**

**Lawn Courts Area**  
30' Pavilion with picnic tables and grills and two regulation sized horseshoe pits

**Information / Directional Kiosk**

**Park Entrance**  
Northbound deceleration lane, Southbound left turn lane with 3-way stop off Old Snellville Highway.  
Park Entry has landscaped median divider with park signage. Left and right turn lanes.

**Picnic Area**  
30' pavilion with picnic tables and grills.

**Outdoor Classroom**  
Camp fire circle style. Sand set paved area with seating walls

**Alexander Lake**  
Covered overlook with benches and fishing pier.

**Signature Architectural Element**  
Farm vernacular with open structure configuration, utilizing natural materials and effective dramatic lighting. Intended to borrow from the former cattle barns that used to be sited on the Alexander Farm.

**26 Acre Disc Golf Course**  
18 hole disc golf course with tees and baskets laid out to minimize trail user / disc golf user conflicts. Course is laid out with both open and wooded challenges.

**Maintenance Building / Yard**

**Contemplation Area**  
Small shelter at Spring Head. Small patio area with trellis, stream bank improvements.

**Dumpster / Dumpster Pad**

**Multi-Use Trail System**  
12' wide paved asphalt trail connecting all elements of Alexander Park through a series of trail loop options.

- Perimeter Trail Loop - 1.43 Miles
- Interior Trail Loop - 1.37 Miles
- Disc Golf Trail Loop - 1.11 Miles
- Dog Park / Playground Trail Loop - .43 Miles
- Lake / Stream Trail Loop - .52 Miles
- West Side Open Lawn Trail Loop - .56 Miles

**Bioretention Medians**  
Extra wide median islands to accommodate water quality needs. Planted with native shrub and tree species.

**Dog Park Area**  
2.0 acre fenced dog park with separate gated entrances to different user areas. Water, dog wash, benches, agility equipment, 2 (20x20) shelters with picnic tables provided.

**Restroom Building**

**Information / Directional Kiosk**

**Teen Area**  
Self draining skate park (Approx. 6,500 SF)  
(2) Half court basketball courts,  
(1) Sand volley ball court  
Restroom building & Socialization plaza.

**Spur Trail Connection**  
8' wide spur trail connection to adjacent property.

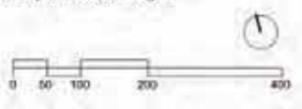
**Park Entrance**  
New park entrance with deceleration lane. Right in, right out only.

**Spur Trail Connection**  
8' wide spur trail connection to adjacent property.

**Boardwalk**  
3 mile stream side boardwalk with connection to paved multi-use trail.

**Soft Surface Trail Loop**  
1.02 mile soft surface trail loop. Graded to maintain "natural" terrain and slopes for a variety of workout options.

**Rental Pavilion / Playground Area**  
60' rental pavilion with paved plaza, picnic tables and grills, 11,000 SF playground with shade sails and shaded seating area, 1.5 Acre open lawn for unstructured play, 30' pavilion with picnic tables & grill.





### SECTION APPENDICES

#### 6.0

Appendix A: Cost Estimate	page 35
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Appendix C: Meeting Minutes	page 47



### APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet





**FINAL COST ESTIMATE FOR  
ALEXANDER PARK PHASE II  
GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES**

October 28, 2014

<i>INFRASTRUCTURE</i>				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
<i>SITE PREPARATION</i>				
TREE PROTECTION	800	LF	\$4.00	\$3,200.00
VEGETATIVE CLEAR & GRUB	15	AC	\$700.00	\$10,500.00
TOPSOIL REMOVAL, STOCKPILE, ROLL	1	LS	\$40,000.00	\$40,000.00
MASS GRADING (Phase II Site Area)	46,000	CY	\$3.00	\$138,000.00
STAKING	10	AC	\$2,000.00	\$20,000.00
<i>ROADWAY / PARKING</i>				
DECELERATION LANE	1	LS	\$25,000.00	\$25,000.00
ROADWAY / PARKING ASPHALT-STANDARD (Includes base)	13,700	SY	\$28.00	\$383,600.00
ROADWAY / PARKING STRIPING	1	LS	\$5,000.00	\$5,000.00
ROADWAY/ PARKING LIGHTING	35	EA	\$9,000.00	\$315,000.00
RAISED CROSSWALK (STANDARD)	7	EA	\$2,000.00	\$14,000.00
LANDSCAPE (Parking areas)	1	LS	\$25,000.00	\$25,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	LS	\$10,000.00	\$10,000.00
STORM DRAINAGE				
PIPE - 24" DIAM	1280	LF	\$40.00	\$51,200.00
PIPE - 24"-48" FLARED SECTIONS	2	EA	\$1,800.00	\$3,600.00
DRAINAGE STRUCTURES(Includes excavation, backfill, & compaction)	1	LS	\$2,650.00	\$2,650.00
CIP STRUCTUES (Includes excavation, backfill & compaction)	1	LS	\$60,000.00	\$60,000.00
PERMANENT GRASSING	1	LS	\$12,000.00	\$12,000.00
LANDSCAPE (Bioretention POND Plantings)	1	LS	\$50,000.00	\$50,000.00
4' BLACK VINYL PEDESTRIAN FENCING	580	LF	\$25.00	\$14,500.00
<i>UTILITIES</i>				
SANITARY SEWER	1	LS	\$38,000.00	\$38,000.00
WATER SERVICE	1	LS	\$74,000.00	\$74,000.00
ELECTRICAL SERVICE	1	LS	\$15,000.00	\$15,000.00
FIRE HYDRANT (Includes hydrant, fittings, valve box, mainline tee)	3	EA	\$3,250.00	\$9,750.00
			<b>INFRASTRUCTURE SUBTOTAL</b>	<b>\$1,320,000.00</b>
<i>PAVILION / PLAYGROUND / PICNIC AREA / GREAT LAWN</i>				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
EROSION CONTROL FENCING	937	LF	\$3.50	\$3,279.50
FINE GRADING	2,500	CY	\$3.00	\$7,500.00
STAKING	2.3	AC	\$2,000.00	\$4,600.00
RESTROOM BUILDING (Includes Slab)	1	LS	\$130,000.00	\$130,000.00
COVERED SHELTER - 20' (Includes slab)	2	LS	\$25,000.00	\$50,000.00
60' PICNIC PAVILION (Includes Slab)	1	LS	\$75,000.00	\$75,000.00
PLAZA AREA - CONCRETE SURROUND	4,850	SF	\$4.50	\$21,825.00

PLAZA AREA - PERMEABLE PAVERS	2,500	SF	\$6.00	\$15,000.00
STRUCTURAL SOILS	50	CY	\$25.00	\$1,250.00
TREE GRATES	8	EA	\$500.00	\$4,000.00
PLAY STRUCTURES	1	LS	\$250,000.00	\$250,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	11,000	CF	\$7.50	\$82,500.00
SUNSHADES	1	LS	\$40,000.00	\$40,000.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
PICNIC TABLES @ PAVILION	8	EA	\$1,500.00	\$12,000.00
PICNIC TABLES @ SHELTERS	2	EA	\$1,500.00	\$3,000.00
BENCH SWINGS	3	EA	\$1,800.00	\$5,400.00
CONCRETE PAD FOR BENCH SWINGS (5' x 14')	70	SF	\$4.50	\$315.00
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
GRILLS (Community w/ Tree Grate)	2	EA	\$1,500.00	\$3,000.00
HOT COAL BIN (1 per 2 grills)	1	EA	\$300.00	\$300.00
BENCHES (2 @ lawn, 2 @ playground)	4	EA	\$1,000.00	\$4,000.00
CONCRETE PAD FOR BENCHES (2 - 5' x 10' @ Lawn)	100	SF	\$4.50	\$450.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
CONCRETE PAD FOR WATER FOUNTAIN (10x10)	100	SF	\$4.50	\$450.00
LANDSCAPE	1	LS	\$20,000.00	\$20,000.00
SOD (LAWN AREA)	65,350	SF	\$0.45	\$29,407.50
IRRIGATION	1	EA	\$40,000.00	\$40,000.00
<b>PAVILION / PLAYGROUND / PICNIC AREA SUBTOTAL</b>				<b>\$808,902.00</b>
<b>TEEN RECREATION AREA</b>				
	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
EROSION CONTROL FENCING	600	LF	\$3.50	\$2,100.00
FINE GRADING	1,900	CY	\$3.00	\$5,700.00
STAKING	1.18	AC	\$2,000.00	\$2,360.00
RESTROOM BUILDING (Includes Slab)	1	LS	\$130,000.00	\$130,000.00
CONCRETE PLAZA AREA	11,000	SF	\$4.50	\$49,500.00
PLAZA AREA - PERMEABLE PAVERS	5,000	SF	\$6.00	\$30,000.00
STRUCTURAL SOILS	95	CY	\$25.00	\$2,375.00
TREE GRATES	10	EA	\$500.00	\$5,000.00
HALF COURT BASKETBALL COURT	2	EA	\$60,000.00	\$120,000.00
GRANITE FACED SEATING WALL	30	LF	\$60.00	\$1,800.00
SELF FLUSHING SKATE PARK (8,500 SF)	1	LS	\$300,000.00	\$300,000.00
SAND VOLLEYBALL COURT	1	LS	\$25,000.00	\$25,000.00
<i>AMENITIES</i>				
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
CONCRETE PAD FOR WATER FOUNTAIN (10x10)	100	SF	\$4.50	\$450.00
TRASH RECEPTACLES	5	EA	\$450.00	\$2,250.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
LANDSCAPE (Reforest Slopes)	1	EA	\$30,000.00	\$30,000.00
<b>TEEN RECREATION AREA SUBTOTAL</b>				<b>\$714,360.00</b>

<i>OFF-LEASH DOG PARK</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
EROSION CONTROL FENCING	1,300	LF	\$3.50	\$4,550.00
FINE GRADING	3,200	CY	\$3.00	\$9,600.00
STAKING	2.1	AC	\$2,000.00	\$4,200.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$15,000.00	\$15,000.00
STRUCTURAL SOILS-	1,740	CY	\$25.00	\$43,500.00
SOD FOR TURF GRASS	93,681	SF	\$0.45	\$42,156.45
COVERED SHELTER - 20'	2	LS	\$25,000.00	\$50,000.00
<i>AMENITIES</i>				
6' BLACK VINYL PERIMTER FENCIENG (INCLUDS SERVICE GATE)	2,000	LF	\$25.00	\$50,000.00
DOUBLE GATE ENTRANCE (INCLUDES CONCRETE ENTRY)	1	EA	\$2,000.00	\$2,000.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	75	SF	\$4.50	\$337.50
BENCHES	6	EA	\$1,000.00	\$6,000.00
CONCRETE PAD FOR BENCHES (5' x 10')	300	SF	\$4.50	\$1,350.00
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
20X20 CONCRETE PAD @ WATER FOUNTAIN	400	SF	\$4.50	\$1,800.00
DOG AGILITY EQUIPMENT	1	LS	\$20,000.00	\$20,000.00
LANDSCAPE (REFOREST SLOPES)	1	LS	\$40,000.00	\$40,000.00
IRRIGATION	1	LS	\$15,000.00	\$15,000.00
<b>OFF-LEASH DOG PARK SUBTOTAL</b>				<b>\$343,506.45</b>
<i>TRAIL SYSTEM</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
EROSION CONTROL FENCING	2,300	LF	\$3.50	\$8,050.00
FINE GRADING	2,500	CY	\$3.00	\$7,500.00
STAKING	1.5	AC	\$2,000.00	\$3,000.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	56,400	SF	\$3.00	\$169,200.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	700	CY	\$15.00	\$10,500.00
8' WIDE - MU CONNECTOR TRAIL -2" ASPHALT	5,075	SF	\$3.00	\$15,225.00
8' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	65	CY	\$15.00	\$975.00
6' WIDE CONCRETE SIDEWALK	3,000	SF	\$4.50	\$13,500.00
<i>AMENITIES</i>				
BENCHES	8	EA	\$1,000.00	\$8,000.00
CONCRETE PAD FOR BENCHES (5' x 10')	400	SF	\$4.50	\$1,800.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	75	SF	\$4.50	\$337.50
SIGNAGE	1	LS	\$10,000.00	\$10,000.00
REMOVABLE BOLLARDS	8	EA	\$1,500.00	\$12,000.00
<b>TRAIL SYSTEM SUBTOTAL</b>				<b>\$261,437.50</b>

<i>MISCELLANEOUS</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
CONSTRUCTION SIGN	1	LS	\$400.00	\$400.00
NEW PARK ENTRANCE SIGN	1	LS	\$10,000.00	\$10,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	1	LS	\$25,000.00	\$25,000.00
NPDES	1	LS	\$5,000.00	\$5,000.00
<b>MISCELLANEOUS SUBTOTAL</b>				<b>\$40,400.00</b>
<b>TOTAL PHASE II MASTER PLAN -- GRAND SUBTOTAL</b>				<b>\$3,488,605.95</b>
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)				\$348,860.60
<b>SUBTOTAL</b>				<b>\$3,837,466.55</b>
12% CONTINGENCY FOR MASTER PLAN LEVEL COST ESTIMATE				\$460,495.99
<b>SUBTOTAL</b>				<b>\$4,297,962.53</b>
10% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES				\$429,796.25
<b>PROJECT TOTAL</b>				<b>\$4,727,758.78</b>

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: Cost Comparisons for Prioritization Discussion  
Refer to the attached itemized Master Plan level Spreadsheet



**ALEXANDER PARK - PHASE II  
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

1 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Dog Park	\$	465,519.94
Restroom + Utilites	\$	262,231.20
	<b>\$</b>	<b>2,753,554.92</b>

2 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Dog Park (No Shelters)	\$	397,759.60
Restroom + Utilites	\$	262,231.20
	<b>\$</b>	<b>2,685,794.58</b>

3 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + PLAYGROUND, PAVILION, LAWN + RESTROOM		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Playground Pavilion Lawn	\$	909,206.39
Restroom + Utilites	\$	262,231.20
	<b>\$</b>	<b>3,197,241.37</b>

4 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + PLAYGROUND, PAVILION, LAWN + RESTROOM		
Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
MU Trail (Eliminate Upper Loop)	\$	242,027.20
Frontage 6' Connector Trail	\$	24,478.98
Miscellaneous	\$	54,750.08
Playground Pavilion Lawn	\$	909,206.39
Restroom + Utilites	\$	262,231.20
	<b>\$</b>	<b>2,743,621.58</b>

5 INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + (2) VOLLEYBALL		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Pavilion Lawn	\$	411,102.63
Restroom + Utilites	\$	262,231.20
Teen Area - 2 Sand Volleyball	\$	74,536.00
	<b>\$</b>	<b>2,773,673.61</b>

6 INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + (2) VOLLEYBALL		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Pavilion Lawn (No Shelters)	\$	354,300.10
Restroom + Utilites	\$	262,231.20
Teen Area - 2 Sand Volleyball	\$	74,536.00
	<b>\$</b>	<b>2,716,871.08</b>

7 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + SKATE PARK		
Infrastructure (Completely Paved)	\$	1,616,753.60
MU Trail (Entire Phase II Trail System)	\$	354,300.10
Miscellaneous	\$	54,750.08
Dog Park	\$	465,519.94
Restroom + Utilites	\$	262,231.20
Skate Park	\$	474,320.00
	<b>\$</b>	<b>3,227,874.92</b>

8 INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + SKATE PARK		
Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
MU Trail (Eliminate Trail Section below Dog Park)	\$	288,843.94
Miscellaneous	\$	54,750.08
Dog Park (No Shelters)	\$	397,759.60
Restroom + Utilites	\$	262,231.20
Skate Park	\$	474,320.00
	<b>\$</b>	<b>2,776,861.31</b>

**ALEXANDER PARK - PHASE II  
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

9	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		<b>\$</b>	<b>2,943,282.92</b>

10	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		<b>\$</b>	<b>2,625,485.81</b>

11	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + VOLLEYBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		<b>\$</b>	<b>2,760,330.58</b>

12	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		<b>\$</b>	<b>2,700,021.81</b>

13	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + BBALL + VBALL		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		<b>\$</b>	<b>2,651,993.05</b>

14	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SKATE PARK		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
	Skate Park	\$	474,320.00
		<b>\$</b>	<b>2,794,288.71</b>

15	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SM. SKATE + VBALL		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Skate Park (4K-5K SF w/ plaza area)	\$	237,160.00
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		<b>\$</b>	<b>2,699,425.05</b>

16	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SM. SKATE + VBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Skate Park (4K-5K SF w/ plaza area)	\$	237,160.00
	Teen Area - 2 Sand Volleyball	\$	74,537.00
		<b>\$</b>	<b>2,747,454.81</b>

**ALEXANDER PARK - PHASE II  
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

17	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + BBALL + SM. SKATE	
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$ 1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Pavilion Lawn (No Shelters)	\$ 354,300.10
	Restroom + Utilites	\$ 262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$ 189,728.00
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,703,397.21</b>

18	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + BBALL + SM. SKATE	
	Infrastructure (Paved upper lot - grassed lower)	\$ 1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Pavilion Lawn (No Shelters)	\$ 354,300.10
	Restroom + Utilites	\$ 262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$ 189,728.00
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,751,425.97</b>

19	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE	
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$ 1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Restroom + Utilites	\$ 262,231.20
	Lawn Area (Irrigated) w/ Shelters	\$ 250,712.00
	Dog Park (No Shelters)	\$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,807,840.71</b>

20	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE	
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$ 1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Restroom + Utilites	\$ 262,231.20
	Lawn Area (Irrigated) No shelters	\$ 174,407.46
	Dog Park (No Shelters)	\$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,731,536.17</b>

21	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + RESTROOM + PLAYGROUND & LAWN + SM. SKATE	
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$ 1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Restroom + Utilites	\$ 262,231.20
	Playground & Lawn (No shelters)	\$ 656,766.00
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,816,135.11</b>

22	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE	
	Infrastructure (Paved upper lot - grassed lower)	\$ 1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Restroom + Utilites	\$ 262,231.20
	Lawn Area (Irrigated) No shelters	\$ 174,407.46
	Dog Park (No Shelters)	\$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area)	\$ 237,160.00
		<b>\$ 2,779,564.93</b>

23	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + RESTROOM + PLAYGROUND & LAWN + VBALL	
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$ 1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$ 354,300.10
	Miscellaneous	\$ 54,750.08
	Restroom + Utilites	\$ 262,231.20
	Playground & Lawn w/ Shelters	\$ 733,064.00
	Teen Area - 2 Sand Volleyball	\$ 74,536.00
		<b>\$ 2,729,809.11</b>



### APPENDICES

#### Appendix C: Meeting Minutes

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



## Alexander Park Phase II – Concept Meeting

Minutes from: 09.10.2014 Concept Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder,

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Denise Widzgowski, Ed Nicols, Kim Nelson, Anna Coppedge, Kimberly Force, Randy Travis, Rick Sullivan, Pam Dietz, Jamie Kasman, Lois Allen

Location: Gwinnett County Justice and Administration Building (Conf. A)

Time: 6:30pm

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On September 2, 2014 the Concepts for Phase II of Alexander Park were presented to Gwinnett County Parks Staff. Concepts were revised prior to presentation to steering committee to reflect comments made by staff during this meeting. Staff Comments are as follows:

- Increase the amount of parking for Phase II to at least 350 parking spaces
- Locate sand volleyball court away from basketball courts, etc. to keep sand from blowing onto them.
- Replace ½ court basketball with (2) full sized basketball courts
- Add (2) sand volleyball courts
- Separate 60' pavilion playground area from teen area
- Include concession restroom building similar to the one at Duncan Creek

After further discussion with staff revised original comments related to the following:

- Provide 2 ½ court basketball courts and 1 full sized basketball court
- Provide 1 sand volleyball court
- Eliminate concession restroom building but provide concrete access pad for food truck.

### Steering Committee Presentation

Grant Guess opened the meeting and welcomed the Original Steering Committee Members back for Phase II of the Park Master Plan.

Reintroductions then commenced with several of the committee members adding positive comments regarding the park.

*“People drive from all over the County to visit Alexander Park.”,*

*“The Park got people off the street and gave them somewhere to go.”*

*“Alexander Park is definitely an asset to the neighborhood”*

*“The development of Alexander Park surpassed all my expectations of what the park would be!”*

Rex Schuder then commented on the packet of materials sent out to Steering Committee Members; explaining the justification for removing the soccer fields from the original master plan for Alexander Park. (Essentially, opportunities for soccer field placement opened up at other nearby parks before Phase II of Alexander Park could be constructed so the need for soccer in this location has been negated.

The committee was asked to vote to approve the exclusion of the soccer fields in a revised Master Plan. Committee members had questions prior to the vote:

1. Would a soccer field in the park reduce the wear on the existing lawn area? *People are going to play soccer wherever there is a surface flat enough to kick a ball around. If you include a soccer field in the park, youth soccer will more than likely take it over. There is the potential to modify the existing terrain of the lawn area (mild undulations) so that it becomes an area that is not conducive to soccer play.*
2. If we include another open lawn area, how do we keep people from tearing up the lawn? *Another open lawn area could also take on an amorphic shape which would also discourage soccer play.*
3. How many people are using the park? *A lot! Facilities may know a rough estimate, but we would need to do a study to determine accurate numbers. The popularity of the park has surpassed what we expected.*

A vote to exclude soccer in the revised park Master Plan was taken which passed unanimously. *"The passive nature of the park needs to thrive"*

Raigan Carr then presented the concepts for Phase II of Alexander Park.

#### Concept 1

- Layout mostly resembles what was planned in the original master plan, except that the teen recreation area has been moved to the north to fill the space where the soccer fields were.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 357 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Teen Recreation Area located at northern side of parking area to allow separation between family area and teen area. Located for passive policing from parking area.
- Teen area includes sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, restroom building and small gathering lawn.
- Since the Teen Area is separated from the rest of the park a strong pedestrian connection is necessary. The Concept shows raised crosswalks in two locations which tie the uses together.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, .75 acre lawn area and restroom building are located to the south of the parking area.
- A .25 mile "Mothers Loop" surrounds the family area
- A 2 acre dog park is situated south of the Pavilion Playground area. With access to the multiuse trail.

#### Concept 2

- Layout pushed the parking to the perimeter of the park and allows for a separation of vehicular and pedestrian uses. Multi use trail never crosses a vehicular road.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 392 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Pavilion / playground are and Dog Park are contained within a .25 mile loop and provides a substantial horizontal and vertical separation between these uses and the Teen Recreation Area.

- 60' Pavilion, plaza area, 5000sf playground with tricycle path, and .6 acre lawn area are located to be seen from the terminus of the main drive before turning into the new parking area.
- A 1.935 acre dog park is situated south of the Pavilion Playground area with the intent of carrying the "kept" lawn appearance. Provides additional separation between the Pavilion Plaza area and the Teen Recreation area.
- A standard restroom building is located between the two uses.
- Teen Recreation Area is located near the second entrance off SR 124 on a lower plateau to allow separation between family area and teen area. Located for passive policing from SR 124, the Multi-use trail and the parking area.
- Teen area includes a sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, and restroom building.

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

1. Is there going to be an issue with people U-turning at Sugarloaf Parkway to access the park? *Potentially. There is the possibility of talking to GDOT about getting a "no U-turn" sign placed to discourage it, could also consider additional way-finding signage to encourage people to head toward the park entrance on Old Snellville.*
2. Is there a possibility of getting a median cut and light so that U-turning would be discouraged? *Scenic Highway 124 is a state road, chances of getting a median cut and light are slim.*
3. Do we actually have to have the second entrance? It just seems like the right in right out isn't going to work very well if we can't get a median cut. Is there even room for it? *Couldn't it be further south closer to the light? The location shown in the concepts reflects what was in the original master plan. During that study we looked at length at the best possible location and this was it. With all the additional parking that is being planned for Phase II the second entrance is absolutely necessary.*
4. Do the basketball and skate park have to be in the park; we've been encouraged to take basketball out of our neighborhood because it causes nothing but problems. What is the county finding? Basketball and the skate park were part of the original master plan, we can vote to take it out. The problems that the County has had have been mostly out at Bay Creek however, these problems have lessened. We've also found that with a study done in 1999 that the most popular sport for teen boys ages 13-14 is pick-up basketball across every racial background.
5. I like the idea of giving the teens something to do. If you don't give them something to do they are going to provide themselves with things to do; and some of those things aren't good.
6. I'd like to see the Teen area moved out of the center of the park. If we could move it to the north east section above the parking and provide a loop trail for people to keep an eye on them, I'd like that. We have this beautiful open space; I'd hate for it to get messed up by having the teen area right in the middle of it. The passive nature of the park needs to be the first thing you see at the second entrance.
7. Instead of the full sized basketball court, could we substitute another sand volleyball court?
8. Are skate parks as big a deal as they used to be? *They are and even bigger deal today because everyone skates, it bridges all ethnicities.*

Based on comments made by the steering committee it was determined that Concept 2 was favored. The Committee requested modifications to create a hybrid plan for approval by Gwinnett County Staff and the Committee prior to moving on to the Preliminary Master plan. These modifications included the following:

Concept 2 will be the basis for the Hybrid Concept Plan with some modifications (Votes Unanimous)

Modifications include:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 to 12,000 sq. ft.
6. Sand Volleyball can be placed at both the Pavilion and Teen zones.

This portion of the meeting was adjourned.

Scheduling of the Preliminary Master Plan Presentation and final Master Plan Presentation then commenced. Presentation dates are as follows:

October 14<sup>th</sup>, 2014 – Preliminary Master Plan Meeting  
(Tuesday 6:30pm, GJAC Conf. A)

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

October 28<sup>th</sup>, 2014 – Final Master Plan Meeting  
(Tuesday 6:30pm GJAC Conf. B)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II for review and comment. A Final cost estimate will be distributed to the Steering Committee and phasing options will be discussed.

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

**Alexander Park Phase II –  
Preliminary Master Plan Meeting**

Minutes from: 10.14.2014 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Ed Nicols, Anna Coppedge, Pam Dietz, Wojteck Wysocki

Location: Gwinnett County Justice and Administration Building (Conf. B)

Time: 6:30pm

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Rex Schuder gave a brief recap of the Concept Meeting held on 09.10.2014 and the results of the meeting which led to the development of a Hybrid Concept Plan which incorporated the following modifications:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 to 12,000 sq. ft.
6. Provide shade for the Dog Park by flipping the dog park and playground complex and providing terraces that can be replanted with shade trees.

A graphic plan of the Hybrid Concept was sent out to all committee members for comment and upon receiving no additional feedback, the Hybrid Concept was developed in to the Preliminary Master Plan.

The Preliminary Master Plan was then presented by Raigan Carr.

- Layout keeps the parking at the perimeter of the park and provides extremely wide medians for water quality and detention.
- Parking provides spaces for a total of 350 cars; 25 spaces are located in the Phase I portion of the park to help alleviate parking problems.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Entrance drive off SR 124 has been rerouted so that the main drive passes by the teen recreation area, that has been relocated to the NE corner of the park, for passive policing.
- Seven (7) raised pedestrian crosswalks are provided across the parking areas, linking the various uses of the park. Two of the crosswalks are aligned across the wide median.
- Dog Park and Playground Complex have been shifted as in the Hybrid Plan to allow for the planting of trees on terraced slopes and provide shade for the Dog Park. (The trees needed for shade will not obscure the open view across the disc golf course from the park drive in this location)

- 60' Pavilion, plaza area, 11,000sf playground, two (2) sand volleyball courts and 1.5 acre lawn area are located to be so that the open view from the park drive towards the south / southwest can be maintained
- A standard restroom building is located between the Dog Park and the Pavilion / Playground for shared use.
- Teen Recreation Area has been relocated to the northeast corner of the park site as requested. The Teen area includes a sand volleyball court, 2 ½ court basketball courts, a reduced size skate park (8,500SF), and restroom building.

#### Questions / Comments

1. Will the park be lighted and open at night? *No, Operations prefers a sun up to sun down park.*
2. Could a portion of the trail or trail loop potentially be lighted? *The only areas of the park slated to be lit are the parking lot, the restroom building and the rental pavilion and then only when the pavilion has been reserved for use.*
3. More people would be able to use the park if it were lighted.
4. Can we go to Operations and say that they are cutting park usage by at least 30% during off season? Why can't the winter hours be extended to match summer hours?
5. If Operations are so worried about the cost could they look into forming a partnership with a company or someone that could advertise to help pay for the power?
6. There are more efficient lighting types out there these days, has the County looked into these to save money? *County is currently using the more efficient LED lighting; spending more money upfront to save on the end.*
7. I drive by Bethesda Park after games and those sports fields are lit up like a candle even after everyone goes home, but we can't get a small portion of a trail lit? *It is not the tradition of Gwinnett Parks to light trails in passive parks. We will inform parks management that the committee remains interested in lighting some portion of the trail system for winter evening use.*
8. Would pressure from the State Government help? *No.*

**NOTE:** Due to the volume of discussion pertaining to lighting, a vote was taken to determine how many Steering Committee members were interested in requesting that Operations consider lighting a portion of the multiuse trail. Five out of six passed this request.

9. What about a sidewalk along SR 124; do we need one? *GDOT requires all new construction to have a sidewalk on the frontage. Our multiuse trails come so close the frontage that we have been allowed to use them as the sidewalk. We will, however, need to extend a spur trail from the Multiuse trail to the southeastern corner.*
10. Do we need to have three (3) sand volley ball courts? Can we eliminate the two that are at the pavilion playground area or move them? I don't want to see sand volleyball as I drive into the park. *We could move them.*
11. I don't like the Pavilion Playground at the entrance; I want to keep it open to the view. *If we move / take out the volleyball, the view will open up. We also want folks in the picnic pavilion to have a clear view across the open space to the south-southwest.*
12. What type of problem will it cause if we remove the sand volleyball at the pavilion; will it open up the space where people could have a pick-up game of soccer and mess up the grass? *If we remove the volleyball we could adjust the grades so that the slope is not conducive for a pick-up game, but is still usable for other activities such as picnicking or children playing.*
13. How do we make sure the park remains as a passive park? *Would need to get the Board of Commissioners to place it under a Conservation Easement.*

14. Would the park ever be able to be changed if it were placed under a Conservation Easement? *The Conservation Easement would ensure that the park never converts to an active recreation park.*
15. I think we need to get the Board of Commissioners to place the park under a Conservation Easement!
16. Has there been any discussion about trying to acquire the 100 acres Ms. Ezzard owns south of the park? It's pretty swampy down by Pugh Creek but that additional acreage could turn the boardwalk we originally proposed into something special. *The County has not approached the Ezzards recently about acquiring the land.*

Following questions and comments, it was proposed that the Preliminary master plan be approved with the following revisions:

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

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

The Preliminary Cost Estimate was then passed out. Based on Preliminary Costs and the budget available for Phase II of Alexander Park, it was determined that not all elements of Phase II will be able to be constructed at this time. Prior to the next meeting the Steering Committee was asked to consider elements they would potentially like to see constructed in this next phase and to be prepared to discuss their opinions at the next meeting

Meeting was adjourned

Next Meeting

October 28<sup>th</sup>, 2014 – Final Master Plan Meeting  
(Tuesday 6:30pm GJAC Conf . B)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II for review and comment. A Final cost estimate will be distributed to the Steering Committee and phasing options will be discussed.

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



**Alexander Park Phase II –  
Final Master Plan Meeting**

Minutes from: 10.28.2014 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Ed Nicols, Anna Coppedge, Pam Dietz, Wojteck Wysocki, Denise Widzgowski, Lois Allen, Randy Travis

Location: Gwinnett County Justice and Administration Building (Conf. B)

Time: 6:30pm

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Rex Schuder gave a brief recap of the Preliminary Master Plan Meeting held on 10.14.2014 and the results of the meeting which led to the development of a Final Master Plan which incorporated the following modifications:

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

Given the limited budget of Phase II, the majority of this meeting focused on the prioritization of the park elements to be constructed during this phase. jB+a broke out costs of each park element (including contingency percentages), separated the multiuse trail into three sections; upper (above parking areas), middle (travels along the southern part of the parking, and lower (section of trail below the dog park and pavilion / playground area), separated costs of the infrastructure and included figures that provided costs for paving the entire parking area, only the upper lot or only the lower lot, to allow for more options.

***NOTE: A vote was taken to accept the Alexander Park Phase II graphic as the guiding document for the development of Phase II. (Passed unanimously.)***

The Steering Committee members were given a revised cost estimate and a cost comparison document which outlined costs for 23 different potential park element scenarios to help during the prioritization process. Discussion is as follows:

Prioritization discussion

1. At the Preliminary Master Plan meeting it was discussed that we might want to focus on what the park does not have.
  - a. The park doesn't have a dog park. I think we need to include it as a top priority so that we can provide an activity that we don't already have.
  - b. The restroom building would then be included with the dog park; they would come as a package deal.
2. Which of the recreation elements does the committee deem as priority?
  - a. The existing Multiuse trail is heavily used, so I think the extension of the trail should be a priority.
  - b. Maybe we don't have to do the entire trail.
  - c. I think the playground should be a top priority. There are kids at the existing playground all the time; it is used by a lot of neighbors.

- d. If we have the playground, do we have to have the pavilion or could we just include a shelter? *The pavilion does not have to be constructed with the playground and depending on budget; one or both shelters could be constructed in its place.*
- e. If the pavilion isn't there would it provide space for a pickup soccer game to be played in that area? *Not necessarily. The site could be graded so that it is not conducive to that kind of play.*
- f. If we do the playground and dog park area, then I think the middle trail loop needs to go in.
- g. Could we scale down the size of the playground and use the extra money for more trails? *The future installation of the pavilion warrants a larger playground at this location. The existing playground is a smaller one and is limited on the experiences it can provide because of its size. A larger playground will be able to provide a larger variety of play experiences.*

Prioritization is as follows:

- 1. Lower Parking Area (Includes second entry drive and associated parking)
- 2. Dog Park with Restroom building
- 3. Middle Trail (Trail section along the lower parking area)
- 4. Playground / Lawn with one shelter

Alternates:

- 5. Lower trail section (Trail section below dog park and playground area)
- 6. Upper trail section (Trail section above the parking areas)
- 7. Teen complex
- 8. Upper Parking area
- 9. Pavilion

**NOTE:** *A vote was taken to accept the Committee priority recommendations for Phase II. (Passed unanimously)*

#### Additional Discussion

- 1. At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under conservation easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations indicated that for Alexander Park that would be approximately 13.65 acres. Including existing and proposed park elements, Alexander Park appears to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status.

Additional discussion commenced regarding what could not be placed in a park under conservation easement (aquatics center, sports fields, community center, etc.)

**NOTE:** *The steering committee then took a vote which requested that the Recreation Authority and Board of Commissioners consider putting Alexander Park under conservation easement. It passed unanimously.*

- 2. The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 tracts of land associated with the Ezzard land. One tract that is developable the other consists of approximately 14- 15

acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain tract.

**NOTE:** *Vote was taken supporting the acquisition of the Ezzard Floodplain tract. (Passed unanimously)*

3. Steering committee would like to request that a traffic study be done at State Route 124 and Sugarloaf Parkway to determine if a “No U-turn” sign could be placed at the intersection.
4. Steering committee requests that a permanent chain link fence be placed at the drip line of the large oak tree at SR 124 to protect the tree during construction. , In addition, they request to have an arborist involved to make additional recommendations and strategies for protecting the tree.

Meeting was adjourned

Next Meeting

December 11, 2014 – Recreation Authority Presentation

(Wednesday. Location to be determined)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II and the Steering Committee’s prioritization recommendations to the Recreation Authority for review and comment.

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



**Alexander Park Phase II –  
Recreation Authority Meeting**

Minutes from: Recreation Authority Presentation

Attendees: Gwinnett County Recreation Authority

Gwinnett County Department of Community Services –  
Grant Guess, Rex Schuder,

jB+a - Raigan Carr

Steering Committee participants: Robert Merritt

Location: Historic Courthouse, Lawrenceville, Georgia

Time: 3:00pm

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Grant Guess gave a brief history of Alexander Park.

- In 2006 there were no Soccer fields within 3 miles of Downtown Lawrenceville
- The 2006 Alexander Park Master Plan included two soccer fields but were not constructed in the first phase of development
- In 2008 the Rhodes Jordan Park Master Plan sited three soccer files on newly acquired park expansion land; the fields were built and opened to the public in fall of 2012.
- The 2013 parks and Recreation Capital Improvement Plan Update recognized that the use of Alexander Park as Passive Park greatly exceeded all expectations. Recreational soccer needs are continuing to be met by the nearby YMCA soccer complex and the development of the soccer fields at Rhodes Jordan Park and Rock Springs Park also lessened the need for soccer in the vicinity of Alexander Park.
- The 2013 CIP did not recommend additional soccer fields in the project description for Alexander Park's next phase of development.

Raigan Carr then presented the updated Alexander Park Master Plan initially explaining the differences between the 2006 original master plan and the revised plan.

2006 Original Plan:

- Planned for 2 soccer fields; soccer fields now not necessary as explained in CIP findings.
- Phase I developed all but the NE corner of the park; which included much of the "active" recreation (soccer, teen skate park).
- Important to the Steering committee to keep as much of the park as passive as possible; pushed all the 'non-green' elements (parking, soccer fields) to the perimeter of the park.

2014 Updated Plan

- Passive nature of the park wildly popular; demands an increase in parking capacity. Despite removing the soccer fields from the plan the amount of parking associated with the soccer is retained for the passive park. 325 Parking spaces on the west side.
- Included an additional 25 parking spaces on the eastern "developed" side of the park to help ease parking issues.
- Parking areas pushed outside of the core of the park (taking over area once held by soccer) to maintain the green passive nature of the park.
- Extra wide medians included to accommodate water quality and channel protection with additional storage capacity for storm water if necessary
- Total Parking includes 350 new parking spaces plus 130 existing parking spaces (phase 1) total of 480 parking spaces available within the park.
- Second entrance located on SR 124. Will be a right in / right out entrance.

- Dog Park and Pavilion playground area flipped locations from 2006 plan. Needed to terrace the dog park to be able to include shade. Large trees would block the view into the park in the original dog park location; committee wanted a clear view into / across the park.
- Dog Park is 2.1 acres terraced into 2 separate sections. Common entrance on level plateau.
- Pavilion Playground area includes a large 11,000 SF playground, 60' pavilion with plaza area, 1.5 acre lawn, and 2 shelters.
- Restroom building located between the dog park and the playground / pavilion area; on axis with a second restroom building located across the parking areas in the teen area.
- Teen area includes a smaller 8,500SF skate plaza (not a bowl), 2 half court basketball courts and 1 sand volleyball courts.
- Main access drive reconfigured so that main traffic flow drives by teen area for passive policing.
- 12' wide paved asphalt trails connect all elements of the park and tie back into the existing trails. Include 3 different sections.
  - *Upper trail – passes by the teen area for additional passive policing*
  - *Middle trail – skirts the lower parking lot*
  - *Lower trail – below the dog park.*

Due to the limited budget associated with phase II. The Steering Committee was asked to prioritize the park elements for development.

Prioritization is as follows:

1. Second Entrance and the Lower Parking Area. (includes the 25 spaces in on the eastern side) Total parking would be 202 paved parking spaces. Upper lot would remain gravel or grass at this time and be used as overflow.
2. Dog Park with Restroom building – Steering Committee wanted to include an element that was not already available at Alexander Park
3. Middle Trail (Trail section along the lower parking area); ties into the existing trail and provides access to the Restroom building.
4. Playground / Lawn with one shelter. Steering Committee wanted to maintain an open view across the park, given the budget- they did not want to include the pavilion at this time

Alternates:

5. Lower trail section (Trail section below dog park and playground area)
6. Upper trail section (Trail section above the parking areas)

*Steering Committee wanted to increase the Multi-use trail length as much as possible / as soon as possible as this is also a very popular park use element.*

7. Teen complex
8. Upper Parking area
9. Pavilion

Recommendation for Conservation Easement Status for Alexander Park

At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under conservation easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations

indicated that for Alexander Park that would be approximately 13.65 acres. Including existing and proposed park elements, Alexander Park appears to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status.

The Steering Committee would like to request that the Recreation Authority and Board of Commissioners consider putting the Alexander Park under conservation easement. There are similar parks roughly the same size as Alexander (Graves Park – 70.16 acres and McDaniel Farm Park – 128.1 Acres) currently under conservation easement. It is extremely important to the steering committee that this park remain passive.

#### Recommendation for Future Park Expansion.

The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 types of land associated with the Ezzard tract. One zone that is developable a second zone that consists of approximately 14- 15 acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain in a future capital program. This additional land could provide space for a significant boardwalk loop (More so than what is shown in the original master plan) loop through the wetlands acreage and could provide additional educational opportunities.

There were no questions from the Recreation Authority.

A vote was taken to accept the updated master plan as the guiding document for Phase II development of Alexander Park – it was accepted and passed unanimously.

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

# ALEXANDER PARK MASTER PLAN UPDATE

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**GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES,  
PLANNING & RECREATION PROJECTS DIVISION**  
AUGUST, 2021

# Alexander Park - Master Plan Update Gwinnett County, Georgia

Prepared For:

Gwinnett County Department of Community Services  
Parks & Recreation Project Administration  
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AUGUST, 2021

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## SECTION **PROJECT BACKGROUND**

- 1.0 The original master plan for Alexander Park (jB+a, 2006) noted extensive community interest in the park's expansion by means of the acquisition of the adjacent 41-acre "Ezzard Tract" on the south side of Pugh Creek, as early as the initial public input meeting in February of 2006. During the construction implementation of Phase II of Alexander Park in 2017, the community voiced additional concerns that the County was crowding the park and reducing the amount of "open space". In March of 2017 the Gwinnett Count Board of Commissioners voted to purchase the 41-acre "Ezzard Tract" or the "Ezzard Nature Preserve at Alexander Park", as it would come to be known.

Further, in early 2019 an additional 10.239 acres of park land was acquired to be included in the total acreage of Alexander Park. The Wells property, consisting of 1.86 acres is located at the south western corner of the Ezzard Nature Preserve and the Weiss Property; located adjacent to Crews Middle School and bounding the southern and eastern boundaries of the Wells Property consists of 8.379 acres make up these additional 10+ acres.

With the acquisition of these lands the Alexander Park acreage is increased acreage by approximately 55%. Due to the physical nature of these lands (wetlands / swamp area, steep slopes, etc.) much of it will need to be kept as passive or open space park elements.

The Primary purpose for the master plan update was to develop a revised plan for Alexander Park that incorporated passive recreation elements on the expanded park property while making every reasonable effort to preserve and protect the existing naturalness of the land as possible.

## SECTION **PROJECT APPROACH**

- 2.0 Although the land acquisitions and their ensuing Master Planning efforts occurred at different periods; their project approach was similar. Working directly with the Gwinnett County Department of Community Services Staff, the Ezzard Nature Preserve at Alexander Park and the Weiss / Wells Tract Expansion Project passed through a series of design stages before a Final Master Plan was approved. The following represent the milestones completed along the way.

- Presentation of Concept Graphics to Gwinnett County Parks Staff
- Presentation of Preliminary Master Plan to Gwinnett County Parks Staff
- Presentation of Final Master Plan (2017 & 2020)
- Presentation of the Alexander Park Final Master Plan to the Gwinnett County Recreation Authority (August 12, 2021)

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

#### Site Walk with Gwinnett County Staff

Barge Design Solutions and Gwinnett County completed an initial site walks of the Ezzard Tract on April 27, 2017 with the former property owner and the Weiss / Wells Tracts Expansion sites on November 19, 2019. The intent of these site walks was to gain a basic understanding of the topography of the site and investigate opportunities and constraints of each site.

#### Preparation of Base Information

Barge Design Solutions prepared AutoCAD base information utilizing County GIS files, Alexander Park As-built survey, Ezzard Property Boundary Survey, Weiss / Wells Property boundaries and aerial photography obtained from Gwinnett County.

#### Development of Concept Plan and presentation to County Staff for review

Barge Design Solutions presented Concept Plans to County Staff for comment for each of expansion project; Ezzard Nature Preserve at Alexander Park, December 7, 2017 and Weiss/Wells Tract, February 20, 2020. The Concept plans illustrated the proposed layouts for the park expansions. Comments made by County Staff were then incorporated into the Preliminary Master Plans.

#### Preliminary Master Plan

Presentations of the Preliminary Master Plan graphics were presented to County Staff by the Consultant. The Preliminary Master Plan included refinements that were requested by Gwinnett County during the Concept review.

#### Master Plan Development

An updated Alexander Park Master Plan was developed that incorporated the Ezzard Nature Preserve at Alexander Park in July of 2018. With the acquisition of the Weiss / Wells tracts the Alexander Park Masterplan was again updated in March of 2021. (RE: Graphic G – Page 27)

#### Presentation of Master Plan to Recreation Authority

Barge presented the Updated Alexander Park Master Plan to the Gwinnett County Recreation Authority on August 12, 2021; it was received positively by The Recreation Authority.

## SECTION PROGRAM DEVELOPMENT

- 3.0 Working with Gwinnett County Staff, the consultant, Barge Design Solutions, developed a program outline. What follows is the design stage progression from concept through the master plan design. A description of each of the stages is included.

### 3.1 Concept Development

#### Ezzard Tract

The program for the Ezzard Nature Preserve at Alexander Park was intended to be limited to the extension of the parks primary multi-use trail loop, the installation of a significant boardwalk feature in the park's greatly expanded wetlands, natural surface trail and picnic shelters. Access to this sector of the park was to be limited to the parks maintenance and public safety vehicles. In addition, the park layout was to make every reasonable effort to "preserve and protect" several sugar maple, black walnut and magnolia trees on the property.

Barge presented three (3) concepts to Gwinnett County Staff for their comment and review (RE: Graphics A-C, Pages 15-19). Concept 1, with minor modifications was selected to be advanced toward the Preliminary Master Plan.

#### Weiss / Wells

The Weiss /Wells Property was slated to serve as an extension of the Ezzard Nature Preserve at Alexander Park providing additional passive recreation opportunities. The program for this expansion was to include a small parking area similar to the parking area at the Yellow River Post Office, a restroom facility, playground; with design elements similar to those provided at the children's area at the State Botanical Garden of Georgia, and multiuse trail that would connect into the planned trail at the Ezzard Nature Preserve; extending its length to provide a trail connection to Crews Middle School.

Barge presented three (3) concepts with imagery to Gwinnett County staff for their comment and review. (RE: Graphics D-F, Pages 21-25) Concept 3 "Playground Meadow" was selected to be advanced toward Preliminary Master Plan.

### 3.2 Preliminary Master Plan

On April 5, 2018, the preliminary masterplan graphic for the Ezzard Nature Preserve at Alexander Park was presented to the Gwinnett County Staff for comment. County Staff requested the preliminary graphic be incorporated into the Alexander Park Master Plan without additional changes.

Similarly, the preliminary master plan graphic for the Weiss property was distributed to County Staff digitally, due to the Covid -19 Global "Pandemic", on June 12, 2020 for review and comment. No comments were received, and the Preliminary Master Plan was also advanced to be incorporated into the Alexander Park Master Plan.

### 3.3 Master Plan, March 2021 (RE: Graphic G, Page 27)

The updated Alexander Park Master Plan graphic, with the inclusion of the Ezzard Nature Preserve and the Weiss properties, was completed in March of 2021.

**SECTION PROGRAM ELEMENTS**

- 4.0 This section defines those park program elements that relate to the Alexander Park expansion properties; the Ezzard Nature Preserve at Alexander Park and the Weiss properties.

**Vehicular Access**

Access to the park expansion will be from Old Snellville Road near the southwestern corner of the park. The entrance is to align perpendicular to Old Snellville Road per GDOT requirements and line up with Braeburn Drive to the west of the park property. A deceleration lane will meet all GDOT requirements and will be sited to take into consideration sight distances. The drive area will be striped for right and left egress. The entrance drive is to be a one-way loop with bus pull off / parking to the south of the drive. A small parking area for 23 cars parking spaces is provided in a radial form. A median at the center of the radial parking will serve to capture storm water.

The surface profile of the entrance drive and parking areas will be vehicular grade asphalt that will allow the parking area to sheet drain toward the median. Wheel stops will be provided for vehicular control.

**Maintenance Access**

Access for Park Maintenance and County Officials will be from Scenic Highway 124 at the former residential driveway. The driveway and parking area are to be gated and have a gravel profile.

**Boardwalk**

An extensive elevated boardwalk structure is to be located through the broad wetland area within the Ezzard Nature Preserve at Alexander Park. Each sector of board walk is to be constructed utilizing driven piles and pressure treated substructure and decking. A Gwinnett County standard handrail, with wire mesh barrier, is to be installed along each side of the length of each boardwalk.

A 12' wide raised boardwalk section approximately 2500 feet in length is to be located at the low / wetlands in the northwestern sector of the park expansion near Pugh Creek. This section of boardwalk is intended to provide a sustainable trail connection across the wetland and offer wetland overlook perches for educational opportunities. The boardwalk will connect, via boardwalk spur sections, to the existing Alexander Park Multi-use trail in two locations and extend to higher elevations to the south creating an expanded loop trail opportunity. The boardwalk will also provide a connection to the future Greenway Trail that is planned along Scenic Highway 124.

This boardwalk is to be located in the field to minimize disturbance of this delicate environment. Interpretive signage placards should be included in this area.

A 12' wide raised boardwalk section approximately 225 feet in length is to span the width of the pond near the southeastern corner of the property. A small deck and shelter will provide overlook opportunities. The boardwalk at this location will tie into the multi-use path and provide a complete loop circuit.

### Multi-use Trail System

The expanded multi-use trail system will tie into the existing Alexander Park multi-use trail system via an elevated boardwalk. The extended trail adds an additional 1.25 miles of paved multi-use trail to the system. The trail winds throughout the park expansion allowing for a variety of park experiences and views. Spur trail connections like to the future Greenway along Scenic Highway 124 and to Crews Middle School.

Construction practices are to minimize the width of the corridor necessary to construct the trail. Trail routes are to be staked in the field to avoid large trees and steep slopes, and to optimize scenic quality. Where tree root systems cannot be avoided, root bridging practices are to be utilized to minimize impact on the tree. At the completion of the trail construction, the trail verges are to be healed back in by planting them with appropriate native species; shrubs, groundcovers and wildflowers.

### Overlooks

Two (2) overlooks are planned for the Oak Hill trail section of the park. The overlooks are to be constructed utilizing heavy timber and helical piles with poured pile cap. Each overlook will be an elevated deck structure with roof. A standard Gwinnett County handrail is to be provided. Areas near the overlooks are to be cleared of invasive plant materials and replanted with native plantings.

### Greenway Trail

The future Greenway Trail is to be a 12' wide paved asphalt trail located adjacent to Scenic Highway 124. The Greenway is part of the Gwinnett County Open Space and Greenway Trail Master Plan Update. The trail will bridge Pugh Creek via a new culvert, connect to the existing multi-use trail within Alexander Park to provide a more scenic experience, and exit the park at the northeast corner. The AASHTO "Guide for the Development of Bicycle Facilities" guidelines should be followed.

### Meadow Loop Trail

A .5 Mile natural surface meadow loop trail is to be installed at the edges of the established meadow. The trail is to be a maximum of 6' wide and field located to take advantage of long views through native grasses and meadow / pollinator wildflowers. A Shelter / Gazebo structure is to be sited at the edge of the meadow. Bench seating, overlooking the meadow loop area, is to be provided along the meadow loop trail. Benches should be sited at the edge of the forest, as shown in the masterplan, to take

advantage of afternoon shade. The natural surface trail will have spur sections that tie into the multi-use trail.

### Pedestrian bridges (along natural surface trail)

Where a trail crosses the natural drainage channels, a pedestrian bridge with handrail is to be placed. The style of bridge should blend with the surrounding environment yet meet all the County standards pertaining to pedestrian bridges.

### Restoration of Pugh Creek

The masterplan calls for the realignment of Pugh Creek to a more natural, sinuous path and the reestablishment of graduated stream banks. Most of the realignment is to occur within the Ezzard Nature Preserve southern zone to minimize disturbance to the existing forested buffer on the northern side of the Creek.

### Remediation of Riparian Plantings

Pugh Creek is overgrown with dense exotic invasive plants, including Chinese privet. As part of the realignment of the creek path outside of the 25' buffer and to protect the views, the path should be opened up and cleared of overgrown vegetation to keep people from veering off the path. Underbrush and invasive species should be removed, and the creek buffer areas replanted with appropriate native riparian species.

### Picnic Shelters

Two (2) 20x20 Picnic shelters are to be sited near the small parking area, as shown in the Master Plan Graphic. Each shelter will be Gwinnett County Standard and provide one picnic table, one grill and one ash/trash can.

### Nature Play Area

Located at the southern corner of the park, in the young pine forest, is a 1-acre woodland play area. The space is configured in a linear formation along either side of an existing sewer easement. "Pockets of play" are arranged to provide different play zones amongst the trees, for children of varying ages and abilities. Natural materials and interpretive play equipment, depicting a variety of natural habitats / land formations are to be set within / surrounded by the woodland. Six-foot wide paths connect each play pod for interactive play. Interpretive signage or habitat information placards are to be sited along the walkways for a learning experience. Potential play themes may include: "Birds nest"- play features that are constructed to look like different types of nests, "Tree House"- play features that provide a different vantage point within the trees, "Land formations" – constructed landforms that could represent the different types of landforms found throughout the Piedmont region, open ended "Invitations to Play"- where natural materials are provided but the play type is left up to each child.

### Outdoor Classroom

An outdated outdoor classroom currently exists near the park boundary at Crew Middle School, it should be removed and replaced with a new outdoor classroom in the location shown on the Master Plan. The classroom is to be constructed with amphitheater type seating; taking advantage of the natural terrain and utilizing low stone seating walls.

### Restroom Building

One medium Gwinnett County restroom building will be provided in the expanded park area. The restroom will be located in the southwestern sector of the park near the parking area. Each restroom will be 580 SF. (Approximate) and will provide three commodes / urinals per sex, sink and diaper changing station. The footprint includes 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.

### Directional Kiosks

One kiosk in is to be sited in the vicinity of the restroom building at the small parking area. The kiosk should include park information and provide a site map indicating "You are here" graphics for user orientation. Kiosks should be roofed structures to provide additional shelter during inclement weather. Park maps should be UV protected.

### Park Signage

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 on each kiosk sign to explain the trail routes (shown in different color alignments), lengths and ability levels.

### Interpretive Signage

Interpretive signage should be included along all trails, streams, wildlife habitats, and other points of interest which interpret natural, cultural and historic features or stories for park visitors. Interpretive signage may also interpret management activities within the park such as instruction on the removal of invasive species, the restoration of Pugh Creek or the reintroduction of native species for example.

### Irrigation

Open lawn areas, 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.

### Landscape Management

Landscape management will consist of regular mowing of open turf areas. Watering newly planted materials until they are established and the occasional removal / eradication of invasive species. Due to the “natural” character of a park, 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.

### Trail Verges / Establishment of ground flora

At the completion of the trail construction, the trail verges are to be healed back in by planting them with appropriate native species; shrubs, groundcovers and wildflowers. While much of the site is in various types and ages of forest the native ground flora has not yet been established. The intent through the replanting of the trail verges is to not only heal the trail into the site, minimize erosion but also to introduce many of the native wildflowers, and ground covers that are missing from the site.

### Meadow Management

A large open meadow area is provided within this master plan. The meadow field is to be seeded with native wildflowers and native grasses indigenous to the Georgia Piedmont. Maintenance requirements will be kept to a minimum, requiring mowing 1-2 times per year or prescribed burn, with occasional hand removal of invasive species that may root. Meadow areas are intended to be used as wildlife habitat and should include informational placards. Potential topics include native flora, fauna, history, maintenance practices, etc.

### 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.

SECTION GRAPHICS

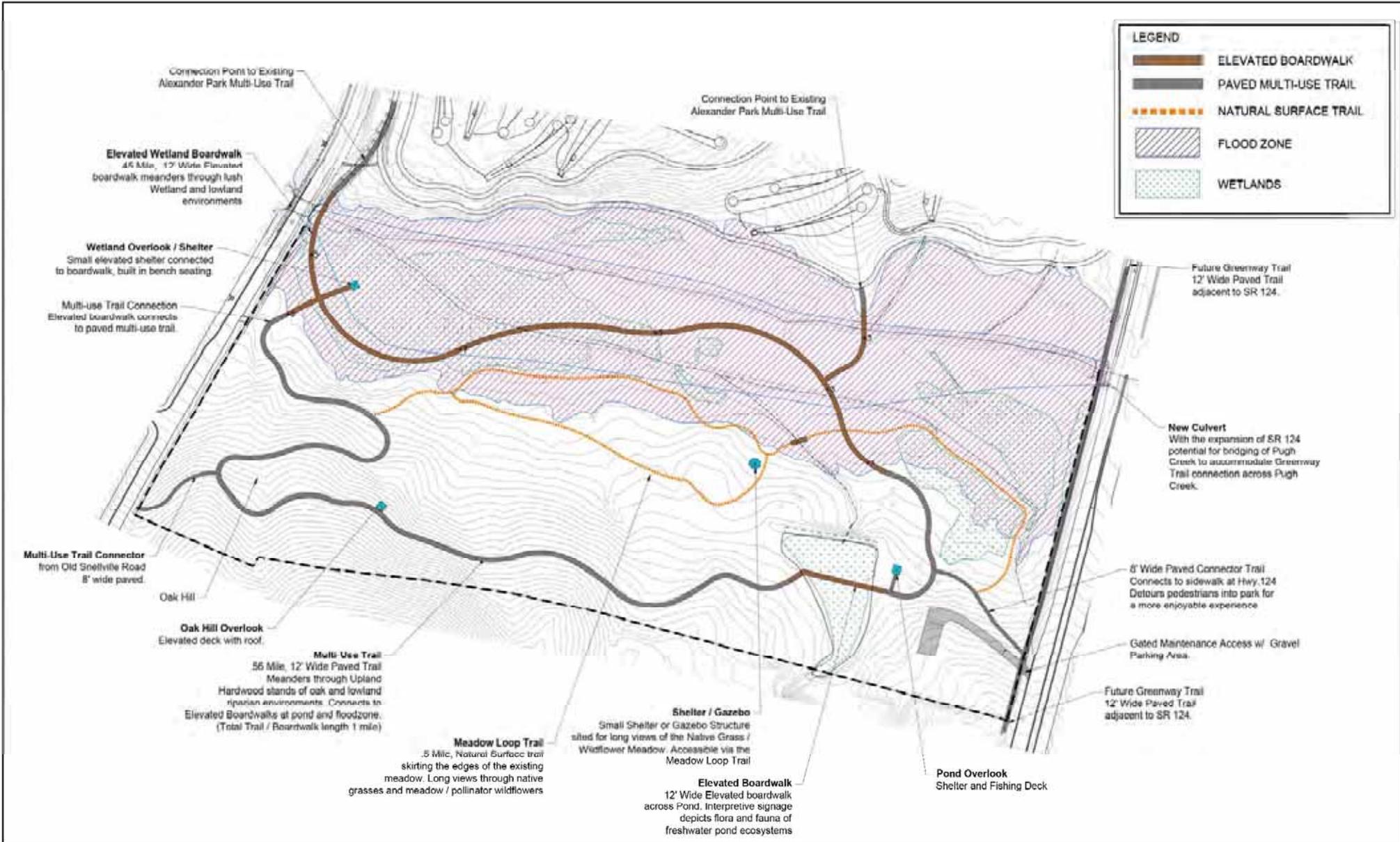
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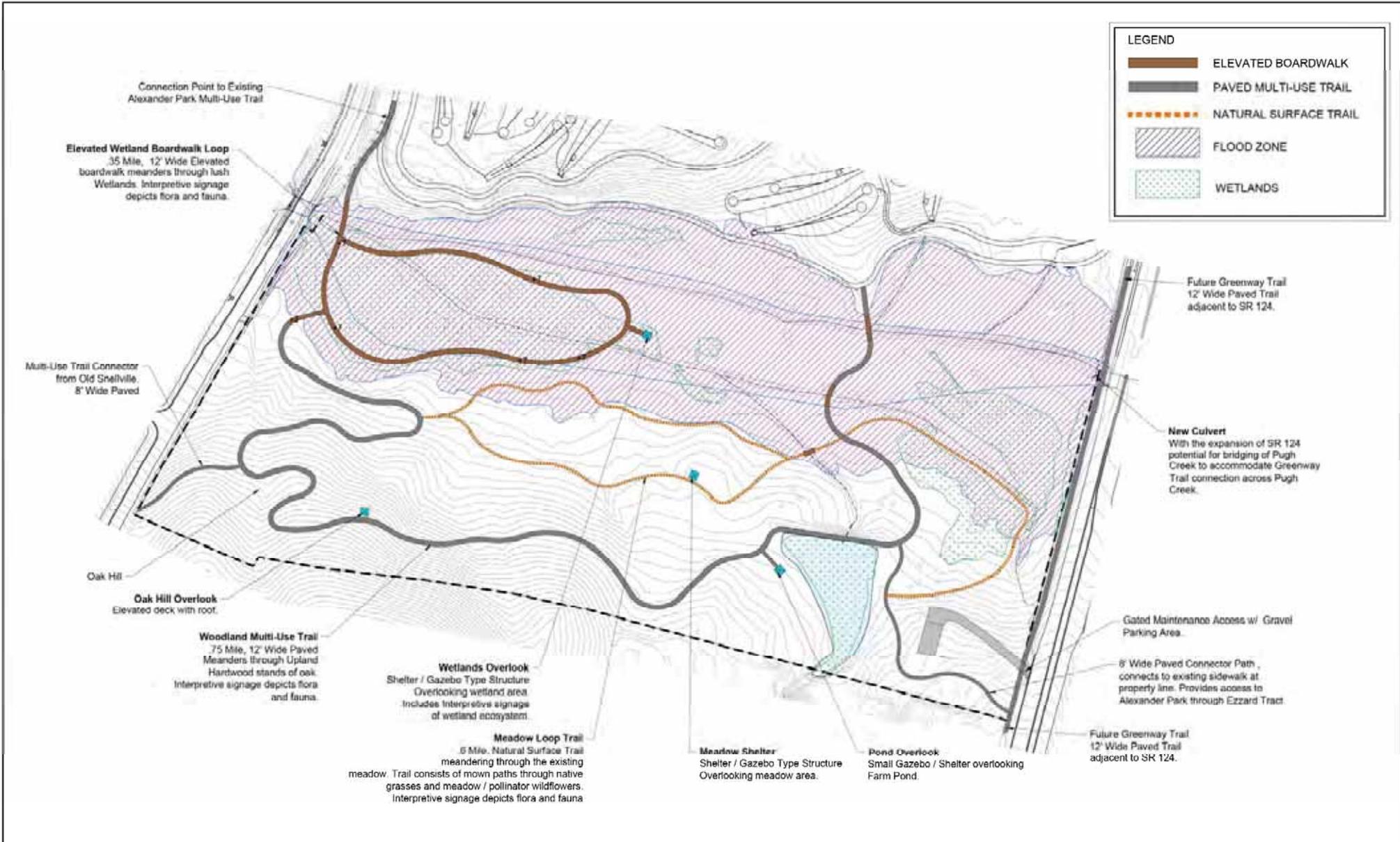
Graphic A: Ezzaard - Concept 1	page	15
Graphic B: Ezzard - Concept 2	page	17
Graphic C: Ezzard - Concept 3	page	19
Graphic D: Weiss Concept 1	page	21
Graphic E: Weiss Concept 2	page	23
Graphic F: Weiss Concept 3	page	25
Graphic G: Alexander Park Updated Master Plan (March 2021)	page	27

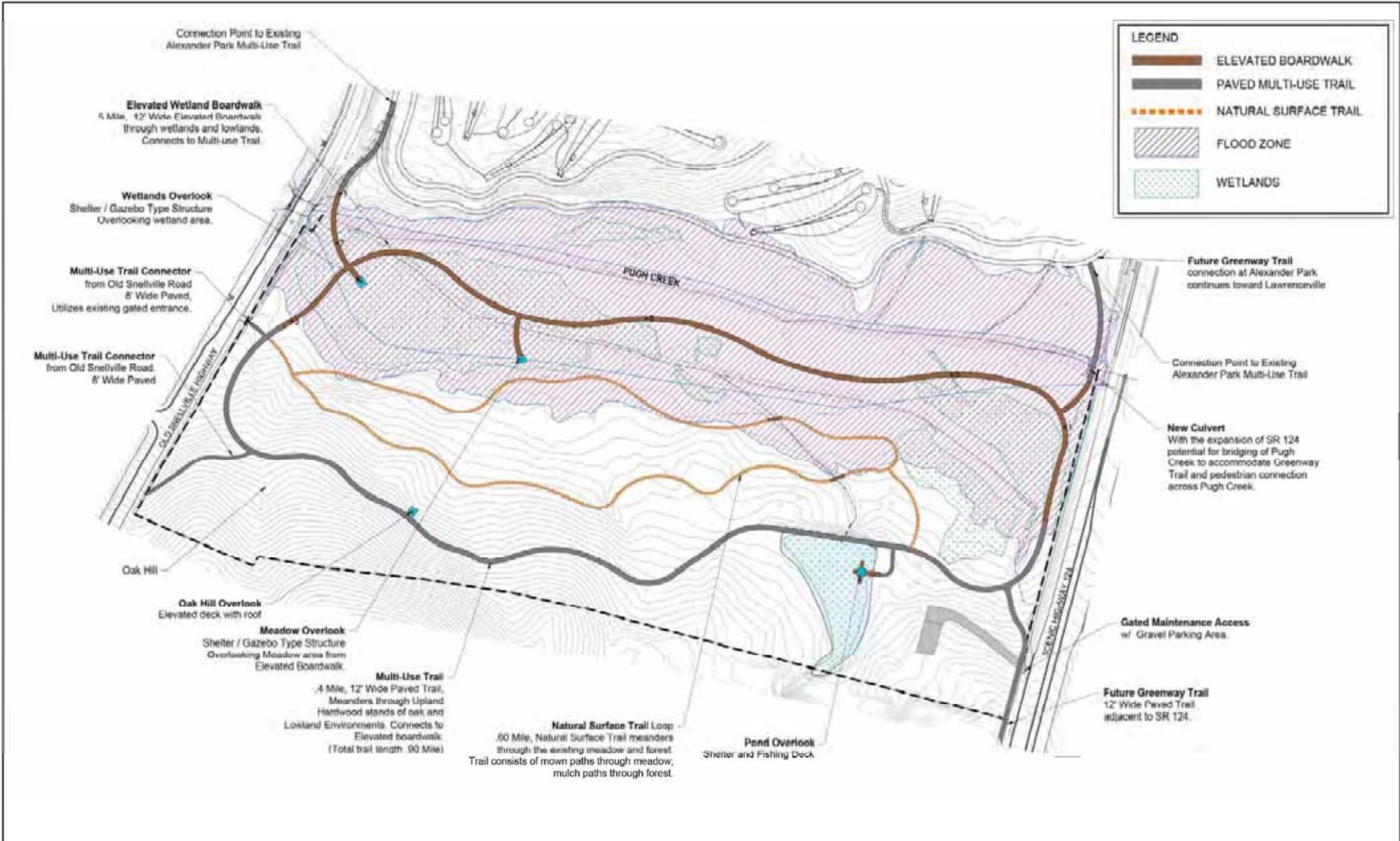
SECTION APPENDICES

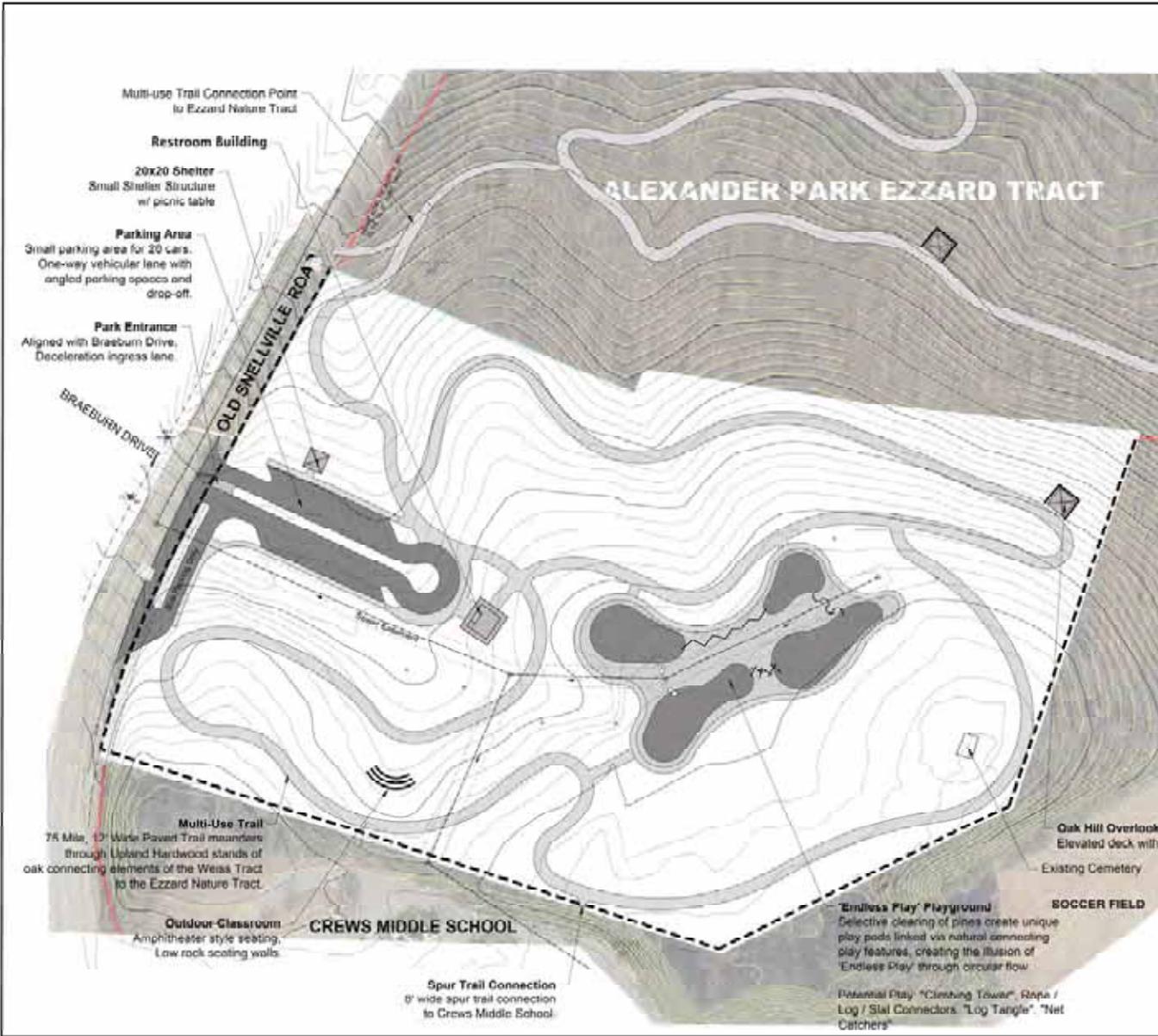
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Appendix C: No-Rise Report	page	39
Appendix D: Ezzard / Weiss Cultural Resources Report	page	55







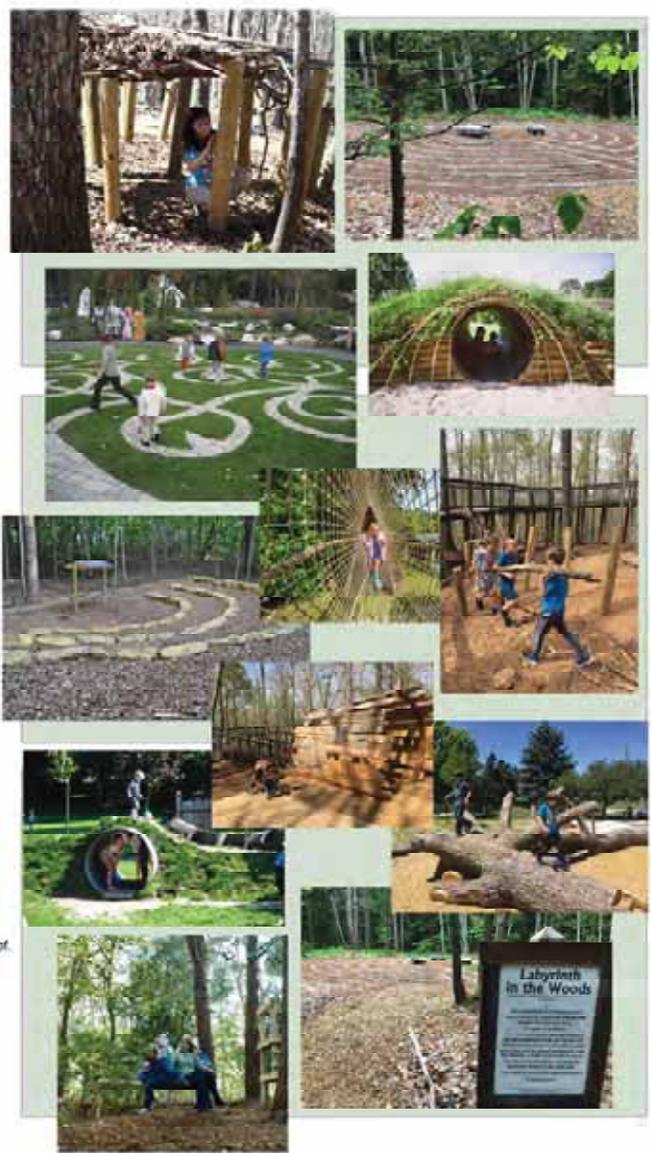
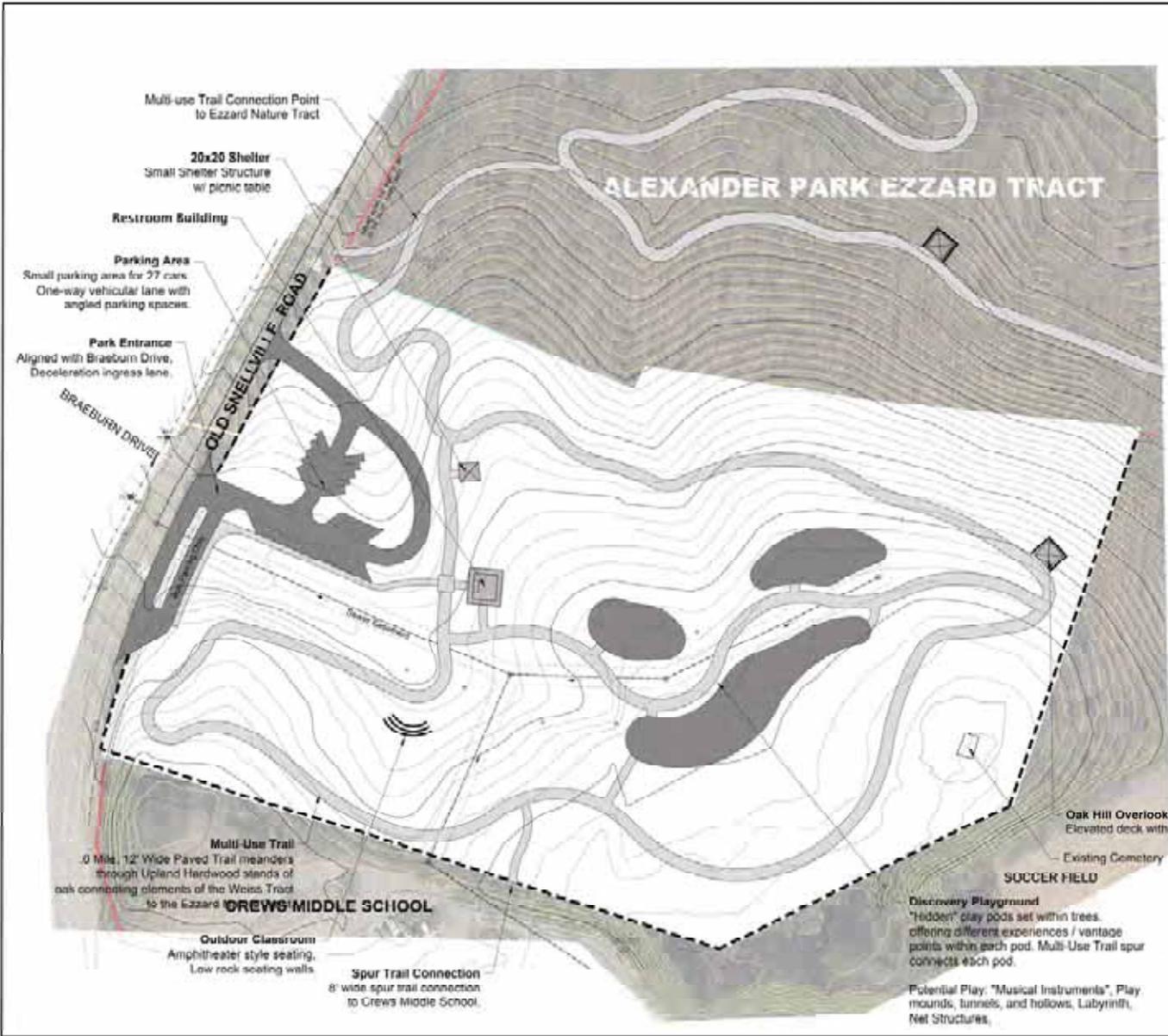


Prepared for:  
Gwinnett County Department of Community Services



**"ENDLESS PLAY" PLAYGROUND - Concept 1**  
**WEISS TRACT at Alexander Park**

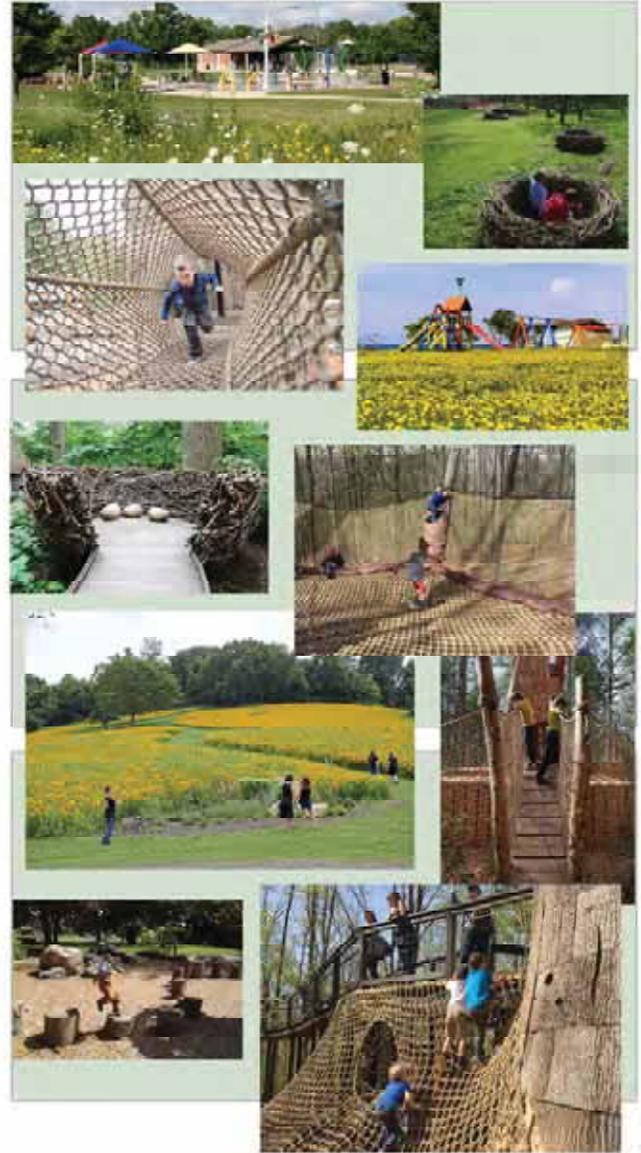
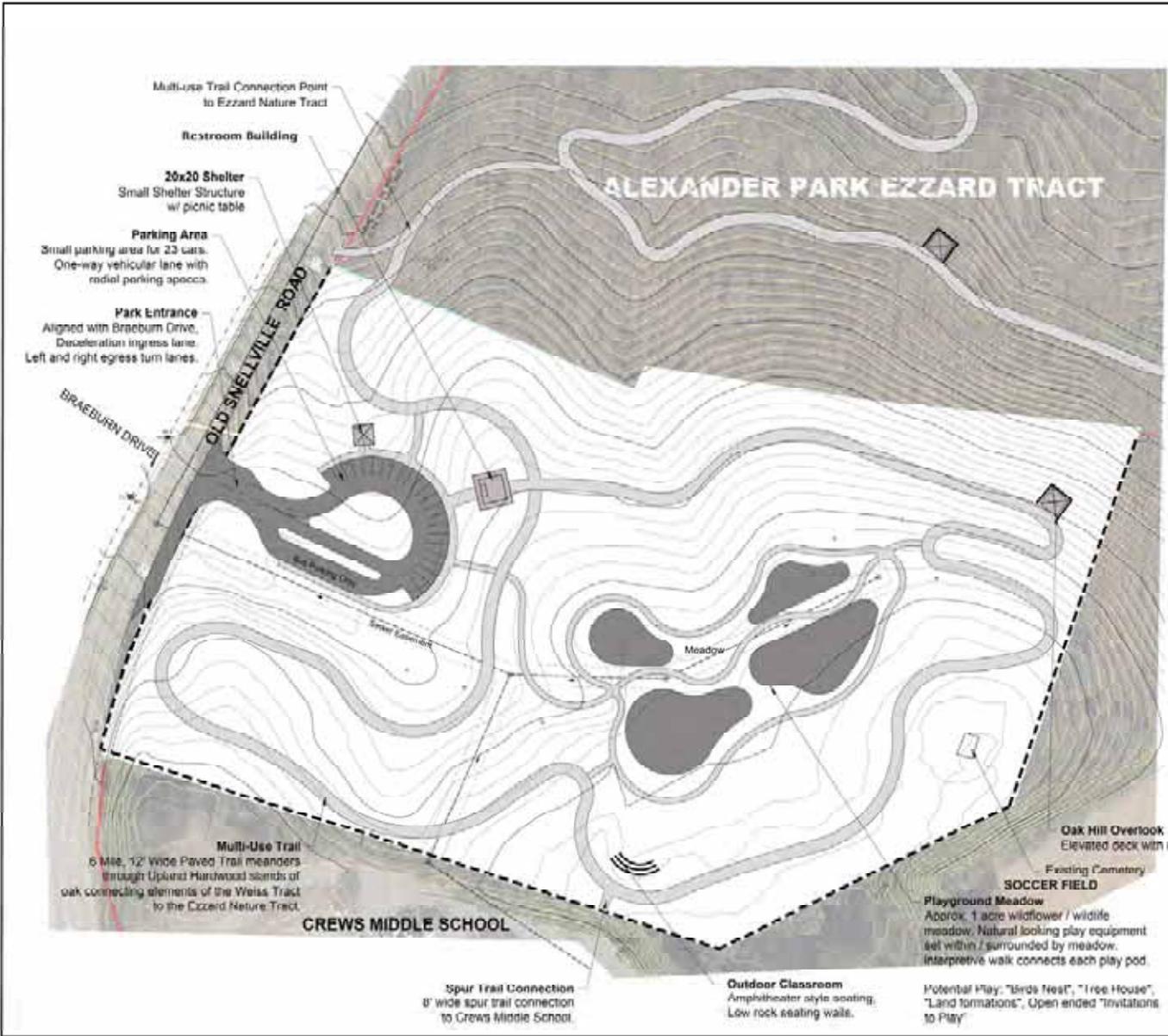
February 20, 2020



Prepared for:  
Gwinnett County Department of Community Services



**"DISCOVERY" PLAYGROUND - Concept 2**  
**WEISS TRACT at Alexander Park**  
February 20, 2020



Prepared for:  
Gwinnett County Department of Community Services



"Playground Meadow" - Concept 3  
WEISS TRACT at Alexander Park  
February 20, 2020



CONSERVATION EASEMENT: THE ENTIRETY OF ALEXANDER PARK IS UNDER A CONSERVATION EASEMENT AS OF DECEMBER 17, 2020

SECTION APPENDICES

6.0

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APPENDICES

Appendix A: Boundry Survey - Ezzard Tract



APPENDICES

Appendix B: Boundry Survey - Weiss / Wells Tracts



APPENDICES

Appendix C: No-Rise Report

## MEMORANDUM

**TO:** Raigan Carr  
**FROM:** David King, PE, C.F.M.  
**DATE:** 1/9/2019  
**Barge PROJECT NO.:** 3805500  
**RE:** Ezzard Tract – Bridge Hydraulic Review

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Prior to the preliminary bridge design, Barge Design Solutions reviewed the three proposed park trail alternatives to estimate the potential hydraulic impact of the new stream crossings on the floodplain. Regulatory floodplain permitting should be included in the anticipated detailed design and permitting cost for the next phase of the Ezzard Tract improvements. The related processing fee and documentation effort vary depending on a project's level of floodplain impact. Regarding regulatory cost, a no-rise certification (indicating no impact) is less expensive than a full Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) process.

The County's existing hydraulic model was obtained from Gwinnett's flood information portal (<http://www.gwinnettffloodplain.com/>), which is in the U.S. Army Corps of Engineers Hydrologic Engineering Center's River Analysis System (HEC-RAS) format. A screenshot from the existing hydraulic model through the project area is illustrated in Figure 1.

This flood model for the stream through the project site (Pugh Creek / Tributary 3 to the Lower Yellow River) was updated with bridge location, alignment, and low chord settings to analyze how various bridge alternatives impact to the existing floodplain. Figure 2 illustrates one of the bridge geometries input into the model analysis.



*Figure 1: Existing Hydraulic Model Overview*

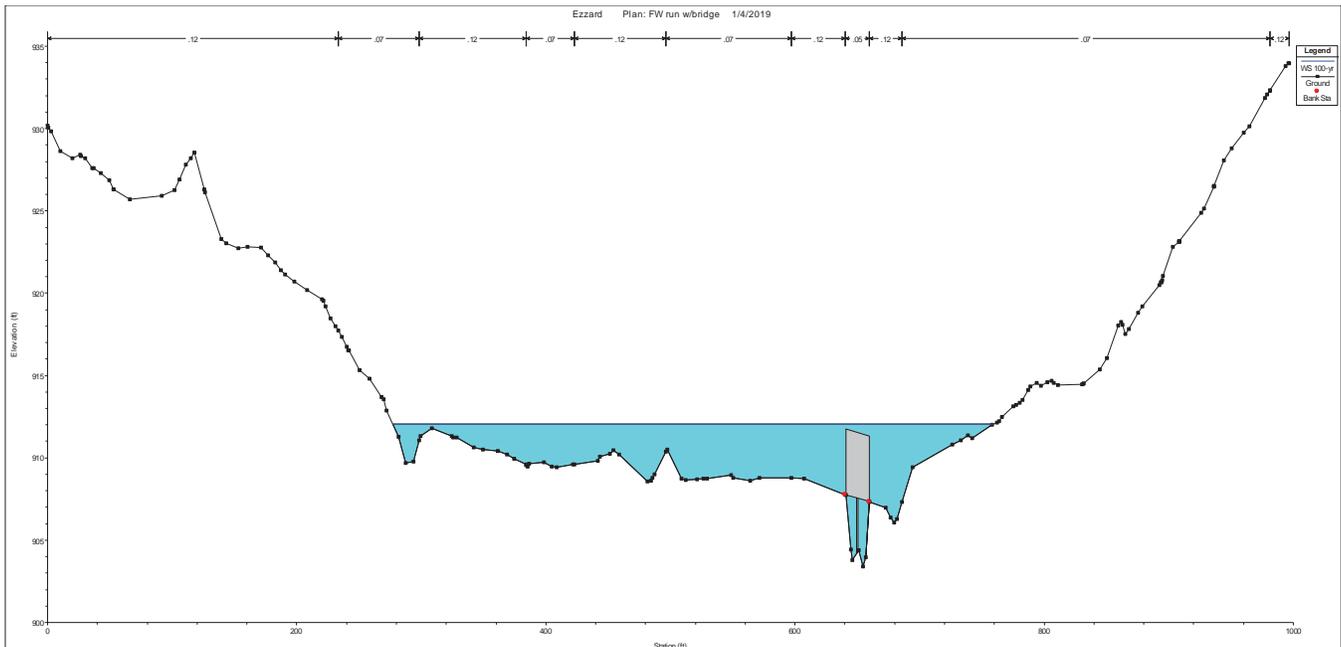


Figure 2: Example Bridge Geometry

Our initial findings regarding the floodplain impact of the proposed bridge crossings that were shared with the bridge engineer for consideration included the following:

- For the western crossing, a no-rise would be possible in alternatives 1 and 2 with a 65 to 70-foot span over the floodway. It would also need to be elevated above the 100-year flood elevation.
- An eastern crossing along HWY 124 would have the smallest impact to the floodplain but may not align with the park programming goals.
- The floodway is 200 to 235 feet wide through the middle of the site, making a no-rise difficult.
- If a rise is contained within the park boundary, a FEMA map revision (CLOMR/LOMR) would be required, but no notification needed. There may be lower overall project cost compared to alternatives meeting a “no-rise” that require longer bridge spans.
- Gazebos should be placed outside of the floodway.

The conceptual bridge design was developed, and the hydraulic model was updated with the geometry and location specifics. An overview of the proposed bridge locations is provided in Figure 3.

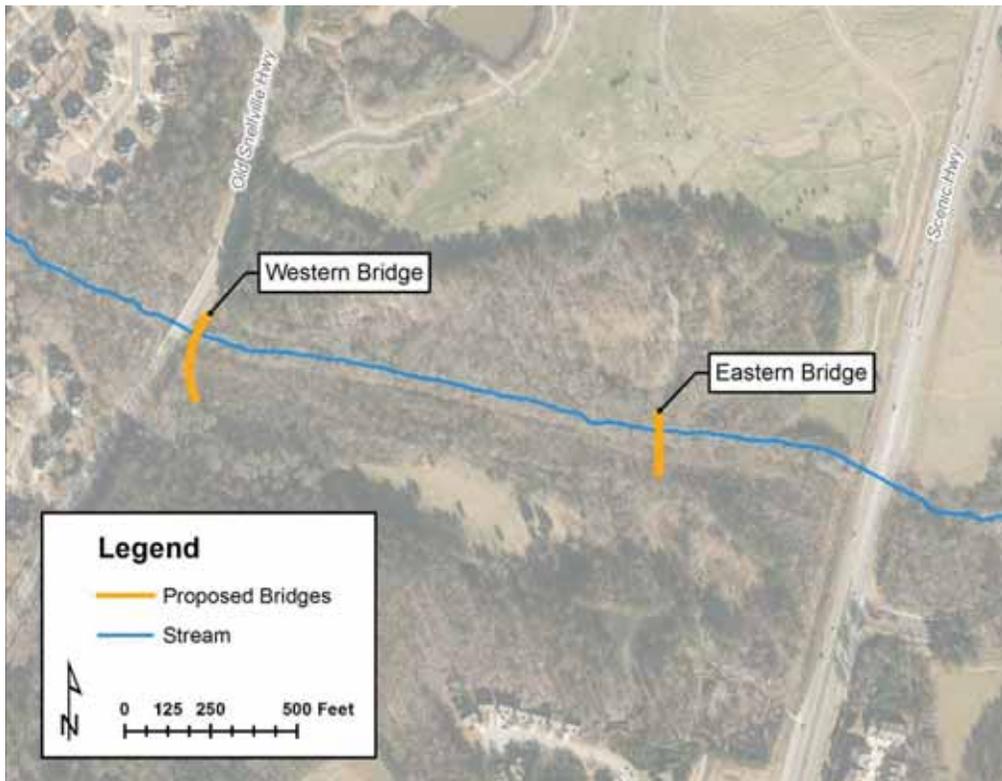


Figure 3: Proposed Bridge Locations

The estimated floodplain impacts for the selected stream crossings are illustrated in Figure 4 on the following page and summarized as:

- The western bridge causes between a 0.1-0.2-ft rise with the following assumptions.
  - 30' bridge spans and 10' boardwalk spans
  - Bridge and boardwalk low chord elevations are above the 100-yr flood profile
  - Pile foundations at each span
- Eastern bridge gets a no-rise with the same assumptions as the western bridge. The overbank flow is driving flood elevations. An at-grade walking path with a small bridge spanning the channel may work as a lower cost alternative.
- These results assume lower manning's n values (0.55 to 0.45 in the channel, 0.12 to 0.07 in the overbank) in the vicinity of the channel where the master plan shows clearing and channel improvements.

When considering floodplain regulatory cost, a no-rise certification identifying no proposed impact to existing floodplains is the relatively least expensive. The required CLOMR/LOMR process for the selected alternative will be on the order of \$30,000 (documentation and processing fees to FEMA) during the detailed design and permitting process. However, project savings from the shorter bridge spans might justify the additional regulatory cost.

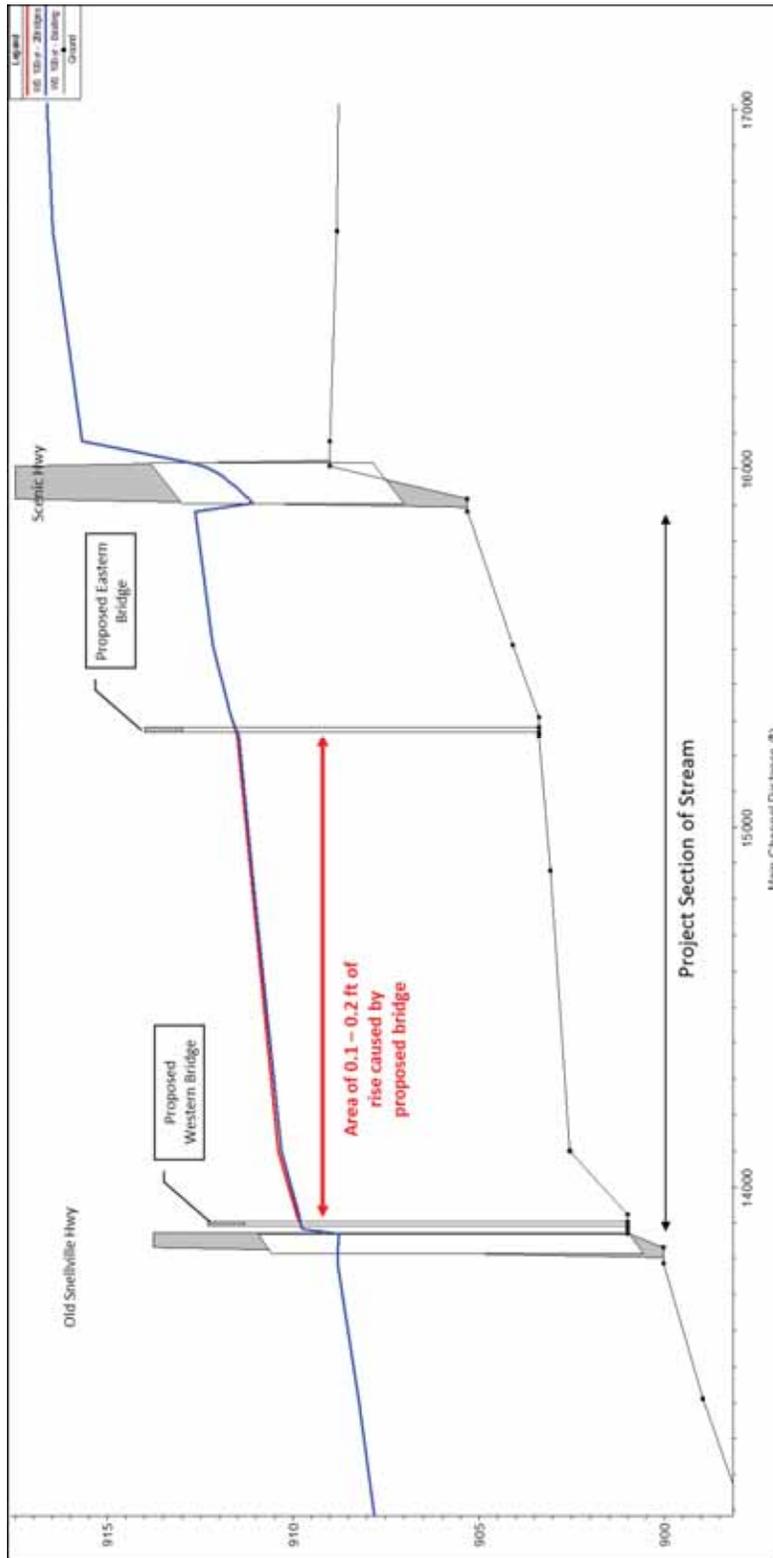


Figure 4: Profile of Project Stream and Impact of Proposed Bridges

## MEMORANDUM

**TO:** Raigan Carr  
**FROM:** David King, PE, C.F.M.  
**DATE:** 1/9/2019  
**Barge PROJECT NO.:** 3805500  
**RE:** Ezzard Tract – Pond Dam Summary

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A site visit to the Ezzard Tract pond was performed on January 7, 2019 to assess both the general integrity of the dam and if additional geotechnical data would be needed for conceptualizing the engineering recommendations. It was a sunny day at the time of the site visit, but more than two inches of rainfall was measured the previous week and 2018 finished as a historically wet year for the Atlanta area. Signs of the wet conditions and higher than average rainfall were evident at the Ezzard Tract pond. A high water level was flooding the base of trees surrounding the banks and there were signs of recent flow overtopping the crest of the dam. A non-functioning primary spillway / outlet control structure also contributed to the high water level within the pond.

The overall condition of the dam was poor without a functioning primary spillway, and we would not recommend using the pond, as-is, for a future park amenity. The observations that contribute to this recommendation include:

- A clogged and non-functioning primary spillway / outlet control structure has caused high water level in the pond, resulting in flow overtopping of the dam, active flow / seepage through the northeast corner of the pond, and active flow / seepage in the emergency spillway.
- Overtopping of the dam has caused erosion on the downstream slope of the dam.
- There was one hole in the dam with active flow that had rust-colored tint, indicating seepage through the dam.
- Numerous mature trees (> 1-foot in diameter) were on the downstream slope of the dam, compromising the structural integrity. It also indicates minimal historical maintenance.
- The downstream slope of the dam in areas was steeper than 1:1, which is not stable. The tree roots may hold the soil in place but compromise the structural integrity and increase the potential for seepage.
- The outlet pipes in the plunge pool were dry and the stream was stagnant due to flow from the pond bypassing the principal spillway.

A photo log of the observations is included as attachment A, and the dam should not be considered safe in the long-term for use as a park amenity.

A planning-level opinion of probable project cost were developed for improving the dam to safe design standards, and the County can plan on approximately \$150,000 in dam improvement costs. Table 1 provides a summary of the planning-level cost assumptions for the project.

*Table 1: Opinion of Probable Project Cost*

Description	Qty	Unit	Unit Price	Total
Clearing & Grubbing	0.5	AC	\$ 20,000	\$ 10,000
Erosion Control	1	LS	\$ 15,000	\$ 15,000
Earthwork Excavation	3000	CY	\$ 5	\$ 15,000
Earthwork Import (assume 50% recycle excavation)	3600	CY	\$ 10	\$ 36,000
Seed	14000	SF	\$ 0.25	\$ 3,500
Outlet Control Structure	1	LS	\$ 20,000	\$ 20,000
Misc. Outlet Piping	100	FT	\$ 25	\$ 2,500
			Subtotal	\$ 102,000
			Contingency (30%)	\$ 30,600
			Opinion of Probable Construction Cost (OPCC)	\$ 132,600.00
			Permitting	\$ 5,000.00
			Dam Design	\$ 10,000.00
			Opinion of Probable Project Cost - Dam Modification	\$ 147,600.00

Attachment A  
Site Visit Photo Log (1/07/2018)



Eastern bank: high water



Northeastern corner: overtopping / seepage



Northeastern corner: overtopping / seepage



Northeastern corner: overtopping / seepage



Downstream of northeastern corner flow



Downstream of northeastern corner flow



Downstream of northeastern corner flow



Downstream of northeastern corner flow



Outlet structure / valve



Clogged outlet structure / valve



Clogged outlet structure / valve



Hole with active flow through dam



Hole with active flow through dam



Mature tree on downstream slope of dam



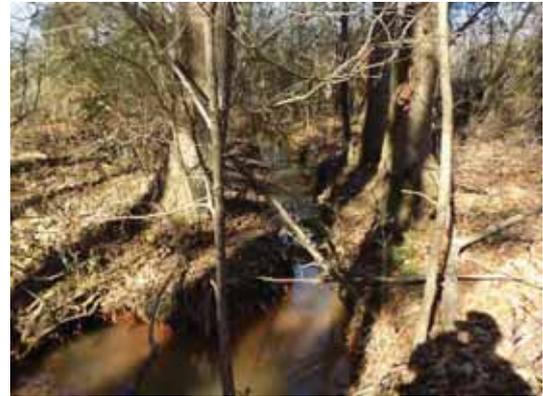
Mature trees on downstream slope of dam



Stagnant plunge pool from clogged /  
damaged outlet



Dry outlet pipes (12" and 8" diameter)



Stagnant stream downstream of plunge pool



Flow overtopping crest



Flow overtopping crest



Signs of erosion on downstream slope from overtopping



Signs of erosion on downstream slope from overtopping



Northwest corner: emergency spillway



Emergency spillway



Emergency spillway (active flow / seepage)



Downstream of emergency spillway (active flow)

**APPENDICES**

**Appendix D: Ezzard / Weiss Cultural Resources Report**

Refer to the attached report for a summary of the Historical and Archaeological Investigations conducted for the Ezzard / Weiss Tracts and surrounding areas.

# Historic Research for the Alexander Park Expansion

Gwinnett County, Georgia



New South Associates



# Historic Research for the Alexander Park Expansion

Gwinnett County, Georgia

Report submitted to:

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Barge Design, 6525 The Corners Parkway, Suite 450, Peachtree Corners, GA 30092

Report prepared by:

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New South Associates • 6150 East Ponce de Leon Avenue • Stone Mountain, Georgia 30083



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Mary Beth Reed – Principal Investigator

Jenna Tran – Historian and Author

August 20, 2020 • **Draft Report**  
New South Associates Technical Report 4023

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# ABSTRACT

New South Associates, Inc. (New South) conducted historic research of parcels R5086 702, R5086 008, R5086 001, and R5086 001A, which comprise the expansion of Alexander Park in Gwinnett County, Georgia. Research revealed historic ownership and property use information of the 50.65 acres. Deed records showed the property was part of large agricultural land holdings belonging to prominent Gwinnett families for nearly 200 years, including Robert Craig, Rev. A. J. Webb, Herman Tanner, and Dr. George P. Ezzard.

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# ACKNOWLEDGEMENTS

New South Associates, Inc. would like to thank Barge Design, the Gwinnett County Historical Society, the Georgia Archives, and the Gwinnet County Office of Deeds and Land Records for providing online archives of valuable information. Also, a special thank you to Mrs. Louise Wells for her time and knowledge.

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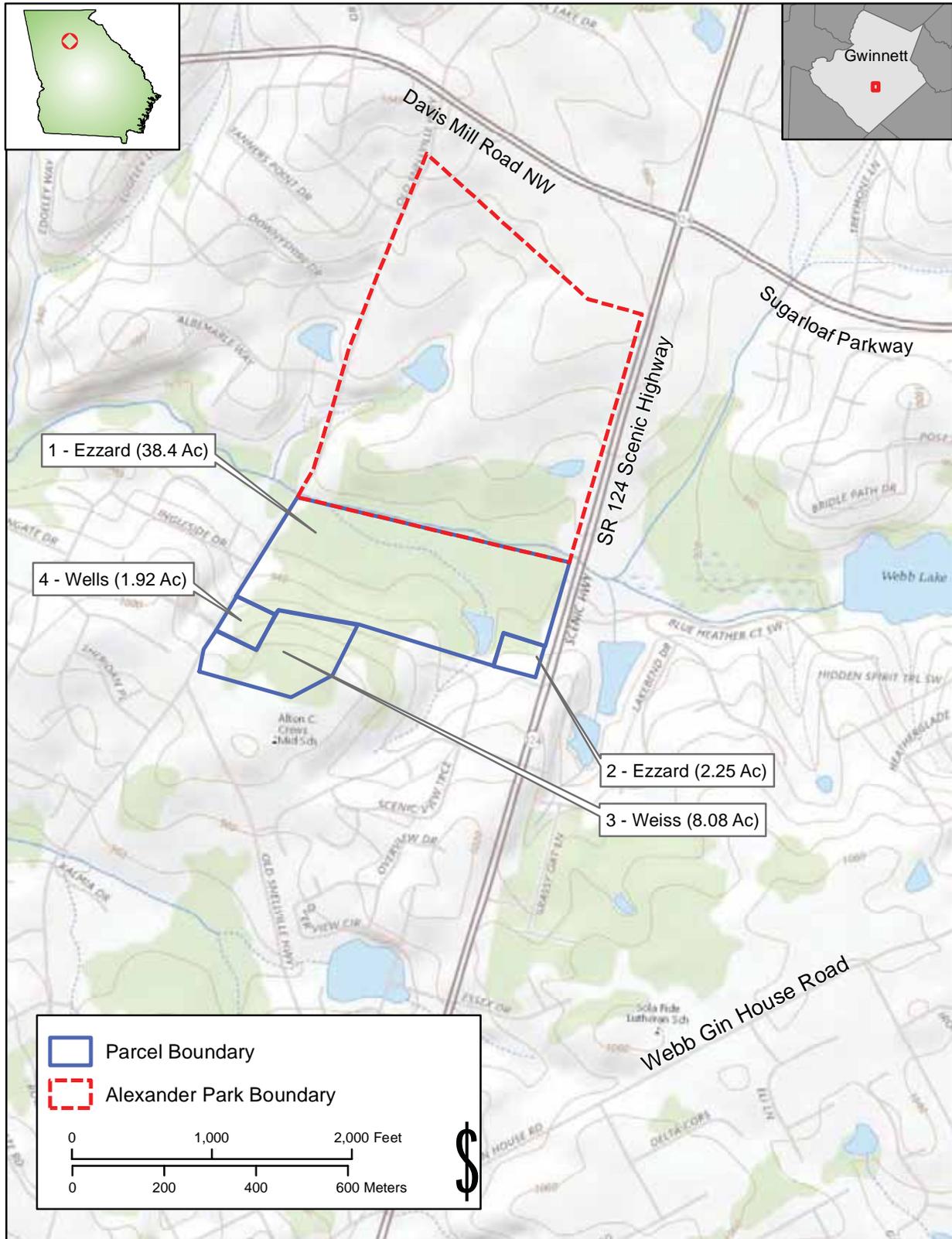
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# I. INTRODUCTION

New South Associates, Inc. conducted historic research to determine the history of ownership and land use within four parcels acquired by Gwinnett County, which are a part of the expansion of Alexander Park in Gwinnett County, Georgia. The four parcels (R5086 008, R5086 702, R5086 001, and R5086 001A) comprise 50.65 total acres and are bounded on the north by Alexander Park, on the east by Scenic Highway (SR 124), on the south by the Scenic Overlook subdivision and AC Crews Middle School, and on the west by Old Snellville Highway (Figure 1). This work was funded by the Gwinnett County Department of Community Services in advance of the expansion of Alexander Park. New South's research was conducted primarily on May 12 and 13, 2020 and July 20 and 30, 2020.

Figure 1.  
Project Location Map



Source: ESRI Resource Data

## II. RESULTS OF HISTORIC RESEARCH

Historic research was limited to online sources due to closures and limitations related to the COVID-19 pandemic. While the Gwinnett County Courts Office of Deeds and Land Records was closed at the time of this survey, their records are digitized and were accessible online through a subscription. Deed records date from September 26, 1871 following a fire at the county courthouse. Other resources consulted include historical maps, records on Ancestry.com, and online archives of the *Atlanta Journal Constitution*, *Gwinnett Daily Post*, and *The Gwinnett Citizen*.

The four parcels researched have been numbered for ease of reference and listed in Table 1 below. For visual reference, see Figure 1.

*Table 1. Parcels Included in Alexander Park Expansion*

Research Parcel (RP) Number	Parcel ID	Acres	Owner Prior to County Acquisition
RP 1	R5086 702	38.4	Ezzard
RP 2	R5086 008	2.25	Ezzard
RP 3	R5086 001	8.08	Weiss
RP 4	R5086 001A	1.92	Wells

### DEED RESEARCH

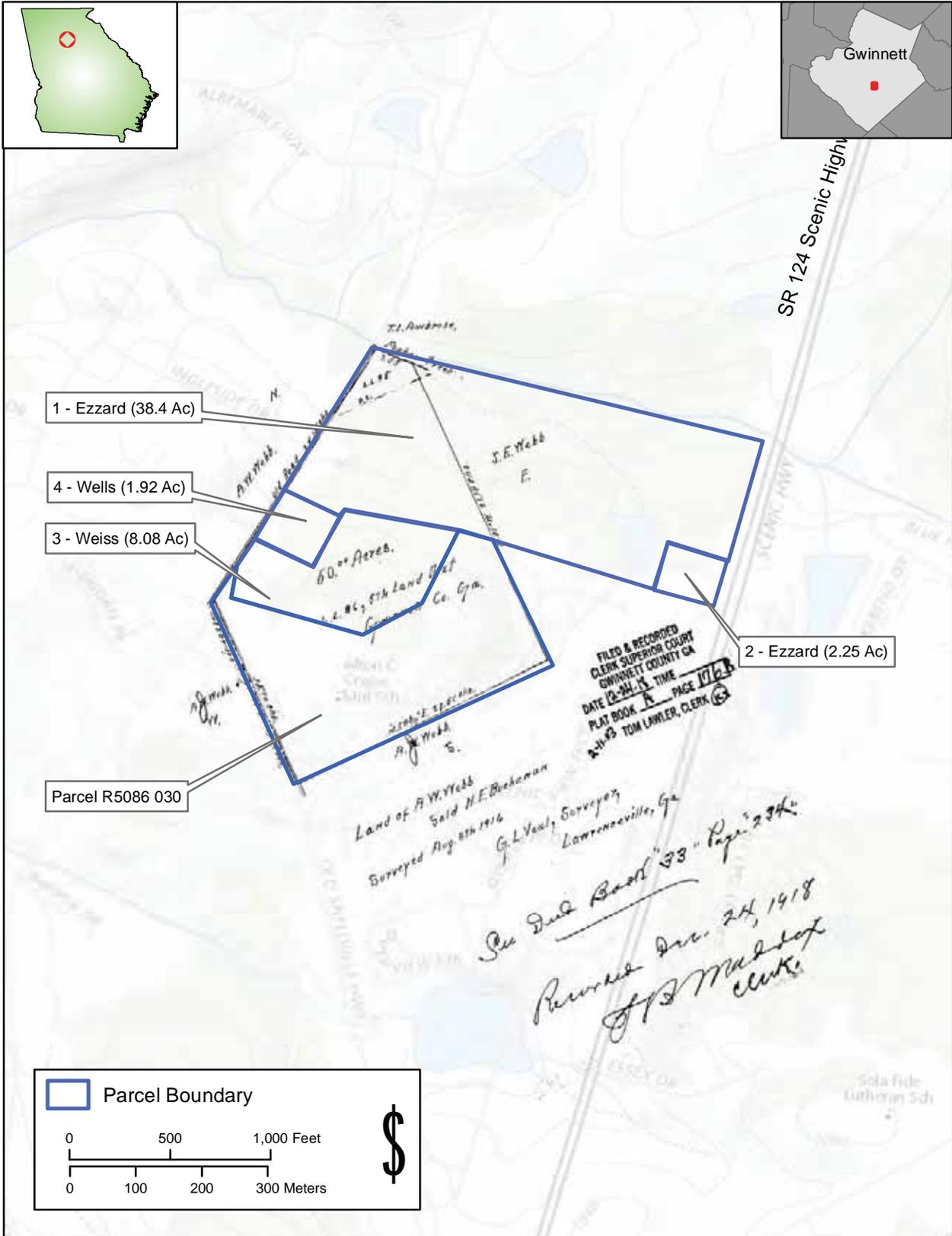
Before the establishment of Gwinnett County, the land belonged to the Cherokee and Creek Indians. As white settlers pushed to the western border of Georgia, the Georgia Militia built several small frontier forts for defense during the War of 1812—including Fort Daniel at Hog Mountain (D’Angelo 2018). After the land was ceded to the U.S., Gwinnett County, named for Button Gwinnett, a Georgia representative and signer of the Declaration of Independence, was established on December 15, 1818 (Panettiere 2019). The county seat of Lawrenceville was incorporated three years later near the geographic center of the county and named for War of 1812 naval hero Captain James Lawrence (Baughman 2016). Surveyed in 1819, Gwinnett County was divided into four districts (numbered 4-7) and further divided into land lots. These lots were given to eligible participants, such as principal families, widows with children, and individual white men, in the land lottery of 1820 (Gigantino 2016).

The four parcels researched by New South are mostly contained in District 5, Land Lot 86, with the northwest corner in Lot 85. According to the Gwinnett Historical Society, Lot 86 was awarded to John A. Rhoads of Richmond County in 1820 and Lot 85 was given to Meredith Walker of Twiggs County (Gwinnett Historical Society 2018). There is no evidence that Rhoads or Walker ever moved to Gwinnett County and occupied the lots awarded to them. Most likely, they sold the lots immediately; however, the county court records from this time have been destroyed. Gwinnett County Property Tax Digests dating from 1872-1875 and 1884-1886 list Robert Craig as the owner of 250 acres in District 5, Lot 86, in Georgia Militia District 207, Lawrenceville (State of Georgia 1875). Craig owned an extensive plantation from approximately 1830-1865, after which he retained a large farm. His circa 1830 home still stands on Five Forks Trickum Road.

The Gwinnett County deed records are available online via the Georgia Superior Court Clerks' Cooperative Authority, which allows a search of plat maps and real estate index by name, book and page, or instrument type. Deed records in Gwinnett County exist from December 31, 1871 and plat maps are scanned from January 1, 1913. A search of these records revealed a warranty deed dated August 8, 1916 in which A. J. Webb and A. W. Webb transfer about 50 acres of land to H. E. Buchanan for a total of \$1,750 (Deed Book 32:25, see Appendix B for deed records). The plat referenced is described as "Land of A. W. Webb, Sold H. E. Buchanan, Surveyed August 8th, 1916, G. L. Veal, Surveyor, Lawrenceville, Ga." (Plat Book A:176B, see Appendix A for plat maps). The plat is inaccurately oriented with land lot lines positioned north-south, whereas they are actually oriented northwest-southeast. The plat does, however, note Lots 86 and 85 with a northern border of "Pughes Creek" and "Old Road," which may be present-day Old Snellville Highway. This deed refers to a tract of land consisting of the entirety of research parcels (RP) 3 and 4, approximately 13.5 acres of the western half of RP 1, and the whole of R5086 030 (A.C. Crews Middle School) (Figure 2). The plat identifies the adjacent land to the east (the remainder of RP 1 and all of RP 2) as belonging to J. E. Webb.

Most deed records, particularly in the nineteenth and early twentieth century, use only initials, making it difficult to confirm the identity of some landowners. This is especially true for large, longstanding families, such as the Webbs. A. J. Webb, referred to in the 1916 deed, is most likely Rev. Andrew Jackson Webb, a descendent of earlier settlers of Gwinnett County (Hutchens 1980:9). Webb Gin House Road, which runs roughly southwest-northeast approximately 0.8 miles south of the Alexander Park expansion property, is named for the cotton gin owned by Rev. Webb that operated at the turn of the twentieth century.

Figure 2.  
1916 Plat Map Overlaid on Current Parcels



Source: ESRI Resouce Data

Tracing the deed to the 50-acre parcel sold by A. J. Webb and A. W. Webb to H. E. Buchanan in 1916 includes multiple property owners through 1948, all of which rely on the 1916 plat (see Appendix A for full deed information and Appendix C for copies of deed records). Following the Webbs, H. E. Buchanan sold the property to C. R. Smith on December 24, 1918 for \$2,500 (Deed Book 33:234). Smith died intestate in 1922, and his property was placed at public auction on the Lawrenceville courthouse steps on December 6. By either good luck or the good will of her neighbors, Mary S. Smith, C. R. Smith's widow, succeeded in placing the highest bid on the property and paid \$1,200 to retain her land (Deed Book 43:513). Two years later, Mary Smith sold the land to T. G. Arnold and his wife (simply referred to as Mrs. T. G. Arnold) for \$1,000 on November 26, 1924 (Deed Book 41:309). Only a few months later, on January 6, 1925, the Arnolds sold the property to A. L. Vandiver for \$1,800 (Deed Book 42:148). A. L. Vandiver was acting as trustee for his son, L. W. Vandiver, who was underaged at the time of the purchase. A second deed dated April 30, 1929, after L. W. Vandiver reached the age of 21, repeated the sale amount and transferred the deed from his father's trust to L. W.'s sole possession. The second deed, however, notes that the \$1,800 listed was originally owned by L. W. and spent on his behalf in 1925—a second payment was not made (Deed Book 42:502). L.W. Vandiver executed a security deed with Mrs. J. H. Britt for \$150 on February 10, 1930 (Deed Book 51:154). Finally, the 50-acre parcel was sold by L. W. Vandiver to J. B. Oakes on July 22, 1931 following an initial security deed of \$300 on May 15, 1931 (Deed Book 48:538 and 53:7). Vandiver sold the property to Oakes for only \$325, a substantially lower sum than the previous sales, most likely due to the stock market crash in late 1929. Interestingly, the security deed mentions keeping a house insured—the first indication of a home on the property. This house may have been the farmhouse that stood at the corner of what was the Old Road (Old Snellville Highway) and Rockbridge Road, but is now a bend in Old Snellville Highway at Rocky Road.

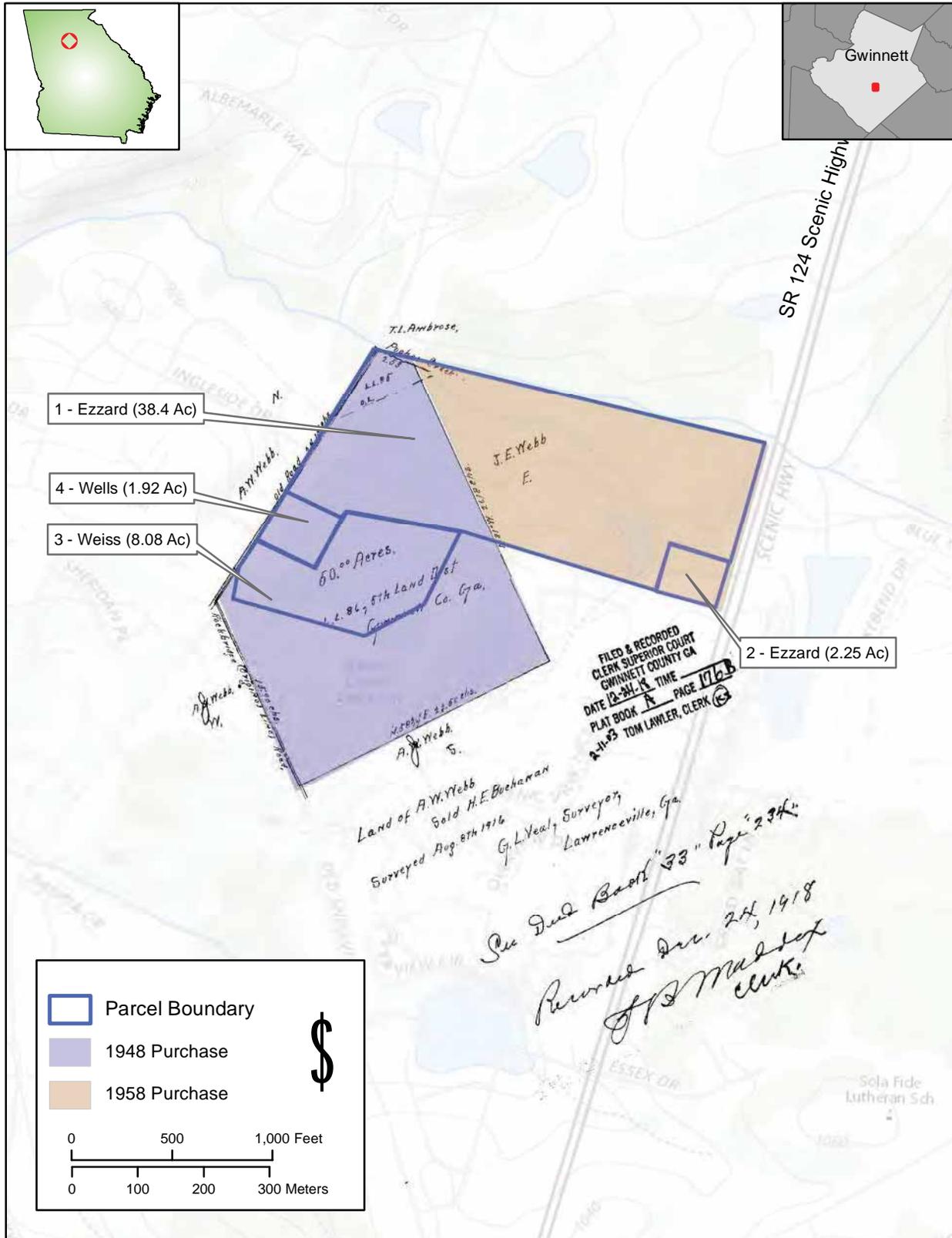
No records of the 50-acre parcel were found for the time period between September 22, 1931 and November 14, 1936, when J. E. Long made a security deed with T. L. Ambrose for \$250 (Deed Book 58:484). Ambrose was a neighboring landowner who possessed 345.6 acres north of Pugh's Creek, including the present-day Alexander Park property. Although Vandiver had sold the property in 1931, the 1936 security deed mentions that it is "subject to loan deed from L. W. Vandiver to Land Bank Commissioner for \$500 dated October 13th, 1933, as outlined in Warranty deed from L. W. Vandiver to J. E. Long dated this day." The debt was paid on November 7, 1938, and that same day Long sold the property to W. C. Yancey for \$400 (Deed Book 65:32). Thus begins a long list of warranty deeds, as the 50-acre parcel was apparently used as collateral for debts and changed ownership every few years or sometimes multiple times in a single year. Although it cannot be confirmed by aerial photographs or detailed maps, this land was most likely agricultural and possibly tended to by tenants while the landownership changed.

The deed records of the ownership of the 50-acre parcel between 1938 and 1948 were also examined. There were nine owners between J. E. Long and the eventual ownership by Herman Tanner, identified as G. H. (Herman) Tanner in deed records, who sold the same 50 acres, more or less, referred to on the 1916 plat surveyed by Veal. After Long sold the parcel to W. C. Yancey in 1938, Yancey sold it to Ruth Brogdon Pierce for \$950 on October 3, 1941 (Deed Book 62:269). Pierce sold the parcel for \$975 to E. T. Hopkins on January 6, 1943 (Deed Book 74:65). Hopkins sold it to Guy Martin for a total of \$1,000 that same day (Deed Book 74:67). Later that year, on September 24, 1943, Martin sold to H. C. and Idoro Tuggle for \$1,050 (Deed Book 74:211). The Tuggles retained the land until April 30, 1945, when they sold it to J. M. and Ruth Brogdon Pierce, presumably the same Pierce who formerly owned the parcel, for \$1,300 (Deed Book 79:154). Only four months later, on August 22, 1945, the Pierces sold to T. L. Harris for \$10 (Deed Book 81:109). There is most likely a security deed unaccounted for between the Pierces and Harris, which would explain the low sale price. On July 13, 1946, Samuel A. Talley secured a loan from Brand Banking Company to mortgage the land (Deed Book 82:203), which Talley purchased from Harris on July 15 for \$2,250 (Deed Book 81:229). Finally, Talley sold the 50-acre parcel to Herman Tanner for \$2,100 on January 3, 1948 (Deed Book 86:442). This was the last sale associated with the 50-acre parcel containing all of RP 3 and 4 and part of RP 1.

A security deed dated January 3, 1958 between W. J. Webb and Brand Banking Company suggests that the 28 acres (more practically close to 27 or 27.5 acres) of the eastern portion of PR 1 and all of RP 2 continued to be owned by the Webb family (Deed Book 136:123). Meanwhile, the adjacent 13.5 acres of RP 1 that was included in the 50-acre parcel defined by the 1916 plat map was last sold to Herman Tanner in 1948. Less than a month later, on January 30, 1958, W. J. Webb sold the 28-acre property to G. H. Tanner for \$10—likely after prior mortgaging (Deed Book 139:167). The Webb-Tanner deed references a plat surveyed on December 30, 1957; however, it does not mention a book or page and no plat could be found in the online database. It may be that the plat was recorded with the county at a later date. The plat books are arranged not by survey date, but the date the county clerk recorded it. Thereby, the 1957 plat of the G. H. Tanner property may be anywhere within the plat books subsequent to 1957. Another plat of the J. E. Webb Estate, surveyed in March and April of 1958, records the subdivision of the large property into smaller parcels transferred to various family members (Plat Book G:162). The owners of adjacent parcels are also identified, including Herman Tanner, owner of the land north of the J. E. Estate between Old Snellville Highway and SR 124. This appears to include the 50 acres mapped on the 1916 plat and the 28 acres sold by W. J. Webb earlier that year.

Thus, with the Webb-Tanner purchase of 1958, the entirety of the Alexander Park expansion, as well as land that would become A.C. Crews Middle School, was under the ownership of G. H. (Herman) Tanner (Figure 3). On February 12, 1962, Herman Tanner sold 13.5 acres of land to J. N. Tanner—his brother Junius Noble—for \$1,500 (Deed Book 176:440).

Figure 3.  
Lands Owned by Herman Tanner, Bewteen 1948 and 1962



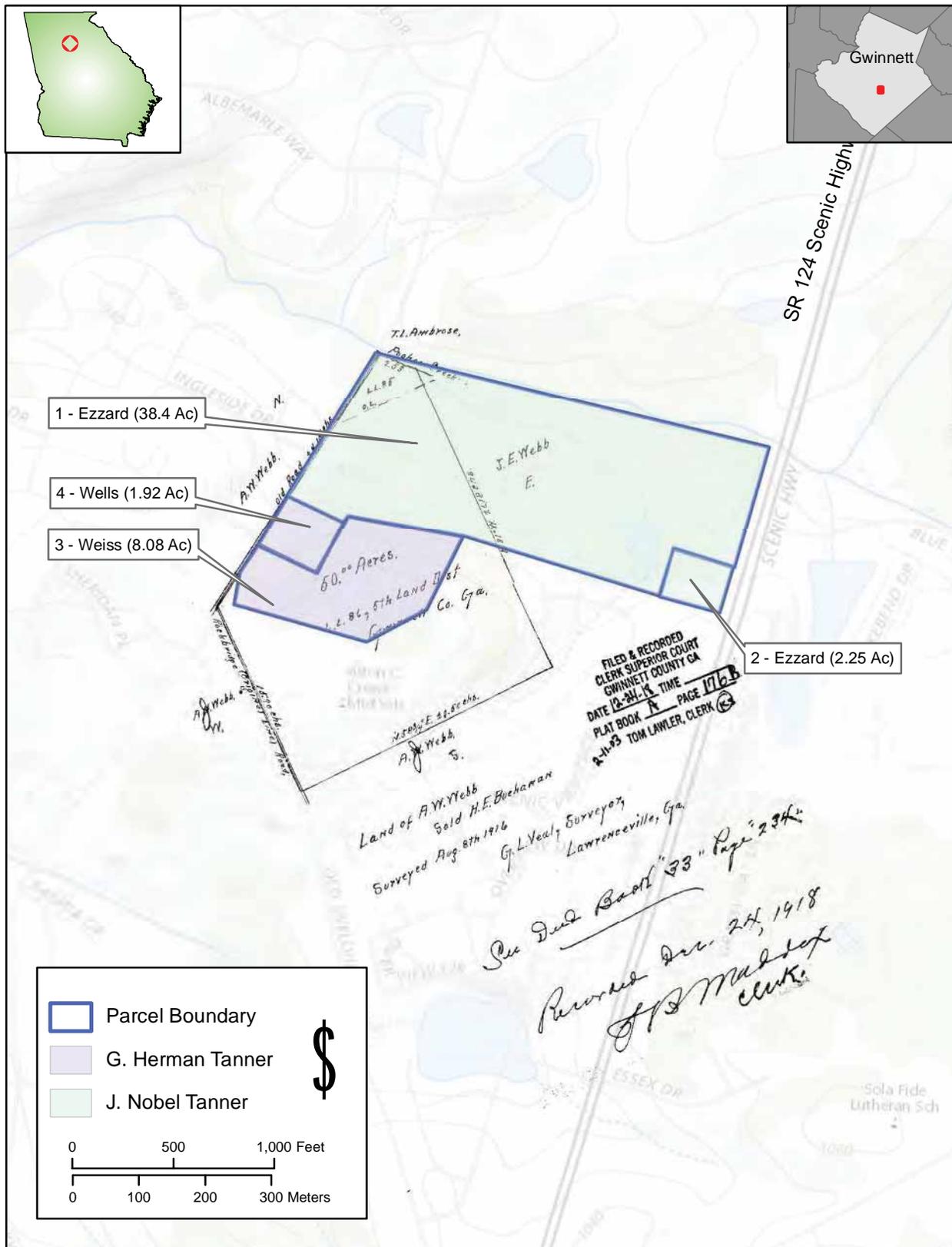
Source: ESRI Resouce Data

This parcel (the western portion of RP 1) is described as “bordered on the northeast by the lands of J. N. Tanner”, indicating that Noble Tanner already owned the adjacent parcel previously owned by Herman Tanner. Thus, by 1962, Noble Tanner appears to have ownership of all of RP 1 and 2 (Figure 4). A deed dated September 18, 1965 is the first to include 41.46 acres, the relative sum of 13.5 acres and 28 acres mentioned in previous deeds, which includes RP 1 and 2. Owned by J. N. Tanner, the 41.46 acres were resurveyed for the sale to Jesse A. Brisendine, Jr. (Sometimes referred to as “Jessie” in records) (Plat Book M:154). The land was mortgaged for \$2,000 per annum with 5% interest for a total of \$24,000 on September 18, 1965 (Deed Book 240:429). The same day the mortgage document was recorded, a warranty deed was also filed between J. N. Tanner and Jesse A. Brisendine, Jr. for \$10 (Deed Book 240:427). The ranch house formerly located on the property may have been built by Brisendine. According to the tax accessor’s records, the house was constructed in 1967. On April 20, 1967, J. N. Tanner filed a quit claim on 5.62 acres for a “home site only,” released for \$2,000 per acre following the security deed dated September 18, 1965 (Deed Book 271:480; Plat Book O:62). This “home site” parcel was in the southeast corner of RP 1 and includes RP 2, which contains 2.25 acres, as well as an additional 3.37 acres surrounding the current parcel. Since RP 1 and 2 continued to be simultaneously owned by the same individuals following J. N. Tanner’s acquisition, it is supposed that RP 2 was subdivided for tax purposes.

Tanner must have released the remaining acres of the mortgaged property sometime within the year following the April 1967 quit claim, as Brisendine and his wife sold all 41.46 acres as surveyed in 1965 to George P. Ezzard in two deeds dated April 8, 1968 for \$1 and \$10, respectively (Deed Book 294:109 and 294:111). Presumably there is unaccounted for documentation of additional payment by Ezzard, although none were found in the online database. Eighteen years later, Ezzard added his wife, Polly Ann, to the deed on August 8, 1986 for the price of “love and affection” (Deed Book 3722:304). Construction on SR 124 led the Ezzards to provide an easement to the Department of Transportation and Gwinnett County on March 29, 1991, which produced a map that included the house (Deed Book 6464:267 and 6464:268). A strip of land along the highway, equaling 1.86 acres, was later condemned to Gwinnett County in a judgement recorded on November 23, 1993—the Ezzards were compensated \$27,028 (Deed Book 10095:81). George P. Ezzard passed away in 2002, and his wife continued to live in the house until she sold it to Gwinnett County on June 7, 2017 for over \$3.7 million (Deed Book 55172:738; Plat Book 133:12; PT-61 067-2017-014624). Thus completes the deed history of the former Ezzard property containing 40.65 acres in RP’s 1 and 2.

Returning focus to the 1960s and the remaining parcels, on August 29, 1962, Herman Tanner sold an approximately two-acre parcel to Roy Wells, creating RP 4 (Deed Book 185:88). While this deed mentions a plat surveyed on August 23, 1962, no plat book or page was mentioned, and no plat could be located among the online records. Records show that Roy Lee Wells used the property to take out loans over the following decades (Deed Book 261:334, 264:205, 1379:332, 8316:161).

Figure 4.  
Lands Owned by Herman and J. Noble Tanner, 1962



Source: ESRI Resource Data

He added his wife, Louise Wells, to the deed on August 1, 2004 (Deed Book 53062:243). A small easement was filled with Gwinnett County on April 19, 1995 (Deed Book 11248:37; Plat 11248:38-39). The Wells built a house on the property and continued to reside there, even after selling the land to Gwinnett County on May 9, 2019 for \$10 (Deed Book 56592:894). E-filed tax records show the real value of compensation to be \$225,000 (PT-61 067-2019-011662). This completes the deed history for RP 4.

The remaining portion of Herman Tanner's property to the south—containing RP 4, as well as R5086 030—was transferred to his daughter. On April 22, 1969, Herman Tanner gave one of his seven children, Margaret Ann Tanner Weiss, his remaining 35 acres, more or less, for the consideration of \$10 (Deed Book 321:49). Margaret deeded 26.8148 acres of that property to the Gwinnett County Board of Education on July 29, 1994 for \$10 (Deed Book 10638:66; Plat 65:271). That land would become parcel number R5086 030, A.C. Crews Middle School. Around the time this school was constructed, Old Snellville Highway was realigned and paved, slightly changing the acreage of the parcels along that road. Tanner Weiss sold the remaining 8.084 acres (RP 3) to Tiang, Inc. on May 9, 2019 for \$10 (Deed Book 56590:73) with the intent to develop a housing complex. However, Tiang, Inc. actually sold the parcel to Gwinnett County the same day for \$10 (Deed Book 56592:890; Plat 56592:892). E-filed tax records show the real value of compensation to be \$760,000 (PT-61 067-2019-011582). This completes the deed history for RP 3.

## LAND USE AND BUILDINGS

The historic land use of the Alexander Park expansion most likely includes agricultural fields. As part of Robert Craig's Little Egypt plantation in the early nineteenth century, and with Pugh's Creek running to the north, the land was probably good farmland for Craig's cotton, corn, and grain. Nine hundred acres south of Pugh's Creek was then purchased by Rev. A.J. Webb sometime in the late nineteenth century. The Webb farm is primarily known for the cotton gin, but also had a circa 1855 house, corn mill, syrup mill, and tenant houses. Around the turn of the twentieth century, Webb's land was the center of Webbville, which even had a post office and a general store. The Alexander Park expansion probably continued to be used as farmland while it was in the Webb family. Herman Tanner possessed the southern expansion parcels (RP 3 and 4) by 1948. This included the farm located at the intersection of Old Snellville Highway and Rockbridge (Rocky) Road with a field that extended into RP 3. However, the majority of the Alexander Park expansion property was wooded by 1955, with the exception of the field to the south and the clearing along Pugh's Creek. By 1968, the field south of Pugh's Creek (RP 1) was large and cleared from Old Snellville Highway to SR 124. Mrs. Wells recalled Herman Tanner owning cows that grazed in that field (Personal Communication, Wells 2020). The Tanner farm to the south of the Wells House (RP 3 and 4) was run by Mrs. Well's parents, Joseph Odus (Otis) and Ethel Vanderford, until their deaths. Thus, since the mid-1970s, the farm has no longer been used for agriculture and the area began intense development in the mid-1990s.

While the property had been part of a large plantation or farm for over 200 years, the only building that remains is the Wells House and its outbuildings. Other buildings and structures evident in historic aerial photographs have all been demolished. These include the Ezzard House (RP 2) and the possible Brisendine House that predated it (RP 2), as well as the Tanner-Vanderford farmstead to the south. There is no evidence of nineteenth-century buildings. Robert Craig's plantation was once accompanied by several outbuildings, including cabins for enslaved people. However, the location of the buildings is not mapped, and the Alexander Park expansion property is approximately 0.6 miles away from the main house. The Webb House, gin, and other buildings were known to be located along present-day Webb Gin House Road, 0.8 miles south of the property. It is unlikely that there were any buildings associated with the Craig and Webb farms on the property. Nonetheless, an Archaeological Survey would be necessary in order to determine for certain. An early nineteenth-century cemetery is located at the eastern boundary of the Tanner-Weiss property (RP 3), but its associated occupation is unknown.

#### EZZARD HOUSE

Two of the four researched parcels were home sites, RP 2 and RP 4, which contained the Ezzard House and the Wells House, respectively. The Ezzard House on RP 2 has recently been demolished (Figure 5). According to the tax assessor's record, and confirmed by aerial photographs, the house was a one-story frame house with a side gabled roof, brick veneer siding, interior brick chimney, concrete block foundation, and two-car garage with an open frame porch and a wood deck on the rear—overall, a typical Ranch house. While the house may have been built by Brisendine, it was sold a year later, and the Ezzards lived in the house for almost 50 years until the land was sold to Gwinnett County. The earliest available historic aerial photograph of the property is from 1955 (Figure 6). Today, approximately 90% of the Ezzard property is wooded, with a small clearing near the center. In 1955, the southern half of the property was wooded, but the clearing from Pugh's Creek reached from Old Snellville Highway to SR 124 and constituted about half of the property. Also, while the photograph is unclear, there does appear to be a driveway and a cleared area around where the house would later be constructed. Another photograph, taken in 1959, shows the same proportion of wooded area to clearing. A branch of Pugh's Creek is defined, perhaps even trenched, and the pond is visible with a small building to the east (Figure 7). A 1962 aerial looks much the same with the driveway, pond, and creek branches defined and the building is clearly visible (Figure 8). The landscape does not change between 1962 and 1968. However, the smaller building closer to the pond has been replaced by the Ranch house (Figure 9).

Figure 5.  
Photographs of the Previous Location of the Ezzard House



A. Facing South



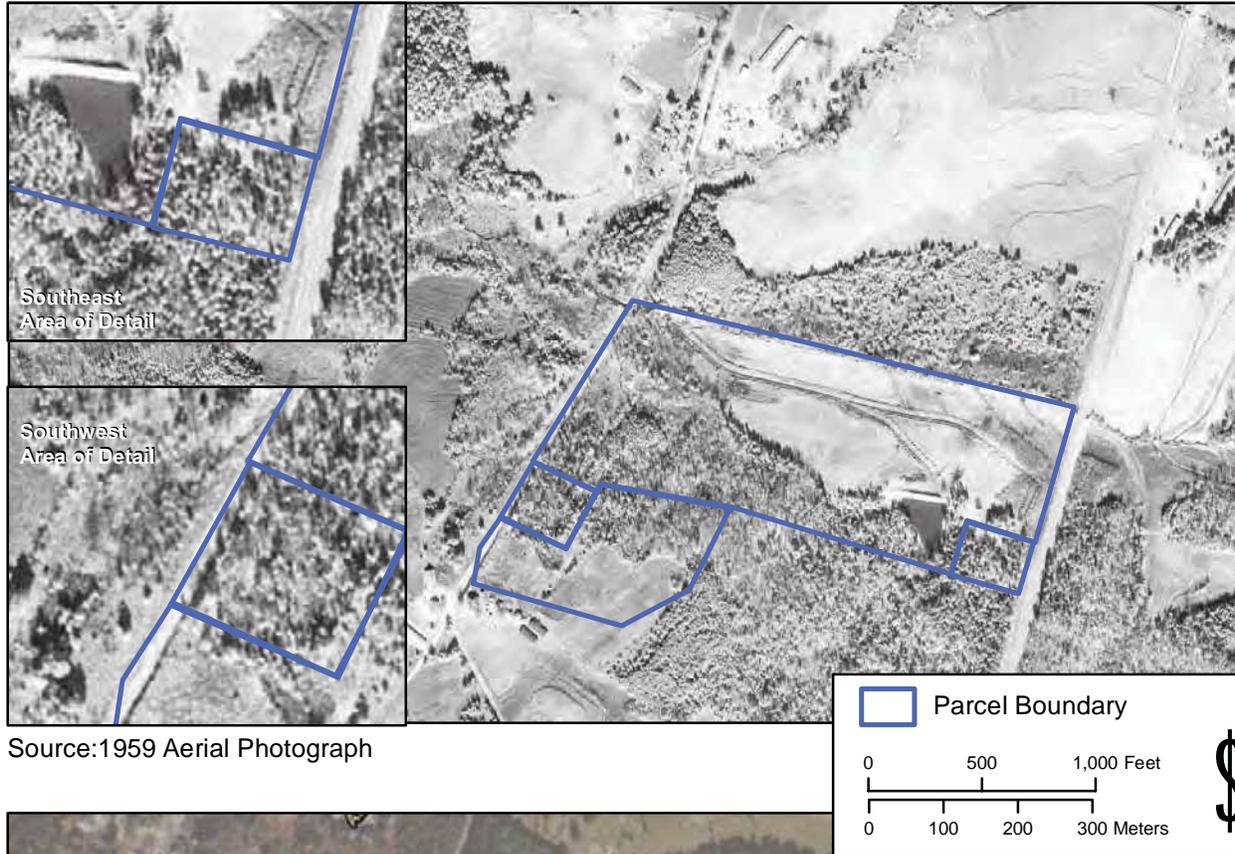
B. Facing West



A. Panoramic View  
South to West



Figure 7.  
Aerial Photograph, 1959, with Comparison to Present Day



Source: 1959 Aerial Photograph



Source: 2019 Aerial Photograph

Figure 8.  
Aerial Photograph, 1962, with Comparison to Present Day



Source: 1962 Aerial Photograph



Source: 2019 Aerial Photograph

Figure 9.  
Aerial Photograph, 1968, with Comparison to Present Day



Source: 1968 Aerial Photograph



Source: 2019 Aerial Photograph

This aerial photograph was taken on December 5, 1968, five months after the Ezzards purchased the property. Although the tax records date the house to 1967 and the Brisendine deeds mention a home site, it seems more likely that the Ezzards built the Ranch house and Brisendine was the builder/owner of the smaller building visible in the earlier aerial photographs. The final aerial photograph available dates to 1972 (Figure 10). The landscape appears mostly cleared with denser woods around the house and pond, and lower woods or shrubs in the southern and western portions of the Ezzard property. The Ranch house with cascading roofline is clearly visible, although trees have grown over the driveway. This portion of the expansion to Alexander Park will be known as the Ezzard Nature Preserve at Alexander Park in honor of Dr's. Webster P. and George P. Ezzard (Yeomans 2017). The majority of the trees on the property do not appear historic. However, those around the house and on the southernmost portions of the property are most likely more than 50 years old.

### WELLS HOUSE

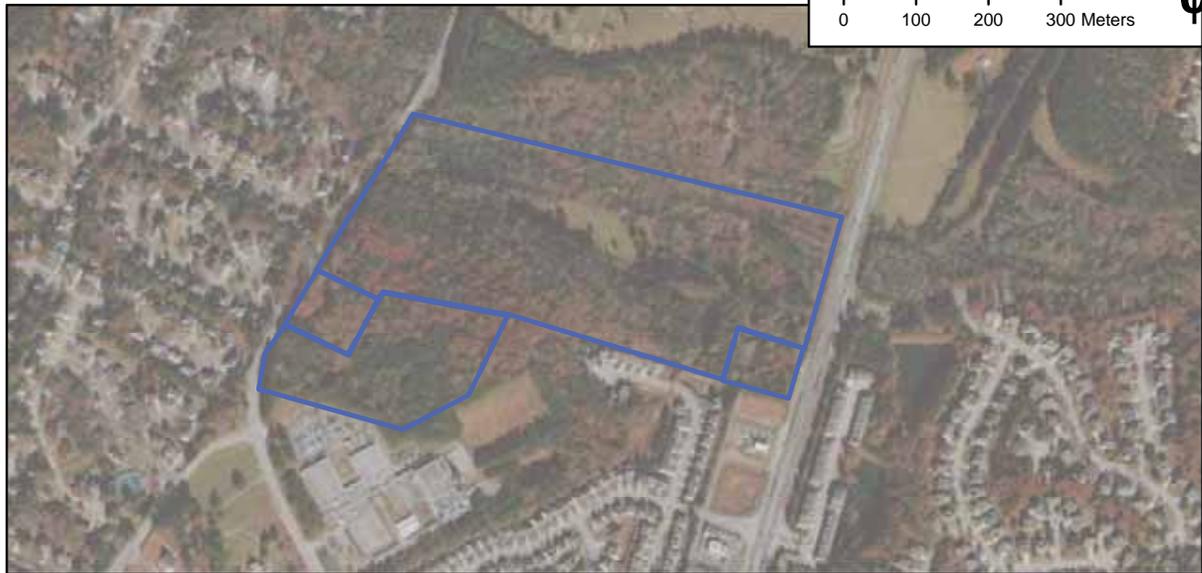
The Wells House on RP 4 was constructed in 1966, according to the tax assessor records. Although the Wells purchased the two-acre parcel from Herman Tanner in 1962, aerial photographs and deed records concur that the house was not built until 1966. An aerial photograph from 1962 (see Figure 8) shows no house or clearing of the land at the location of the Wells property. The next available aerial photograph from 1968 (see Figure 9) clearly shows the house and a cleared lawn. Security deeds obtained by Roy Wells in 1966 further confirm that the house was built a few years after the Wells purchased the land. Unfortunately, the plat map associated with the deeds was not found.

The Wells House is a one-story Ranch house constructed of a wooden frame with a cross-gable, asphalt shingle roof, weatherboard siding, a concrete block foundation with partial basement, an integral carport and an exterior wall, brick chimney (Figures 11 and 12). It has aluminum-framed double-hung windows throughout in single and paired configurations and awning windows on the basement level. The front door is sheltered by an inset porch with a concrete verandah-style floor and decorative, scrolled metal supports. Part of the carport has been enclosed to make a screened-in porch area and has a secondary entrance. Two other secondary entrances are on the rear of the house, one under a flat-roofed porch with decorative, scrolled metal supports on a concrete and brick floor constructed around the chimney. A small addition on the north side of the house encloses an entrance to the basement with banks of fixed windows. There are several outbuildings on the property, though most of them are small, makeshift sheds. There is one large, two-story garage fashioned like a gambrel-roofed barn. According to the tax assessor's records, it was built in 1978. It has a gambrel roof with asphalt shingles, T1-11 siding, a large, two-bay-wide rolling garage door, and tri-part, aluminum-framed windows. A concrete block well house, situated approximately 20 feet behind the house, protects the original well. According to Mrs. Wells, the well reaches more than 300 feet and is the house's only water source to present.

Figure 10.  
Aerial Photograph, 1972, with Comparison to Present Day



Source: 1972 Aerial Photograph



Source: 2019 Aerial Photograph

Figure 11.  
Photographs of the Wells House, 1 of 2



A. Façade of Wells House

B. Rear  
Elevation



C. Rear Porch



Figure 12.  
Photographs of the Wells House, 2 of 2

A. Addition on  
North Elevation



B. Wellhouse



C.  
Outbuildings,  
Garage,  
Wellhouse, and  
Sheds

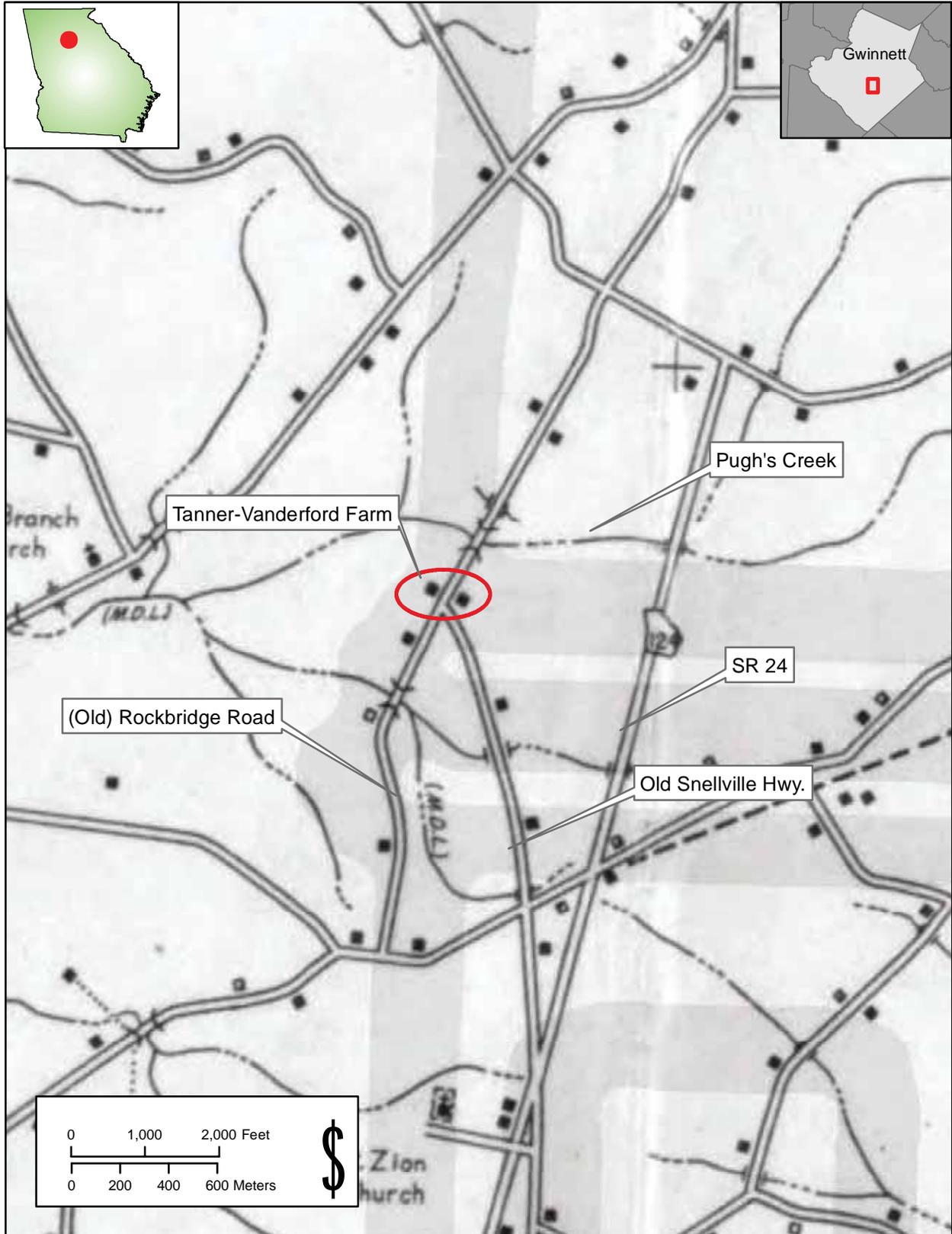


The earliest aerial photographs—1955 (see Figure 6), 1959 (see Figure 7) and 1962 (see Figure 8)—show the Wells home site as an area of trees and shrubs north of the open fields of a farmstead at the corner of Old Snellville Highway and Rockbridge (Rocky) Road. By 1968, the house sits on a partially cleared parcel with a lawn to the west and north and trees along the south and east where the terrain slopes sharply up to the fields (see Figure 9). No driveway or other paths are visible in the aerial. The 1972 aerial photograph depicts the parcel with more of the trees to the east cleared, but retaining a thick stand along the southern boundary (see Figure 10). An unpaved driveway approaches the carport from the unpaved Old Snellville Highway. The addition on the north side of the house is not present. However, one of the small sheds appears to the southeast of the house.

Louise A. Vanderford Wells (born circa 1930) resides in the house at 950 Old Snellville Highway. Her husband of 74 years, Roy Lee Wells (1918-2020), passed away on June 3. On Monday, August 3, 2020, the author had a conversation with Mrs. Wells at her residence (Personal Communication, Wells 2020). Although the Wells sold the parcel to Gwinnett County on May 9, 2019, the warranty deed reserves a life estate for Roy Lee and Louis A. Wells “for their joint lives in the property” (Deed Book 56592:895). Mrs. Wells conveyed that she and her late husband commissioned the building of the home “more than 50 years ago” and have lived there ever since. She confirmed that her land, and many acres around it, were owned by Herman Tanner when they bought the property. According to her, the farm south of the Wells House, while owned by Tanner, was occupied by her parents, Joseph Odus (Otis) and Ethel Vanderford.

The Tanner-Vanderford farm dates to at least 1938, as it appears on the county map (Figure 13). In aerial photographs, the farm appears to have consisted of a large farmhouse with several outbuildings on both sides of Old Snellville Highway at its junction with Rockbridge (Rocky) Road. Tanner decedents also owned the land on the west side of Old Snellville Highway, and the Tanner-Vanderford farm may have straddled the road during the early to mid-twentieth century. The Vanderfords both passed away by 1984 and the farm sat abandoned, but the house and some of the outbuildings stood until the early 1990s. On July 29, 1994, Herman Tanner’s daughter, Margaret Ann Tanner Weiss, sold 26.8 acres of her inherited land containing the eastern portion of the Tanner-Vanderford farm to Gwinnett County for the development of A. C. Crews Middle School (Deed Book 10638:66). The plat map from the resulting survey indicates a farmhouse, three sheds, a pump house, a frame barn, and two old block foundations, which were previously large storage sheds (Plat Book 65:271). The house and outbuildings were demolished and Old Snellville Highway, which was previously a dirt road, was realigned and paved. The new and current alignment is positioned where the farmhouse once stood. In the following years, a subdivision was constructed on the west side of the road where additional outbuildings were located. Nothing remains of the farm today, except for an old cemetery located to the northeast.

Figure 13.  
County Map of Gwinnett, 1938



Source: Gwinnett County Map 1938

## UNKNOWN CEMETERY

An abandoned cemetery located near the eastern boundary of the Weiss parcel (RP 3) is noted as “existing cemetery” on the plat associated with the sale of RP 3 and 4 (Deed Book 56592:892/896). The author visited the cemetery on August 3, 2020. While most of the surrounding woods are young, new growth pines allowed for easy navigation through the parcel to the cemetery, and the cemetery itself is marked with a few larger, older hardwoods. The cemetery’s main feature is a low fieldstone wall approximately 1-1.5 feet high on four sides with a dividing wall through the center (Figures 14 and 15). Within the wall are two sections, one large enough for a single grave and the other large enough for two graves. The headstone for the center grave is still evident. However, there is a lot of debris, deposition, and overgrown vegetation obscuring further identification. At least three depressions indicating graves located outside of the rock wall were observed. Upright fieldstones mark the head of the graves and at least one grave depression had a smaller, upright fieldstone for a footstone. One of the markers is possibly misplaced. It has been encased in concrete but is no longer set in the ground. The cemetery is visible in aerial photographs. In 1955 (see Figure 6), a lone stand of trees at the eastern extent of a field on the Tanner-Vanderford farm signals the location of the cemetery.

No information on this cemetery could be found. Although Mrs. Wells knew of it and mentioned “others who know more,” no information was online. The cemetery does not appear on any topographic maps, nor on FindaGrave.com. The Gwinnett Historical Society and its members may have knowledge of the cemetery’s location and history. However, due to the COVID-19 pandemic, the Gwinnett Historical Society is closed. While the cemetery has no inscribed dates and no formal markers, based on the construction of the wall and the fieldstone markers, the cemetery most likely dates to the early decades of Gwinnett County. These types of fieldstone walls can be found in cemeteries along the Chattahoochee River in northern Gwinnett County. Where other low mortar/dry masonry walls are found, they tend to have Antebellum origins, although the cemeteries may be used through the twentieth century. The use of locally available stone typically indicates a pre-railroad settlement. The closest railroad to the cemetery is over three miles west, meaning its station would have been Gloster at the intersection of Gloster and Oak roads. However, this railroad was not established until circa 1900. From a survey of the surrounding area, it appears that the cemetery’s walls were constructed of fieldstones found on the property, as many rocks of similar shape and composition can still be found there today. Also, the Wells property has two similarly constructed walls (Figure 16). While the cemetery is most likely nearly 200 years old, the Vanderford-Wells family perhaps modeled their needs on the old cemetery wall. If the cemetery dates to the earliest decades of the county’s history before the Civil War, the ownership of the land and who might be interred within the cemetery deserve further research.

Figure 14.  
Photographs of Unknown Cemetery, 1 of 2



A. View of Rock Wall Enclosed Area



B. View of Rock Wall, Fieldstone Marker and Grave Depression in Red Circle



C. View of Rock Wall

Figure 15.

Photographs of Unknown Cemetery, 2 of 2

A. Grave Depression with  
Fieldstone Marker Headstone and  
Footstone



B. Fieldstone Marker Encased in  
Concrete



Figure 16.  
Photographs of Rock Wall at Wells House



A. South of House in Front of Garage, at Edge of Property



B. North of Garage, East of Wellhouse

Because records prior to 1871 have been lost to fire, the exact boundaries of known landownership are difficult to map. Robert Craig's plantation, also known as Little Egypt, is known to have encompassed over 2,100 acres in the 1860s. Craig was recorded as owner of the land in the 1870s and 1880s. However, his house still stands on Five Forks Trickum Road, only 0.79 miles from the cemetery. The family cemetery is located adjacent to the house and no other cemeteries were recorded on the National Register of Historic Places (NRHP) nomination for the Craig Plantation. The fieldstone wall indicates that those preparing the grave site had enough available labor and/or time to obtain and place the wall. This extra labor may have been in the form of an extended family using the wall to symbolically legitimize their claim to the land or their status, or in the form of enslaved laborers. Since the Craig family are all accounted for in the cemetery adjacent to the house, it is possible that this unknown cemetery is associated with an overseer, given the size of the Craig Plantation. Craig did have a large number of enslaved people on his plantation, and their graves are often not marked, or marked only by fieldstones. Again, while it is unlikely that a cemetery for the enslaved is located so far from the main house of Little Egypt, the presence of unmarked graves could only be confirmed through survey. The possibility that the cemetery is associated with another landowner is unlikely. The neighboring large landowner was James Flowers (1807-1873), who is known to have had a house near present-day Webb Gin House Road and Old Snellville Highway, is a founding member of Mt. Zion Church and is buried in the cemetery on land he donated. All other landowners discussed in this report in connection with the property have known burial places, the majority being at Shadowlawn Cemetery in downtown Lawrenceville.

## SIGNIFICANT PEOPLE

### ROBERT CRAIG

Robert Craig (1794-1875) was an early settler of Gwinnett County and the owner of a large plantation—known as “Little Egypt”—which consisted of 2,140 acres worked by 86 enslaved people and valued at \$61,600 at its height in 1861 (Raflo 1990). The house and family cemetery, located approximately 0.6 miles west-northwest of the Alexander Park expansion on Five Forks Trickum Road, were nominated for the NRHP in 1990. At the time of the nomination, the Craig Plantation retained only 23 acres; currently the house sits on a 2.17-acre parcel. According to the descendants of the Craigs, the house was once accompanied by three or four barns, a loom room, two smokehouses, and at least 20 cabins for enslaved workers, which stood until the 1940s or 1950s (Raflo 1990). Although the extent of the Craig Plantation has not been mapped, it is likely that the parcels of the Alexander Park expansion were agricultural fields from the 1830s, when Robert Craig built his home, into the early twentieth century.

## THE WEBB FAMILY

Rev. Andrew Jackson Webb (1844-1924) (Figure 17) was a descendent of Wiley Waters Webb, Sr. (1793-1865), an earlier settler of Gwinnett County (Hutchens 1980:9). According to the Gwinnett Historical Society, Rev. Webb owned 900 acres of land spanning “roughly from Pugh Creek to the old Mt. Zion Church, north and south” (Hutchens 1980:10). He was a clergyman for Mt. Zion and Friendship Baptist churches (Hutchens 1980). The Webb House once stood near the intersection of Webb Gin House Road and SR 124, an area heavily developed in the early twenty-first century. The farmhouse, originally built by James Flowers (1807-1873) circa 1855, was accompanied by a cotton gin, corn grinding mill, syrup mill, and several tenant houses (Figure 18). The area around the Webb House was known as Webbville and contained a post office located inside a general store owned by Rev. Webb, then his son, Alexander W. Webb (1872-1941). The post office closed in the early twentieth century and the gin house closed in 1918, the same year as the first available deed (Gwinnett County Board of Commissioners 2019:358).

J. E. Webb, also referred to on the 1916 plat map (Plat Book A:176B), is James Edward Webb (1875-1955), another son of Rev. Webb and Alexander Webb’s brother. J. E. Webb continued to operate the Webb farm in Webbville for a few decades following his father’s death in 1924, although the farm was downsized to 400 acres (Hutchens 1980:10). These records suggest that Rev. Webb owned the Alexander Park expansion parcels and the adjacent land to the south at the turn of the twentieth century, when the cotton gin was in operation, and subsequently deeded or willed the land to his sons. This is supported by a 1917 plat map of the T. L. Ambrose Farm, which includes the existing Alexander Park, and labels the land south of Pugh’s Creek, “Webb” (Plat Book A:135). By the time J. E. Webb passed away, his estate did not include the Alexander Park expansion parcels, but had already been sold out of the family. Another Webb family member mentioned in deeds for RP’s 1 and 2 in the 1950s is W. J. Webb. This is most likely William Jewell Webb (1917-2001), a farmer and son of J. E. Webb, who was most likely deeded other portions of the Webb estate prior to his father’s death (*The Atlanta Journal-Constitution 2001a*).

## THE TANNER FAMILY

Grover Herman Tanner (1907-1983), identified as G. H. (Herman) Tanner in deed records and known as Herman familiarly, worked as a clerk and then a manager at a hardware store according to the 1930 and 1940 census (U.S. Census Bureau 1930; 1940). Herman Tanner was the son of William T. Tanner (1858-1943) (Figure 19), owner of W. T. Hardware, which opened on Crogan Street in downtown Lawrenceville in 1906 (Figure 20). His sons, Junius Noble (1904-1986) (Figure 21) and Herman worked at the store and took over the business in 1940 (*The Atlanta Journal-Constitution 1993*).

Figure 17.  
Rev. Andrew Jackson Webb, No Date



Rev. Webb is at the center of the photograph in a white hat.

Source: Ancestry.com, user swebb8070

Figure 18.  
The Webb Family at the A. J. Webb House, 1909



The A. J. Webb House was located at the intersection of Webb Ginn House Road and present-day SR 124.

Source: Georgia Archives

Figure 19.  
William T. Tanner, Tin Type Photograph, No Date



Source: Ancestry.com, user Dwight Bronnum

Figure 20.  
The W. T. Tanner Store, 1915



Source: Georgia Archives

Figure 21.  
J. Noble Tanner, No Date



Source: Ancestry.com, user Dwight Bronnum

The store moved to SR 124 in the early 1950s (Figure 22), but the location is uncertain, as the description on the historical photographs says “opened mid-March on Hwy 124 near Grayson Road,” and these roads do not intersect (*The Atlanta Journal-Constitution* 1990). Herman Tanner married Margaret Elizabeth Sumner (1912-2015) in 1938 (*The Atlanta Journal-Constitution* 1938). The Tanners had seven children: Margaret Ann, Rachel, William, Emily, Nancy, Marian, and Susan. Herman gave his daughter, Margaret Ann Tanner Weiss, 35 acres of the Tanner property (RP 3) in 1969. According to Herman’s obituary in the *Atlanta Journal-Constitution*, besides being the retired owner and operator of Tanner Feed and Hardware Store, he was a graduate of Emory University and the University of Georgia, a board member of the Gwinnett County Board of Education, and a member of the Lawrenceville City Council, Lawrenceville Kiwanis Club, Gwinnett Historical Society, Mason of Lodge No. 131, and the First United Methodist Church of Lawrenceville (*The Atlanta Journal-Constitution* 1983). Herman Tanner Place and Tanners Point Drive are streets located west of Old Snellville Highway across from the northwest extent of Alexander Park.

#### THE EZZARD FAMILY

George Pierce Ezzard (1935-2002) was a prominent citizen of Lawrenceville. He was a medical doctor like his father, Webster Pierce Ezzard (1879-1963) (Figure 23). According to his obituary in the *Atlanta Journal-Constitution*, George P. Ezzard attended the University of Georgia and Emory University, graduating with his medical degree in 1961. He was a member of the American Medical Association, Southern Medical Association, and Lawrenceville First United Methodist Church, as well as a founding member of the Gwinnett Hospital System. He and his father practiced medicine for a collective 97 years in Lawrenceville (*The Atlanta Journal-Constitution* 2002). The Ezzard Building, constructed in 1952 on the courthouse square in Lawrenceville, was home to the Ezzard’s practice for 32 years (between approximately 1966 and 1998) (Nurse 1998) (Figure 24). “The Country Doctor,” referring to Dr. W. P. Ezzard, is commemorated on a historical marker outside the building as part of a Lawrenceville self-guided tour (Figure 25). According to the marker, Dr. W. P. Ezzard served the community for over 60 years out of an office in Jones Pharmacy building (Figure 26), later Montford Drugs, and today McCray’s Tavern across Perry Street from the Ezzard building, before his son, Dr. G. P. Ezzard took over the practice in 1963. He is said to have delivered over 3,000 babies in his career. The most famous of these babies was named for him, Ezzard Charles, and was a heavyweight boxing champion from 1949-1951. He is commemorated as well with a monument on the courthouse square (Figure 27) (*The Atlanta Journal-Constitution* 1963; 1949).

In the early 2000s, Gwinnett County considered naming a new school for the Ezzards. The *Atlanta Journal-Constitution* described the prospective school as being a “central Gwinnett area elementary school, 588 Old Snellville Highway, Lawrenceville,” located only 1.3 miles north of the G. P. Ezzard property (*The Atlanta Journal-Constitution* 2003).

Figure 22.  
The G. H. Tanner Feed and Supply Store, 1953



Source: Gwinnett Historical Society

Figure 23.  
Dr. Webster P. Ezzard, 1953



Source: Gwinnett Historical Society

Figure 24.  
Façade of the Ezzard Building



Figure 25.  
“The Country Doctor” Self-Guided History Tour Marker

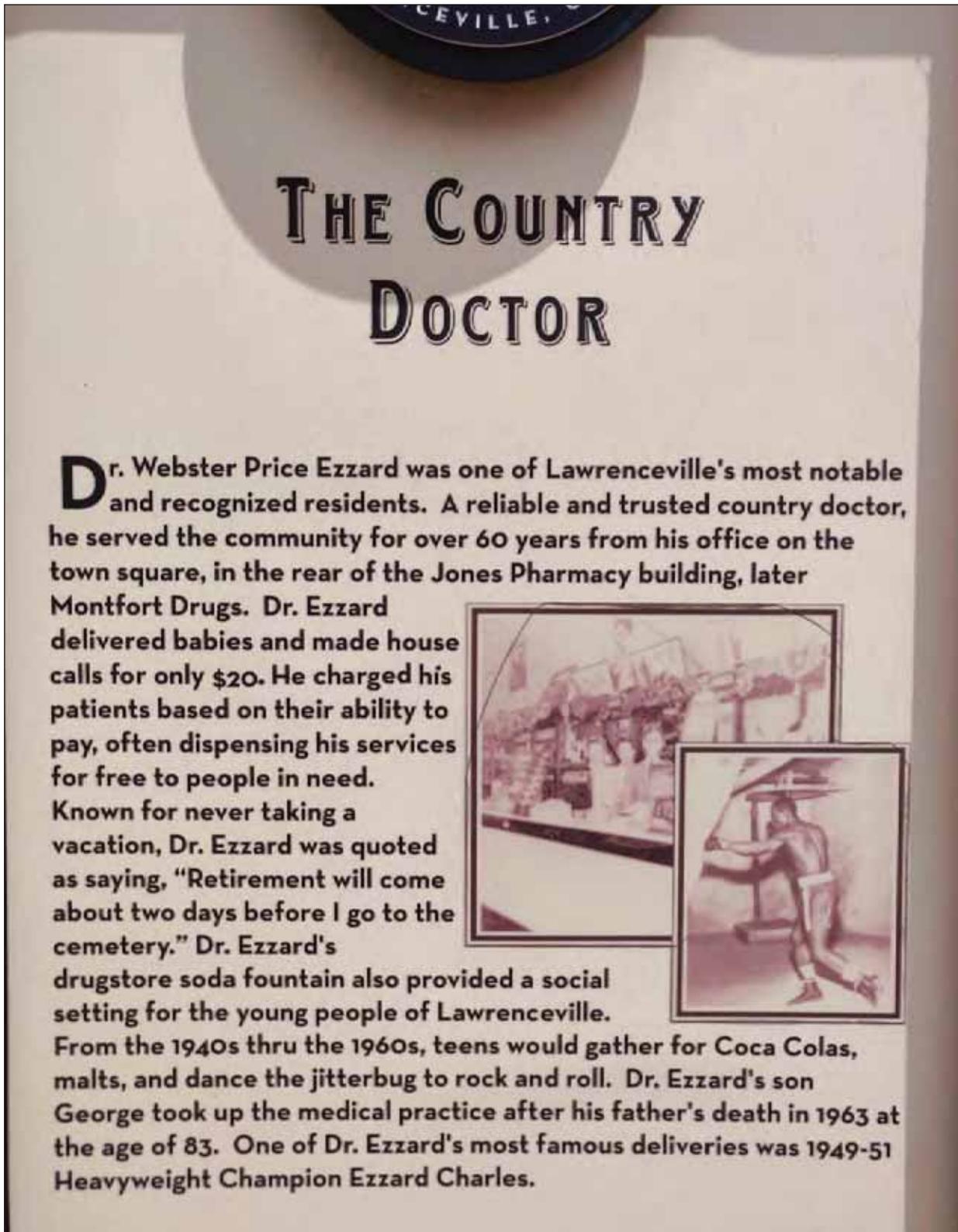


Figure 26.  
Postcard of the Interior of Ezzard-Montgomery Drug Co., circa 1910



Source: Gwinnett Historical Society

Figure 27.  
Ezzard Charles Visiting Dr. W. P. Ezzard and Charles' Memorial



Source: Atlanta Journal-Constitution

A. Ezzard Charles (Left) and Dr. W.P. Ezzard (Right)



A. Memorial for Ezzard Charles

The name Ezzard Elementary School was one of three suggestions for consideration because the Ezzards are “a prominent family who had an interest in education.” Besides Drs. W. P. and G. P. Ezzard, Virginia and Mary Ezzard, Webster’s daughters, were teachers in Lawrenceville for decades. Ultimately, the school was named Holt Elementary for Margaret Winn Holt, a descendant of the early settler Elisha Winn. Dr. G. P. Ezzard was also preservation minded. In an *Atlanta Journal-Constitution* article, the Major William Eleazer Simmons House on North Clayton Street in downtown Lawrenceville is referred to as the Ezzard-Simmons House, as Dr. George P. Ezzard purchased the house and had it restored (Kimble 1985).

#### THE WELLS FAMILY

Louise A. Wells (born circa 1930) still resides at the house she and her husband had built on a 2-acre parcel (RP 4) purchased from Herman Tanner in 1962. She married her husband, Roy Lee Wells (1918-2020) (Figure 28), in 1946 after he returned from World War II. They were married for 74 years when Roy passed away at the age of 101 on June 3, 2020. In 1940, before he was drafted into the war, the census lists 21-year-old Roy as living with his parents, Burl (Burrell) (1892-1961) and Effie Wells (1893-1971), in Lawrenceville and working as a mechanic (U.S. Census Bureau 1940). According to his obituary in the *Gwinnett Daily Post*, Roy, a lifelong resident of Gwinnett County, worked for General Motors for 30 years before retiring in 1978 (2020). A veteran of WWII, Roy served in the Army and was a member of the Lawrenceville Masonic Lodge No. 131 and is the oldest living member of New Hope Methodist Church.

The Wells family have been in Gwinnett County since its founding in the early nineteenth century. Effie Wells, née Higgins, is possibly a descendent of Higgins, who won a land lottery in 1827. Individuals with the surname Wells are also among the land lottery winners of 1827, according to the Gwinnett Historical Society. Louise A. Wells was born to Joseph Odus (Otis) Vanderford (1898-1984) and Ethel Holcombe (1901-1979). Historic records of the Vanderfords can be difficult to follow, as their name is not recorded correctly. For example, the 1930 census lists Otis and Ethel Vandiver—mistaking the common surname Vandiver for Vanderford. Even Odus’ parents, John and Fannie, who own the farm adjacent, are listed as Vandiver. However, no relation between the Vanderfords and Vandivers could be found.

#### OTHER INDIVIDUALS

The parcels of the Alexander Park expansion have been owned by individuals not only from large, well-established families, but who have large land holdings as well. The Craig and Webb families are both pioneering families of Gwinnett County, of which the patriarchs held several hundreds or thousands of acres of land in the Lawrenceville area. The land was later divided and parceled out to descendants who further subdivided or sold parcels.

Figure 28.  
Roy Wells, circa 2020



Source: Findagrave.com

During the twentieth century, between the ownership by the Webbs and the Tanners, mainly the time period from 1916 to 1948, the parcels were owned by numerous individuals who most likely never resided on or worked the land themselves. While some of these individuals are identified by their full name and others by their initials, for the most part, their association to the history of the land does not appear to be significant. One exception would be Jesse Brisendine, who may have built a home on RP 2.

Jesse Allen Brisendine, Jr. (1922-2001) was a resident of Atlanta before moving to Lawrenceville for a short time and then moving onto Dunwoody. According to his World War II enlistment records, he was a skilled welder. Following the war, he lived in East Atlanta with his wife, Charlotte, where he worked as a salesman for Beck & Gregg Hardware (National Archives and Records Administration 2005; Atlanta City Directory Company 1956). Beyond the deed records, no information was found placing Brisendine in Lawrenceville. His obituary states that he lived in Dunwoody when he lost his battle with cancer on June 6, 2001 (*The Atlanta Journal-Constitution 2001b*).

## SUMMARY OF RESULTS

Property deeds and archival research indicate that the Alexander Park expansion property was owned by several prominent families associated with Lawrenceville's history, including Robert Craig, Rev. A. J. Webb, Herman Tanner, and Dr. George P. Ezzard. The land was most likely used primarily as agricultural fields for over a century from the 1830s, when it was part of Robert Craig's Little Egypt plantation. Since the 1960s, the northern portion's land use has been increasingly passive, with the exception of the area around the home site, while the southern portion continued to be farmed until the mid-1980s. At least three residences have been constructed on the Alexander Park expansion property in the twentieth century. Two houses on parcel R5086 008 (RP 2) have been demolished: a possible building dating circa 1950 and the circa 1968 Ezzard House. The Wells House and associated outbuildings remains extant on parcel R5086 001A (RP 4). An abandoned cemetery is located on parcel R5086 001 (RP 3).

Subterranean cultural deposits associated with the property's agricultural and residential use would require an Archaeological Survey. Additional survey would be necessary to determine the limits of the unknown cemetery due to the presence of depressions located outside the rock wall. The area around the cemetery would need to be cleared and remote sensing technology employed to detect the presence of any additional graves. Since the existing cemetery is not recorded on any topographic map, a pedestrian survey of the entire property would be necessary to determine the presence of additional cemeteries. Relevant deed information is presented in Appendix A. Copies of relevant plat maps and deeds are presented in Appendices B and C.

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APPENDIX A:  
DEED INFORMATION

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Appendix A: Deed Information

Research Parcel(s)	Date	Instrument Type	Book:Page	Grantor	Grantee	Price (\$)	Acres	Plat Reference (Book:Page)	Notes
4 (all)	5/9/2019	Warranty Deed	56592:894	Louise A. & Roy Lee Wells	Gwinnett County	10	1.923	56592:896 (4/11/2019)	Plat is duplicated on page 892
3 (all)	5/9/2019	Warranty Deed	56592:890	Tiang, Inc.	Gwinnett County	10	8.084	56592:892 (4/11/2019)	Plat is duplicated on page 896
3 (all)	5/9/2019	Warranty Deed	56590:73	Margaret Ann Tanner Weiss	Tiang, Inc.	10	8.084		
1 & 2 (all)	06/07/2017	Warranty Deed	55172:738	Polly Ann Ezzard	Gwinnett County	3,709,511	40.65		Property ID R5086 008 (38.4019 ac) and R5086 702 (2.2500 ac)
4 (all)	8/1/2004	Warranty Deed	53062:243	Roy Lee Wells	Louise & Roy Lee Wells	10	2.0	(8/23/1962)	
4 (all)	5/23/2001	Cancellation of Security Deed	23373:44	Federal Home Loan Mortgage Corporation	Louise & Roy L. Wells		1.9228	57:274 (12/4/1992)	
4 (all)	4/19/1995	Easement	11248:37	Louise & Roy L. Wells	Gwinnett County	1	N/A	11248:38/39 (3/30/1995)	
	07/29/1994	Warranty Deed	10638:66	Margaret Ann Tanner Weiss	Gwinnett County Board of Education	10	26.8148	65:271 (06/07/1994)	Parcel divided from Tanner Property for the purpose of A.C. Crews Middle School; Not one of the Research Parcels, but adjacent
1 & 2 (part)	11/23/1993	Judgement	10095:81	Polly Ann Ezzard & George P. Ezzard (Condemnee)	Gwinnett County (Condemnor)	27,028	1.86		For permanent sewer easement and temporary construction easement
4 (all)	1/8/1993	Warranty Deed	8316:160	Roy L. Wells	Louise & Roy L. Wells	"Gift"	1.9228	57:274 (12/4/1992)	
4 (all)	1/8/1993	Security Deed	8316:161	Louise & Roy L. Wells	Gwinnett Federal Bank, Federal Savings Bank	27,000	1.9228	57:274 (12/4/1992)	
1 & 2 (part)	03/29/1991	Easement	6464:267	George P. Ezzard & Polly Ann Ezzard	Department of Transportation and Gwinnett County		N/A	6464:268 (02/04/1988)	
1 & 2 (all)	08/08/1986	Warranty Deed	3722:304	George P. Ezzard	Polly Ann Ezzard & George P. Ezzard	"Love and Affection"	41.46	M:154 (08/31/1965)	

Appendix A: Deed Information

Research Parcel(s)	Date	Instrument Type	Book:Page	Grantor	Grantee	Price (\$)	Acres	Plat Reference (Book:Page)	Notes
4 (all)	11/29/1977	Cancellation of Security Deed	1379:332	Gwinnett Federal Savings and Loan Association	Roy Wells		2.0	(8/23/1962)	No plat found
3 (all)	04/22/1969	Warranty Deed	321:49	G. H. Tanner	Margaret Ann Tanner Weiss	10	35.0±		Also contains parcel R5086 030 with A. C. Crews Middle School
1 & 2 (all)	04/08/1968	Warranty Deed	294:111	Jesse A. Brisendine, Jr.	George P. Ezzard	10	41.46	M:154 (08/31/1965)	Price... "and other valuable consideration"
1 & 2 (all)	04/08/1968	Warranty Deed	294:109	Charlotte Brisendine (Mrs. Jesse A. Brisendine, Jr.)	George P. Ezzard	1	41.46	M:154 (08/31/1965)	Price... "and other valuable consideration"
1 (part); 2 (all)	04/20/1967	Quit Claim	271:480	J. N. Tanner	Jesse A. Brisendine, Jr.	1	5.62	O:62 (04/20/1967)	Home site only, released for \$2,000/acre as agreed to in Security Deed 240:429
4 (all)	11/19/1966	Security Deed	264:205	Roy L. Wells	Gwinnett Federal Savings & Loan Association	8,000	2.0	(8/23/1962)	No plat found
4 (all)	10/7/1966	Security Deed	261:334	Roy Wells	First National Bank of Lawrenceville	6,000	2.0	(8/23/1962)	No plat found
1 & 2 (all)	09/18/1965	Security Deed	240:429	J. N. Tanner (Lender)	Jesse A. Brisendine, Jr. (Borrower)	24,000	41.46	M:154 (08/31/1965)	Mortgage of \$2,000/year with 5% annual interest
1 & 2 (all)	09/18/1965	Warranty Deed	240:427	J. N. Tanner	Jesse A. Brisendine, Jr.	10	41.46	M:154 (08/31/1965)	Price... "and other valuable consideration"; Online records incorrectly name grantee "J. W. Tanner"
4 (all)	8/29/1962	Warranty Deed	185:88	G. H. Tanner	Roy Wells	800	2.0±	(8/23/1962)	No plat found
1 (part)	02/12/1962	Warranty Deed	176:440	G. H. Tanner	J. N. Tanner	1,500	13.50		"bordered on the northeast by the lands of J. N. Tanner" indicating J. N. Tanner already owned the adjacent parcel that together would create the present-day parcel.
1 (part); 2 (all)	01/30/1958	Warranty Deed	139:167	W. J. Webb	G. H. Tanner	10	28.0	(12/30/1957)	No plat found
1 (part); 2 (all)	01/03/1958	Security Deed	136:123	W. J. Webb	Brand Banking Co	610.50	28.0		

Appendix A: Deed Information

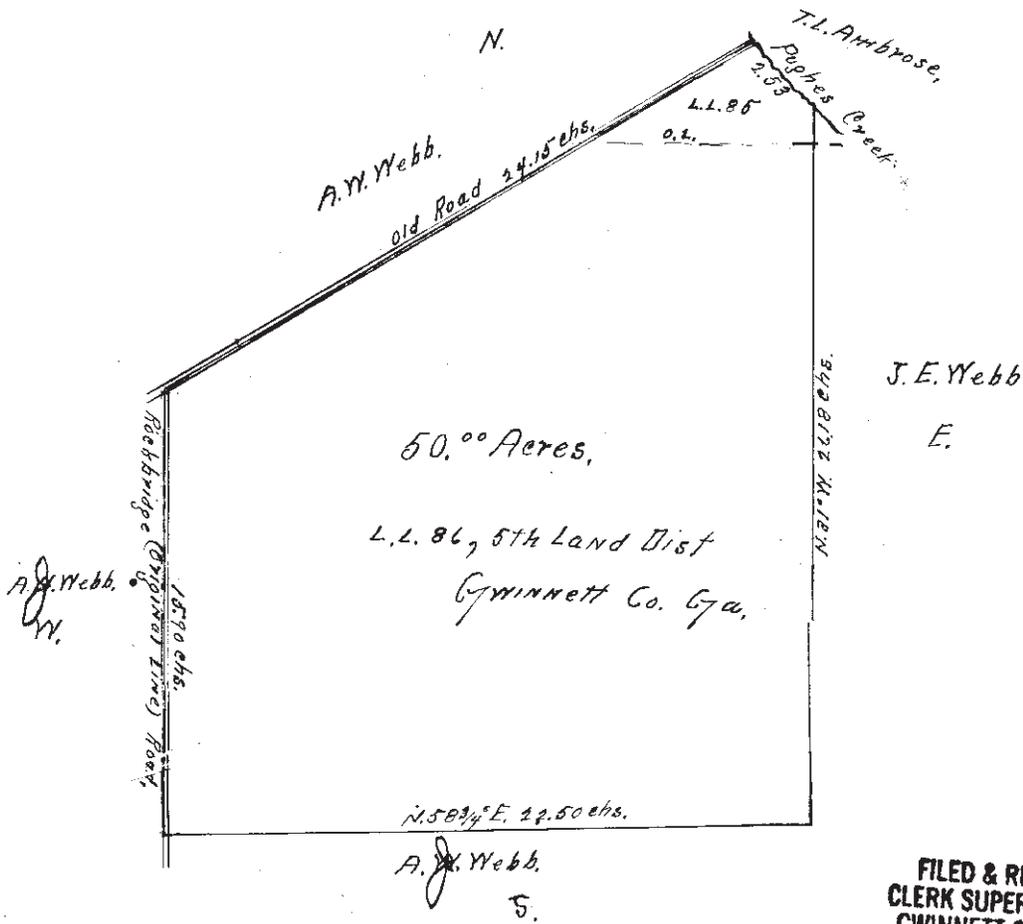
Research Parcel(s)	Date	Instrument Type	Book:Page	Grantor	Grantee	Price (\$)	Acres	Plat Reference (Book:Page)	Notes
1 (part); 3, 4 (all)	01/03/1948	Warranty Deed	86:442	Samuel A. Talley	G. H. Tanner	2,100	50±	A:176B (08/08/1916)	G. H. Tanner incorrectly indexed as "G. R. Tanner" in online database
1 (part); 3, 4 (all)	07/15/1946	Warranty Deed	81:229	T. L. Harris	Samuel A. Talley	2,250	50±	A:176B (08/08/1916)	Samuel A. Talley incorrectly indexed as "Samuel A. Talley" in online database
1 (part); 3, 4 (all)	07/13/1946	Security Deed	82:203	Samuel A. Talley	Brand Banking Co.		50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	08/22/1945	Warranty Deed	81:109	J. M. & Ruth Pierce	T. L. Harris	10	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	04/30/1945	Warranty Deed	79:154	H. C. & Idoro Tuggle	J. M. & Ruth Brogdon Pierce	1,300	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	09/24/1943	Warranty Deed	74:211	Guy Martin	H. C. & Idoro Tuggle	1,050	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	01/06/1943	Warranty Deed	74:67	E. T. Hopkins	Guy Martin	1,000	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	01/06/1943	Warranty Deed	74:65	Ruth Brogdon Pierce	E. T. Hopkins	975	50±	A:176B (08/08/1916)	Subject to a loan deed from L.W. Vandiver to Land Bank Commissioner dated 10/13/1933 for \$500 and subject to a loan deed from Ruth Brogdon Pierce to W. C. Yancey 10/3/1931 for \$200
1 (part); 3, 4 (all)	10/03/1941	Warranty Deed	62:269	W. C. Yancey	Ruth Brogdon Pierce	950	50±	A:176B (08/08/1916)	Subject to a loan deed from L.W. Vandiver to Land Bank Commissioner dated 10/13/1933 for \$250
1 (part); 3, 4 (all)	11/07/1938	Warranty Deed	65:32	J. E. Long	W. C. Yancey	400	50±	A:176B (08/08/1916)	Subject to a loan deed from Land Bank Commissioner dated 10/13/1933 for \$400
1 (part); 3, 4 (all)	11/14/1936	Security Deed	58:484	J. E. Long	T. L. Ambrose	250	50±	A:176B (08/08/1916)	Subject to a loan deed from L.W. Vandiver to Land Bank Commissioner dated 10/13/1933 for \$500; debt paid 11/07/1938

Appendix A: Deed Information

Research Parcel(s)	Date	Instrument Type	Book:Page	Grantor	Grantee	Price (\$)	Acres	Plat Reference (Book:Page)	Notes
1 (part); 3, 4 (all)	07/22/1931	Warranty Deed	53:7	L. W. Vandiver	J. B. Oakes	325	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	05/15/1931	Security Deed	48:538	L. W. Vandiver	J. B. Oakes	300	50±	A:176B (08/08/1916)	Mentions a house
1 (part); 3, 4 (all)	02/10/1930	Security Deed	51:154	L. W. Vandiver	Mrs. J. H. Britt	150	50±	A:176B (08/08/1916)	Mrs. J. H. Britt incorrectly indexed as "Mrs. J. H. Britt" in online database
1 (part); 3, 4 (all)	04/30/1929	Warranty Deed	42:502	A. L. Vandiver, Trustee of L. W. Vandiver	L. W. Vandiver	1,800	50±	A:176B (08/08/1916)	Tract purchased with L. W. Vandiver's money as a minor, a second payment was not made
1 (part); 3, 4 (all)	01/02/1925	Warranty Deed	42:148	T. G. Arnold & Mrs. T. G. Arnold	A. L. Vandiver, Trustee of L. W. Vandiver	1,800	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	11/26/1924	Warranty Deed	41:309	Mary S. Smith	T. G. & Mrs. T. G. Arnold	1,000	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	12/06/1922	Estate Documentation	43:513	C. R. Smith (deceased)	Mary S. Smith	1,200	50±		Bid placed at public auction
1 (part); 3, 4 (all)	12/24/1918	Warranty Deed	33:234	H. E. Buchanan	C. R. Smith	2,500	50±	A:176B (08/08/1916)	
1 (part); 3, 4 (all)	08/10/1916	Warranty Deed	32:25	A. J. Webb & A. W. Webb	H. E. Buchanan	1,750	50±	A:176B (08/08/1916)	

# APPENDIX B: PLAT MAPS

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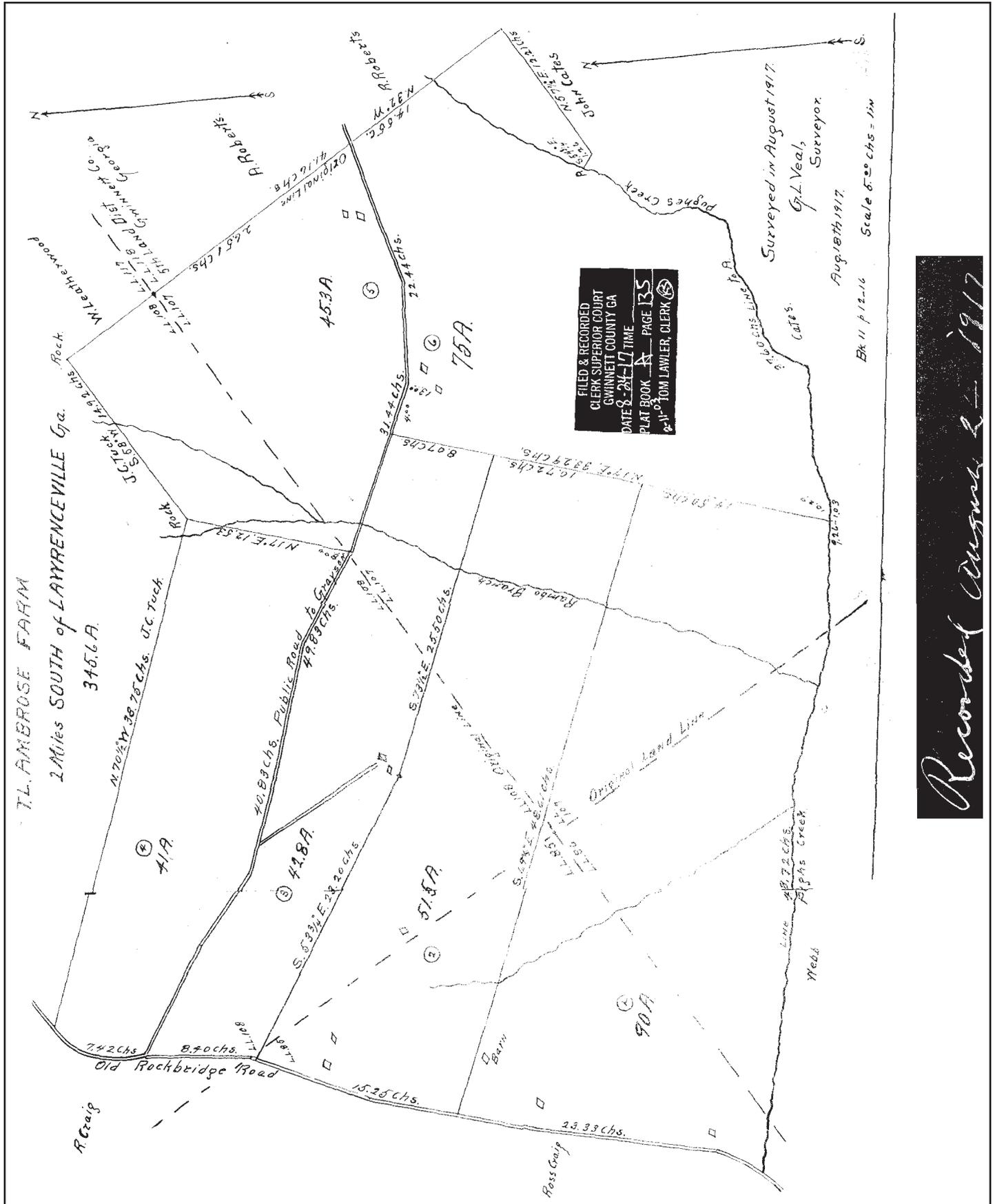
Land of A.W. Webb  
 Sold H.E. Buchanan  
 Surveyed Aug. 8th 1916

FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 12-24-18 TIME \_\_\_\_\_  
 PLAT BOOK A PAGE 176B  
 2-11-03 TOM LAWLER, CLERK (KS)

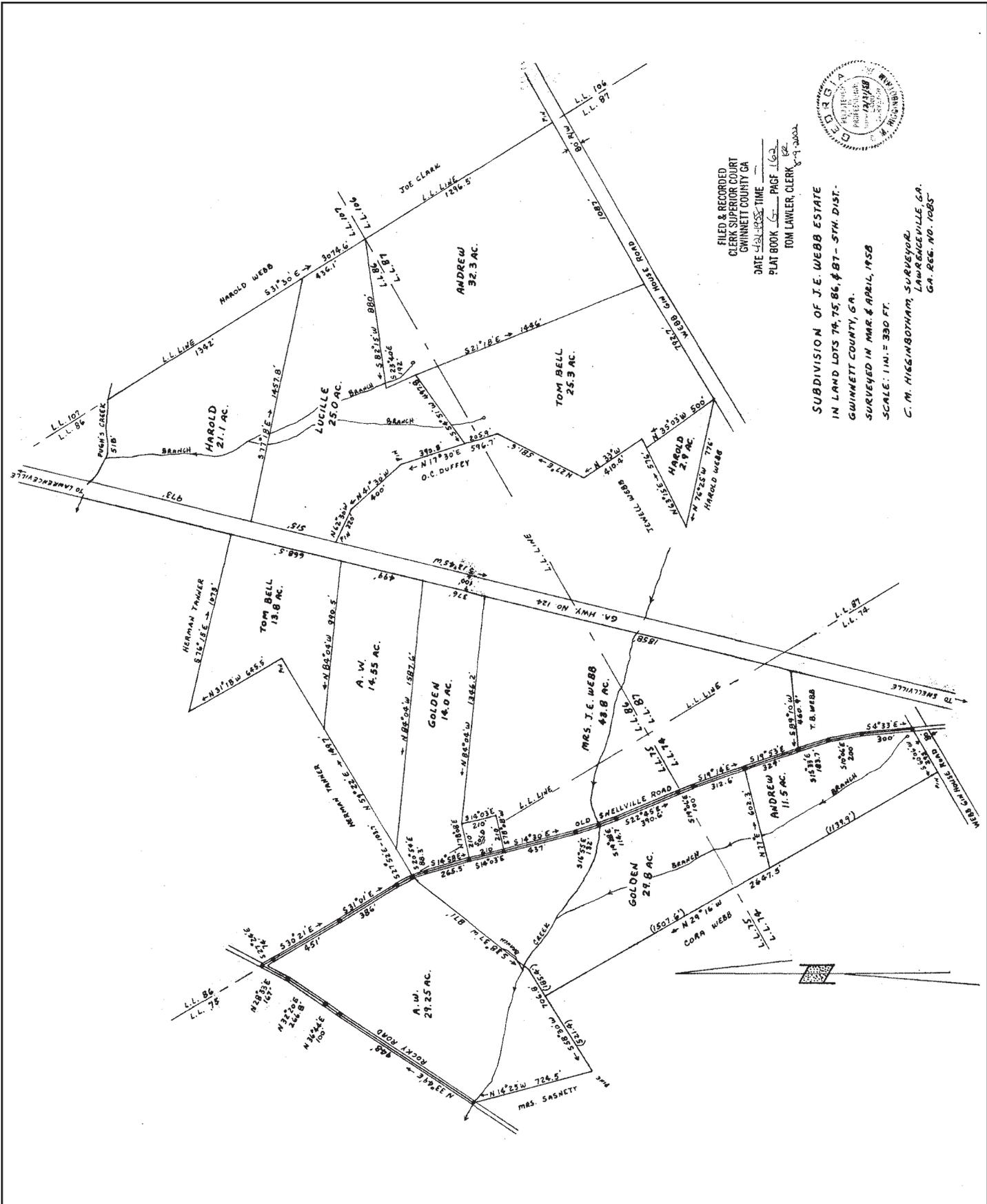
G. L. Veal, Surveyor,  
 Lawrenceville, Ga.

See Deed Book "33" Page "234"

Recorded Dec. 24, 1918  
 J. S. Mulder  
 Clerk.



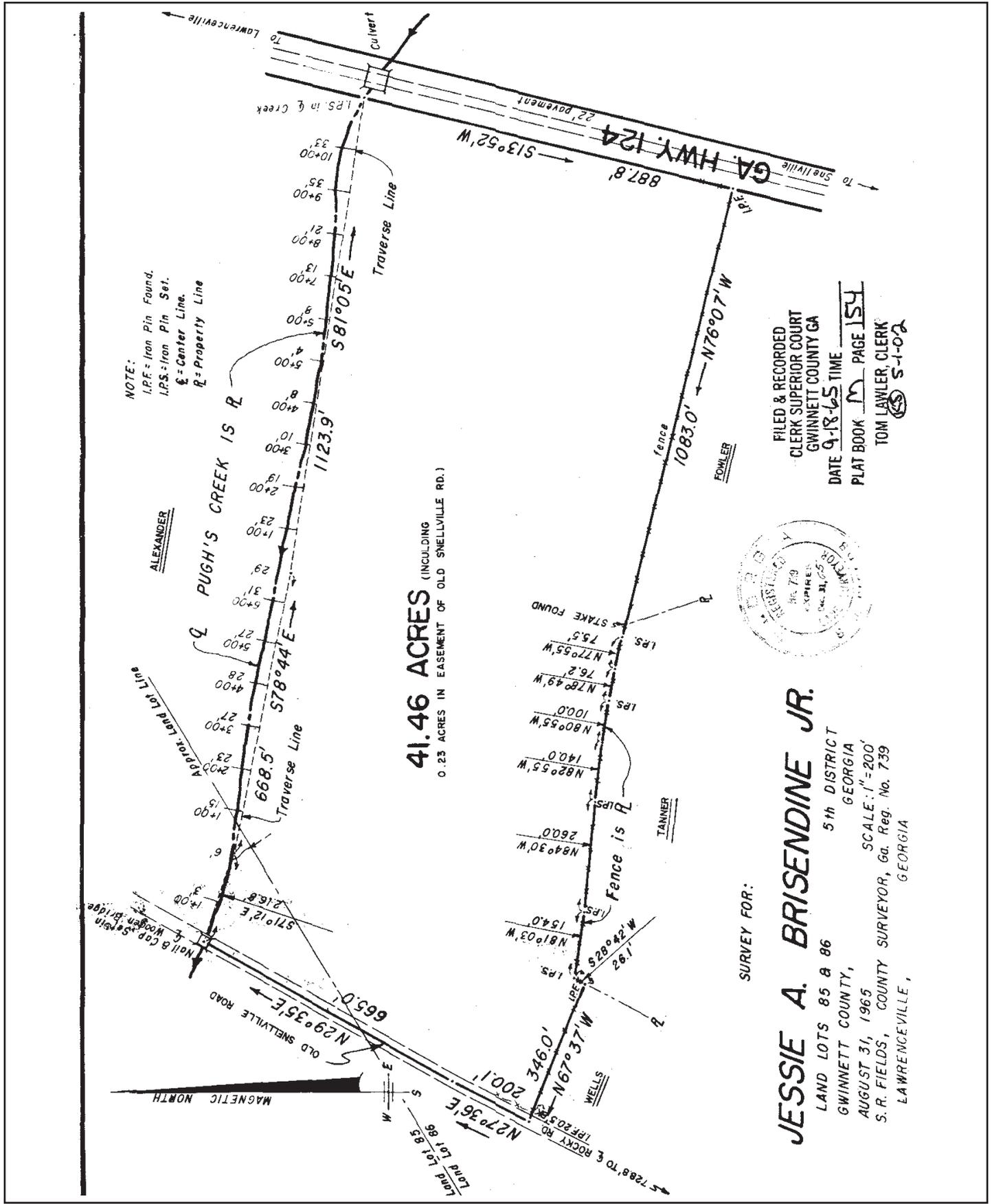
Recorded August 24 - 1917



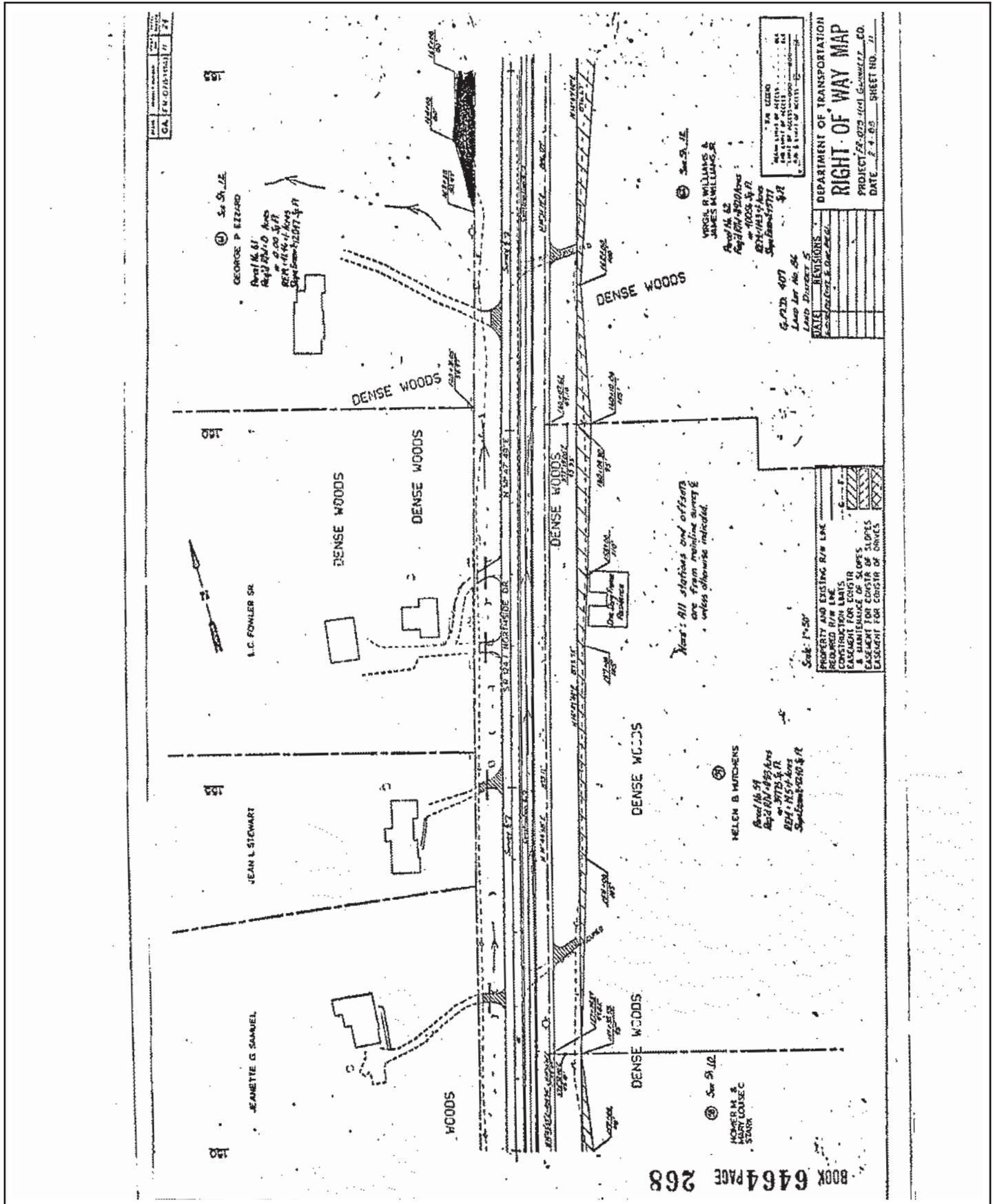
FILED & RECORDED  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 DATE 12/15/58 TIME 1:00 PM  
 PLAT BOOK G PAGE 162  
 TOM LAWLER, CLERK



SUBDIVISION OF J.E. WEBB ESTATE  
 IN LAND LOTS 74, 75, 86, & 87 - 5TH. DIST.  
 GWINNETT COUNTY, GA.  
 SURVEYED IN MAR. & APRIL, 1958  
 SCALE: 1 IN. = 330 FT.  
 C. M. HISSINGBOTHAM, SURVEYOR  
 LAWRENCEVILLE, GA.  
 GA. REG. NO. 1085







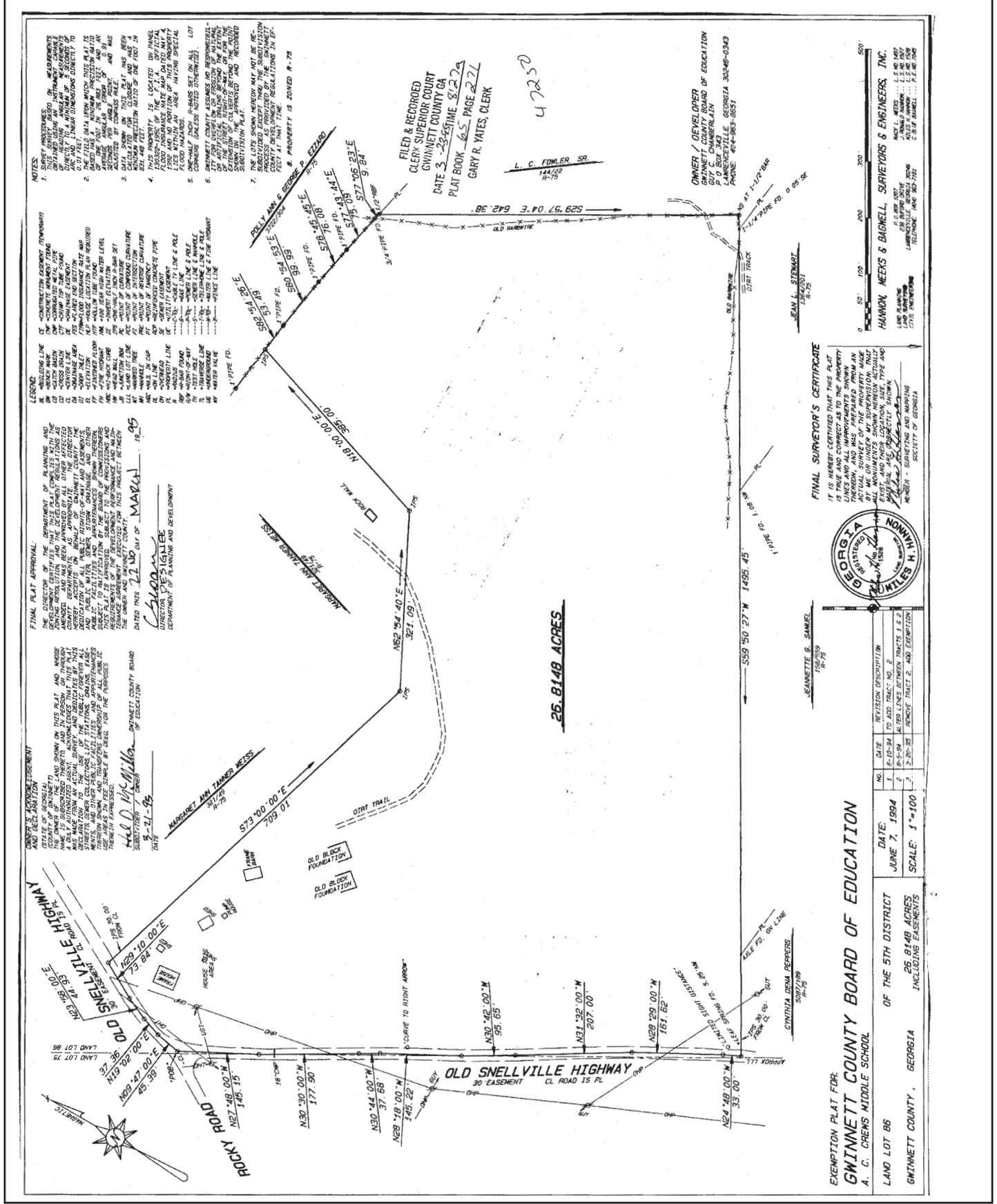
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY MAP**  
 PROJECT 22-025-1041 GOSWELL, CO.  
 DATE 2-4-88 SHEET NO. 27

REVISIONS  
 DATE  
 BY  
 DESCRIPTION

PROPERTY AND EXISTING R/W LINE  
 REQUIRED R/W LINE  
 CONSTRUCTION LIMITS  
 EASEMENT FOR EGRESS  
 EASEMENT FOR CONSTR. OF SLOPES  
 EASEMENT FOR CONSTR. OF DITCHES

Notes: All stations and offsets are from mainline survey E unless otherwise indicated.













# APPENDIX C: RELEVANT DEEDS

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WARRANTY DEED.

STATE OF GEORGIA, *Gwinnett* COUNTY.

THIS INDENTURE, Made the *fifteenth* day of *March* in the year of our Lord One Thousand Nine Hundred and *twelve* between *A. J. Webb* of the County of *Gwinnett* of the one part, and \_\_\_\_\_ of the County of \_\_\_\_\_ of the other part, WITNESSETH: That the said \_\_\_\_\_ for and in consideration of the sum of \_\_\_\_\_ DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he \_\_\_\_\_ granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do \_\_\_\_\_ grant, bargain, sell, alien, convey and confirm, unto the said \_\_\_\_\_ heirs and assigns, all

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, \_\_\_\_\_ heirs, executors, administrators and assigns, in fee simple. And the said party of the first part, \_\_\_\_\_ heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents. IN WITNESS WHEREOF, The said party of the first part has \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and affixed \_\_\_\_\_ seal, and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of \_\_\_\_\_

(SEAL.)

(SEAL.)

(SEAL.)

Recorded \_\_\_\_\_

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Clerk.

WARRANTY DEED.

STATE OF GEORGIA, *Gwinnett* COUNTY.

THIS INDENTURE, Made the *10th* day of *August* in the year of our Lord One Thousand Nine Hundred and *twelve* between *A. J. Webb and A. W. Webb* of the County of *Gwinnett* of the one part, and *H. E. Buchanan* of the County of *Gwinnett* of the other part, WITNESSETH: That the said *A. J. Webb and A. W. Webb* for and in consideration of the sum of *Seventeen Hundred fifty* DOLLARS in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he *A. J. Webb and A. W. Webb* granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do *A. J. Webb and A. W. Webb* grant, bargain, sell, alien, convey and confirm, unto the said *H. E. Buchanan* his heirs and assigns, all

*of Fifty acres of land, more or less in the 5th land dist. of Gwinnett County Georgia being part of lots Nos. 55 and 56 bounded as follows: North by *Capitons Road* and *Trues Creek*, East by *land of J. E. Webb*, South and West by *land of A. J. Webb*. Being *more fully described in plat of same* made by *H. L. Deal*, Surveyor, August 5<sup>th</sup>, 1916.*

A-718

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, \_\_\_\_\_ heirs, executors, administrators and assigns, in fee simple. And the said party of the first part, \_\_\_\_\_ heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents. IN WITNESS WHEREOF, The said party of the first part has \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and affixed \_\_\_\_\_ seal, and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of \_\_\_\_\_

(SEAL.)

(SEAL.)

(SEAL.)

Recorded *Aug 10,*

1916

Clerk.

*L. B. Maddox*

WARRANTY DEED.

REV. G. BRADSHAW & CO., ST. LOUIS.



STATE OF GEORGIA,

Gwinnett County.

THIS INDENTURE, Made this 23<sup>rd</sup> day of Dec, in the year of our Lord One Thousand Nine Hundred and eighteen between H. E. Buchanan

of the State of Georgia and County of Gwinnett of the first part, and C. R. Smith of the State of Georgia and County of Gwinnett of the second part,

WITNESSETH: That the said part 1<sup>st</sup> of the first part, for and in consideration of the sum of Twenty Five Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he has granted, bargained, sold and conveyed, and by these presents do sell grant, bargain, sell and convey, unto the said part 2<sup>nd</sup> of the second part, his heirs and assigns, all that tract or parcel of land lying and being in DeKalb County, Georgia in the 5<sup>th</sup> and 6<sup>th</sup> part of Lot 80, part 16 being 18.0 acres of land more or less, with its rights as follows: located between the North in back bridge road and Phelps creek east by lots 27 of G. E. Wright; South by lots 2 of J. E. McNeil and near by Rock bridge road; Barry more fully described in file of same made by H. E. Neal, surveyor, August 8<sup>th</sup>, 1916, being the same land deeded to H. E. Buchanan by H. J. Webb and A. W. Webb by act dated Aug 10<sup>th</sup>, 1916 and recorded in book "32", page 20, Aug, 10<sup>th</sup>, 1916, in the clerk's office of Superior and Gwinnett counties, Georgia

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, tenures and appurtenances thereto, the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part 2<sup>nd</sup> of the second part, his heirs and assigns forever, in fee simple.  
And the said part 1<sup>st</sup> of the first part, for himself heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part 2<sup>nd</sup> of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.  
IN WITNESS WHEREOF, The said part 1<sup>st</sup> of the first part has his hand, and affixed the seal, the day and year above written.  
Signed, Sealed and Delivered in the Presence of  
H. E. Buchanan (SEAL.)  
J. M. Brown (SEAL.)  
J. C. Montgomery (SEAL.)  
Recorded Dec 24 1918 C. R. Smith Clerk



STATE OF GEORGIA,

Gwinnett County.

THIS INDENTURE, Made this 24<sup>th</sup> day of December, in the year of our Lord One Thousand Nine Hundred and eighteen between J. L. Green & J. L. Green

of the State of Georgia and County of Gwinnett of the first part, and H. E. Buchanan of the State of Georgia and County of Gwinnett of the second part,

WITNESSETH: That the said part 1<sup>st</sup> of the first part, for and in consideration of the sum of Five Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he has granted, bargained, sold and conveyed, and by these presents do sell grant, bargain, sell and convey, unto the said part 2<sup>nd</sup> of the second part, his heirs and assigns, all that tract or parcel of land lying and being in DeKalb County, Georgia in the 6<sup>th</sup> lot part 16, described in the 6<sup>th</sup> lot part 16, containing a five corners of corners of lot 27 of J. E. Wright and near by Rock bridge road; Barry more fully described in file of same made by H. E. Neal, surveyor, August 8<sup>th</sup>, 1916, being the same land deeded to H. E. Buchanan by H. J. Webb and A. W. Webb by act dated Aug 10<sup>th</sup>, 1916 and recorded in book "32", page 20, Aug, 10<sup>th</sup>, 1916, in the clerk's office of Superior and Gwinnett counties, Georgia

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, tenures and appurtenances thereto, the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part 2<sup>nd</sup> of the second part, his heirs and assigns forever, in fee simple.  
And the said part 1<sup>st</sup> of the first part, for himself heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part 2<sup>nd</sup> of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.  
IN WITNESS WHEREOF, The said part 1<sup>st</sup> of the first part has his hand, and affixed the seal, the day and year above written.  
Signed, Sealed and Delivered in the Presence of  
J. L. Green (SEAL.)  
J. L. Green (SEAL.)  
H. E. Buchanan (SEAL.)  
Recorded Dec 24 1918 C. R. Smith Clerk

Georgia, Gwinnett County.

This indenture made and entered into on the 5th day of December, 1924, between J.J. Wilson of the county of Barrow, and E.V. Wilson of the county of DeKalb, Mrs. Mattie Hood, Mrs. Essie Samson, C.G. Craig, Mrs. Maud Melton, and Miss Essie Craig all of the county of Gwinnett, parties of the first part, and A.M. Wilson and J.M. Wilson, of the county of Gwinnett, parties of the second part, witnesseth; That for and in consideration of the sum of one dollar, paid by parties of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, the said parties of the first part, do hereby give, grant, remise, release, and forever quit claim unto the said A.M. Wilson and J.M. Wilson, parties of the second part, their heirs, executors, administrators and assigns, the following described lands, situated, lying and being in the county of Gwinnett, in the state of Georgia, to wit: All that tract or parcel of land, situated, lying and being in Gwinnett County, containing nine acres, in the West corner of the William Ethridge old home place, adjoining lands of Dr. Freeman, J.W. & A.M. Wilson, and Mrs. Frachisseur, commencing at Mrs. Frachisseurs corner on big road to stake corner, thence down big road to rock corner; thence East across the field to rock corner; thence North to rock corner on Dr. Freemans line; thence West with Freemans line to Frachisseurs corner; thence south to beginning corner. Also all that tract or parcel of land, situated, lying and being in Gwinnett County, in the 7th district of said county, and being the southeast corner of lot #299, adjoining lands of John Hinton on the North; Henry Dowdy on the East; Williams and Wilson on the South and H.G. Pharr on the West, and being the place on which John C. Harris resided during his life time and deeded by H.S. Harris to W.H. Harris on the 2nd day of August 1902, and containing 66 acres, more or less. Also all that tract of land situated, lying and being in Gwinnett County, part of lot #298, containing fifty acres, more or less, adjoining lands of H.D. Moore on the East; by lands of John C. Harris on the North; other lands of T.J. Higgins on the south and lands of H.G. Pharr and J.W. Frachisseur on the West, and known as the Frank Knight place. Together with all the rights, members and appurtenances thereto in any manner belonging in fee simple. The said parties of the first part do not warrant the titles to the said premises herein conveyed, except as against themselves and against those claiming under them. In testimony whereof the said parties of the first part have hereunto set their hands and affixed their seals, the day and year above written.

5/3

Signed, sealed and delivered  
in the presence of,  
J.F. Hood  
J.G. Hood C.N.P. (C.N.P. SEAL)

E.V. Wilson (L.S.)  
J.J. Wilson (L.S.)  
Mattie W. Hood (L.S.)  
Essie Samson (L.S.)  
Claude G. Craig (L.S.)  
Maud Craig Melton (L.S.)  
Essie Craig (L.S.)

Recorded December 23, 1924. WGHalt, C.S.C.

State of Georgia, Gwinnett County.

This indenture made and entered into this 6th day of December in the year of Our Lord One Thousand Nine Hundred and twenty two between W.R. Hutchins of the state of Georgia and county of Gwinnett duly constituted executors of the will of C.R. Smith deceased, late of Gwinnett County, in state of Georgia, party of the second part, and Mary S. Smith of the state of Georgia and county of Gwinnett party of the second part, witnesseth; That the said party of the first part, by virtue of an order of the court of ordinary granted on the first monday in September 1922, did, on the first Tuesday in December 1922, within the legal hours of sale, at the place of Public sales before the courthouse door in the city of Lawrenceville, Gwinnett County, Georgia,

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put up and expose to sale, at public outcry to the highest bidder ( after said sale had been duly advertised by publication, as required by law, and after all requirements of law has been fully complied with), the lot or parcel of land lying and being in All that tract or parcel of land, lying and being in the county of Gwinnett, State of Georgia, in the fifth land district, part of lots Nos. 85 and 86 containing fifty acres, more or less, bounded as follows: On the North by Rockbridge road and Pughes Creek, East by lands of J.E. Webb; South by lands of J.E. Webb; South by lands of J.E. Webb; West by Rockbridge road. Being more fully described in plat of same made by G.L. Veal, Surveyor, August 1916. When the lot or parcel of land thus described was bid off by the said party of the second part, at the price or sum of Twelve Hundred Dollars she being the highest and best bidder. Now, the said party of the first part, in consideration of the premises and for and in consideration of the sum of Twelve Hundred dollars in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and hereby does grant, bargain sell and convey unto the said party of the second part her heirs and assigns, the said described land, with all the rights, members and appurtenances thereunto belonging or in any wise appertaining to her and her own proper use, benefit and behoof forever, in as full and ample a manner as the same was possessed or enjoyed by the said C.R. Smith deceased, in his life time. In witness whereof, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of,  
F.T. Pentecost  
G.C. Montgomery N.P. State at large, Ga.

*Stamp*

W.R. Hutchins (L.S.)  
Executor of C.R. Smith, deceased.

Recorded December 23, 1924. W.G. Holt, CSV.

DEED RECORD No. 41. GWINNETT COUNTY

WARRANTY DEED

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 27th day of July in the year of our Lord One Thousand Nine Hundred and Twenty One, between W.G. West of the one part, and C.E. West of the County of Gwinnett, State Ga. of the other part, WITNESSETH: That the said W.G. West for and in consideration of the sum of Seven hundred seventy five DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said W.G. West his heirs and assigns, all a part of the tract or parcel of land situated lying and being in Gwinnett County, Georgia, and being part of lot number Two hundred ninety four (294) in the sixth land district of said county and bounded as follows: On the East by lands of Nancy West; On the West by lands of W.T. Craig; and on the South by lands of W.E. Jones; beginning at the southwest corner and running North 170 feet; thence East 57 feet; thence South 142 feet; thence West 148 ft to starting point. And being the same property conveyed to grantor herein by deed of Nancy W. West recorded in book 33 folio 83 Clerks Office Gwinnett Superior Court.

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STAMP

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part he hereunto set his hand and seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of W.G. West (SEAL)  
L.E. Smith (SEAL)  
D. S. Flowers, N.P. Ga. State at large. (SEAL)

Recorded December 23 1924 W.G. Holt Clerk

WARRANTY DEED

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 26th day of November in the year of our Lord One Thousand Nine Hundred and Twenty four, between Mary S. Smith of the County of Dekalb of the one part, and T.G. & Mrs. T.G. Arnold of the County of Gwinnett of the other part, WITNESSETH: That the said Mary S. Smith for and in consideration of the sum of One Thousand DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said T.G. & Mrs. T.G. Arnold their heirs and assigns, all that tract or parcel of land, lying and being in the county of Gwinnett, State of Georgia, in the Fifth land district, part of land lot Nos. 85 and 86, containing fifty acres, more or less, bounded as follows: On the North by Rockbridge road and Pughes Creek; East by lands of J.E. Webb; South by lands of J.E. Webb; West by Rockbridge road, being more fully described in a plat made by G.L. Veal surveyor, August 8, 1916.

Stamp

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part he hereunto set his hand and seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of Mrs. Mary S. Smith (SEAL)  
Gaston Brooks (SEAL)  
J.A. Jordan J.P. (SEAL)

Recorded December 23rd 1924 W.G. Holt Clerk

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STATE OF GEORGIA  
Gwinnett County.

THIS INSTRUMENT Made this And day of January in the year of our Lord One Thousand Nine Hundred and Twenty five between T.G.Arnold and Mrs.T.G.Arnold

of the State of Georgia and County of Gwinnett of the first part and A.L.Vandiver for the use, benefit and advantage, and in trust for L.W.Vandiver a minor. of the State of Georgia and County of Gwinnett of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Eighteen Hundred DOLLARS, is hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he S granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell and convey, unto the said part Y of the second part his heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, being parts of land lots Nos. Eighty five (85) and eighty six (86), and bounded as follows: On the North by Rockbridge road and Pughes Creek; East by the lands of J.E.Webb; South by lands of J.E.Webb; West by Rockbridge road, as fully described by plat made by G.L.Veal, Surveyor, August 8, 1916, and being the same lands deeded to T.G. and Mrs.T.G.Arnold by Mary S.Smith Nov.26, 1924, as shown by deed recorded in deed book 41 page 309, Clerks Office Superior Court, Gwinnett Co. Ga.,

The purchase money of the aforesaid tract of land is funds belonging to L.W. Vandiver, a minor, and held by A.L.Vandiver, his father as Trustee, and this deed is made to A.L.Vandiver as Trustee of the said minor son, and for his (L.W.Vandivers's) sole use, benefit and advantage.

(STAMP)

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part, his heirs and assigns forever, in the single in trust as aforesaid.

And the said part Y of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hand and affixed their seal the day and year above written.

Signed, Sealed and Delivered in the Presence of T.G.Arnold (SEAL)  
M.J.Arnold (SEAL)  
Mrs.T.G.Arnold (SEAL)  
J.A.Brown J.F. (SEAL)  
(J.P.-SEAL)

Recorded Jan. 6th 1925 W.G.Holt Clerk

STATE OF GEORGIA  
Gwinnett County.

THIS INSTRUMENT Made this 27th day of December in the year of our Lord One Thousand ~~Nine~~ Ninety four between T. G. Burton

of the State of Georgia and County of Gwinnett of the first part and A. J. Street of the State of Georgia and County of Gwinnett of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Twenty DOLLARS, is hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he S granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell and convey, unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the town of Buford described as follows: Beginning at the South east corner of the said A. J. Streets lot on the West side of Scott St, running 118 feet, more or less to a maple at the Branch, thence 175 feet., more or less to stake corner, thence 200 feet, more or less to corner of A. J. Street and Mitchell, thence along the line of the said Street at the Branch and Burton to beginning corner.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part, his heirs and assigns forever, in the single.

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part ha ve hereunto set his hand and affixed his seal the day and year above written.

Signed, Sealed and Delivered in the Presence of T. C. Burton, (SEAL)  
Thos. A/ Maynard. (SEAL)  
Thos A. Robinson Notary Public. (SEAL)

Recorded January 16th, 1925 W. G. Holt, Clerk

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STATE OF GEORGIA  
Gwinnett County

THIS INDENTURE, Made this 11th day of March in the year of our Lord One Thousand Nine Hundred and Twenty Nine between Percival Rawlins and Arvilla Rawlins Ragan of the State of Georgia and County of Fulton, and DeKalb, respectively and Mrs. Cloe Rawlins Williams of the State of Georgia and County of Fulton of the second part.

WITNESSETH: That the said part 1st of the first part, for and in consideration of the sum of Two Hundred DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he yo granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto the said part y of the second part, her heirs and assigns, ~~unto the said part y of the second part, her~~ An undivided two-thirds interest in and to all that tract

or parcel of land, lying and being in the county of Gwinnett, said State, and in the 5th, land district, and being part of lot number 52, commencing on rock at original line and running S. 50 $\frac{1}{2}$  W. 26.40 to rock Jack Rawlins corner; Thence N. 40 $\frac{1}{2}$  W. 10.77 to rock Thence S. 83 $\frac{1}{2}$  W. 2.00 to rock at Hemdon corner; Thence N. 73 $\frac{1}{2}$  W. 2.85 to rock at creek; thence N. 4 $\frac{1}{2}$  E. 5.00 up creek; thence N. 15 $\frac{1}{2}$  E. 5.52 up creek to rock; thence N. 74 E. 3.50 to rock up ditch, thence N. 20 $\frac{1}{2}$  E. 10.00 to rock; thence S. 50 W. 5.90 to rock at creek; thence N. 8 $\frac{1}{2}$  E. 9.55 up creek to rock, thence S. 88 $\frac{1}{2}$  E. 5.00 to rock up branch; thence S. 81 $\frac{1}{2}$  E. 2.00 to rock; thence S. 76 $\frac{1}{2}$  E. 2.18 to rock; Thence S. 53 E. 3.13 to rock; thence S. 54 E. 3.55 to rock; thence S. 40 E. 4.40 to rock; Thence S. 48 $\frac{1}{2}$  E. 4.00 to rock; thence S. 56 $\frac{1}{2}$  E. 6.00 to rock; thence S. 27 E. 7.94 to beginning point, containing 65.11 acres. Said lands being the same conveyed by N.J.Rawlins to D.H.Rawlins and J.H.Rawlins Trustees of Arvilla, Percival, and Cloe Rawlins, by deed recorded in deed book 32, page 811, Clerk's office Gwinnett County Georgia, and the same is referred to for a more definite and complete description of said property

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said part y of the second part, her heirs and assigns forever, in fee simple, their

And the said part 1st of the first part, for themselves, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part y of the second part, her heirs and assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said part 1st of the first part he yo hereunto set their hand s and affixed their seal s the day and year above written.

Signed, Sealed and Delivered in the Presence of Percival Rawlins (SEAL.)  
G.F. Chafer Arvilla Rawlins Ragan (SEAL.)  
C.A. Bradford N.P. (SEAL.)

Recorded April 29th 1929 Jno. M. Langley. Clerk

STATE OF GEORGIA  
Gwinnett County

THIS INDENTURE, Made this 30th day of April in the year of our Lord One Thousand Nine Hundred and Twenty nine between A.L.Vandiver, Trustee for L.W.Vandiver. of the State of Georgia and County of Gwinnett of the first part and L.W.Vandiver of the State of Georgia and County of Gwinnett of the second part.

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Eighteen hundred DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he he granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto the said part y of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the fifth (5th) land district of Gwinnett County, Georgia,

being parts of land lots Nos. Eighty five (85) and Eighty-six (86), and bounded as follows

On the North by Rockbridge road and Pughes' Creek; East by the lands of J.E.Webb; South by the lands of J.E.Webb; West by Rockbridge road; as fully described by plat made by G.L.Veal Surveyor, August 8, 1916, and being the same lands deeded to T.G. and Mrs. T.G.Arnold by Mary S.Smith Nov. 26, 1924, as shown by deed recorded in deed book 41, page 309, Clerk's Office Superior Court, Gwinnett County, Georgia, said tract of land containing fifty (50) acres, more or less. This is the same tract of land deeded to A.L.Vandiver, Trustee of L.W.Vandiver by warranty deed from T.G.Arnold and Mrs. T.G.Arnold, Jan. 2, 1915, as shown by deed recorded in deed book 42 page 146, The above tract of land was bought with the money of L.W.Vandiver, who was a minor at the time of purchase, and who has now reached his majority and is over the age of twenty.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of him the said part y of the second part, his heirs and assigns forever, in fee simple, his

And the said part y of the first part, himself, heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs and assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said part y of the first part he he hereunto set his hand s and affixed his seal s the day and year above written.

Signed, Sealed and Delivered in the Presence of A.L.Vandiver, (SEAL.)  
J.W. Keheley Trustee of L.W.Vandiver. (SEAL.)  
John C. Houston N.P. State at Large, Ga (SEAL.)

Recorded April 30th, 1929 Jno. M. Langley. Clerk

The 100% and the 20% are subject to the same lien as the 100%.

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State of Georgia, Gwinnett County.

This Indenture, Made this 10th day of February in the year of our Lord One Thousand Nine Hundred and Thirty, between L.W.Vandiver, of the County of Gwinnett and State of Georgia, party of the first part and Mrs. J.H.Britt of the County of Gwinnett and State of Georgia, party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of One Hundred fifty dollars in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said party of the second part, her heirs and assigns, all that tract or parcel of land situate, lying and being in the fifth (5th) land district of Gwinnett County, Georgia, being parts of land lots Nos. eighty five (85) and eighty six (86) and bounded as follows: On the North by Rockbridge road and Pughes Creek; East by the lands of J.E.Webb; South by the lands of J.E.Webb; West by Rockbridge road; as fully described by plat made by G.L.Vanl, Surveyor, August 8, 1916, and being the same lands deeded to T.G.and Mrs. T.G.Arnold by Mary S.Smith November 26, 1914, as shown by deed recorded in deed book 41, page 309, Clerk's Office Superior Court, Gwinnett County Georgia. said tract of land containing fifty (50) acres, more or less.

This is the same tract of land which was bought with the money of L.W.Vandiver by Warranty Deed from T.G.Arnold, January 2, 1925, as shown by deed recorded in deed book 42, page 309, Clerk's Office Superior Court, Gwinnett County Georgia. said tract of land was bought with the money of L.W.Vandiver who was a minor at the time of the purchase of said tract of land and has now reached his majority and is over the age of 21 years. This deed is executed in order to place the title in the name of L.W.Vandiver, for day to day use. This deed is hereby authorized to cancel the deed of record made at the time of the purchase of said tract of land.

**GEORGIA, Gwinnett County.**  
I, *Mrs. J.H. Britt*, Clerk of the Superior Court of Gwinnett County, Georgia, do hereby certify that the above described deed was duly recorded in Deed Book 51, page 154, this 15th day of February, 1931.  
*Conceded of record May 15-1931 Jno. M. Ramsey C.R.*

This deed is given to secure said note or any renewal thereof, or part thereof. This deed is given to secure said debt or any other indebtedness that I may owe said Mrs. J.H.Britt, or that I may hereafter owe said Mrs. J.H.Britt, either as principal, security, or endorser.

TO HAVE AND TO HOLD, the said bargained tract, or parcel of land, together with all and singular the rights, members and appurtenances thereto being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, Mrs. J.H.Britt, heirs and assigns forever in fee simple. And the said party of the first part, for himself, his heirs, executors, and administrators, warrants and will forever defend the right and title to the above described tract or parcel of land unto the said party of the second part her heirs, executors, administrators and assigns, against the said party of the first part, his heirs, executors, and administrators, and against the claims of all persons whomsoever. This deed is made to secure the payment of a debt, pursuant to the laws of Georgia, in such cases, made and provided which debt is evidenced by I note for \$150.00 due February 10th, 1932. with privilege of paying off in one year. Should the above described note and the interest thereon be paid according to the tenor and effect thereof when the same shall become due and payable, and should the said party of the first part well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for the said party of the first part to keep and perform then this deed shall be cancelled and surrendered, in accordance with Section 3309 of the Civil Code of Georgia, of 1910; it being intended by the parties hereto that this instrument shall operate as a deed, and not as a mortgage. It is understood and agreed between the parties hereto that said party is to keep the buildings erected, or hereafter erected, on the above described tract of land insured in some solvent insurance company, subject to the approval of said

party, of the second part, against loss or damage by fire for an amount not less than ----- dollars, with loss, if any, payable to said party of the second part, as her interest may appear at the time of fire; and shall deliver said policy of insurance to the said party of the second part, her representatives or assigns, It is further understood and agreed that said party of the first part is to pay all taxes and assessments that may accrue against said above described property before the same became delinquent. And should the said party of the first part fail to keep said property insured, as above provided or fail to pay said taxes and assessments, as above provided, said party of the second part, or any one representing such second party, or the assigns of said second party, may insure said property or pay said taxes and assessments; and any amount so paid for insurance or taxes and assessments shall become a part of the principal sum secured to be paid by this Deed, and shall bear interest at the rate of eight per cent per annu, from the date of such payment until repaid.

It is further understood and agreed between the parties hereto, that should any one of the above mentioned interest coupons, or any part thereof not be paid promptly when due; or should said party of the second part, or anyone representing said second party, or should the assigns of said second party pay any amount for insurance, taxes or assessments as above provided and the same should not be repaid within thirty days from the date of such payment without notice; then, in either event that is default upon an interest coupon, or failure to repay any amount paid by said second party, the representatives of said second party or her assigns, for insurance or taxes or assessments, as above provided, the entire principal sum hereby secured to be paid shall immediately become due and collectible, at the option of said party of the second part her executors, administrators or assigns, time being of the essence of the contract. It is further understood and agreed between the parties hereto that in case of default in the payment of the debt hereby secured to be paid, said party of the second part, her executors, administrators, or assigns, may enter upon and take possession of the above described land, and sell the same for the purpose of paying the debt hereby secured to be paid, after first advertising the time, place and terms of said sale in newspaper published in said County of Gwinnett once a week for four weeks immediately preceding said sale, which shall be on a legal day within the legal hours of sale, and in front of the court house door in said County of Gwinnett which said sale shall divest out of said party of the first part all right, title, interest or equity that said party of the first part has in or to said above described tract of land, and shall vest a fee simple title to said land in the purchaser, or purchasers at said sale; the proceeds of said sale to be applied first to the expenses of conducting the same, then to the payment of the indebtedness hereby secured to be paid, and the remainder if any, to said party of the first part. And the said party of the second part, her executors, administrators, or assigns, may bid at said sale, and become the purchase of said property. For the purpose of carrying out and effectuating the power of sale herein given, the said party of the second part her executors, administrators, and assigns, or either of them as the case may be, are hereby constituted and appointed the true and lawful attorney in fact for said party of the first part to sell above described lands above provided and convey the same to the purchaser, or purchasers, at said sale in as full and ample manner as said party of the first part could do in person. And all of the acts and doings of said attorney or attorneys in fact, are hereby ratified and confirmed.

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IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.  
Signed, sealed and delivered in the presence of:

J.W. Nicholson  
Jno. M. Langley, C.S.C. in and for Gwinnett County.

L.W. Vandiver. (L.S.)

DEED RECORD NO. 48

GEORGIA, Gwinnett County

This Indenture, made this 15th day of May in the year of our Lord, Nineteen Hundred and Thirty one between L.W.Vandiver of the County of Gwinnett of the first part, and J.B.Oakes of the County of Gwinnett of the second part, WITNESSETH: That the said part Y of the first part for and in consideration, of the sum of Three hundred DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, to him granted, bargained, sold and conveyed, and by these presents do GR grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of land, lying and being in the County of Gwinnett State of Georgia, in the fifth land district, part of lot B No. 88 & 86 containing Fifty (50) acres, more or less, bounded as follows:

On the north by Rockbridge road and Pughes Creek; east by the lands of J.E.Webb; south by the lands of J.E.Webb, west by Rockbridge road, as fully described by plat made by G.L. Veal, surveyor, August 8, 1916, and being the same lands deeded to L.W.Vandiver by A.L. Vandiver, Trustee of L.W.Vandiver by deed dated April 30th, 1929 as shown by deed recorded in deed book 48 page 802, Clerk's office Superior court Gwinnett County, Georgia.

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**GEORGIA, Gwinnett County.**  
 The debt which this deed was given to secure having been paid the Clerk of the Superior Court of said County and State is hereby authorized to cancel the same of record.  
 This 27 day of July 1931  
*J.B. Oakes*  
 Canceled of record  
 July - 27 - 1931  
*Jno M Langley*  
*ans*

The absolute fee-simple title to the above described property is in the undersigned, and there are no liens or incumbrances of any character, here or otherwise against it or any judgment against me in any Court of this State or the United States.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereto, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part, his heirs and assigns, forever, in fee simple.

And the said part Y of the first part, for himself, heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said part Y of the second part, his heirs and assigns, against the claims of all persons whatsoever. This deed is made as security for a debt, the principal sum of which is Three hundred Dollars. This Deed being made in conformity with Sections 1865, 1870, and 1971 of the Code of Georgia for 1928 and the Acts amendatory thereof, and corresponding Sections of the new Code, Volume 2.

And as a further consideration moving the parties to this contract, the said L.W.Vandiver hereby expressly agrees and covenants that if default be made in the prompt payment of said indebtedness—be as principal or interest—or if he shall fail to pay any tax assessed against said property before the same becomes delinquent, or shall fail to keep house insured in a good company for house Dollars, less, payable to said part Y of the second part, then the principal debt hereby secured shall, at the option of the holder, become due and payable at once, and then the said J.B.Oakes by these presents, at his option is authorized to sell at public outcry, to the highest bidder, for cash, all of the above described property—for the purpose of paying said indebtedness and the expenses of the proceedings—after first advertising the time, place and terms of said sale in some newspaper published in Gwinnett County, once a week for four weeks preceding the time appointed for said sale, and the said J.B.Oakes may make and is hereby constituted the attorney in fact of the said L.W.Vandiver to make to the purchaser or purchasers of said property, at such sale, good and sufficient titles, in fee simple, in said property; thereby divesting out of the said L.W.Vandiver all right, title or equity that he may have in and to said property and vesting the same in the purchaser or purchasers aforesaid.

And the said J.B.Oakes or his representative or assigns or any other person selected by him is authorized to cry the said sale.

And the said J.B.Oakes or his representative or assigns is authorized to purchase the said property if they so desire, at said sale.

The proceeds of said sale shall be applied first to the payment in full of said indebtedness, in accordance with the tenor and effect of the contract aforesaid, and to the payment of all expenses connected with said proceedings, including tax per cent. of the principal and interest of said debt at attorney's fees, and the remainder, if any, shall be paid to the said L.W.Vandiver or his representative or assigns.

In Witness Whereof, The said part Y of the first part he he hereunto set his hand and affixed his seal and the day and year above written.

Signed, Sealed and Delivered in Presence of L.W.Vandiver. (Seal)  
J.W.Nicholson. (Seal)

John C.Houston. M.F. Ga. State at Large. (Seal)  
Recorded May 15th, 1931. 182 Jno.M.Langley. Clerk.

DEED RECORD No. 53

STATE OF GEORGIA, Gwinnett County.

THIS INDENTURE, made this 22nd, day of July, in the year of our Lord, Nineteen Hundred and Thirty-One between L.W. Vandiver of the County of Gwinnett of the first part, and J.B. Oakes of the County of Gwinnett of the second part, WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of

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Three Hundred Twenty Five (\$325.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, the following described property, to wit: All that tract or parcel of land lying and being in the County of Gwinnett, State of Georgia, in the Fifth (5) land district, parts of lots Nos. eighty-five (85) and eighty-six (86), containing Fifty (50) acres, more or less, bounded as follows; On the North by Rockbridge Road and Fughs Creek; East by lands of J.E. Webb; South by the lands of J.E. Webb; West by Rockbridge Road, as fully described by plat made by G.L. Veal, Surveyor, August 8th, 1916, and being the same lands deeded to L.W. Vandiver by A.L. Vandiver, by deed dated April 30th, 1929, as shown by deed recorded in deed book 42, page 502, Clerk's Office Superior Court, Gwinnett County, Georgia,

GEORGIA, Gwinnett County. The date which this deed was given to secure being was filed the Clerk of the Superior Court of said County and this is hereby authorized to cancel the same of record. The 21 day of Oct. 1933. Cancelled of record Oct 21-1933 Jno. M. Langley c. & c.

The absolute fee simple title to the above described property is in the part Y of the first part, and there are no liens or encumbrances of any character against it or any judgment against him in any Court of this State or the United States.

TO HAVE AND TO HOLD the said hereinbefore premises, together with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in any wise appertaining, to the said proper use, benefit and behoof of the said part Y of the second part, his heirs and assigns, forever in fee simple. And the said part Y of the first part for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the claims of all persons whomsoever. This deed is intended to pass the title to the above described property, and is made as security for a debt, the principal sum of which is Three Hundred Twenty Five Dollars, evidenced by promissory note and is made in conformity with section 2208 et seq. and section 2007 et seq. of the Code of Georgia of 1914. This deed is made to secure said indebtedness, or any renewal thereof, or any part thereof, or any other indebtedness now due, or that may hereafter be due by the part Y of the first part to the part Y of the second part, either as principal, jointly or endorser.

And as a further consideration moving the parties to this contract, the said part Y of the first part agrees and covenants that if default be made in the prompt payment of said indebtedness due as principal or interest, or if he shall fail to pay any tax assessed against said property before the same become delinquent, or shall fail to keep the buildings thereon insured in a good company for

Dollars, less payable to said part Y of the second part, then the principal debt hereby secured shall, at the option of the holder, become due and payable at once, and the said part Y of the second part by these presents, at his option, is authorized to sell at public outcry, to the highest bidder for cash, all of the above described property—for the purpose of paying said indebtedness and the expenses of the proceedings—after first advertising the time, place and terms of said sale in some newspaper published in Gwinnett County, Georgia, once a week, for four weeks preceding the time appointed for said sale, and the said part Y of the second part may make and is hereby constituted the attorney in fact of the said part Y of the first part to make to the purchaser or purchasers of said property, at such sale, good and sufficient title in fee simple, to said property; thereby divesting out of the said part Y of the first part all right, title or equity that he may have in and to said property and vesting the same in the purchaser or purchasers aforesaid.

And the said part Y of the second part or his representatives or assigns, or any other person selected by him, is authorized to try the said sale.

And the said part Y of the second part or his representatives or assigns, is authorized to purchase said property if he so desires at said sale. And the part Y of the first part may then be summarily disseised as a tenant. The proceeds of said sale shall be applied first to the payment in full of said indebtedness, in accordance with the tenor and effect of the contract aforesaid, and to the payment of all expenses connected with said proceedings, including ten per cent. of the principal and interest of said debt as attorney's fees, and the remainder, if any, shall be paid to the said part Y of the first part, or his representatives or assigns. If the insurance on this property is not kept up the part Y of the second part is authorized to take out said insurance and pay for the same and the amount so paid shall become a part of the indebtedness secured by this deed.

In Witness Whereof, the said part Y of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, Sealed and Delivered in Presence of: J.A. Brown, John C. Houston N.P. Ga. State at Large. L.W. Vandiver (SEAL) Jno. M. Langley, Clerk. Dated July, 22nd, 1931.

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STATE OF GEORGIA, Gwinnett County.

THIS INDENTURE, made this 14th day of November in the year of our Lord, Nineteen Hundred and Thirty-three, between J.E. Long of the County of Gwinnett of the first part, and T.L. Ambrose of the County of Gwinnett of the second part, WITNESSETH: That the said part of the first part, for and in consideration of the sum of Two hundred fifty DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part of the second part, his heirs and assigns, the following described property, to wit:

All that tract or parcel of land, situated lying and being in the 5th land district of Gwinnett County Georgia and being parts of lots Nos. 85 and 86, containing fifty (50) acres, more or less, and being three miles south west of Lawrenceville on and Lawrenceville and Rockbridge road, the place now being possession of L.W.Vandiver, bounded on the North by Pughs Creek; North west by lands of J.E.Webb, south east by lands of J.E.Webb; south west by Rockbridge road.

Being more particularly described by plat of same made by G.L.Veal, surveyor and recorded in plat book A page 176 Clerks office Gwinnett County Georgia.

This deed made subject to loan deed from L.W.Vandiver to Land Bank Commissioner for \$500.00 dated October 13th, 1933, as outlined in Warranty deed from L.W.Vandiver to J.E.Long dated this day.

GEORGIA, Gwinnett County  
The debt which this deed was given to secure having been paid the Clerk of the Superior Court of said County and State is hereby authorized to cancel the same of record.

This 7 day of Nov. 1938  
J.L. Ambrose

CANCELLED ON THE RECORD  
7 DAY OF Nov. 1938  
J.M. Langley

The absolute Fee Simple title to the above described premises is now a part of the first part, and there are no liens or encumbrances of any character against it or any judgment against him...

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, unto the said party of the second part, his heirs and assigns, forever in fee simple. And the said party of the first part for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever. This deed is intended to pass the title to the above described property, and is made as security for a debt, the principal sum of which is the amount shown as the consideration of this deed, and which is evidenced by promissory note and is made in conformity with section 2306 et seq. and section 6007 et seq. of the Code of Georgia of 1914. This deed is made to secure said indebtedness, or any renewal thereof, or any part thereof, or any other indebtedness now due, or that may hereafter be due by the party of the first part to the party of the second part, either as principal, security or endorser.

And as a further consideration moving the parties to this contract, the said party of the first part agrees and covenants that if default be made in the prompt payment of said indebtedness due as principal or interest, or if he shall fail to pay any tax assessed against said property before the same becomes delinquent, or shall fail to keep the buildings thereon insured in a good company for...

Dollars, less payable to said party of the second part, then the principal debt hereby secured shall, at the option of the holder, become due and payable at once, and the said party of the second part or his administrator, executor or assigns, by these presents, at his option, is authorized to sell at public outcry, to the highest bidder for cash, all of the above described property—for the purpose of paying said indebtedness and the expenses of the proceedings—after first advertising the time, place and terms of said sale in some newspaper published in Gwinnett County, Georgia, once a week, for four weeks preceding the time appointed for said sale, and the said party of the second part may make and is hereby constituted the Attorney in Fact of the said party of the first part to make to the purchaser or purchasers of said property, at such sale, good and sufficient title in fee simple, to said property; thereby divesting out of the said party of the first part all right, title or equity that he may have in and to said property and vesting the same in the purchaser or purchasers aforesaid.

And the said party of the second part or his representatives or assigns, or any other person selected by him is authorized to cry the said sale.

And the said party of the second part or his representatives or assigns, is authorized to purchase said property if he so desires at said sale. And the party of the first part may then be summarily dispossessed as a tenant. The proceeds of said sale shall be applied first to the payment in full of said indebtedness, in accordance with the tenor and effect of the contract aforesaid, and to the payment of all expenses connected with said proceedings, including ten per cent. of the principal and interest of said debt as attorney's fees, and the remainder, if any, shall be paid to the said party of the first part, or his representatives or assigns. If the insurance on this property is not kept up the party of the second part is authorized to take out said insurance and pay for the same and the amount so paid shall become a part of the indebtedness secured by this deed.

If more than one joins in the execution of this deed as party of the first part, or if there is more than one grantor, or if any be of the feminine sex, the pronouns and relative words shall include the plural or feminine respectively, where they refer to more than one, or to the feminine sex.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, Sealed and Delivered in Presence of: J.E. Long (SEAL)

J.D. Pruett (SEAL)

Jno. M. Langley, C.S.C. (SEAL)

Recorded Nov. 17th 1936 Jno. M. Langley, Clerk Superior Court.

(SEAL)

Recorded November 7, 1938 193

Jno. M. Langley Clerk

WARRANTY DEED

STATE OF GEORGIA, GWINNETT COUNTY

THIS INDENTURE, Made the 7th day of November in the year of our Lord One Thousand Nine Hundred and 38, between J. E. Long of the one part, and W. C. Yancey of the County of Gwinnett of the other part, WITNESSETH: That the said J. E. Long

for and in consideration of the sum of Four Hundred (\$400.00) - - - - - DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said W. C. Yancey his heirs and assigns, all

that tract or parcel of land situated, lying and being in the 5th, land district of Gwinnett County Georgia and being parts of Lots Nos. 85 and 86; containing Fifty (50) acres, more or less and being three miles South-West of Lawrenceville on the Lawrenceville and Rock-bridge Road, on Waters of Pughs Creek. The place now being Possession of J. E. Long Bounded on the North by Pughs Creek; North West by lands of J. E. Webb; South-East by lands of J. E. Webb; South-West by Rockbridge Road.

Being more particularly described by plat of same made by G. L. Veal Surveyor and recorded in plat book A. Page 176 Clerks Office Gwinnett County, Georgia.

This deed is made subject to a loan deed to the Land Bank Commissioner for \$400.00 dated October 13th, 1933, bearing 5% interest from date, first interest payment being November 1st, 1933, principal being payable in ten payments of \$50.00 each beginning November 1st, 1937 and each year thereafter until paid.

(Revenue Stamp \$.50)

TO HAVE AND TO HOLD the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and affixed seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of J. E. Long (SEAL) Lola Mae Wages (SEAL) E. S. Wages Ordinary (SEAL) Ordinary Seal Attached

Recorded November 7, 1938 193

Jno. M. Langley Clerk

Recorded October 2, 1941 xxx Henry F. Wages Clerk.

STATE OF GEORGIA GWINNETT COUNTY.

THIS INDENTURE, Made this 3 day of October in the year of our Lord One Thousand Nine Hundred and Forty-one, between W. C. Yancey

of the County of Gwinnett and State of Georgia of the first part and Mrs. Ruth Brogdon-Pierce of the County of Gwinnett and State of Georgia of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of Nine Hundred Fifty and No/100 DOLLARS,

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey, unto the said part y of the second part her heirs and assigns,

all that tract or parcel of land lying and being in the fifth land district of Gwinnett County, Georgia, containing fifty (50) acres, more or less, and being parts of land lots numbers 85 and 86, and located three mile south-west of Lawrenceville on the Lawrenceville and Rock-bridge road, on waters of Pughs Creek. Bounded on the North by Pugh's Creek; North-west byelands of J. E. Webb; South-east by lands of J. E. Webb; South-west by Rockbridge road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Clerks office of Gwinnett County, Georgia. This is the same tract of land as described in deed from J. E. Long to W. C. Yancey, dated November 7, 1938, recorded in deed book 65 page 32 in the office of the Clerk of Superior Court of Gwinnett County, Georgia.

This deed is made subject to loan deed given by L. W. Vandiver to Land Bank Commissioner dated October 13, 1933, recorded in deed book 52 page 625 in the office of the clerk of the Superior Court of Gwinnett County, Georgia. There is unpaid on said debt secured by said loan the sum of Two Hundred Fifty and No/100 Dollars, which debt grantee assumes and agrees to pay as part of the above stated consideration.

(Revenue Stamps \$1.10)

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of her the said part y of the second part, her heirs and assigns forever, in fee simple.

And the said part y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part y of the second part her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part he s hereunto set his hand and affixed his seal the day and year above written.

Signed, Sealed and Delivered in the Presence of W. C. Yancey (SEAL)

Ruth Wilkerson (SEAL)

Thomas O. Davis N.P. (SEAL)  
Gwinnett County, Georgia. (Seal attached)

Filed for record Oct. 3rd, 1941 at 10. A.M.  
Recorded Oct. 3rd 1941 Henry F. Wages Clerk.

Recorded. January 5th, 1943.

HENRY F. WAGES, Clerk.

**STATE OF GEORGIA, Gwinnett COUNTY**

THIS INDENTURE, Made the 6th day of January in the year of our Lord One Thousand Nine Hundred and

forty-three, between Mrs. Ruth Brogdon Pierce of the County of Gwinnett of the one part, and E. T. Hopkins of the County of Gwinnett of the other part, WITNESSETH: That the said Mrs. Ruth Brogdon Pierce

for and in consideration of the sum of nine hundred and seventy-five DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, she has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do she grant, bargain, sell, alien, convey and confirm, unto the said E.T. Hopkins, his heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett county, Georgia, containing fifty (50) acres, more or less, and being parts of land lots numbers eighty-five (85) and eighty-six (86), and located three miles southwest of Lawrenceville, on the Lawrenceville-Rockbridge Road, on the waters of Pughs Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J.E. Webb; on the southeast by the lands of J.E. Webb; on the southwest by Rockbridge Road; on the west by old road, and being more particularly described by plat made by G.L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett county records, reference to which is hereby made for the correct shape metes, courses and distances of said tract of land. This is the same land conveyed to W.C. Yancey by J.E. Long November 7th, 1938, as shown by deed recorded in deed book 65, page 32, Gwinnett county records; and the same lands conveyed to Mrs. Ruth Brogdon Pierce by W.C. Yancey October 3rd, 1941, as shown by deed recorded in deed book 62 page 269, Gwinnett county records.

This conveyance is made subject to a loan deed from L.W. Vandiver to the Land Bank Commissioner dated October 13th, 1933, for the sum of \$500.00, on which there is now due the sum of two hundred (\$200.00), principal, and interest from November 1st, 1942; and subject to a loan deed from Ruth Brogdon Pierce to W.C. Yancey dated October 3rd, 1931, for the principal sum of two hundred (\$200.00) dollars. There is now due on this loan the sum of two hundred dollars and interest from November 1st, 1942. The grantee has retained \$405.80 from the purchase price of this land to pay off and cancell said loans from the records.

(Revenue stamps \$1.10)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part her heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part has hereunto set her hand and affixed her seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of: Mrs. Ruth Brogdon Pierce (Seal.)

G. T. Sweat (Seal.)

John C. Houston (Seal attached) (Seal.)

~~Notary Public State at Large for Ga.~~

Filed for Record Jan. 6th, 1943. at 4 P.M. Henry F. Wages, Clerk.

Recorded Jan. 6th, 1943.

**WARRANTY DEED RECORD, NO. 74, GWINNETT COUNTY**

**STATE OF GEORGIA, Gwinnett COUNTY** Nineteen

THIS INDENTURE, Made the 6th day of January in the year of our Lord ~~1943~~ ~~1942~~ ~~1941~~ ~~1940~~ ~~1939~~ ~~1938~~ ~~1937~~ ~~1936~~ ~~1935~~ ~~1934~~ ~~1933~~ ~~1932~~ ~~1931~~ ~~1930~~ ~~1929~~ ~~1928~~ ~~1927~~ ~~1926~~ ~~1925~~ ~~1924~~ ~~1923~~ ~~1922~~ ~~1921~~ ~~1920~~ ~~1919~~ ~~1918~~ ~~1917~~ ~~1916~~ ~~1915~~ ~~1914~~ ~~1913~~ ~~1912~~ ~~1911~~ ~~1910~~ ~~1909~~ ~~1908~~ ~~1907~~ ~~1906~~ ~~1905~~ ~~1904~~ ~~1903~~ ~~1902~~ ~~1901~~ ~~1900~~ ~~1899~~ ~~1898~~ ~~1897~~ ~~1896~~ ~~1895~~ ~~1894~~ ~~1893~~ ~~1892~~ ~~1891~~ ~~1890~~ ~~1889~~ ~~1888~~ ~~1887~~ ~~1886~~ ~~1885~~ ~~1884~~ ~~1883~~ ~~1882~~ ~~1881~~ ~~1880~~ ~~1879~~ ~~1878~~ ~~1877~~ ~~1876~~ ~~1875~~ ~~1874~~ ~~1873~~ ~~1872~~ ~~1871~~ ~~1870~~ ~~1869~~ ~~1868~~ ~~1867~~ ~~1866~~ ~~1865~~ ~~1864~~ ~~1863~~ ~~1862~~ ~~1861~~ ~~1860~~ ~~1859~~ ~~1858~~ ~~1857~~ ~~1856~~ ~~1855~~ ~~1854~~ ~~1853~~ ~~1852~~ ~~1851~~ ~~1850~~ ~~1849~~ ~~1848~~ ~~1847~~ ~~1846~~ ~~1845~~ ~~1844~~ ~~1843~~ ~~1842~~ ~~1841~~ 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STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 24th day of September in the year of our Lord One Thousand Nine Hundred and forty-three, between Guy Martin,----

of the County of Gwinnett of the one part, and H.C. Tuggle and Mrs. Idoro Tuggle,---- of the County of Gwinnett of the other part, WITNESSETH: That the said Guy Martin----

for and in consideration of the sum of --One thousand and fifty----- DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do es grant, bargain, sell, alien, convey and confirm, unto the said second parties,

heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, containing fifty (50) acres, more or less, and being parts of land lots numbers eighty-five and eighty-six (85 and 86), and located three miles southwest of Lawrenceville, on the Lawrenceville-Rockbridge road, on the waters of Pughs Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. E. Webb; on the southwest by Rockbridge road; on the west by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett county records, reference to which is hereby made for the correct shape, mates, courses and distances of said tract of land. This is the same land conveyed to W. C. Yancey by J. E. Long November 7th, 1938, as shown by deed recorded in deed book 65 page 32, Gwinnett county records; and the same lands conveyed to Mrs. Ruth Brogdon Pierce by W. C. Yancey October 3rd, 1941, as shown by deed recorded in deed book 62 page 269, Gwinnett county records; and the same lands conveyed to E. T. Hopkins by Mrs. Ruth Brogdon Pierce January 6th, 1943.

This is the same lands conveyed to Guy Martin by E. T. Hopkins January 6th, 1943, as shown by deed recorded in deed book 74 page 67, Gwinnett County records.

(Revenue Stamps attached \$1.65)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, their heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part ha s hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of: Guy Martin (Seal.)

E. T. Hopkins (Seal.)

John C. Houston, Notary Public State at Large for Ga. (N.P. Seal attached) (Seal.)

Filed for Record September 24th, 1943 at 10 A.M.
Recorded September 24th, 1943.

Henry F. Wages, Clerk.

Filed for Record May 7th, 1945, 10 A.M.  
Recorded May 7th, 1945

O. E. Buchanan Dep. Clerk

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 30th day of April in the year of our Lord One Thousand Nine Hundred and

Forty-five, between H.C. Tuggle and Mrs. Idoro Tuggle of the County of Gwinnett of the one part, and J. M. Pierce and Mrs. Ruth Brogdon Pierce. of the County of Gwinnett of the other part. WITNESSETH: That the said H.C. Tuggle and Mrs. Idoro Tuggle for and in consideration of the sum of Thirteen Hundred (\$1300.00) ----- DOLLARS, in hand paid at or before

the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said J. M. Pierce and Mrs. Ruth Brogdon Pierce, their heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, containing fifty (50) acres, more or less, and being parts of land lots numbers eight-five and eighty-six (85 and 86), and located three miles southwest of Lawrenceville on the Lawrenceville-Rockbridge road, on the waters of Pughs Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. E. Webb; on the southwest by Rockbridge road; on the west by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett County records, reference to which is hereby made for the correct shape, mets, courses and distances of said tract of land. This is the same tract of land conveyed to W. C. Yancey by J. E. Long November 7th, 1939, by deed recorded in deed book 65 page 32, Gwinnett County records; and the same lands conveyed to Mrs. Ruth Brogdon Pierce by W. C. Yancey October 3rd, 1941, by deed recorded in deed book 62 page 269, Gwinnett county records; and the same lands conveyed to E. T. Hopkins by Mrs. Ruth Brogdon Pierce January 6th, 1943, and conveyed by E. T. Hopkins to Guy Martin January 6th, 1943.

This is the same tract of land conveyed to H. C. Tuggle and Mrs. Idoro Tuggle September 24th, 1943, by deed recorded in deed book 74, page 211, Gwinnett County records.

(\$1.65 Revenue Stamps Attached)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appertinances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, their heirs, executors, administrators and assigns, and against the said party of the first part their heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part hereunto set their hand and affixed their seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:  
F. F. Dowis

H. C. Tuggle (SEAL)

Mrs. Idoro Tuggle her X mark (SEAL)

John C. Houston, N.P. Ga. State at Large (seal attached) (SEAL)

Filed for Record May 7th, 1945, 11 A.M.  
Recorded May 7th, 1945

O. E. Buchanan Dep. Clerk

# WARRANTY DEED RECORD, No. 81, GWINNETT COUNTY

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 22nd day of August in the year of our Lord One Thousand Nine Hundred and Forty-five, between J. M. Pierce and Mrs. Ruth Pierce, --- of the County of Gwinnett of the one part, and T. L. Harris, --- of the County of Gwinnett of the other part, WITNESSETH: That the said J. M. Pierce and Mrs. Ruth Pierce for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said T. L. Harris, his ---

heirs and assigns, all that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, containing fifty (50) acres, more or less, and being parts of land lots numbers eighty-five and eighty-six (85 and 86), and located three miles southwest of Lawrenceville, on the Lawrenceville-Rockbridge Road, on the waters of Pughs Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. E. Webb; on the southwest by Rockbridge road; on the west by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett county records, reference to which is hereby made for the correct shape, metes, courses and distances of said tract of land.

This is the same tract of land conveyed to J. M. Pierce and Mrs. Ruth Pierce by H. C. Tuggle and Mrs. Idora Tuggle April 30th, 1945, by deed recorded in deed book 79 page 154, Gwinnett County records.

(\$1.65 Rev. Stamps Attached)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part their heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part have hereunto set their hands and affixed their seals and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:  
J. M. Pierce (SEAL)  
H. J. Campbell  
Ruth Brogion Pierce (SEAL)  
John C. Hounston, N.F. Ga. State at Large (SEAL)

Filed for Record April 30th, 1946, 11 a.m. (seal attached)  
Recorded April 30th, 1946 Henry F. Wages, Clerk

DEED RECORD 82, GWINNETT COUNTY

STATE OF GEORGIA, Gwinnett County.

THIS INSTRUMENT, Made this 13 day of July in the year of our Lord, Nineteen Hundred and forty six, between Samuel A. Talley of the County of Gwinnett

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of the first part, and The Brand Banking Company, a banking corporation of the County of Gwinnett of the second part, WITNESSETH: That the said party of the first part, for

and in consideration of the sum of TWO THOUSAND TWO HUNDRED FIFTY & 80/100 DOLLARS,

in hand paid at and before making and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, their successors heirs and assigns, the following described property, to-wit:

All that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, parts of land lots Nos. eighty-five and eighty-six (85 & 86) containing fifty (50) acres, more or less, and located three miles south of Lawrenceville on the Lawrenceville-Rockbridge road, on the waters of Pugh's Creek; bounded on the north by Pugh's Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. M. Webb; on the southwest by Rockbridge Road; on the west by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett county records, reference to which is hereby made for the correct shape, metes courses and distances of said tract of land.

This is the same tract of land conveyed to T. L. Harris by J. M. Pierce and Ruth Brogdon Pierce August 22nd, 1945, by deed recorded in deed book 81 page 109, Gwinnett county records,

This being the same tract of land conveyed to Samuel A. Talley by T. L. Harris, by deed dated this date, not yet recorded.

GEORGIA, Gwinnett County

The debt which this deed was given to secure having been paid the Clerk of the Superior Court of said County and State is hereby authorized to cancel the same of record.

CANCELLED ON THE RECORD,

This 3 day of Jan 1948

Henry P. Wagoner Clerk

This 3 day of January 1948

Brand Banking Company by Harrison W. Purcell

The absolute Fee Simple title to the above described property is in the party of the first part, and there are no liens or encumbrances of any character against it or any judgment against him in any Court of this State or the United States.

To Have and to Hold the said bargained premises, together with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple. And the said party of the first part or his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns against the claims of all persons whomsoever. This Deed is intended to pass the title to the above described property, and is made as security for a debt, the principal sum of which is the amount shown as the consideration of this Deed, and which is evidenced by promissory note and is made in conformity with section 1306 et seq, and section 6317 et seq, of the Code of Georgia of 1914. This Deed is made to secure said indebtedness, or any renewal thereof, or any part thereof, or any indebtedness now due, or that may hereafter be due by the party of the first part to the party of the second part, either as principal, security or otherwise.

And as a further consideration moving the parties to this contract, the said party of the first part agrees and covenants that if default be made in the prompt payment of said indebtedness due as principal or interest, or if he shall fail to pay any tax assessed against said property before the same becomes delinquent, or shall fail to keep the buildings thereon insured in a good company he

Default here payable to said party of the second part, then the principal debt hereby secured shall, at the option of the holder, become due and payable at once, and the said party of the second part or his administrator, executor or assigns, by these presents, as his option, is authorized to sell at public outcry, to the highest bidder for cash, all of the above described property—for the purpose of paying said indebtedness and the expenses of the proceedings—after first advertising the time, place and terms of said sale in some newspaper published in Gwinnett County, Georgia, once a week, for four weeks preceding the time appointed for said sale, and the said party of the second part may make and is hereby constituted the Attorney in Fact of the said party of the first part to make to the purchaser or purchasers of said property, at such sale, good and sufficient title in Fee Simple, to said property, thereby discharging out of the said party of the first part all right, title or equity that he may have in and to said property and vesting the same in the purchaser or purchasers aforesaid.

And the said party of the second part or his representatives or assigns, or any other person selected by him is authorized to cry the said sale. And the party of the first part may that he voluntarily disposed of as a tenant. The proceeds of said sale shall be applied first to the payment in full of said indebtedness, in accordance with the terms and effect of the contract aforesaid, and to the payment of all expenses connected with said proceedings, including ten per cent. of the principal and interest of said debt as attorney's fees, and the residue, if any, shall be paid to the said party of the first part, or his representatives or assigns. If the incumbrance on this property is not kept up the party of the second part is authorized to take out said insurance and pay for the same and the amount so paid shall become a part of the indebtedness secured by this Deed.

If more than one life is the execution of this Deed as party of the first part, or if there is more than one grantor, or if any lie of the incumbrance on, the premises and relative words shall include the plural or feminine respectively, where they refer to more than one, or the feminine sex.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, Sealed and Delivered in Presence of: Samuel A. Talley (SEAL)

James K. Purcell (SEAL)

Susie Dowis Nancy Public State at Large for Georgia

Filed in office 5 o'clock P. M. July 15th 1946

Recorded July 15th 1946 O. E. Buchanan D. Clerk

# WARRANTY DEED RECORD, No. 81, GWINNETT COUNTY

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 13th day of July in the year of our Lord One Thousand Nine Hundred and forty six, between ---T. L. Harris,--- of the County of Gwinnett of the one part, and ---Samuel A. Talley,--- of the County of Gwinnett of the other part, WITNESSETH: That the said T. L. Harris--- for and in consideration of the sum of Twenty-two hundred and fifty (\$2250.00) --- DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do s grant, bargain, sell, alien, convey and confirm, unto the said Samuel A. Talley, his heirs and assigns, all

that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, parts of land lots Nos. e ighty-five and eighty-six (85 & 86) containing fifty (50) acres, more or less, and located three miles south of Lawrenceville, on the Lawrenceville-Rockbridge road, on the waters of Pughs' Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. E. Webb; on the southwest by Rockbridge road, on the West by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett County records, reference to which is hereby made for the correct shape, metes courses and distances of said tract of land.

This is the same tract of land conveyed to T. L. Harris by J. M. Pierce and Ruth Brogdon Pierce August 22nd, 1945, by deed recorded in deed book 81 page 109, Gwinnett county records.

(\$2.75 Rev. Stamps Attached)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part ha s herunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

T. L. Harris (SEAL)

James K. Purcell (SEAL)

Snzie Dowis, N.P. Ga. State at Large (SEAL)

Filed for Record July 13th, 1946, 5 p.m.

Recorded July 15th, 1946

O. E. Buchanan D. Clerk.

### WARRANTY DEED RECORD, No. 86, GWINNETT COUNTY

STATE OF GEORGIA, Gwinnett COUNTY

THIS INDENTURE, Made the 3rd day of January in the year of our Lord One Thousand Nine Hundred and forty-eight between Samuel A. Talley of the one part, and G. H. Tanner of the County of Gwinnett of the other part, WITNESSETH: That the said Samuel A. Talley for and in consideration of the sum of Twenty-one hundred (\$200.00) DOLLARS, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm, unto the said G. H. Tanner, his heirs and assigns, all

that tract or parcel of land lying and being in the Fifth (5th) land district of Gwinnett County, Georgia, parts of land lots Nos. eighty-five and eighty-six (85 & 86), containing fifty (50) acres, more or less, and located three miles south of Lawrenceville, on the Lawrenceville-Rockbridge road, on the waters of Pughs Creek; bounded on the north by Pughs Creek; on the northeast by the lands of J. E. Webb; on the southeast by the lands of J. E. Webb; on the southwest by Rockbridge road, on the west by old road, and being more particularly described by plat made by G. L. Veal, Surveyor, recorded in plat book A page 176, Gwinnett county records, reference to which is hereby made for the correct shape, metes, courses and distances of said tract of land.

This is the same tract of land conveyed to T. L. Harris by J. M. Pierce and Ruth Brogdon Pierce August 22nd, 1945, by deed recorded in deed book 81 page 109, Gwinnett county records. Also the same tract of land conveyed to Samuel A. Talley by T. L. Harris July 13th, 1946 by deed recorded in deed book 81, page 229, Gwinnett county records.

(\$2.75 Rev. Stamps Attached)

To Have and to Hold the said bargained premises, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

F. E. Cooper

Samuel A. Talley (SEAL)

Henry F. Wages, C S C (seal attached)

(SEAL)

(SEAL)

Filed for Record January 3rd, 1948, 10 a.m.

Recorded January 5th, 1948

Henry F. Wages, Clerk

DEED RECORD 136, GWINNETT COUNTY

STATE OF GEORGIA, GWINNETT COUNTY.

THIS INDENTURE, Made this 31st day of Dec. in the year of our Lord, Nineteen Hundred

and Fifty-Seven between W. J. Webb

of the County of Gwinnett

of the first part, and The Brand Banking Company, a banking corporation

of the County of Gwinnett

of the second part, WITNESSETH: That the said part of the first part, for

and in consideration of the sum of Six Hundred Ten and 50/100 - - - - - DOLLARS

is hand paid at and before writing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, it's heirs and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in the 5th land district of Gwinnett County, Ga. and being a part of the J. E. Webb estate in Gates Hallitis district and containing exactly twenty-eight acres and bounded on the north by Fewa Creek; on the west by Herman Tanner lands; on the east by the Lawrenceville-Snellville highway and on the south by other lands of J. E. Webb estate.

GEORGIA, Gwinnett County

The debt which this deed was given to secure having been paid the Clerk of the Superior Court of said County and State is hereby authorized to cancel the same of record.

This 30 day of Jan 1958 The Brand Banking Co by [Signature] VP and

CANCELLED ON THE RECORD.

This 22 day of Jan 1958 [Signature]

The absolute fee simple title to the above described property is in the party of the first part, and there are no liens or encumbrances of any character against it or any judgment against him in any Court of this State or the United States.

To Have and to Hold the said bargained premises, together with all and singular the rights, members and appurtenances thereto, to the use being, belonging, or any who hereafter to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in fee simple. And the said party of the first part or his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns against the claims of all persons whomsoever. This conveyance shall be construed as a deed passing title pursuant to the laws of the State of Georgia governing loan or security deeds and is not a mortgage; and is made and intended to secure the payment of an indebtedness of the principal sum of the consideration of this deed, and interest thereon, together with any and all other indebtedness now owing or which may hereafter be owing by the grantor herein to the grantee herein, however incurred, and all renewals or extensions of said note or notes and other indebtedness, other in whole or in part, as principal, security or otherwise. This conveyance is made under the provisions of Chapter 87-11 (Conveyances to Secure Debt) of the 1957 Code of Georgia, and upon payment of the debt or debts hereby secured this security deed shall be cancelled and surrendered pursuant thereto. In the event of the failure of the party of the first part promptly to pay any note or notes or monthly or other installment of principal or interest, insurance premiums, taxes, assessments, or to discharge any other indebtedness as they become due under the terms of this instrument, all other note or notes, installments and indebtedness now, or at the option of the party of the second part, his legal representatives, successors, heirs or assigns, be declared then due and payable. Upon such default, the party of the second part may, at his option, include any and all the rights and remedies provided in this security deed, or any note secured hereby, as if would for default in the performance of any of the other terms, conditions or covenants contained in this security deed, note or notes secured by this instrument. There is the essence of this contract, and the grantor agrees that should he default in the terms of the note or notes secured hereby or any of the terms of this instrument, then the entire unpaid balance of the indebtedness secured by this deed shall at once become due and collectible, at the option of the holder, and the right of action thereon shall at once accrue, and the grantor, his heirs, legal representatives, successors or assigns, is authorized, at his option, to sell at public outcry, in the highest bidder for cash, all of the above described property, for the purpose of paying all indebtedness secured hereby, and the expenses of said sale, after first advertising the time, place and terms of said sale in the newspaper published in the County in which said land is located, in which the Sheriff's advertisement are published, once a week for four weeks preceding the time appointed for said sale, all other notices being hereby waived, and the said party of the second part, his executors, legal representatives or assigns, or his agent or attorney, are hereby constituted and appointed the true and lawful attorney-in-fact of the said party of the first part to sell said property in accordance herewith and in separate and deliver to the purchaser good and sufficient title, in fee simple, to said property, in as full and ample a manner as said first party could do in person, thereby divesting out of the said party of the first part all right, title or equity that he may have in and to said property, and vesting the same in the purchaser or purchasers, and the parties therein as to the happening of the default shall be conclusive and binding upon said first party, his heirs, legal representatives, successors, and assigns. Said property may be sold as a whole or in separate parcels.

And the said party of the second part or his legal representatives, attorney or assigns, or any other person authorized by him is authorized to cry the said sale. And the said party of the second part or his legal representatives or assigns, is authorized to purchase said property if he so desires at said sale. And the party of the first part may then be summarily dismissed as a tenant. The proceeds of said sale shall be applied first to the payment in full of said indebtedness, in accordance with the tenor and effect of the contract aforesaid and to the payment of all expenses connected with said proceedings, including law per cent, of the principal and interest of said debt as attorney's fees, and the remainder, if any, shall be paid to the said party of the first part, or his legal representatives or assigns. If the insurance on this property is not kept up the party of the second part is authorized to take out said insurance and pay for the same and the amount paid shall become a part of the indebtedness secured by this deed.

If more than one joint in the execution of this deed as party of the first part, or if there is more than one grantor, or if any be of the female sex, the provisions and relative words shall include the shared or feminine respectively, where they refer to more than one, or the feminine sex.

In Witness Whereof, the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, Sealed and Delivered in Presence of: W. J. Webb (SEAL) Hazel H. Wall (SEAL) Annalyn Roberts, N.P. (SEAL) Notary Public.

Filed in office 4 o'clock P. M., December 31, 1957. Recorded January 3, 1958. Henry F. Wagon, Clerk.

WARRANTY DEED RECORD, No. 139, GWINNETT COUNTY

STATE OF GEORGIA, Gwinnett COUNTY

THIS INSTRUMENT, Made the 30th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-eight between W. J. Webb

of the County of Gwinnett of the one part, and G. H. Tanner W. J. Webb of the County of Gwinnett of the other part, WITNESSETH: That he said W. J. Webb for and in consideration of the sum of Ten Dollars and other valuable consideration--\$10.00 DOLLARS in hand paid at or before the making and delivery of these presents, the receipt whereof is hereby acknowledged, he do grant, bargain, sell, alien, convey and confirm, unto the said G. H. Tanner, his heirs and assigns, all that tract or parcel of land lying and being in Land Lots 86-87 of the 5th land district of Gwinnett County, Georgia, and containing twenty-eight (28) acres according to a plat and survey made by S. R. Fields, Surveyor, December 30, 1957, which plat is by reference incorporated herein as a part of the description of said property. Said property is described according to said plat as follows: Beginning at a point on the West side of the Lawrenceville to Snellville paved highway (highway Number 124) at a point where Few's Creek intersects the right-of-way of said highway, said point of beginning being also at the lands of Alexander; thence following the meanderings of said creek in a generally northwesterly direction for a distance of 1830 feet, more or less, to other lands of Herman Tanner; thence in a South 31 degrees 40 minutes East direction along the lands of Herman Tanner for a distance of 1072.5 feet to an iron pin; thence along lands of J. E. Webb Estate in a South 76 degrees 36 minutes East direction for a distance of 1073 feet to the westerly right-of-way of Highway 124; thence along the west side of the right-of-way of said highway in a North 13 degrees 24 minutes East direction for a distance of 867 feet to the point of beginning.

The exact distance along Few's Creek above described can be determined by beginning at a point on the West side of said highway 15 feet in a South 13 degrees 24 minutes West direction from Few's Creek and following a straight line North 81 degrees 13 minutes West for 800 feet; thence North 79 degrees 53 minutes West for 800 feet; and thence North 78 degrees 28 minutes West for 230 feet to the center of Few's Creek at the lands of Herman Tanner. The above tract of land is bounded on the West by lands of Herman Tanner; on the South by the J. E. Webb Estate; on the East by Highway Number 124; and on the north by lands of Alexander, the line between this property and the property of Alexander being Few's Creek. (\$3.30 Revenue Stamps attached)

To Have and to Hold the said bargained premises, with all and singular the rights, tenures and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part he do hereunto set his hand and affix his seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of: W. J. Webb (SEAL) G. A. Hask (SEAL) Owen E. Buchanan (SEAL)

Deputy Clerk Superior Court Filed for Record January 30, 1958, 11 A.M. Recorded January 30, 1958 Henry F. Wagners Clerk

STATE OF GEORGIA, Gwinnett COUNTY

THIS INSTRUMENT, Made the 27 day of July in the year of our Lord One Thousand Nine Hundred and Fifty-eight between Tommy Pruitt

of the County of Gwinnett of the one part, and Vernon Sanders of the County of Gwinnett of the other part, WITNESSETH: That he said Tommy Pruitt for and in consideration of the sum of Two hundred and no/100 - - - - - DOLLARS in hand paid at or before the making and delivery of these presents, the receipt whereof is hereby acknowledged, he do grant, bargain, sell, alien, convey and confirm, unto the said Vernon Sanders, his heirs and assigns, all that tract or parcel of land lying and being in the 7th land district of Gwinnett County, Georgia, and being more fully described as follows:

Beginning at an iron pin corner on the Buford-Cumming Highway #20, running along said highway fifty (50) feet to an iron pin corner; thence in a northerly direction along the property of Charles Eubanks two hundred (200) feet to an iron pin corner; thence in an easterly direction along the property of Charles Eubanks thirty (30) feet; thence in a southerly direction two hundred (200) feet to an iron pin corner along the property of W. A. Porter to the Buford-Cumming Highway and point of beginning. This property is known as Lot #13 of the William Porter property according to survey and plat made Dec. 16, 1949 by G. A. Black, surveyor of Barrow County.

{55¢ Revenue Stamps attached}

To Have and to Hold the said bargained premises, with all and singular the rights, tenures and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, his heirs, executors, administrators and assigns, and against the said party of the first part his heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

In Witness Whereof, The said party of the first part he do hereunto set his hand and affix his seal and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in the Presence of: Tommy Pruitt (SEAL) Patsy A. Dollar (SEAL) Mrs. Rhona Mae Wilbanks (SEAL) M. F. (SEAL)

Deputy Clerk Superior Court Filed for Record January 30, 1958, 11 A.M. Recorded January 30, 1958 Henry F. Wagners Clerk



# WARRANTY DEED

## STATE OF GEORGIA, Gwinnett County.

THIS INDENTURE, Made the 29th day of August in the year of our Lord, One Thousand Nine Hundred and Sixty Two between G. H. Tanner of the County of Gwinnett of the one part and Roy Wells of the County of Gwinnett of the other part.

WITNESSETH: That the said G. H. Tanner for and in consideration of the sum of (\$200.00) Two Hundred DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Roy Wells and his heirs and assigns, all that tract or parcel of land lying and being in the 5th land district of Gwinnett County, Georgia, being a part of land lot number 86 of said district according to a plot and survey made August 23, 1902, by S. R. Fields, Reg. Surveyor, and more particularly described as follows:

Beginning at a point on the East right of way of the old Snellville Highway 370 feet from Fugh's Creek, this same point being the Southwest Corner of the J. W. Tanner property, thence along said J. W. Tanner's property 3.69° 00' E. 326' to a pin thence 3.23° 00' W. 267' to a pin at G. H. Tanner property line thence 2.67° 00' W. 326' along the property of said G. H. Tanner to a pin on the right of way of the old Snellville Highway thence 2.67° 00' E. 267' to point of Beginning.

Said Tract containing 2.0 acres.



TO HAVE AND TO HOLD, The said bargained premises with all and singular, the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said party of the second part, heirs, executors, administrators and assigns, in fee simple. And the said party of the first part the said bargained premises unto the said party of the second part, heirs, executors, administrators and assigns, and against the said party of the first part, heirs, executors and administrators, and against all and every other person or persons, shall and will warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, The said party of the first part has hereunto set hand and affixed seal and delivered these presents the day and year above written.

Signed, Sealed and delivered in presence of

*J. W. Tanner*  
*Anne H. Hoyle*

*G. H. Tanner* (Seal)

(Seal)

GEORGIA INTANGIBLE TAX PAID

DEED TO SECURE DEBT—No. 80-A

\$ 12 American Bond & Trust Co.—Attended

Sept 18 1965 4:29

STATE OF GEORGIA  
Gwinnett County.

T. H. WINTERS  
Tax Commissioner  
Gwinnett County

THIS INDENTURE, Made this 18th day of September, 1965, between

JESSE A. BRISENDINE, JR.

of Gwinnett County, State

of Georgia (hereinafter called the "Borrower"), and

J. N. TANNER

of Gwinnett County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of TWENTY FOUR THOUSAND AND NO/100 \$ 24,000.00 Dollars evidenced by principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in:

All that tract or parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District, Gwinnett County, Georgia, containing 41.46 acres including 0.23 acres in easement of Old Snellville Road, according to plat prepared for Jesse A. Brisendine, Jr. by S. R. Fields, Surveyor, dated August 31, 1965, recorded in Plat Book M, Page 154, Plat Records of Gwinnett County, and described particularly according to said plat and survey as follows:

BEGINNING at a point where the center line of Pugh Creek intersects the northwesterly right of way line of Georgia Highway No. 124, said point being marked by an iron pin, and run thence along the northwesterly right of way line of Georgia Highway No. 124, South 13 degrees 52 minutes West 887.8 feet to an iron pin corner at property of Fowler; thence along a fence marking the property line of Fowler and Tanner, North 76 degrees 07 minutes West 1083 feet to an iron pin; thence North 77 degrees 55 minutes West 75.5 feet and North 78 degrees 49 minutes West 76.2 feet to an iron pin and North 80 degrees 55 minutes West 100 feet and North 82 degrees 55 minutes West 140 feet to an iron pin and North 84 degrees 30 minutes West 260 feet to an iron pin and North 81 degrees 3 minutes West 154 feet to an iron pin and South 28 degrees 42 minutes West 26.1 feet to an iron pin at property of Wells; thence along a fence marking the property line of Wells, North 67 degrees 37 minutes West 346 feet to the center line of Old Snellville Road; thence along the center line of said Road, North 27 degrees 36 minutes East 200.1 feet and North 29 degrees 35 minutes East 665 feet to a point marked by a nail and cap set in the center of a wooden bridge over Pugh Creek; thence in a southeasterly direction along the center line of Pugh Creek and following the meanderings thereof and having a traverse line as follows: from the nail and cap set in the center line of said wooden bridge, run thence South 71 degrees 12 minutes East 216.8 feet and South 78 degrees 44 minutes East 668.5 feet and South 81 degrees 05 minutes East 1123.9 feet to an iron pin marking the intersection of the center line of Pugh Creek with the northwesterly right of way line of Georgia Highway No. 124, being the point of beginning.

This deed is given for the purpose of securing the payment of a promissory note of even date herewith in the amount of \$24,000.00, payable in annual installments of \$2,000.00 each, plus accrued interest at the rate of Five (5) per cent per annum, commencing on the 18th day of September, 1966, and due on the 18th day of September of each year thereafter until fully paid.

Deed recorded Deed Book 240 - Page 429

The Grantee herein agrees to release a two-acre home site on the above described property prior to the payment in full of the indebtedness secured hereby, upon the payment of the sum of \$2,000.00 per acre.

430

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof (together with heating, plumbing, lighting, water-heating, refrigerating, and air-conditioning fixtures, screens, awnings, flowers, and shrubs now or hereafter placed in said premises, all of which are hereby declared to be a part of said realty) to the use, benefit and behoof of the Lender, forever in FEE SIMPLE.

The Borrower warrants and will forever defend the right and title of the above described property unto the Lender against the lawful claims of all persons whomsoever.

This instrument is a deed passing title pursuant to the laws of the State of Georgia governing loan or security deeds and is not a mortgage; and is made and intended to secure the payment of said indebtedness, or any renewal thereof, and interest thereon.

It is agreed that the Lender shall be subrogated to the claims and liens of all parties whose claims or liens are discharged or paid with the proceeds of this loan.

The Borrower agrees to pay all taxes, liens, assessments and charges of every character that may lawfully accrue or be assessed against said property; to keep the improvements on said premises insured against fire loss in the amount of said loan, and against wind loss for half that amount, in an insurance company or companies acceptable to the Lender with loss, if any, payable to the Lender; to deposit with the Lender policies with standard mortgagee clause without contribution evidencing such insurance; to keep said premises and all improvements thereon in first-class condition and repair.

The Borrower hereby agrees that should he fail to pay as the same matures any tax, assessment, lien or charge that may lawfully accrue against said property, or should he fail to maintain the insurance as herein provided for, or should he fail on ten (10) days' written notice from the Lender to repair the premises in a reasonable time, then and in any of said events the entire unpaid balance of the indebtedness secured hereby shall after thirty (30) days from the happening of any of said events, become due and collectible at the option of the holder, and the right of action thereon shall then exist.

The Borrower agrees that should he default in complying with the terms of the note or notes secured hereby authorizing acceleration, then the entire unpaid balance of the indebtedness secured hereby shall at once become due and collectible at the option of the holder and the right of action thereon shall at once exist.

In the event of any such default by the Borrower in paying such taxes or assessments, providing such insurance or making such repairs, then the Lender may at its option pay such taxes or assessments, or procure such insurance, or make such repairs, and all payments of the Lender in connection therewith shall be secured by this deed, and shall bear Eight (8%) per cent. interest per annum from the time of payment by the Lender until repayment by the Borrower to the Lender.

If said indebtedness be not paid when due, whether by acceleration or otherwise, the Lender may enter upon said premises, take possession, and collect the rents and profits thereof; and may sell the same as a whole, or any parcel thereof separately, at public sale or sales, before the Court House door in the County in which the property is situated, to the highest bidder for cash, first giving notice of the time, place and terms of such sale or sales by advertisement once a week for four weeks in the paper in which the Sheriff of the County wherein said land lies publishes his advertisements. This power shall not be exhausted until said indebtedness has been satisfied. The Lender may bid and/or purchase at such sale; and may execute and deliver to the purchaser or purchasers at such sale a sufficient conveyance of said property in fee simple with full warranties of title. The Borrower hereby constitutes and appoints the Lender his agent and attorney in fact to make such sale and conveyance, thereby divesting the Borrower of all right, title or equity that he or they may have in and to said property and vesting the same in the purchaser or purchasers at such sale or sales, and all of the acts and doings of said attorney in fact are hereby ratified and confirmed, and any recitals in said conveyance as to facts, essential to a valid sale shall be binding on said Borrower.

The proceeds of such sale shall be applied first to the payment of all sums secured hereby, then to the expenses of such sale and all proceedings in connection therewith, and the remainder, if any, shall be paid to the Borrower. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness as provided by law.

As further security the Borrower hereby (in the event of any default hereunder) assigns to the Lender all rents, issues and profits from said property.

The Borrower covenants that in the event of a sale under power as hereinabove provided, the Borrower shall then become and be a tenant holding over and shall forthwith deliver possession to the purchaser at such sale, or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over.

Time is of the essence of this instrument.

The words "Borrower" and "Lender" whenever used herein shall include their respective heirs, representatives, successors and assigns, and all those claiming under either of them.

IN WITNESS WHEREOF, the Borrower has hereunto set his hand and affixed his seal, the day and year first above written.

Jesse A. Brisendine, Jr. (SEAL)  
Jesse A. Brisendine, Jr.

Signed, sealed and delivered in the presence of:

[Signature] (SEAL)  
[Signature] (Seal)  
[Signature] (Seal)

Notary Public,

Gwinnett County, Georgia

Filed for record Sept. 18 1965 10 A.M. Recorded Sept. 20 1965

O. Milledge Perry C.S.C.

The debt which this instrument was given to secure having been paid in full, this instrument is hereby cancelled and the Clerk of the Superior Court of Gwinnett County, Georgia, is hereby authorized and directed to mark it satisfied of record.

This 30th day of April 1968

WARRANTY DEED—Form 36A

American Seal & Stamp Company—Atlanta, Ga.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

427

GWINNETT County

THIS INDENTURE, made this 18th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-Five

between J. N. TANNER of the State of Georgia and County of Gwinnett of the first part and JESSE A. BRISENDINE, JR. of the State of Georgia and County of DeKalb of the Second part

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, himself, his heirs and assigns, all that tract or parcel of land lying and being to

All that tract or parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District, Gwinnett County, Georgia, containing 41.46 acres including 0.23 acres in easement of Old Snellville Road, according to plat prepared for Jesse A. Brisendine, Jr. by S. R. Fields, Surveyor, dated August 31, 1965, recorded in Plat Book M, Page 154, Plat Records of Gwinnett County, and described particularly according to said plat and survey as follows:

BEGINNING at a point where the center line of Pugh Creek intersects the northwesterly right of way line of Georgia Highway No. 124, said point being marked by an iron pin, and run thence along the northwesterly right of way line of Georgia Highway No. 124, South 13 degrees 52 minutes West 887.8 feet to an iron pin corner at property of Fowler; thence along a fence marking the property line of Fowler and Tanner, North 76 degrees 07 minutes West 1083 feet to an iron pin; thence North 77 degrees 55 minutes West 75.5 feet and North 78 degrees 49 minutes West 76.2 feet to an iron pin and North 80 degrees 55 minutes West 100 feet and North 82 degrees 55 minutes West 140 feet to an iron pin and North 84 degrees 30 minutes West 260 feet to an iron pin and North 81 degrees 3 minutes West 154 feet to an iron pin and South 28 degrees 42 minutes West 26.1 feet to an iron pin at property of Wells; thence along a fence marking the property line of Wells, North 67 degrees 37 minutes West 346 feet to the center line of Old Snellville Road; thence along the center line of said Road, North 27 degrees 36 minutes East 200.1 feet and North 29 degrees 35 minutes East 665 feet to a point marked by a nail and cap set in the center of a wooden bridge over Pugh Creek; thence in a southeasterly direction along the center line of Pugh Creek and following the meanderings thereof and having a traverse line as follows: from the nail and cap set in the center line of said wooden bridge, run thence South 71 degrees 12 minutes East 216.8 feet and South 78 degrees 44 minutes East 668.5 feet and South 81 degrees 05 minutes East 1123.9 feet to an iron pin marking the intersection of the center line of Pugh Creek with the northwesterly right of way line of Georgia Highway No. 124, being the point of beginning.

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TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him, the said part v of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said part v of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part v of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part v of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

Choliet C. Bentley

Jones W. Left  
Notary Public, Gwinnett County, Ga.

J. N. Tanner (Seal)  
J. N. Tanner (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)



Filed for record Sept. 18 1965 10 AM. Recorded Sept. 20 1965  
Orrin Paul Perry C.S.C.

DEED TO SECURE DEBT.—No. 58-A

American Seal & Stamp Co.—Atlanta

STATE OF Georgia

Gwinnett County.

334

THIS INDENTURE, Made this 7th day of October, 19 66, between

Roy Wells

of Gwinnett County, State

of Georgia (hereinafter called the "Borrower"), and

First National Bank of Lawrenceville

of Gwinnett County, State of Georgia, (hereinafter called the "Lender"),

WITNESSETH: Borrower is indebted to Lender in the sum of Six Thousand & No/100

----- \$ 6,000.00 ----- Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in the 5th land district of Gwinnett County, Georgia, being a part of land lot no. 86 of said district according to a plat and survey made August 23, 1962 by S. R. Fields, Reg. Surveyor and more particularly described as follows:

Beginning at a point on the east right of way of the old Snellville Highway 870 feet from Pugh's Creek, this same point being the southwest corner of the J. N. Tanner property; thence along said J. N. Tanners property south 68 degrees 00 minutes east 326 feet to a pin; thence south 28 degrees 00 minutes west 267 feet to pin at G. H. Tanner property line; thence north 68 degrees 00 minutes west 326 feet along the property of said G. H. Tanner to a pin on the right of way of the old Snellville Highway; thence north 28 degrees 00 minutes east 267 to point of beginning.

Said tract containing 2.0 acres.

### DEED TO SECURE DEBT

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GEORGIA, GWINNETT COUNTY.

In consideration of -----EIGHT THOUSAND AND NO/100----- Dollars,  
the receipt whereof is hereby acknowledged, ROY L. WELLS

of Gwinnett County, Georgia, of the First part, has this day bargained and sold and does hereby transfer and convey unto the GWINNETT FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, hereinafter termed "Association," of the second part, the following described property, to-wit:

All that tract or parcel of land lying and being in the 5th Land District of Gwinnett County, Georgia, being a part of Land Lot 86 of said district according to a plat and survey made August 23, 1962, by S. R. Fields, Surveyor, and more particularly described as follows:

BEGINNING at a point on the east right of way of the Old Snellville Highway 870 feet from Pugh's Creek, this same point being the southwest corner of the J. N. Tanner property; thence along said J. N. Tanner property, South 68 degrees 00 minutes East 326 feet to a pin; thence South 28 degrees 00 minutes West 267 feet to pin at G. H. Tanner property line; thence North 68 degrees 00 minutes West 326 feet along the property of said G. H. Tanner to a pin on the right of way of the old Snellville Highway; thence North 28 degrees 00 minutes East 267 feet to the point of beginning.

Said tract contains 2.0 acres.

*62.00*  
*Nov. 19 1966*  
*De. Paul G. ...*  
*Gwinnett* Count

including all heating, plumbing and lighting fixtures and equipment attached to or used in connection with said real estate.  
TO HAVE AND TO HOLD said premises in fee simple, and said first party warrants said premises to be unencumbered, and that possession of same and the lawful right to convey same is in said first party and said first party will warrant and forever defend said premises to said Association, its successors and assigns against the lawful demands of all persons whomsoever.

This conveyance shall be construed as a deed passing title and not as a mortgage and is intended to secure a debt evidenced by a note for the principal sum of -----EIGHT THOUSAND AND NO/100----- Dollars, executed this date by said first party to the order of said Association with interest thereon from date, said principal and interest being payable in equal monthly installments of ---Sixty Two and 03/100--- Dollars (\$ 62.03 ) commencing on the 19th day of December 1966, and on the 19th day of each month thereafter until the principal and interest are fully paid, except that the final payment of the entire indebtedness

evidenced by said note, if not sooner paid, shall be due and payable on the 19th day of November, 1986 the terms and conditions being more fully set out in said note, together with any other indebtedness due said Association, now existing or hereafter created. The Association may make any future advance or advances to the party of the first part, and such advances shall be secured by this deed to secure debt. So long as this deed to secure debt is not canceled by the Association the debt secured hereby may be increased by advances to the party of the first part, or reduced by payment in whole or in part, but shall nevertheless remain in full force and effect and shall constitute a first and paramount lien on the property described herein until actually canceled by the Association. It is the purpose of this deed to secure debt to operate as a continuing security deed, and shall secure any indebtedness in favor of the Association created at any time before this instrument is actually canceled.

First party further agrees that the Association, its successors or assigns, shall be subrogated to all right, title, lien, or equity of all persons to whom it may have paid moneys in settlement of liens, charges, or in acquisition of title of or for its benefit hereunder, or for the benefit and account of the first party at the time of making the loan evidenced by this security deed, or subsequently under any of the provisions herein.

Quit Claim; J. N. Tanner to Jesse A. Brisendine, Jr., April 20, 1967; Deed Book 271, Page 480-481

480  
QUIT-CLAIM DEED

Form 120A

American Seal & Stamp Co.-Atlanta

STATE OF GEORGIA,   GWINNETT   County.

THIS INDENTURE, made this   20   day of   April   in the year of our  
Lord One Thousand Nine Hundred and   Sixty-Seven  

between   J. N. TANNER   of the first part,  
and   JESSE A. BRISENDINE, JR.   of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said part   Y   of the second part,   his   heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to All that tract or parcel of land lying and being in Land Lot 86 of the 5th Land District, Gwinnett County, Georgia, containing 5.62 acres according to plat of survey of S. R. Fields, Surveyor, dated March 2, 1966, recorded in Plat Book   "0"  , Page   62  , Plat Records of Gwinnett County, and described more particularly according to said plat of survey as follows:

BEGINNING at an iron pin on the northwesterly side of Georgia Highway No. 124 (100-foot right of way), at a point located 3067 feet southwesterly from the intersection of the northwesterly right-of-way line of Georgia Highway No. 124 with the center line of Johnson Road, as measured along the northwesterly right-of-way line of Georgia Highway No. 124; running thence along the northwesterly right-of-way line of Georgia Highway No. 124, South 13 degrees 52 minutes West 350 feet to an iron pin corner with property of Fowler; running thence along property of Fowler, North 76 degrees 07 minutes West 700 feet to an iron pin; running thence North 13 degrees 52 minutes East along other property of Brisendine 350 feet to an iron pin; running thence South 76 degrees 07 minutes East and continuing along other property of Brisendine 700 feet to an iron pin on the northwesterly right-of-way line of Georgia Highway No. 124, which is the point or place of beginning.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

This deed is given for the purpose of releasing any and all claims and rights which the grantor herein has or may have in and to the above described property by virtue of a loan deed from        grantee to grantor, dated   Sept. 18, 1965  , and recorded in Deed Book   240  , page   429  ,   Gwinnett   County Records.

TO HAVE AND TO HOLD the said described premises unto the said part   Y   of the second part,   his   heirs and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year above written.  
in its name by two of its officers and its corporate seal to be thereto attached.

Signed, sealed and delivered in the presence of:   J. N. Tanner   (Seal)  
  Beatrice Caffey   (Seal)  
  William H. Tanner   (Seal)  
Notary Public,   Gwinnett   County, Ga. (Seal)



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with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered in the presence of:

*Howard Taylor*  
*Home M. Stalk*

*Charlotte Brisendine* (Seal)  
Charlotte Brisendine  
a/k/a Mrs. Jesse A. (Seal)  
Brisendine (SEAL)  
(SEAL)

Notary Public, Gwinnett County, Ga.

Filed for record April 8, 1968, 12:15<sup>p</sup> M.; Recorded April 8, 1968  
*A. Millard Long* C.S.C.

111



STATE OF GEORGIA,

WINNETT County.

THIS INDENTURE, made this 8th day of April in the year of our Lord One Thousand Nine Hundred and Sixty-Eight

between JESSE A. BRISENDINE, JR. of the State of Georgia and County of Gwinnett of the first part and GEORGE P. EZZARD of the State of Georgia and County of Gwinnett of the second part

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable Consideration... granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part y of the second part himself, his heirs and assigns.

All that tract or parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District of Gwinnett County, Georgia, containing 41.46 acres including 0.23 acres in easement of Old Snellville Road, according to plat prepared for Jesse A. Brisendine, Jr., by S. R. Fields, Surveyor, dated August 31, 1965, recorded in Plat Book "M", page 154, Plat Records of Gwinnett County, and described particularly according to said plat and survey as follows:

BEGINNING at a point where the center line of Pugh Creek intersects the northwesterly right of way line of Georgia Highway No. 124, said point being marked by an iron pin, and run thence along the northwesterly right of way line of Georgia Highway No. 124, South 13 degrees 52 minutes West 887.8 feet to an iron pin corner at property of Fowler; thence run along a fence marking the property line of Fowler and Tanner, North 76 degrees 07 minutes West 1083 feet to an iron pin; thence North 77 degrees 55 minutes West 75.5 feet to an iron pin and North 78 degrees 49 minutes West 76.2 feet to an iron pin and North 80 degrees 55 minutes West 100 feet and North 82 degrees 55 minutes West 140 feet to an iron pin and North 84 degrees 30 minutes West 260 feet to an iron pin and North 81 degrees 3 minutes West 154 feet to an iron pin and South 28 degrees 42 minutes West 26.1 feet to an iron pin at property of Wells; thence running along a fence marking the property line of Wells, North 67 degrees 37 minutes West 346 feet to the center line of Old Snellville Road; thence along the center line of said Road, North 27 degrees 36 minutes East 200.1 feet and North 29 degrees 35 minutes East 665 feet to a point marked by a nail and cap set in the center of a wooden bridge over Pugh Creek; thence in a Southeasterly direction along the center line of Pugh Creek and following the meanderings thereof and having a traverse line as follows: from the nail and cap set in the center line of said wooden bridge, run thence South 71 degrees 12 minutes East 216.8 feet and South 78 degrees 44 minutes East 668.5 feet and South 81 degrees 05 minutes East 1123.9 feet to an iron pin marking the intersection of the center line of Pugh Creek with the northwesterly right of way line of Georgia Highway No. 124, being the point of beginning.

Ga. Real Property Tax \$ 78.00 Paid 4. 8. 68 F. Mitchell, Jr. Clerk Gwinnett Sup. Ct.

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TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part y of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

Edward Lowker  
Gene M. [unclear]  
Notary Public, State of Georgia.

Jesse A. Brisendine, Jr. (Seal)  
Jesse A. Brisendine, Jr. (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

Filed for record April 8, 1968, 12:15 P.; Recorded April 8, 1968  
O. Millard Long C.S.C.

WEBB & FOWLER  
P. O. Box 27  
Lawrenceville, Georgia 30245

Georgia Real Estate Transfer Tax Due \$ 49

**WARRANTY DEED**

STATE OF GEORGIA,   GWINNETT   COUNTY.

THIS INDENTURE, Made the   21<sup>st</sup>   day of   April  , in the year one thousand nine hundred   sixty-nine  , between

**G. H. TANNER**

of the County of   Gwinnett  , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**MARGARET ANN TANNER WEISS**

as party or parties of the second part, hereinafter called grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN DOLLARS** and other valuable considerations-----(\$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 86 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as being the same tract conveyed from Samuel A. Talley to G. H. Tanner by warranty deed dated January 3, 1948, recorded in Deed Book 86, Page 442, Gwinnett County Records.

LESS AND EXCEPT: (a) That part of said tract conveyed from G. H. Tanner to J. N. Tanner by deed dated February 12, 1962, recorded in Deed Book 176, Page 440, Gwinnett County Records, and (b) that part of said tract conveyed from G. H. Tanner to Roy Wells by deed dated August 23, 1962, recorded in Deed Book 185, Page 88, Gwinnett County Records. The tract conveyed herein contains approximately 35 acres and is bounded as follows: On the North by Roy Wells and George P. Ezzard; on the Northeast by L. C. Fowler; on the Southeast by Ruby Vandiver, Fred H. Samuel and L. C. Fowler; on the Southwest, West and Northwest by the Old Lawrenceville-Snellville Road.

Cancellation of Security Deed; Gwinnett Federal Savings & Loan Association and Roy Wells, November 29, 1977; Deed Book 1379, Page 332

BOOK 1379 PAGE 332

GEORGIA, GWINNETT COUNTY.

The debt secured by the within deed having been paid in full, the Clerk of the Superior Court of Gwinnett County, Georgia, is hereby authorized and directed to mark the same canceled of record.

This the 29th day of November, 1977  
 By Roy L. Wells GWINNETT FEDERAL SAVINGS AND LOAN ASSOCIATION

FILED IN OFFICE  
 CLERK SUPERIOR COURT  
 GWINNETT COUNTY GA  
 NOV 29 11 13 AM '77  
 REC'D IN BK  
 PAGE NO. 1379  
 DATE 11-29-77  
 MILLARD PEET, CLERK

Roy L. Wells  
 950 Old Snellville Rd  
 Law - 30245

DEED TO SECURE DEBT  
 FROM  
 ROY L. WELLS  
 TO  
 GWINNETT FEDERAL  
 SAVINGS AND LOAN  
 ASSOCIATION  
 WEBB & FOWLER

DEED TO SECURE DEBT

GEORGIA, GWINNETT COUNTY.

In consideration of -----EIGHT THOUSAND AND NO/100----- Dollars,  
 the receipt whereof is hereby acknowledged, ROY L. WELLS

of Gwinnett County, Georgia, of the first part, has this day bargained and sold and does hereby transfer and convey unto the GWINNETT FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns, hereinafter termed "Association," of the second part, the following described property, to-wit:

All that tract or parcel of land lying and being in the 5th Land District of Gwinnett County, Georgia, being a part of Land Lot 86 of said district according to a plat and survey made August 23, 1962, by S. R. Fields, Surveyor, and more particularly described as follows;

BEGINNING at a point on the east right of way of the Old Snellville Highway 870 feet from Pugh's Creek, this same point being the southwest corner of the J. N. Tanner property; thence along said J. N. Tanner property, South 68 degrees 00 minutes East 326 feet to a pin; thence South 28 degrees 00 minutes West 267 feet to pin at G. J. Tanner property line; thence North 68 degrees 00 minutes West 326 feet along the property of said G. H. Tanner to a pin on the right of way of the old Snellville Highway; thence North 28 degrees 00 minutes East 267 feet to the point of beginning.

Said tract contains 2.0 acres,

2400  
 11-29-77  
 Roy L. Wells

BOOK 3722 PAGE 304 FORM 88 REAL ESTATE TRANSFER TAX WARRANTY DEED WEATHERFORD PRINTING SERVICE, INC., LAWRENCEVILLE GA.

STATE OF GEORGIA, Date 8-8-86  
 GWINNETT County, Clerk of Superior Court  
 GARY R. YATES, CLERK

THIS INDENTURE, made this 6<sup>th</sup> day of August in the year of our Lord One Thousand Nine Hundred and eighty-six Between GEORGE P. EZZARD of the State of GEORGIA and County of GWINNETT and POLLY ANN EZZARD and GEORGE P. EZZARD of the State of GEORGIA and County of GWINNETT

WITNESSETH: That the said party of the first part, for and in consideration of the sum of LOVE and AFFECTION DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said part of the second part, their heirs and assigns, as JOINT TENANTS with the rights of survivorship

All that tract and parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District of Gwinnett County, Georgia, containing 41.46 acres including 0.23 acres in easement of Old Snellville Road, according to a plat prepared for Jesse A. Brisendine, Jr., by S. R. Fields, Surveyor, dated August 31, 1965, recorded in Plat Book "M", page 154, Plat Record of Gwinnett County, and described particularly according to said plat and survey as follows:

BEGINNING at a point where the center line of Pugh Creek intersects the northwesterly right of way line of Georgia Highway No. 124, said point being marked by an iron pin, and run thence along the northwesterly right of way line of Georgia Highway No. 124, South 13 degrees, 52 minutes West 887.8 feet to an iron pin corner at property of Fowler; thence run along a fence marking the property line of Fowler and Tanner, North 76 degrees, 07 minutes West 1083 feet to an iron pin; thence North 77 degrees, 55 minutes West 75.5 feet to an iron pin and North 78 degrees, 49 minutes West 76.2 feet to an iron pin and North 80 degrees, 55 minutes West 100 feet and North 82 degrees, 55 minutes West 140 feet to an iron pin and North 84 degrees, 30 minutes West 260 feet to an iron pin and North 81 degrees, 3 minutes West 154 feet to an iron pin and South 28 degrees, 42 minutes West 26.1 feet to an iron pin at property of Wells; thence running along a fence marking the property line of Wells, North 67 degrees, 37 minutes West 346 feet to the center line of Old Snellville Road; thence along the center line of said Road, North 27 degrees, 36 minutes East 200.1 feet and North 29 degrees, 35 minutes East 665 feet to a point marked by a nail and cap set in the center of a wooden bridge over Pugh Creek; thence in a Southeasterly direction along the center line of Pugh Creek and following the meanderings thereof and having a traverse line as follows: from the nail and cap set in the center line, of said wooden bridge, run thence South 71 degrees, 12 minutes East 216.8 feet and South 78 degrees, 44 minutes East 668.5 feet and South 81 degrees, 05 minutes East 1123.9 feet to an iron pin marking the intersection of the center line of Pugh Creek with the northwesterly right of way line of Georgia Highway No. 124, being the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said party of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:

*George P. Ezzard* (Seal)  
 GEORGE P. EZZARD (Seal)

UNOFFICIAL WITNESS (Seal)

This 6<sup>th</sup> day of August, 1986 (Seal)

5683 (Seal)

NOTARY PUBLIC, My commission expires December 16, 1988 (Seal)

Easement; George P Ezzard & Polly Anne Ezzard and Department of Transportation and Gwinnett County, March 29, 1991; Deed Book 6464, Page 267

*Return to  
Wanda [unclear]  
[unclear]*

DEPARTMENT OF TRANSPORTATION  
CONSTRUCTION EASEMENT - SLOPES

GEORGIA,           GWINNETT           COUNTY

BOOK 6464 PAGE 267

THIS CONVEYANCE made and executed the 29th day of March, 1991.

WHEREAS, the Department of Transportation and the County of Gwinnett, Georgia, desire to construct a road between Snellville and Lawrenceville known as Project No. FR-078-1 (14); P.I. NO. 120585.

NOW, THEREFORE, for value received, I, George P. Ezzard and Polly Ann Ezzard, do hereby grant to the Department of Transportation the right to construct over and upon my land any embankments, cuts and slopes as may be deemed proper by the Georgia Department of Transportation to support or accommodate the improvement of said road within the area shown colored green on the attached plat, dated the 4 day of February, 1988; revised June 20, 1990.

Grantor, in addition to the above, hereby expressly grants to the Department of Transportation, its successors and assigns, the right to demolish and remove in their entirety all buildings, walls, fences, gates, signs or any other improvements or structures of any nature or description, lying wholly or partially situated within the easement area, and the right to enter upon the adjacent lands not included in said required easement for the purpose of removing or demolishing such improvements.

This easement becomes effective at the beginning of construction of the above numbered project and will expire on 36 MONTHS. Upon completion of the project, the embankments, cuts and slopes will remain in place and the grantee will cease maintenance of the easement area.

FILED & RECORDED  
CLERK OF SUPERIOR COURT  
DEKALB COUNTY, GEORGIA  
MAY 1 1991  
JERRY R. YATES, CLERK

I hereby warrant that I have the right to sell and convey said land and bind myself, my heirs, executors and administrators forever to defend by virtue of these presents.

In Witnesseth whereof, I have hereunto set my hand and seal the day above written.

Signed, sealed and delivered this 29 day of March, 1991, in the presence of:

Cathy Bowden Gentry  
Witness  
[Signature]  
Notary Public

George P. Ezzard (L.S.)  
Polly Ann Ezzard (L.S.)  
\_\_\_\_\_  
\_\_\_\_\_  
(L.S.)

Notary Public, DeKalb County, Georgia  
My Commission Expires Oct. 15, 1991

PARCEL NO. 61

18643 R/W 1650A Rev. 4/86

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED



STATE OF GEORGIA

GWINNETT County

THIS INDENTURE, Made the 8TH day of JANUARY, in the year one thousand nine hundred NINETY-THREE, between ROY L. WELLS

of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ROY L. WELLS AND LOUISE WELLS

as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

DEED OF GIFT

WITNESSETH that: Grantor, for and in consideration of the sum of TEN THOUSAND DOLLARS (\$10,000.00) in hand paid, at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 86 of the 5th District, Gwinnett County, Georgia, containing 1.9228 Acres as per plat of survey for Roy and Louise Wells, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated December 4, 1992 and recorded in Plat Book 57, Page 374, Gwinnett County Records, which plat is hereby referred to and made a part of this description.

GWINNETT CO, GEORGIA  
REAL ESTATE TRANSFER TAX

\$ NONE  
GARY R YATES CLERK OF  
SUPERIOR COURT

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
JUN 20 AM 8:00  
GARY R. YATES, CLERK

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining to, the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

O.C.G.A. §44-6-190

THIS CONVEYANCE is made pursuant to ~~UNRECORDED~~, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, \_\_\_\_\_ in presence of \_\_\_\_\_



*Roy L. Wells* (Seal)  
ROY L. WELLS

\_\_\_\_\_  
(Seal)

7009 -13

WEBB, TANNER & POWELL  
P.O. Box 27

Atlanta, Georgia 30248

AUTHORITY TO CANCEL THIS DEED  
RECORDED D.B. 23373 PAGE 44

GEORGIA INTANGIBLE TAX PAID  
\$ 81.00  
119 1993  
*[Signature]*  
Tax Commissioner  
Gwinnett County

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
JAN 20 AM 8:00  
GARY R. YATES, CLERK  
BOOK **8316** PAGE **161**

[Space Above This Line For Recording Data]

SECURITY DEED

THIS SECURITY DEED ("Security Instrument") is given on JANUARY 8, 1993 . The grantor is  
ROY L. WELLS AND LOUISE WELLS

("Borrower"). This Security Instrument is given to  
GWINNETT FEDERAL BANK, FEDERAL SAVINGS BANK

which is organized and existing under the laws of THE UNITED STATES OF AMERICA . and whose  
address is 750 PERRY STREET, LAWRENCEVILLE, GEORGIA 30245

("Lender"). Borrower owes Lender the principal sum of  
TWENTY SEVEN THOUSAND AND NO/100----- Dollars (U.S. \$ 27,000.00 )

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for  
monthly payments, with the full debt, if not paid earlier, due and payable on FEBRUARY 1, 2003  
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,  
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to  
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to Lender and Lender's successors  
and assigns, with power of sale, the following described property located in GWINNETT County, Georgia:

ALL THAT TRACT or parcel of land lying and being in Land Lot 86 of  
the 5th District, Gwinnett County, Georgia, containing 1.9228 Acres  
as per plat of survey for Roy and Louise Wells, prepared by Hannon,  
Meeks & Bagwell, Surveyors & Engineers, Inc., dated December 4, 1992  
and recorded in Plat Book 57, Page 274, Gwinnett County  
Records, which plat is hereby referred to and made a part of this  
description.

which has the address of 950 OLD SNELLVILLE HIGHWAY LAWRENCEVILLE [Street, City],  
Georgia 30244-6220 (\*Property Address):  
[Zip Code]

GEORGIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
-BR(GA) (1/08) VAP MORTGAGE FORMS - (313)293-8100 - (800)521-7231

Page 1 of 8 Form 3011 5/90 Amended 5/91:  
WEBB, TANNER & POWELL  
P.O. Box 27  
Lawrenceville, Georgia 30246 *A*

MICROFILM ROLL 496

BOOK **10095** PAGE **81**  
FILED IN OFFICE  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA  
9 MAR 11 PM 4:53  
GARY R. YATES, CLERK

IN THE SUPERIOR COURT OF GWINNETT COUNTY  
STATE OF GEORGIA

GWINNETT COUNTY, GEORGIA	*	CIVIL ACTION
	*	
Condemnor	*	FILE NO. <u>93-A-05322-4</u>
v.	*	
	*	
POLLY ANN EZZARD AND GEORGE	*	
P. EZZARD; AND 40,511 SQUARE	*	
FEET OR 0.93 ACRES FOR A	*	
PERMANENT SEWER EASEMENT	*	
AND 40,511 OR 0.93 ACRES	*	
FOR A TEMPORARY CONSTRUCTION	*	
EASEMENT.	*	
	*	
Condemnee	*	

93 NOV 23 PM 4:54  
GARY R. YATES, CLERK

JUDGMENT OF COURT

It appearing to the Court that:

Special Master duly appointed and qualified has made an award and finding in the above-stated case;

All provisions of law as to service and notice on all parties interest in the property described in the petition has been complied with, pursuant to orders and directions of the Court consistent with justice and due process of law;

IT IS DECREED, ORDERED & ADJUDGED that the property described in the petition, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

be, and the same is hereby condemned; and upon the payment of the sum of \$27,028.00 DOLLARS, the Condemnor, Gwinnett County, and its successors in office, are hereby vested with a fee simple title as to 0.93 acres for a permanent sewer easement and 0.93 acres for a temporary construction easement, the property described in the petition.

BOOK 10095 PAGE 82

Let this order be filed as part of the record of this case.

SO ORDERED, this the 23rd day of November, 1993.

*Michael C. Clark*  
MICHAEL C. CLARK, JUDGE  
GWINNETT COUNTY SUPERIOR COURT

BOOK 10095 PAGE 83

GWINNETT COUNTY  
PERMANENT SEWER EASEMENT for PARCEL No. 5-86-8  
PPI Job No. 92-331

PERMANENT SEWER EASEMENT

All that tract or parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the centerline of Old Snellville Road with the centerline of Pugh Creek, thence South 29°35'00" West 32.63 feet to the TRUE POINT OF BEGINNING, thence South 68°52'37" East 218.49 feet to a point; thence South 82°14'39" East 477.45 feet to a point; thence South 78°24'56" East 384.92 feet to a point; thence South 78°21'00" East 394.94 feet to a point; thence South 85°27'23" East 290.07 feet to a point; thence South 75°21'25" East 257.17 feet to a point located on the westerly right of way of Scenic Highway, also known as State Route 124; thence South 13°52'00" West along the westerly right of way on the Scenic Highway 20.00 feet to a point; thence North 75°21'25" West 255.74 feet to a point; thence North 85°27'23" West 289.54 feet to a point; thence North 78°21'00" West 396.18 feet to a point; thence North 78°24'56" West 384.23 feet to a point; thence North 82°14'39" West 477.95 feet to a point; thence North 68°52'37" West 184.05 feet to a point and thence North 29°35'00" East 20.22 feet to the TRUE POINT OF BEGINNING. Said tract or parcel of land contains 0.93 acre.

BOOK 10095 PAGE 84

GWINNETT COUNTY  
SEWER EASEMENT for PARCEL No. 5-86-8  
PPI Job No. 92-331

40 FOOT TEMPORARY CONSTRUCTION EASEMENT

All that tract or parcel of land lying and being in Land Lots 85 and 86 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the centerline of Old Snellville Road with the centerline of Pugh Creek, thence South  $29^{\circ}35'00''$  West 22.62 feet to the TRUE POINT OF BEGINNING, thence South  $68^{\circ}52'37''$  East 203.23 feet to a point; thence South  $82^{\circ}14'39''$  East 476.61 feet to a point; thence South  $78^{\circ}24'56''$  East 385.26 feet to a point; thence South  $78^{\circ}21'00''$  East 394.32 feet to a point; thence South  $85^{\circ}27'23''$  East 290.33 feet to a point; thence South  $75^{\circ}21'25''$  East 257.88 feet to a point located on the westerly right of way of Scenic Highway, also known as State Route 124; thence South  $13^{\circ}52'00''$  West along the easterly right of way on the Scenic Highway 40.00 feet to a point; thence North  $75^{\circ}21'25''$  West 255.03 feet to a point; thence North  $85^{\circ}27'23''$  West 289.28 feet to a point; thence North  $78^{\circ}21'00''$  West 396.79 feet to a point; thence North  $78^{\circ}21'00''$  West 383.89 feet to a point; thence South up, thence North  $82^{\circ}14'39''$  West 478.79 feet to a point; thence North  $68^{\circ}52'37''$  West 226.47 feet to a point and thence North  $29^{\circ}35'00''$  East 40.33 feet to the TRUE POINT OF BEGINNING. Said tract or parcel of land contains 1.86 acres, of which .93 acre is permanent sewer easement.

BK10638 PG0066

RETURN TO:  
THOMPSON & SWEENEY, P.C.  
ATTORNEYS AT LAW  
P.O. DRAWER 1250  
LAWRENCEVILLE, GA 30246

STATE OF GEORGIA  
COUNTY OF GWINNETT

WARRANTY DEED

THIS INDENTURE, Made the 29th day of July, in the year one thousand nine hundred ninety-four, between

MARGARET ANN TANNER WEISS

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

GWINNETT COUNTY BOARD OF EDUCATION

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 86 of the 5th District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

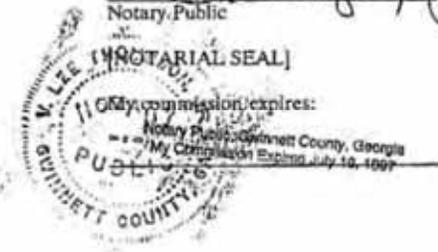
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

William D. Tanner Margaret Ann Tanner Weiss  
Unofficial Witness Margaret Ann Tanner Weiss

V. Lee Thompson Jr.  
Notary Public

94 AUG 31 AM 9:18  
GARY R. YATES, CLERK  
CLERK OF SUPERIOR COURT  
GWINNETT COUNTY, GA



mail  
RETURN TO:  
THOMPSON & SWEENEY, P.C.  
Attorneys at Law  
P. O. Drawer 1250  
Lawrenceville, GA 30246

GWINNETT CO, GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ none  
GARY R YATES CLERK OF  
SUPERIOR COURT

BK10638 PG0067

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 86 of the 5th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the point of intersection of the centerline of Rocky Road with the centerline of Old Snellville Highway thence along the centerline of Old Snellville Highway in a northeasterly direction the following courses and distances. North 09 degrees 47 minutes 00 seconds east, 45.39 feet to a point; thence north 19 degrees 02 minutes 00 seconds east, 37.36 feet to a point; thence north 23 degrees 58 minutes 00 seconds east, 44.93 feet to a point; thence north 29 degrees 10 minutes 00 seconds east, 73.84 feet to a point; thence leaving said road south 73 degrees 00 minutes 00 seconds east a distance of 709.01 feet to an iron pin set; thence north 62 degrees 54 minutes 40 seconds east a distance of 321.09 feet to an iron pin set; thence north 18 degrees 00 minutes 00 seconds east a distance of 385.00 feet to an iron pin set; thence south 82 degrees 54 minutes 26 seconds east, a distance of 53.49 feet to a 1 inch pipe found; thence south 80 degrees 54 minutes 53 seconds east a distance of 99.99 feet to a 1 inch pipe found; thence south 78 degrees 45 minutes 45 seconds east a distance of 76.08 feet to a 1 inch pipe found; thence south 77 degrees 43 minutes 44 seconds east a distance of 75.09 feet to a 3/4 inch pipe found; thence south 77 degrees 06 minutes 23 seconds east a distance of 9.84 feet to a 1/2 inch re-bar found; thence south 29 degrees 57 minutes 04 seconds east a distance of 642.38 feet to a nail set at a 1 & 1/2 inch bar found; thence south 59 degrees 50 minutes 27 seconds west a distance of 1495.45 feet to a point in the centerline of Old Snellville Highway; thence along said centerline the following courses and distances, north 24 degrees 48 minutes 00 seconds west, 33.00 feet to a point; thence north 28 degrees 29 minutes 00 seconds west, 161.62 feet to a point; thence north 31 degrees 32 minutes 00 seconds west, 207.00 feet to a point; thence north 30 degrees 42 minutes 00 seconds west, 95.65 feet to point; thence north 28 degrees 18 minutes 00 seconds west, 145.22 feet to a point; thence north 30 degrees 44 minutes 00 seconds west, 37.68 feet to a point, thence north 30 degrees 30 minutes 00 seconds west, 177.90 feet to a point; thence north 27 degrees 48 minutes 00 seconds west, 145.15 feet to a point being the point of beginning.

Said tract of land shown on a survey for: Gwinnett County Board of Education, A.C. Crews Middle School as Tract No. One containing 26.8148 acres prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc. dated June 7, 1994, revised June 10, 1994. Last revised August 8, 1994 which survey is incorporated herein by reference.

INITIALS  


BK11248 PG0037

RETURN TO LAW DEPARTMENT

FILED IN BOOK 11248  
PAGE 37  
APR 25 11:02 AM '95  
CLERK  
GWINNETT COUNTY, GA.

Project Number: 7680

**TEMPORARY CONSTRUCTION  
EASEMENT**

**GEORGIA, GWINNETT COUNTY**

**THIS EASEMENT** granted this 19th day of April, 1995, between the undersigned (Grantor) and Gwinnett County, a political subdivision of the State of Georgia (Grantee).

**WITNESSETH THAT:** Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid at and before the sealing and delivery of these presents, and by these presents, grant unto the Grantee an easement over, under, upon, and across the following described property:

**"TO-WIT,** 3,681 square feet of Temporary Construction Easement. Located in Land Lot 086 of the 5th District, Tax Map No. 001A, Gwinnett County, Georgia, as shown on Exhibit "A", labeled Parcel 18, which is a portion of Gwinnett County Right-of-Way Plans by Wolverton & Associates, Inc. titled Old Snellville Highway dated 03-30-95, attached hereto and incorporated herein by reference and on file with Gwinnett County Department of Transportation at 75 Langley Drive, Lawrenceville, Georgia 30245."

**THE PURPOSE** of this easement is to allow Grantee, or its Agents, to construct slopes, fills, and embankments as necessary, in order to support improvements on roadway; as per Exhibit "A", attached.

**NOTE:** This easement is to expire at the completion of the project or 36 months from the above date; whichever comes first.

**IN WITNESS WHEREOF** the Grantor has signed and sealed this easement, the day and year above written.

Signed, Sealed, and Delivered  
in the presence of:

*[Handwritten Signature]*  
UNOFFICIAL WITNESS

*[Handwritten Signature: Roy L. Wells]* (SEAL)  
Roy L. Wells

*[Handwritten Signature: Louise Wells]* (SEAL)  
Louise Wells

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

*[Handwritten Signature: Michael W. Vickars]* 04-19-95  
Notary Public MICHAEL W. VICKARS  
Gwinnett County, Georgia  
My Commission Expires Sept. 26, 1998  
PUBLIC  
GWINNETT COUNTY, GA.

TAX MAP REFERENCE: 5-086-001A

307327

**State of Georgia**  
**County of Gwinnett**  
Prepared by:  
Kathleen Smith  
Loan Number: 1027509544  
Bank of America  
475 CrossPoint Parkway, Getzville, NY 14068  
When recorded mail to:  
Roy L. Wells  
Louise Wells  
950 Old Snellville Hwy  
Lawrenceville, GA 300446220

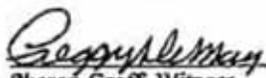
### Cancellation

State of Georgia, Gwinnett County

The indebtedness secured by that certain deed to secure debt or security deed (The "Security Deed") dated 01/08/1993 from Roy L. Wells and Louise Wells to Gwinnett Federal Bank, Federal Savings Bank and recorded on 01/20/1993 in Deed Book 8316, Page 161, Auditor's File No./Document No. 7010 in the County of Gwinnett, Georgia records, have been paid in full and the undersigned being the present holder and owner of the Security Deed, the clerk of the Superior court of said County is hereby directed and authorized to cancel the Security Deed of record as provided in Code Section 44 - 14 - 4 of the O.C.G.A. for the other mortgage cancellations.

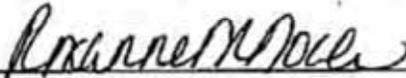
In Witness Whereof, the undersigned is duly authorized representative on 05/23/2001.

BA Mortgage, LLC, a limited liability company as successor in interest by merger of NationsBanc Mortgage Corporation as successor by merger to NationsBanc Mortgage Corporation of New York formerly known as KeyCorp Mortgage Inc. formerly Goldome Realty Credit Corp As Attorney in Fact for Federal Home Loan Mortgage Corporation Power of Attorney Recorded in Book 6375 Page 221, on January 29, 1991

  
Sharon Grefl, Witness

PEGGY DEMAY, LIEN RELEASE:

By:   
Paula S. Eye,  
Manager

  
Roxanne M. Nowicki  
Notary Public, State of New York  
Qualified in Erie County  
Commission Expires March 31, 2003

Attest:   
Michele Holtz,  
Manager



RICHARD ALEXANDER, CLERK

AFTER RECORDING RETURN TO:

Roy Lee Wells  
950 Old Snellville Highway  
Lawrenceville, Georgia 30044

PT-61# 67-2014-017918  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**WARRANTY DEED OF GIFT  
WITH RIGHT OF SURVIVORSHIP**

THIS INDENTURE, made this 1st day of August <sup>2004</sup> in the Year of Our Lord Two Thousand Four between ROY LEE WELLS of the State of Georgia and County of Gwinnett of the first part, hereinafter called Grantor, and ROY LEE WELLS and LOUISE A WELLS of the State of Georgia and County of Gwinnett as joint tenants with right of survivorship as parties of the second part, hereinafter called Grantees (the words "Grantor" and Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

That Grantor, for and in consideration of TEN DOLLARS (\$10 00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold alien, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the Grantees.

All that tract or parcel of land lying and being in the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being a part of Land Lot No. 86 of said district according to a plat and survey made August 23, 1962 by S. R. Fields, Reg. Surveyor and more particularly described as follows:

BEGINNING at a point on the east right of way of the Old Snellville Highway 870 feet from Pugh's Creek, this same point being the southwest corner of the J. N. Tanner property; thence along said J. N. Tanners property south 68 degrees 00 minutes east 326 feet to a pin; thence south 28 degrees 00 minutes west 267 feet to pin at G. H. Tanner property line; thence north 68 degrees 00 minutes west 326 feet along the property of said G. H. Tanner to a pin on the right of way of the Old Snellville Highway; thence north 28 degrees 00 minutes east 267 to point of BEGINNING.

Said tract containing 2.0 acres.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in fee simple

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered

Roy Lee Wells

ROY LEE WELLS (SEAL)

in the presence of:

Karen L. Wells  
Unofficial Witness

Diane Hale  
Notary Public



0059850

BK55172 PG0738

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2017 JUN -7 PM 3:02

RICHARD ALEXANDER, CLERK

PT-61# 67-2017-014624  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

After recording return  
to Law Department

305064

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE made this 7th day of June, in the year Two Thousand Seventeen  
between

**POLLY ANN EZZARD**

hereinafter referred to as "Grantor", and

**GWINNETT COUNTY, GEORGIA**

a political subdivision of the State of Georgia, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Other  
Valuable Consideration and Ten and NO/100 (\$10.00) DOLLARS cash in hand paid at and  
before the sealing and delivery of these presents does grant, bargain, sell and convey unto the  
said Grantee, its successors and assigns, the following property:

ALL THAT TRACT or parcel of land, consisting of 40.6519 acres, lying and  
being in Land Lots 85 and 86 of the 5th District of Gwinnett County, Georgia,  
and being shown on a boundary survey for Polly Ann Ezzard by McNally &  
Patrick, bearing the seal and certification of Lloyd C. McNally Jr, Georgia  
Registered Land Surveyor No 2040, dated May 24, 2017, and being more  
particularly described in Exhibit "A" attached hereto and incorporated herein by  
this reference.

TOGETHER with all buildings, structures, easements, rights of way, strips, and gores of  
land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging,  
relating, or appertaining to the Land (the Land, together with the foregoing, being hereinafter  
referred to as the "Property").

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members  
and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only  
proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, in FEE  
SIMPLE, subject only to those matters set forth in Exhibit "B" attached hereto and incorporated  
herein by this reference

0052189

BK55172 PG0739

AND THE SAID Grantor for her heirs, executors, successors and assigns, will warrant and forever defend the right and title to the above described Property, unto the said Grantee, its successors and assigns, against the lawful claims passing by or through said Grantor, and not others.

IN WITNESS WHEREOF, that the said Grantor has hereunto set her hand and affixed her seal the day and year above written.

**GRANTOR**

By: Polly Ann Ezzard (Seal)  
Polly Ann Ezzard

Signed, sealed and delivered  
in the presence of:

Julie B. Mims  
Unofficial Witness

Terril Adams  
Notary Public, State of Georgia

My Commission Expires. \_\_\_\_\_



8X55172 PG0740

EXHIBIT "A"  
Legal Description of Property

Tract 1 of 2 Tracts:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 85 and 86 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being Tract 1, containing approximately 38 4019 acres, and as more particularly described on that certain survey entitled "Boundary Survey for Polly Ann Ezzard," prepared by McNally & Patnck, bearing the seal and certification of Lloyd C. McNally Jr., Georgia Registered Land Surveyor No. 2040, dated May 24, 2017, and being more particularly described according to said survey as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the westerly right-of-way line of Ga Hwy. No. 124 - Scenic Highway (right-of-way width varies) and the northerly right-of-way line of Scenic Pines Drive, run thence along said westerly right-of-way line of Ga Hwy. No. 124 - Scenic Highway in a northeasterly direction, and following the meanderings thereof, a distance of 555 35 feet to a point marked by a ½" r-bar set, leaving said right-of-way line run thence North 75 degrees 19 minutes 19 seconds West a distance of a distance of 355 94 feet to a point, said point being the TRUE POINT OF BEGINNING, from said TRUE POINT OF BEGINNING run thence North 75 degrees 19 minutes 19 seconds West a distance of 716 00 feet to a point marked by a ½" r-bar found, run thence North 76 degrees 13 minutes 09 seconds West a distance of 9 84 feet to a point marked by a ¼" pipe found, run thence North 76 degrees 50 minutes 30 seconds West a distance of 75 09 feet to a point marked by a 1" pipe found, run thence North 77 degrees 52 minutes 32 seconds West a distance of 76 08 feet to a point marked by a 1" pipe found, run thence North 80 degrees 01 minute 39 seconds West a distance of 99 99 feet to a point marked by a 1" pipe found, run thence North 82 degrees 01 minute 13 seconds West a distance of 139 95 feet to a point marked by a 1" pipe found, run thence North 83 degrees 36 minutes 19 seconds West a distance of 259 80 feet to a point marked by a ¼" pipe found; run thence North 80 degrees 08 minutes 39 seconds West a distance of 153 74 feet to a point marked by a 1" pipe found, run thence South 29 degrees 47 minutes 14 seconds West a distance of 26 05 feet to a point marked by a 1" pipe found; run thence North 66 degrees 43 minutes 46 seconds West a distance of 317 10 feet to a point marked by a ½" r-bar set along the easterly right-of-way line of Old Snellville Highway (right-of-way width varies), run thence along the easterly right-of-way line of Old Snellville Highway North 28 degrees 54 minutes 43 seconds East a distance of 120 14 feet to a point; run thence along the easterly right-of-way line of Old Snellville Highway and following the arc of a curve to the right an arc distance of 511 51 feet to a point (said arc having a radius of 11429 16 feet and being subtended by a chord bearing North 30 degrees 11 minutes 39 seconds East a distance of 511 47 feet); run thence along the easterly right-of-way line of Old Snellville Highway North 31 degrees 28 minutes 34 seconds East a distance of 192 78 feet to a point, run thence along the easterly right-of-way line of Old Snellville Highway South 60 degrees 33 minutes 46 seconds East a distance of 25 02 feet to a point, run thence along the easterly right-of-way line of Old Snellville Highway North 31 degrees 28 minutes 34 seconds East a distance of 49 03 feet to a point, leaving said right-of-way line run thence South 58 degrees 26 minutes 16 seconds East a distance of 23 84 feet to a point; run thence South 70 degrees 13 minutes 32 seconds East a distance of 134 66 feet to a point, run thence South 87 degrees 14 minutes 51 seconds East a distance of 178 36 feet to a point, run thence South 78 degrees 43 minutes 22 seconds East a distance of 186 04 feet to a point, run thence South 75 degrees 11 minutes 46 seconds East a distance of 101 91 feet to a point, run thence South 79 degrees 01 minute 51 seconds East a distance of 160 19 feet to a point, run thence South 79 degrees 18 minutes 35 seconds East a distance of 201.59 feet to a point, run thence South 72 degrees 55 minutes 08 seconds East a distance of 136 48 feet to a point, run thence South 58 degrees 18 minutes 16 seconds East a distance of 50 07 feet to a point, run thence North 88 degrees 17 minutes 45 seconds East a distance of 85 25 feet to a point, run thence South 78 degrees 30 minutes 41 seconds East a distance of 104 55 feet to a point, run thence South 85 degrees 19 minutes 19 seconds East a distance of 47 66 feet to a point, run thence South 85 degrees 44 minutes 36 seconds East a distance of 193 06 feet to a point, run thence South 83 degrees 05 minutes 33 seconds East a distance of 90.65 feet to a point, run thence South 78 degrees 18 minutes 13 seconds East a distance of 88 47 feet to a point, run thence South 79 degrees 40 minutes 56 seconds East a distance of 106 09 feet to a point, run thence South 62 degrees 35 minutes 47 seconds East a distance of 73 82 feet to a point along the westerly right-of-way line of Ga Hwy. No. 124 - Scenic Highway, run thence along said westerly right-of-way line of Ga Hwy. No. 124 - Scenic Highway South 14 degrees 46 minutes 37 seconds West a distance of 615 69 feet to a point, leaving said right-of-way line run thence North 75 degrees 13 minutes 23 seconds West a distance of 355 95 feet to a point, run thence South 14 degrees 46 minutes 37 seconds West a distance of 275 66 feet to a point, said point being the TRUE POINT OF BEGINNING

BK55172 PG0741

Tract 2 of 2 Tracts

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 86 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia, being Tract 2, containing approximately 2 2500 acres, and as more particularly described on that certain survey entitled "Boundary Survey for: Polly Ann Ezzard," prepared by McNally & Patrick, bearing the seal and certification of Lloyd C McNally Jr., Georgia Registered Land Surveyor No. 2040, dated May 24, 2017, and being more particularly described according to said survey as follows.

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the westerly right-of-way line of Ga Hwy. No 124 - Scenic Highway (right-of-way width varies) and the northerly right-of-way line of Scenic Pines Drive; run thence along said westerly right-of-way line of Ga. Hwy. No 124 - Scenic Highway in a northeasterly direction, and following the meanderings thereof, a distance of 555 35 feet to a point marked by a ½" r-bar set, said point being the TRUE POINT OF BEGINNING, from said TRUE POINT OF BEGINNING and leaving said right-of-way line run thence North 75 degrees 19 minutes 19 seconds West a distance of 355.94 feet to a point, run thence North 14 degrees 46 minutes 37 seconds East a distance of 275.66 feet to a point; run thence South 75 degrees 13 minutes 23 seconds East a distance of 355 95 feet to a point along the westerly right-of-way line of Ga. Hwy. No. 124 - Scenic Highway, run thence along the westerly right-of-way line of Ga. Hwy. No. 124 - Scenic Highway South 14 degrees 46 minutes 37 seconds West a distance of 275 05 feet to a point marked by ½" r-bar set, said point being the TRUE POINT OF BEGINNING.

**BK55172 PG0742**

**EXHIBIT "B"**

Title Exceptions

1. All ad valorem real property taxes for the year 2017 and subsequent years, a lien not yet due and payable.
2. All matters disclosed on a plat recorded in Plat cabinet M, Slide 154, Gwinnett County, Georgia records
3. All matters disclosed on a plat recorded in Plat Book 133, Page 12, aforesaid records.
4. Easement from Mrs. J.A. Brisendine, Jr. to Georgia Power Company, dated August 14, 1967, recorded August 16, 1967 in Deed Book 278, Page 594, Gwinnett County deed records.
5. Judgment of Court dated November 23, 1993, Gwinnett County Georgia, Condemnor, versus Polly Ann Ezzard and George P. Ezzard, Condemnee, File No. 93-A-05322-4, recorded on March 11, 1994 in Deed Book 10095, Page 81, aforesaid records.
6. Right of Way Deed from Polly Ann Ezzard and George P. Ezzard to Gwinnett County, dated September 20, 1995, recorded on October 14, 1995 in Deed Book 11810, Page 102, aforesaid records.
7. Easement from Polly Ann Ezzard to DG Jenkins Development Corporation, dated September 12, 2003, recorded on October 15, 2003 in Deed Book 35391, Page 132, aforesaid record.
8. Easement from Polly Ann Ezzard to Scenic Overlook Ventures, Ltd , dated August 31, 2004, recorded on October 26, 2004 in Deed Book 40348, Page 234, aforesaid records; as assigned by Assignment Easement from Scenic Overlook Ventures, Ltd to Gwinnett County Water and Sewerage Authority, dated October 21, 2004, recorded on December 9, 2004 in Deed Book 40857, Page 193, aforesaid records.

**DEED B: 56590 P: 00073**

**05/14/2019 12:12 PM Pgs: 4 Fees: \$16.00**

**TTax: \$760.00**

Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA

PT-61 #: 0672019011582

After recording, please return to:  
Robert Jackson Wilson, PC  
10 Lumpkin Street  
Lawrenceville, Georgia 30046

STATE OF GEORGIA

COUNTY OF GWINNETT

**LIMITED WARRANTY DEED**

THIS INDENTURE is made as of the 9<sup>th</sup> day of May, 2019, by and between **MARGARET ANN TANNER WEISS** ("Grantor"), and **TIANG, INC.**, a Georgia corporation ("Grantee"; the terms "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits).

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 86 of the 5<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

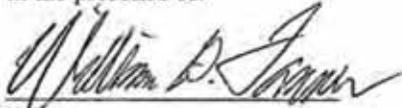
DEED B: 56590 P: 00074 05/14/2019 12:12 PM  
19D039074 Page 2 of 4

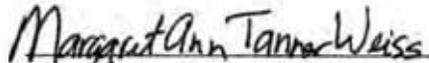
AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons or entities claiming by, through or under Grantor, subject only to the matters set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day, month and year first above written.

Signed, sealed and delivered  
this 9<sup>th</sup> day of May 2019  
in the presence of:

GRANTOR:

  
Witness

 (SEAL)  
Margaret Ann Tanner Weiss

  
Notary Public  
My Commission Expires:

(NOTARY SEAL)



DEED B: 56590 P: 00075 05/14/2019 12:12 PM  
19D039074 Page 3 of 4

**EXHIBIT "A"**

**Legal Description**

**ALL THAT TRACT OR PARCEL OF** land lying and being in Land Lot 86, 5<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING** commence at the intersection of the southeastern right of way of Old Snellville Hwy. (right of way varies) and the centerline of Pughs Creek; thence along the southeastern right of way of Old Snellville Hwy. a distance of 1,164.49 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way South 66°41'48" East a distance of 315.41 feet to a point; thence North 29°13'20" East a distance of 266.36 feet to a point; thence North 29°48'20" East a distance of 25.98 feet to a point; thence South 80°08'39" East a distance of 153.74 feet to a point; thence South 83°37'43" East a distance of 259.89 feet to a point; thence South 81°56'54" East a distance of 86.40 feet to a point; thence South 18°53'11" West a distance of 385.04 feet to a point; thence South 63°49'18" West a distance of 320.98 feet to a point; thence North 72°05'22" West a distance of 645.94 feet to a point located on the southeastern right of way of Old Snellville Hwy.; thence along said right of way 206.34 feet along a curve to the right, said curve having a chord of North 20°19'45" East 205.56 feet and a radius of 686.20 feet to a point; thence continuing along said right of way North 28°30'11" East a distance of 58.64 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 8.084 Acres.

DEED B: 56590 P: 00076 05/14/2019 12:12 PM  
19D039074 Page 4 of 4

**EXHIBIT "B"**

Permitted Exceptions

1. All taxes for the year 2019 and subsequent years.
2. Easement by and between G.H. Tanner and Georgia Power Company, dated March 23, 1950, filed March 28, 1950, recorded in Deed Book 94, Page 390(b), Gwinnett County records.
3. Easement by and between J.T. alexander and Georgia Power Company, dated November 11, 1958, filed December 8, 1958, recorded in Deed Book 147, Page 1(b), aforesaid records.
4. Right of Way Deed by and between Roy L. Wells and Gwinnett County, dated October 28, 1976, filed November 18, 1976, recorded in Deed Book 1196, Page 317, aforesaid records.
5. All matters shown on that Survey for Margaret Ann Tenner Weiss, dated April 19, 1996, prepared by Miles H. Hannon, Georgia Registered Land Surveyor No. 1528.

**DEED B: 56592 P: 00890**

**05/15/2019 10:41 AM Pgs: 4 Fees: \$16.00**

**TTax: \$0.00**

**Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA**

**PT-61 #: 0672019011659**

**Pgs: 4 Fees:**

**Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA**

After Recording  
Return to Law Department

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE made this 9th day of May, in the year Two Thousand Nineteen between

**TIANG, INC.**

a Georgia corporation, hereinafter referred to collectively as "Grantor", and

**GWINNETT COUNTY, GEORGIA**

a political subdivision of the State of Georgia, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Other Valuable Consideration and Ten and NO/100 (\$10.00) DOLLARS cash in hand paid at and before the sealing and delivery of these presents, do grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following property:

ALL THAT TRACT or parcel of land, consisting of 8.084 acres, lying and being in Land Lot 86 of the 5th District of Gwinnett County, Georgia, and being shown as Parcel 1 on a boundary survey for Gwinnett County, Georgia by McFarland-Dyer & Associates, dated April 11, 2019, attached hereto as Exhibit "A" and being more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all buildings, structures, easements, rights of way, strips, and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Land (the Land, together with the foregoing, being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, in FEE SIMPLE.

DEED B: 56592 P: 00891 05/15/2019 10:41 AM  
19D039453 Page 2 of 4

Page 2 of 4

AND THE SAID Grantor, for its heirs, executors, successors and assigns, will warrant and forever defend the right and title to the above described Property, unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year above written.

**GRANTOR**

TIANG, INC., a Georgia corporation

By: *T. H.* (Seal)

Title: President

Attest: *Debra Robinson*

Title: Secretary

(Affix Seal)



Signed, sealed and delivered  
in the presence of:

*[Signature]*

Unofficial Witness

*[Signature]*

Notary Public, State of Georgia

My Commission Expires: \_\_\_\_\_



DEED B: 56592 P: 00893 05/15/2019 10:41 AM  
19D039453 Page 4 of 4

Page 4 of 4

## EXHIBIT "B"

### Legal Description

**ALL THAT TRACT OR PARCEL OF** land lying and being in Land Lot 86, 5<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING** commence at the intersection of the southeastern right of way of Old Snellville Hwy. (right of way varies) and the centerline of Pughs Creek; thence along the southeastern right of way of Old Snellville Hwy. a distance of 1,164.49 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way South 66°41'48" East a distance of 315.41 feet to a point; thence North 29°13'20" East a distance of 266.36 feet to a point; thence North 29°48'20" East a distance of 25.98 feet to a point; thence South 80°08'39" East a distance of 153.74 feet to a point; thence South 83°37'43" East a distance of 259.89 feet to a point; thence South 81°56'54" East a distance of 86.40 feet to a point; thence South 18°53'11" West a distance of 385.04 feet to a point; thence South 63°49'18" West a distance of 320.98 feet to a point; thence North 72°05'22" West a distance of 645.94 feet to a point located on the southeastern right of way of Old Snellville Hwy.; thence along said right of way 206.34 feet along a curve to the right, said curve having a chord of North 20°19'45" East 205.56 feet and a radius of 686.20 feet to a point; thence continuing along said right of way North 28°30'11" East a distance of 58.64 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 8.084 Acres.

**WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF GWINNETT**

THIS INDENTURE made this 9<sup>th</sup> day of May, in the year Two Thousand Nineteen between

**ROY LEE WELLS and LOUISE A. WELLS**

hereinafter referred to collectively as "Grantors", and

**GWINNETT COUNTY, GEORGIA**

a political subdivision of the State of Georgia, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantors, for and in consideration of the sum of Other Valuable Consideration and Ten and NO/100 (\$10.00) DOLLARS cash in hand paid at and before the sealing and delivery of these presents, do grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following property:

ALL THAT TRACT or parcel of land, consisting of 1.923 acres, lying and being in Land Lot 86 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being shown as Parcel 2 on a boundary survey for Gwinnett County, Georgia by McFarland-Dyer & Associates, dated April 11, 2019, which is attached hereto as Exhibit "A" and incorporated herein by reference, and being more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER with all buildings, structures, easements, rights of way, strips, and gores of land, streets, ways, alleys, passages, emblements, and appurtenances in any way belonging, relating, or appertaining to the Land (the Land, together with the foregoing, being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, in FEE SIMPLE.

THE GRANTORS HEREBY RESERVE A LIFE ESTATE ONLY in Roy Lee Wells and Louise A. Wells for their joint lives in the property described as 1.923 acres on Exhibits "A" and "B". The remainder of the Grantors' right, title, and interest in the property described as Parcel 2 in Exhibits "A" and "B" is hereby granted, sold, and conveyed to Gwinnett County in FEE SIMPLE.

AND THE SAID Grantors for their heirs, executors, successors and assigns, will warrant and forever defend the right and title to the above described Property, unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, that the said Grantors have hereunto set their hands and affixed their seals the day and year above written.

**GRANTORS**

By: *Roy Lee Wells* (Seal)  
Roy Lee Wells

By: *Louise A Wells* (Seal)  
Louise A. Wells

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public, State of Georgia

My Commission Expires: \_\_\_\_\_



**EXHIBIT "B"**

**LEGAL DESCRIPTION**

**ALL THAT TRACT OR PARCEL OF** land lying and being in Land Lot 86, 5<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING** commence at the intersection of the southeastern right of way of Old Snellville Hwy. (right of way varies) and the centerline of Pughs Creek; thence along the southeastern right of way of Old Snellville Hwy. a distance of 898.48 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way South 66°43'46" East a distance of 317.10 feet to a point; thence South 29°13'20" West a distance of 266.36 feet to a point; thence North 66°41'48" West a distance of 315.41 feet to a point located on the southeastern right of way of Old Snellville Hwy.; thence along said right of way North 28°51'51" East a distance of 266.01 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 1.923 Acres.

PT-61 (Rev. 2/18) To be filed in **GWINNETT COUNTY** **PT-61 067-2019-011582**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S LAST NAME Tanner	FIRST NAME Margaret	MIDDLE A.	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 2063 Chrysler Drive NE			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$760,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30345 USA		DATE OF SALE 5/9/2019	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Tiang, Inc.			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2515 Heritage Court			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$760,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Buford, GA 30518 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$760.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY GWINNETT		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 5086 001	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 56590	DEED PAGE 73	PLAT BOOK	PLAT PAGE	

**ADDITIONAL BUYERS**  
None

PT-61 (Rev. 2/18)		To be filed in <b>GWINNETT COUNTY</b>			PT-61 067-2019-011662	
<b>SECTION A - SELLER'S INFORMATION (Do not use agent's information)</b>				<b>SECTION C - TAX COMPUTATION</b>		
SELLER'S LAST NAME <b>Wells</b>		FIRST NAME <b>Roy</b>	MIDDLE <b>Lee</b>	Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp	
MAILING ADDRESS (STREET & NUMBER) <b>950 Old Snellville Highway</b>				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	<b>\$225,000.00</b>	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY <b>Lawrenceville, GA 30044 USA</b>			DATE OF SALE <b>5/9/2019</b>	1A. Estimated fair market value of Real and Personal property	<b>\$0.00</b>	
<b>SECTION B - BUYER'S INFORMATION (Do not use agent's information)</b>				2. Fair market value of Personal Property only	<b>\$0.00</b>	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME <b>Gwinnett County, Georgia</b>				3. Amount of liens and encumbrances not removed by transfer	<b>\$0.00</b>	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) <b>75 Langley Drive</b>				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	<b>\$0.00</b>	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY <b>Lawrenceville, GA 30046 USA</b>			Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	<b>\$0.00</b>	
<b>SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>						
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER	
COUNTY <b>GWINNETT</b>		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER <b>5-086-001A</b>	ACCOUNT NUMBER	
TAX DISTRICT	<b>GMD</b>	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK	
<b>SECTION E - RECORDING INFORMATION (Official Use Only)</b>						
DATE	DEED BOOK <b>56592</b>	DEED PAGE <b>894</b>	PLAT BOOK	PLAT PAGE		
<b>ADDITIONAL BUYERS</b>						
<b>None</b>						



Barge Design Solutions  
2839 Paces Ferry Road SE, Suite 850  
Atlanta, Georgia 30339  
770.628.7631