

DeShong Park Site

Master Plan Summary Final Report

Prepared for:
Gwinnett County Department of
Community Services
Parks and Recreation



March 19, 2004



DeShong Park Site Master Plan Summary Report

Prepared for:

**Gwinnett County Department of Community Services
Parks and Recreation**



Landscape Architecture • Historic Preservation
Planning • Environmental Assessment

119 Washington Street
Gainesville, GA 30501
770.534.0506 • FAX 770.534.0507 • www.jaegerco.com

480 East Broad Street, Suite 17
Athens, GA 30601
706.543.5459 • FAX 706.548.7939

The DeShong Park Site Master Plan was prepared with the participation and guidance of the Master Plan Steering Committee members:

Peggy Chandler
 Kevin Hudson
 Vincent Joseph
 Elizabeth Kimbrell
 Chuck Lipper
 Roberto Lumpris
 Andre Mandeldove
 Jon Miller
 Norm Ofei
 Ruth Rust
 Denise Rutherford
 Bill Smith
 Alan Taylor
 Tammie Ziegler – Gwinnett Parks Foundation
 Rick Lux – Ex Officio Member, Gwinnett Historical Society

Gwinnett County Department of Community Services:

Department Director	Phil Hoskins
Division Director, Parks & Recreation	
Project Administration	Grant Guess
Principal Community Planner, Parks and Recreation Project Administration	Rex Schuder
Recreation Coordinator	Kim Joens
Recreation Coordinator	Mark Patterson

Gwinnett County Recreation Authority

Phylecia Wilson

Gwinnett County Board of Commissioners

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

Table of Contents

Section

- 1.0 Project Goals and Objectives
- 2.0 Site Context
- 3.0 Methodology
- 4.0 Site Inventory & Analysis
- 5.0 Development Program
- 6.0 Alternate Development Concepts & Master Plan
- 7.0 Development Budget Summary

Appendix A Passive Community Parks Position Paper

Appendix B Historic Information Gathered by Gwinnett County

Appendix C Tabulation of Concerns from DeShong Park Site Public Meeting

Appendix D DeShong Park Steering Committee Meeting Minutes

Appendix E Aerial Photographs

Appendix F Cost Estimate

List of Illustrations

- Illustration A Slope Analysis
- Illustration B Hydrology Analysis
- Illustration C Vegetation Analysis
- Illustration D Soils Analysis
- Illustration E Soils Analysis Table
- Illustration F Issues and Opportunities
- Illustration G Concept A
- Illustration H Concept B
- Illustration I Concept C
- Illustration J Preliminary Master Plan
- Illustration K Final Master Plan
- Illustration L Final Master Plan – Phase I Items

1.0 Project Goals and Objectives

At the DeShong Park Site, Gwinnett County is seeking to address countywide recreational needs in a manner compatible with the sustainable preservation of unique natural and cultural resources. The county wishes to develop the 208.25 acres of the DeShong Park site in a method compatible with the county issued Passive Community Parks Position Paper (*see Appendix A*). The site will contain the fourth Passive Community Park planned for Gwinnett County with a program that contains a mixture of passive recreation amenities and preserved open space uses. The principal goals of the Master Plan are as follows:

- Preserve the natural resources associated with the park.
- Preserve the cultural resources associated with the park.
- Provide well-built multi-use and nature trails.
- Provide amenity areas to service surrounding neighborhoods and a variety of user groups.
- Provide a safe, environmentally sustainable and usable environment for passive park activities.

2.0 Site Context

The DeShong Park Site is located in the southernmost tip of Gwinnett County abutting the DeKalb County Line. The DeKalb County Line runs along Bermuda Road which serves as one park boundary. Other property boundaries include North DeShong Road, Annistown Road, Summertown residential development, and several residential properties on Bermuda Road. The park site is within five miles of Stone Mountain Park and approximately fifteen miles from Lawrenceville, the county seat.

Historically, this area was near a small crossroads community known as Bermuda (see historic maps below). Bermuda Road serves not only as the county line, but also follows the route of the Hightower Trail.¹ An interview with a former resident revealed that there was a family-run store close to or on the park site at one time (*Appendix B*). The front entrance of the store faced Bermuda Road. The original DeShong Family home resided across DeShong Road from this store.

¹ The Hightower Trail is a Native American path which formed the boundary between Cherokee lands to the north and Creek lands to the south. This trail was also used by pioneer families when settling in Georgia.

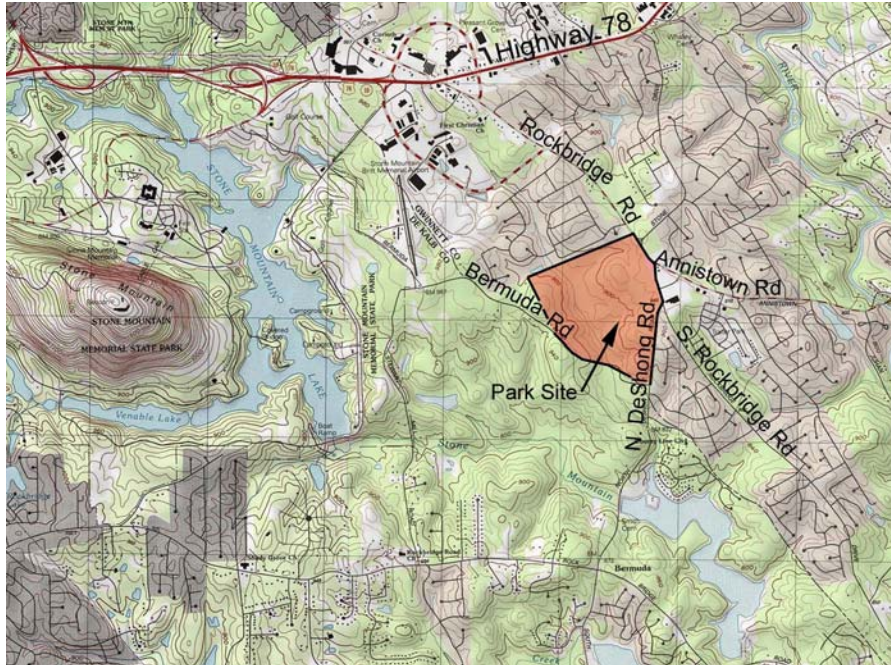


1899 Map depicting location of Bermuda community



1915 map depicting location of Bermuda community

Before county acquisition, various parcels of the 208 plus-acre DeShong Park site were slated for multi-use development including commercial and residential developments. Development on the site had progressed as far as silt fencing, geotechnical exploration, and some clearing on the west side of the site.



Site Context Map

3.0 Methodology

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

- Program confirmation based on input of staff as well as the steering committee
- Inventory and analysis of the site, including topography, hydrology, soils, vegetation and cultural features
- Alternative development concepts prepared to test a variety of design approaches, their feasibility and impact on the site
- A Preliminary Master Plan that blended elements from multiple concepts with a preliminary Cost Estimate
- A Draft Master Plan developed as a refined preliminary plan with a phased Cost Estimate
- A Final Master Plan with a refined, phased Cost Estimate
- Presentation of the final products to The Gwinnett County Recreation Authority and The Gwinnett Board of Commissioners

The following provides additional brief descriptions of the methodology and timeline:

Site Visit (8.9.03)

Members of The Jaeger Company and Rex Schuder met at the site for a site walkthrough and overview of existing site conditions. Major natural and cultural features of the site were identified and noted.

Public Input Meeting (9.24.03)

The advertised public meeting was well attended, and included remarks by Commissioner John Dunn, Grant Guess, Director of Parks & Recreation Project Administration, and Rex Schuder, Principal Community Planner. Attendees were invited to fill out a Community Interest Form and applications for becoming a member of the Master Plan Citizen Steering Committee. General comment was invited from all present.

Completed Community Interest Forms were collected and tabulated by The Jaeger Company (*see Appendix C*). Completed Citizen Steering Committee Forms were collected by the county and used to determine membership of the committee. The committee of sixteen members represented a fair cross-section of interested parties including, but not limited to, adjacent neighborhoods and nearby businesses.

Base Plan Development (September 2003)

Using ArcView files obtained from the County GIS system, The Jaeger Company prepared a composite AutoCAD base plan for the site.

Steering Committee Kick-Off Meeting (10.21.03)

The plan development process began with the creation of a project schedule and discussion of the anticipated process. In attendance were Rex Schuder, a representative from The Jaeger Company and Steering Committee Members. The schedule for Steering Committee meetings was agreed upon. All meetings were held at the Centerville Community Center (except the park tour). A tabulation of Community Interest Forms was distributed to the Steering Committee. (*See Appendix D for further information.*)

Site Visit and Recreation Facilities Tour (11.1.03)

The Steering Committee, The Jaeger Company, Rex Schuder and Grant Guess performed a walking tour of the park site and made observations of the current state of the natural conditions on the site. Several cultural

features including former home site locations and rock piles were also observed.

The group then proceeded to take a tour of several Gwinnett County park features with particular relevance to the DeShong Park Site. Members visited a variety of passive and active recreation facilities and discussed park program options including:

Park Location	Feature
Lenora Park	Disc Golf and Multi-Use Trail
Mountain Park	Playground, Nature Trail, Tennis Courts, Standard Restroom Facilities
Five Forks Park	Multi-Use Trail, Pond, Dog Park, Turf Area, Designated Areas for Age Groups, Shelters
Bethesda Park	Multi-Use Trail through a Woodland
Little Mulberry Park	Multi-Use Trail, Meadow, Nature Trails, Trailhead Activity Cluster Associated with Parking

Programming for the DeShong Park Site was discussed and voted upon during the bus trip. (*See Appendix D for further information.*)

Inventory and Analysis (October/November 2003)

Aerial photographs from 1949, 1955, and 1972 were compared with recent aerial photographs to document the evolution of land use and vegetation patterns of the site. Site visits were conducted for detailed studies of site features. A series of graphics and tables were prepared to record the findings organized under the headings of:

Topography
Watershed
Vegetation
Soils Diagram & Table
Issues & Opportunities

(*See Appendix D for further information.*)

Conceptual Plan Development (11.19.03)

Three alternative concept plans were developed by The Jaeger Company. A variety of options were explored, resulting in diverse solutions, which satisfied the project goals and objectives, but differed principally on the basis of amenity area locations, trail locations and connection points, and access points to the site. After the options were presented and reviewed by the committee, program elements were more

clearly defined and a hybrid of all three concepts was decided upon. (*See Appendix D for further information.*)

Preliminary Master Plan (12.15.03)

Prior to the presentation, minor plan revisions were incorporated into the design. These revisions were based on comments from members of the Steering Committee and staff review, which emphasized the inclusion and location of certain park amenities. Other adjustments included a reconfiguration of trail systems, the location of a multi-use trail system with several phase-able loop trails, and park entry points at three locations – off Rockbridge Road across from Stone Drive, off North DeShong Road across from Belvedere Drive, and off Bermuda Road across from Blantyre Boulevard.

The Preliminary Cost Estimate was distributed and costs were discussed in general terms. (*See Appendix D for further information.*)

Final Master Plan (1.12.04)

Prior to the meeting, adjustments were made to the plan based on previous steering committee and staff comments. The DeShong Park Site Steering Committee convened to discuss the Final Master Plan and Cost Estimate. The Final Master Plan graphic and proposal for a Phase One Budget were accepted with some changes. (*See Appendix D for further information.*)

4.0 Site Inventory and Analysis

The following constitutes a summary of the inventory and analysis process. Each major category of discussion is supplemented by an illustrative graphic.

Topography (*Illustration A*)

Topographic information was obtained from the County GIS system and included data at a four-foot contour interval. (Some areas included two-foot contour intervals.) The majority of the park is moderate in slope with over seventy-five percent of the site with slopes less than fifteen percent. The site has a net ninety-six foot grade change with elevations ranging from the highest of 942 feet to the lowest of 846 (at the edge of Gin Creek*). All slopes on the site descend toward Gin Creek and its tributaries. Naturally flat areas parallel some parts of the creek in the

* Note: The name “Gin Creek” is based on anecdotal evidence. The creek is unnamed on county maps.

floodplain. Also, several flatter areas exist along North DeShong Road close to former home site locations.

Watershed (*Illustration B*)

Gin Creek is part of the larger Upper Ocmulgee Watershed, which includes the Yellow, South and Alcovy Rivers. Gin Creek joins Stone Mountain Creek just south of North Deshong Road. Stone Mountain Creek merges with Wesley Branch just south of Highway 124 before entering Yellow River. Several tributaries contribute to Gin Creek including the northern most tributary which originates on site. A historic rock spring box is located at the commencement of this tributary.

The entire site is within the Gin Creek drainage basin. Nearly all stormwater drains into the creek through a well-defined series of unnamed tributaries and intermittent swales. Some swales remain dry except during rain events while others have water in them at all times and are presumably spring fed.

Where proposed pavements and roofs are concentrated on site, compliance with County stormwater regulations will be required. A total build out of the Final Master Plan would result in approximately 2.6% pervious surface on the site.

Vegetation (*Illustration C*)

The DeShong Park site is situated in the Upper Piedmont of Georgia. Gin Creek bisects the site from north to south, forming a valley bordered by hills. The site is a mixture of hardwood or late successional forest, early to mid-successional forest and areas of invasive exotics.

Woodland

Sub-Mesic Broadleaf Deciduous Forest

Canopy species include white oak, northern red oak, pignut hickory, mockernut hickory, tulip poplar, red maple and sweetgum. Understory species include sourwood, dogwood, american holly, buckeye, dominated by muscadine grape. Even-aged stands tend to be dominated by more oak and hickory while uneven-aged stands tend to be dominated by sweetgum and tulip poplar. Several woodland orchid species as well as trillium were observed in the woodland understory.

Mixed Pine and Hardwood Successional Forest

In successional forests on the site the understory is dense, but larger trees are generously spaced. Canopy species include loblolly pine, tulip poplar, white oak, and southern red oak. The understory contains sourwood, dogwood, sparkleberry, and privet. The groundcover contains



Netted Chain Fern is prevalent along stream banks and in wet areas of the site.



Sourwood trees are common in areas of sub-mesic deciduous forest on the DeShong Park Site.



Nepalese browntop, an invasive plant species, dominates the groundlayer of many areas on the site.

mostly young hardwood seedlings, but smilax and other small groundlayer plants exist. Late-successional forests have a greater percentage of hardwood species to pine.

Bottomland/Floodplain Forest

Gin Creek and its tributaries create an environment suitable to floodplain species. Indicator species include: sycamore, river birch, tulip poplar, and ironwood. Rivercane and river oats as well as a variety of ferns are prevalent near the stream and tributaries.

Invasive Species

Invasive exotics grow in localized areas of the park site especially in disturbed and floodplain areas. Privet and honeysuckle grow in moist soils, especially along streams, floodplains, and the sewer easement area. Chinese privet (*Ligustrum sinense*) often takes over the woodland understory and out-competes native shrubs. Nepalese browntop (*Microstegium vimineum*) dominates the groundlayer in several areas on the site and is spreading rapidly.

The southern pine beetle has killed small areas of mature pine in the successional forest. Infested areas have little or no vegetation to prevent soil erosion. Dense stands of loblolly pine are especially vulnerable to the southern pine beetle.

Soils (*Illustrations D & E*)

Soils at the DeShong Park Site are distributed relative to the topography. Clay loams and sandy clay loams are generally found along the hilltops. Floodplain soils consisting of alluvial sand, silt, and clay are deposited in narrow flats along the creek and its tributaries. Stripped topsoil and gullies are visible remnants of past agricultural practices.

A soils map of the park site was created to assess the suitability of proposed uses to the soil types present. A table was also prepared to summarize physical attributes of soils found on the site. Soils which are prone to frequent flooding are unsuitable for trail building. Soils found to provide severe limitations upon recreational building uses are those subject to flooding or are generally wet, of a slope greater than 15% , or less than three feet depth to bedrock. Proper trail construction and location will be crucial to the long-term success of the trail system.

Issues and Opportunities (*Illustration F*)

Cultural resources on site include several rock mounds and traces of past site uses such as remnants of dams and rock walls. Thorough archaeological investigation of many of these site features has been



Spring box at the head
of a tributary stream.

completed over the past several years. The most recent investigation, performed by TRC in August of 2003, was conducted to address Gwinnett County's concerns about archaeological sites on the proposed park site. The sites surveyed in this investigation were recommended not eligible for the National Register of Historic Places. No further archaeological work was recommended on the three sites investigated prior to construction of the park and its facilities. (For further information regarding this investigation refer to *Archaeological Test Excavations at Sites 9GW282, 9GW447, and 9GW448 in Gwinnett County, Georgia*, Lynn Marie Pietack.) These cultural resources should not be disturbed in the construction of trails or other park amenities. However, interpretation of the sites is recommended by the archaeological team.

Other cultural resources on site are limited to scattered remnants of former agricultural and residential use of the property. Terraces for cotton farming that have succumbed to erosion are apparent on both sides of the creek within the woodland slope areas. Remnants of a dam for a pond exist near North DeShong Road across from Belvedere Road. This pond location and intermittent swales leading to Gin Creek provide opportunities for bio-treatment of stormwater. Also found on site are the scattered remains of several junked cars and buses. Evidence of dumping also exists along both North DeShong and Bermuda Roads. (See *Appendix E* for current and historic aerial photographs depicting former homesites and agricultural fields).

Recent history of the site includes the preliminary clearing and erosion control measures for multi-use site development. This disturbance includes approximately 11,000 linear feet of silt fencing along the creek and tributary streams and clearing for roads on the west side of the site.

Three potential entry points to the site exist at existing vehicular intersections. They are as follows: Rockbridge Road at Stone Drive; North DeShong Road at Belvedere Road; and Bermuda Road at Blantyre Boulevard.

5.0 Development Program

Working with the Steering Committee and DCS staff, a finalized program for park development was prepared. There was an in-depth discussion of this program with the Steering Committee in order to carefully consider the immediate and long-range goals of the park plan.

Program Elements

The park will be supported by a variety of improvements that facilitate access, visitor comfort and use of the property. The overall concept for park development is to provide a variety of desired recreation facilities serving all age groups while preserving the integrity of the park as a passive use space and enhance public access to natural features. Clearing of trees will be selective and grading limited to locations designated for parking and amenity structures. Alignment of trails will be strategic, coinciding with the topography in order to minimize erosion problems.

The county has made a commitment to provide for survey services in locating two stack stone mounds west of Gin Creek and to locate a few granite outcroppings in the northeast quadrant of the park in zones near proposed development.

Vehicular Circulation

Vehicular circulation within the park will be limited to short access roads leading to parking areas. Two access points, one off North DeShong Park and one off Bermuda Road allow vehicular access to both the east and west sides of Gin Creek. Maintenance vehicles will utilize the multi-use bridge access across Gin Creek. All vehicular entry points will be located immediately across from subdivision entrances for maximum safety.

Desired Parking Allotment for Proposed Park Facilities

<u>Facility</u>	<u>Parking Spaces</u>
Disc Golf/Bermuda Road Access	25
Pavilion Area/Playground/Seniors/	100
Dog Park	
Teen Area/Basketball	35

Native hardwood shade trees planting in islands or in close proximity to the parking lots will help to cool the expanse of asphalt paving. Parking spaces will be constructed in pervious pavement to allow for groundwater infiltration.

Trail Network

Multi-Purpose Trail

An asphalt-paved, twelve-foot wide, 1.75-mile loop will be accessible from the North DeShong Road parking areas. This loop circulates through woodland and skirts the amenity area. A middle spur of the trail

divides the multi-purpose path into one-mile and 1.4-mile loops. An ADA compliant loop is proposed for the first phase of park development. A short loop with grades no greater than three percent will wind around the perimeter of the Senior Area and back up to the main parking area.

Nature Trails

A natural surface walking path network for pedestrian use will occupy other portions of the site. Footbridges are located within the trail system to traverse swales and tributary streams. If desired by neighborhood groups, the nature trail system can provide links to adjacent neighborhoods. Segments of boardwalk will be required for nature trails through areas that remain wet or have a tendency to flood. All designed nature trail routes total approximately four miles. Nature trails may have a maximum slope of eight percent.

Wildlife Viewing Area/Meadow Restoration

Meadow restoration is recommended for an area in the center of the site. The form of this meadow follows a historic meadow configuration. This meadow will provide a grazing area for animals as well as wildlife viewing opportunities from the multi-purpose and nature trail systems. The meadow edge should be planted with clusters of native shrubs for birds and other wildlife. Strategic choices of native plant species will provide appropriate open space areas, food and cover for fauna, as well as maximize visitors' viewing experiences. Meadow seed species should include native grasses plus perennial species such as butterflyweed, showy primrose, and black-eyed susan which can withstand occasional mowing.

Pavilions/Shelters

A sixty foot diameter structure is proposed for rental opportunities. This facility would be available to the public when there are no rental reservations. This pavilion will be located at the main parking lot on the east side of the site, accessible via vehicle from North DeShong Road. The structure will be supported on a concrete pad and contain picnic tables, outdoor grills and security lighting and disc golf facilities.

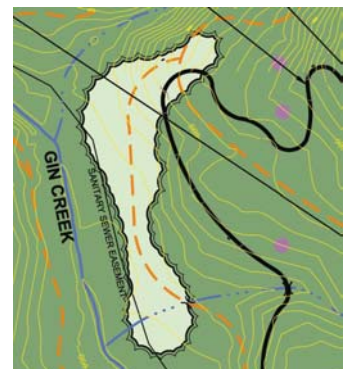
Smaller shelters are associated with age-appropriate amenity areas. Three are located on the site. One at the teen amenity area, one at the senior amenity area and one on the west side of the site associated with the playground.



Loop trail with grades less than three percent



Pasture area as seen in a 1949 aerial photograph



Meadow restoration plan

Other Structures

Orientation kiosks will be placed at all three parking areas. These custom kiosks will have at least two sides containing interpretive and orientation information. Park rules and bulletins can also be posted on these kiosks.

Dog Park

A dog park is a fenced area in which dogs are allowed to run off-leash while being supervised by their owners. There are several community benefits to dog parks. Dog parks allow for socialization and exercise of dogs in a safe, fenced environment, provide an area for dogs to legally run off-leash, and alleviate illegal use by dogs of park system athletic fields. Dog parks also allow for socialization between dog owners (and non-owners) as they gather to watch their animals play.

The dog park at the DeShong Park Site should provide the following at a minimum²:

- An enclosure of the entire area by a six-foot high fence
- A double-gated entry area
- Shade trees and potable water
- Garbage cans plus a pooper-scooper station
- Benches
- ADA access
- Regular maintenance
- Areas of grass and areas of decomposed granite for play
- Multiple fenced zones within the perimeter fenced area

Playgrounds

The purpose of the two large playground areas proposed for the site is to provide play opportunities for children of all ages. Their presence helps assure a constant flow of responsible adults on site during daylight hours. Play areas may be partially enclosed by seatwalls. Playground equipment for each area will include multiple swing sets, multiple play structures for both tots and older children, and ancillary play equipment. The two large play areas will be adjacent to some expanse of open lawn and will include shade trees. Playgrounds should meet current Gwinnett County playground design standards. The play area adjacent to the teen activity area should contain teen appropriate play equipment such as swings and teen climbing equipment as well as shade trees.

² “Tips on Starting a Dogpark” www.dogpark.com/parktips.html, accessed via Internet 5/6/2003.

Skate Park

Modern skate parks include elements commonly found in urban plazas as well as concrete ramped elements. Skate park features can be modular ramp and rail elements or poured in place concrete “bowl” ramps. A skate park designer should be consulted in selecting elements for the skate park. Phasing of the skate park could include the purchase of modular systems that get replaced with more permanent skate structures.

Restrooms

Restrooms will be associated with both entrances to the park. The county standard restroom facility of an approximate 600 SF building is specified for these locations. The restroom building on the east side of the site will also contain additional square footage for maintenance storage (although most maintenance equipment will be stored at the Yellow River Park maintenance facility). It is desired by the steering committee that the restroom building have a roof color different from the standard Gwinnett “patina green”.

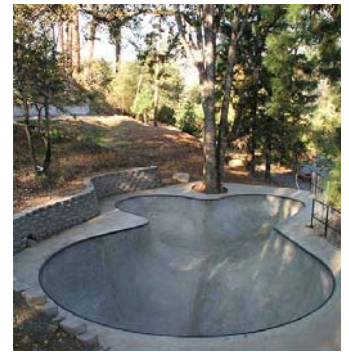
Utilities

There are currently no utilities on site for park use. The addition of utility service to the park should be of limited impact to the site. Water lines along North DeShong and Bermuda Roads will be tapped into for providing service to new restroom facilities, drinking fountains, and hose bibs. Conduit for electricity would also originate from these roads. Sewer service from the restrooms should be tied into the existing sewer line running through the park site along Gin Creek. All utilities should be buried.

Furnishings

In general, furnishings will be spare and modest. Benches shall be placed at quarter mile intervals along the multi-purpose trail. Additional benches will be located near the playground area, senior and teen areas. Adult swings shall be placed along the woodland edge of the amenity cluster on the east side of the site.

Picnic tables will be provided, including ten to twelve within the pavilion, and clusters of four to five in areas near the pavilion area. Grills will be associated with only the picnic tables closest to the pavilion area for maintenance purposes. Trash receptacles will be associated with all picnic areas and should be accessible by maintenance vehicles.



Skate parks may consist of concrete “bowl elements” set into the landscape.



Modular steel or composite elements are also popular choices for skate parks.

Signage

Signage indicating entrances and parking areas will be placed along North DeShong Road and Bermuda Road. Trail signage will be placed at intersections of all trails and strategically along longer stretches of trails at approximately every 1000 feet.

Landscape Management

Landscape management will consist of regular mowing of open turf areas and the dog park and less frequent mowing of meadow areas.

Due to natural woodland character of the site, only native plant species are recommended for planting associated with park development. Native plantings will help new development areas blend with the natural aesthetic of the site.

Forest Management

Forest management will consist of pruning or removing trees that obstruct trails, roadways and parking lots; threaten buildings and other structures; or interfere with any type of circulation activity. Diseased trees should be monitored and removed if the spread of disease cannot be controlled. All pines infested with pine beetle should be felled and/or destroyed and removed from the site.³ Efforts to preserve healthy trees will be a high priority in all areas, as well as preservation and restoration of the understory woodland shrub layer.

Parking and Roads

Roads in the site will be asphalt with curb and gutters. Parking lot aisles will be asphalt. Parking spaces themselves are proposed as pervious pavement spaces with striping, allowing for groundwater infiltration in parking areas. Pervious pavement allows rainwater to flow through pavement uniformly allowing it to naturally filter and purify before re-entering the ground reducing pollutants. Pervious pavements also reduce erosion and lower costs associated with stormwater management systems.

³ County extension agency and/or current US Forest Service practices should be consulted for current pine beetle management tactics. Areas with extensive pine beetle damage should be treated accordingly.

6.0 Alternate Development Concepts and Master Plan

Based on the findings from inventory and analysis, a total of three alternative concept plans were explored and presented to the Steering Committee. Following this presentation, The Jaeger Company addressed steering committee and Gwinnett County staff recommendations in a Preliminary Design Plan. After more refinement, the Final Master Plan was prepared.

Concept Plans A, B & C

All three concept plans (*Illustrations G, H, and I*) represent the same overall program development but differ in terms of trail routing and distances, amenity and parking locations, park entry location, and disc golf location.

The following comments and suggestions resulted from this meeting:

1. Most committee members preferred the layout of Concept A (*Illustration G*). Components appealing in Concept A were:
 - a. Disc golf on west side of creek
 - b. Access point at Belvedere Drive (off N. DeShong Road)
 - c. Clusters of activity areas
2. Many committee members were interested in pursuing the idea of an entrance at Stone Drive (off Rockbridge Road)
3. Concerns were raised about the impact of a twelve-foot wide multi-use trail
4. Many committee members expressed a desire to connect the multi-use trail near the southeast corner of the park
5. Concerns were raised about the location and presence of basketball courts/teen areas
6. Several committee members expressed a concern for environmentally sensitive areas of the park site. They stated that they would like to see a “low-impact” option instituted.

These comments will result in the following plan implications:

1. Teen facilities located near an entrance to the park for security
2. Disc golf located on the west side of the park with senior facilities, parking and restrooms, requiring an entrance off Bermuda Road (Concept B)
3. Multi-use trail with a configuration somewhat like Concept C
4. Additional meadow area in former field location (Concept C)
5. An entire turf area with uses around the perimeter (not in the turf area)

6. Meadow as transitional vegetation between turf and woodland
7. Potential sidewalk or alternative pedestrian system parallel to North DeShong

Gwinnett County staff reviewed Concepts A-C and expressed the following concerns and comments which were addressed by the Preliminary Master Plan:

1. Senior facilities should be located on the east side of the creek so they will be less isolated.
2. A bridge with paved access to accommodate maintenance equipment should be provided to cross the creek from east to west.
3. Any proposed development, other than nature trails, for the west side of the creek should be designated as future phase due to limited maintenance resources.

Preliminary Master Plan

The Preliminary Master Plan (*Illustration J*) was presented and received the following input from the steering committee and staff:

1. A concern was raised about the proximity of the nature trail to property lines in the Northwest corner of the site.
2. A concern was raised about the impact of an entry drive at Stone Drive and Rockbridge Road. Steering committee members feared that the adverse impact to natural resources in this area outweighed the advantage of locating this entry drive. It was determined by vote that the Stone Drive Entrance would be eliminated from the master plan. The amenities associated with this entrance were also relocated within the meadow area. A paved trail remained to connect Rockbridge Road to the amenity area.
3. Senior facilities will not contain shuffleboard courts due to a lack of storage for equipment. Concrete checker/chess tables will be added to the senior area. Senior facilities will be accessible from the North DeShong entry road but will be several hundred feet away from the teen area. A loop trail at less than 5% (3% preferred) will be provided near the senior area.
4. Sand volleyball will be located in closer proximity to the teen amenity area.
5. Picnic tables will be distributed in appropriate (non-woodland trail) zones. Picnic tables with grills will only be allowed in the area proximate to the 60' diameter pavilion (due to maintenance demands). Grills will not be allowed in the woods.
6. Benches will be added at every ¼ mile along trails.

7. Three to four adult swings will be located along the edge of the woods affording nice views.

Also presented with the Preliminary Master Plan was a Preliminary Cost Estimate.

Final Master Plan

Upon presentation of the Final Master Plan and the Final Cost Estimate, the following requests were made:

1. Remove sidewalk which runs through the dog park
2. Add meter fees to the cost estimate

7.0 Development Budget Summary

Phase One Construction will include:

Parking and Roads

Construction of East Side Amenity Area Parking and Roads includes: a deceleration lane along North DeShong Road, the asphalt entry drive, asphalt parking aisles, and 105 pervious surface parking spaces, striping. Curb and gutter will be utilized in all non-pervious areas. Parking lot lighting is included as add alternate number five of the phase one budget. The budget for parking lot and entry drive landscaping has been reduced for the phase one budget.

Teen Area

6,000 square feet of the skate park will be constructed in phase one of park development. The basketball courts and teen play area are also included in the first phase. Remaining square footage of the skate park and the shelter are slated for future development phases.

Pavilion and Playground Area

The pavilion and playground area comprises nearly one acre of the total park property. The playground and restroom facilities are the main features proposed for phase one of park development. Phase one development for the pavilion and playground area includes construction of 3,000 linear feet of eight-foot wide sidewalk. This phase of construction also includes eighteen picnic tables, five benches on concrete pads, five trash cans, three grills, one orientation kiosk, landscaping and seeding of the future turf area. Items to be completed in future phases of construction include a sand volleyball court, the sixty foot diameter pavilion structure, additional site amenities, and irrigation of the turf area.

Senior Amenity Area

The senior amenity area is proposed as add alternate number one of the phase one budget. This area will include a shelter, bocce and horseshoe courts, permanent checkers/chess tables, plus shade trees and additional landscaping.

Dog Park

The dog park is third on the priority list for add alternates to phase one.

Sidewalk from Stone Drive/Rockbridge Road

This sidewalk is not included in the phase one budget.

Miscellaneous Park Development

Many of the items included in this category are essential pieces to the infrastructure of the park. The elements slated for phase one development are: water service, one water fountain; sewer waste service; electricity/conduit; stormwater management; trail information signage; removal of existing trash and debris; traffic signs; meadow seeding; earthwork; erosion control; a park entry sign; and adult swings. Future phases of development will include the six-foot concrete sidewalk along North DeShong Road and an additional orientation kiosk.

Multi-Use Trail System

The North one-mile loop of the multi-use trail will be constructed in phase one. Additional lengths of multi-use trail are slated for future development.

Nature Trail System

The center loop trail and connector trail to Rockbridge Road are proposed for phase one construction. All remaining nature trails, including the loop on the west side of the site, are to be constructed in future park phases.

West Side Amenity Area

The entire west side amenity including the disc golf course is slated for future park development.

Prioritized list of items to be added back into the phase one budget (if bids are below budget):

1. Senior Amenity Area
2. Open Field Restoration
3. Dog Park
4. Turf Irrigation/Additional Amenity Area Sidewalks
5. Miscellaneous Amenity Area Items Deducted from Phase One (one orientation kiosk and additional landscaping)
6. Parking Lot Lights

COST ESTIMATE SUMMARY

Item	Total	Phase I
East Side Amenity Area	\$1,779,746	\$1,080,635
Multi-Use Trail System	\$555,220	\$141,720
Nature Trail System-West	\$89,760	
Nature Trail System-East	\$216,250	\$81,600
West Side Amenity Area	\$303,225	
SUBTOTAL	\$2,944,201	\$1,303,955
Contingency (15%)	\$441,630.15	\$195,593
Insurance/Bonds/Other Fees (10%)	\$338,583.12	\$149,955
Land Arch/Arch/Eng/Survey Fees (9%)	\$335,197.28	\$148,455
TOTAL	\$4,059,612	\$1,797,958

POTENTIAL ADDITIONAL CONSTRUCTION ITEMS

Senior Amenity Area	\$52,000
Open field Restoration	\$17,550
Dog Park	\$129,350
Irrigation/Sidewalks	\$52,000
Misc. Items (Kiosk/Trees/Adult Swings)	\$26,300
Parking Lot Lights	\$45,400

A more detailed cost estimate can be found in *Appendix F*.

Final Master Plan

The Final Master Plan (*Illustration K*), which incorporated all of the conclusive refinements, was presented to the Gwinnett County Recreation Authority on February 19, 2004 and to the Gwinnett County Board of Commissioners on March 2, 2004. There have been no further revisions to the plan. *Illustration L* depicts a build out of all Phase One items.

Appendix A

Passive Community Park Position Paper

PASSIVE COMMUNITY PARKS

Position Paper – Approved by the Gwinnett County Recreation Authority - August 15, 2000

The Gwinnett County Parks and Recreation 2000 Capital Improvements Plan encourages the County to acquire smaller park properties in those densely populated and under served areas of the County in which larger Community Park size parcels (120-140 acres) are unavailable. The “Park Cluster” concept encourages the acquisition of one or more smaller parcels in densely developed service gap zones to ensure that some park services are provided to all areas of the County.

To meet the anticipated primary needs of the intended users on a smaller sized site requires that a new category of park type be added to the kinds currently constructed by Gwinnett County. At this time, we construct and manage three principal park types: Regional Open Space Parks, Community Parks and Special Purpose Parks.

Open Space Parks are typically several hundred acres in size, and are therefore an inappropriate model for a much smaller park.

Community Parks always include one or more organized sports field complex with an associated need to provide ballfield lighting and hundreds of ballfield related parking spaces. The acreage needed to accommodate such sports field complexes would so dominate a smaller park site that there would be little space left to provide facilities for the general public’s daily use. Additionally, the impact on park neighbors of placing sports field lighting within a densely developed existing residential area would be significant. The 1996 Gwinnett County Parks and Recreation Master Plan states that between 120 and 140 acres of land are needed to provide for the needs of both organized sports plus the open space and typical recreation needs of the general public. Obviously, then, a twenty to forty acre park cannot do both. Therefore, the typical program of a Community Park must be significantly altered to provide for general recreation and open space needs on a small site.

Special Purpose Parks typically occupy small sites. They may be dedicated to a single sports program (Harmony Grove Soccer Complex, Lillian Webb Field, Cemetery Field) or the site might be dominated by a single building and its associated parking (Singleton Road Activity Building, Collins Hill Aquatic Center). As these sites are focused on satisfying one primary recreation need, and as they typically develop most of their available acreage to satisfy that need, this type of park is not a proper model for satisfying a more varied mix of general park facility and open space needs.

Therefore, we propose the adoption of a fourth park type called Passive Community Parks. Such a park would not have sports field complexes run by Youth Associations with ballfield lights and hundreds of supporting parking spaces. We would not site Tennis or Basketball Complexes (as opposed to single or paired courts) in Passive Community Parks. Additionally, Passive Community Parks would not be the place where we would site large Community Centers and Aquatics Centers, with their associated hundreds of parking spaces. Passive Community Parks would fit on properties smaller than needed for our current standard Community Park but would require a minimum of twenty contiguous acres to accommodate any significant range of passive recreation opportunities. The County should strive to create sidewalk, bike trail and pedestrian trail connections between Passive Community Parks, surrounding neighborhoods and significant bikeways and greenways.

Instead, we propose a park program for these parks which will satisfy a broad variety of recreation needs for the complete cross section of age groups while simultaneously insuring that no more than 25% to 33% of any given site is developed with impermeable surfaces (parking, paved trails, sports courts, rooftops, sidewalks). This strategy will ensure that most of the park is left in some combination of Pond, Turf, Meadow or Woodland.

By **Pond**, we mean a body of water sufficiently large and deep to support a variety of aquatic life forms. Unlike the engineered look of “detention ponds” we propose that our park ponds would have curvaceous edges with gently sloping pond banks designed so that children can safely walk and fish the entire perimeter of the pond without fear of sliding into the water.

By **Turf**, we mean a graded area with irrigated and well-maintained turf grass that enables sustainable use for informal, non-organized sports and free play.

By **Meadow**, we mean an area with mildly rolling topography with grass (non-irrigated and mown higher) suitable for free play (picnicking, kite flying, Frisbee tossing).

By **Woodland** we mean retained existing woods, newly reforested areas or some combination of both.

The park program for the developed portions of the Passive Community Park would have some mix of the following recreation facilities:

Activity Building and its associated parking (does not require permanent assigned staff) in lieu of Community Center.

Perimeter paved Multi-Purpose Trail (for walking, jogging, biking and skating) with mileage markers and optional Exercise Stations.

Outdoor Seniors Activities (Horseshoe Pits, Pavilion with permanent Checker/Chess tables, etc.)

Nature Trails through areas of scenic or natural beauty.

Irrigated Turf Fields for informal sports and non-irrigated **Meadows** for free play.

Tennis, Basketball and Sand Volleyball Courts (two of each maximum).

Fishing Pond.

Picnic Pavilions with dedicated parking, free standing **Restroom Building**, and **Grills**.

Playgrounds with separate zones and equipment (multiple play structures and swings) designed to serve children from toddler to pre-teen ages.

“Splash Ground” aquatic play structure (does not require lifeguards) in lieu of Aquatic Center.

Skate Park and **Disk Golf** facilities to serve teens and pre-teens.

Dog Park (2-3 acre fenced area with: pooper scoopers, trash cans, paved double check entrance gate area, paved watering/hosing zone, signage, dedicated parking, optional Dog Agility Course if larger space is available).

Retained **Meadow** and **Woodland** to provide shade plus variety of scenery and topography for the routes of both the multi-purpose and nature trails.

The facilities/activities listed above are intended to serve as a guide for planning Passive Community Parks. The specific mix of facilities would be determined through each site’s master planning process with community input.

Appendix B

*Mrs. Ruth Kinnett Interview –
Gwinnett County History Museum*

October 20, 2003

Dear Ms. Ruth Kinnett (nee DeShong),

Here is the sample list of questions I promised to send during our telephone conversation on 10.6.2003. I really enjoyed speaking with you and look forward to meeting you in person. I hope your search for a new car has been successful. I will contact you on 11.6.2003 to set up an appointment for an oral interview. If you are still not comfortable using a tape recorder I will do my best to pen the answers myself. Please review these questions. As you ponder the answers, jot down any information that may come to mind. Many of the questions are related to maps we have of the property. Do not worry about these questions. I will show you the areas in question and you can provide information then. Thank you for your cooperation. We really appreciate your time and assistance. Sincerely-

Amber E. Kidd
Historic Sites Interpreter
Gwinnett History Museum
Lawrenceville Female Seminary Building
455 South Perry Street SW
Lawrenceville, Georgia 30045
Phone: 770.822.5178

Questions:

- 1) In relation to Bermuda and DeShong Roads, where was your father's store located?
- 2) In relation to Bermuda and DeShong Roads, where was your residence located?
- 3) Was there a community associated with your father's store? If so, which community?
- 4) Where was the RAM pump located in relation to the house and store?
- 5) In an aerial map developed in the 1980's, there are two buildings located on the left of DeShong Road. What are these two buildings and what was their function? (I will bring a copy of the map to the interview)
- 6) Were there any outbuildings connected to your father's store?
- 7) On an aerial map taken in 1955 there is evidence of farming or soil disturbance on the property, south of Bermuda Road and west of DeShong Road. What is this disturbance?
- 8) Rex Schuder is interested in dirt sold off your family's property, previously mentioned in a conversation you had with him. When did your family sell this dirt and where did the dirt come from?
- 9) What is your full name? How are you related to the DeShong family? What is your age?
- 10) Did a Bermuda community really exist? If so, how large was the population? Where was it located in relation to your residence and your father's store?

Answers (from an email transmission to Rex Schuder, no date):

- 1) It was located on the corner of DeShong Road and Bermuda Road, with the front entrance facing Bermuda Rd. The name of the store was J.A. DeShong & Son. James Alison DeShong was my grandfather.
- 2) My parents' home, where I grew up, was directly across DeShong Rd. from the store. Later, my husband, Julian Kinnett, and I lived on DeShong Rd. In 1985 we moved to Lilburn, GA, about a mile from our previous home.
- 3) About 50 to 75 people lived nearby. I don't know if there was a name for the community.
- 4) The RAM was located about 1700 ft. from the DeShong residence. This made it possible for the family to have water. The RAM pumped the water from a spring into a large tank at our house.
- 5) I need to see the map, but I think the buildings are our house and our son Jim Kinnett's store, called Kinnett Auto Parts.
- 6) The store was established about 1877. At that time there were two outbuildings, a warehouse and a machine shop. These buildings later burned down. The store closed about 1933.
- 7) I don't know.
- 8) Dirt from the property was sold to build highways.
- 9) My full name is Almanza Elizabeth Kinnett. My parents were Addie Lee Mason and Carl Inzer DeShong. I was named for my grandmothers, Elizabeth Kelly DeShong and Almanza Lee Mason. I am 89 years old.
- 10) There were probably 50-75 persons living nearby.

Information gathered from Ms. Elizabeth Kinnett during an interview 01.06.2004.

Mrs. Kinnett has a photo of the store prior to expansion and added store- front sign. The sign added later read J.A. De Shong and Sons. Uncle Gordon, Elizabeth's uncle died in 1910 about 5 years after the photo was taken of pneumonia. Her grandfather, James Allison died (1932) of the same illness. Penicillin had not been invented at that time.

Mrs. Kinnett attended a one-room school for two years near the store on Juhan Rd. She graduated from Decatur High School. She rode the train and streetcars to school with Dr. Evans, who established DeKalb General Hospital.

As a child, Mrs. Kinnett's friends would come out and stay with her on weekends. On Sundays they would mess things up in the store, especially the shoes. She spent most of her time at the store playing as a child. Elizabeth also read a lot of books while she was young. Her favorite was Little Women by Louisa May Alcott. When she was twelve she started helping out in the store. There were six mail slots in the front of the store and Mr. Sexton, the mailman, delivered the mail there. Her father and others made syrup from the canes that grew near their home. They used mules and the RAM. The syrup was hauled to Atlanta and sold. The store closed in 1933.

Elizabeth would also go to Stone Mountain to stay with friends for the weekend. They would walk up and down the streets for fun. Another friend had an automobile and they would drive around everywhere in it. Elizabeth didn't have a car until after she graduated from Georgia State College for Women (GSCW). The car was a Willis for which she paid 25 dollars a month.

For a semester Elizabeth attended Columbia University in NY and took some education classes. She returned and also took night classes from Georgia State College while she was teaching in Tucker. She transferred from Tucker Elementary to W.D. Thompson Elementary School because she only made 50 dollars a month at Tucker and W.D. offered her 100 dollars a month.

While she was GSCW, she and her friends would often go to the Frances Virginia Tea Room in Atlanta. She also attended FDR's inauguration in Washington D.C. The entire trip cost her 25 dollars. She took a train with her friends, and they stayed on the train rather than in hotels.

She met her husband Julian Kinnett at church where he passed her a note to ask her out. They eloped to Conyers when she was 28. Mr. Kinnett fought in 16 major battles in WWII. The couple met before the war, and Julian told Elizabeth that he survived because he stayed away from things with wheels. He never went behind anything with wheels.

The couple moved to Oakland, CA where she taught school for approximately ten years. Her only child was born in California when she was 34 yrs old. They had one son Jim and three grandsons. Their names are (oldest to youngest) James Harvey Kinnett III "Jimbo", William Bradley Kinnett "Bradley", and Blake DeShong Kinnett. Jimbo has

one daughter named Madison Elizabeth Kinnett. Mrs. Kinnett's father died of a heart attack in 1943, and her mother died in 1974.

Appendix C

Community Interest Form Tabulations

DESHONG PARK SITE

Community Interest Form Tabulation - Priority List - October, 2003

Item	Times Mentioned	Priority Ranking					
		First	Second	Third	Fourth	Fifth	Sixth
Multi Purpose Trail (paved)	42	17	14	4	5	1	1
Nature Trail/Walking Trail	42	13	14	8	1	5	1
Picnic Pavilions and Areas	36	1	9	9	8	6	3
Pond (fishing)	33	2	3	12	9	6	1
Playground	29	8	5	8	4	3	1
Dog Park	13	2	1	4	1	4	1
Open Field space (games)	13	2	1	2	3	3	2
Courts (tennis, bb, vb)	12	4	2	3		1	2
Preserve/Restore Woodlands&Meadows	11	2	1	1		7	
Splash Ground	9		2	1	5	1	
Activity Building	8	1	1		3	2	1
Bike Trails	7	2		1	2	1	1
Meadows	5	2	2			1	
Preserved Natural Areas	5	3			1		1
Skate Park	5			1	1	3	
Woodlands	5	4			1		
Outdoor Senior Activities	4				2		2
Restrooms	4		1		2		1
Camping Areas	2		1		1		
Garden/Wildflower Garden	2		1				1
Climbing wall/rope course	1						1
Cross Country Trails	1	1					
Disc Golf Course	1					1	
Flagpole	1						1
Historic Site Preservation	1					1	
Safe Entrance / Exit	1			1			
Variety for all ages	1				1		

Concerns	
Traffic	24
Safety (not a hang out)	16
Security (lighting)	13
Litter / Maintenance	12
Noise	5
House value	1
Pay Phones	1
Set Hours	1

Appendix D

Steering Committee Meeting Minutes



**DESHONG PARK - SITE MASTER PLAN
STEERING COMMITTEE
MEETING MINUTES**

Date of Meeting: 21 October 2003

Date of Issue: 24 October 2003

Attendees:

Peggy Chandler

Vincent Joseph

Elizabeth Kimbrell

Chuck Lipper

Roberto Lumpri

Andre Mandeldove

Jon Miller

Chet Thomas, The Jaeger Company

Rex Lee Schuder, Parks and Recreation Project Administration

Ruth Rust

Denise Rutherford

Bill Smith

Alan Taylor

Tammie Ziegler

Rick Lux

Rex distributed the Steering Committee Roster. Chet distributed the tabulation of the Community Interest Forms.

The schedule for Steering Committee meetings was discussed. All meetings will be at the Centerville Community Center (except for the park tour). There were a limited number of days that the facility is available. The following dates and times were agreed upon:

Nov 1, 2003, Sat, 8:30a

Tour of Park Site and other park facilities

Meet at Summertown neighborhood pool/tennis courts. This will be an all day event with a stop for lunch. While on the bus there will be discussion of the park program.

Nov 19, 2003, Wed, 7:00p

Inventory/Analysis + 3 Concept Plans

Dec 15, 2003, Mon, 7:00 p

Preliminary Master Plan

Jan 12, Mon, 7p

Final Master Plan + Cost Estimate

discussion of priorities and phasing due to cost

Feb 2, Mon, 7p

Extra meeting date if needed (due to lack of agreement on concept plan)

Please notify The Jaeger Company of any errors or omissions in these minutes.



**DESHONG PARK - SITE MASTER PLAN
STEERING COMMITTEE
SITE VISIT/MEETING MINUTES**

Date of Meeting: 1 November 2003

Date of Issue: 3 November 2003

Attendees:

Peggy Chandler

Vincent Joseph

Elizabeth Kimbrell

Chuck Lipper

Roberto Lumpis

Jon Miller

Madie Critchfield, The Jaeger Company

Grant Guess, Parks and Recreation, Director of Planning & Project Administration

Rex Lee Schuder, Parks and Recreation Project Administration

Ruth Rust

Denise Rutherford

Bill Smith

Alan Taylor

Rick Lux

The group took a hike around the DeShong Site. Rex led a discussion of the various woodland types. Peggy Chambers led the group to several cultural features (rock mounds, cotton terraces, etc.) There was a brief on-site discussion of various use areas.

The group then proceeded to take a tour of several Gwinnett County park features.

- (1) *Lenora Park* – Disc Golf Course and Multi-Use Trail
- (2) *Mountain Park* – Playground, Nature Trail, Tennis Courts, Standard Restroom Facility
- (3) *Five Forks Park* – Multi-Use Trail, Pond, Dog Park, Turf Area, Designated Areas for Age Groups, Shelters
- (4) *Bethesda Park* – Multi-Use Trail in a Woodland
- (5) *Little Mulberry Park* – Multi-Use Trail, Meadow, Nature Trails, Trailhead Activity Cluster Associated with Parking

A discussion was held on the bus regarding the program for the park. The following items were discussed:

- (1) **POND** – It was determined that a pond on the unknown tributary on the site would significantly affect the buffer between Summertown and the Park Site. A pond on Gin Creek would be difficult to permit and very shallow.
- (2) **ACTIVITY CLUSTER AT HIGH POINT OFF DESHONG ROAD** – This high point area contains highly disturbed vegetation and is suitable for development due to its proximity to the road and its current level of clearing. Desired activities in this area include:
 - a. Youth Activity Area – Basketball/Skating

- b. Rental Pavilion with Picnic and Restroom Facility
 - c. Playground and Turf Area
 - d. Parking Associated w/ the above uses
 - e. Further away in Pine/Young Hardwood Area
 - i. Meadow
 - ii. Dog Park
 - iii. Tennis Courts (unlighted)
- (3) ACTIVITY BUILDING – Not desired by committee.
- (4) MEADOW/TURF AREA – Irrigated Turf Area and Meadow
 - a. Irrigated area to be between size of Five Forks to 2 x's Five Forks Turf Area
 - b. Turf areas closer to areas of development; Meadow areas further away
- (5) PICNIC
 - a. In meadow and irrigated turf area
 - b. Scattered picnicking areas
 - c. Grills at rental pavilion
 - d. Grills assoc. w/ picnic tables adj. to turf areas
- (6) SHELTERS
 - a. Dotted through site rather than concentrated at parking
 - b. Not at Summertown/Residential borders
 - c. 20 x 20 units
- (7) PLAYGROUND
 - a. At pavilion area (1) large enough for multiple age groups w/ enough swings
- (8) SPLASH GROUND – not desired, area is close enough to Lenora and Rockbridge
- (9) DISC GOLF – in disturbed subdivision area – provides security; prevents future development
- (10) TRAIL SYSTEM – desired/potential elements
 - a. Nature trails
 - b. Multi-Use trails (major connection in the park)
 - c. Stream Crossings
 - d. Bridges
 - e. Boardwalks
 - f. Benches scattered
- (11) PARKING
 - a. Primary lot at DeShong Road
 - b. Secondary potential lot on Bermuda Road
- (12) MULTI-USE TRAIL ACCESS
 - a. Rockbridge Road at Stone Road
 - b. Sidewalks to connect to (future) DOT sidewalks along public right-of-way

Please notify The Jaeger Company of any errors or omissions in these minutes.



DESHONG PARK SITE MASTER PLAN

STEERING COMMITTEE

INVENTORY AND ANALYSIS/CONCEPTUAL PLANS MEETING MINUTES

Date of Meeting: 19 November 2003

Date of Issue: 20 November 2003

Attendees:

Peggy Chambers

Vincent Joseph

Elizabeth Kimbrell

Chuck Lipper

Roberto Lumpris

Andre Mandeldove

Jon Miller

Phil Hoskins – Director of Community Services, Gwinnett Co.

Grant Guess – Parks and Recreation, Dir. of Planning and Project Administration, Gwinnett Co.

Rex Lee Schuder, Parks and Recreation Project Administration, Gwinnett Co.

Madie Critchfield – The Jaeger Company

Chet Thomas – The Jaeger Company

Ruth Rust

Denise Rutherford

Bill Smith

Alan Taylor

Tammie Ziegler – Gwinnett Parks
Foundation

The DeShong Park Site Steering Committee convened to discuss site conditions and three conceptual plans for the park master plan. The Jaeger Company presented inventory and analysis of the site including analysis of historic aerial information, soil data, vegetation, slope, hydrology, and general site conditions. The committee viewed three conceptual plans for the site. All plans utilized common program elements. Rex led a discussion of park ideas with input from all committee members.

The following were the general concerns and conclusions reached by the committee:

- 1) Most committee members preferred the layout of Scheme A
 - a. Disc Golf on the West Side of the river
 - b. Access point at Belvedere Drive (off N. DeShong Road)

c. Clusters of activity areas

- 2) Many committee members were interested in pursuing the idea of an entrance at Stone Drive (off of Rockbridge Road)
- 3) Concerns were raised about the impact of a 12-foot wide multi-use trail. Parks Maintenance management will be consulted to see if they can accept a lesser width.
- 4) Many committee members expressed a desire to connect the multi-use trail near the southeast corner of the park (away from the intersection)
- 5) Concerns were raised about the location and presence of basketball courts/teen areas
- 6) Several committee members expressed a concern for environmentally sensitive areas of the park site. They stated that they would like to see a “low-impact” option instituted. The County stated that the granite outcrops & large granite boulder east of the creek plus the two stacked stone mounds west of the creek would be located by survey in the next phase of design work to insure their protection. The coordinates for the three already explored archeological sites are already known.
- 7) Many committee members expressed support for the addition of a meadow area in the former field location (northwest meadow, Scheme C).

The consultants will include the following in the preliminary master plan to be presented to the steering committee:

- 1) Teen facilities located at or near an entrance to the park for security
- 2) Disc Golf on west side of park with senior facilities, parking, and bathrooms—this will require an entrance off Bermuda Road (Scheme B)
- 3) Multi-use trail with configuration somewhat like Scheme C
- 4) Additional meadow area in former field location (Scheme C)
- 5) An entire turf area w/ uses around the perimeter (not in the turf area)
- 6) Meadow transitioning from turf to woodland
- 7) Potential sidewalk or alternative pedestrian system parallel to North DeShong Road.

The consultants will also inquire Gwinnett DOT about the following issues:

- 1) The possibility of an entrance at Stone Drive
- 2) Future plans for widening North DeShong Road

Please notify The Jaeger Company of any errors of omissions in these minutes.



DESHONG PARK SITE MASTER PLAN

STEERING COMMITTEE

INVENTORY AND ANALYSIS/CONCEPTUAL PLANS MEETING MINUTES

Date of Meeting: 15 December 2003

Date of Issue: 17 December 2003

Attendees:

Peggy Chambers

Chuck Lipper

Roberto Lumpri

Jon Miller

Ruth Rust

Bill Smith

Alan Taylor

Grant Guess – Parks & Recreation, Dir. of Planning and Project Administration, Gwinnett Co.

Rex Lee Schuder – Parks & Recreation Project Administration, Gwinnett Co.

Mark Patterson - Parks & Recreation, Gwinnett Co.

Madie Critchfield – The Jaeger Company

Chet Thomas – The Jaeger Company

The DeShong Park Site Steering Committee convened to discuss the Preliminary Park Master Plan and a Preliminary Cost Estimate. The Preliminary Park Master Plan evolved from input steering committee discussions and Gwinnett County staff comments. Rex Schuder noted the following changes (since the concept plan meeting) that were requested by Gwinnett County staff and included as part of the Preliminary Master Plan:

1. Senior facilities located on the east side of the creek so they will be less isolated.
2. A bridge with paved access to accommodate maintenance equipment should be provided to cross the creek from east to west.
3. Any proposed development, other than nature trails, for the west side of the creek should be designated as future phase due to limited maintenance resources.

The Jaeger Company presented the plan graphic, took comments regarding the location of park program elements and then presented the preliminary cost estimate.

The following were the general concerns and conclusions reached by the committee:

4. A concern was raised about the proximity of the nature trail to property lines in the Northwest corner of the site. A compromise will be reached on the location of this trail.
5. A concern was raised about the impact of an entry drive at Stone Drive and Rockbridge Road. Steering committee members feared that the adverse impact to natural resources in this area outweighed the advantage of locating this entry drive. It was determined by vote that the Stone Drive Entrance will be eliminated from the master plan. The amenities associated with this entrance will be relocated within the meadow area. A paved trail will connect Rockbridge Road to the amenity area.
6. Senior facilities will not contain shuffleboard courts due to a lack of storage for equipment. Concrete checker/chess tables will be added to the senior area. Senior facilities will be accessible from the North DeShong Rd entry but will be several hundred feet away from the teen area. A loop trail at less than 5% (3% preferred) will be provided near the senior area.
7. Sand volleyball will be located in closer proximity to the teen amenity area. Volleyball will be between the teen and pavilion areas.
8. Picnic Table and Grill Locations: Picnic tables will be distributed in appropriate (non-woodland trail) zones. Picnic tables with grills will only be allowed in the area proximate to the 60' diameter pavilion (due to maintenance demands). Grills will not be allowed in the woods.
9. Benches will be added at every ¼ mile along trails.
10. 3-4 adult swings will be located along the edge of the woods affording nice views.

The above issues will be addressed in the Final Park Master Plan. The cost estimate will reflect these additions and changes. Steering Committee members will discuss prioritization and phasing of park features at the next meeting.

Please notify The Jaeger Company of any errors of omissions in these minutes.



DESHONG PARK SITE MASTER PLAN

STEERING COMMITTEE

INVENTORY AND ANALYSIS/CONCEPTUAL PLANS MEETING MINUTES

Date of Meeting: 12 January 2004

Date of Issue: 13 January 2004

Attendees:

Bill Smith

Jon Miller

Elizabeth Kimbrell

Chuck Lipper

Peggy Chambers

Denise Rutherford

Ruth Rust

Alan Taylor

Andre Mandelove

Phylecia Wilson

Tammie Zeigler

Kim Joens – Recreation Coordinator, Gwinnett Co. Parks & Recreation

Grant Guess – Parks & Recreation, Dir. of Planning and Project Administration, Gwinnett Co.

Rex Lee Schuder – Parks & Recreation Project Administration, Gwinnett Co.

Madie Critchfield – The Jaeger Company

Chet Thomas – The Jaeger Company

The DeShong Park Site Steering Committee convened to discuss the Final Master Plan and Cost Estimate. The Jaeger Company presented a graphic which addressed all issues discussed at the previous steering committee meeting including staff recommendations.

The Jaeger Company's proposal for a Phase One Budget was accepted with some changes (see attached phase one budget).

The following is a general summary of items to be included in the Phase One Budget:

1. **Parking and Roads** – All roads on the east side of the site and the majority of east side parking (105 spaces). Road/parking work includes a deceleration lane on North DeShong Road at the park entry, asphalt drives, asphalt parking aisles, pervious parking spaces with striping, curb and gutter, and some landscaping.

2. **Teen Amenity Area** – Primary area of the skate park, two half-court basketball courts and the teen play area (swings, etc.)
3. **Pavilion and Playground Area** – 3000 LF of the eight-foot wide sidewalk system, playground with retaining/seatwall, eighteen picnic tables, five trash receptacles, three grills, the restroom/storage facility, one orientation kiosk, landscaping including trees, and seeding of the turf area.
4. **Misc. Park Development** – Water, sewer, and electrical service to all Phase One and future phase developments requiring utilities, erosion control measures, earthwork and stormwater management, seeding of the meadow area, plus miscellaneous signage and park amenities.
5. **Trails** – One mile multi-use trail loop (North Loop) including signage, footbridges, and benches; 1.25 mile nature trail loop (Center Loop) including a connector trail to Rockbridge Road, footbridges, and benches.
6. **Misc. Phase One Budget Items** – Contingency (15%), Insurance/Bonds/Other Fees (10%); Landscape Architect/Engineer/Architect/Survey Fees (9%),

The following is the prioritization of items to be included as alternates in the bidding process for Phase One:

1. Senior Area
2. Open Field Restoration
3. Dog Park
4. Irrigation of Turf and Remaining 1000 LF of sidewalks (west of irrigated turf area)
5. Miscellaneous Park Items (1 kiosk, trees/landscaping along entry drive)
6. Parking Lot Lights

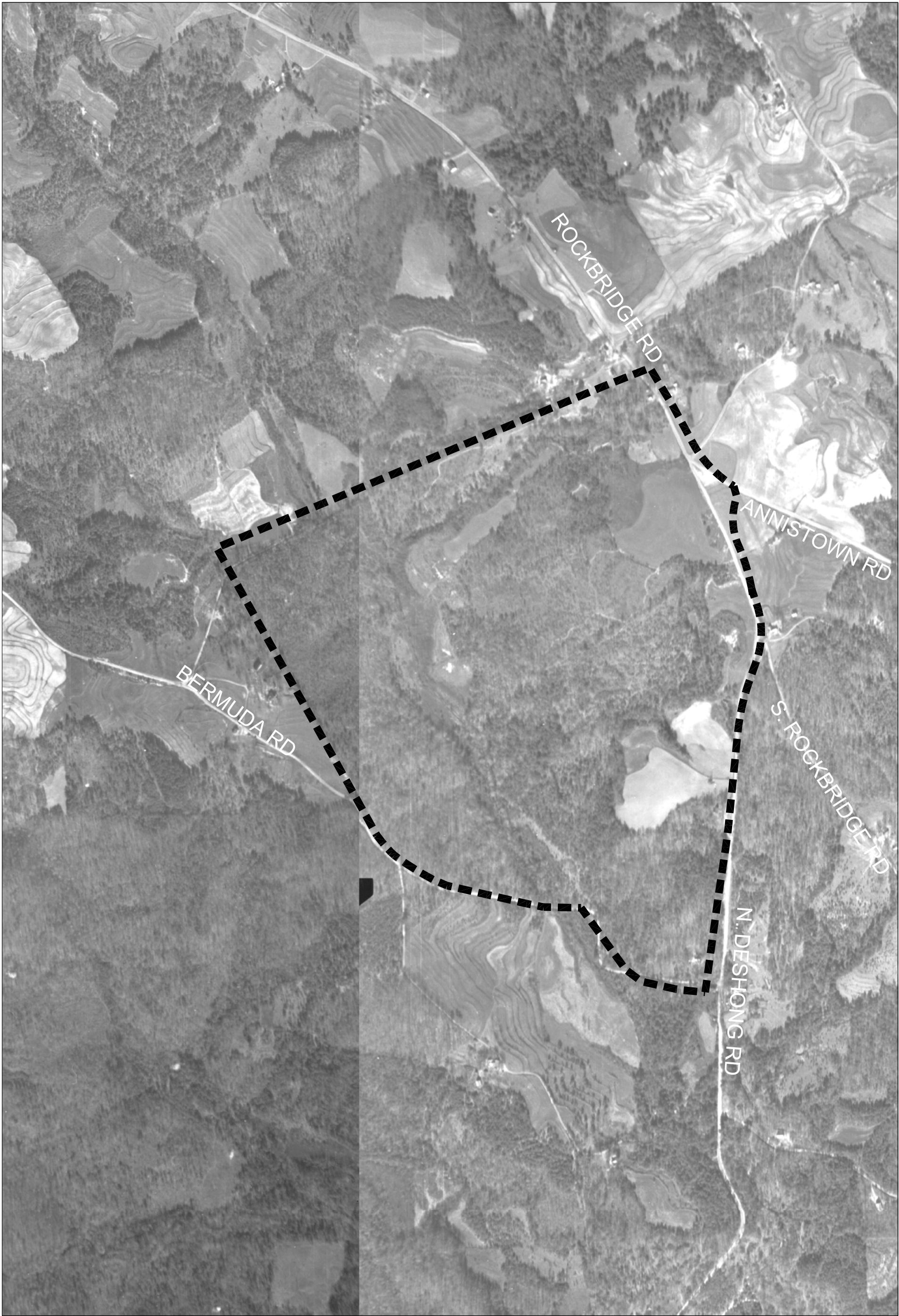
The following is prioritization of remaining groups of items outside the Phase One park budget. These items will be covered in future phases of construction:

1. North DeShong/Connector Sidewalks
2. Pavilion and Associated Development (Sand Volleyball/Remaining Picnic Tables/Parking)
3. West Side Development/Spur Trail from East Side Multi-Use (includes bridge)
4. South Loop Multi-Use Trail
5. South Loop Nature Trail
6. Finish Teen Area (remaining skate park, parking, and shelter)
7. West Side Nature Trail/North Nature Connector Trail

Please notify The Jaeger Company of any errors of omissions in these minutes.

Appendix E

Aerial Photographs



Landscape Architecture • Historic Preservation • Planning

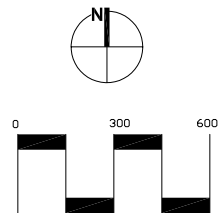


119 Washington Street, Gainesville, GA 30501
770/534-0506 FAX: 770/534-0507



DeSHONG PARK SITE MASTER PLAN

GWINNETT COUNTY, GEORGIA



1949
AERIAL



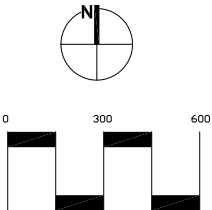
Landscape Architecture • Historic Preservation • Planning



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



**DeSHONG PARK SITE
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

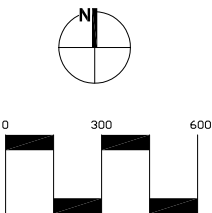
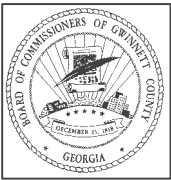


1955
AERIAL



**DeSHONG PARK SITE
MASTER PLAN**

GWINNETT COUNTY, GEORGIA



1972
AERIAL



Landscape Architecture • Historic Preservation • Planning

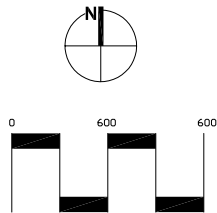


119 Washington Street, Gainesville, GA 30501
770/534-0506 FAX: 770/534-0507



DeSHONG PARK SITE MASTER PLAN

GWINNETT COUNTY, GEORGIA



2000
AERIAL

Appendix F

Cost Estimate

DESHONG PARK SITE MASTER PLAN
The Jaeger Company
COST ESTIMATE 02.17.03

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>	<i>Phase One</i>	<i>Notes-Ph 1</i>
East Side Amenity Area - N. DeShong Road Entrance					\$1,775,546	\$1,080,635	
<i>Parking and Roads</i>					<i>\$371,820</i>	<i>\$290,625</i>	
Asphalt Drive	SY	\$17	3,310	\$56,270		\$56,270	
Asphalt Parking Aisles	SY	\$17	2,075	\$35,275		\$35,275	
Pervious Surface Parking Spaces	SF	\$5.50	22,000	\$121,000		\$93,555	=105 sp
Striping (135 spaces)	LF	\$2.50	2,430	\$6,075		\$4,725	=105 sp
Curb & Gutter	LF	\$14	4,000	\$56,000		\$56,000	
Parking Lot/Drive Landscaping	LS	\$20,000	1	\$20,000		\$13,000	=less trees
Parking Lot Light Fixtures	EA	\$3,400	16	\$54,400		\$9,000	=part. conduit
Deceleration Lane North DeShong Rd	LF	\$114	200	\$22,800		\$22,800	
<i>Teen Amenity Area</i>					<i>\$241,000</i>	<i>\$141,000</i>	
Skate Park - Primary Area	SF	\$16	6,000	\$96,000		\$96,000	
Skate Park - Secondary Area	SF	\$16	5,000	\$80,000			
Basketball Court (2-half court)	LS	\$25,000	1	\$25,000		\$25,000	
Shelter (20'x20')	SF	\$50	400	\$20,000			
Teen Play Area	SF	\$10	2,000	\$20,000		\$20,000	
<i>Pavilion and Playground Area</i>					<i>\$588,885</i>	<i>\$379,535</i>	
8' Wide Sidewalks	LF	\$26	4,000	\$104,000		\$78,000	=3000 LF
Playground	SF	\$10	14,910	\$149,100		\$149,100	
Sand Volleyball	LS	\$6,000	1	\$6,000			
Retaining/Seatwall	SF	\$25	180	\$4,500		\$4,500	
Pavilion Structure (60' Diameter)	SF	\$50	2,827	\$141,350			
Picnic Tables	EA	\$1,000	25	\$25,000		\$18,000	=18
Bench on Concrete Pad	EA	\$1,200	5	\$6,000		\$6,000	
Trash Receptacle on Concrete Pad	EA	\$750	7	\$5,250		\$3,750	=5
Grill	EA	\$500	5	\$2,500		\$1,000	=2
Restroom (24'x32' - includes storage)	SF	\$120	768	\$92,160		\$92,160	
Orientation Kiosk	EA	\$7,500	1	\$7,500		\$7,500	
Irrigation	LS	\$26,000	1	\$26,000			
Landscaping (Trees)	EA	\$400	16	\$6,400		\$6,400	
Turf Area (Seeded)	AC	\$3,750	3.5	\$13,125		\$13,125	
<i>Senior Amenity Area</i>					<i>\$52,000</i>		
Shelter (20'x20')	SF	\$50	400	\$20,000			
Senior Amenity Courts/Chess Tables	LS	\$25,000	1	\$25,000			
Shade Trees/Landscaping	LS	\$7,000	1	\$7,000			
<i>Dog Park</i>					<i>\$129,350</i>		
Fencing (vinyl clad chain link)	LF	\$20	3,060	\$61,200			
Drinking fountains	EA	\$1,750	2	\$3,500			
Water supply line	LF	\$12	950	\$11,400			
Benches	EA	\$1,200	4	\$4,800			
Trash Receptacle on Concrete Pad	EA	\$800	2	\$1,600			
Landscaping (Trees)	EA	\$400	15	\$6,000			
Landscaping (Hydroseeding)	AC	\$3,500	3.5	\$12,250			
Irrigation	LS	\$26,000	1	\$26,000			
Sidewalks, 8' width	LF	\$26	100	\$2,600			
<i>Sidewalk from Stone Drive/Rockbridge</i>					<i>\$44,800</i>		
Sidewalks, 8' width	LF	\$28	1,600	\$44,800			

<i>Misc. Park Development</i>					\$347,691	\$269,475	
Water Service	LF	\$22	1,500	\$33,000		\$33,000	
Water Fountain	EA	\$1,750	1	\$1,750		\$1,750	
Sewer Waste Service	LF	\$36	1,600	\$57,600		\$57,600	
Electricity/Conduit	LF	\$12	1,500	\$18,000		\$18,000	
Stormwater Management	LF	\$20,000	1	\$20,000		\$20,000	
Signage (Trail Info)	EA	\$450	2	\$900		\$900	
Removal of Existing Trash/Debris	LS	\$8,000	1	\$8,000		\$8,000	
Removal of Existing Silt Fence	LF	\$0.50	11,000	\$5,500		\$5,500	
Traffic Signs	EA	\$300	4	\$1,200		\$1,200	
6' Concrete Sidewalk - N. DeShong	LF	\$22	2,678	\$58,916			
Meadow - seeded	AC	\$4,500	9	\$40,500		\$40,500	
Earthwork	CY	\$4.50	13,250	\$59,625		\$59,625	
Erosion Control	LS	\$15,000	1	\$15,000		\$15,000	
Orientation Kiosk	EA	\$7,500	1	\$7,500			
Park Entry Sign	EA	\$8,400	1	\$8,400		\$8,400	
Adult Swings	EA	\$1,000	4	\$4,000			
Interpretive Signage	LS	\$7,800	1	\$7,800			
Multi-Use Trail System					\$555,220	\$141,720	
<i>North Loop</i>					\$141,720	\$141,720	
Clearing and Grubbing	AC	\$3,000	2	\$4,800			
Multi-Use Trail (12' wide asphalt)	LF	\$24	5,280	\$126,720			
Footbridges	EA	\$5,000	1	\$5,000			
Signage	EA	\$300	4	\$1,200			
Bench	EA	\$1,000	4	\$4,000			
<i>South Loop</i>					\$151,500		
Clearing and Grubbing	AC	\$3,000	2	\$4,800			
Multi-Use Trail (12' wide asphalt)	LF	\$24	5,700	\$136,800			
Footbridges	EA	\$5,000	1	\$5,000			
Signage	EA	\$300	3	\$900			
Bench	EA	\$1,000	4	\$4,000			
<i>Spur to West Side</i>					\$262,000		
Bridge - 150 foot length	LS	\$250,000	1	\$250,000			
Multi-Use Trail (12' wide asphalt)	LF	\$24	500	\$12,000			
Nature Trail System - West					\$89,760		
Clearing and Grubbing	AC	\$3,000	1.0	\$3,000			
Natural Surface Footpaths	LF	\$6	7,110	\$42,660			
Bench	EA	\$1,000	3	\$3,000			
Signage	EA	\$300	12	\$3,600			
Boardwalk	LF	\$150	250	\$37,500			
Nature Trail System - East					\$216,250	\$81,600	
<i>North Connector</i>					\$63,400		
Clearing and Grubbing	AC	\$3,000	1	\$1,500			
Natural Surface Footpaths	LF	\$8	2,150	\$17,200			
Footbridges	EA	\$5,000	1	\$5,000			
Bench	EA	\$1,000	1	\$1,000			
Signage	EA	\$300	4	\$1,200			
Boardwalk	LF	\$150	250	\$37,500			
<i>Center Loop w/ Rockbridge Connector</i>					\$99,150	\$81,600	
Clearing and Grubbing	AC	\$3,000	1	\$3,000		\$3,000	
Natural Surface Footpaths	LF	\$8	6,800	\$54,400		\$54,400	
Bench	EA	\$1,000	3	\$3,000		\$3,000	
Footbridges	EA	\$5,000	4	\$20,000		\$20,000	
Open Field Restoration	AC	\$4,500	3.9	\$17,550			
Signage	EA	\$300	4	\$1,200		\$1,200	

South Loop					\$53,700		
Clearing and Grubbing	AC	\$3,000	1	\$1,500			
Natural Surface Footpaths	LF	\$8	2,500	\$20,000			
Bench	EA	\$1,000	1	\$1,000			
Signage	EA	\$300	4	\$1,200			
Boardwalk	LF	\$150	200	\$30,000			

West Side Amenity Area					\$303,225		
Disc Golf Course	Hole	\$750	18	\$13,500			
Disc Golf Course - selective clearing	AC	\$3,000	1	\$3,000			
Shelter (20'x20')	SF	\$50	400	\$20,000			
Playground (Small)	SF	\$10	4,717	\$47,170			
Retaining Wall (at Playground)	SFF	\$26	225	\$5,850			
Selective Clearing	AC	\$3,000	0.5	\$1,500			
Asphalt Drive/Parking	SY	\$18	1,825	\$32,850			
Striping (25 spaces)	LF	\$2	450	\$900			
Curb & Gutter	LF	\$14	1,400	\$19,600			
Earthwork	CY	\$6	2,500	\$15,000			
Erosion Control	LS	\$4,000	1	\$4,000			
Selective Clearing	AC	\$2,500	1	\$1,250			
8' Wide Paved Connectors to Trail	LF	\$15	225	\$3,375			
Restroom Building (24'x24')	SF	\$120	576	\$69,120			
Electricity/Conduit	LF	\$12	550	\$6,600			
Water Service	LF	\$22	550	\$12,100			
Water Fountain	EA	\$1,750	2	\$3,500			
Sewer Waste Service	LF	\$36	635	\$22,860			
Stormwater Management	LS	\$8,500	1	\$8,500			
Signage (Park Entrance)	EA	\$4,500	1	\$4,500			
Signage (Drive/Parking)	EA	\$300	4	\$1,200			
Signage (Trail Info)	EA	\$450	1	\$450			
Picnic Tables	EA	\$1,000	3	\$3,000			
Bench on Concrete Pad	EA	\$1,200	2	\$2,400			
Trash Receptacle on Concrete Pad	EA	\$500	2	\$1,000			

Budget Summary						
		Subtotal	\$2,940,001	\$1,303,955		
		Contingency (15%)	\$441,000	\$195,593		
		Insurance/Bonds/Other Fees (10%)	\$338,100	\$149,955		
		Land. Arch./Eng./Arch./Survey Fees (9%)	\$334,719	\$148,455		
		TOTAL	\$4,053,820	\$1,797,958		
Phase 1 Budget						\$1,798,000
Phase 1 Add Alternates						
	1. Senior Amenity Area			\$52,000		
	2. Open Field Restoration (Center Nature Trail Loop)			\$17,550		
	3. Dog Park			\$129,350		
	4. Irrigation/Sidewalks			\$52,000		
	5. Misc. Items (Kiosk/Trees/Adult Swings)			\$26,300		
	6. Parking Lot Lights			\$45,400		

Illustrations

LEGEND

- 0-5% Slope
- 5-15% Slope
- above 15% Slope



Landscape Architecture • Historic Preservation • Planning



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



DeSHONG PARK SITE
MASTER PLAN
GWINNETT COUNTY, GEORGIA

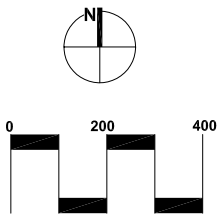



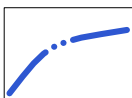
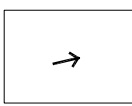
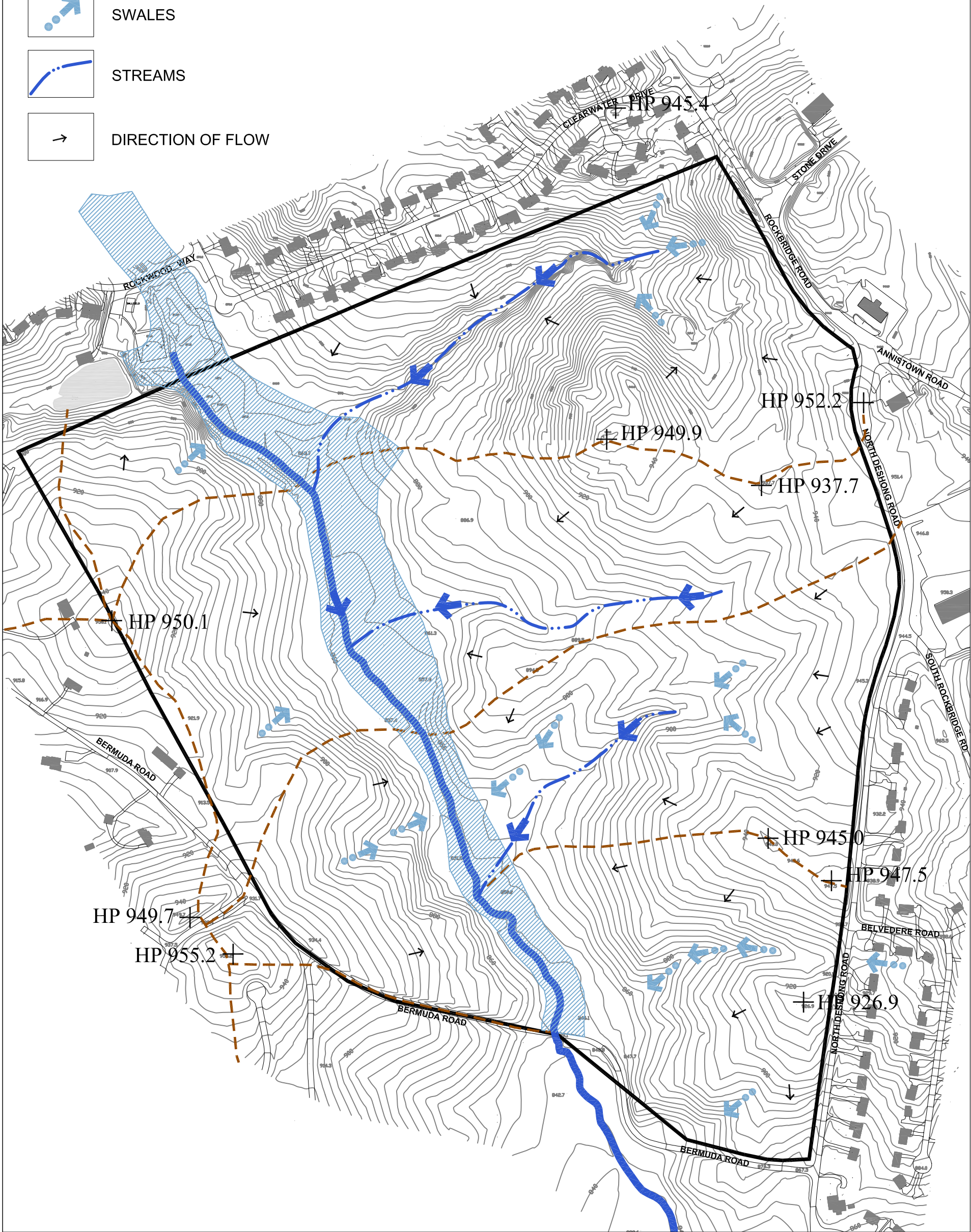


ILLUSTRATION
A
SLOPE ANALYSIS

LEGEND

-  APPROXIMATE AREA OF
100-YEAR FLOOD
-  RIDGELINES / WATERSHED
BOUNDARIES
-  SWALES
-  STREAMS
-  DIRECTION OF FLOW



Landscape Architecture • Historic Preservation • Planning



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



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

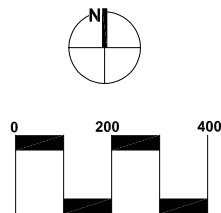


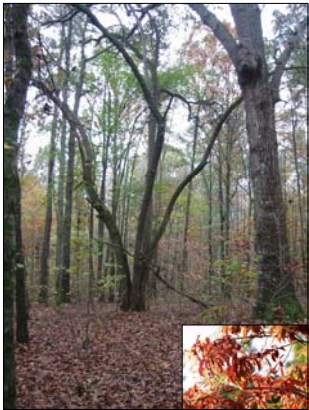
ILLUSTRATION
B

HYDROLOGY



LEGEND

- Clearing (may include large homesite trees)
- Mid-Successional Pine and Hardwood Forest
- Late-Successional Pine and Hardwood Forest
- Sub-Mesic Broadleaf Deciduous Forest
- Invasive Species Dominant
- Bottomland/Floodplain Forest



Distinctive on-site vegetation includes numerous Sourwood trees (above) and colonies of Netted Chain Fern (below)

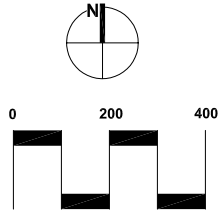


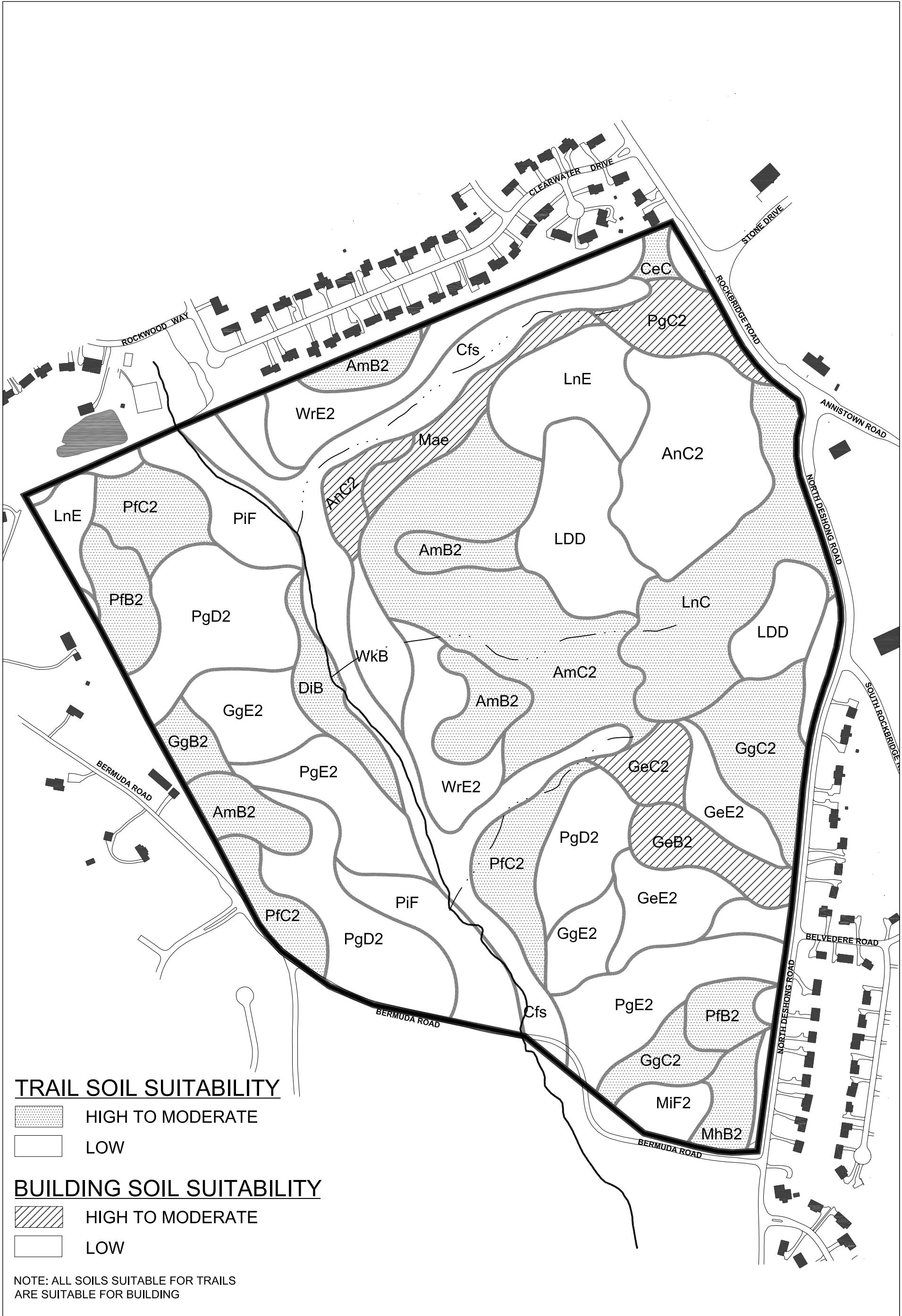
Invasive species include Chinese Privet and Nepalese Browntop (pictured above). These species dominate recently cleared areas such as the sewer easement running through the site.





Mixed Pine and Hardwood Successional Forests:
The understory is dense, but larger trees are generously spaced. Canopy species include Loblolly Pine, Tulip Poplar, White Oak, and Southern Red Oak. The understory contains Sourwood, Dogwood, Sparkleberry, and Privet. The groundcover is mostly young hardwood seedlings, but Smilax and other small groundlayer plants exist. Late-successional forests have a greater percentage of hardwood species to pine.

Sub-Mesic Broadleaf Deciduous Forests: Canopy species include White Oak, Northern Red Oak, Pignut Hickory, Mockernut Hickory, Tulip Poplar, Red Maple, and Sweetgum. Understory species include Sourwood, Dogwood, American Holly, Buckeye, Sparkleberry and Beautyberry. Groundlayer on this site is sparse but dominated by Muscadine Grape. Even-aged stands tend to be dominated by more oak and hickory while uneven-aged stands tend to be dominated by Sweetgum and Tulip Poplar.





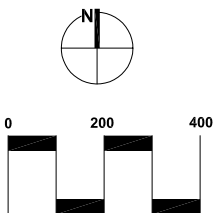
TRAIL SOIL SUITABILITY

-  HIGH TO MODERATE
-  LOW

BUILDING SOIL SUITABILITY

-  HIGH TO MODERATE
-  LOW

NOTE: ALL SOILS SUITABLE FOR TRAILS
ARE SUITABLE FOR BUILDING



SOIL LIMITATIONS

Soil Key	Soil Type	Slope (%)	Erosion	Limitations for building structures	Limitations for paths and trails
AmB2	Appling sandy loam	2-6	eroded	Slight	Slight
AmC2	Appling sandy loam	6-10	eroded	Slight	Slight
AnC2	Appling sandy clay loam	6-10	eroded	Slight	Moderate-clayey surface
CeC	Cecil gravelly sandy loam	2-10		Slight	Slight
Cfs	Chewacla	0-2	flooded	Severe-flooded	Severe
DiB	Durham sandy loam	2-6		Slight	Slight
GeB2	Gwinnett clay loam	2-6	eroded	Slight	Moderate-clayey surface
GeC2	Gwinnett clay loam	6-10	eroded	Slight	Moderate-clayey surface
GeE2	Gwinnett clay loam	10-25	eroded	Moderate-slopes	Moderate-clayey surface
GgB2	Gwinnett loam	2-6	eroded	Slight	Slight
GgC2	Gwinnett loam	6-10	eroded	Slight	Slight
GgE2	Gwinnett loam	10-25	eroded	Moderate-slopes	Moderate-slopes
LDD	Louisburg stony loamy sand	6-15		Severe-shallow to rock	Moderate-slopes
LnC	Louisburg loamy sand	2-10		Moderate-shallow to rock	Slight
LnE	Louisburg loamy sand	10-25		Severe-shallow to rock	Moderate-slopes
Mae	*Made land			Slight	Moderate-clayey surface
MhB2	Madison gravelly sandy loam	2-6	eroded	Slight	Slight
MiF2	Madison sandy clay loam	15-45	eroded	Severe-slopes	Moderate-Severe-slopes
PfB2	Pacolet sandy loam	2-6	eroded	Slight	Slight
PfC2	Pacolet sandy loam	6-10	eroded	Slight	Slight
PgC2	Pacolet sandy clay loam	6-10	eroded	Slight	Moderate-clayey surface
PgD2	Pacolet sandy clay loam	10-15	eroded	Moderate-slopes	Moderate-clayey surface
PgE2	Pacolet sandy clay loam	15-25	eroded	Moderate-slopes	Moderate-clayey surface
PiF	Pacolet cobbly sandy loam	15-45		Severe-cobbles, slopes	Moderate-Severe-slopes
WkB	Worsham sandy loam	2-6		Severe-flooded	Severe-flooded
WrE2	Wedowee sandy loam	10-25	eroded	Moderate-slopes	Moderate-slopes
* Consists of cuts and fills. Deep weathered rock can be exposed in cuts and fill is made up of sand, silt, clay, and boulders. No topsoil is present and erosion can be a problem.					

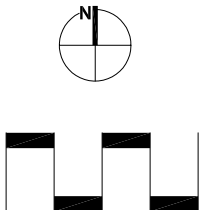
ESTIMATED SOIL PROPERTIES

Soil Name	Depth to hard rock (ft)	Depth to seasonally high water table (In)	Depth from surface (In)	USDA Texture	Reaction (pH)	Shrink-swell potential
Appling	>8	>50	0-10	Fine sandy loam	4.5-5.0	Low
			10-24	Sandy clay loam	4.5-5.0	Moderate
			24-42	Sandy clay	4.5-5.0	Moderate
Cecil gravelly sandy loam	>10	>60	0-8	Sandy loam	5.1-5.5	Low
			8-34	Sandy clay	4.5-5.5	Moderate
			34-52	Clay loam	4.5-5.5	Moderate
Chewacla	>10	0-24	52-56	Sandy loam	4.5-5.5	Low
			0-6	Silt loam	4.5-5.0	Low
			6-28	Silty clay loam	4.5-5.0	Moderate
Durham	>6	>36	28-42	Silt loam	4.5-5.0	Low
			0-12	Sandy loam	5.6-6.0	Low
			12-44	Sandy clay loam	4.5-6.0	Moderate
Gwinnett	>6	>60	44-59	Sandy clay loam	4.5-5.0	Moderate to low
			0-7	Loam	5.1-5.5	Low
			7-35	Clay	5.1-5.5	Moderate
Louisburg	1.5-4	>60	35-43	Clay loam	5.1-5.5	Moderate to low
			43	Fractured rock		
			0-6	Loamy sand	5.1-5.5	Low
Madison	>10	>60	6-13	Sandy loam	5.1-5.5	Low
			13-29	Weathered rock		
			29	Granite and gneiss		
Pacolet	>6	>60	0-6	Gravelly sandy loam	5.1-5.5	Low
			6-10	Clay loam	5.1-5.5	Moderate
			10-23	Sandy clay	5.1-5.5	Moderate
Worsham	>5	0-15	23-29	Sandy clay loam	5.1-5.5	Low
			29-90	Weatherd mica schist		
			0-8	Sandy loam	5.1-5.5	Low
Wedowee sandy loam	>5	>60	8-26	Clay	5.1-5.5	Moderate
			26-34	Sandy clay loam	5.1-5.5	Moderate
			34-48	Sandy loam	5.1-5.5	Low
			0-8	Sandy loam	4.5-5.0	Low
			8-40	Sandy clay loam	4.5-5.0	Moderate to high
			0-11	Sandy loam	4.5-5.0	Low
			11-16	Sandy clay loam	4.5-5.0	Moderate
			16-25	Sandy clay	4.0-4.5	Moderate
			25-35	Clay loam	4.5-5.0	Moderate
			35-50	Loam	4.5-5.5	Low to moderate



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

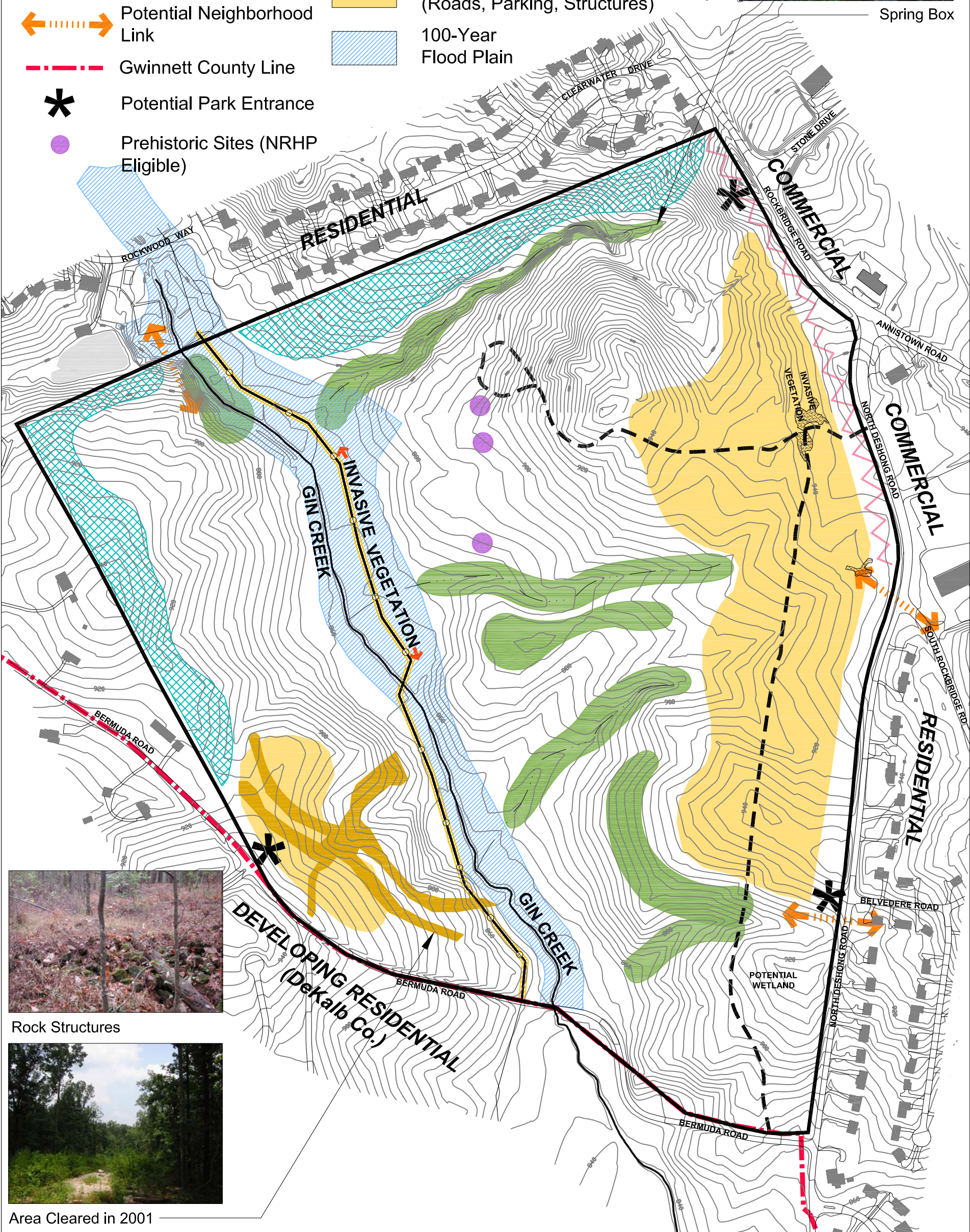


LEGEND

- Roadbed
- Sewer Easement
- Area with High Traffic Noise
- Potential Neighborhood Link
- Gwinnett County Line
- Potential Park Entrance
- Prehistoric Sites (NRHP Eligible)
- Limited Development Areas (Pedestrian Trails Only)
- Environmentally Sensitive Areas
- Potential Development Area (Roads, Parking, Structures)
- 100-Year Flood Plain



Spring Box



Rock Structures



Area Cleared in 2001

Landscape Architecture • Historic Preservation • Planning

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



DeSHONG PARK SITE
MASTER PLAN
GWINNETT COUNTY, GEORGIA

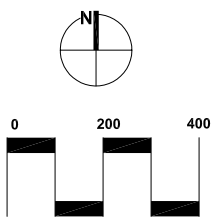


ILLUSTRATION
F
ISSUES &
OPPORTUNITIES

MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 1.5 MILE LOOP
- TRAIL CONNECTIONS TO NEIGHBORHOODS

MEADOW/TURF AREA

- APPROX. 6 ACRES OPEN MEADOW
- APPROX. 2 ACRES IRRIGATED TURF
- APPROX. 3 ACRES FENCED DOG PARK

PAVILION AREA

- APPROX. 45'x55' STRUCTURE
- 10 PICNIC TABLES (60-80 PEOPLE)
- RESTROOMS
- TWO AGE-APPROPRIATE PLAYGROUND AREAS
- SAND VOLLEYBALL COURT
- PAVED ACCESS DRIVE WITH APPROX. 80PARKING SPACES
- LINK TO MULTI-USE TRAIL

TEEN AREA

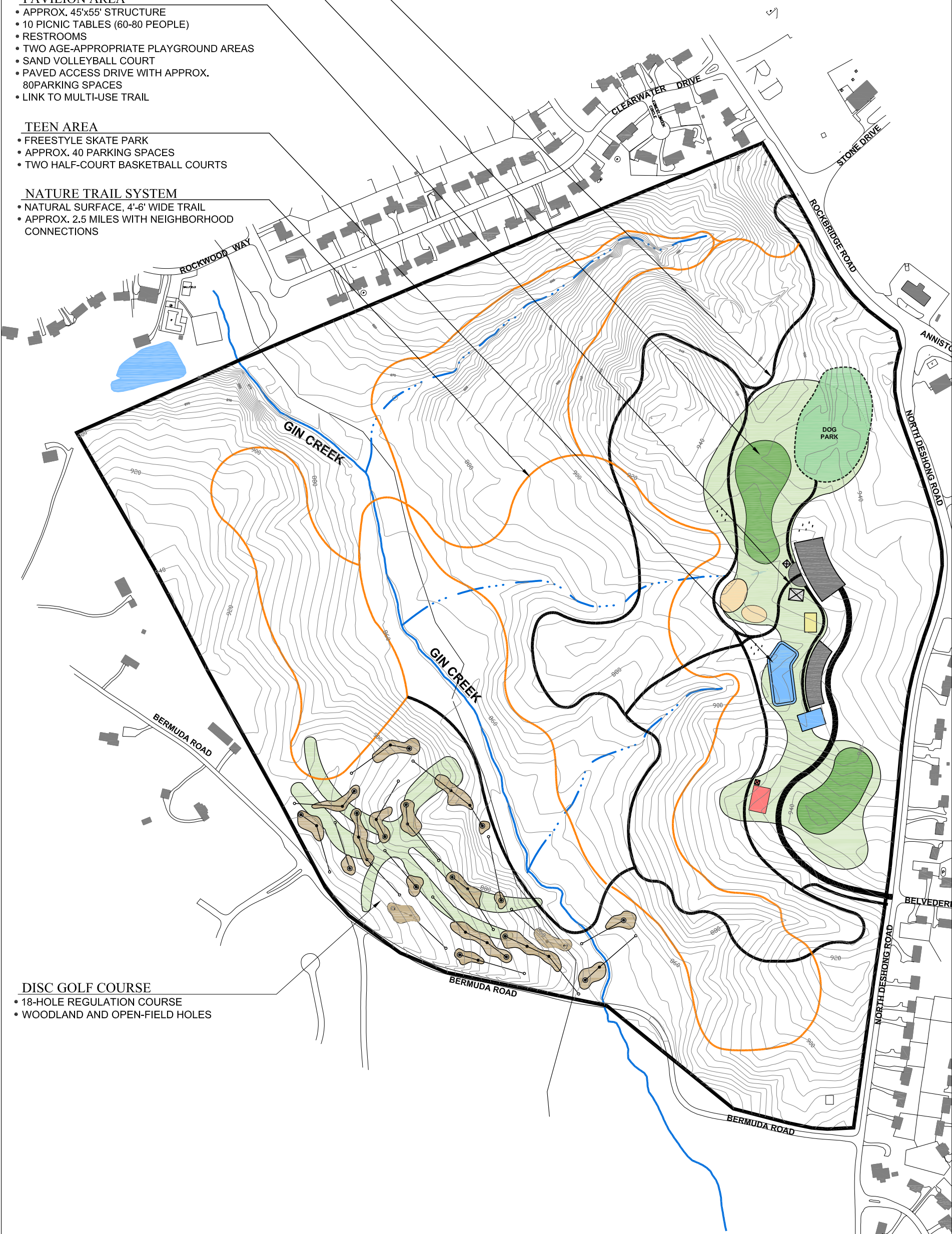
- FREESTYLE SKATE PARK
- APPROX. 40 PARKING SPACES
- TWO HALF-COURT BASKETBALL COURTS

NATURE TRAIL SYSTEM

- NATURAL SURFACE, 4'-6' WIDE TRAIL
- APPROX. 2.5 MILES WITH NEIGHBORHOOD CONNECTIONS

DISC GOLF COURSE

- 18-HOLE REGULATION COURSE
- WOODLAND AND OPEN-FIELD HOLES



Landscape Architecture • Historic Preservation • Planning



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



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

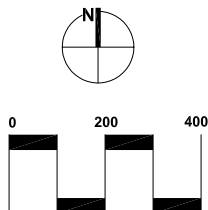


ILLUSTRATION
G

CONCEPT A

MEADOW/TURF AREA

- APPROX. 10 ACRES OPEN MEADOW
- APPROX. 2 ACRES IRRIGATED TURF
- APPROX. 3 ACRES FENCED DOG PARK

MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 1.5 AND .75 MILE LOOPS
- TRAIL CONNECTIONS TO NEIGHBORHOODS

NATURE TRAIL SYSTEM

- 4'-6' WIDE NATURAL SURFACE TRAIL
- 2.75 TOTAL MILES OF TRAIL
- POTENTIAL NEIGHBORHOOD CONNECTIONS

PAVILION AREA

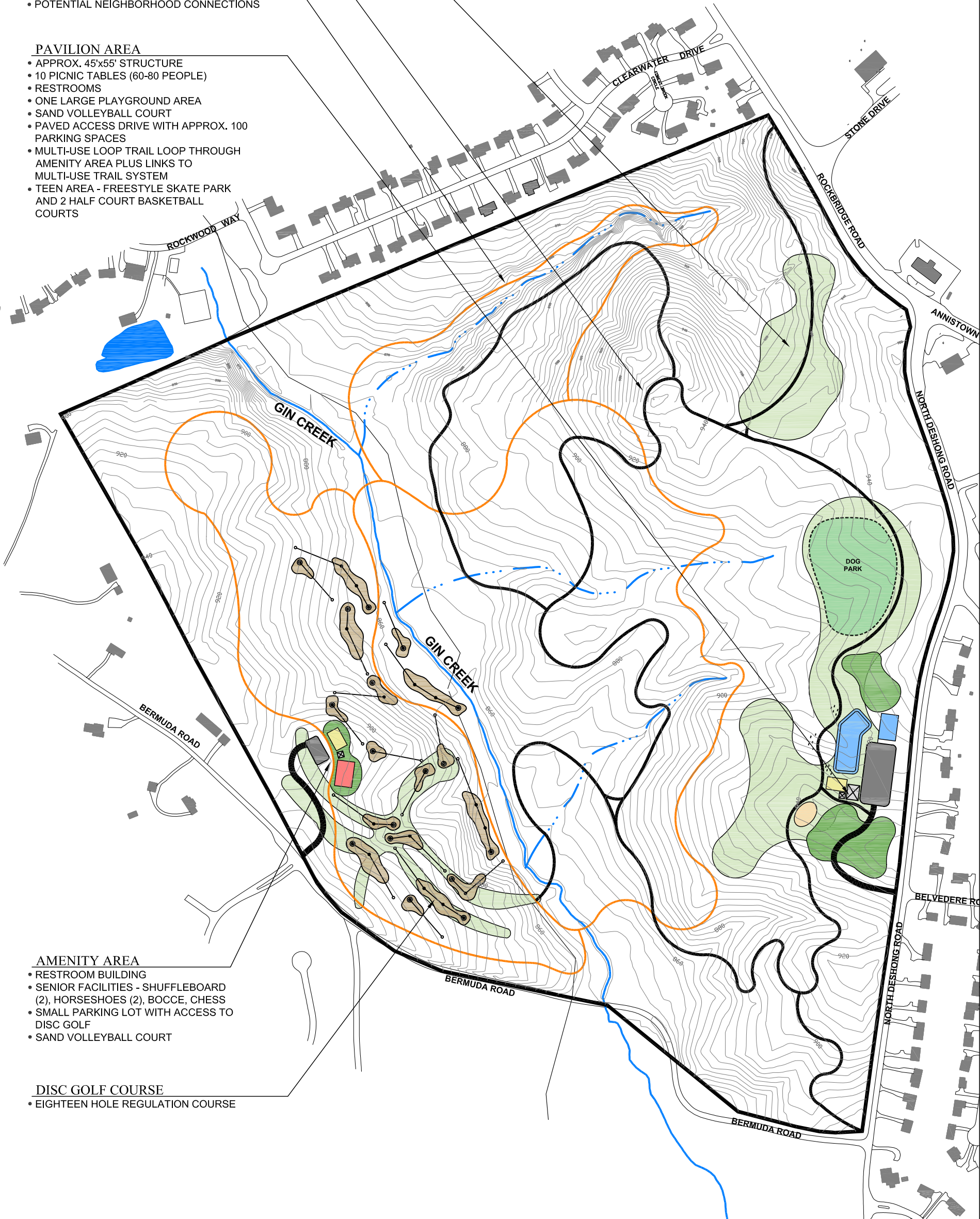
- APPROX. 45'x55' STRUCTURE
- 10 PICNIC TABLES (60-80 PEOPLE)
- RESTROOMS
- ONE LARGE PLAYGROUND AREA
- SAND VOLLEYBALL COURT
- PAVED ACCESS DRIVE WITH APPROX. 100 PARKING SPACES
- MULTI-USE LOOP TRAIL LOOP THROUGH AMENITY AREA PLUS LINKS TO MULTI-USE TRAIL SYSTEM
- TEEN AREA - FREESTYLE SKATE PARK AND 2 HALF COURT BASKETBALL COURTS

AMENITY AREA

- RESTROOM BUILDING
- SENIOR FACILITIES - SHUFFLEBOARD (2), HORSESHOES (2), BOCCE, CHESS
- SMALL PARKING LOT WITH ACCESS TO DISC GOLF
- SAND VOLLEYBALL COURT

DISC GOLF COURSE

- EIGHTEEN HOLE REGULATION COURSE



Landscape Architecture - Historic Preservation - Planning



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



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

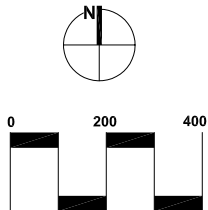


ILLUSTRATION
H

CONCEPT B

MULTI-USE TRAIL SYSTEM

- TWELVE-FOOT WIDE ASPHALT SURFACE
- APPROX. 2.5 AND 1 MILE LOOPS
- TRAIL CONNECTIONS TO NEIGHBORHOODS
- OCCASIONAL SMALL 20'x20' SHELTERS

MEADOW/TURF AREA

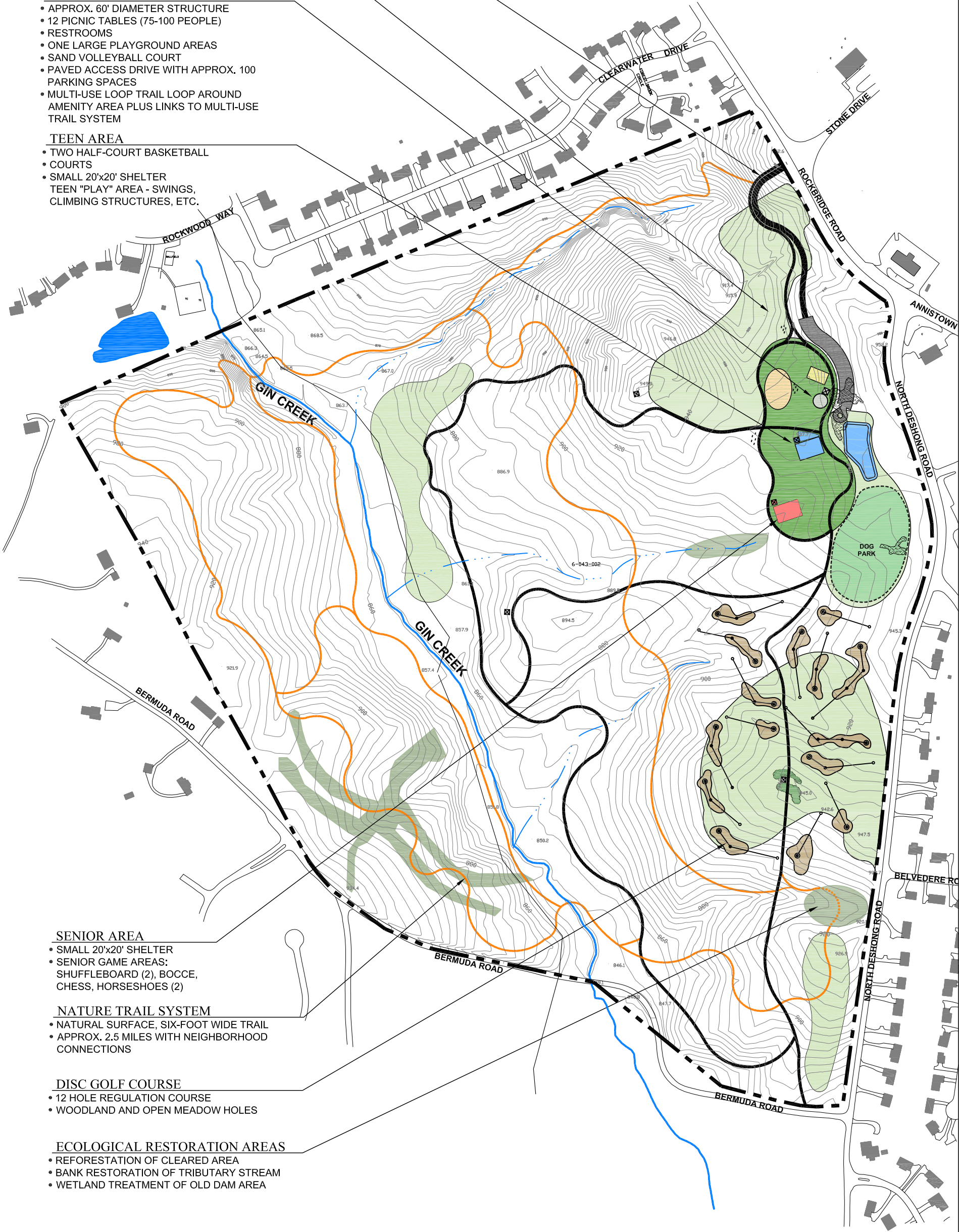
- APPROX. 13 ACRES OPEN MEADOW ON SITE
- APPROX. 4.5 ACRES IRRIGATED TURF
- APPROX. 3 ACRES FENCED DOG PARK

PAVILION AREA

- APPROX. 60' DIAMETER STRUCTURE
- 12 PICNIC TABLES (75-100 PEOPLE)
- RESTROOMS
- ONE LARGE PLAYGROUND AREAS
- SAND VOLLEYBALL COURT
- PAVED ACCESS DRIVE WITH APPROX. 100 PARKING SPACES
- MULTI-USE LOOP TRAIL LOOP AROUND AMENITY AREA PLUS LINKS TO MULTI-USE TRAIL SYSTEM

TEEN AREA

- TWO HALF-COURT BASKETBALL
- COURTS
- SMALL 20'x20' SHELTER
- TEEN "PLAY" AREA - SWINGS, CLIMBING STRUCTURES, ETC.



SENIOR AREA

- SMALL 20'x20' SHELTER
- SENIOR GAME AREAS: SHUFFLEBOARD (2), BOCCE, CHESS, HORSESHOES (2)

NATURE TRAIL SYSTEM

- NATURAL SURFACE, SIX-FOOT WIDE TRAIL
- APPROX. 2.5 MILES WITH NEIGHBORHOOD CONNECTIONS

DISC GOLF COURSE

- 12 HOLE REGULATION COURSE
- WOODLAND AND OPEN MEADOW HOLES

ECOLOGICAL RESTORATION AREAS

- REFORESTATION OF CLEARED AREA
- BANK RESTORATION OF TRIBUTARY STREAM
- WETLAND TREATMENT OF OLD DAM AREA

Landscape Architecture - Historic Preservation - Planning



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



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

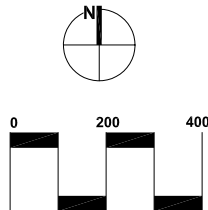


ILLUSTRATION
I

CONCEPT C

MEADOW/TURF AREAS

- APPROX. 12+ ACRES OPEN MEADOW ON SITE
- APPROX. 3.3 ACRES IRRIGATED TURF
- APPROX. 3.5 ACRES FENCED DOG PARK

NATURE TRAIL SYSTEM

- NATURAL SURFACE, 4'-6" WIDE TRAIL
- APPROX. 3.5 MILES WITH NEIGHBORHOOD CONNECTIONS
- BOARDWALK AREAS THROUGH FLOOD PLAIN AND WETLAND AREAS

SENIOR AREA

- SMALL 20'x20' SHELTER
- SENIOR GAME COURTS:
SHUFFLEBOARD (2), BOCCIE,
CHESS, HORSESHOES (2)
- PARKING AREA - 20 SPACES
- ACCESS TO DOG PARK
- 24'x24' RESTROOM BUILDING
-

MULTI-USE TRAIL SYSTEM

- 10'-12' WIDE ASPHALT SURFACE
- APPROX. 1.75, 1.4, AND 1 MILE LOOPS
- TRAIL CONNECTIONS TO NEIGHBORHOODS
- BRIDGE CONNECTION TO WEST SIDE OF GIN CREEK

PAVILION AREA

- APPROX. 60' DIAMETER STRUCTURE
- 12 PICNIC TABLES (75-100 PEOPLE)
- ACCESS TO 24'x30' RESTROOM BUILDING
- ONE LARGE PLAYGROUND AREA
- SAND VOLLEYBALL COURT
- PAVED ACCESS DRIVE WITH APPROX. 75 PARKING SPACES
- 8-FOOT WIDE TRAIL LOOP AROUND TURF AND AMENITY AREA PLUS LINKS TO MULTI-USE TRAIL SYSTEM

FUTURE DEVELOPMENT

WEST SIDE AMENITY AREA

- FUTURE DEVELOPMENT
- RESTROOM BUILDING
- SMALL 20'x20' SHELTER
- SMALL PLAYGROUND AREA
- PARKING AREA - 25 SPACES

DISC GOLF COURSE

- 18 HOLE REGULATION COURSE
- WOODLAND AND OPEN MEADOW HOLES

TEEN AREA

- TWO HALF-COURT BASKETBALL COURTS
- SMALL 20'x20' SHELTER
- TEEN "PLAY" AREA - SWINGS, CLIMBING STRUCTURES, ETC.
- 14,000 SF SKATE PARK
- PARKING AREA - 35 SPACES

ECOLOGICAL RESTORATION AREAS

- BANK RESTORATION OF TRIBUTARY STREAM
- WETLAND TREATMENT OF OLD DAM AREA

LEGEND

— MULTI-USE TRAIL

- - - NATURE TRAIL

● ARCHAEOLOGICAL DIG SITES

MEADOW

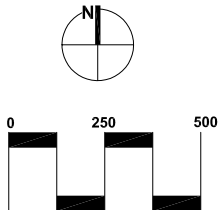
) (BRIDGE

STORMWATER DETENTION AREA



**DeSHONG PARK SITE
MASTER PLAN**

GWINNETT COUNTY, GEORGIA



**ILLUSTRATION
J**

*PRELIMINARY
MASTER PLAN*

NATURE TRAIL SYSTEM

- NATURAL SURFACE, 4'-6' WIDE TRAIL
- APPROX. 4 MILES WITH SUBLOOPS
- BOARDWALK AREAS THROUGH FLOOD PLAIN AND WETLAND AREAS

MEADOW/TURF AREAS

- APPROX. 12+ ACRES OPEN MEADOW ON SITE
- APPROX. 3.3 ACRES IRRIGATED TURF
- APPROX. 3.5 ACRES FENCED DOG PARK

PAVILION AREA

- 60' DIAMETER STRUCTURE
- 12 PICNIC TABLES
- 24'x30' RESTROOM BUILDING WITH STORAGE ROOM
- LARGE PLAYGROUND AREA
- SAND VOLLEYBALL COURT
- PAVED ACCESS DRIVE WITH 100 PARKING SPACES
- 8-FOOT WIDE TRAIL LOOP AROUND TURF AND
- AMENITY AREA PLUS LINKS TO MULTI-USE TRAIL SYSTEM

MULTI-USE TRAIL SYSTEM

- 12' WIDE ASPHALT SURFACE
- APPROX. 1.75, 1.4, AND 1 MILE LOOPS
- TRAIL CONNECTIONS TO NEIGHBORHOODS
- BRIDGE CONNECTION TO WEST SIDE OF GIN CREEK

SENIOR AREA

- SMALL 20'x20' SHELTER
- SENIOR GAME COURTS:
BOCCE (2), HORSESHOES (2),
PERMANENT
CHECKERS/CHESS TABLES
- PAVED LOOP WALKWAY
(LESS THAN 3% SLOPE)

WEST SIDE AMENITY AREA

- FUTURE DEVELOPMENT
- RESTROOM BUILDING
- SMALL 20'x20' SHELTER
- SMALL PLAYGROUND AREA
- PARKING AREA - 25 SPACES

DISC GOLF COURSE

- 18 HOLE REGULATION COURSE
- WOODLAND AND OPEN MEADOW HOLES

TEEN AREA

- TWO HALF-COURT BASKETBALL COURTS
- SMALL 20'x20' SHELTER
- TEEN "PLAY" AREA - SWINGS, CLIMBING
STRUCTURES, ETC.
- 11,000 SF SKATE PARK
- PARKING AREA - 35 SPACES

ECOLOGICAL RESTORATION AREAS

- BANK RESTORATION OF TRIBUTARY STREAM
- WETLAND TREATMENT OF OLD DAM AREA

LEGEND

— MULTI-USE TRAIL

— NATURE TRAIL

••••• BOARDWALK

● ARCHAEOLOGICAL DIG SITES

■ MEADOW

)(BRIDGE

■ STORMWATER DETENTION AREA

● EXISTING WOODLAND TO REMAIN

■ ROCK OUTCROP AREAS

••• BENCHES/PICNIC TABLES



TOTAL PARK ACREAGE = 208.25 ACRES

Landscape Architecture • Historic Preservation • Planning

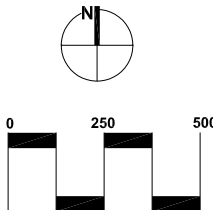


119 Washington Street, Gainesville, GA 30501
770/534-0506 FAX: 770/534-0507



**DeSHONG PARK SITE
MASTER PLAN**

GWINNETT COUNTY, GEORGIA



**ILLUSTRATION
K**

*FINAL
MASTER PLAN
1.27.04*

NATURE TRAIL SYSTEM

- NATURAL SURFACE, 6' WIDE TRAIL
- APPROX. 1.25 MILES

MEADOW/TURF AREAS

- APPROX. 9 ACRES OPEN MEADOW
- APPROX. 3.3 ACRES TURF (IRRIGATION ALTERNATE)
- APPROX. 3.5 ACRES FENCED DOG PARK (ALTERNATE)
- APPROX. 3 ACRES OF MEADOW RESTORATION (ALTERNATE)

FUTURE PAVILION AREA

- 24'x30' RESTROOM BUILDING WITH STORAGE ROOM
- LARGE PLAYGROUND AREA
- PAVED ACCESS DRIVE WITH 65 PARKING SPACES
- 8-FOOT WIDE TRAIL LOOP AROUND TURF/AMENITY
- AREA PLUS LINKS TO MULTI-USE TRAIL SYSTEM

MULTI-USE TRAIL LOOP

- 12' WIDE ASPHALT SURFACE
- APPROX. 1 MILE LOOP

SENIOR AREA (ALTERNATE)

- SMALL 20'x20' SHELTER
- SENIOR GAME COURTS: BOCCE(2), HORSESHOES (2), PERMANENT CHECKERS/CHESS TABLES
- PAVED LOOP WALKWAY (LESS THAN 3% SLOPE)

TEEN AREA

- TWO HALF-COURT BASKETBALL COURTS
- TEEN "PLAY" AREA - SWINGS, CLIMBING STRUCTURES, ETC.
- 6,000 SF SKATE PARK (5,000 SF ALTERNATE)
- PARKING AREA - 35 SPACES

LEGEND

MULTI-USE TRAIL

NATURE TRAIL

ARCHAEOLOGICAL DIG SITES

MEADOW

) (BRIDGE

STORMWATER DETENTION AREA

EXISTING WOODLAND TO REMAIN

ROCK OUTCROP AREAS

BENCHES/PICNIC TABLES



TOTAL PARK ACREAGE = 208.25 ACRES

Landscape Architecture - Historic Preservation - Planning



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



DeSHONG PARK SITE
MASTER PLAN

GWINNETT COUNTY, GEORGIA

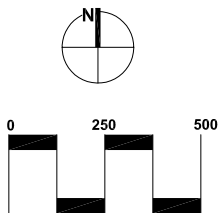


Illustration
L

PHASE ONE
PLAN