

CENTERVILLE PARK



GWINNETT COUNTY DEPARTMENT
OF COMMUNITY SERVICES,
PARKS & RECREATION PROJECT ADMINISTRATION
AUGUST, 2015

Centerville Park Gwinnett County, Georgia

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

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Centerville Park Site

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SECTION PROJECT GOALS AND OBJECTIVES

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

Passive Community Parks should provide both pedestrian access as well as vehicular access to the site. In this regard, they should be located on major roadway and be designed to connect to a County-wide greenway network.

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



This report addresses the need for park services in the southern corner of Gwinnett County on 60+ acres of land. The goals driving this master plan include the following:

- Realize goals of the 2007 Parks and Recreation Capital Improvement Plan.
- Provide a Trailhead development intended to serve pedestrians and bicyclist who will travel from Centerville Park west to the existing facilities within Yellow River Park via the Johnson Greenway.
- Integrate a variety of diverse recreation activities which will serve a variety of age groups and abilities.
- Re-establish the scenic view of the narrow, east face of Stone Mountain for which the site was intended to preserve.
- Respect the constraints imposed by the Georgia Greenspace Program impervious surface percentage limits.

SECTION PROJECT UNDERSTANDING

2.0 The Centerville Park Site is 60.675 acres on the west side of Centerville Highway (Hwy. 124) in the Promised Land area of Gwinnett County. The tract is bounded on the north by residential subdivisions and a Shiloh Christian Church, on the east by Hwy. 124 and the Promised Land Community, on the south by undeveloped wooded land and on the west by the 140 acre Johnson Property parcel. The Centerville Park Site was acquired with funds from the State of Georgia's Georgia Greenspace Program due to the scenic view of the narrow, east face of Stone Mountain that can be viewed from the highest elevations of the site. As a result, the development restrictions associated with land acquired with funds from the Georgia Greenspace program apply to this site. The principle development restrictions are:



- 5% of the surface can be in impervious surface in the form of Buildings, Shelters and other such public amenities
- 5% of the surface can be in the form of impervious surfaces for parking and vehicular access.
- 5% of the surface can be in the form of impervious surfaces for trails and sidewalks.

Although the County definition for a Passive Community park includes calculations for impervious surface percentages, the development restrictions associated with the land acquisition overrides these percentages. As a result, Centerville Park will be developed utilizing the constraints imposed by the Georgia Greenspace Programs impervious surface percentage limits.

This park is to be utilized as a Passive Community Park. While the exact mix of park amenities will be determined by working with a Citizen Steering Committee, the park may include any of the park elements as listed in the County description for a Passive Community Park.

SECTION PROJECT APPROACH

3.0 Using a standard Master Planning project approach toward the Centerville Park Site, 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 Site Walk
- Steering Committee Park System Tour with Consultant and County Representatives
- Presentation of Inventory & Analysis Graphics and Park Programming Discussion
- Presentation of Concept Drawings to Steering Committee
- Presentaion of Preliminary Master Plan and Cost Estimate to Steering Committee
- Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority

The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix G - Meeting Minutes (Page 89) 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

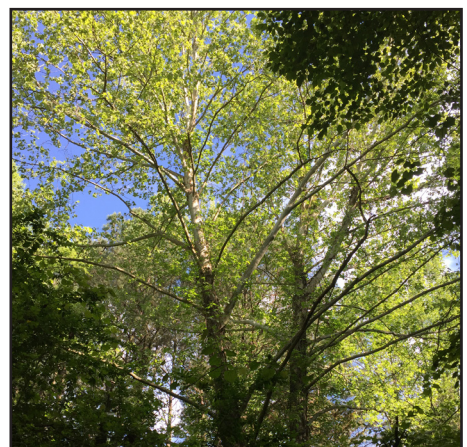
The initial Public Meeting was held at the Centerville Community Center on April 2, 2015, with a presentation of the park boundary survey, 1955 , 1972, and 2014 aerial photographs. The master planning process and the role of a steering committee was explained. Community Interest form surveys and steering committee applications were distributed and recollected. Refer to Appendix B - Community Input Tabulations & Comments (Page 65).

Scheduling Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on April 14, 2015 to schedule all meetings for the Centerville Park Site Master Planning Process.

Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on May 2, 2015 for an informative site walk. The intent of



Centerville Park Site - Steering Committee Site Walk.

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.

Tour of County Parks

Gwinnett County Staff, Consultants and Steering Committee members met at the Gwinnett County Justice and Administration Center (GJAC) Parking lot on May 9, 2015 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:

Club Drive Park (3330 Club Drive, Lawrenceville, GA 30043): Club Drive Club Drive Park is a 25 acre Special Purpose Neighborhood Park. The major park features include a lake with deck overlook, an open lawn recreation area, picnic shelters, a large playground to accommodate multiple ages and multi-use trail loop. The Steering committee visited each of these features.

Park users were interviewed and shared their opinions about the park. Elements which they really liked included the openness of the park which allows for visibility (i.e. relationship between picnic shelters and playground- children are able to be seen from a distance), and the security of the park.

Graves Park (1540 Graves Road, Norcross, GA 30093): Graves Park is a 70 acre Passive Community Park. The park provides amenities that appeal to a wide cross section of the population including; picnic areas, pavilion / playground complex, dog park, and multipurpose trail. The Steering committee visited and discussed each of these park elements and was also educated on the differences between cut and fill slopes, and the importance of reforestation of said slopes.

McDaniel Farm Park (3251 McDaniel Road, Duluth, GA 30096): McDaniel Farm Park is a 34 acre Passive Heritage Park. Steering committee members



Club Drive Park - Open Lawn & Playground



Graves Park - Reforestation Example



McDaniel Farm Park -Pavilion Area

discussed the architecture of the park- modern vs. historical. Developing architectural structures that mimic existing historical structures is difficult due to modern day code requirements so a more modern look was chosen for the restrooms and pavilions for practical reasons. The pervious asphalt parking area and the pedestrian bridge were also visited.

George Pierce Park (55 Buford Highway, Suwanee GA 30024): George Pierce Park is a 304 acre Community Park with a variety of active recreation facilities including soccer fields, baseball /softball fields, and football / multipurpose field. However, the main focus of this park visit was the passive multi-use trail with boardwalk. The Steering Committee specifically visited the boardwalk area that meandered above existing lowlands. While something of this magnitude is not necessary for the Centerville Park site there is a future need for bridging of Centerville Creek to connect Centerville Park to Yellow River Park via the Johnson Greenway.



George Pierce Park - Boardwalk through wetland area.



Little Mulberry Park - Playground Area

Little Mulberry Park (3800 Hog Mountain Road, Dacula, GA 30019): NOTE: There are multiple entrances to this park due to its size. Little Mulberry Park is an 890 acre Open Space Park. With an extensive trail system for Pedestrians and Equestrians, playground facilities, disc golf course, fishing lake, and picnic pavilions. The Steering Committee visited the newest playground area, walked a section of paved multi-purpose trail and visited a lake overlook. The trail winds through densely wooded and open areas of varying terrain. 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. The Steering Committee then briefly visited the picnic pavilion area located at 3855 Fence Road, in Auburn Georgia 30011

Presentation of Inventory & Analysis

The Consultant presented the Park Site Inventory &

Analysis diagrams to the Steering Committee on May 19, 2015. Analysis Diagrams included; Soils Analysis, Slope & Hydrology Analysis, Vegetation Analysis, and Opportunities and Constraints Analysis. Following the presentation of the graphics, park programming elements were discussed.

Presentation of Conceptual Master Plans

On June 23, 2015, jB+a presented three (3) Concept Plans to the Steering Committee. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

Preliminary Master Plan

The Preliminary Master Plan graphic and cost estimate were presented to the Steering Committee on July 16, 2015, by the Consultant. The Preliminary Master Plan was derived by combining layouts from the concept plans.

Master Plan Presentation

On August 6, 2015, jB+a presented the Master Plan graphic, and cost estimates to Steering Committee. By unanimous acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic I - Page 51).

The Committee voted to accept the prioritized park elements by means of averaging. 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 Master Plan and Steering Committee Prioritization recommendations were presented by the Consultant to the Gwinnett County Recreation Authority on August 13, 2015. The Recreation Authority unanimously voted to accept the Master Plan as the guiding document for the development of the Centerville 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.

Soils Analysis (RE: Graphic A - Page 35).

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques.

- Only 5 soil types that are not favorable for development;
 - Cfs – due to stability, they are frequently flooded, poorly drained, and generally lie within the stream setback.
 - GgE2 – due to steep slopes; although with some engineering development may be possible.
 - HYB – due to high water table and poor percolation of water.
 - Lne – due to steep slopes; although with some engineering development may be possible.
 - MCD – due to depth to bedrock; very shallow.
- Soils located within the floodplain of the stream and tributary on site, indicate poor percolation and unstable soil structure and are therefore not favorable for development.

Slope Analysis (RE: Graphic B - Page 37).

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 5%-10% and 15%-20% range
- The high point (elev. 909.0) is located centered at the northeastern property line of the site, adjacent to the Shiloh Christian Church Property. The low point (elev. 794.0) of the site is located in the southwestern corner of the site where the stream begins to exit the site. The maximum grade change across the site is 115 vertical feet.
- Site possesses positive drainage patterns due to ridges and stream valleys across site. One area of exception lies in the southern portion of the site on the south side of the stream. Flat lands and soil types limit the drainage patterns.
- The main water feature on the site is a blue line stream that bisects the site and appears to be spring fed; the spring head is located approximately 300' inside the site off Highway 124 just north of the curb cut.
- The triangular shaped piece of land located on the northbound side of Highway 124 provides a highpoint that could provide a view to the narrow side of Stone Mountain if the view shed were cleared and maintained. In addition this knoll could provide an opportunity for bridging across highway 124.

Vegetative Analysis (RE: Graphic C - Page 39).

- Site illustrates a mixture of vegetation types.
- The pre-emergent forest type dominating the site is most favorable for development. This forest type is still a mixture of young pine and successional hardwoods (maples, tulip poplar, black cherry, etc.); oaks, hickory and beech trees have not migrated in yet. Younger trees tend to acclimate to changes

better easier than older trees. Slope gradient may limit development in some areas.

- Grassy open areas are also favorable for development.
- A small section of transitional forest is located at the southwestern property line. Medium growth, deciduous hardwood consisting of white oak, southern red oak, northern red oak, tulip poplar with some larger loblolly pines mixed in. A few specimen hardwoods are spotted within this area.
- A mature hardwood forest exists in the in the northeastern section of the site. Several large specimen white oaks here and are definitely an asset to the site and should be protected.
- Many invasives found along stream banks and low lands, specifically privet, need to be removed from site.

Opportunities / Constraints (RE: Graphic D - Page 41).

- Site bounded by Highway 124 on the east. Highway 124 exhibits high traffic volume and very high speeds.
- Noise – Noise generated from the traffic on Highway 124 extends laterally a good 400' into the site. The noisiest areas are at the foot of the slopes descending down from Hwy. 124.
- Pedestrian access in the form of sidewalks is provided on both sides of Hwy.124. However due to the amount of traffic, lack of buffer between the road and sidewalk the sidewalks are neither comfortable nor safe to walk along.
- Potential Vehicular Access into the park will be at the existing curb cut / road bed. A median cut is unlikely due to the existing median cut at Shiloh Christian Church and south of the site, therefore vehicular access into the park will be right-in, right-out only.
- Points of interest/ Potential Land Acquisition - On the northbound side of Highway124 a triangular plot of land exists that was originally part of the Centerville Park Site. When Highway 124 was rerouted this triangular lot was cut off from the site but still remains undeveloped and property of Georgia Department of Transportation. The lot is large enough that if the County was able to acquire the land from GDOT a small sized parking area could provide additional parking for the park. In addition, the triangular lot has an elevation that would allow for a view to the narrow side of Stone Mountain, if the view shed was thinned of trees, as well as provide potential bridging from a small parking area over Highway 124 to the southern corner of the Centerville site; providing an alternative pedestrian and bicycle access.
- The main water feature on the site is a blue line stream that bisects the site and appears to be spring fed. This stream has a 75' State / County stream buffer associated with it. This buffer limits the type of development

- that may occur within the setback. However, the stream provides an opportunity for vista views or educational / interpretive spots along trails.
- Property setbacks –Based on zoning, a 40' rear setback, a 20' side yard setback, and a 50' front yard setback are associated with the Centerville Park site. All setbacks except the front yard setback are from the property line. The front yard setback is from the existing right-of-way. Limited development can occur within these setbacks.
 - Potential Pedestrian / Bicycle Linkages – opportunity to provide connection to the park via spur trails from the Shiloh Christian Church Property, the Iris Brook neighborhood and the proposed Johnson Greenway Trail. In addition, there is an opportunity to link the communities across Hwy. 124 via a pedestrian bridge connection to the triangular shaped property on the northbound side of 124.
 - Shared views – The highpoint of the land recommended for acquisition could potentially provide a view of the narrow end of Stone Mountain. Views from the eastern property line through the mature forest are an additional asset, as are shared views from the Centerville site onto the adjacent Johnson property at the western boundary.
 - Site Vegetation – Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife. Constraint – Depending on location of park elements some vegetation may need to be removed.
 - Specimen Trees – Located in the northeastern corner of the park and along the streams, provides opportunity for conservation, and scenic quality.

SECTION PROGRAM OPTIONS

5.0 In order to understand the changing needs and new recreation trends in the community, the Gwinnett County Department of Community Services developed a Community Interest Form to distribute during the Community Input meeting. 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 B- Community Input Tabulation and Comments (Page 65), contains the complete results. The following elements were mentioned as the top 10 elements requested by the public at the Centerville Park Site Community Interest Meeting. Approximately 60 community participants attended the meeting held at the Centerville Community Center on April 2, 2015.

(Note: Parenthesis numbers indicate the number of votes received per park element from those that attended the public meeting)

1. (33) Multi-use trails
2. (22) Picnic areas / Facilities
3. (21) Playgrounds
4. (20) Nature Trails - Natural surface, unpaved

5. (16) Pond
6. (15) Senior Activities
7. (15) Dog Park
8. (8) Maintain as a Passive Park
9. (8) Preserving Existing Natural Areas / Greenspace
10. (7) Outdoor Basketball

Following the presentation of the graphics at the Analysis and Programming Meeting (May 19, 2015) tabulations of requested park elements from the Centerville Public Meeting were distributed for reference and a programming discussion commenced. Steering Committee members were asked to comment on the requested elements as well as state programming elements they wished to see in the park. The following programming elements would be included in these concepts:

- Paved Multiuse Trail with exercise stations
- Sub-loop for Seniors / ADA (minimal slope, yet with nice park experience)
- Boardwalk
- Dog Park
- Playground / Pavilion Complex with Restroom - include area for four square, hop scotch, or large Tic-Tac-Toe as well as an area with exercise stations to that parents, grandparents or care takers can be active while watching children play.
- Small Skate Park (Site in the noisier areas of the park)
- Nature trail along stream (Natural surface) with interpretive signage.
- Two Half-Court basketball courts (Voted: passed 8-1)
- Native grass meadows
- Senior activities (horseshoes)
- Sand Volleyball Court (in the vicinity of the pavilion)
- Preserve native plants
- Historical / Interpretive signage
- Picnic shelter (s)
- Free standing picnic tables.

The Consultant then used this programing information as a point of departure for the development of the three alternative concept plans for the Centerville Park Site.

SECTION PROGRAM DEVELOPMENT

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

6.1 Concept Development

A total of three (3) concept plans were prepared and presented to the Steering Committee on June 23, 2015. Utilizing the information inventoried and analyzed during the analysis phase of the project, a variety of park elements were located within the three conceptual diagrams. The inventory graphics are intended to be referred back to in an effort to locate these elements in the most favorable locations. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

Concept 1 (RE: Graphic E - Page 43)

- Utilizes the existing curb cut on Highway 124 for entrance into the park.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- Entrance drive separates into two different drives to allow for access to both the northern sector and southern sector of the site. Each drive leads to a parking area that provides parking for 85 cars and 65 cars respectively.

Northern Sector

- The teen skate park is located along the northern entry drive at the toe of the slope off Hwy 124 to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- Rental Pavilion / Playground complex is located on the northern side of the parking area adjacent to the preserved area (Northern sector of the site with the large oak trees), in the area of the park site which is currently more open grassland. An 11,000sf playground is located between the pavilion and restroom building within a .75 acre irrigated lawn area; which would provide an area for unstructured play. Two horse shoe pits are also included in this area.
- A sand volleyball court is located on the southern side of the parking area in proximity to the rental pavilion.
- A large meadowland area is planned on the southern side of the parking. This area is intended to help take up grades (Site flattened to accommodate pavilion / playground complex and parking) and provide a drain field for septic utilities. The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .66 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the "preserved" area in the northern sector. The 12' wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8' wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8' wide spur trail will provide connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.

Southern Sector

- Two half-court basketball courts are located within proximity of the parking area to facility.
- A two acre, fenced, Dog Park is located on shallower slopes near the south western boundary of the park. The dog park will be separated into zones to accommodate dogs of various sizes. In addition, agility equipment, water, benches and shade will be provided.
- At the southeastern corner of the site (The area determined by geotechnical specialists to have shallow rock) a paved plaza overlook area with seat walls is provided. It is intended that this overlook area provide a view to the narrow end of Stone Mountain over a hillside of native grasses and wildflowers.
- Adjacent to the overlook is a picnic lawn area with picnic tables and irrigated lawn.
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be also intended to provide habitat for site wildlife.

Trail Circuits

- A 12' wide, 1.4 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 1 the multi-use trail completely separates vehicular and pedestrian adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- The total length of the combined trail circuits (multi-use trail loop and the upland trail loop is approximately 2 miles.
- A .2 mile boardwalk section along the bisecting stream provides trail experience through the lowlands of the site.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locate.

Potential Land Acquisition

When State Highway 124 was realigned to its current alignment a triangular piece of land on the now northbound side of 124 was cut off (it was originally part of the Centerville Site). This property is currently owned by GDOT. There is the potential for Gwinnett County to acquire this triangular piece of land and utilize it for additional park space. If the land were to be acquired the following could provide additional park assets:

- Additional Parking – approximately 65 additional parking spaces could be provided.
- Additional informal picnicking / lawn area with shelter.
- Safer pedestrian / bicycle crossing over Highway 124 – Safer pedestrian / bicycle access to the Centerville Park site could be provided via a pedestrian / bicycle bridge structure over Hwy. 124. The bridge would then tie into the multiuse trail look and could become a “Signature” piece announcing the park itself.

Concept 2 (RE: Graphic F - Page 45)

- Utilizes the existing curb cut on Highway 124 for entrance into the park.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- Entrance drive separates into two different drives to allow for access to both the northern sector and southern sector of the site. Each drive leads to a parking area that provides parking for 75 cars and 65 cars respectively.
- Concept 2 provides a clearer distinction between the more active and more passive uses of the site.
- Provides same potential for land acquisition on the northbound side of Highway 124. (RE: Potential Land Acquisition section of Concept 1)

Northern Sector (more active sector)

- The teen skate park is located along the northern entry drive at the toe of the slope off Hwy124 to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- Two half-court basketball courts are located within proximity of the parking area to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- The skate park and half-court basketball area are separated from each other via the parking area to minimize conflicts between users.
- A two acre, fenced, Dog Park is located on shallower slopes on the northern side of the parking area; adjacent to the 'preserved' area. The dog park will be separated into zones to accommodate dogs of various sizes. In addition, agility equipment, water, benches and shade will be provided.
- A large meadowland area is planned on the southern side of the parking. This area is intended to help take up grades (Site flattened to accommodate dog park and parking) .The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .66 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the "preserved" area in the northern sector. The 12' wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8' wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8' wide spur trail will provide connection to



Centerville Park Site

this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.

Southern Sector

- Rental Pavilion / Playground complex is located on the north western side of the parking area to take advantage of flatter grades. A 10,500 sf playground is located between the pavilion and restroom building within a 1.5 acre irrigated lawn area; which would provide an area for unstructured play. Two horse shoe pits and a sand volleyball court are also included in this area.
- A small paved loop around the playground would provide an area for adult exercise stations. This loop would allow for caregivers to be active while watching their charges.
- An overlook / picnic lawn area is provided in the southeastern corner of the site as in Concept 1 (RE: Overlook and lawn description Concept 1)
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife and provide drainage field areas for the septic utilities.

Trail Circuits

- A 12' wide, 1.4 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 2 the multi-use trail provides 4 distinct trail loops of varying lengths (Upland Forest Trail .66 mile, Overlook Loop .55 mile, Inland Loop .93 mile, Perimeter Loop 1.4 Miles), provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- Vehicular and Pedestrian intersections happen at the entry drive location but can be mitigated utilizing a raised crosswalk (speed hump) tactile warning devices and signage.
- A .2 mile boardwalk section in the lowlands are of the site, nearest the stream convergence provides a "lowlands experience" separate from the multi-use trail.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locations. In addition, the natural surface trail links to an amphitheater type outdoor classroom sited to take advantage of contouring. This outdoor classroom and natural surface trail circuit could display information signage in reference to the history of the site, native flora and fauna, etc.

Concept 3 (RE: Graphic G - Page 47)

- Relocates the entrance of the park further north on Highway 124 to take advantage of shallower contours; minimizing construction costs of the entrance and associated deceleration lane.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.

- The single entrance drive penetrates deeper in to the site and remains to the north of the existing stream. Bridging over a natural valley-way provides separation between the multi-use trail and the vehicular road.
- Concept 3 keeps the vast majority of facilities clustered within the northern sector allowing for access to the southern sector of the site to be only via- multi-use trail and pedestrian oriented.
- Provides same potential for land acquisition on the northbound side of Highway 124. (RE: Potential Land Acquisition section of Concept 1)

Northern Sector

- The teen skate park and two half-court basketball courts are located on the southern side of the entry drive at the toe of the slope off Hwy124; utilizing a noisier area of the site for an active facility, and within proximity of the multi-use trail to allow for high visibility / passive policing.
- The Sand volleyball court and two horseshoe pits are sited within proximity of teen facility on the southern side of the parking area.
- Parking in this area is provided for approximately 80 cars.
- Adjacent to the teen facility and volleyball / horseshoe pit area is the rental pavilion / playground complex. A 10,500 sf playground is located between the pavilion and restroom building within a 1.0 acre irrigated lawn area; which would provide an area for unstructured play.



Centerville Park Site.

- A large meadowland area is planned on the southern side of the parking beyond the irrigated lawn. This area is intended to help take up grades (Site flattened to accommodate pavilion / playground complex and parking) and provide a drain field for septic utilities. The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.

- A .5 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the “preserved” area in the northern sector. The 12’ wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8’ wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8’ wide spur trail will provide

- connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.
- Toward the back of the site near the northwestern boundary (approximately 150' off the property line) a parking area for 56 cars is located.
 - A two acre, fenced, Dog Park is located on the southern side of the parking area. (approximately 200' off property line) The dog park will be separated into zones to accommodate dogs of various sizes and is sited to take advantage of shading from the existing forest to the south and southwest In addition, agility equipment, water, and benches will be provided.

Southern Sector

- Accessible only via the multi-use trail or Pedestrian / Bicycle bridge connection
- The “surprise” in the southeastern corner of the site.
- An overlook / picnic lawn area is provided in the southeastern corner of the site as in Concept 1 (RE: Overlook and lawn description Concept 1)
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife.

Trail Circuits

- A 12' wide, 1.1 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 3 the multi-use trail separates vehicular and pedestrian uses by utilizing a bridge overpass of an existing valley for the trail to pass through. This trail configuration provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- The total length of the combined trail circuits (multi-use trail loop and the upland trail loop is approximately 1.5 miles.
- A .2 mile boardwalk section of the multi-use trail bridges the lowlands for a different tactile experience.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locate.

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

Concept 1 will be the basis for the Preliminary Master Plan with some modifications (Passed 11-1)

Modifications include:

1. Move the skate park to the southern sector of the park yet maintain separation between skate park and basketball courts
2. Move the boardwalk section from Concept 2 to Concept 1
3. Provide a second restroom facility in the southern sector of the park.
4. Provide an outdoor classroom at the highpoint / overlook area
5. Include 20x20 shelters within use areas of park (with the potential for game tables (checkers, chess, etc)
6. Orient adult exercise stations along the ADA compliant Trail
7. Examine the internal trail loop at the pavilion playground /parking area to see if it can be made ADA compliant as well.
8. Provide liberal turn radii at trail intersections for bicycles.
9. Located the specimen trees on the Master Plan Graphics for inclusion and reference.

Following the Concept meeting a closer look was taken at the proposed location of the park entrance in Concept 3. (During the Concept meeting Concept 3 was not discussed at length due to it being voted down prior to any in depth conversation.) The entrance to the park, in Concept 3 was sited further north on Hwy. 124 to take advantage of shallower contours which in turn would minimize the construction costs associated with the entrance and the deceleration lane. Additional research and discussion with several transportation engineers (including County Engineers) was conducted to determine if this relocated entrance would be acceptable to State DOT. The resulting research and discussion concluded that it would and is shown in this revised location in the Centerville Park Site Preliminary Master Plan.

6.2 Preliminary Master Plan (RE: Graphic H - Page 49)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on July 16, 2015.

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 6, 2015). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

1. Include area for checkers and chess (Per Concept 1 meeting)
2. Refine access gates to the Dog Park.
3. Provide Kiosk locations within both sectors of the park.
4. Adjust Playground area to minimize grade change between restroom

- building and playground (open view for safety)
- 5. Relocate Restroom building in southern sector uphill. (Allow for septic relocation to the southern sector meadow area in the event the soils in the dog park prove to be noncompliant for septic due to grading activities)
- 6. Look at providing a 20x20 shelter at the dog park overlook. Adjust grades and walls as necessary

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

6.3 Master Plan, August 6, 2015 (RE: Graphic I- Page 51)

jB+a developed a final, rendered Master Plan graphic, and cost estimate; which incorporated the aforementioned refinements, and presented them to the Steering Committee on August 6, 2015. The floor was then open for questions. Following the presentation and question / answer period of the meeting a vote was taken to accept the Master Plan as the guiding document for the development of Centerville Park Site. A unanimous vote approved the Master Plan for submission to the Recreation Authority.

The prioritization of park elements was the focus of the meeting. The result of the discussion was confirmation of the order of the development of the park elements as funding becomes available. Steering Committee members were asked to vote on the various elements of the park to help determine the order in which they would like to see the park elements constructed when funding becomes available. (Note: Certain infrastructure elements of the park will be required to be constructed during the first phase, such as parking, the site preparation and associated site utilities).

Priorities are as follows:

Note: Elements were voted on and followed majority rules.

Givens – Infrastructure for the park (includes mass grading of both the northern and southern sectors of the site where park elements are to be sited)

- 1. Multiuse trail
- 2. Playground Complex
- 3. Teen area
- 4. Boardwalk
- 5. Northern Loop
- 6. Natural Surface Trails
- 7. Dog Park

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.

The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Recreation Authority on August 13, 2015. Several Steering Committee members were in attendance. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners

6.4 Master Plan Revision (RE: Graphic - J page 53)

After the presentation of the Final Master Plan to the Recreation Authority a revision to the Master Plan graphic that eliminated the illustrative depiction of park elements on the triangular piece of land on the northbound side of Highway 124 was developed. This change was the result of the Departments decision to make the revision pending the possible acquisition of the property from GDOT. While the illustrative elements had been eliminated, a note recommending the acquisition of the land for use as a trail head was included on the graphic.

6.5 Program Elements

Vehicular Circulation and Parking

The vehicular entrance to the park is to align perpendicular with State Highway 124 per GDOT requirements. Ingress / Egress will be right in – right out only. This entrance is sited to take advantage of shallower grades and to minimize cost associated with the construction of the required deceleration lane. 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. The park drive entry and exit lanes are separated by a 10' wide landscaped median and a left turn lane near the front of the park is provided to allow for access to the southern sector parking area.

The main entrance drive provides direct access to the northern sector parking area and its associated park elements. A secondary drive, off the main entrance drive, parallels Highway 124 and provides access to the southern sector of the park. Each driveway ties directly into a double loaded parking bay area and terminates at a cul-de-sac. The parking areas are to follow the natural contours of the site as closely as possible. A total of 145 parking spaces are provided within the park; 83 parking spaces in the northern sector, 62 parking spaces in the southern sector. Each parking space is to be provided with a concrete wheel stop.

The surface profile of the vehicular drive will be vehicular grade asphalt. Parking areas are to be pervious pavement. Due to the principle development restrictions associated with the Georgia Greenspace Program; 5% (3.03 acres) of the surface can be in the form of impervious surfaces for parking and vehicular access. This master plan shows approximately 1.113 acres of impervious surface included as vehicular access and .707 acres of pervious pavement utilized in the parking bay areas.

Northern Sector

The northern sector of Centerville Park is intended to be the more active sector of the park. A pavilion / playground complex, sand volleyball court, two horseshoe pits, 60' pavilion, 20x20'shelter, exercise plaza, open lawn and restroom building are located in this area. Access to two ADA compliant multi-use trail loops and interior Multi-use trail loop is also provided.

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 pavilion is based off the design for the large pavilion at McDaniel Farm Park. A gathering plaza comprised of concrete pavers on structural soils 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, 10,000sf playground, sand volleyball court, horseshoe pits and ADA compliant multiuse trail.

Playground

Centrally located within the open lawn area is a 10,000sf playground and supplemental amenities. The space is configured to accommodate children of varying ages and abilities. Shade sails / 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 prefabricated to include: swings, free standing play structures, and compound structures, all suitable for a variety of play – separated into zones to accommodate the various ages. ADA compliant transfer routes to access a representative portion of the compound structures should be provided, as well as 2" thick rubber particle mats under wear zones such as swings, slides and any other concentrated wear zone.

The play area is banked on the northern edge by a 10' high retaining wall that is part of the "playground overlook" portion of the ADA compliant Upland Forest Trail. Due to the intensive elevation changes of the site granite faced seating walls surrounding the playground also help to make up grade. A 4' high black vinyl fence on the far side of the concrete walkway surrounding the playground provides a safety barrier between the playground and the parking area. The playground surface is engineered wood chip mulch with sub-drainage per departmental standards. A 20x20' shelter is located adjacent to the playground as per the master plan and provides picnic table with built in checkers and chess board. A freeze resistant drinking fountain with doggie dish is to be sited on a concrete pad at the base of the stairs and will service the rental pavilion, playground and open lawn.

Exercise Plaza

A 1500 sf concrete plaza located adjacent to the playground area (as per the master plan graphic) provides space for seniors, parents, and child care givers to exercise while being able

to keep an eye on their children / grandchildren. Three 3-sided exercise kiosks are intended to be sited within the plaza. These three kiosks are part of a 10 kiosk exercise trail circuit; with the additional kiosks being sited along the ADA compliant loop trails (RE: Upland Forest Trail and Lawn Area Multi-use Trail Loop).

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.

Horseshoe Courts

Two (2) Horseshoe courts, graded and dimensioned per regulation are to be provided within the pavilion / playground complex. Field is to be turf with concrete surrounds and sand pits. Concrete is to meet all ASTM standards.

Open Lawn Area

A .75 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: sand, 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.

Southern Sector

The southern sector of Centerville Park is intended to be the more passive sector of the park. A teen area, basketball courts, dog park, picnic lawn and overlook, outdoor classroom and restroom building are located in this area. Access to a future Trail head would be from this sector of the park (RE: Recommended Land Acquisition)

Teen Area

The Teen Area is located at the toe of the slope off Highway 124 in an effort to keep a more vibrant activity in the noisier area of the park site. The siting of the Teen area is also intended to aid in passive patrolling of the area with its location being at the curve of the entry drive and its proximity to the highly used multi-use trail.

The design of the 9000sf 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 small socializing plaza area and 20x20' shelter is provided within the teen area. 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 minimize user conflict. This location provides visibility and separation from skate park users yet allows for passive policing of the facility to minimize unfavorable activities.

Dog Park

The 2.0 acre dog park is located west of the southern sector parking area. Due to the existing topography the dog park is cut into the existing slopes allowing for the creation of an overlook. The overlook area consists of granite faced retaining walls with County Standard railing on top, a concrete plaza, a 20x20' shelter, and direct accessible access to the Interior Multi-use trail loop, parking and restroom area.

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 park is separated into two (2) zones; a large dog section and a small dog section. The sections are separated by 6' high black vinyl fencing with double gates to allow maintenance vehicles to move from one sector to the other without having to exit the fenced enclosure. Users enter the dog park via separate entrances accessed from the multi-use trail at the western edge of the dog park. The entrances include a concrete pad to minimize compaction and mud and double gates. An informational kiosk displaying dog park rules is located at the entrance. Two 20x20' shelters are located within the park, 1 per zone. In addition, benches, adult swings, trash receptacles, agility course equipment and water fountains for both owners and dogs will also be located.

The open grassy areas of the dog park will be graded out at a maximum 2.5% slope. The dog park is to be irrigated, grassed, and maintained by the County.

Pedestrian access to the dog park will be via the 12' wide paved Interior Multi-use trail loop. This section of the multi-use trail must be ADA compliant (<5% max) from the dog park entrance to the parking area and restroom building.

Picnic Lawn /Overlook / Outdoor Classroom

Located on one of the highest points of the site in the southwestern corner is an irrigated 3.39 acre open lawn area and overlook. Prior to the regeneration of the existing trees, the narrow side of Stone Mountain was able to be seen from this location. The intent of the

picnic lawn / overlook area is to reestablish this vista through the removal of overgrowth and the reestablishment of low maintenance / low growing native grasses and wildflowers on the hillsides. The overlook area configured as per the master plan graphic will consist of a concrete plaza area at the top of the slope; with granite faced seating walls, a lawn area; intended for casual picnicking, a 20x20' shelter, sodded open lawn area, and an amphitheater style outdoor classroom.

The amphitheater style outdoor classroom will consist of terraced grass seating areas to be utilized for group gatherings, outdoor classroom participation, and performance type activities. Low granite faced walls will retain the soil needed to create the terracing. The amphitheater can be accessed via the open lawn area.

Restroom Buildings

Two (2) medium Gwinnett County restroom buildings will be provided within Centerville Park. One restroom building will be located in the northern sector of the park near the eastern end of the parking area where the multi-use trail crosses the main entry drive. The second restroom building will be located in the southern sector of the park near the teen area. Each of these restrooms will be on septic (RE: Septic). Each 580 sf (approximate) restroom 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.

Shelters

Six (6) 20'x20' shelters are sited within Centerville Park; (1) playground, (1) teen area), (1) overlook, (3) dog park. The shelters are available on a first come first served basis. Each shelter will provide a covered picnic area with picnic table. Additionally, the structures provide shelter for trail users in the event of inclement weather. No electricity or security lighting is provided in the shelters.

Pedestrian Access to Park

Pedestrian access is to be provided along Highway 124 in the form of a 6' wide concrete sidewalk. The existing 4' wide concrete sidewalk from the northern park boundary to the park entrance should be removed and replaced with a 6' wide concrete sidewalk to accommodate the deceleration lane. 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 connect into the existing 4' sidewalk south of the park entrance, which will remain.

Directional Kiosks

Two (2) information kiosks are located within the park; one in each sector. The kiosk in the northern sector is to be located in the vicinity of the multi-use trail crossing of the entry drive

as shown on the master plan graphic. The kiosk for the southern sector is to be located off the parking area in the triangular landscape area created by the curvature of the multi-use trail as shown 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.

Trails

Multi-use Trail System

The master plan calls for a 12' wide paved asphalt trail that connects the elements of the park. The entire trail system measures approximately 2.25 miles in length and is intended to tie into the future Johnson Greenway at the western boundary of the park. The multi-use trail network is broken down into smaller loops for additional trail use options. Spur trails connect these loops to the individual activity areas and to surrounding neighborhoods. The multi-use trail winds throughout the park allowing for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) are primarily separated. Trail routes should be staked in the field avoiding specimen hardwood trees; specifically in the northern most area of the site (RE: Upland Forest Trail), impact to steep slopes, and to optimize scenic quality. There are several trail loops provided within the multi-use trail system and are described as follows:

Interior Multi-use Trail Loop

The interior Multi-use Trail is a 12' wide, paved asphalt trail approximately 1.25 miles in length. This trail segment completely separates pedestrian and vehicular traffic and provides a connection to the Johnson Greenway. Beginning at the main entry drive spur connection (connecting the Interior Multi-use Trail with the Upland Forest Trail) and proceeding an easterly direction toward Hwy. 124 the trail curves to the south / southwest outside of the stream setback toward the southern sector of the park. At the end of the south sector parking the trail turns northeast making its way along the southern parking area and past the restroom building and teen area. From this point the trail turns south as it makes its way up the slope to the overlook plaza in the south eastern corner of the site. The trail quickly descends the slope through the South Meadow and along the southern property line and providing a connection to the 2 acre dog park. Just before the stream buffer the trail changes from asphalt to pervious pavement; tying into a pedestrian bridge crossing the stream and continuing as pervious pavement to just outside the stream setback. Within this section of the multi-use trail users can also access the .1 mile boardwalk. As users travel back up hill at the western edge of the site, a link to the Johnson Greenway is provided. Continuing uphill toward the northwestern boundary the multiuse trail meanders toward the north through a hardwood pine mix forest before turning south at the northern sector parking cul-de-sac to descend again and skirt the western edge of the North meadow before. The trail continues uphill a short distance before closing on itself at the main entry drive spur connection.

Upland Forest Trail

The Upland Forest Trail is a 12' wide, paved asphalt trail approximately .5 mile in length. This trail segment is completely ADA compliant with grades not exceeding 4%, with the majority of the trail being between 2 and 3% grade. The upland forest trail meanders through some of the nicest and largest trees (predominantly white oak) on the Centerville Park Site and therefore will require extensive protection trees and enforcement during the construction of the trail.

Beginning at the playground overlook and traveling in an easterly direction toward Hwy. 124 the trail curves north paralleling the Hwy and then curving back toward the west, meandering through the trees near the north eastern property line. Near the property corner the trail descends along the northwestern property line then turning south east to close upon itself at the playground overlook. This upland forest trail is part of the exercise trail circuit (RE: Exercise Plaza and Lawn Area Multi-Use Trail Loop) siting four 3- sided exercise kiosks. Spur trail connections link the upland forest trail to the Interior multi-use trail loop and to the adjacent Shiloh Church Property and frontage sidewalk.

Lawn Area Multi-Use Trail Loop

The Lawn Area Multi-Use Trail loop provides an additional ADA compliant experience into the interior of the park while maintaining grades of 4% or less. This trail loop shares trail segments with the Upland Forest Trail and the interior multi-use trail loop. The trail segments are connected via spur trail connections. The approximate length is .5 mile. In addition, the lawn area trail loop sites an additional three 3-sided exercise kiosks.

Beginning at the main entry drive spur connection (connecting the Interior Multi-use Trail with the Upland Forest Trail) and proceeding a northerly direction across the entry drive the trail follows the spur trail curving to the east and switching back on itself as it makes its way up the slope, the trail then T-intersects with the Upland Forest Trail. Turning west the loop then follows a segment of the Upland Forest Trail as it passed by the playground overlook and continues in a westerly direction T-intersecting with a second spur trail at the western boundary of the park. Turning south the Lawn Area Loop Intersects with the Interior Multi-use Trail at the northern sector parking cul-de-sac to descend again and skirt the western edge of the North meadow before. The trail continues uphill a short distance before closing on itself at the main entry drive spur connection.

Connector / Spur Trails

Connector Trails are provided within the Multi-use trail circuit to allow for connections to park elements. 8' wide asphalt spur trails connect the adjacent property of Shiloh Christian Church to the Centerville site at the northeastern property line and another spur trail connects an adjacent neighborhood to the Centerville site at the norther western corner of the site. In addition, a spur trail connects the frontage sidewalk to the Multi-use trail near the northeastern corner of the site. The intent is to pull pedestrians off Highway 124 as soon as possible from the north to provide a safer and more pleasant walking experience.

Natural Surface Trails

The center line of the natural surface trails will be field located and flagged by a County approved professional trail designer and builder. All attempts should be made to minimize grading and disturbance to the site while providing positive user experiences. The typical tread way of the natural surface trail system will be graded mineral soil, pitched to drain with high and low points to assure that whenever water accumulates on the trail it will shed to the down slope side before the water joins with drainage pattern parallel to the trail. Where the 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. The trail will should be cleared of hazards, such as dead or leaning trees, which should be cut down and left in full contact with the ground to hasten decay. Small hanging branches should be chipped and spread as mulch. Roots, trunks and other trail debris may be placed as barricades to prevent users from straying too far off the intended path.

Deceleration Lanes

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

Site Lighting

The park entrance drives, parking lots, rental pavilion, restroom and playground will be the only elements illuminated in the park. The lights will be operated to turn off and on per a timer system. Lights are to be low cut-off to prevent light spill and glare. This system will allow visitors in the park from dawn until dusk.

Retaining Walls

Due to the proximity of the park to Stone Mountain, all seating walls and retaining walls are to be faced and capped with granite stone.

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 (RE: Kiosk) 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 reforestation of slopes, or the reintroduction of native species for example.

Irrigation

The entrance, open space areas, dog park and common areas are to be irrigated. Use economical large diameter turn irrigation heads. All controller heads, piping, irrigation emitters and supporting elements will be per Gwinnett County Standards.

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.

Meadow Management

Two (2) large open meadow areas are provided within this master plan. The meadow areas are a consequence of the need to clear areas to 1. Open and maintain the view to the narrow end of Stone Mountain, 2. The need to clear areas for septic fields (RE: Septic). The fields should be seeded with native wildflowers (Black-eyed Susan, coneflower) and native grasses (broomsedge, switch grass). Maintenance requirements will be kept to a minimum, requiring mowing 1-2 times per year, 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, etc.

Forest Management

There are several large specimen sized trees located in the northern part of the site within the Upland Forest Trail area. These trees include several white oaks that range between 24” and 52” DBH. These trees should be preserved and protected during construction including providing tree protection fencing at the dripline of these trees. Layout of the upland forest Trail should be done in the field to avoid impacting these signature trees.

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.

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.

Septic

The facilities within the Centerville Park Site will be on septic systems. Geotechnical Data was collected on site and cross referenced with Gwinnet County GIS Soil Database and USDA Natural Resources Conservation Service Soil Data to help dictate the suitability of each soil for water percolation and septic field usage. Primary and replacement absorption fields are located within both the North Meadow and the Dog Park. Due to the extensive grading that will need to be done to accommodate the dog park the soil structures are apt to change and may end up not being suitable for septic systems. A back up location for the southern sector primary and replacement absorption fields would then be located within the southern meadow area. As indicated within the description for the meadow maintenance, the intent is for these septic fields to require minimal maintenance and to be utilized as wildlife habitat.

Pervious / Impervious Surfaces

The Centerville Park Site was acquired with funds from the State of Georgia's Georgia Greenspace Program due to the scenic view of the narrow, east face of Stone Mountain that can be viewed from the highest elevations of the site. As a result, the development restrictions associated with land acquired with funds from the Georgia Greenspace Program apply to this site. The Principle development restrictions are:

- 5% of the surface can be in impervious surface in the form of Buildings, Shelters and other public amenities. (3.03375 acres)
- 5% of the surface can be in the form of impervious surfaces for parking and vehicular access. (3.03375 acres)
- 5% of the surface can be in the form of impervious surfaces for trails and sidewalks. (3.03375 acres)

The Centerville Park Site is 60.675 acres. Therefore 3.03375 acres of each of the aforementioned impervious surfaces area allowable. Based on these restrictions the following totals area shown within the Master Plan for each type of development

- Buildings, Shelters and other Public amenities – Approximately 2.64 acres
- Parking and Vehicular Access - Approximately 1.113 Acres Asphalt Drives, Approximately .707 Acres pervious surface parking bays.
- Trails and sidewalks - Approximately 2.94 Acres.

Potential Land Acquisition

When State Highway 124 was realigned to its current alignment a triangular piece of land on the now northbound side of 124 that was originally part of the Centerville Site was cut off. This property is currently owned by GDOT. There is potential for Gwinnett County to acquire this triangular piece of land and utilize it for additional park space and / or trail head for the future Johnson Greenway. If the land were to be acquired the following element could provide additional park assets:

- Additional Parking – Approximately 65 additional parking spaces could be provided.
- Additional informal picnicking / lawn area with 2 shelters.
- Safer pedestrian / bicycle crossing over Highway 124 – Safer pedestrian / bicycle access to the Centerville Park site could be provided via a pedestrian / bicycle bridge structure over Hwy. 124. The bridge would then tie into the multiuse trail look and could become a “Signature” piece announcing the park itself.

SECTION GRAPHICS

7.0

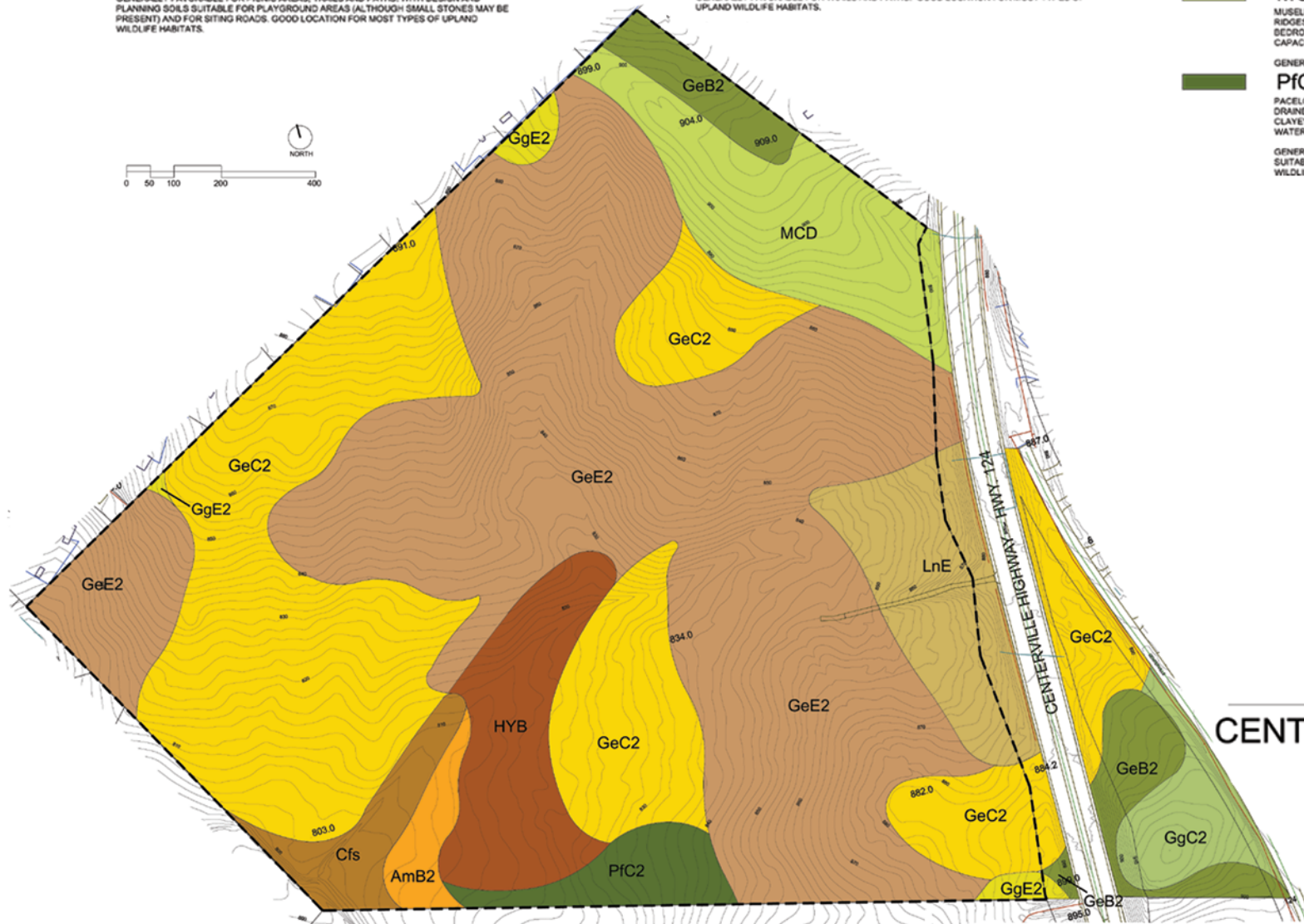
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SOILS LEGEND

- AmB2**
APPLING SANDY LOAM, 2-6% SLOPES, ERODED. THIS DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH OF MORE THAN 40". DEPTH TO BEDROCK IS MORE THAN 6'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY FAVORABLE FOR PICNIC AREAS, PATHS AND TRAILS. UPLAND WILDLIFE HABITATS CAN BE ESTABLISHED, IMPROVED OR MAINTAINED.
- Cfs**
CHEWACLA 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 - 1.5'. 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**
GWINNETT 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'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY FAVORABLE FOR PICNIC AREAS, TRAILS AND PATHS. WITH DESIGN AND PLANNING SOILS SUITABLE FOR PLAYGROUND AREAS (ALTHOUGH SMALL STONES MAY BE PRESENT) AND FOR SITING ROADS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.

- GeC2**
GWINNETT CLAY LOAM - 6-10% SLOPES, ERODED - THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20". DEPTH TO BEDROCK IS GREATER THAN 5'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING SOILS SUITABLE FOR PICNIC AREAS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.
- GeE2**
GWINNETT CLAY LOAM - 10-25% 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'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY FAVORABLE FOR TRAILS AND PATHS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.
- GgC2**
GWINNETT CLAY LOAM - 6-10% SLOPES, ERODED - THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20". DEPTH TO BEDROCK IS GREATER THAN 5'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY FAVORABLE FOR TRAILS AND PATHS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.

- GgE2**
GWINNETT CLAY LOAM - 10-25% 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'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.
GENERALLY NOT FAVORABLE FOR DEVELOPMENT.
- HYB**
HELENA SANDY LOAM - 2-6% SLOPES. THIS DEEP, MODERATELY WELL DRAINED SOIL OCCURS ON LOW RIDGES AND SIDE SLOPES OF UPLANDS. THE SURFACE LAYER IS SANDY OR LOAMY WITH A CLAYEY SUBSOIL THAT EXTENDS TO A DEPTH GREATER THAN 40". SEASONAL HIGH WATER TABLE IS 1.5 TO 2.5 FEET. PERMEABILITY IS SLOW AND AVAILABLE WATER CAPACITY IS MODERATE.
GENERALLY NOT FAVORABLE FOR DEVELOPMENT.
- LnE**
LOUISBURG LOAMY SAND - 10-25% SLOPES. THIS SOIL IS MODERATELY DEEP, WELL TO EXCESSIVELY DRAINED, AND OCCURS ON RIDGETOPS AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS LOAMY AND UNDERLAIN WITH SAPROLITE AT A DEPTH OF 20-40". PERMEABILITY IS RAPID AND WATER CAPACITY IS LOW.
GENERALLY NOT FAVORABLE FOR DEVELOPMENT.
- MCD**
MUSSELLA COBBLE LOAM, 6-15% SLOPES. THIS SHALLOW, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SOIL IS LOAMY AND UNDERLAIN WITH BEDROCK AT A DEPTH OF 14-20". PERMEABILITY IS MODERATE AND AVAILABLE WATER CAPACITY IS LOW.
GENERALLY NOT FAVORABLE FOR DEVELOPMENT.
- PfC2**
PACELT SANDY LOAM - 5-10% SLOPES, ERODED - THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20". PERMEABILITY IS RAPID AND WATER CAPACITY IS MODERATE.
GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING SOILS SUITABLE FOR PICNIC AREAS AND FOR SITING ROADS. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.



SOILS ANALYSIS CENTERVILLE PARK SITE May 19, 2015

SLOPES LEGEND

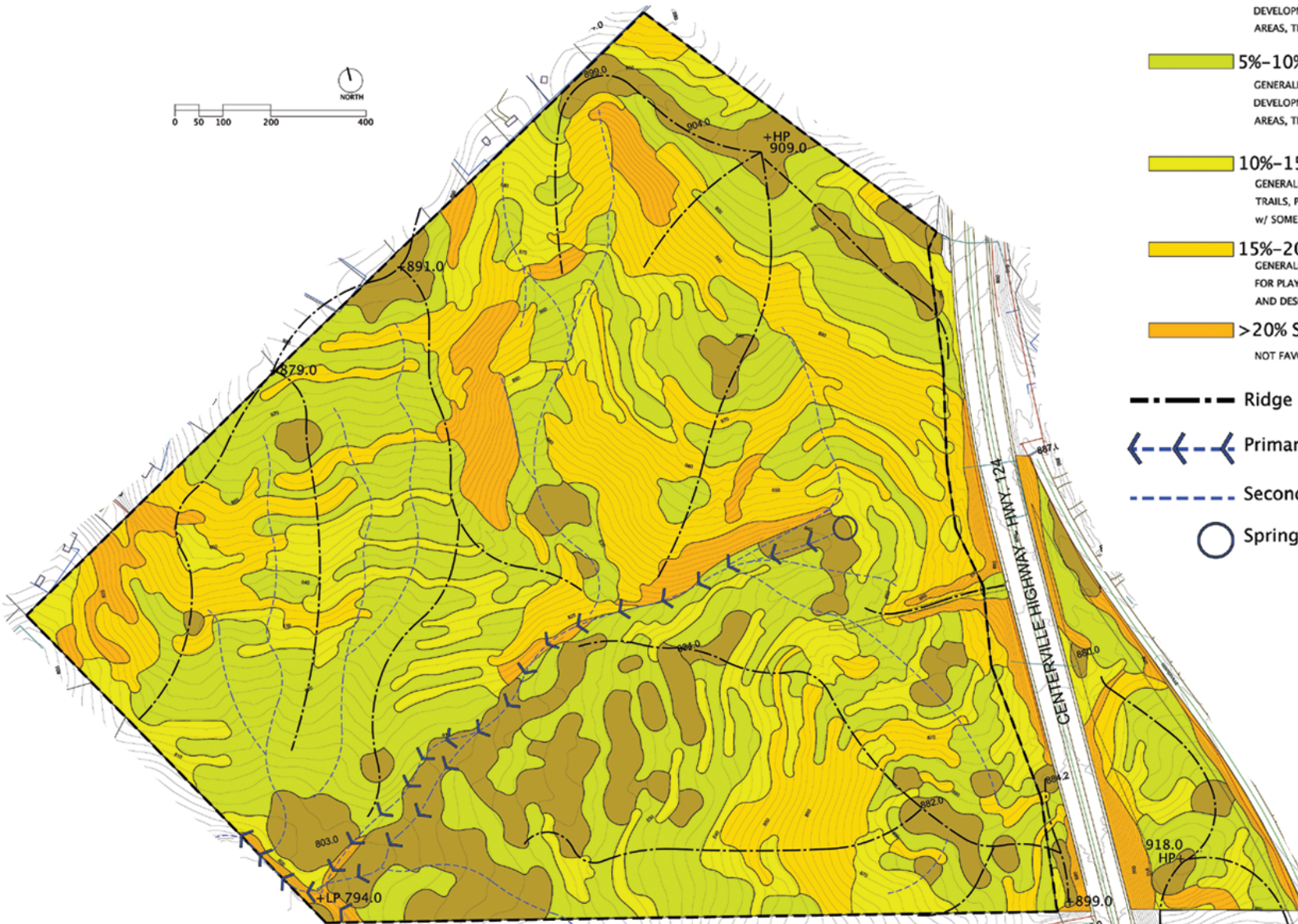
- 0-5% Slope**
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS FIELDS, ETC.
- 5%-10% Slope**
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS 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% Slope**
NOT FAVORABLE FOR MOST TYPES OF CONSTRUCTION

--- Ridge Line

←←← Primary Drainage Ways

--- Secondary Drainage Ways

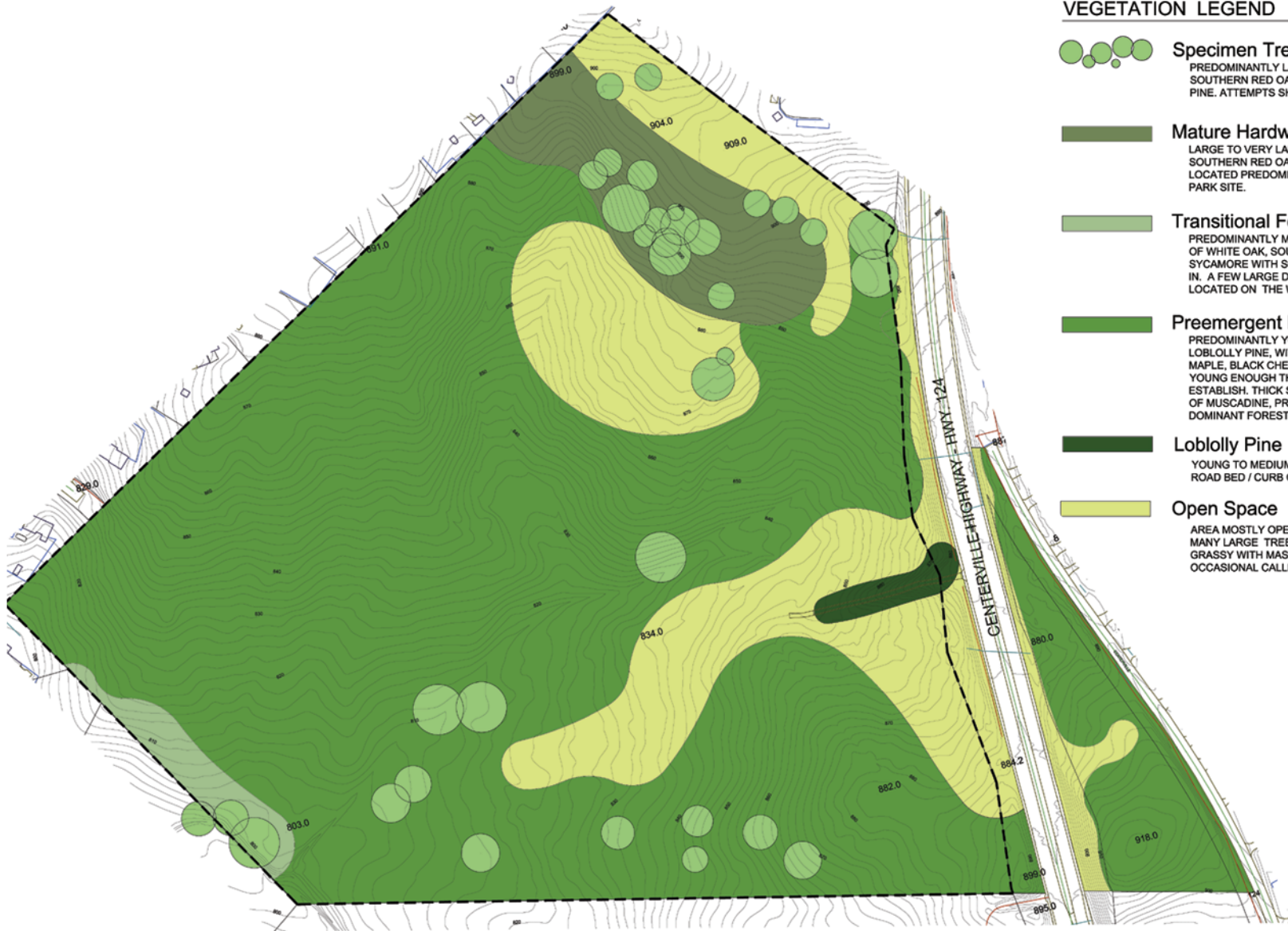
○ Springhead



SLOPE ANALYSIS

CENTERVILLE PARK SITE

May 19, 2015



VEGETATION LEGEND



Specimen Trees

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



Mature Hardwood Forest

LARGE TO VERY LARGE DECIDUOUS HARDWOODS CONSISTING OF WHITE OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, AND HICKORY. LOCATED PREDOMINANTLY NEAR THE NORTH EASTERN BOUNDARY OF THE PARK SITE.



Transitional Forest

PREDOMINANTLY MEDIUM GROWTH, DECIDUOUS HARDWOODS CONSISTING OF WHITE OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, SYCAMORE WITH SOME EVERGREEN TREES SUCH AS LOBLOLLY PINE MIXED IN. A FEW LARGE DECIDUOUS TREES ARE SPOTTED THROUGHOUT THE AREA. LOCATED ON THE WESTERN BOUNDARY OF THE PARK SITE.



Preemergent Forest

PREDOMINANTLY YOUNG TO MEDIUM GROWTH EVERGREEN TREES, SUCH AS LOBLOLLY PINE, WITH YOUNG DECIDUOUS HARDWOODS CONSISTING OF RED MAPLE, BLACK CHERRY, AND TULIP POPLAR, MIXED IN. FOREST TYPE IS YOUNG ENOUGH THAT OAK, HICKORY AND BEECH HAVE NOT HAD TIME TO ESTABLISH. THICK SCRUB BRUSH OR INVASIVE UNDERGROWTH CONSISTING OF MUSCADINE, PRIVET, HONEYSUCKLE, AND NEPALESE BROWN TOP. DOMINANT FOREST TYPE WITHIN THE PARK SITE.



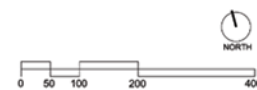
Loblolly Pine

YOUNG TO MEDIUM GROWTH LOBLOLLY PINES; CONGREGATED AT THE OLD ROAD BED / CURB CUT ENTRANCE TO THE PARK.



Open Space

AREA MOSTLY OPEN AS A RESULT OF PAST GRAZING PRACTICES. VOID OF MANY LARGE TREES WITH THE OCCASIONAL EXCEPTION. PREDOMINANTLY GRASSY WITH MASSES OF BLACKBERRY, SUMAC, WILD ROSE, PRIVET, AND AN OCCASIONAL CALLERY PEAR.



SOILS ANALYSIS CENTERVILLE PARK SITE

May 19, 2015



OPPORTUNITIES & CONSTRAINTS ANALYSIS

CENTERVILLE PARK SITE

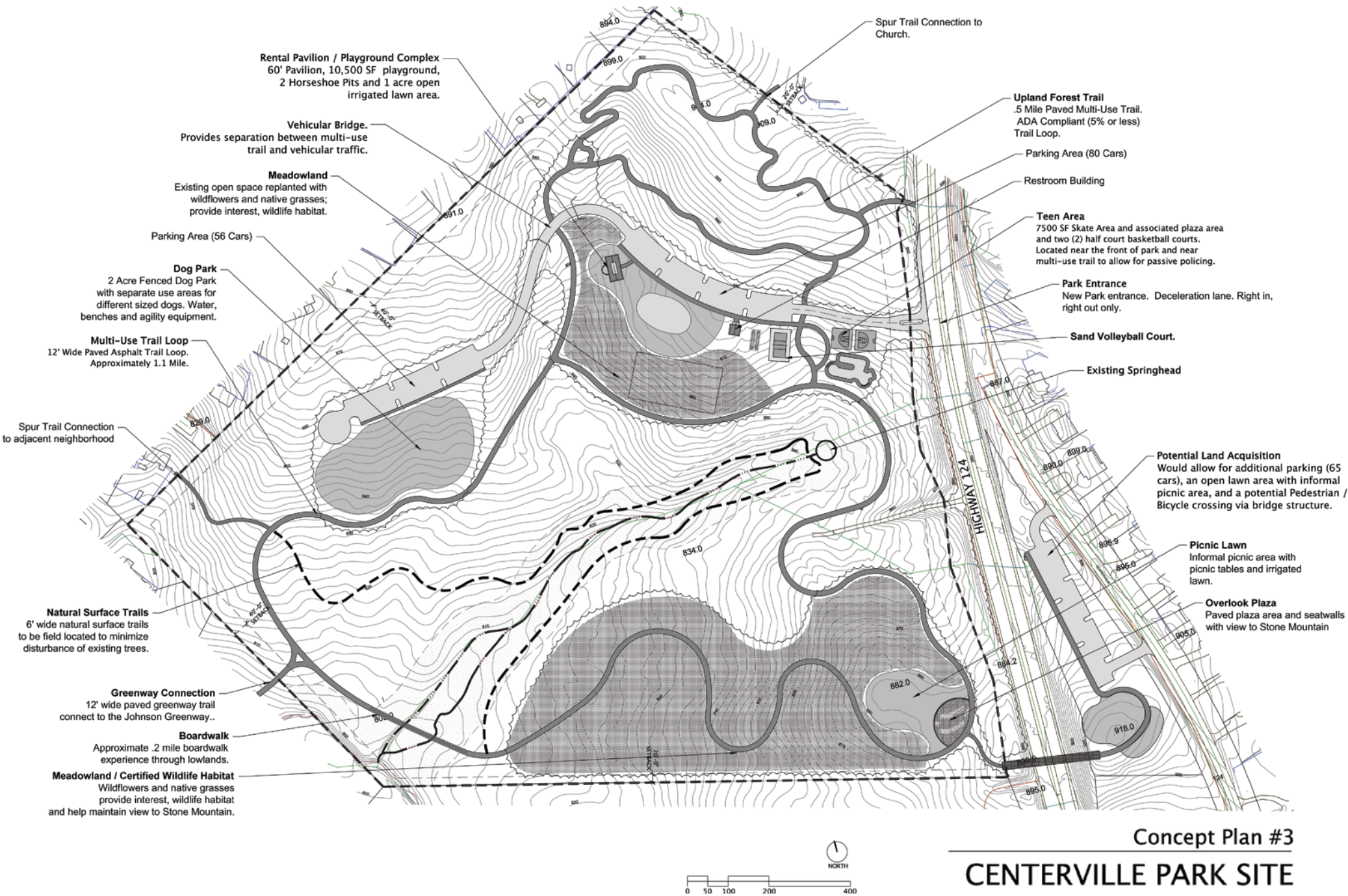
May 19, 2015



Concept Plan #2

CENTERVILLE PARK SITE

June 23, 2015

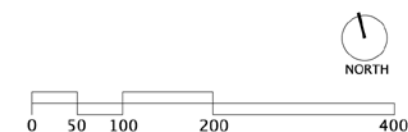


Concept Plan #3
CENTERVILLE PARK SITE
 June 23, 2015



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



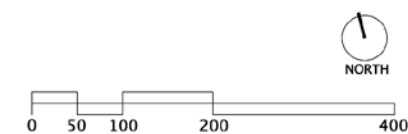
Preliminary Master Plan
CENTERVILLE PARK SITE

July 16, 2015



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



Final Master Plan
CENTERVILLE PARK SITE
August 6, 2015



TOTAL SITE - 60.675 Acres

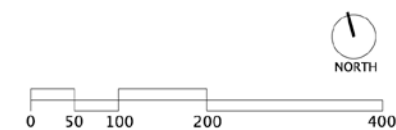
PARKING SUMMARY

80 Cars - Pavilion / Playground Complex
15 Cars - Dog Park
15 Cars - Skate Park
35 Cars - Multi-use Trail System

145 Cars TOTAL

Prepared for:
Gwinnett County Department of Community Services

Prepared by:



Master Plan
CENTERVILLE PARK SITE
August 6, 2015

SECTION APPENDICES
8.0

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Appendix J: Geotechnical Report (Digital File Only)	

APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**FINAL COST ESTIMATE FOR
CENTERVILLE PARK SITE
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**
August 6, 2015

CENTERVILLE PARK SITE

<i>INFRASTRUCTURE - NORTHERN SECTOR</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
<i>SITE PREPARATION</i>				
TREE PROTECTION	2,200	LF	\$4.00	\$8,800.00
SILT FENCE "TYPE C" - (Single Row)	2,200	LF	\$3.50	\$7,700.00
VEGETATIVE CLEAR & GRUB	2	AC	\$700.00	\$1,575.00
TOPSOIL REMOVAL, STOCKPILE, ROLL	1	LS	\$10.00	\$10.00
MASS GRADING	1	ALLOWANCE	\$75,000.00	\$75,000.00
STAKING	2	AC	\$2,000.00	\$4,500.00
<i>ROADWAY</i>				
DECELERATION LANE	1	LS	\$25,000.00	\$25,000.00
ROADWAY / PARKING ASPHALT-STANDARD (Includes base)	4,050	SY	\$28.00	\$113,400.00
ROADWAY / PARKING STRIPING	1	LS	\$2,000.00	\$2,000.00
ROADWAY/ PARKING LIGHTING	10	EA	\$9,000.00	\$90,000.00
RAISED CROSSWALK (STANDARD)	1	EA	\$2,000.00	\$2,000.00
PERVIOUS PAVERS (PARKING BAYS) -VEHICULAR GRADE	17,600	SF	\$15.00	\$264,000.00
CONCRETE CURB	2,900	LF	\$15.00	\$43,500.00
CONCRETE WHEEL STOPS	83	EA	\$150.00	\$12,450.00
LANDSCAPE (Parking / Reforestation of slopes)	1	LS	\$8,000.00	\$8,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	ALLOWANCE	\$5,000.00	\$5,000.00
FOREBAY FILTRATION POND	1	LS	\$3,000.00	\$3,000.00
MICRO POOL	1	LS	\$2,000.00	\$2,000.00
PERMANENT GRASSING	1	LS	\$6,000.00	\$6,000.00
LANDSCAPE (Detention Pond Plantings)	1	LS	\$6,000.00	\$6,000.00
<i>UTILITIES</i>				
WATER SERVICE	1	LS	\$73,000.00	\$73,000.00
WATER METER	1	EA	\$1,500.00	\$1,500.00
ELECTRICAL SERVICE	1	LS	\$15,000.00	\$15,000.00
FIRE HYDRANT (Includes hydrant, fittings, valve box, mainline tee)	1	EA	\$3,250.00	\$3,250.00
INFRASTRUCTURE -NORTHERN SECTOR SUBTOTAL				\$772,685.00
Mobilization, Fees, Bonds, etc (10% Total)				\$77,268.50
Contingency for Master Plan Level Cost Estimate (12%)				\$101,994.42
Design, Engineering and Program Management (10%)				\$95,194.79
INFRASTRUCTURE -NORTHERN SECTOR TOTAL				\$1,047,142.71

INFRASTRUCTURE - SOUTHERN SECTOR	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
<i>SITE PREPARATION</i>				
TREE PROTECTION	1,700	LF	\$4.00	\$6,800.00
SILT FENCE "TYPE C" - (Single Row)	1,700	LF	\$3.50	\$5,950.00
VEGETATIVE CLEAR & GRUB	1.8	AC	\$700.00	\$1,260.00
TOPSOIL REMOVAL, STOCKPILE, ROLL	1	LS	\$20,000.00	\$20,000.00
MASS GRADING	1	ALLOWANCE	\$84,000.00	\$84,000.00
STAKING	2	AC	\$2,000.00	\$3,600.00
<i>ROADWAY</i>				
ROADWAY / PARKING ASPHALT-STANDARD (Includes base)	960	SY	\$28.00	\$26,880.00
ROADWAY / PARKING STRIPING	1	LS	\$2,000.00	\$2,000.00
ROADWAY/ PARKING LIGHTING	10	EA	\$9,000.00	\$90,000.00
PERVIOUS PAVERS (PARKING BAYS) - VEHICULAR GRADE	13,200	SF	\$15.00	\$198,000.00
CONCRETE CURB	1,954	LF	\$15.00	\$29,310.00
CONCRETE WHEEL STOPS	62	EA	\$150.00	\$9,300.00
LANDSCAPE (Parking / Reforestation of slopes	1	LS	\$15,000.00	\$15,000.00
TIMBER AND STEEL GUARDRAIL	115	LF	\$75.00	\$8,625.00
GRANITE FACED RETAINING WALL	90	LF	\$250.00	\$22,500.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	ALLOWANCE	\$7,500.00	\$7,500.00
FOREBAY FILTRATION POND	1	LS	\$7,000.00	\$7,000.00
MICRO POOL	1	LS	\$6,000.00	\$6,000.00
PERMANENT GRASSING	1	LS	\$4,000.00	\$4,000.00
LANDSCAPE (Detention Pond Plantings)	1	LS	\$9,000.00	\$9,000.00
INFRASTRUCTURE - SOUTHERN SECTOR SUBTOTAL				\$556,725.00
Mobilization, Fees, Bonds, etc (10% Total)				\$55,672.50
Contingency for Master Plan Level Cost Estimate (12%)				\$73,487.70
Design, Engineering and Program Management (10%)				\$68,588.52
INFRASTRUCTURE - SOUTHERN SECTOR TOTAL				\$754,473.72
PAVILION / PLAYGROUND / PICNIC AREA /LAWN AREA	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
TREE PROTECTION	2,000	LF	\$4.00	\$8,000.00
VEGETATIVE CLEAR & GRUB	2.6	AC	\$700.00	\$1,820.00
SILT FENCE "TYPE C" - (Single Row)	2,000	LF	\$3.50	\$7,000.00
FINE GRADING	1	ALLOWANCE	\$9,000.00	\$9,000.00
STAKING	2.6	AC	\$1,000.00	\$2,600.00
RESTROOM BUILDING (Includes Slab)	1	LS	\$125,000.00	\$125,000.00
COVERED SHELTER - 20' (Includes slab)	1	LS	\$25,000.00	\$25,000.00
60' PICNIC PAVILION (Includes Slab)	1	LS	\$100,000.00	\$100,000.00
PLAY STRUCTURES	1	LS	\$250,000.00	\$250,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	10,000	CF	\$7.50	\$75,000.00
SUNSHADES	1	LS	\$40,000.00	\$40,000.00
CONCRETE PLAZA AREA (Adult Exercise Stations)	1,650	SF	\$4.50	\$7,425.00
6' CONCRETE SIDEWALK	9,000	SF	\$4.50	\$40,500.00
CONCRETE STAIR ASSEMBLY (Includes Handrail)	1	LS	\$1,500.00	\$1,500.00
GRANITE FACED RETAINING WALL (Overlook at Playground area)	425	FF	\$250.00	\$106,250.00
STANDARD GWINNETT COUNTY RAILING(42" HT.)	228	LF	\$25.00	\$5,700.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
PICNIC TABLES @ PAVILION	8	EA	\$1,500.00	\$12,000.00
PICNIC TABLES @ SHELTERS	1	EA	\$1,500.00	\$1,500.00

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 @ playground)	2	EA	\$1,000.00	\$2,000.00
CONCRETE PAD FOR BENCHES (2 - 5' x 10' @ Playground)	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
HORSESHOE PIT (Complete construction)	2	EA	\$10,000.00	\$20,000.00
SAND VOLLEYBALL COURT	1	LS	\$25,000.00	\$25,000.00
GRANITE FACED SEATING WALL @ PLAYGROUND	248	LF	\$250.00	\$62,000.00
DIRECTIONAL KIOSK	1	EA	\$2,500.00	\$2,500.00
EMERGENCY PHONE KIOSK	1	EA	\$4,000.00	\$4,000.00
<i>SITE UTILITIES</i>				
1000 GALLON SEPTIC TANK	1	EA	\$1,200.00	\$1,200.00
GREASE TRAP	1	EA	\$1,200.00	\$1,200.00
6" PVC SEPTIC FEEDER LINE	350	LF	\$12.00	\$4,200.00
PRIMARY ABSORPTION FIELD	225	LF	\$10.00	\$2,250.00
REPLACEMENT ABSORPTION FIELD	225	LF	\$10.00	\$2,250.00
CLEARING AND GRUBBING	0.1	AC	\$4,500.00	\$450.00
PIPE	700	LF	\$25.00	\$17,500.00
POTABLE WATER	700	LF	\$50.00	\$35,000.00
LANDSCAPE (TREES & SHRUBS	1	LS	\$10,000.00	\$10,000.00
NATIVE GRASS & WILD FLOWERS (Track & Hydroseed)	65,000	SF	\$0.50	\$32,500.00
SOD (LAWN AREA)	25,000	SF	\$0.45	\$11,250.00
IRRIGATION	1	EA	\$5,500.00	\$5,500.00
IRRIGATION METER	1	EA	\$1,200.00	\$1,200.00
PAVILION / PLAYGROUND SUBTOTAL				\$1,067,670.00
Mobilization, Fees, Bonds, etc (10% Total)				\$106,767.00
Contingency for Master Plan Level Cost Estimate (12%)				\$140,932.44
Design, Engineering and Program Management (10%)				\$131,536.94
PAVILION / PLAYGROUND TOTAL				\$1,446,906.38
TEEN RECREATION AREA				
TREE PROTECTION	1,500	LF	\$4.00	\$6,000.00
SILT FENCE "TYPE C" - (Single Row)	1,500	LF	\$3.50	\$5,250.00
VEGETATIVE CLEAR & GRUB	0.9	AC	\$700.00	\$630.00
FINE GRADING	1	ALLOWANCE	\$5,500.00	\$5,500.00
STAKING	0.90	AC	\$1,000.00	\$900.00
CONCRETE PLAZA AREA	2,500	SF	\$4.50	\$11,250.00
CONCRETE SIDEWALK	3,150	SF	\$4.50	\$14,175.00
HALF COURT BASKETBALL COURT	2	EA	\$60,000.00	\$120,000.00
COVERED SHELTER - 20' (Includes slab)	1	LS	\$25,000.00	\$25,000.00
SKATE PARK (9,000 SF)	1	LS	\$300,000.00	\$300,000.00

<i>AMENITIES</i>				
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
BENCHES	3	EA	\$1,000.00	\$4,000.00
PICNIC TABLES @ SHELTERS	1	EA	\$1,500.00	\$1,500.00
LANDSCAPE	1	LS	\$15,000.00	\$15,000.00
TEEN RECREATION AREA SUBTOTAL				\$511,380.00
Mobilization, Fees, Bonds, etc (10% Total)				\$51,138.00
Contingency for Master Plan Level Cost Estimate (12%)				\$67,502.16
Design, Engineering and Program Management (10%)				\$63,002.02
TEEN RECREATION AREA TOTAL				\$693,022.18
OFF-LEASH DOG PARK				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
TREE PROTECTION	1,500	LF	\$4.00	\$6,000.00
SILT FENCE "TYPE C" - (Single Row)	1,500	LF	\$3.50	\$5,250.00
VEGETATIVE CLEAR & GRUB	3	AC	\$700.00	\$1,960.00
FINE GRADING	1	ALLOWANCE	\$8,000.00	\$8,000.00
STAKING	3.0	AC	\$2,000.00	\$6,000.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$15,000.00	\$15,000.00
STRUCTURAL SOILS-	1,750	CY	\$25.00	\$43,750.00
SOD FOR TURF GRASS	86,800	SF	\$0.45	\$39,060.00
COVERED SHELTER - 20' (Includes slab)	3	EA	\$25,000.00	\$75,000.00
<i>AMENITIES</i>				
RESTROOM BUILDING (Includes Slab)	1	LS	\$125,000.00	\$125,000.00
WATER FOUNTAIN @ RESTROOM BUILDING (Freeze resistant)	1	EA	\$3,000.00	\$3,000.00
CONCRETE PAD FOR WATER FOUNTAIN (10x10)	100	SF	\$4.50	\$450.00
GRANITE FACED RETAINING WALL (Overlook @ dog park)	300	FF	\$250.00	\$75,000.00
STANDARD GWINNETT COUNTY RAILING(42" HT.)	140	LF	\$25.00	\$3,500.00
6' BLACK VINYL PERIMETER FENCING (INCLUDES SERVICE GATE)	2,000	LF	\$25.00	\$50,000.00
DOUBLE GATE ENTRANCE (INCLUDES CONCRETE ENTRY)	1	EA	\$2,000.00	\$2,000.00
PICNIC TABLES @ SHELTERS	3	EA	\$1,500.00	\$4,500.00
TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	100	SF	\$4.50	\$450.00
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)	2	EA	\$3,000.00	\$6,000.00
20X20 CONCRETE PAD @ WATER FOUNTAIN (1 PER SECTION)	800	SF	\$4.50	\$3,600.00
HOSE BIB - DOG WASH AREA (1 PER SECTION)	2	EA	\$500.00	\$1,000.00
20X20 CONCRETE PAD @ DOG WASH AREA	800	SF	\$4.50	\$3,600.00
DOG AGILITY EQUIPMENT	1	LS	\$20,000.00	\$20,000.00
LANDSCAPE (REFOREST SLOPES)	1	LS	\$20,000.00	\$20,000.00
IRRIGATION	1	LS	\$15,000.00	\$45,000.00
<i>SITE UTILITIES</i>				
1000 GALLON SEPTIC TANK	1	EA	\$1,200.00	\$1,200.00
GREASE TRAP	1	EA	\$1,200.00	\$1,200.00

6" PVC SEPTIC FEEDER LINE	313	LF	\$12.00	\$3,756.00
PRIMARY ABSORPTION FIELD	255	LF	\$10.00	\$2,550.00
REPLACEMENT ABSORPTION FIELD	255	LF	\$10.00	\$2,550.00
CLEARING AND GRUBBING	0.1	AC	\$4,500.00	\$450.00
PIPE	1,000	LF	\$25.00	\$25,000.00
POTABLE WATER	1,000	LF	\$50.00	\$50,000.00
OFF-LEASH DOG PARK SUBTOTAL				\$662,976.00
Mobilization, Fees, Bonds, etc (10% Total)				\$66,297.60
Contingency for Master Plan Level Cost Estimate (12%)				\$87,512.83
Design, Engineering and Program Management (10%)				\$81,678.64
OFF-LEASH DOG PARK TOTAL				\$898,465.08
TRAIL SYSTEM	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
TREE PROTECTION	15,000	LF	\$4.00	\$60,000.00
VEGETATIVE CLEAR & GRUB	3	AC	\$700.00	\$2,100.00
SILT FENCE "TYPE C" - (Single Row)	15,000	LF	\$3.50	\$52,500.00
SILT FENCE "TYPE C" - (Double Row)	2,000	LF	\$3.50	\$7,000.00
FINE GRADING	1	ALLOWANCE	\$4,000.00	\$4,000.00
STAKING	3.0	AC	\$2,000.00	\$6,000.00
TESTING / HELICAL PIER DEPTH / STRUCTURES	1	LS	\$2,500.00	\$2,500.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	122,650	SF	\$3.00	\$367,950.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	40,850	CY	\$15.00	\$612,750.00
MULTI-USE TRAIL STRIPING	1	LS	\$2,500.00	\$2,500.00
12' WIDE PERVIOUS CONCRETE SECTION (@ Stream Buffer Area)	3,000	SF	\$7.50	\$22,500.00
12' WIDE RAISED BOARDWALK (.1 Mile Section)				
Helical Pier Substructure(Two 5' sections per pier, assumed 10' depth to resisitan	24	EA	\$2,800.00	\$67,200.00
Trex Decking (Includes PT substructure and Standard rail system)	6,850	SF	\$60.00	\$411,000.00
8' WIDE - MU CONNECTOR TRAIL -2" ASPHALT	3,500	SF	\$3.00	\$10,500.00
8' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	1,165	CY	\$15.00	\$17,475.00
6' WIDE -MULCH NATURAL SURFACE TRAIL (4" MULCH)	26,000	SF	\$1.75	\$45,500.00
6' WIDE - MULCH NATURE TRAIL (6" GAB)	480	CY	\$15.00	\$7,200.00
6' WIDE CONCRETE SIDEWALK (Frontage Road)	2,000	SF	\$4.50	\$9,000.00
AMENITIES				
LIFE TRAIL EXERCISE STATIONS (10 station exercise circuit)	1	LS	\$50,000.00	\$50,000.00
CONCRETE PAD FOR EXERCISE STATIONS (10x10)	1,000	SF	\$4.50	\$4,500.00
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
TRAIL SIGNAGE	1	LS	\$10,000.00	\$10,000.00
INFORMATION KIOSK	1	LS	\$1,500.00	\$1,500.00
INTERPRETIVE SIGNAGE	1	LS	\$10,000.00	\$10,000.00
REMOVABLE BOLLARDS	8	EA	\$1,500.00	\$12,000.00
TRAIL SYSTEM SUBTOTAL				\$1,807,162.50
Mobilization, Fees, Bonds, etc (10% Total)				\$180,716.25
Contingency for Master Plan Level Cost Estimate (12%)				\$238,545.45
Design, Engineering and Program Management (10%)				\$222,642.42
TRAIL SYSTEM TOTAL				\$2,449,066.62

OVERLOOK / OUTDOOR CLASS ROOM	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
SILT FENCE "TYPE C" - (Single Row)	700	LF	\$3.50	\$2,450.00
VEGETATIVE CLEAR & GRUB	4	AC	\$700.00	\$2,800.00
FINE GRADING	1	ALLOWANCE	\$2,500.00	\$2,500.00
STAKING	4.0	AC	\$2,000.00	\$8,000.00
GRANITE FACED SEATING WALL (@ overlook)	100	LF	\$250.00	\$25,000.00
GRANITE FACED RETAINING WALL (Outdoor Classroom)	60	LF	\$250.00	\$15,000.00
CONCRETE PLAZA	1,700	SF	\$4.50	\$7,650.00
COVERED SHELTER - 20' (Includes slab)	1	LS	\$25,000.00	\$25,000.00
PICNIC TABLES @ SHELTERS	1	EA	\$1,500.00	\$1,500.00
PICNIC TABLES @ LAWN	3	EA	\$1,500.00	\$4,500.00
CONCRETE PAD FOR PICNIC TABLES @ LAWN (3 -10' x 14')	420	SF	\$4.50	\$1,890.00
TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	50	SF	\$4.50	\$225.00
BENCH SWINGS	3	EA	\$1,800.00	\$5,400.00
CONCRETE PAD FOR BENCH SWINGS (5' x 14')	210	SF	\$4.50	\$945.00
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
NATIVE GRASS & WILD FLOWERS (Track & Hydroseed)	175,000	SF	\$0.50	\$87,500.00
SOD FOR TURF GRASS	17,900	SF	\$0.45	\$8,055.00
IRRIGATION	1	LS	\$10,000.00	\$10,000.00
OVERLOOK / OUTDOOR CLASSROOM SUBTOTAL				\$210,140.00
Mobilization, Fees, Bonds, etc (10% Total)				\$21,014.00
Contingency for Master Plan Level Cost Estimate (12%)				\$27,738.48
Design, Engineering and Program Management (10%)				\$25,889.25
OVERLOOK / OUTDOOR CLASSROOM TOTAL				\$284,781.73
MISCELLANEOUS	# 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
MISCELLANEOUS SUBTOTAL				\$40,400.00
Mobilization, Fees, Bonds, etc (10% Total)				\$4,040.00
Contingency for Master Plan Level Cost Estimate (12%)				\$5,332.80
Design, Engineering and Program Management (10%)				\$4,977.28
MISCELLANEOUS TOTAL				\$54,750.08
CENTERVILLE PARK SITE PROJECT TOTAL				\$7,628,608.50
LAND ACQUISITION				
PEDESTRIAN OVERPASS / PARKING	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
<i>SITE PREPARATION</i>				
TREE PROTECTION	1,000	LF	\$4.00	\$4,000.00
SILT FENCE "TYPE C" - (Single Row)	2,500	LF	\$3.50	\$8,750.00
VEGETATIVE CLEAR & GRUB	4	AC	\$700.00	\$2,450.00
TOPSOIL REMOVAL, STOCKPILE, ROLL	1	LS	\$15,000.00	\$15,000.00
MASS GRADING	1	ALLOWANCE	\$150,000.00	\$150,000.00
STAKING	5	AC	\$2,000.00	\$10,000.00

<i>ROADWAY</i>				
ROADWAY / PARKING ASPHALT-STANDARD (Includes base)	1,930	SY	\$28.00	\$54,040.00
ROADWAY / PARKING STRIPING	1	LS	\$1,500.00	\$1,500.00
ROADWAY/ PARKING LIGHTING	6	EA	\$9,000.00	\$54,000.00
PERVIOUS PAVERS (PARKING BAYS)	10,800	SF	\$20.00	\$216,000.00
CONCRETE WHEEL STOPS	65	EA	\$150.00	\$9,750.00
PEDESTRIAN / BICYCLE BRIDGE	1	ALLOWANCE	\$1,750,000.00	\$1,750,000.00
LANDSCAPE (Parking areas)	1	LS	\$8,000.00	\$8,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	LS	\$3,000.00	\$3,000.00
FOREBAY FILTRATION POND	1	LS	\$1,500.00	\$1,500.00
MICRO POOL	1	LS	\$1,000.00	\$1,000.00
PERMANENT GRASSING	1	LS	\$2,500.00	\$2,500.00
<i>AMENITIES</i>				
STANDARD GWINNETT COUNTY RAILING	700	LF	\$25.00	\$17,500.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	13,200	SF	\$3.00	\$39,600.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	4,350	CY	\$15.00	\$65,250.00
MULTI-USE TRAIL STRIPING	1	LS	\$3,000.00	\$3,000.00
COVERED SHELTER - 20' (Includes slab)	2	LS	\$25,000.00	\$50,000.00
PICNIC TABLES @ SHELTERS	2	EA	\$1,500.00	\$3,000.00
PICNIC TABLES @ LAWN	2	EA	\$1,500.00	\$3,000.00
CONCRETE PAD FOR PICNIC TABLES @ LAWN (2 -10' x 14')	280	SF	\$4.50	\$1,260.00
TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	50	SF	\$4.50	\$225.00
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
SOD FOR TURF GRASS	13,542	SF	\$0.45	\$6,093.90
IRRIGATION	1	LS	\$5,000.00	\$5,000.00
PEDESTRIAN OVERPASS / PARKING SUBTOTAL				\$2,487,143.90
Mobilization, Fees, Bonds, etc (10% Total)				\$248,714.39
Contingency for Master Plan Level Cost Estimate (12%)				\$328,302.99
Design, Engineering and Program Management (10%)				\$306,416.13
PEDESTRIAN OVERPASS / PARKING TOTAL				\$3,370,577.41
PROJECT TOTAL (INCLUDING ADJACENT LAND ACQUISITION)				\$10,999,185.91
<div>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.</div>				

APPENDICES

Appendix B: Community Input Tabulations & Comments

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

Centerville Park Site Master Plan

Community Interest Form Tabulations

Facility / Program Priorities

(Data derived from 50 submitted forms)

NOTE: Park Elements mentioned were not always ranked as a priority

Gwinnett Dept. of Community Services

jB+a park design studio

April 2, 2015

Program or Facility	Times Mentioned	Ranking				
		First	Second	Third	Fourth	Fifth
Multi Use Trails (Paved: Walking, Biking, etc.)	33	21	5	6	1	0
Picnic Areas / Facilities	22	1	4	6	8	3
Playgrounds (tots/ toddlers/ tweens)	21	7	9	1	1	3
Picnic Areas / Facilities	22	1	4	6	8	3
Nature Trails (Natural Surface, unpaved)	20	7	5	0	6	2
Pond	16	0	3	6	4	3
Senior Activities	15	3	1	4	6	1
Dog Park	15	3	6	2	2	2
Maintain as a Passive Park	8	2	1	2	2	1
Preserving Natural Areas / Greenspace	8	3	2	1	1	1
Outdoor Basketball	7	4	0	1	1	1
Tennis	6	1	0	1	2	2
Comm. Center w/ Mtg.Rms / Rec Center	5	2	1	1	0	1
No Development	5	4	0	0	0	1
Preserve the History of the park	4	0	0	0	2	2
Rest Room Building	4	1	1	1	1	0
Skate Park	4	0	2	1	0	1
Indoor Basketball	4	2	1	1	0	0
ADA / Ample Parking	3	0	0	0	2	1
Horseshoes	3	0	0	0	0	0
Swimming Pool	3	0	1	1	1	0
Irrigated Turf Fields	3	0	0	1	0	2
Amphitheater / Band Shell	3	0	0	0	1	0
Horticulture displays / Ornamental Gardens	3	0	0	1	0	0
Satellite Police Station on Site	2	0	0	0	0	0
Soccer	2	0	1	0	0	1
Exercise Stations / Exercise Trail	2	1	0	1	0	0
Water Fountain / Cooling Stations	2	0	0	0	0	0
Activities for all seasons of the year	2	1	0	0	0	1
Volleyball	2	1	0	0	0	1
Preservation of native plants	2	0	0	0	1	1
Safety	1	1	0	0	0	0
Emergency Posts	1	1	0	0	0	0
Cost	1	0	1	0	0	0
Lighted Areas	1	0	1	0	0	0
Fishing	1	0	1	0	0	0
No additional noise	1	0	0	0	1	0
Two Ingress / Egress to Park	1	0	0	0	0	1
Community Garden	1	0	0	0	0	1
Access to the River	1	0	0	0	0	1
Disk Golf	1	0	0	0	0	1
Large Tic Tac Toe area	1	0	0	0	0	0
Observation Area to Stone Mountain	1	0	0	0	0	0
One Ingress / Egress to Park	1	0	0	0	0	0
Police on bikes	1	0	0	0	0	0
Fireworks in the park on July 4th	1	0	0	0	0	0
Covered areas for senior activities	1	0	0	0	0	0
A place for people to enjoy themselves	1	0	0	0	0	0
Shuffleboard	1	0	0	0	0	0
Splash pad	1	0	0	0	0	0
Miniature Golf	1	0	0	0	0	0
Maintain Aesthetics / views	1	0	0	0	0	0
Sidewalks along park frontage	1	0	0	0	0	0
Benches along trails & throughout park	1	0	0	0	0	0

Centerville Park Site Master Plan

Park Concerns Form Tabulations

(Data derived from 50 submitted forms)

Gwinnett Dept. of Community Services

jB+a park design studio

April 2, 2015

Community Concern	Times Mentioned	Ranking
Security issues / increased crime	30	1
Pedestrian safety between neighborhoods and park	16	2
Traffic on Hwy. 124 / Access to Centerville Park	14	3
Impact on Wildlife / Existing Flora / Preservation of land	11	4
Impact on adjacent properties / loss of privacy / buffer	8	5
Lighting of trails and throughout park	8	5
Maintenance	7	6
Increase in property taxes	7	6
Noise	6	7
Gated access to park	5	8
Lack of traffic light on Hwy 124 / at entrance to park	5	8
Impact on property values	4	9
Dogs on trails / owners not picking up after dogs	4	9
Poachers	3	10
Park Hours	3	10
Adequate restroom facilities	2	11
Homelessness / Vagrancy in park	2	11
Adequate Parking	1	12
Sidewalks	1	12
Expansion of park	1	12
Mismanagement of park	1	12
Condemnation of adjacent lands / Eminent domain	1	12

Comments from the Centerville Park Master Plan

Community Input Meeting 04.02.2015

(Data derived from 50 submitted forms)

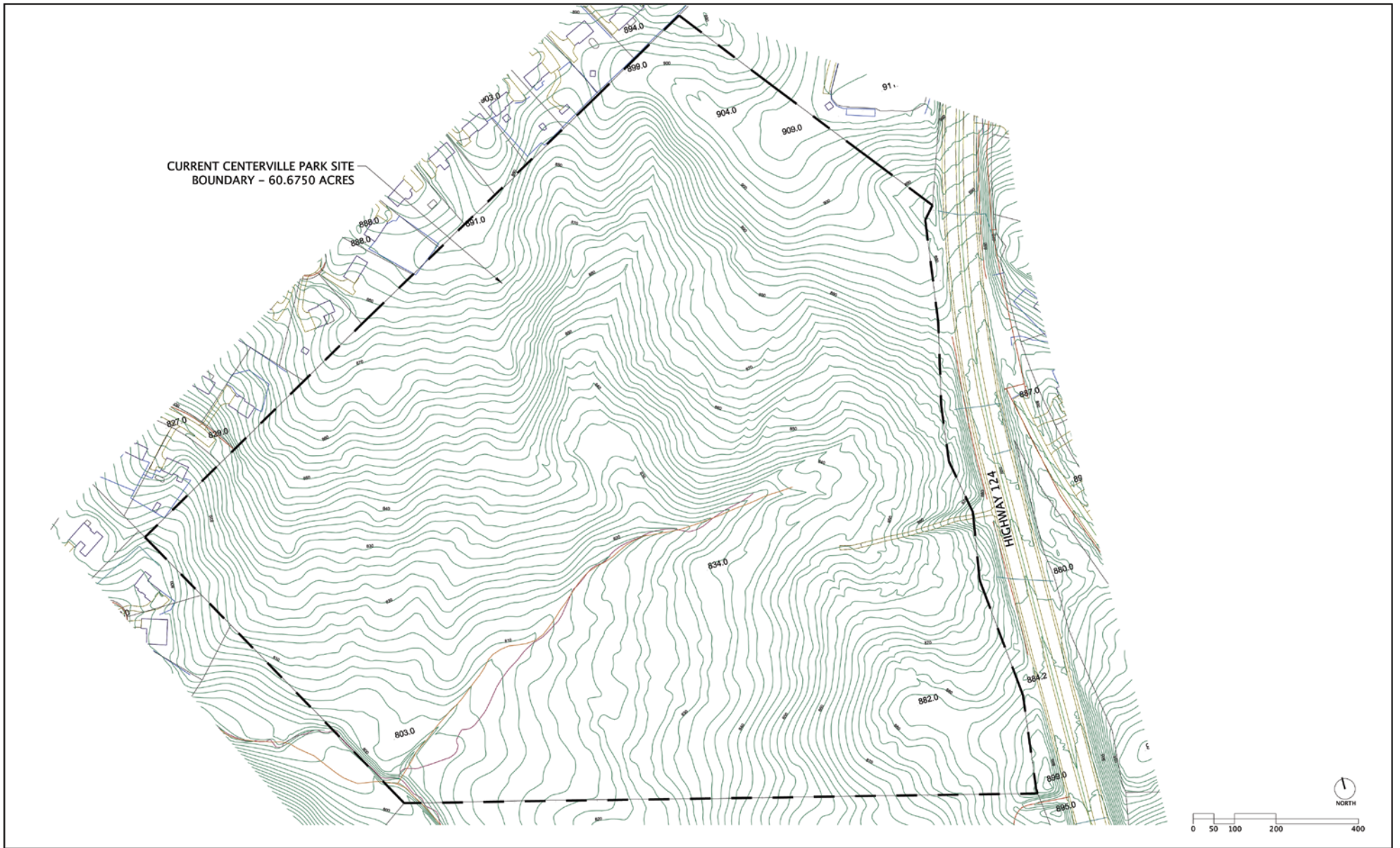
1. What will the police presence consist of?
2. Will the park have a road gate that closes at night?
3. Walking / jogging trails – ensure adequate lighting
4. No dogs or other animals allowed due to owners not cleaning up after them
5. Will there be horticulture in the park? – Seasonal flowers and greenery.
6. Worried about the security into the surrounding areas
7. Worried about having too many young adults in the park not being properly supervised.
8. Would like to see a constant police presence in the park on bikes and on foot. Would it be possible to put a satellite police office on site?
9. Would like to see only one main entry into and out of the park.
10. Would it be possible to put an observation area in the park for views to see the east side of Stone Mountain?
11. Need to include at least a 2 mile distance or 1 miles distance multi-purpose trail / track and nature trails.
12. Exercise stations
13. Would like to see two ingress / egress points in the park.
14. I would like for the park to have fireworks on the 4th of July, an outdoor amphitheater for movies and or concerts.
15. I know things I mentioned are not on the list you provided, but I feel as a homeowner in the community I would bring them to your attention. I hear now in the meeting it is only a 60 acre park, so I know there are limits, I'm only suggesting.
16. I am strongly opposed to the Park! We currently have three parks in the area, why this park? The county has a hard time maintaining current parks and recreation facilities in the area and here comes one more and not money for maintenance.
17. With this park development what are your plans to protect the residents of the 3900 block of Mountain way cove in the Mountain Cove Subdivision from trespassing activities?
18. Is there any land condemnation to the properties in the vicinity? Especially at the end of Mountain Way Cove?
19. Is there a plan to connect this park to the Yellow River Park in Stone Mountain by a trail or otherwise?
20. Will there (be) a barrier of any kind to protect unwanted activities from the park crossing into the surrounding neighborhoods?
21. I would love to see a pond and walking trails developed. A disk (golf) park would also be nice to have; playgrounds and senior activities would also be welcome.
22. Given the slope of the land, would and outdoor amphitheater be a possibility? It would be useful for acoustic concerts, plays and scouting activities.
23. My main concerns are the privacy and security of those who own homes adjacent to the park. In my case, my home backs directly up to the proposed area and currently there is an old decayed barbed wired fence on the County Property separating the land. Given how adjacent home are fenced off in the cases of Briscoe and Lenora, I do not see that as adequate.
24. I don't want to see anything developed on this site; I want it preserved as it is. If there is to be a park, there needs to be a fence around residential areas.
25. I'm concerned about more foot traffic in the area, leading to more crime and less privacy.
26. There needs to be a fence around the residential areas.
27. Concerned about the safety of kids at the park since it is located off the highway.
28. Concerned about the deer and other animals back there.
29. Concerned about the wildlife losing their homes, poachers and dogs, trespassing on my property, noise due to 124 and visitors to the park, criminal activities, and rise in property taxes.

30. The History of the property. I am the past president of G.H.S. and served nearly 15 years as the City of Grayson Historian. My most important connection to this park is that I am the great, great, grandson of Ellery Johnson Mason and Almanza A. Lee Mason. They were farming, doing business and community leaders with Thomas Maguire. I am very familiar with The Maguire Journal. I am the only Historian with firsthand knowledge of the Masons, Lees, Andersons, and Maguire's.
31. My concern is The Mason Home place – and the full story of Historic sites for park goes to be informed.
32. Involve the garden clubs for beautification; contact the Boy Scouts, Eagle Scout Projects.
33. I would like to see a walking path from Iris Brooke Subdivision.
34. Will additional traffic signals be placed on Highway 124 (specifically Hwy 124 & Hudders Field)? There is a lot of traffic flow in each direction which would not make it safe for those that live within walking distance.
35. I'm very much in agreement with the park being placed on this site. My only concern is that a want to have a wooded fence / privacy fence erected behind my house because it backs up to the park site. I live on Iris Brook Lane. This is my only concern and it is the number one priority for me.
36. A field house would be nice that has indoor activities for senior citizens.
37. The idea of a passive park is long overdue as I'm certain you already know. My main consideration is that we or the Steering Committee makes a special effort for our seniors. A lawn concert area may be of interest.
38. Leave the park as natural as you can
39. You will need a police station in this park if you allow access to it.
40. I am concerned that the people that live on Iris Brooke Lane will have no privacy at all.
41. Surrounding areas have large drug issues
42. Cars are going to be stolen and cross county lines
43. Build a park in a safer / location
44. I live in the area that borders the west end of the property and I feel that our street will become unsafe because of access to that area. The drug dealers will hand out there and it is next to a school *Drug Free Zone*.
45. Too long of a wait!!
46. Playground with section for toddlers
47. Would like to see tennis courts with a separate wall for practice.
48. Wish to see a balanced blend of wooded / natural areas and open field space. A pavilion would be good; walking trail is a must, and multiple playgrounds.
49. What impact will this park have on safety?
50. What is the need for additional park space in the area?
51. I am concerned that a skate park and basketball courts will result in too much loitering.
52. Greenspace for Playground (Structured as trail activity type; not all hard surface. Include rock climbing, tire / nature/ peg activities.
53. (Sedentary) activities: horseshoes, covered pavilion for limited craft activity functions.
54. I live right in front of the area and I don't see why not develop the area as a passive park. The only concern is that HWY 124 is a high traffic area and we don't have any traffic lights to protect pedestrians. I would like to see new traffic lights in all intersections around the park to provide safe crossing areas for the kids that live nearby and would like to visit the park. We also need walkways in front of the street so people can walk to the park. To me safety for visitors is my major concern.
55. We desire a passive community park that does not include organized sports such as basketball courts, tennis courts, etc.
56. We want a park that does include walking and bike riding paths. We would also like a dog park similar to the one at Lenora Park. A nature trail and a pond would also be desirable.
57. Dogs should have a separate space in the park; not walking along the walking and bike trails leaving poop everywhere.
58. Would like to see a traffic light for the entry off HWY 124.
59. Name the park 'Centerville Park'
60. Keep the native plants.
61. The skate park area, unless supervised by police will be a Mecca for crime.

62. The park must be well lighted and patrolled
63. The park entrance must be clearly marked and easily accessible,
64. The skate park can potentially be an attraction for crime unless there is some kind of supervision
65. Adequate lighting for evening activity and safety.
66. I would like to see hiking, walking and jogging trails
67. Access to water for dogs; either a splash pad in a dog park or access to the river.
68. I want the park to be kept as greenspace; no industrial building.
69. Important to keep the areas available for kids and adults alike and possibly some learning space i.e. ground/ tree markers identifying types of natural habitat.
70. It is taking too long to develop the park! ☺
71. This park is long overdue!
72. Would like to see activity stations like the ones at Briscoe Park.
73. I do not want to see any facilities that generate excessive noise and or light pollution after dark. My house directly abuts this site. That said, I am otherwise ok with any of the listed passive park facilities and activities provided a sufficient buffer zone is provided between my property and the park. I am glad to see that the property is finally going to be developed.
74. It would be nice to incorporate a "scenic overlook" of Stone Mountain in the master plan. I think this would be a nice touch.
75. I would like a perimeter multi-purpose trail.
76. We would wish for this site to not be developed. At the least have a BIG buffer up to our property line for privacy and sound.
77. Our house will butt up to this Centerville Park site. We bought this house thinking that the wooded property would remain a wooded property. We do not want our backyard view to turn into a park of have people walking that close to our property line. We don't want to lose our wooded sound buffer to 124. We do not want the wildlife that is prominent in those woods to be disturbed.

APPENDICES

Appendix C: Centerville Park Site Boundry
Refer to the attached Property Boundry Illustration



Prepared for:
Gwinnett County Department of Community Services

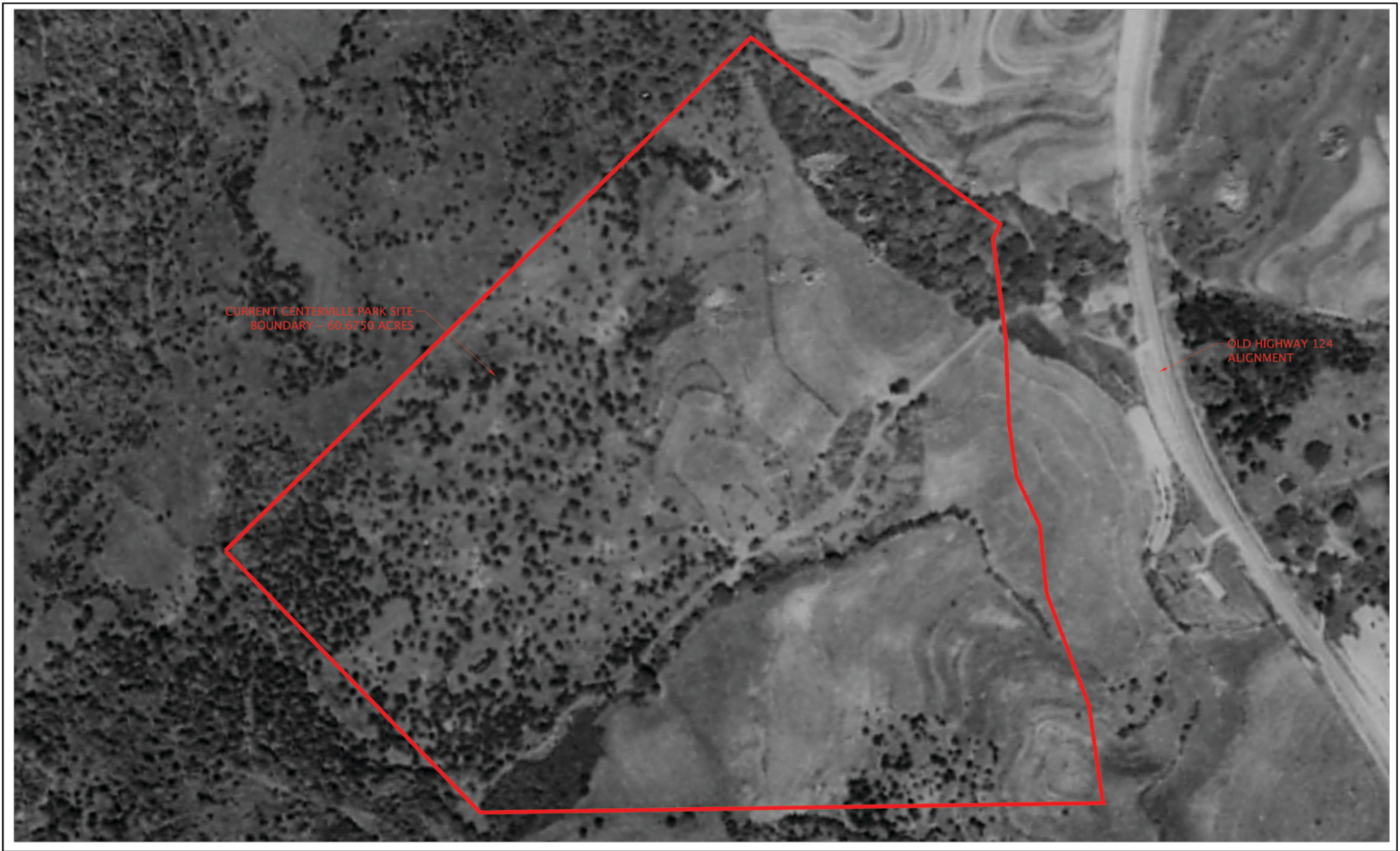
Prepared by:



PARK SITE BOUNDARY
CENTERVILLE PARK SITE
April 2, 2015

APPENDICES

Appendix D: 1955 Centerville Park Site Aerial Photograph
Refer to the attached aerial photo.



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



1955 AERIAL PHOTOGRAPHY
CENTERVILLE PARK SITE
April 2, 2015

APPENDICES

Appendix E: 1972 Centerville Park Site Aerial Photograph

Refer to the attached aerial photo.



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



1972 AERIAL PHOTOGRAPHY
CENTERVILLE PARK SITE
April 2, 2015

APPENDICES

Appendix F: 2014 Centerville Park Site Aerial Photograph
Refer to the attached aerial photo.



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



2014 AERIAL PHOTOGRAPHY
CENTERVILLE PARK SITE
April 2, 2015

APPENDICES

Appendix G: Meeting Minutes

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

CENTERVILLE PARK MASTER PLAN – Community Interest Meeting

Minutes from: 04.02.15 Community Input Meeting

Attendees: Gwinnett County Department of Community Services- Phil Hoskins, Grant Guess, Rex Schuder, Marcie Moore, Glen

jB+a, inc. - Raigan Carr

Approximately 60 Community participants

Location: Centerville
Gwinnett County, Georgia

Time: 7:00pm – 9:00 pm

The meeting was conducted in an open house format. Boards located at the front of the room included: Park Site 1955 Aerial Photo, Park Site 1972 Aerial Photo, Park Site 2014 Aerial Photo, Park Site Survey, and a graphic illustrating the Impervious Surface Limitations associated with the Governors Greenspace Program.

Public Interest and Concerns form was distributed as public participants entered. The role of the public at the meeting was discussed utilizing the public interest form. The form included an area where participants could list their interests, park priorities and their concerns. The County's description / definition of a passive community park and its allowable facilities list accompanied the interest forms.

As the meeting commenced, Grant Guess gave an overview of the meeting and indicated that the Centerville Park Site was acquired with funds from the State of Georgia's Georgia Greenspace Program due to the scenic view of the narrow, east face of Stone Mountain that can be viewed from the highest elevations of the site. As a result, the development restrictions associated with land acquired with funds from the Georgia Greenspace Program will apply to this site. The Principle development restrictions are:

- 5% of the surface can be in impervious surface in the form of Buildings, Shelters and other public amenities.
- 5% of the surface can be in the form of impervious surfaces for parking and vehicular access.
- 5% of the surface can be in the form of impervious surfaces for trails and sidewalks.

Grant mentioned that the County envisions the Centerville Park Site being developed as a Passive Community park respecting the constraints imposed by the Georgia Greenspace impervious surface percentage limits. The park will also include a Trailhead development intended to serve pedestrians and cyclists who will travel from Centerville Park west across the adjacent 140 acre Johnson Property and on to the existing facilities within Yellow River Park.

Rex Schuder then explained the master planning process and proceeded to explain the role of the Steering Committee and discussed how the information gathered on the public interest forms would be collated, tabulated and organized by the consultant (jB+a) and then presented to the Steering Committee for use during the Master Planning Process.

Applications were handed out to those interested in serving on the Steering Committee and the floor was opened for questions (RE Attached Comments Section). Attendees interested in serving on the Steering Committee were asked to keep the evening of April 14th open for the Kickoff / Scheduling Meeting.

The meeting concluded at approximately 9:00pm

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.

CENTERVILLE PARK SITE MASTER PLAN – Scheduling Meeting

Minutes from: 04.14.15 Scheduling Meeting

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

Steering Committee Participants – Dana Worsham, Tom Macfie, Cathy Gibbons, Tom Cain, Luciano Gonzalez, Patsy Thompson, Peter Murgas, Kelvin Williams, Craig Brown, Margo Orf, Jim Tuggle, Leeza M. Dunston, Stella Walton, Cherrisse Cain, Suzannah Heimel, Robert Ayer

Location: Shiloh Christian Church
(3955 Hwy. 124, Snellville, GA)

Time: 7:00 pm

Rex Schuder welcomed everyone to the Scheduling Meeting for Centerville Park.

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

Rex gave a brief explanation of the purpose of the meeting - to schedule the meetings for the Centerville Park Master Planning process, and then gave a synopsis of the findings from the Public Input Meeting survey.

The Public Input Meeting survey indicated that the majority of citizens that attended the April 2, 2015 Public Input Meeting requested that the Centerville Park include but not be limited to: paved multi-use trails, playgrounds to accommodate a variety of age groups, activities for seniors, picnic areas / facilities, keep the park as passive park, dog park, basketball courts, natural surface trails and a rental pavilion; all park elements that fit nicely within the passive community park environment and within the Georgia Greenspace requirements.

Assistant Pastor Dana Worsham mentioned that Shiloh Christian Church is interested in growing their congregation and that the Church is working on making improvements to their property as resources become available (for instance, reconditioning the existing ballfield) and possibly allowing public use of these elements.

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

- **May 2nd, 2015** – Centerville Park Site Walk
(Saturday 9:00am to approximately 12:00pm)
Steering Committee Members are to meet at the Shiloh Christian Church parking lot at 8:45 am. The site walk will commence at 9:00 am; by leaving the parking lot and then walking down the adjacent sidewalk to the Centerville Park Site. Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. The site has extreme topography so Steering Committee Members are encouraged to dress appropriately; hiking boots, or comfortable walking shoes, weather appropriate outerwear, bring a bottle of water, DEET or other insect repellant, note pad and writing utensil for taking notes, for a 2- 2 1/2 hour site walk. Site walk will commence rain or shine.
- **May 5th, 2015** – Alternative Centerville Park Site Walk
(Tuesday 9:30am to approximately 12:00pm)
Rex Schuder will lead this alternative site walk for those who cannot make the Saturday May 2nd Centerville Park Site Walk. Participants are to meeting in the parking lot of Shiloh Christian Church at 9:15 am.

The site walk will commence at 9:00 am; by leaving the parking lot and then walking down the adjacent sidewalk to the Centerville Park Site. Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. The site has extreme topography so Steering Committee Members are encouraged to dress appropriately; hiking boots, or comfortable walking shoes, weather appropriate outerwear, bring a bottle of water, DEET or other insect repellent, note pad and writing utensil for taking notes, for a 2- 2 1/2 hour site walk. Site walk will commence rain or shine.

- **May 9th, 2015**– Gwinnett Park System Tour
(Saturday 9:15am to approximately 5:00pm)
Steering Committee Members are to meet at the Gwinnett Justice and Administration Building (GJAC) public parking lot at 9:15am. The bus tour will depart from the parking area at 9:30 am. Several park types will be visited and specific park elements will be highlighted. Lunch location TBD and everyone will be responsible for payment of their own lunch. Maps of visited sites will be handed out. Steering Committee Members are encouraged to bring bottled water, individual snacks, note pad and writing utensil for taking notes, and prepare for the specific weather conditions that day and to dress appropriately for an 8 hour park system tour. The tour will commence rain or shine.
- **May 19th, 2015** – Inventory & Analysis / Programming Meeting
(Tuesday, 7:00 pm, Shiloh Christian Church)
jB+a will present site analysis drawings (topographical, vegetation, hydrology, soil analysis etc.) and discuss the opportunities and constraints of the park site. A park programming discussion will follow the presentation of the graphics.
- **June 23rd, 2015** – Concept Development Meeting
(Tuesday, 7:00pm, Shiloh Christian Church)
jB+a will present three (3) different concepts for Centerville Park based on the agreed upon program elements requested during the previous meeting. The drawings will be shown as monochromatic loose form / bubble diagrams. The intent of the meeting is to focus on the relationships between the park elements rather than focusing on the details of the park elements.
- **July 16th, 2015**– Preliminary Master Plan Meeting*
(Thursday, 7:00 pm, Shiloh Christian Church)
jB+a will present a graphic of the Preliminary Master Plan for the Centerville Passive Community Park Site for review and comment. This graphic will be illustrative in nature and will reflect a birds-eye view of the park. A preliminary cost estimate will be distributed to the Steering Committee at the close of the meeting; discussion of the cost estimate will commence at the next meeting.
- **August 6th, 2016** - Final Master Plan Meeting
(Thursday, 7:00 pm, Shiloh Christian Church)
jB+a will present the graphic for the Final Master Plan for the Centerville Passive Community Park. This graphic will be a refined illustrative graphic that incorporates any comments received back from the Steering Committee during the Preliminary Master Plan Meeting. The main focus of the meeting will be the prioritization of park elements based on a more refined final cost estimate.
- **** TBD- Recreation Authority Presentation.**
jB+a will present the Steering Committee's approved Final Master Plan for Centerville Park and their prioritized recommendations to the Recreation Authority. Steering Committee Members are encouraged to attend this meeting if possible. Dates for presentations to the Recreation Authority will be determined at a later date and the Steering Committee will be notified by Rex Schuder.

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.

CENTERVILLE PARK SITE MASTER PLAN – Site Walk

Minutes from: 05.02.15 Site Walk

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

(jB+a) - Raigan Carr

Steering Committee participants – Jim Tuggle, Dana Tuggle, Shanese Jefferson, Harriet Hankerson, Cathy Gibbons, Tom Macfie, Phyllis Wheeler, Dana Worsham, Margo Orf, Kelvin Williams,

Location: Centerville Park Site

Time: 8:45 am (Site walk commenced at 9:00am)

Weather: Sunny, 65°

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

Committee members met in the parking lot of Shiloh Christian Church adjacent to the Centerville Park site, copies of the park site plan were distributed and the committee commenced with the site walk.

Walking single file along the sidewalk located on Highway 124, the Steering Committee experienced firsthand the uncomfortable pedestrian experience of getting to the proposed park entrance to enter the site. High volume, fast moving traffic along a narrow, zero buffer sidewalk provided very little comfort or confidence in providing pedestrian access from adjacent neighborhoods. Upon reaching the proposed park entrance vehicular access to the park was discussed. Since there is already a median cut at the entrance of Shiloh Christian Church and another median cut just south of the site, a median cut to allow left turn access into the Centerville site will not be allowed by the Georgia Dept. of Transportation. Therefore, vehicular access to the Centerville Park site will be right in, right out. An existing curb cut and existing road bed at the park site and difficult topography assures the location of the vehicular entrance to Centerville Park.

The committee then processed into the site via the road bed and onto a path that had been cleared of vegetation by the County. Proceeding in a southerly direction the group paused at the south eastern corner of the site to discuss pedestrian access to the site.

On the northbound side of Highway 124 a triangular plot of land exists that was originally part of the Centerville Park Site. When Highway 124 was rerouted this triangular lot was cut off from the site but still remains undeveloped and property of Georgia Department of Transportation. The lot is large enough that if the County was able to acquire the land from GDOT a small sized parking area could provide additional parking for the park. In addition, the triangular lot has an elevation that would allow for a view to the narrow side of Stone Mountain, if the view shed was thinned of trees, as well as provide potential bridging from a small parking area over Highway 124 to the southern corner of the Centerville site; providing an alternative pedestrian and bicycle access.

The group then proceeded in a northwesterly direction descending down toward the stream through early emergent forest. Discussion included vegetation types of the early emergent forest; small pine / hardwood mix with invasive vegetation such as blackberry, smilax, poison ivy, honeysuckle and privet. This forest type was dotted with a few large trees, predominantly large loblolly pines.

The committee then continued their decent toward the stream. The developmental setback regulations that govern blue line streams were discussed: Gwinnett County requires a 50' setback and State of Georgia requires a 25' stream buffer warm water (50' for trout streams) measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, for a total stream setback of 75'; no development is allowed within these setbacks. The committee followed the stream moving in an eastward direction to get a feel for the type of vegetation that lie along the stream, get a glance of the incisement of the stream and strength of water flow within the stream banks before turning back to the original path.

As the committee moved closer to the western boundary of the park site nearer the adjacent Johnson property the vegetation began to change toward a more mature forest type with whole hillsides of a mature forest type visible across the property line.

Moving in an north easterly direction along the cut path, the group continued through more early emergent forest and up steeper slopes to an area in the north eastern quadrant of the site where the space opened up to more grasses and sunlight, fewer large trees; an area where pine trees did not seem to want to grow, before climbing the slope to an area of old forest growth within 100' of the eastern property line. This area was rich with large white oak trees (36"-52" caliper) and very little underbrush. The committee discussed how this area needed to be preserved "as is" with very little development.

Returning down the cleared path to the open grass area, the committee walked in a southerly direction toward the park site entrance point. Along the way they passed a few large trees (loblolly pine, pecan, oak) and discussed the noise associated with Highway 124. Though the committee was roughly 100' – 150' linear feet and 10'-15' below the road in elevation change, the traffic on 124 was still very prominent. Due to the openness of this area and the prominence of the noise associated with the traffic on 124 there was additional discussion about this area being a good location for development.

The site walk meeting was adjourned at approximately 12:00pm.

Next Meeting: **May 09, 2015 – Gwinnett Park System Tour**
(Saturday 9:15am to approximately 5:00pm)

Steering Committee members are to meet at the Gwinnett Justice and Administration Center (GJAC) public parking lot at 9:15am. The bus tour will depart from the parking area at 9:30am; several park types will be visited and specific park elements will be highlighted.

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

CENTERVILLE PARK SITE MASTER PLAN – Park System Tour

Minutes from: 05.09.15 Park System Tour

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

jB+a, inc. –Raigan Carr, Chuck Ehmcke

Steering Committee participants – Steven Starling, Liza Dunston Manleu, Stella Walton, Suzannah Heimel, Craig Brown, Tom Cain, Patsy Thompson, Cathy Gibbons, Jim Tuggle, Dana Tuggle

Location: Gwinnett County Justice and Administration Center (GJAC) Parking lot

Time: 9:15am meeting, 9:30am departure

Consultants and Steering Committee Members met at the GJAC parking lot to begin a park tour that would include 5 existing park sites. The intent was to visit and discuss examples of different park elements and their spatial requirements that could potentially be sited on the Centerville Park Site. These parks included the following:

Club Drive Park (3330 Club Drive, Lawrenceville, GA 30043) Club Drive Club Drive Park is a 25 acre Special Purpose Neighborhood Park. The major park features include a lake with deck overlook, an open lawn recreation area, picnic shelters, a large playground to accommodate multiple ages and multi-use trail loop. The Steering committee visited each of these features.

Park users were interviewed and shared their opinions about the park. Elements which they really liked included the openness of the park which allows for visibility (i.e. relationship between picnic shelters and playground- children are able to be seen from a distance), and the security of the park.

Graves Park (1540 Graves Road, Norcross, GA 30093): Graves Park is a 70 acre Passive Community Park. The park provides amenities that appeal to a wide cross section of the population including; picnic areas, pavilion / playground complex, dog park, and multipurpose trail. The Steering committee visited and discussed each of these park elements and was also educated on the differences between cut and fill slopes, and the importance of reforestation of said slopes

McDaniel Farm Park (3251 McDaniel Road, Duluth, GA 30096): McDaniel Farm Park is a 34 acre Passive Heritage Park. Steering committee members discussed the architecture of the park- modern vs. historical. Developing architectural structures that mimic existing historical structures is difficult due to modern day code requirements so a more modern look was chosen for the restrooms and pavilions for practical reasons. The pervious asphalt parking area and the pedestrian bridge were also visited.

George Pierce Park (55 Buford Highway, Suwanee GA 30024): George Pierce Park is a 304 acre Community Park with a variety of active recreation facilities including soccer fields, baseball /softball fields, and football / multipurpose field. However, the main focus of this park visit was the passive multi-use trail with boardwalk. The Steering Committee specifically visited the boardwalk area that meandered above existing lowlands. While something of this magnitude is not necessary for the Centerville Park site there is a future need for bridging of Centerville Creek to connect Centerville Park to Yellow River Park via the Johnson Greenway.

Little Mulberry Park (3800 Hog Mountain Road, Dacula, GA 30019): NOTE: There are multiple entrances to this park due to its size. Little Mulberry Park is an 890 acre Open Space Park. With an extensive trail system for Pedestrians and Equestrians, playground facilities, disc golf course, fishing lake, and picnic pavilions. The Steering Committee visited the newest playground area, walked a section of paved multi-purpose trail and visited a lake overlook. The trail winds through densely wooded and open areas of varying terrain. 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. The Steering Committee then briefly visited the picnic pavilion area located at 3855 Fence Road, in Auburn Georgia 30011

Next Meeting: **May 19, 2015 - Inventory & Analysis / Programming Meeting**
(Tuesday, 7:00pm, Shiloh Christian Church)

jB+a will present site analysis drawings (topographical, vegetation, hydrology, soil analysis etc.) and discuss the opportunities and constraints of the park site. A park programming discussion will follow the presentation of the graphics.

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

CENTERVILLE PARK SITE MASTER PLAN – Analysis / Programming Meeting

Minutes from: 05.19.15 Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a, inc. - Raigan Carr

Steering Committee Participants – Dana Worsham, Tom Macfie, Cathy Gibbons, Harriet Hankerson, Patsy Thompson, Peter Murgas, Craig Brown, Liza Manleu, Thomas Livsey, Margo Orf, Jim Tuggle, Stella Walton, Suzannah Heimel, Steven Starling, John Wells

Location: Shiloh Christian Church
(3955 Hwy. 124, Snellville, GA)

Time: 7:00 pm

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

Soils Analysis

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques.
- Only 5 soil types that are not favorable for development;
 - Cfs – due to stability, they are frequently flooded, poorly drained, and generally lie within the stream setback.
 - GgE2 – due to steep slopes; although with some engineering development may be possible.
 - HYB – due to high water table and poor percolation of water.
 - Lne – due to steep slopes; although with some engineering development may be possible.
 - MCD – due to depth to bedrock; very shallow.
- Soils located within the floodplain of the stream and tributary on site, indicate poor percolation and unstable soil structure and are therefore not favorable for development.

Slope Analysis

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 5%-10% and 15%-20% range
- The high point (elev. 909.0) is located centered at the northeastern property line of the site, adjacent to the Shiloh Christian Church Property. The low point (elev. 794.0) of the site is located in the southwestern corner of the site where the stream begins to exit the site. The maximum grade change across the site is 115 vertical feet.

- Site possesses positive drainage patterns due to ridges and stream valleys across site. One area of exception lies in the southern portion of the site on the south side of the stream. Flat lands and soil types limit the drainage patterns.
- The main water feature on the site is a blue line stream that bisects the site and appears to be spring fed; the spring head is located approximately 300' inside the site off Highway 124 just north of the curb cut.
- The triangular shaped piece of land located on the northbound side of Highway 124 provides a highpoint that could provide a view to the narrow side of Stone Mountain if the view shed were cleared and maintained. In addition this knoll could provide an opportunity for bridging across highway 124.

Vegetative Analysis

- Site illustrates a mixture of vegetation types.
- The pre-emergent forest type dominating the site is most favorable for development. This forest type is still a mixture of young pine and successional hardwoods (maples, tulip poplar, black cherry, etc.); oaks, hickory and beech trees have not migrated in yet. Younger trees tend to acclimate to changes better easier than older trees. Slope gradient may limit development in some areas.
- Grassy open areas are also favorable for development.
- A small section of transitional forest is located at the southwestern property line. Medium growth, deciduous hardwood consisting of white oak, southern red oak, northern red oak, tulip poplar with some larger loblolly pines mixed in. A few specimen hardwoods are spotted within this area.
- A mature hardwood forest exists in the in the northeastern section of the site. Several large specimen white oaks here and are definitely an asset to the site and should be protected.
- Many invasives found along stream banks and low lands, specifically privet, need to be removed from site.

Opportunities / Constraints

- Site bounded by Highway 124 on the east. Highway 124 exhibits high traffic volume and very high speeds.
- Noise – Noise generated from the traffic on Highway 124 extends laterally a good 400' into the site. The noisiest areas are at the foot of the slopes descending down from Hwy. 124.
- Pedestrian access in the form of sidewalks is provided on both sides of Hwy. 124. However due to the amount of traffic, lack of buffer between the road and sidewalk the sidewalks are neither comfortable nor safe to walk along.
- Potential Vehicular Access into the park will be at the existing curb cut / road bed. A median cut is unlikely due to the existing median cut at Shiloh Christian Church and south of the site, therefore vehicular access into the park will be right-in, right-out only.
- Points of interest/ Potential Land Acquisition - On the northbound side of Highway 124 a triangular plot of land exists that was originally part of the Centerville Park Site. When Highway 124 was rerouted this triangular lot was cut off from the site but still remains undeveloped and property of Georgia Department of Transportation. The lot is large enough that if the County was able to acquire the land from GDOT a small sized parking area could provide additional parking for the park. In addition, the triangular lot has an elevation that would allow for a view to the narrow side of Stone Mountain, if the view shed was thinned of trees, as well as provide potential bridging from a small parking area over Highway 124 to the southern corner of the Centerville site; providing an alternative pedestrian and bicycle access.
- The main water feature on the site is a blue line stream that bisects the site and appears to be spring fed. This stream has a 75' State / County stream buffer associated with it. This

buffer limits the type of development that may occur within the setback. However, the stream provides an opportunity for vista views or educational / interpretive spots along trails.

- Property setbacks –Based on zoning, a 40' rear setback, a 20' side yard setback, and a 50' front yard setback are associated with the Centerville Park site. All setbacks except the front yard setback are from the property line. The front yard setback is from the existing right-of-way. Limited development can occur within these setbacks.
- Potential Pedestrian / Bicycle Linkages – opportunity to provide connection to the park via spur trails from the Shiloh Christian Church Property, the Iris Brook neighborhood and the proposed Johnson Greenway Trail. In addition, there is an opportunity to link the communities across Hwy. 124 via a pedestrian bridge connection to the triangular shaped property on the northbound side of 124.
- Shared views – The highpoint of the land recommended for acquisition could potentially provide a view of the narrow end of Stone Mountain. Views from the eastern property line through the mature forest are an additional asset, as are shared views from the Centerville site onto the adjacent Johnson property at the western boundary.
- Site Vegetation – Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife. Constraint – Depending on location of park elements some vegetation may need to be removed.
- Specimen Trees – Located in the northeastern corner of the park and along the streams, provides opportunity for conservation, and scenic quality.

Following the presentation of the Analysis drawings tabulations of requested park elements from the Centerville Public Meeting were distributed for reference and a programming discussion commenced. Committed members were asked to comment on the requested elements as well as state programming elements they wished to see in the park. jB+a will then use this programming information as a point of departure for the development of the three alternative concept plans for the Centerville Park Site. The following programming elements are to be included in these concepts:

- Paved Multiuse Trail with exercise stations
- Sub-loop for Seniors / ADA (minimal slope, yet with nice park experience)
- Boardwalk
- Dog Park
- Playground / Pavilion Complex with Restroom - include area for four square, hop scotch, or large Tic-Tac-Toe as well as an area with exercise stations to that parents, grandparents or care takers can be active while watching children play.
- Small Skate Park (Site in the noisier areas of the park)
- Nature trail along stream (Natural surface) with interpretive signage.
- Two Half-Court basketball courts (Voted: passed 8-1)
- Native grass meadows
- Senior activities (horseshoes)
- Sand Volleyball Court (in the vicinity of the pavilion)
- Preserve native plants
- Historical / Interpretive signage
- Picnic shelter (s)
- Free standing picnic tables.

NOTE: There was some discussion about including a pond on the site by damming up the existing stream. However, after discussion the committee voted (10-4) to leave the stream in its natural state to avoid conflicts with the State of Georgia's blue line stream regulations and just let nature be nature.

The Analysis / Programming meeting was adjourned at approximately 9:00pm.

Next Meeting: **June, 23 2015 – Concept Development Meeting**
(Tuesday, 7:00pm, Shiloh Christian Church)

jB+a will present three (3) alternative Concepts for Centerville Park based on the agreed upon program elements requested during the Analysis / Programming Meeting. The drawings will be shown in monochromatic, loose form / bubble diagram. The intent of the meeting is to focus on the relationships between the park elements rather than focusing on the details of the park elements.

Arrive early for the meeting (6:30pm) and enjoy a spaghetti dinner with special desert!

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.

CENTERVILLE PARK SITE MASTER PLAN – Concept Meeting

Minutes from: 06.23.15 Meeting

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

Steering Committee Participants – Dana Worsham, Tom Macfie, Harriet Hankerson, Patsy Thompson, Peter Murgas, Craig Brown, Lisa Dunston Manleu, Thomas Livsey, Margo Orf, Stella Walton, Steven Starling, Tom Cain

Location: Shiloh Christian Church
(3955 Hwy. 124, Snellville, GA)

Time: 7:00 pm

Prior to concept development, a geotechnical consultant was asked to conduct a soil suitability study to help determine which areas within the park site were most favorable for development. The consulting firm performed a series of explorative soil test borings and encountered shallow rock in the southeast corner of the site which will limit the type of development that can occur in that location. Additional test borings mid-slope along the southern sector of the site and in the eastern sector below Highway 124 indicated that both soil types and depth to bedrock were favorable for development. A graphic depicting these findings was distributed to the Steering Committee by Rex Schuder, with explanation at the start of the meeting.

Raigan Carr then presented the three conceptual diagrams. Utilizing the analysis information presented at the Inventory, Analysis and Programming Meeting on May 19th, 2015, a variety of park elements were located within three conceptual diagrams. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

Concept 1

- Utilizes the existing curb cut on Highway 124 for entrance into the park.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- Entrance drive separates into two different drives to allow for access to both the northern sector and southern sector of the site. Each drive leads to a parking area that provides parking for 85 cars and 65 cars respectively.

Northern Sector

- The teen skate park is located along the northern entry drive at the toe of the slope off Hwy124 to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- Rental Pavilion / Playground complex is located on the northern side of the parking area adjacent to the preserved area (Northern sector of the site with the large oak trees), in the area of the park site which is currently more open grassland. An 11,000 sf playground is located between the pavilion and restroom building within a .75 acre irrigated lawn area; which would provide an area for unstructured play. Two horse shoe pits are also included in this area.
- A sand volleyball court is located on the southern side of the parking are in proximity to the rental pavilion.

- A large meadowland area is planned on the southern side of the parking. This area is intended to help take up grades (Site flattened to accommodate pavilion / playground complex and parking) and provide a drain field for septic utilities. The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .66 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the "preserved" area in the northern sector. The 12' wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8' wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8' wide spur trail will provide connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.

Southern Sector

- Two half-court basketball courts are located within proximity of the parking area to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- A two acre, fenced, Dog Park is located on shallower slopes near the south western boundary of the park. The dog park will be separated into zones to accommodate dogs of various sizes. In addition, agility equipment, water, benches and shade will be provided.
- At the southeastern corner of the site (The area determined by geotechnical specialists to have shallow rock) a paved plaza overlook area with seat walls is provided. It is intended that this overlook area provide a view to the narrow end of Stone Mountain over a hillside of native grasses and wildflowers.
- Adjacent to the overlook is a picnic lawn area with picnic tables and irrigated lawn.
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife.

Trail Circuits

- A 12' wide, 1.4 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 1 the multi-use trail completely separates vehicular and pedestrian uses, provides a variety of loop options and lengths provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- The total length of the combined trail circuits (multi-use trail loop and the upland trail loop is approximately 2 miles.
- A .2 mile boardwalk section along the bisecting stream provides trail experience through the lowlands of the site.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locate.

Potential Land Acquisition

When State Highway 124 was realigned to its current alignment a triangular piece of land on the now northbound side of 124 was cut off (it was originally part of the Centerville Site). This property is currently owned by GDOT. There is the potential for Gwinnett County to acquire this triangular piece of land and utilize it for additional park space. If the land were to be acquired the following could provide additional park assets:

- Additional Parking – approximately 65 additional parking spaces could be provided.
- Additional informal picnicking / lawn area with shelter.
- Safer pedestrian / bicycle crossing over Highway 124 – Safer pedestrian / bicycle access to the Centerville Park site could be provided via a pedestrian / bicycle bridge structure over Hwy. 124. The bridge would then tie into the multiuse trail look and could become a "Signature" piece announcing the park itself.

Concept 2

- Utilizes the existing curb cut on Highway 124 for entrance into the park.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- Entrance drive separates into two different drives to allow for access to both the northern sector and southern sector of the site. Each drive leads to a parking area that provides parking for 75 cars and 65 cars respectively.
- Concept 2 provides a clearer distinction between the more active and more passive uses of the site.
- Provides same potential for land acquisition on the northbound side of Highway 124. (RE: Potential Land Acquisition section of Concept 1)

Northern Sector (more active sector)

- The teen skate park is located along the northern entry drive at the toe of the slope off Hwy124 to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- Two half-court basketball courts are located within proximity of the parking area to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility.
- The skate park and half-court basketball area are separated from each other via the parking area to minimize conflicts between users.
- A two acre, fenced, Dog Park is located on shallower slopes on the northern side of the parking area; adjacent to the "preserved" area. The dog park will be separated into zones to accommodate dogs of various sizes. In addition, agility equipment, water, benches and shade will be provided.
- A large meadowland area is planned on the southern side of the parking. This area is intended to help take up grades (Site flattened to accommodate dog park and parking) .The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .66 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the "preserved" area in the northern sector. The 12' wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8' wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8' wide spur trail will provide connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.

Southern Sector

- Rental Pavilion / Playground complex is located on the north western side of the parking area to take advantage of flatter grades. A 10,500 sf playground is located between the pavilion and restroom building within a 1.5 acre irrigated lawn area; which would provide an area for unstructured play. Two horse shoe pits and a sand volleyball court are also included in this area.
- A small paved loop around the playground would provide an area for adult exercise stations. This loop would allow for caregivers to be active while watching their charges.
- An overlook / picnic lawn area is provided in the southeastern corner of the site as in Concept 1 (RE: Overlook and lawn description Concept 1)
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife and provide drainage field areas for the septic utilities.

Trail Circuits

- A 12' wide, 1.4 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 2 the multi-use trail provides 4 distinct trail loops of varying lengths (Upland

Forest Trail .66 mile, Overlook Loop .55 mile, Inland Loop .93 mile, Perimeter Loop 1.4 Miles), provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.

- Vehicular and Pedestrian intersections happen at the entry drive location but can be mitigated utilizing a raised crosswalk (speed hump) tactile warning devices and signage.
- A .2 mile boardwalk section in the lowlands are of the site, nearest the stream convergence provides a “lowlands experience” separate from the multi-use trail.
- 6’ wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locations. In addition, the natural surface trail links to an amphitheater type outdoor classroom sited to take advantage of contouring. This outdoor classroom and natural surface trail circuit could display information signage in reference to the history of the site, native flora and fauna, etc.

Concept 3

- Relocates the entrance of the park further north on Highway 124 to take advantage of shallower contours; minimizing construction costs of the entrance and associated deceleration lane.
- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- The single entrance drive penetrates deeper in to the site and remains to the north of the existing stream. Bridging over a natural valley-way provides separation between the multi-use trail and the vehicular road.
- Concept 3 keeps the vast majority of facilities clustered within the northern sector allowing for access to the southern sector of the site to be only via- multi-use trail and pedestrian oriented.
- Provides same potential for land acquisition on the northbound side of Highway 124. (RE: Potential Land Acquisition section of Concept 1)

Northern Sector

- The teen skate park and two half-court basketball courts are located on the southern side of the entry drive at the toe of the slope off Hwy124; utilizing a noisier area of the site for an active facility, and within proximity of the multi-use trail to allow for high visibility / passive policing.
- The Sand volleyball court and two horseshoe pits are sited within proximity of teen facility on the southern side of the parking area.
- Parking in this area is provided for approximately 80 cars.
- Adjacent to the teen facility and volleyball / horseshoe pit area is the rental pavilion / playground complex. A 10,500 sf playground is located between the pavilion and restroom building within a 1.0 acre irrigated lawn area; which would provide an area for unstructured play.
- A large meadowland area is planned on the southern side of the parking beyond the irrigated lawn. This area is intended to help take up grades (Site flattened to accommodate pavilion / playground complex and parking) and provide a drain field for septic utilities. The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .5 ADA compliant (5% or less slopes) Upland Forest Trail loop is intended to be sited within the “preserved” area in the northern sector. The 12’ wide paved asphalt trail will be field located to minimize disturbance of the existing trees. A paved 8’ wide spur trail can provide connection to the adjacent Shiloh Christian Church Property. In addition, another 8’ wide spur trail will provide connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.

- Toward the back of the site near the northwestern boundary (approximately 150' off the property line) a parking area for 56 cars is located.
- A two acre, fenced, Dog Park is located on the southern side of the parking area. (approximately 200' off property line) The dog park will be separated into zones to accommodate dogs of various sizes and is sited to take advantage of shading from the existing forest to the south and southwest In addition, agility equipment, water, and benches will be provided.

Southern Sector

- Accessible only via the multi-use trail or Pedestrian / Bicycle bridge connection
- The "surprise" in the southeastern corner of the site.
- An overlook / picnic lawn area is provided in the southeastern corner of the site as in Concept 1 (RE: Overlook and lawn description Concept 1)
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife.

Trail Circuits

- A 12' wide, 1.1 mile, paved asphalt multi-use trail loop connects all elements of the park. Within Concept 3 the multi-use trail separates vehicular and pedestrian uses by utilizing a bridge overpass of an existing valley for the trail to pass through. This trail configuration provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- The total length of the combined trail circuits (multi-use trail loop and the upland trail loop is approximately 1.5 miles.
- A .2 mile boardwalk section of the multi-use trail bridges the lowlands for a different tactile experience.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locate.

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

1. You can just stop right now (in reference to presentation of Concept 3). There is no way my neighbors would accept having parking and a dog park that close to their houses; it's awful.

Note: Presentation was continued to clarify all aspects of the design. A vote was taken to determine if concept 3 should be eliminated from consideration. Vote Passed (Majority)

2. I like Concept 3 because I think it defines the uses of the park the best.
3. Would it be better to have the dog park or the playground complex closer to the upland forest trail?
4. If more elderly people are going to be using the ADA compliant trail; the less steep trail, then I think we need to have a restroom building closer to that trail, not on the other side of the site.
5. Given that there is a clear separation of uses in the park it appears that two restroom buildings may be needed.
6. What is the price point difference between Concept 1 and Concept 2? *Cost comparisons are roughly the same.*
7. Could we include exercise equipment along the trail? *Yes.*
8. Could we include an outdoor classroom like in Concept 2 in Concept 1, perhaps in the overlook area? *Yes. The outdoor classroom in Concept 2 took advantage of a naturally occurring concave / amphitheater contouring but we could adjust the outdoor classroom to*

work on an convex hillside as displayed by the contouring in the southeast corner of the site.

9. Can we include information signage in the master plan? *Yes. It will be included as a line item in the cost estimate as well as detailed in the project report. At 100 scale the signage would be too small to be visible on the master plan graphic itself.*
10. Will there be benches along the trail? *Yes. In addition, adult swing benches can be included in the overlook area or lawn areas. Both benches and bench swings will be included as line items in the cost estimate.*

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

Concept 1 will be the basis for the Preliminary Master Plan with some modifications (Passed 11-1)

Modifications include:

1. Move the skate park to the southern sector of the park yet maintain separation between skate park and basketball courts
2. Move the boardwalk section from Concept 2 to Concept 1
3. Provide a second restroom facility in the southern sector of the park.
4. Provide an outdoor classroom at the highpoint / overlook area
5. Include 20x20 shelters within use areas of park (with the potential for game tables (checkers, chess, etc)
6. Orient adult exercise stations along the ADA compliant Trail
7. Examine the internal trail loop at the pavilion playground /parking area to see if it can be made ADA compliant as well.
8. Provide liberal turn radii at trail intersections for bicycles.
9. Located the specimen trees on the Master Plan Graphics for inclusion and reference.

The Concept Development meeting was adjourned at approximately 8:30pm.

Next Meeting: **July 16th 2015 – Preliminary Master Plan Meeting**
(Thursday, 7:00pm, Shiloh Christian Church)

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

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

CENTERVILLE PARK SITE MASTER PLAN – Preliminary Master Plan Meeting

Minutes from: 07.16.15 Meeting

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

Steering Committee Participants –Harriet Hankerson, Patsy Thompson, Lisa Dunston Manleu, Margo Orf, Tom Cain, Suzannah Heimel, Phyllis Wheeler, Cathy Gibbons

Location: Shiloh Christian Church
(3955 Hwy. 124, Snellville, GA)

Time: 7:00 pm

Rex Schuder gave a brief recap of the previous Centerville Park Concept Meeting (June 23, 2015) meeting. Three Concept Plans were presented that showed a variety of park elements that had been requested by the Steering Committee members during the programming session of the previous meeting. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The Steering Committee voted to advance Concept 1, with modifications, toward the Preliminary Master Plan.

Modifications to Concept 1 included:

(RE: Centerville Park Site Concept Meeting June 23, 2015))

1. Move the skate park to the southern sector of the park yet maintain separation between skate park and basketball courts
2. Move the boardwalk section from Concept 2 to Concept 1
3. Provide a second restroom facility in the southern sector of the park.
4. Provide an outdoor classroom at the highpoint / overlook area
5. Include 20x20 shelters within use areas of park (with the potential for game tables (checkers, chess, etc.)
6. Orient adult exercise stations along the ADA compliant Trail.
7. Examine the internal trail loop at the pavilion playground /parking area to see if it can be made ADA compliant as well.
8. Provide liberal turn radii at trail intersections for bicycles.
9. Located the specimen trees on the Master Plan Graphics for inclusion and reference.

Following the Concept meeting a closer look was taken at the proposed location of the park entrance in Concept 3. (During the Concept meeting Concept 3 was not discussed at length due to it being voted down prior to any in depth conversation.) The entrance to the park, in Concept 3 was sited further north on Hwy. 124 to take advantage of shallower contours which in turn would minimize the construction costs associated with the entrance and the deceleration lane. Additional research and discussion with several transportation engineers (including County Engineers) was conducted to determine if this relocated entrance would be acceptable to State DOT. The resulting research and discussion concluded that it would and is shown in this revised location in the Centerville Park Site Preliminary Master Plan

Centerville Park Site Preliminary Master Plan

- Relocates the entrance of the park further north on Highway 124 to take advantage of shallower contours; minimizing construction costs of the entrance and associated deceleration lane.

- Right in (via deceleration lane), right out only. We do not anticipate an additional median cut on Highway 124 to be approved by GDOT.
- Entrance drive separates into two different drives to allow for access to both the northern sector and southern sector of the site. Each drive leads to a parking area that provides parking for 83 cars and 62 cars respectively.

Northern Sector

- Rental Pavilion / Playground Complex - located on the northern side of the parking area adjacent to the preserved area (Northern sector of the site with the large oak trees), in the area of the park site which is currently more open grassland. A 9,000 sf playground is located between the pavilion and restroom building within a .5 acre irrigated lawn area; which would provide an area for unstructured play. Two horse shoe pits, a 20x20 shelter with picnic table, an adult exercise station plaza (Provides area for 3 – 3 sided exercise stations for a total of 9 exercises), and a sand volleyball court are also located within this complex.
- To accommodate the grades required for parking and the playground area, contours were cut back into the northern slope creating an overlook area of the playground complex area along the Upland Forest Trail.
- A large meadowland area is planned on the southern side of the parking. This area is intended to help take up grades (Site flattened to accommodate pavilion / playground complex and parking) and provide a drain field for septic utilities. The meadowland is to be planted with native grasses and wildflowers to provide habitat for wildlife.
- A .5 mile ADA compliant (in this case 4.5% and less) Upland Forest Trail loop is sited within the “preserved” area in the northern sector. The 12’ wide paved asphalt trail is sited to take advantage of shallower slopes and to provide area for adult exercise stations along the loop. A paved 8’ wide spur trail is shown to provide a connection to the adjacent Shiloh Christian Church Property. In addition, another 8’ wide spur trail provides connection to this area from the sidewalk along Hwy 124. This connection will provide a more favorable / quieter / safer pedestrian connection off Hwy. 124 into the park.
- An additional .5 mile ADA compliant trail loop (Lawn Area Multi-Use Trail Loop) is also provided to extend the user experience along easier grades. This trail loops around the southern side of the meadowland area to the southern sector of the Upland Forest Trail. Adult exercise stations are located along this trail circuit as well.

Southern Sector

- The 9000sf teen skate park is located at the curve of the southern sector access driveway at the toe of the slope off Hwy124 to allow for high visibility for policing as well as utilizing a noisier area of the site for an active facility. A 20x20 shelter and plaza area are also provided with direct access to the multi-use trail; reemphasizing passive policing.
- A second restroom building is sited in this southern sector to accommodate dog park, skate park, basketball and multi-use trail users.
- Two half-court basketball courts are located within proximity of the parking area to allow for high visibility and passive but are sited separate from the teen area to minimize conflict between users.
- A two acre, fenced, Dog Park is located on shallower slopes near the south western boundary of the park, northeast of the stand of large pines (these trees are intended to be retained on site) The dog park will be separated into zones to accommodate dogs of various sizes. Two 20x20 shelters are provided; one shelter per zone. In addition, agility equipment, water, benches and shade will be provided.
- To accommodate the grades required for the parking and dog Park area, contours were cut back into the slope. A retaining wall holds these slopes back creating an overlook area of the dog park.

- At the southeastern corner of the site (The area determined by geotechnical specialists to have shallow rock) a Picnic / Lawn Overlook is provided. A paved plaza overlook area with seat walls is provided with an adjacent 20x20 shelter (sited to not interrupt views). Associated with the plaza and shelter area is a .4 acre lawn area for informal picnicking and an amphitheater style outdoor classroom.
- To maintain the proposed view to Stone Mountain meadowland encompasses the hillside surrounding the aforementioned overlook and picnic lawn. Trees are to be cleared of the hillside and slopes replanted with native grasses and wildflowers. This area is also intended to provide habitat for site wildlife.

Trail Circuits

- A 12' wide, 1.25 mile, paved asphalt interior multi-use trail loop connects all elements of the park. This interior loop of the multi-use trail completely separates vehicular and pedestrian uses, provides a variety of loop options and lengths provides a paved spur connection to the adjacent neighborhood at the northwestern edge of the site and provides a connection to the Johnson Greenway at the western boundary of the site.
- The total length of the combined trail circuits (multi-use trail loop and the upland trail loop, and Lawn Area Multi-use Trail loop is approximately 2 miles.
- A .1 mile boardwalk section along the bisecting stream provides trail experience through the lowlands of the site.
- 6' wide natural surface trails are also provided. These trails are to be field located to minimize disturbance and length of trail section will vary depending on the field locate.

Potential Land Acquisition

When State Highway 124 was realigned to its current alignment a triangular piece of land on the now northbound side of 124 was cut off (it was originally part of the Centerville Site). This property is currently owned by GDOT. There is the potential for Gwinnett County to acquire this triangular piece of land and utilize it for additional park space. If the land were to be acquired the following could provide additional park assets:

- Additional Parking – approximately 65 additional parking spaces could be provided.
- Additional informal picnicking / lawn area with 2 20x20 shelters.
- Safer pedestrian / bicycle crossing over Highway 124 – Safer pedestrian / bicycle access to the Centerville Park site could be provided via a pedestrian / bicycle bridge structure over Hwy. 124. The bridge would then tie into the multiuse trail loop and could become a "Signature" piece announcing the park itself.

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

1. Will drinking fountains be provided within the park? *Yes, at a minimum 2 drinking fountains will be provided, one within each sector (northern and southern) of the park.*
2. Is the Dog Park separated into different areas? *Yes, typically a County Dog Park is separated into "all dog" and "small dog" areas.*
3. How do you get to each of the dog Park areas? *Through a common gate that then provides different access gates to each section (either all dog or small dog). You would not access one section through another; each has its own access gate.*
4. What does SPLOST cover? *Special Purpose Local Option Sales Tax programs provide monies for land acquisition, parks and recreation facilities, new roads and improvements, police and fire stations, libraries, etc. These monies cannot be used for maintenance.*
5. The life trail stations (Adult Exercise Stations) I think are wasted on the ADA trails, the people using those trails aren't the ones who will be using the exercise stations. I think they should be placed along the other trails. *We have sited the exercise stations along the ADA compliant trails because the users of these types of stations are typically the elderly and those people who have difficulty navigating trails that are steeper in slope. People using the noncompliant trails are getting a workout on the trails because they are able to navigate the steeper slopes. Providing the exercise stations along the ADA trail will help to expand the*

user base within the park and due to proximity to the playground areas allow care givers of children to also get exercise while being able to keep an eye on their charges.

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

1. Include area for checkers and chess (Per Concept 1 meeting)
2. Refine access gates to the Dog Park.
3. Provide Kiosk locations within both sectors of the park.

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

Further Master Plan adjustments per County request

4. Adjust Playground area to minimize grade change between restroom building and playground (open view for safety)
5. Relocate Restroom building in southern sector uphill. (Allow for septic relocation to the northern sector meadow area in the event the soils in the dog park prove to be noncompliant for septic due to grading activities)
6. Look at providing a 20x20 shelter at the dog park overlook. Adjust grades and walls as necessary.

The Preliminary Cost Estimate was then passed out, no discussion took place. An in depth discussion regarding park cost will take place at the Final Master Plan Meeting (August 6th, 2015)

The Preliminary Master Plan Development meeting was adjourned at approximately 8:15pm.

Next Meeting: **August 6th, 2015 – Final Master Plan Meeting**
(Thursday, 7:00pm, Shiloh Christian Church)

jB+a will present the graphic for the Final Centerville 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

Future Meeting: **August 13th, 2015 – Recreation Authority Meeting**
(Thursday, 3:00pm, Bethesda Park Senior Center)

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.

CENTERVILLE PARK SITE MASTER PLAN – Final Master Plan Meeting

Minutes from: 08.06.15 Meeting

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

Steering Committee Participants –Harriet Hankerson, Patsy Thompson, Lisa Dunston Manleu, Margo Orf, Craig Brown, Suzannah Heimel, Pete Murgas, Cathy Gibbons, Stella Walton, Steven Starling, John Wells, Dana Worsham

Location: Shiloh Christian Church
(3955 Hwy. 124, Snellville, GA)

Time: 7:00 pm

Rex Schuder gave a brief recap of the previous Centerville Park Preliminary Master Plan (July 16, 2015) Meeting and reviewed modifications that had been requested by County staff after the Preliminary Master Plan presentation to the Steering committee. These modifications included:

1. Adjust Playground area to minimize grade change between restroom building and playground (open view for safety)
2. Relocate Restroom building in southern sector uphill. (Allow for septic relocation to the northern sector meadow area in the event the soils in the dog park prove to be noncompliant for septic due to grading activities)
3. Look at providing a 20x20 shelter at the dog park overlook. Adjust grades and walls as necessary.

Raigan Carr then presented the refinements that were made to the Preliminary Master Plan as per requests from the steering committee. Refinements included:

1. Include area for checkers and chess (Per Concept 1 meeting)
2. Refine access gates to the Dog Park.
3. Provide Kiosk locations within both sectors of the park.

One additional refinement was the result of the consultant's communication with the civil engineer with respect to storm water management. After discussions with the civil engineer it was determined that the detention areas shown on the Preliminary Master Plan were adequate for the proposed master plan layout provided permeable paving of some means was provided within the parking areas. Without these measures in place it was determined that the volumes of the detention areas would need to be enlarged (potentially doubled) adding additional cost and environmental impacts. Therefore the final master plan graphic illustrates shaded areas within the parking areas at the parking bays to represent permeable paving.

The floor was then open for discussion.

1. The parking counts that are shown on the plan, do they include the parking count of the parking area on the potential land acquisition property? *No, the parking counts show represents only what has been provided on the land that is currently owned by the County.*
2. Where do we stand with the acquisition of that land? *The County has been in contact with GDOT; however, we wanted to make sure we had an approved park master plan before moving too far forward.*

3. When does the naming of the park come in? *The Recreation Authority decides on the name of the park. You may submit your recommendations for the park, but we do not get to vote on the name. Currently proposed names for the park include: Promised Land, Mason, McGuire, and Centerville. May want to consider the names of the original landowners.*
4. I like the name Mason-McGuire Park.
5. When this plan is presented to the Recreation Authority, how is it done? Is the whole document presented or what? JB+a (Raigan) will present the master plan as she has done for the steering committee. She will also present the prioritization of elements as dictated by you, the steering committee. The Project Document and Final Master Plan will be made available in their entirety on the County website for the public to view and read.

Following the discussion, a vote to accept the Master Plan as the guiding document for development of Centerville Park Site was taken. A unanimous vote approved the Master Plan graphic for submission to the Recreation Authority.

The Cost Estimate associated with the Final Master Plan was then passed out. A general overview of the breakout of costs was given and the steering committee was then asked to utilize the prioritization exercise to individually rate the priorities in order of preference for development.

Priorities are as follows:

Note: Elements were voted on and followed majority rules.

Givens – Infrastructure for the park (includes mass grading of both the northern and southern sectors of the site where park elements are to be sited)

1. Multiuse trail
2. Playground Complex
3. Teen area
4. Boardwalk
5. Northern Loop
6. Natural Surface Trails
7. Dog Park

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.

As a follow up to the Master Plan Design development, Rex requested feedback from the steering committee in reference to the process taken to derive the master plan; Did the process you went through adequately prepare you for the decisions you needed to make?

- Yes, the whole progression from one phase to the next was enlightening.
- The park tours were great! Helped us understand what was needed for various park elements and how much space each of them took up and how they fit into different scenarios.

Are there any suggestions for improvement to the process?

- I would have liked to know up-front if the money was available for park development
- An explanation of SPLOST would be helpful, what goes into it, how it is managed, how its use is determined.
- A handout or timeline of development would be good. So people know how long it takes to develop a park once the funding becomes available, and the steps needed to get it to development.

The Final Master Plan Development meeting was adjourned at approximately 8:30pm.

Recreation Authority Meeting:

August 13th, 2015 – Recreation Authority Meeting

(Thursday, 3:00pm, Bethesda Park Senior Center)

Recreation Authority Members in Commissioner Tommy Hunter's district:

Dr. Steven Flynt
P.O. Box 902
Grayson, GA 300174

Mike Korom
2640 Preston Ridge Lane
Dacula, GA 30019

Future Meeting:

October 8th, 2015 – 2016 Capital Improvement Plan Meeting (long range park comprehensive plan)

*(Thursday, 7:30pm, Centerville Community Center, Room E
3025 Bethany Church Road.)*

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: Iris Brook Subdivision Petition
Refer to the attached letter and signature sheets.

Department of Community Services

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MEMORANDUM

TO: Grant Guess, Division Director

FROM: Rex Schuder – Principal Planner

SUBJECT: Petitions from the residents of Iris Brook Lane, Woodrose Court and Forest Dawn Court requesting that the Master Plan for the Centerville Park Site include a paved trail connection from the future park's paved trail system to the R.O.W. and roadway of Forest Dawn Court where it terminates at the park's property boundary.

DATE: June 24, 2015

The Citizen Steering Committee for the Master Plan of the Centerville Park Site met on the evening of June 24th to review alternative conceptual plans. At that meeting the three citizen steering committee members representing the Iris Brooke Subdivision presented the attached petitions on which they obtained signatures from more than half of the residents of that subdivision requesting that Gwinnett County include the spur trail connection from their subdivision to the park. The Committee members request that the trail connection be shown on the Centerville Park Site's master plan and that the construction of the spur trail connector be included in future capital programs. The committee members also requested assistance with the placement of no parking signs at the terminus of Forest Dawn Court where the trail would connect to that road at the time that the trail connection is constructed. Additionally the committee members requested that the connection be constructed in a manner that would prohibit vehicular passage to the park from Forest Dawn Court.

c. Raigan Carr, jB+a

Iris Brook Lane

Centerville Park Site

We the undersigned residents of the Iris Brooke Subdivision, request the paved trail right of way into the Centerville Park site, off of Forest Dawn Ct., for walking and biking only

Name	Address	Date	Yes/No
Stella Walton	4320 Iris Brooke Lane	6-13-15	Yes
Heidi & Thom	4310 Iris Brooke Lane	6/13/15	Yes
	4330 Iris Brooke Lane		No answer
	4340 Iris Brooke Lane		No answer
	4350 " " "		
W. Murgos	4360 " " "	6/13/15	YES
	4370 " " "	6/13/15	YES
Melissa Bussler	4380 " " "	6/20/15	Yes
Sharon Madole	4385 " " "	6/13/15	YES
	4390 " " "		Out of town
Willie Brown	4395 " " "	6/20/15	YES
Tammy Gaddy	4375 " " "	6/13/15	YES
Melanie Corbett	4365 " " "	6/20/15	Yes
Joe Lolicero	4355 " " "	6/13/15	YES
Margaret Collins	4345 " " "	6/13/15	Yes
	4335 " " "		No answer
Karl B.	4265 Iris Brooke Lane	6-13-15	yes
	4305 " " "	6-13-15	Yes
Bill Hankland	4295 " " "		No answer
Don Boone	4285 " " "	6-13-15	YES
	4275 " " "		
	4255 " " "		
M. L. Martin	4245 " " "	6/13/15	YES
Donna McKelvie	4235 " " "	6/13/15	Yes
	4225 " " "		
Trudie Day	4200 Iris Brooke Lane	6/13/15	YES
John Day	4205 " " "	6/13/15	Yes
Vacant	4210 " " "		
	4220 " " "		


	4230	Iris Brooke Ln		
Vacant	4240	" "	" "	
Clara / Yarnwood Finch	4250	6-13-15		YES
	4260	" "	" "	
Patt B Long	4280	6-13-15		YES
Serial Dennis	4300	6-13-15		YES
	4290	Iris Brooke Lane		No answer

Jehovah's Witnesses 6/20

Woodrose Court

Centerville Park Site

We the undersigned residents of the Iris Brooke Subdivision, request the paved trail right of way into the Centerville Park site, off of Forest Dawn Ct., for walking and biking only

Name	Address	Date	Yes/No
* Bruce Smith	3848 Woodrose Ct	June 9, 2015	Yes
* Tim & Margo Orf	3838 Woodrose Ct.	9 June 2015	Yes
* Courtney Marion	3828 Woodrose Ct.	June 9 2015	Yes
* Jessica Burger	3818 Woodrose Ct	June 9 2015	Yes
*	3808 Woodrose Ct.		
* Moved	3798 Woodrose Ct.		
* Moved	3788 Woodrose Ct.		
*	3778 Woodrose Ct.		
*	3768 Woodrose Ct.		
* 	3758 Woodrose Ct.	June 9 2015	Yes
*	3748 Woodrose Ct.		
*	3738 Woodrose Ct.		
* Bonnie Ch	3728 Woodrose Ct.	6/9/15	yes
* John Gibson	3718 Woodrose Ct.	6-19-2015	yes
* Dante Pittford	3708 Woodrose Ct.	6-10-2015	Yes
	3703 Woodrose Ct.		

3713 Woodrose Ct		
Philip	3733 Woodrose Ct	6-10-15 Yes
Michael Smith	3753 Woodrose Ct	6-10-15 YES
Col Hiepp	3763 Woodrose Ct	Yes 6-10-15
Christina Cook	3773 Woodrose Ct	6-9-15 yes
Alvin Johnson	3823 Woodrose Ct	06/10/15 YES
Samuel B. B. Jr.	3803 Woodrose Ct	6-10-15 yes
	3805 Woodrose Ct	
Cindy Davis	3833 Woodrose Ct	6-9-15 yes!
John Smith	3843 Woodrose Ct	6-10-15 YES
John Smith	3853 Woodrose Ct	6-10-15 yes

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Centerville Park Site

We the undersigned residents of the Iris Brooke Subdivision, request the paved trail right of way into the Centerville Park site, off of Forest Dawn Ct., for **walking and biking only**

Name	Address	Date	Yes/No
Gregory Ryan	3838 Forest Dawn Ct	6-14-15	yes
Shawn Blunt	3860 Forest Dawn Ct	6/14/15	yes
Ealine Johnson	3921 Forest Dawn Ct	6/14/15	yes
Candym Taylor	3911 Forest Dawn Ct	6-14-15	NO
Jack Behm	3871 Forest Dawn Ct	6-14-15	yes

APPENDICES

Appendix I: Cultural Resources Investigation Report (Digital Copy of Report Only)

Refer to the attached report for a summary of the Historical and Archaeological Investigations conducted for the Centerville Park Site and the surrounding area.

APPENDICES

Appendix J: Geotechnical Report (Digital Copy of Report Only)

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