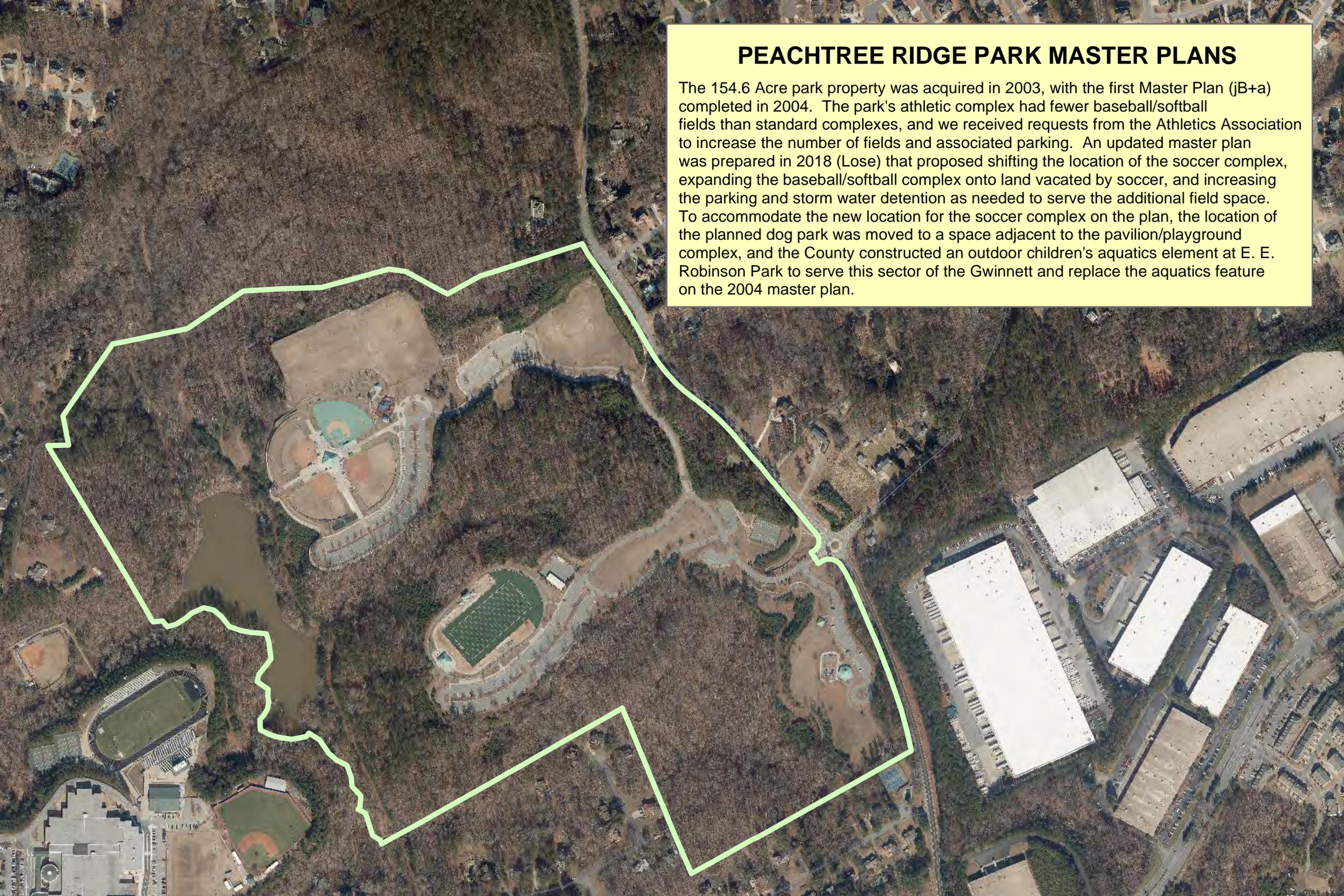


PEACHTREE RIDGE PARK MASTER PLANS

The 154.6 Acre park property was acquired in 2003, with the first Master Plan (jB+a) completed in 2004. The park's athletic complex had fewer baseball/softball fields than standard complexes, and we received requests from the Athletics Association to increase the number of fields and associated parking. An updated master plan was prepared in 2018 (Lose) that proposed shifting the location of the soccer complex, expanding the baseball/softball complex onto land vacated by soccer, and increasing the parking and storm water detention as needed to serve the additional field space. To accommodate the new location for the soccer complex on the plan, the location of the planned dog park was moved to a space adjacent to the pavilion/playground complex, and the County constructed an outdoor children's aquatics element at E. E. Robinson Park to serve this sector of the Gwinnett and replace the aquatics feature on the 2004 master plan.



PEACHTREE RIDGE PARK SITE MASTER PLAN



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

OCTOBER 2004

Peachtree Ridge Park Site Master Plan

Gwinnett County, Georgia

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

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

TRC
3772 Pleasantdale Road,
Suite 200
Atlanta, Georgia 30340

October, 2004

peachtree ridge park site master plan

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

Kathy Marelle - City of Duluth Parks Department
David Kesler - Gwinnett County Recreation Authority
David Ficco - Peachtree Ridge Youth Athletic Association
Todd Wade - Peachtree Ridge Youth Athletic Association
Derek Johnson - Peachtree Ridge Youth Athletic Association
William Brimer
Alan Bryant
Scott Courter
Margaret Fitzgerald
Scott Hanlon
Bobby Holley
David Hooper
Panda Jones
Terrye Jones
Jerry Knight
Earl Laird
Gary Landress
Pam LeBar
Sarah Lewis
Karen Lougee
Jackie Mellow
Tina Morris-Hadrill
David Oliver
Mike Owens
Mary Rogelstad
Karen Shields
Laura Taylor

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

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

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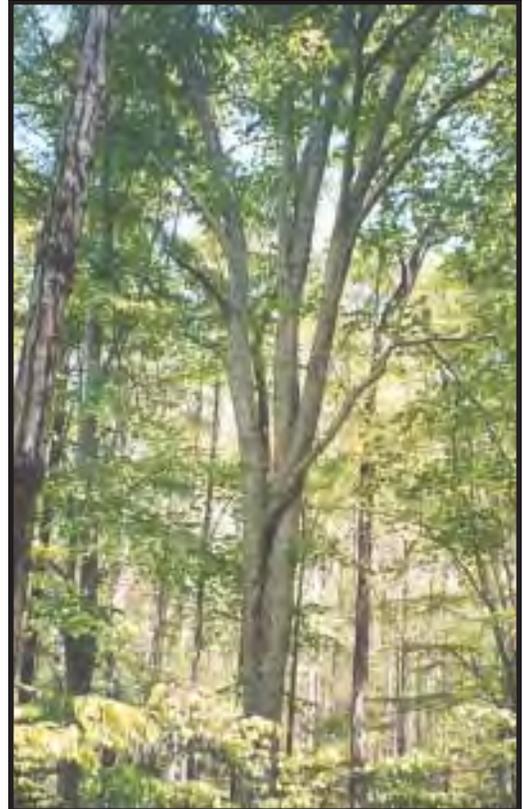
SECTION PROJECT GOALS AND OBJECTIVES

1.0 The 1996 Gwinnett County Comprehensive parks and Recreation master Plan included a prototype for community parks, which serve as the centerpiece of the park system. According to the plan, the County intends that community parks provide basic park facilities and services. Community parks should balance active and passive uses, serving all age groups. The prototype for a community park is 100 or more acres, and includes facilities and park elements to meet many diverse recreational needs for families and for individuals.

They typical community park includes various facilities and features, including five or more sports fields, ample parking for all included facilities, a multipurpose trail, and one or more picnic pavilions. Some community parks also include aquatic facilities and / or community rooms.

This report addresses the need for park services in a vigorously growing area of Gwinnett County on a recently acquired 155-acre site on Suwanee Creek / Wildwood Roads near Peachtree Ridge High School. The goals driving this master plan include the following:

- Address need for park services in a prospering area to ensure that park services are provided to all areas of the County.
- Realize goals of 1996 Comprehensive Plan and the 2000 CIP Plan
- Integrate a variety of diverse recreation activities which will serve all age groups
- Integrate a special needs multi-use field and playground to serve the special needs community
- Create sidewalk, pedestrian or bike trail connections to surrounding neighborhoods..
- Maintain both passive and active areas of the park while providing safety.



SECTION **PROJECT UNDERSTANDING**

2.0 The Peachtree Ridge Park site is comprised of approximately 155 acres located just south of the City of Suwanee. The property is bounded by Suwanee Creek Road to the north, Wildwood Road to the east, Taramore Farms Subdivision to the south, and Peachtree Ridge High School and Wickersham Subdivision to the west. This park is to be utilized as a Community Park.

Lake Louella is the prominent water body that is located on the site. Several small streams and creeks also bisect the park property. The site also contains several forest types with relatively distinct boundaries between each of these stands. In the southeastern section of the site, two concrete structures are located in the bottoms of spring fed ravines; these structures have been identified, and researched for potential historic significance.

SECTION **PROJECT APPROACH**

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

- Notice to proceed issued to jon Benson + associates, inc.
- Flyers advertising public meeting distributed, public meeting sign erected.
- Public Input meeting, Community Interest Forms and Steering Committee Membership applications distributed.
- Steering Committee Scheduling Meeting
- Steering Committee Park Site Visit with Consultant and County Representatives
- Meeting with Representatives from Special Needs Community
- Steering Committee Park Tour with Consultant and County Representatives
- Inventory / Analysis, Conceptual Plans Presentation to Steering Committee
- Preliminary Master Plan and Cost Estimate Presentation to Steering Committee
- Final Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority
- Presentation to Gwinnett County Board of Commissioners.

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

Preparation of Base Information

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

Community Interest Meeting

The first Public Meeting was held at the Peachtree Ridge High School Auditorium on March 11, 2004 with a presentation of the park boundary survey, aerial photography, a description of Community Park types, a description and the receipt of Community Interest form surveys and Steering Committee Applications.

Scheduling Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on March 31, 2004 to schedule all meetings for the Peachtree Ridge Park Site Master Planning Process.

Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on April 14, 2004 and April 17, 2004, for an informative site walk.

Because of the large size of the steering committee and to be able to accommodate all schedules, two separate days were needed to visit the site. The intent of the site walk was to become familiar with the opportunities and constraints of the park site. Steering committee members actively participated in the site tour by voicing concerns and requests for their passive community park.



Special Needs Meeting

Gwinnett County Staff and the Consultants met with representatives of the special needs population on May 6, 2004. The intent of this meeting was to hold a brainstorming session to help determine the direction needed to be taken for consideration of the special needs fields at Peachtree Ridge Park. Siting the right facility in the Peachtree Ridge Park Master Plan

will help ensure the correct amount of space and budget are allotted for future development of this park feature.

Tour of County Parks

Gwinnett County Staff, Consultants and Steering Committee Members met at Peachtree Ridge High School on May 8, 2004 to begin the Park system tour. The Park team visited 5 parks to discuss specific elements located at each park. These parks included the following:

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

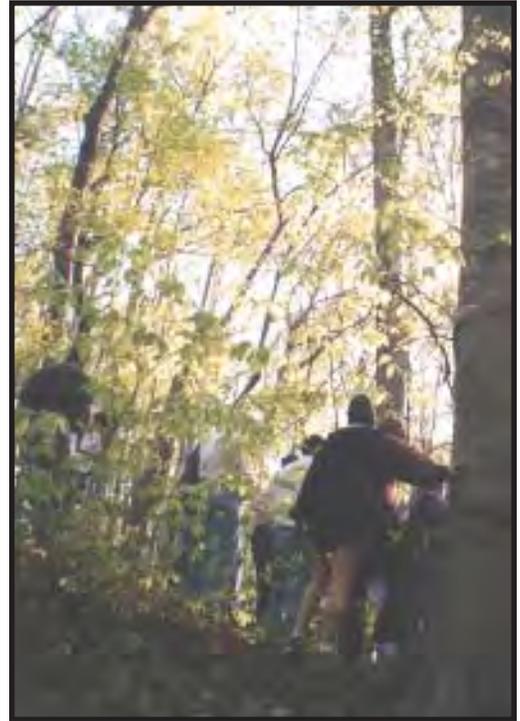
Bay Creek Park – Bay Creek offered the new standard for the County football complex. The footprint is based on the Shorty Howell Park footprint, with extra turf area at the end zone for cheerleading practice, and a lighted perimeter trail. The special needs playground and ball field at Bay Creek Park were also visited. The playground is surfaced with a compression absorbing surface rather than engineered wood chips or mulch for accessibility. A variety of activities exist within this play area including an elevated sand box, special needs swings, and a play structure that includes ramps and slides. This play area is used by both handicapped children and smaller tots. The 150' special needs field is also covered with a special surface for accessibility. Larger than standard dugouts, to shelter the ball players and a chaperone are located at the field, as well as shade structures rather than trees, to eliminate leave / twig litter.

Five Forks Park - Five Forks is a 25 acre passive community park with the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The large turf area was well accepted by the Park team and requested to be included on the priorities list. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables.

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

Collins Hill Park – Collins Hill Park presented a large outdoor aquatics area that could be used by a multitude of age groups. The aquatics area offered a variety of water play activities and substantial deck area.

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



Inventory / Analysis, Concept Presentation

The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee on May 19, 2004. Diagrams including; Slope and Hydrology Analysis, Soils Analysis, Vegetation Analysis, Area Parks Analysis and an Opportunities and Constraints Analysis, plus 3 Alternative Concept Plans.

Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on June 10, 2004, by the Consultant. A number of comments from the Committee and staff were given and the Consultant was asked to incorporate the comments into the Final Master Plan.

Final Master Plan Presentation

On June 23, 2004 the Consultant presented the Final Master Plan graphic and cost estimate to the Steering Committee. By majority acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic - page 28) After some discussion, the Committee voted to prioritize park elements for development when funding becomes available, by means of majority vote, The Steering Committee then voted to submit the Graphic Plan and their development priorities to the Recreation Authority for their acceptance.

Presentation to Recreation Authority

The Steering Committee recommendations were presented to the Gwinnett County Recreation Authority on August 19, 2004. The plan was presented by the consultant with several committee members present. Due to the minimal number of Recreation Authority members present at the meeting, the master plan could not be voted upon and the vote was tabled until the September 16th meeting. At the September 16th Recreation Authority Meeting, The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

Presentation to Board of Commissioners

Based on the Recreation Authority's endorsement, the plan was presented to the Gwinnett County Board of Commissioners on October 5, 2004. Several members of the Steering Committee were present. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Peachtree Ridge Park Site

SECTION 4.0 SITE INVENTORY AND ANALYSIS

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

Slope

The site is extremely sloped with an extensive variation of gradients across the property. The majority of the site (approximately 155 acres) falls between 10% slope and 30% slope. The site has many ravines with stream channels



at the bottom, and there are several ridge- lines dividing the ravines. The high point (elev. 1113.2) of the site is located right at an existing house just off Suwannee Creek Road. (RE: Graphic - page 13). The lowest part of the site is Lake Louella. The creek elevation is 963.9. This is 149.3 feet of elevation difference across the site.

A small portion of the site is between 0% and 10% slope, which is favorable for building construction, sports fields, parking and roads and general multi-use fields. The slopes from 5% to 10% will accommodate parking, roads, buildings, and sports fields with very little grading and will offer additional interest and challenge for the anticipated user. The portion of the site with 10% to 20% will need a significant degree of grading and earth moved in order to create anything more than foot paths and picnic sites. The remainder of the site is steeper than 20% which is not favorable for construction of any type.

Hydrology

Due to the hilly nature of the site, there are already existing blue-line stream channels crossing the land. The largest of these channels is at the lowest point of the site, and has been dammed up to form the 7.25-acre Lake Louella. The streams cutting through the site are considered "Blue Line" streams and will therefore be regulated under state waterway laws. If rehabilitation of the stream banks is needed, a variance could be considered. The site amenities will have to be arranged so as not to interfere with any of these state waters or the designated stream buffers surrounding each one. There is an existing culvert/dam/spillway at the bottom of Lake Louella that will require some renovating. Below the spillway lies a floodplain and an area delineated of wetlands.

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

Soils

Also important in evaluating a site are the soil types, which help to determine the types of construction that can occur on those soils. (RE: Graphic - page 14) The capacity of the soil to hold water, support vegetation, or to compact will determine the feasibility of each area for various types of recreation facilities. The soils within the Peachtree Ridge Park site are generally sandy and gravelly loam type soils and sandy loam type soils, all of which are favorable for passive recreation activities utilizing some planning and design techniques. Special emphasis will be needed to minimize the disturbance of the Congaree soils located below the dam at Lake Louella.

Vegetation

Vegetation across the site was analyzed and located on the Vegetation Analysis map (RE: Graphic page - 15). The site exhibits multiple forest types with very distinct boundaries. Forest types include a hardwood forest, made up of beech, white oak, poplar and hickory. A Pine/ hardwood mix with a Loblolly and short leaf pine over story and a deciduous sub-canopy. The pine forests are made up of predominantly Loblolly pine in various stages of growth and exhibiting some signs of pine borer infestation. A lowland area existing along the stream in the northwest corner of the site and exhibits some wetland characteristics. A hardwood / fern valley also exists in between the north ridge and the south ridge. A variety of native ferns exist in this area and with some help could become a nice area for the reestablishment of native vegetation. Some "Homestead Vegetation" (plants such as hybrid narcissus, iris and holly have been introduced to the site) also exists on site near the foundation of the former residences.

Banks along the existing lake are lacking vegetation in some areas and may require bank restoration and stabilization to help improve the quality of the water, and scenic qualities of the area.

Area Parks Analysis

The Peachtree Ridge park site will be developed into a complimentary park to several other existing parks in the upper Gwinnett region. This park will be in response to the "Park Cluster" concept that 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. The surrounding parks include Bunten Road Park, George Pierce Park, Suwanee Creek Park, McDaniel Farm Park, and Shorty Howell Park. The intention of the County is to have a "Sister Park" relationship with Bunten Road Park located in Duluth. Bunten Road Park sites a community center with gym, four (4) ball fields, and two (2) soccer fields. The Gwinnett County Parks Department and Peachtree Ridge Steering Committee had conversations with the City of Duluth to work out a relationship that would augment rather than replicate the park facilities (baseball, soccer, etc.) so that the combination of fields at both parks would approach current County Standards for Community Parks. This relationship compensates for the fact that neither of the two parks has sufficient developable acreage to meet County Standards alone. The surrounding parks are a mix of passive and active parks that allow a variety of activities and serve a diverse mix of users. (RE: Graphic - page 16)

Site Analysis (RE: Graphic - page 17)

The site analysis helps to define the opportunities and constraints of the site including but not limited to developable land, high points, ingress / egress, setbacks / easements,

traffic patterns, and beneficial vegetation. The following detail some of these opportunities and constraints.

Opportunities

- Two developable ridge plateaus
- Potential to improve intersection at Wildwood and Suwannee Creek Roads by establishing the park entrance at this point.
- Potential Feature area at homestead foundation highpoints- Architectural / Cultural interest on site.
- Physical connection to surrounding neighborhoods
- Potential physical / visual connection to streams, lake, and escarpment areas
- Mature hardwoods and native plantings to accentuate.
- Soils favorable to passive park construction – Site is comprised of predominantly sandy and gravelly loam types, both of which favorable for passive and active recreation types.
- Existing lake amenity to accentuate

Constraints

- Park site located on busy Suwannee Creek / Wildwood Roads – Pedestrian access to the site from across the road and vehicular access out of the site may be difficult at times. Sight distances are minimal.
- Extreme slopes will require extensive grading and possibly retaining walls to accommodate park elements and positive drainage.
- Strategic screening of surrounding neighborhoods- to allow adjacent residents some seclusion and filtering of noise associated from the park.
- Setbacks / buffers along property line-specifically where sports fields may be located.
- 50' "Blue Line" Stream buffers – Design will need to adhere to state waterway laws.

SECTION PROGRAM OPTIONS

5.0 In order to understand the changing needs and new recreation trends in the community, the Gwinnett County Department of Community Services developed a Public Interest Form to distribute at the first Public Input meeting held on February 25, 2003. These forms are used to assess the needs and wants of the local community. The interest forms are then collated, and tabulated. The information in the appendix contains the complete results.

Top five community interests are as follows:

1. Paved Multi purpose trails - Walking, Jogging, Biking, Roller blading,
2. Unpaved Nature Trail (Hiking Cross Country)
3. Open Meadows, Green Space, Certified Natural Areas
4. Picnic Pavilion & Family Picnic Areas w/ grills
5. Aquatics Center

The results of the interest forms are then included in the Park program for consideration in light of the County's definition of a Community Park as well as the County wide needs assessment surveys (1995 and 1999). This information, supported by input from staff and Steering Committee members yielded the program of park elements that the Consultant was tasked with providing for the newly acquired park acreage. The program elements included the following:

- Tennis Courts
- Multi Purpose Trail
- Nature Trail – Connector or Spur
- Full Sized Tennis Courts (2)
- Ball Field Complex including a Special Needs Field
- Special Needs Playground
- Teen Area including; free form skate park, basketball, volleyball
- Outdoor Family Aquatics Center
- Dog Park
- Football complex
- Large open space area
- Senior Courts (Bocce, horseshoes, checkers / chess)
- Playground areas
- Picnic areas

SECTION PROGRAM DEVELOPMENT

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

6.1 Concept Development

A total of three concept plans were prepared and presented to the Steering Committee on May 19, 2004. Each concept was depicted utilizing bubble diagrams and they each followed the same program requirements. They differed only through spatial relationships and layout locations. All concepts reflected layouts on the two developable plateaus to minimize engineering. Each plan also utilized the potential access location at Suwanee Creek / Wildwood Roads and at a location across the road from St. Ives Subdivision.

Concept 1 (RE: Graphic - page 22)

- Access road connects all elements of the park, as well as both entrances.
- Parking would be located off of access road to avoid the “parking lot drive” through the park and allow for a more aesthetically pleasing park experience.
- Teen area located at the front of the park along Suwanee / Wildwood roads for visibility and passive patrolling.
- Ball field complex, football complex, tennis courts and special needs play area located on south eastern plateau
- Aquatics center, gym, soccer fields, senior courts and second playground area located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*JB+a researching this potential location*)
- Rolling lawn / meadow along Louella Lake to open views to lake from all areas of park.
- Multiple trail types including 2.1 mile paved primary multi-purpose trail loop, ½ mile special needs field, 2 mile nature trail loop with unique sections.

Concept 2 (RE: Graphic - page 23)

- Separate entrance drives into the park without an interior connection between entrances.
- Majority of parking located off interior access drive.
- Teen area located at the front of the park along Suwanee / Wildwood roads for visibility and passive patrolling

- Ball field complex, Soccer field, special needs playground located on south eastern plateau.
- Aquatics Center, Gym, Football, Senior courts, Tennis, second playground located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*jB+a researching this potential location*)
- 8.5 acre rolling lawn /meadow along Louella Lake to open views to lake from field areas.
- Multiple trail types including 2.6 mile paved primary multi-purpose trail loop, 2.4 mile nature trail with unique sections, and .6 mile special needs trail loop.
- Multiple pavilion overlooks, and rentable picnic pavilions.

Concept 3 (RE: Graphic - page 24)

- Separate entrance drives into the park without an interior connection between entrances.
- Majority of parking located off interior access drive on southeastern plateau.
- Northern plateau entrance drive terminates at a large parking area that serves sports fields.
- 5 acre picnic area & playground with group pavilion and open lawn / play area located in southeast corner of park site, backing up to Terramore subdivision.
- Football field, gym, teen area and outdoor family aquatics center located on southeastern plateau.
- Soccer fields, ball field complex, special needs playground, tennis courts and senior courts located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*jB+a researching this potential location*)
- 6 acre rolling meadow / lawn area sited along Louella Lake to open views to lake.
- Multiple trail types including 2.6 mile paved primary multi-purpose trail loop, 2.2 mile nature trail with unique sections, .6 mile special needs multi-purpose trail loop.

Using the spatial bubble diagrams of Concept 3, real diagrammatic form was given to each of the park program elements. The Concept Plan 3 was adjusted based on comments from the Steering Committee and Staff, and further developed into the Preliminary Master Plan for the next meeting (June 10, 2004). The comments relating to the progression of Concept 3 toward the Preliminary Master Plan are as follows:

- Initial thoughts were to swap the soccer and football fields to ease the heavy seasonal traffic, however, after considerable discussion it was agreed that the soccer and baseball fields would remain as they are shown on Concept #3.
- Try to maximize the tree buffer between ball fields and lake, Suwanee Creek / Wildwood road and park.
- Remove the gym (majority vote – 12)
- Relocate the teen center so that it is not behind a building
- Relocate pavilion in open space so that it is not up against property line
- Investigate alternative location for dog park.
- Relocate special needs playground and field so that it is closer to parking area.
- Add interior link between entrances so that it is possible to move from one area of the park to the other without having to exit the park.
- Add additional pavilion overlooks with view of the lake. Some smaller rental pavilions.
- Attempt to separate vehicular and pedestrian uses.
- Pull parts of multi-use trail off Suwanee Creek / Wildwood so the trail relates to the park rather than the traffic.
- Relocated Dog Park to area behind Aquatics Center. (Further investigation by wetlands specialist indicated that the area in which the Dog Park is sited in Concept III exhibits wetland characteristics. Preservation of these wetlands is desirable.)

6.2 Preliminary Master

The Preliminary Master Plan (RE: Graphic - page 27) was presented and a preliminary cost estimate was distributed to the Steering Committee on June 10, 2004. Based on comments from the Steering Committee and Staff, the Preliminary Master Plan was revised and further developed into the Master Plan for the next meeting (June 23, 2004). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

- Relocate northern plateau entrance to take advantage of the existing depression for separation of vehicular and pedestrian traffic and improve site distance for blind curve on Suwannee Creek/ Wildwood Road.
- Increase number of tennis courts from 4 to 6 with applicable parking.
- Eliminate the driveway parallel to ball field parking lot on northern plateau to accommodate grades.
- Show additional retaining walls to accommodate grades between fields.
- Relocate the maintenance yard and building to a more centralized location.
- Relocate multi-use trail through fern valley so accommodate grades.
- Realign southern plateau entrance to take advantage of existing depression for separation of vehicular and pedestrian traffic.
- Eliminate the driveway flanking football parking lot on southern plateau to minimize grading.
- Include ADA compliant trail at saddleback ridge, with pavilion destination point.
- Eliminate roller hockey rink at teen recreation area.

6.3 Master Plan

Jon Benson + associates developed a final color graphic, and cost estimate and presented them to the Steering Committee on June 23, 2004. The prioritization of park elements was the focus of the meeting. The result of the discussion was confirmation of the order of the development of the park elements as funding becomes available. Based on this prioritization it is probable that the southern ridge will be developed first. Prioritization is as follows:

1. Multi-Use Trails
2. Open Space, Group Pavilion, Senior Courts, etc Area
3. Football Area
4. Teen Area

5. Tennis Courts Area
6. Ball field complex and associated concessions
7. Nature Trail circuit
8. Dog Park
9. Lake Amenities including shelter, swings, deck area
10. Soccer fields
11. Aquatic Center

The final color master plan (RE: Graphic - page 28) and cost estimate were prepared and presented to the Recreation Authority on August 19, 2004, and several Steering Committee members were in attendance. Due to the minimal number of Recreation Authority members present at the meeting, the master plan could not be voted upon and the vote was tabled until the September 16th meeting. At the September 16th Recreation Authority Meeting, The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

Based on the Recreation Authority's endorsement, the final master plan and cost estimate were present by the Consultant to the Board of Commissioners on October 5, 2004. Several Steering Committee members were in attendance. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Peachtree Ridge Park Site.

6.4 Program Elements

Infrastructure

Entrance / Paved Asphalt Parking

Two entrances will access the park site. Access to the northern ridge will take advantage of a natural draw area. The intent in locating the entrance at this location is to utilize the grade difference to separate vehicular and pedestrian traffic and to provide additional sight distance at the curve along Suwanee Creek / Wildwood Road. The entrance drive will pass below a pedestrian bridge that is part of the multi-use trail. The bridge structure is to be an aesthetically pleasing element potentially faced with granite block or another natural looking material so as to blend with the surrounding park. Access to the southern plateau will utilize a natural depression to pass over the multi-use trail via a vehicular bridge. This bridge structure is to be aesthetically pleasing as it is one of the first elements that will be seen upon entering the park.

The surface profile will be vehicular grade asphalt with curb and gutter to be provided along the length of each entry drive and each parking bay. The layout will provide 1394 parking spaces. Storm water inlets will be required at the low points of the parking areas. Refer to master plan parking summary for quantities and locations.

Northern Ridge

Tennis Courts

Six tennis courts will be provided on a series of three small terraces. Due to the grading constraints of the site low retaining walls will be necessary to accommodate the courts. Court fencing color, lighting, and equipment will be regulation and county standard. A restroom facility and gathering area is to be associated with the tennis area. Sixty Five parking spaces have been allotted for the tennis courts area.

Soccer Complex

The soccer complex will provide 2 regulation fields in a terraced layout, low retaining walls separating the fields will be necessary to make up grades. The soccer fields will be fenced and lighted. Soccer fields are to be graded out using the engineered soil profile concept utilized at Rabbit Hill Park (sand profile with complete subsurface drainage). The fields will be laid out around a centrally located Gwinnett County restroom / concession building and drop off area. The walkway area around the drop off will be a minimum of 10' wide and paved with pavers. Parking provided for the soccer area totals 172 spaces. Parking for the soccer area will be shared with both the ball field complex, and tennis courts areas.

Ball Field Complex

A 4 field ball complex is planned for the park. The field will consist of a 225' grass ball field, a 200' grass ball field, a 150' grass ball field and a 200' special needs ball field arrayed around a central Restroom / Concession / Plaza area. Each grass field will be dimensioned per Dixie youth regulations and graded per Gwinnett County Standard. The Special Needs field is to be modeled after the Bay Creek Park Special Needs Field. Larger than standard dugouts, to shelter the ball players and chaperones are to be located at the field. It is intended that the outfield of this field, be able to accommodate an area the size of a full-sized basketball court for additional activities, including soccer.

Because of the extensive grades of the site small retaining walls will be required between fields to help accommodate grades. A large retaining wall will also be required toward the western edge of the complex to take up grade. At this location a ball field overlook is planned. The overlook is to have a small paved plaza area with arbor structure over looking Lake Louella.

The fields will be connected to each other via an ADA compliant 10' wide concrete walkway. This walkway will connect the complex to the drop off area, parking area, overlook area, and multi-use trail.

300 parking spaces have been allotted for the ball field complex. Of these 300 spaces, 75 will be marked as handicapped parking and will be located nearest the drop off area.

Special Needs Playground

The playground is to be surfaced with a compression absorbing surface rather than engineered wood chips or mulch for accessibility. A variety of activities are to be located within the playground to accommodate children of all ages and physical abilities. Activities might include an elevated sandbox, special needs swings, and a play structure that includes ramps and slides. This play area is intended to be used by both handicapped children and smaller tots. A 20' pavilion will be associated with the special needs field.

Southern Ridge Open Space

To the south of the southern entrance a 4.1 acre open space is to be located. This space is intended to be used for unstructured play, kite flying, Frisbee, sunbathing and picnics. The open lawn area will be irrigated and maintained as an open lawn. Associated with this open space is a 60' group pavilion and an 5000sf playground area. Parking for 100 cars will be provided. The playground will include a variety of

prefabricated play equipment including: swings, compound structures, and free standing equipment. Play equipment will be separated into zones for toddlers and K-6 age groups. ADA compliant transfer stations will also be provided on each of the compound structures. Subsurface drainage will be provided under dense wood chip mulch playground safety surface. "Wear areas" such as under swings, slides will need additional coverage.

The 60' hexagonal pavilion will be located near the playground, and will have picnic tables, trash receptacles and grills available on a first come first serve basis. A freeze resistant drinking fountain and freeze proof bib will also be provided.

Bocce Courts

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

Horse Shoe Courts

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

Restroom

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

Teen Recreation Area

On the northern side of the southern entrance road the Teen Recreation Area including a free skate area, sand volleyball courts, and basketball courts will be located. This siting is intended to aid in passive patrolling of the area. All facilities within the Teen Recreation area will be lighted. The teen recreation area will share a parking lot with the Aquatics center. One hundred parking spaces have been allotted for teen recreation users.

Free Skate Area

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

Sand Volleyball Court

Two sand volleyball courts will be located in the teen recreation area on the northern side of the southern entrance. Subsurface drainage will be provided to remove excess water. Base is to be a deep sand base contained by a timber edge. Net and dimensions will be per County Standards.

Basketball Courts

Two (2) full-court basketball courts will be provided in the teen recreation area. These courts could potentially be developed as one (1) full sized court and two (1) half courts. Court dimensions, fencing, color, and equipment will be regulation and County Standard. The location of the courts was determined to allow for passive patrolling of the facility to minimize unfavorable activities.

Aquatics Center

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

A circular drop off area will be sited at the Aquatics Center. The drop off will be one way with a 10' wide pull off area. A spacious plaza area for waiting and gathering, is to be located at the drop off and is to be paved with pavers.

The parking area for the aquatics center will be shared with the teen recreation facility. One hundred (100) parking spaces have been allotted for aquatics use.

Maintenance Facility

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

Dog Park Area

Located behind the Aquatics Center and with a vertical separation of roughly 10' a 2.6 acre dog park will be located. The dog park is a fenced area that allows people and their dogs to play together without the restriction of leashes. This area also allows dogs to socialize with other dogs and owners with fellow owners. The dog park will feature a 6' black vinyl fence with double gates. It will be cordoned off into three sections; a dog run, an area for all dog play and an area for small dogs. A Kiosk displaying dog park rules, benches, adult swings, trash receptacles and water fountains for both owners and dogs will also be located.

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

Fifty parking spaces have been allotted for dog park users.

Football Field

A football field, based on the Shorty Howell Park prototype with considerable additional turf to support cheerleading, will be located on the southern ridge. The field will be separated vertically from the dog park by an approximate 8'-10' drop. The football field is to be sited with a northeast, southwest orientation and will be lighted and irrigated. The field will be surrounded by an ADA compliant .33 mile jogging loop and fence. The jogging trail will be considered part of the multi-use trail system, however, the jogging loop will be independently lighted for evening use. Bleachers with press box and concession building will also be provided. Concession area will include a hardscape plaza and will be located at the southwest end of the field to also accommodate the tot lot and 30' pavilion associated with the football area. A large parking area has been sanctioned for football field use. A total of 350 spaces have been allotted for its' users. An additional fifty spaces have been allotted for the rental pavilion.

Multi-use Trail

The master plan calls for a 12' wide paved trail loop that connects all elements of the park. The 2.5-mile trail loops around the entire park. It is broken down into smaller loops for additional trail use options. Spur trails connect these loops to the individual activity areas. The multi-use trail winds throughout the park, allows for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) area completely separated utilizing a pedestrian overpass bridge at the north entrance where the multi-use path passes over the vehicular entrance, and a vehicular overpass bridge at the southern entrance where the multi-use trail passes under the vehicular bridge. Several pedestrian scale bridges will be required to traverse the numerous streams through out the park site.

Beginning at the northern entrance and following the trail clockwise through the site, the multiuse trail will pass over the northern entrance via a pedestrian bridge and wind along Suwanee Creek Road past the Teen Recreation area then under the southern entrance road. After passing under the vehicular bridge the option to take a loop around the open space or a loop around the saddle back ridge exists.

Crossing over a pedestrian bridge brings the user to the loop around the open space which is approximately .5 mile around. This loop winds up around a detention pond between the courts area and the parking lot. This portion of the trail is ADA compliant. As the path moves toward the southeastern property line and then along the back side of the open space to close back upon itself, the path becomes greater than 5% grade and is no longer ADA compliant.

The saddle back ridge path winds along the face of the slope at 5% . The .3 mile loop along the ridge is also 5% or less to allow for handicapped users to experience a "woodland" environment and a destination point at a shelter amongst the trees with the ease of shallow grades. This portion of the trail has a parking area of it's own, specifically for use by handicapped persons.

Beyond this loop the multi-use trail again becomes inaccessible by the handicapped. The trail winds through the woodland area south of the football field parking area and up to the tot lot / pavilion area. The option then exists to utilize the .33 mile, ADA compliant, 10' wide paved walking loop that surrounds the football field, or to take the hillside trail. The football loop will tie back into the 12' wide multi-use trail at the southern end of the dog park and will wind along its back side and down into the "Fern Valley" Section of the trail. The hillside trail zigzags back and forth along the slope leading down to Lake Louella. It is at this point that the hillside trail hooks back up with the football

trail loop. The multi-use trail will then continue along the lake edge toward the ball field complex meeting up with another loop that meanders through a majestic hardwood section of the site taking care not to disturb the trees and native plants. The multi-use trail will then skirt the soccer fields and wind its way back to the front of the park and around the tennis courts to close upon itself at the north entrance.

The multi-use trail will allow for access to the surrounding neighborhoods via additional spur trails. Access to the park from Lake Louella Road will be through a pedestrian gate and will be for pedestrians and bicycle traffic only. Access to the park from Peachtree Ridge High School is also provided.

Nature Trails

The 2.8 mile nature trail system is divided into two (2) types of nature trails; a stabilized granite trail and a natural mulch trail, that offer a variety of routes through a site that exhibits extreme topography. The stabilized granite “Escarment Trail” is to be located on the steepest areas of the site, specifically near the rock outcroppings on the southern portion of the site. A wide crushed stone and clay nature trail will meander through this picturesque hardwood area. Natural materials and non invasive construction methods are to be used to construct this trail to minimize disturbance of the existing woodlands. It is to be modeled after the granite trail installed at the Mulberry Park Site. This granite fine trail will serve as a spur trail to the multi-use trail and can be accessed at two points; the open space area, and near the lake. From the open space area the trail is to meander back and forth down the steep slopes and into the ravines, cross over several streams via pedestrian bridges, past the natural rock outcroppings and 2 small shelters to tie back into the multi-use trail at the lake edge.

The mulch trails are located in two specific areas. One trail, located in the “Fern Valley” area of the site curves along the hillsides and across streams in a location where several different species of native ferns are found. The 12’ wide pervious trial is to be field located to minimize disturbance of existing vegetation and to take advantage of highlighting the most aesthetic areas. The nature trail will serve as a spur of the multi-use trail and also provide access to the more natural areas of the site. The second mulch trail location is in the “Wetlands Section” of the park, located in the north east corner of the site. This mulch trail will snake through this low area to the boundaries of the wetlands at which point a elevated boardwalk will meander through the protected area. The path will return to a mulch trail again as it reaches the far side of the wetlands. The nature trail will continue across the multi-use trail near the Lake Louella Road access point up the hillside and twist and turn once again through a hardwood section of the park site.

Picnic / Meadow

Located at the northwest corner of the site near the “wetlands” this picnic meadow is to be located. The area will have picnic tables and benches available for picnicking.

Lake Louella

Lake Louella will be managed as a visual amenity, and storm water management facility, provided the storage volumes remain compatible with safe public access to pond edge. Lake volume will be governed using outfall system. The outfall will be sited to minimize the obtrusiveness of the engineering structure. Some improvements to the existing dam structure will be needed and materials will be used to help maintain and stabilize lake banks. Native plant materials will be installed to help filter pond water, revegetate slopes, and provide shelter and fodder for wild life habitats.

Deceleration Lanes

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

Site Lighting

The parking lots and sports fields will be the only elements to be lighted in the park. The sports fields lights will be operated to turn on and off per a timer system and will not burn all night. The multi-use trail system and nature trails will not be lighted.

Irrigation system

The entrances, sports fields, dog park and open space areas are to be irrigated. All controllers heads, piping, irrigation emitters and supporting elements will be per Gwinnett County standard. Cost estimate shows a provision for large irrigation heads.

Park Signage

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

Site Amenities

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

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APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**COST ESTIMATE FOR
PEACHTREE RIDGE PARK
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

October 5, 2004

Northern Ridge		# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
NORTHERN RIDGE ENTRANCE ROAD					
DECELERATION LANES	1	LS		\$20,000.00	\$20,000.00
GRADING IN CUT	1	LS		\$3.00	\$18,855.00
ENTRANCE FEATURE / BRIDGE	1	LS		\$100,000.00	\$100,000.00
CONCRETE CURB & GUTTER	1,265	LF		\$11.00	\$13,915.00
ASPHALT (2" ASPHALT & 6" BASE)	12,407	SF		\$1.60	\$19,851.20
ROADWAY STRIPING	416	LF		\$0.25	\$104.00
ROADWAY LIGHTING	3	LS		\$1,500.00	\$4,500.00
NORHTERN RIDGE ENTRANCE ROAD SUBTOTAL					\$177,225.20
TENNIS COURTS AREA					
GRADING IN CUT	1	LS		\$3.00	\$200,463.00
GRADING IN FILL	1	LS		\$3.00	\$49,497.00
GRANITE FACED RETAINING WALL (S)	713	LF		\$150.00	\$106,950.00
TREE PROTECTION	2,491	LF		\$4.00	\$9,964.00
EROSION CONTROL FENCING	1,042	LF		\$2.00	\$2,084.00
VEGETATIVE CLEAR & GRUB	5	AC		\$4,600.00	\$22,540.00
CONCRETE CURB & GUTTER	1,039	LF		\$11.00	\$11,429.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	26,461	SF		\$1.60	\$42,337.60
PARKING STRIPING	2,430	LF		\$ 0.25	\$607.50
PARKING LIGHTING	4	EA		\$ 1,500.00	\$6,000.00
TENNIS COURTS					
TENNIS CONCESSIONS & RESTROOMS	1	LS		\$200,000.00	\$200,000.00
TENNIS COURTS (INCLUDES EQUIPMENT)	3	PAIR		\$54,500.00	\$163,500.00
SITE ELECTRICAL	1	LS		\$10,000.00	\$10,000.00
10' BLACK VINYL PERIMETER FENCING (INCLUDING GATES)	1,374	LF		\$25.00	\$34,350.00
COURT LIGHTING	3	PAIR		\$15,000.00	\$45,000.00
CONCRETE SIDEWALK - 6' WIDE	5,784	SF		\$3.38	\$19,549.92
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00
PLAZA AREA - CONCRETE PAVERS	3,400	SF		\$4.50	\$15,300.00
6" SEWER SERVICE	375	LF		\$18.00	\$6,750.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		\$1,012.50	\$1,012.50
PIPE	375	LF		\$22.00	\$8,250.00
TENNIS AREA SUBTOTAL					\$957,584.52
SOCCKER COMPLEX					
GRADING IN CUT	1	LS	\$ 3.00	\$3.00	\$509,118.00
GRADING IN FILL	1	LS	\$ 3.00	\$3.00	\$150,531.00
GRANITE FACED RETAINING WALL(S)	1,658	LF		\$175.00	\$290,150.00
TREE PROTECTION FENCING	1,500	LF		\$2.00	\$3,000.00
EROSION CONTROL FENCING	2,110	LF		\$2.00	\$4,220.00
VEGETATIVE CLEAR & GRUB	10	AC		\$4,600.00	\$44,160.00
CONCRETE CURB & GUTTER	2,745	LF		\$ 11.00	\$30,195.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	49,204	SF		\$ 1.60	\$78,726.40
PARKING STRIPING	1,600	LS		\$ 0.25	\$400.00
PARKING LIGHTING	4	EA		\$ 1,500.00	\$6,000.00

MAIN RESTROOM / CONCESSION BUILDING	1	LS		\$200,000.00	\$200,000.00
CONCRETE SIDEWALKS - 6' WIDE	3,176	SF		\$3.38	\$10,734.88
PLAZA AREA - CONCRETE PAVERS	6,592	SF		\$4.50	\$29,664.00
SOCCER FIELD IRRIGATION	2	EA		\$15,000.00	\$30,000.00
SUBSURFACE DRAINAGE - SAND	2	EA		\$6,000.00	\$12,000.00
6' BLACK VINYL PERIMETER FENCING (INCLUDING GATES)	2,544	LF		\$15.50	\$39,432.00
MAINTENANCE BINS	2	EA		\$700.00	\$1,400.00
SOCCER GOALS	4	EA		\$2,000.00	\$8,000.00
FIELD LIGHTING	2	EA		\$82,500.00	\$165,000.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00
SOD	2	EA		\$33,200.00	\$66,400.00
<i>WATER MANAGEMENT</i>					
BMP SETTLING POND	1	LS		\$8,000.00	\$8,000.00
FOREBAY FILTRATION POND (S)	1	LS		\$20,000.00	\$20,000.00
GRADING	1	LS	\$3.00	\$5,000.00	\$5,000.00
<i>SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS		\$25,000.00	\$25,000.00
6" SEWER SERVICE	1,000	LF		\$18.00	\$18,000.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		\$2,700.00	\$2,700.00
PIPE	1,000	LF		\$22.00	\$22,000.00
FIRE HYDRANT	1	LS		\$2,000.00	\$2,000.00
SOCCER COMPLEX SUBTOTAL					\$1,783,831.28
<i>BALL FIELD COMPLEX</i>					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN CUT	1	LS	\$ 3.00	\$3.00	\$517,137.00
GRADING IN FILL	1	LS	\$ 3.00	\$3.00	\$620,850.00
GRANITE FACED RETAINING WALL	1,884	LF		\$175.00	\$329,700.00
TREE PROTECTION	2,750	LF		\$4.00	\$11,000.00
EROSION CONTROL FENCING	2,600	LF		\$2.00	\$5,200.00
VEGETATIVE CLEAR & GRUB	13	AC		\$ 4,600.00	\$57,500.00
CONCRETE CURB & GUTTER	3,925	LF		\$ 11.00	\$43,175.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	119,524	SF		\$ 1.60	\$191,238.40
PARKING STRIPING	6,640	LF		\$ 0.25	\$1,660.00
PARKING LIGHTING	12	EA		\$ 1,500.00	\$18,000.00
CONCESSION / RESTROOM BUILDING	1	LS		\$ 200,000.00	\$200,000.00
HARDSCAPE PLAZA AREA - CONCRETE PAVERS	8,015	SF		\$ 4.50	\$36,067.50
HARDSCAPE PLAZA AREA - CONCRETE PASSAGEWAYS	18,000	SF		\$ 3.38	\$60,840.00
CONCRETE SIDEWALKS - 6' WIDE	4,308	SF		\$3.38	\$14,561.04
OVERLOOK ARBOR	1	LS		\$40,000.00	\$40,000.00
FIELD PREPARATION	3	LS		10,000	\$30,000.00
10' GALVANIZED PERIMETER FENCING	606	LF		\$13.50	\$8,181.00
6' GALVANIZED PERIMETER FENCING (INCLUDING GATES)	1,604	LF		\$8.00	\$12,832.00
DUGOUTS	6	EA		\$1,500.00	\$9,000.00
BLEACHERS / SEATING	6	EA		\$2,000.00	\$12,000.00
BACKSTOP	3	LS		\$4,000.00	\$12,000.00
FIELD LIGHTING	3	LS		\$113,000.00	\$339,000.00
SITE ELECTRICAL	1	LS		\$10,000.00	\$10,000.00
MAINTENANCE BINS	2	EA		\$700.00	\$1,400.00
SOD	75,106	SF		\$0.40	\$30,042.40
BASEBALL FIELD IRRIGATION	3	LS		\$18,000.00	\$54,000.00
<i>SPECIAL NEEDS FIELD</i>					
SPECIAL NEEDS SURFACE	39,518	SF		\$12.50	\$493,975.00
10' GALVANIZED PERIMETER FENCING	212	LF		\$13.50	\$2,862.00
6' GALVANIZED PERIMETER FENCING (INCLUDING GATES)	561	LF		\$8.00	\$4,488.00
DUGOUTS	2	EA		\$1,500.00	\$3,000.00
BLEACHERS / SEATING	2	EA		\$2,000.00	\$4,000.00
BACKSTOP	1	LS		\$4,000.00	\$4,000.00
FIELD LIGHTING	1	LS		\$113,000.00	\$113,000.00

<i>WATER MANAGEMENT</i>					
BMP SETTLING POND	1	LS		\$8,000.00	\$8,000.00
FOREBAY FILTRATION POND (S)	1	LS		\$20,000.00	\$20,000.00
GRADING	1	LS	\$3.00	\$5,000.00	\$5,000.00
<i>SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS		\$25,000.00	\$25,000.00
6" SEWER SERVICE	495	LF		\$18.00	\$8,910.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		\$1,336.50	\$1,336.50
PIPE	185	LF		\$22.00	\$4,070.00
BALL FIELD COMPLEX SUBTOTAL					\$3,363,025.84
SPECIAL NEEDS PLAYGROUND AREA					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
20' PICNIC PAVILION	1	EA		\$18,000.00	\$18,000.00
PLAY STRUCTURES	1	EA		\$100,000.00	\$100,000.00
GRANITE FACED RETAINING WALL	151	LF		\$175.00	\$26,425.00
SPECIAL NEEDS SURFACE	9,000	SF		\$12.50	\$112,500.00
SHADE STRUCTURES	3	EA		\$1,500.00	\$4,500.00
TRASH RECEPACLES	2	EA		\$450.00	\$900.00
PICNIC TABLES	3	EA		\$500.00	\$1,500.00
GRILLS (6 @ EA PLAYGROUND)	2	EA		\$200.00	\$400.00
WATER FOUNTAIN W/ DOGGIE DISH FILLER (FREEZE RESISTANT) (1 EA.PG)	1	EA		\$2,000.00	\$2,000.00
BENCHES	4	EA		\$500.00	\$2,000.00
SPECIAL NEEDS PLAYGROUND AREA SUBTOTAL					\$268,225.00
Southern Ridge					
SOUTHERN RIDGE ENTRANCE ROAD					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
DECELERATION LANES	1	LS		\$20,000.00	\$20,000.00
GRADING IN CUT	1	LS	\$ 3.00	\$3.00	\$36,753.00
GRADING IN FILL	1	LS	\$ 3.00	\$3.00	\$116,685.00
CONCRETE CURB & GUTTER	3,451	LF		\$11.00	\$37,961.00
ASPHALT (2" ASPHALT & 6" BASE)	43,315	SF		\$1.60	\$69,304.00
VEHICULAR BRIDGE	1	LS		\$100,000.00	\$100,000.00
ROADWAY STRIPING	1,531	LF		\$0.25	\$382.75
ROADWAY LIGHTING	10	LS		\$1,500.00	\$15,000.00
TRAFFIC LIGHT / INTERSECTION IMPROVMENTS	1	LS		\$110,000.00	\$110,000.00
SOUTHERN RIDGE ENTRANCE ROAD SUBTOTAL					\$506,085.75
OPEN SPACE / PLAYGROUND AREA / PICNIC AREA					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN FILL	1	LS		\$3.00	\$950,451.00
GRANITE FACED RETAINING WALL	958	LF		\$175.00	\$167,650.00
TREE PROTECTION	2,297	LF		\$4.00	\$9,188.00
EROSION CONTROL FENCING	1,500	LF		\$2.00	\$3,000.00
VEGETATIVE CLEAR & GRUB	10	AC	\$ 4,600.00	\$44,620.00	
CONCRETE CURB & GUTTER	1,708	LF		\$11.00	\$18,788.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	41,527	SF		\$1.60	\$66,443.20
PARKING STRIPING	2,306	LF	\$ 0.25	\$576.50	
PARKING LIGHTING	3	EA	\$ 1,500.00	\$4,500.00	
SENIOR COURTS AREA					
HORSE SHOE PITS (INCLUDES EQUIPMENT)	2	EA		\$1,600.00	\$3,200.00
BOCCE COURTS	2	EA		\$6,000.00	\$12,000.00
COVERED SHELTER - 20'	1	LS		\$18,000.00	\$18,000.00
PICNIC TABLES	4	EA		\$500.00	\$2,000.00
BIKE RACKS	1	EA		\$200.00	\$200.00
TRASH RECEPACLES	2	EA		\$450.00	\$900.00

<i>AMENITIES</i>						
60' PICNIC PAVILION	1	EA		\$50,000.00	\$50,000.00	
PLAY STRUCTURES	1	EA		\$100,000.00	\$100,000.00	
ENGINEERED WOOD CHIP MULCH -12" DEPTH	10,000	SF		\$2.00	\$20,000.00	
RESTROOM BUILDING	1	LS		\$110,000.00	\$110,000.00	
TRASH RECEPTACLES	2	EA		\$450.00	\$900.00	
PICNIC TABLES @ PAVILION	12	EA		\$500.00	\$6,000.00	
BENCH SWINGS	3	EA		\$1,500.00	\$4,500.00	
BIKE RACKS	1	EA		\$200.00	\$200.00	
GRILLS	4	EA		\$200.00	\$800.00	
WATER FOUNTAIN W/ DOGGIE DISH FILLER (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00	
BENCHES	4	EA		\$500.00	\$2,000.00	
<i>WATER MANAGEMENT</i>						
BMP SETTLING POND	1	LS		\$8,000.00	\$8,000.00	
FOREBAY FILTRATION POND (S)	1	LS		\$20,000.00	\$20,000.00	
GRADING	1	LS	\$3.00	\$5,000.00	\$5,000.00	
<i>SITE UTILITIES</i>						
SITE ELECTRICAL	1	LS		\$5,000.00	\$5,000.00	
6" SEWER SERVICE	300	LF		\$18.00	\$5,400.00	
OPEN SPACE / PLAYGROUND AREA / PICNIC AREA SUBTOTAL					\$1,641,316.70	
<i>AQUATICS CENTER</i>						
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL	
GRADING IN CUT	1	LS	3	\$ 3.00	\$351,129.00	
GRANITE FACE RETAINING WALL	721	LF		\$ 175.00	\$126,175.00	
TREE PROTECTION FENCING	1,100	LF		\$4.00	\$4,400.00	
EROSION CONTROL FENCING	900	LF		\$2.00	\$1,800.00	
VEGETATIVE CLEAR & GRUB	4	AC		\$ 4,600.00	\$19,320.00	
CONCRETE CURB & GUTTER	2,365	LF		\$ 11.00	\$26,015.00	
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	42,172	SF		\$ 1.60	\$67,475.20	
PARKING STRIPING	2,090	LS		\$ 0.25	\$522.50	
PARKING LIGHTING	3	EA		\$ 1,500.00	\$4,500.00	
POOL RECREATION COMPLEX (INCLUDES BUILDING AND DECKING)	1	LS		\$1,600,000.00	\$1,600,000.00	
CONCRETE SIDEWALKS - 6' WIDE	2,069	SF		\$3.38	\$6,993.22	
PLAZA AREA - CONCRETE PAVERS	2,194	SF		\$4.50	\$9,873.00	
PERIMETER LIGHTING	1	LS		\$20,000.00	\$20,000.00	
10' BLACK VINYL FENCING (PERIMETER)	812	LF		\$25.00	\$20,300.00	
EMERGENCY PHONE KIOSK	1	EA		\$3,500.00	\$3,500.00	
<i>WATER MANAGEMENT</i>						
BMP SETTLING POND	1	LS		\$8,000.00	\$8,000.00	
FOREBAY FILTRATION POND (S)	1	LS		\$20,000.00	\$20,000.00	
GRADING	1	LS		\$5,000.00	\$5,000.00	
<i>SITE UTILITIES</i>						
SITE ELECTRICAL	1	LS		\$25,000.00	\$25,000.00	
WATER METER	1	EA		\$1,200.00	\$1,200.00	
PIPE	523	LF		\$22.00	\$11,506.00	
FIRE HYDRANTS	1	EA		\$2,000.00	\$2,000.00	
6" SEWER SERVICE	523	LF		\$18.00	\$9,414.00	
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		\$1,412.10	\$1,412.10	
AQUATIC CENTER SUBTOTAL					\$2,345,535.02	
<i>MAINTENANCE COMPOUND</i>						
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL	
GRADING IN CUT	1	LS	\$ 3.00	\$3.00	\$10,494.00	
GRANITE FACED RETAINING WALL	177	LF		\$175.00	\$30,975.00	
TREE PROTECTION	201	LF		\$4.00	\$804.00	
EROSION CONTROL FENCING	500	LF		\$2.00	\$1,000.00	
VEGETATIVE CLEAR & GRUB	1	AC		\$ 4,600.00	\$4,600.00	

MAINTENANCE BUILDING	1	LS		\$220,000.00	\$220,000.00
10' HIGH GALVANIZED PERIMETER FENCE w/ PRIVACY SLATS	490	LF		\$16.75	\$8,207.50
10' HIGH x 12' WIDE DOUBLE HUNG GATES - GALVANIZED w/ PRIVACY SLATS	2	EA		\$1,000.00	\$2,000.00
CONCRETE CURB & GUTTER	507	LF		\$ 11.00	\$5,577.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	11,410	SF		\$ 1.60	\$18,256.00
PARKING STRIPING	180	LF		\$ 0.25	\$45.00
<i>MAINTENANCE SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS		\$5,000.00	\$5,000.00
PIPE	250	LF		\$22.00	\$5,500.00
MAINTENANCE COMPOUND SUBTOTAL					\$312,458.50
TEEN RECREATION AREA					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN FILL	1	LS	\$ 3.00	\$ 3.00	\$290,850.00
GRANITE FACED RETAINING WALL	150	LF		\$175.00	\$26,250.00
TREE PROTECTION FENCING	800	LF		\$4.00	\$3,200.00
EROSION CONTROL FENCING	678	LF		\$2.00	\$1,356.00
VEGETATIVE CLEAR & GRUB	4	AC		\$ 4,600.00	\$16,882.00
CONCRETE CURB & GUTTER	1,380	LF		\$ 11.00	\$15,180.00
PARKING LOTS - ASPHALT (2" ASPHALT & 6" BASE)	37,165	SF		\$ 1.60	\$59,464.00
PARKING STRIPING	2,210	LS		\$ 0.25	\$552.50
PARKING LIGHTING	2	EA		\$ 1,500.00	\$3,000.00
RESTROOM BUILDING	1	LS		\$110,000.00	\$110,000.00
FREESTYLE SKATING AREA	14,798	SF		\$10.00	\$147,980.00
BASKETBALL COURT (INCLUDES EQUIPMENT)	1	EA		\$25,000.00	\$25,000.00
SAND VOLLEYBALL COURT	2	EA		\$15,000.00	\$30,000.00
8' WIDE - ASPHALT CONNECTOR TRAIL	4,144	SF		\$1.60	\$6,630.40
CONCRETE SIDEWALKS 6' WIDE	2,683	SF		\$2.50	\$6,707.50
CONCRETE PAVERS - PLAZA	3,214	SF		\$3.50	\$11,249.00
FREE SKATE LIGHTING	1	LS		\$15,000.00	\$15,000.00
PICNIC TABLES	4	EA		\$500.00	\$2,000.00
BENCHES	6	EA		\$500.00	\$3,000.00
BIKE RACKS	3	EA		\$200.00	\$600.00
TRASH RECEPTACLES	4	EA		\$450.00	\$1,800.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00
EMERGENCY PHONE KIOSK	1	EA		\$3,500.00	\$3,500.00
<i>SITE UTILITIES</i>					
SITE ELECTRICAL	1	LS		\$25,000.00	\$25,000.00
6" SEWER SERVICE	300	LF		\$18.00	\$5,400.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		15.00%	\$4,560.00
TEEN RECREATION AREA SUBTOTAL					\$817,161.40
OFF-LEASH DOG PARK					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN CUT	1	LS		\$ 3.00	\$57,300.00
GRADING IN FILL	1	LS		\$ 3.00	\$289,410.00
TREE PROTECTION FENCING	985	LF		\$4.00	\$3,940.00
EROSION CONTROL FENCING	900	LF		\$2.00	\$1,800.00
VEGETATIVE CLEAR & GRUB	4	AC		\$ 4,600.00	\$18,400.00
CONCRETE CURB & GUTTER	2,546	LF		\$ 11.00	\$28,006.00
PARKING LOTS - (2" ASPHALT & GRAVEL 6" BASE)	70,463	SF		\$ 1.60	\$112,740.80
PARKING STRIPING	4,780	LF		\$ 0.25	\$1,195.00
PARKING LIGHTING	4	EA		\$ 1,500.00	\$6,000.00
CONCRETE SIDEWALKS - 6' WIDE	3,234	SF		\$ 3.38	\$10,930.92
SEEDING FOR TURFGRASS	118,296	SF		\$0.07	\$8,280.72
6' BLACK VINYL PERIMETER FENCING (INCLUDING 2 GATES)	1,684	LF		\$15.50	\$26,102.00
WATER FOUNTAIN W/ DOGGIE DISH FILLER (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00

DOG AGILITY EQUIPMENT	1	LS		\$20,000.00	\$20,000.00
BENCH SWINGS	4	EA		\$1,500.00	\$6,000.00
BENCHES	8	EA		\$500.00	\$4,000.00
INFO KIOSK w/ BAG DISPENSER	1	LS		\$1,000.00	\$1,000.00
TRASH RECEPTACLES	3	EA		\$450.00	\$1,350.00
				OFF-LEASH DOG PARK SUBTOTAL	\$598,455.44
FOOTBALL FIELD					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN CUT	1	LS		\$ 3.00	\$131,754.00
GRADING IN FILL				\$ 3.00	\$547,071.00
TREE PROTECTION FENCING	2,365	LF		\$4.00	\$9,460.00
EROSION CONTROL FENCING	2,251	LF		\$2.00	\$4,502.00
VEGETATIVE CLEAR & GRUB	10	AC		\$ 4,600.00	\$46,000.00
CONCRETE CURB & GUTTER	3,903	LF		\$ 11.00	\$42,933.00
PARKING LOTS - (2" ASPHALT & GRAVEL 6" BASE)	100,550	SF		\$ 1.60	\$160,880.00
PARKING STRIPING	6,940	LS		\$ 0.25	\$1,735.00
PARKING LIGHTING	6	EA		\$ 1,500.00	\$9,000.00
RESTROOM / CONCESSION BUILDING (FOOTBALL FIELD)	1	LS		\$250,000.00	\$250,000.00
PLAZA AREA - CONCRETE PAVERS	6,941	SF		\$4.50	\$31,234.50
10' WIDE LIGHTED TRACK	15,120	SF		\$1.60	\$24,192.00
CONCRETE SIDEWALKS - 6' WIDE	5,808	SF		\$3.38	\$19,631.04
FIELD LIGHTING	1	LS		\$150,000.00	\$150,000.00
6' GALVANIZED PERIMETER FENCING (INCLUDING GATES)	738	LF		\$8.00	\$5,904.00
BLEACHERS / SEATING	2	EA		\$25,000.00	\$50,000.00
30' PICNIC PAVILION	1	LS		\$30,000.00	\$30,000.00
PLAYGROUND AREA	1	LS		\$40,000.00	\$40,000.00
PICNIC TABLES	8	EA		\$500.00	\$4,000.00
TRASH RECEPTACLES	6	EA		\$450.00	\$2,700.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA		\$2,000.00	\$2,000.00
SOD	152,936	SF		\$0.40	\$61,174.40
FOOTBALL FIELD IRRIGATION	1	LS		\$15,000.00	\$15,000.00
DESIGN OF FOOTBALL SOUND SYSTEM	1	LS		\$8,000.00	\$8,000.00
WATER MANAGEMENT					
BMP SETTLING POND	1	LS		\$8,000.00	\$8,000.00
FOREBAY FILTRATION POND (S)	1	LS		\$20,000.00	\$20,000.00
GRADING	1	LS	\$3.00	\$5,000.00	\$5,000.00
SITE UTILITIES					
SITE ELECTRICAL	1	LS		\$25,000.00	\$25,000.00
WATER METER	1	EA		\$1,200.00	\$1,200.00
IRRIGATION METER	1	EA		\$1,200.00	\$1,200.00
PIPE	1,249	LF		\$22.00	\$27,478.00
FIRE HYDRANTS	1	EA		\$2,000.00	\$2,000.00
6" SEWER SERVICE	1,249	LF		\$18.00	\$22,482.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS		15.00%	\$11,904.00
				FOOTBALL FIELD SUBTOTAL	\$1,771,434.94
TRAIL SYSTEM					
	# OF UNITS	UNITS		COST/UNIT	ITEM TOTAL
GRADING IN CUT	1	LS		\$ 3.00	\$16,320.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION	235,236	SF		\$1.60	\$376,377.60
12' WIDE - MULCH NATURE TRAIL (6"GRAVEL BASE, 6" MULCH)	7,244	SF		\$12.00	\$86,928.00
12' WIDE - DECOMPOSED GRANITE NATURE TRAIL (6"BASE)	3,494	CY		\$120.00	\$419,280.00
12' WIDE - ELEVATED BOARD WALK w? 42" RAIL	609	LF		\$175.00	\$106,575.00
TRAIL EDGE BENCHES (1 EVERY 3000')	11	EA		\$450.00	\$4,950.00
REMOVABLE BOLLARDS	18	EA		\$125.00	\$2,250.00
PEDESTRIAN BRIDGE	10	EA		\$5,000.00	\$50,000.00
COVERED SHLETER - 20'	5	EA		\$18,000.00	\$90,000.00
PICNIC TABLES (WETLAND SECTION)	6	EA		\$500.00	\$3,000.00
BENCHES (WETLAND PICNIC AREA)	5	EA		\$500.00	\$2,500.00
				TRAIL SYSTEM SUBTOTAL	\$1,158,180.60

<i>RENOVATIONS / IMPROVEMENTS</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
LAKE EDGE STABILIZATION / ENHANCEMENT	25,037	SF	\$3.50	\$87,629.50
SILTATION REMOVAL	1	LS	\$50,000.00	\$50,000.00
DAM IMPROVEMENTS	1	LS	\$900,000.00	\$900,000.00
BENCH SWINGS @ LAKE AREA / OVERLOOKS	10	EA	\$1,500.00	\$15,000.00
FISHING DOCK	1	LS	\$30,000.00	\$30,000.00
CONSTRUCTION SIGN	1	LS	\$400.00	\$400.00
NEW PARK ENTRANCE SIGN	2	LS	\$5,000.00	\$10,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	5	EA	\$400.00	\$2,000.00
LANDSCAPE (TREES, SHRUBS, GOUNDCOVERS, MULCH)	1	LS	\$500,000.00	\$500,000.00
PARKING LOT TREES - ORDINANCE	400	EA	\$300.00	\$120,000.00
SEEDING LAWN AREA	130,680	SF	\$0.07	\$9,147.60
COMMON AREA IRRIGATION	1	LS	\$25,000.00	\$25,000.00
		RENOVATIONS / IMPROVEMENTS SUBTOTAL		\$1,749,177.10
		TOTAL MASTER PLAN -- GRAND SUBTOTAL		\$17,449,697.29
		MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)		\$1,744,969.73
		SUBTOTAL		\$19,194,667.02
		15% CONTINGENCY FOR PRELIMINARY PLAN LEVEL COST ESTIMATE		\$2,879,200.05
		SUBTOTAL		\$22,073,867.07
		12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES		\$2,648,864.05
		PROJECT TOTAL		\$24,722,731.12

Note: This cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.

APPENDICES

Appendix B: Prioritized Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**COST ESTIMATE FOR
PEACHTREE RIDGE PARK
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

October 5, 2004

Required Infrastructure		ITEM TOTAL
INFRASTRUCTURE (Includes, decel lanes, grading , entrance features and bridge, curb & gutter, asphalt roadways, striping, lighting, maintenance building and lake dam renovations)		
REQUIRED INFRASTRUCTURE SUBTOTAL		\$2,562,317.05
Prioritized Park Elements		
1. MULTI USE TRAILS		\$469,001.60
2. OPEN SPACE, GROUP PAVILION SENIOR COURTS, ETC		\$1,641,316.70
3. FOOTBALL FIELD AREA		\$1,771,434.94
4. TEEN AREA		\$817,161.40
5. TENNIS COURTS AREA		\$957,584.52
6. BALLFIELD COMPLEX, CONCESSIONS, SPECIAL NEEDS PLAYGROUND		\$3,631,250.84
7. NATURE TRAIL CIRCUIT		\$689,179.00
8. DOG PARK		\$598,455.44
9. LAKE AMENITIES w/ SHELTER, SWINGS, DECK AREA		\$182,629.50
10. SOCCER FIELDS		\$1,783,831.28
11. AQUATIC CENTER		\$2,345,535.02
PARK ELEMENT SUBTOTAL		\$14,887,380.24
TOTAL MASTER PLAN SUBTOTAL		\$17,449,697.29
Contingency & Design Fees		
MOBILIZATION, FEES, BONDS, ETC (10% OF TOTAL)		\$1,744,969.73
15% CONTINGENCY		\$2,879,200.05
12% DESIGN, ENGINEERING, AND PROGRAM MANAGEMENT FEES		\$2,648,864.05
PROJECT TOTAL		\$24,722,731.12

Note: This cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.

APPENDICES

Appendix C: Community Interest Meeting Results

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

Peachtree Ridge Park Site Master Plan

Community Interest Form Tabulations

March 11, 2004

Gwinnett Dept. of Community Services

jB+a park design studio

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Paved Multi-Use Trail, (walking jogging, skating)	62	21	20	11	3	4	3
Unpaved Nature Trail (hiking, cross country)	48	16	12	8	6	4	2
Open Meadows, Green Space, Certified Natural Areas	42	12	15	2	6	5	2
Rental Pavilions, Picnic Areas, Family Gathering Areas	37	3	8	11	7	4	4
Aquatics Center	33	8	9	6	5	4	1
Lake Activities, (canoe, kayak, fishing)	25	6	7	5	5		2
Ball Fields (multiple age groups)	25	7	6	4	4	2	2
Playground (multiple age groups)	24	4	11	2	4	2	1
Soccer (multiple age groups)	24	9	3	3	3	3	3
Tennis Complex - multiple courts	23	6	3	5	1	5	3
Community Center / Class Rooms / Fitness Room / Gym	21	3	5	3	4	4	2
Dog Park - (agility course, fenced off leash area)	19	7	2	5	3	2	
Sidewalks to PRHS, surrounding neighborhoods / Parks	18	5	2	3	3	4	1
Basketball (multiple age groups)	17	3	5		2	4	3
Outdoor Classroom, Observation Area, Bird Watching	15	2	5	6	1		1
Skate Park -Roller Hockey, Skateboarding, Blading	13	2	3	4	2	1	1
Football	11	6	1	2	1	1	
Horse Facilities, Arena, Ring, Pavilion, Trails	10	5	3	1	1		
Sand Volleyball	10	1	1	3	2	2	1
Concessions, Refreshment, Bathrooms	10	1	2	3	1		3
Competition Track	6		1	2		3	
Multi-Use Field (lacrosse, pick-up games)	5		2	1		2	
Police residence	4			1	1		2
Water Feature / Fountain	3	1	1		1		
Small Golf course, pitching area, putting area	3	1	1		1		
Frisbee Golf	2	1			1		
Camping Areas for summer camp	2	1					1
Horseshoe Pits	2			1		1	
BMX Bike Trail (beginner course)	2	2					
Adult Swings	1						1
Ice Skating / Ice Hockey Rink	1				1		
Cheerleading Area	1	1					
Activities for Special Needs People	1	1					
Racquetball	1			1			
Lighting	1					1	
Parking	1		1				

Peachtree Ridge Park Site Master Plan

Park Concerns Form Tabulations

Gwinnett Dept. of Community Services

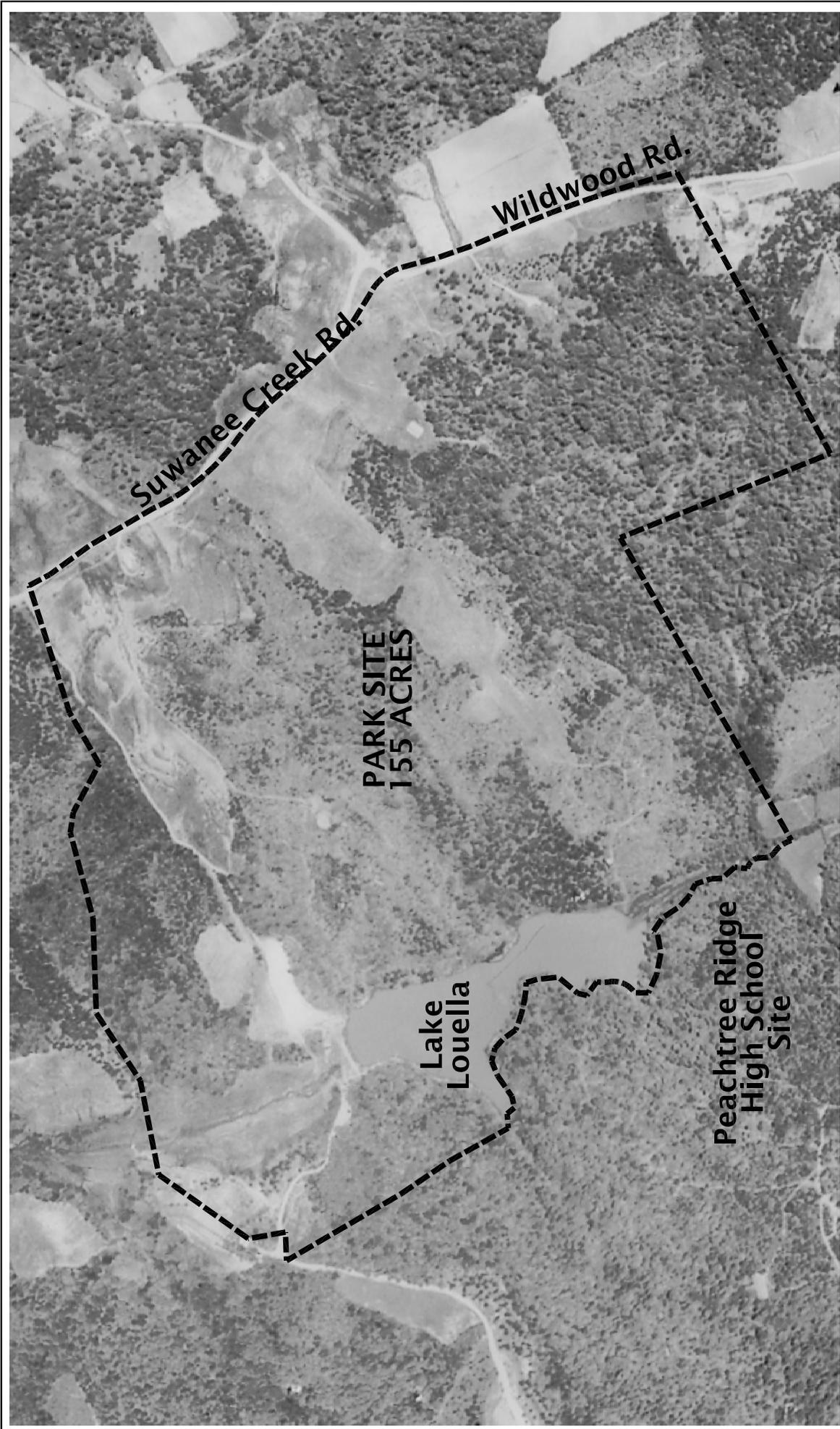
March 11, 2004

jB+a park design studio

Community Concern	Times Mentioned	Ranking
Environmental Issues - Preservation of trees, Protection of wetlands, Erosion control, Wildlife Preservation	48	1
Excessive traffic on Suwanne Creek & Wildwood Roads	41	2
Access into Park / Multiple entrances	28	3
Lighting from Sports fields / Light pollution	22	4
Increased crime / gang activity	16	5
Noise	15	6
Buffers at perimeter of park	15	6
Pedestrian access to park	8	7
Maintenance / Litter control	8	7
Impact on existing residences	7	8
Traffic lights and safety on Suwannee Creek Road	6	9
Adequate Parking	3	10
Too Many Sports Fields in park	3	10
Motorized Vehicles on trails and lake	3	10
Traffic on Luella Lake Road	2	11
Future Development around Park	2	11
Completion / Phasing / projected opening of park	2	11
Dog Waste Cleanup / Disposal	1	12
Liability	1	12
Cost of Park Construction	1	12
Coordination w/ surrounding park facilities	1	12
Alcohol use in Park	1	12

APPENDICES

Appendix D: 1955 Peachtree Ridge Site Aerial Photograph
Refer to the attached aerial photo.



JB
 JAMES B. BROWN & ASSOCIATES, INC.
 5045 Peachtree Dunwoody Rd., N.E.
 Atlanta, Georgia 30340
 404.251.1000
 404.251.1001
 planning • landscape architecture



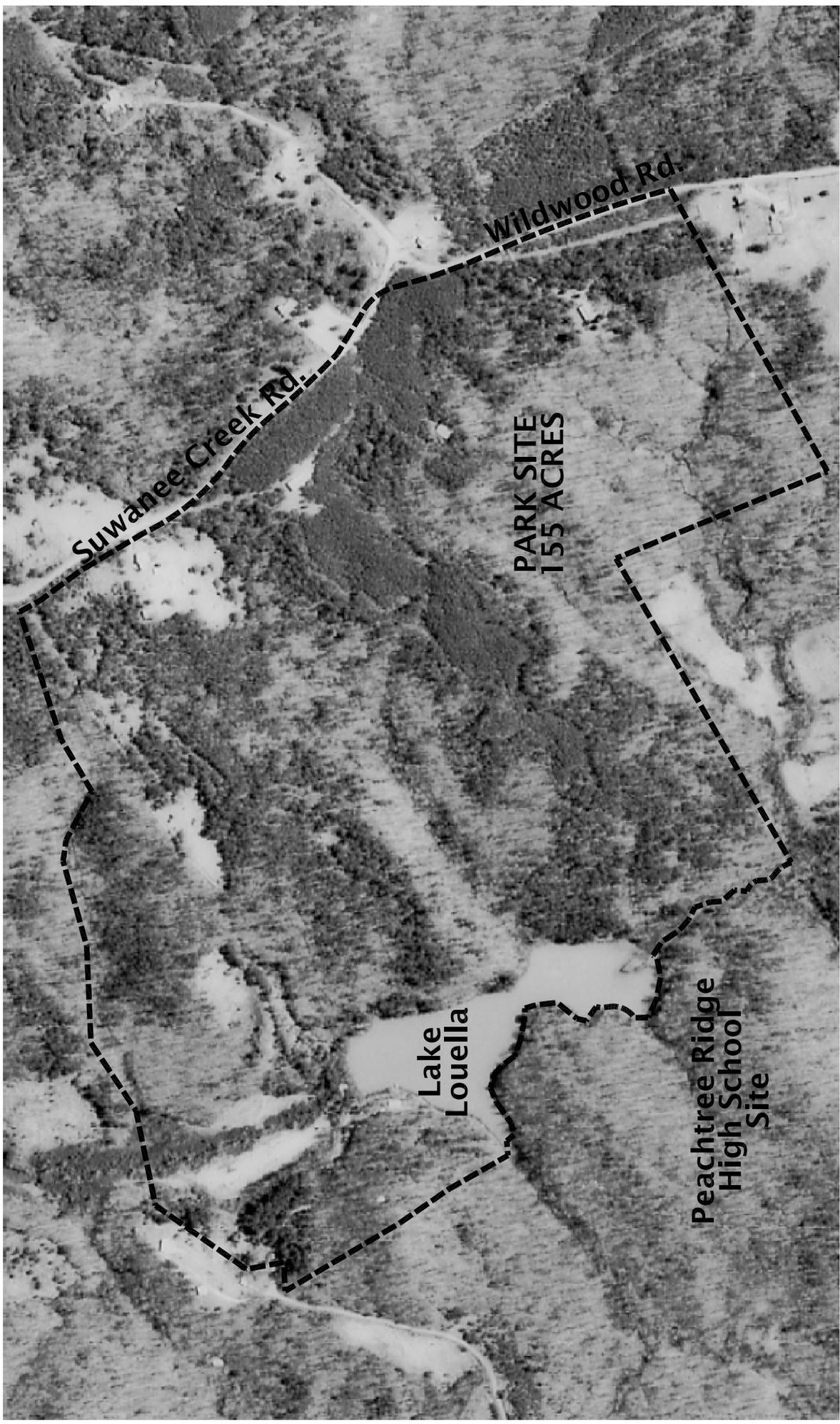
PEACHTREE RIDGE PARK SITE
1955 Aerial Plan

March 11, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services

APPENDICES

Appendix E: 1972 Peachtree Ridge Site Aerial Photograph
Refer to the attached aerial photo.



beta
 PLANNING + LANDSCAPE ARCHITECTURE
 5000 Peachtree Dunwoody Rd., Suite 100
 Atlanta, GA 30340
 404.251.1000
 Fax: 404.251.1001
 www.beta-planning.com

0 75 150 300 600
 NORTH

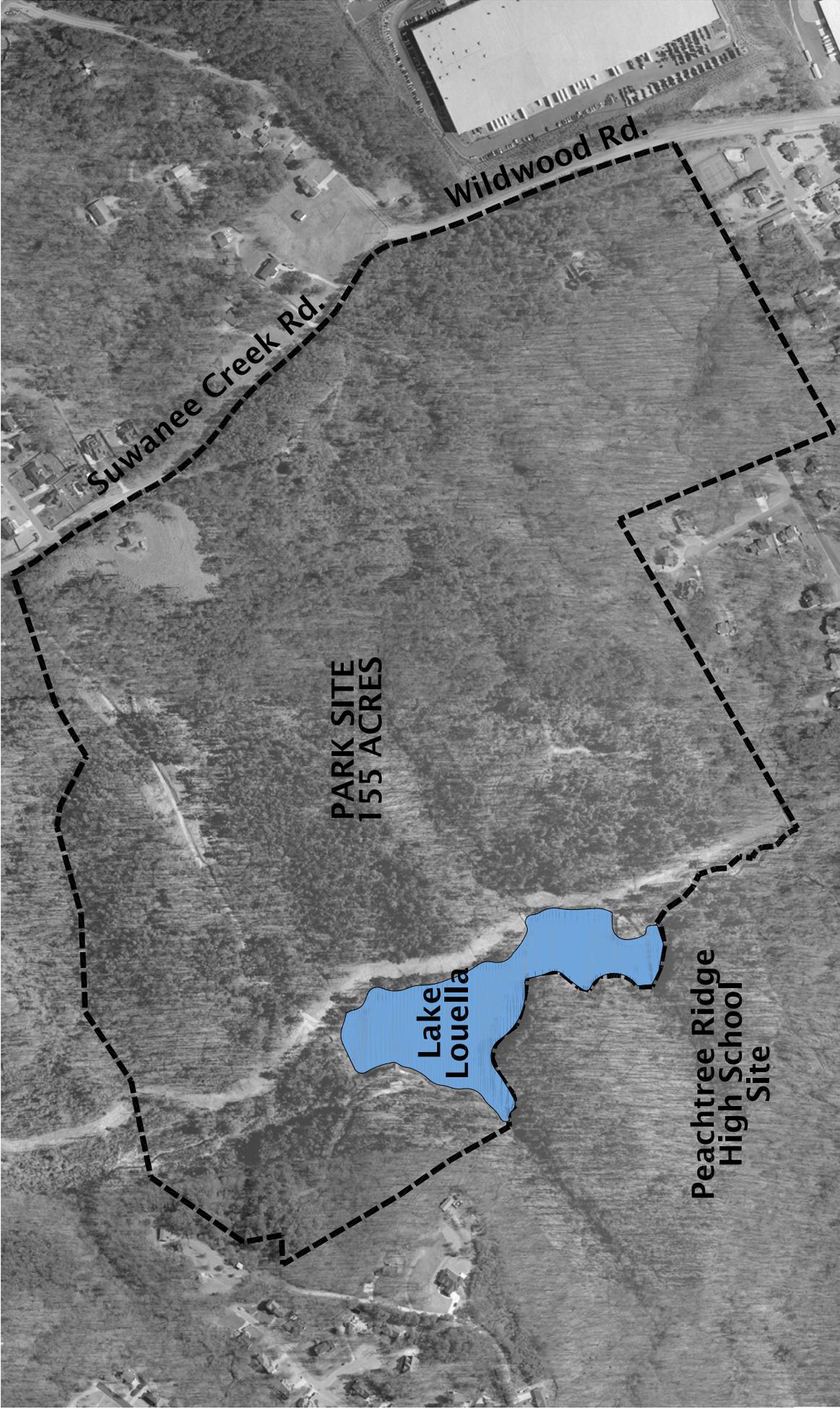
PEACHTREE RIDGE PARK SITE
1972 Aerial Plan

March 11, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services

APPENDICES

Appendix F: 2001 Peachtree Ridge Site Aerial Photograph
Refer to the attached aerial photo.



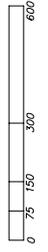
Suwanee Creek Rd.

Wildwood Rd.

PARK SITE
155 ACRES

Lake
Louella

Peachtree Ridge
High School
Site



PEACHTREE RIDGE PARK SITE
2001 Aerial Plan

March 11, 2004

APPENDICES

Appendix G: Meeting Minutes

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Scheduling Meeting

Minutes from: 03.31.04 Scheduling Meeting

Attendees: Gwinnett County Department of Community Services - Rex Schuder
jon Benson + associates (jB+a) - Steve Provost, Raigan Kretzschmar

Steering Committee participants – Jerry Knight, Scott Courter, David Oliver, Mike Owens, Karen Shields, Sarah Lewis, Tina Morris-Hadrill, Margaret Fitzgerald, Earl Laird, David Kesler, Pam LeBar, Alan Bryant, Laura Taylor, Terry Jones, David Hooper, David S. Ficco, Bobby Holley, Kathy Marelle, William Brimer, Panda Jones, Scott Hanlon, Mary Rogelstad, Gary Landress, Karen Lougee, Jim Pritchard, Dave Wengryn

Location: Bunten Park Community Center – Large Activity Room

Time: 7:00pm

Community Interest Tabulation Form, Park Concerns Tabulation Form, and Comments from the March 11, 2004 Public Interest Meeting were distributed

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

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

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

To accommodate the large group, 2 separate tours will take place for both the park site tour and the Park System Tour. The dates are as follows:

- April 14th – Wednesday, site walk for smaller group. 8:30am to 5pm. Peachtree Ridge Park Site. The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Meeting location to be determined
- April 17th – Saturday, site walk for larger group. 8:30am to 5pm Peachtree Ridge Park Site. The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Meeting location to be determined
- May 7th – Friday, small group van tour of Gwinnett Park System. 8:30am to 5pm. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participants are to meet at the GJAC building (75 Langley Drive).
- May 8th – Saturday, large group bus tour of Gwinnett Park System. 8:30am to 5pm. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participants are to meet at the Peachtree Ridge High School (exact location to be determined)

- May 19th - Wednesday, 7pm Bunten Park Community Center (Large Activity Room) – Inventory Analysis / Concept Meeting. jB+a will present site analysis (vegetation, hydrology, soil analysis etc), and 3 concept plans to Steering committee for review and comment.
- June 10th - Thursday, 7pm Bunten Park Community Center (Large Activity Room) – Preliminary Concept Meeting. jB+a will present a graphic of the Preliminary concept for the Peachtree Ridge Park Site and a preliminary cost estimate. Additional comments and feedback from the Steering Committee will be appreciated.
- June 23rd - Wednesday, 7pm Bunten Park Community Center (Large Activity Room) - Final Master Plan Meeting. jB+a will present the graphic for the Final Peachtree Ridge Park Site Master Plan, and the final cost estimate. Based on the cost estimate, prioritization of park elements will be the main focus of this meeting.
- July 14th – Wednesday, 7pm Bunten Park Community Center (Large Activity Room) - Bonus Meeting. This date has been set aside to accommodate an additional meeting if it is needed during the design process,

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

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Site Walks

Minutes from: 04.14.04 Alternative Site Walk
04.17.04 Site Walk

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder
jon Benson + associates (jB+a) - Steve Provost, Raigan Kretzschmar

Steering Committee participants – Jerry Knight, David Oliver, Mike Owens, Karen Shields, Tina Morris-Hadrill, Margaret Fitzgerald, David Kesler, Pam LeBar, Alan Bryant, Laura Taylor, Terry Jones, David Hooper, David S. Ficco, Bobby Holley, Kathy Marelle, William Brimer, Panda Jones, Scott Hanlon, Mary Rogelstad, Gary Landress, Karen Lougee, Jim Pritchard

Location: Peachtree Ridge Park Site

Time: 8:30 am

Consultants and Steering Committee Members met at the project site for an informative site walk. The intent of the site walk was to become familiar with the characteristics of the site including topography, vegetation types, drainage features, and the opportunities and constraints of the park site. Entering the site at a point along Wildwood / Suwanee Road, the team gradually moved from one zone of the park to the next. Steering committee members actively participated in the site tour by asking questions and voicing concerns and requests for this community park including:

- maintaining as much natural vegetation as possible
- maintaining vegetative buffers at perimeter of park
- locating the sports fields on the interior of the park site
- allowing for special needs facilities
- establishing additional native wild flowers and plants
- maintaining as many of the hardwoods that currently exist on the site as possible
- providing multi-purpose fields where possible

A tour of the Gwinnett County Park System will take place on May 7th and May 8th. The intent of this meeting will be to become familiar with and discuss the different park elements located throughout the county. Based on the information gained during this tour, a park program for the Peachtree Ridge Park Site, which the steering committee will help facilitate, will also be determined at the end of the system tour.

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Special Needs Meeting

Minutes from: 05.06.04 Special Needs Meeting

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

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

Grayson Athletic Association Special Populations Program – Cathy Smith, Jean Benedikt, Gary Chapman

Peachtree Ridge Youth Athletic Association – Melody Hanna, Sam Creery

Location: GJAC Conference Room A

Time: 7:00pm

At this meeting, Gwinnett County Staff and Master Plan Consultants from jon Benson + associates met with representatives of the special needs population. The intent of this meeting was to hold a brainstorming session to help determine the direction needed to be taken for consideration of a special needs fields at Peachtree Ridge park. Options for this field may include consideration of multiple sports and multiple age groups utilizing the special needs field. Proposal of the right facility in the Peachtree Ridge Master Plan will help ensure the correct amount of space and budget are allotted for future development of this park feature.

Grant Guess - opened the meeting with introductions and mentioned that Bay Creek Park had recently been opened. Bay Creek is the only park in Gwinnett County that currently has a special needs field.

Phil Hoskins - stated that Chairman Hill was aware that this meeting was taking place and is very supportive of special populations programs. Mentioned that the purpose for this meeting is to instruct the Steering Committee for Peachtree Ridge Park towards a special needs field. The information gathered at this meeting would be transferred to the Steering Committee. The opportunity for new SPLOST funding will be available this November.

Rex Schuder – gave an overall orientation and description of the park site. Due to the extreme elevation changes and slope, a wide distribution of special needs facilities will not be possible. Layout of the park will probably require some terracing.

Grant reiterated the fact that the County knows that the site can house sports fields but that they cannot be located at the same elevation. The main intention of the meeting will be to listen to the Special Needs Representatives and to hear: 1.) What types of fields will be needed 2.) What sorts of experiences are needed.

The floor was then open for discussion and the following points were addressed:

Currently GAASPP has over 300 members ages 5-28. The majority of the members are from Suwanee, Buford, and North Gwinnett.

There are approximately 60 families in the area of the Peachtree Ridge Park Site that fall within the Special Needs Population.

If a Special Needs field were to be located at the Peachtree Ridge Park site, families from Roswell and Alpharetta could be included.

Ball field (s) / Multi-use Field-

- The ball field at Bay Creek is wonderful.
- Would like another field like Bay Creek at Peachtree Ridge, only larger, and dedicated to special needs population. *Special surfacing is not recommended for regular use because regular baseballs / softballs bounce excessively and can be dangerous.*
- Currently playing on a 150' field but would like something larger to potentially accommodate adult teams.
- Open to having temporary fencing that could be moved to facilitate these different field lengths or to divide ball field from multi-use area.
- Need an outlet at the pitchers mound for pitching machine use. Would prefer to eliminate the tripping hazard caused by an extension cord, so conduit beneath the special field surface would be preferable.
- Would like to have a regular grass field that could be used with some scheduling organization.
- Would like to try to integrate ambulatory children with children in wheelchairs.
- Other activities considered for Multi-use area could include soccer, tennis, volleyball, badminton, bocce with movable equipment.
- Not sure of the exact size needed for multi-use, but should be able to accommodate full size high school regulation basketball court. *Currently use local church gym for soccer and basketball games. Half court is crowded.*
- Dugouts at Bay Creek are good sized.
- Need a misting or irrigation system to help keep the special surface of the field cool.
- Locate field near special needs playground.

Playground -

- Would like to maintain an integrated experience - special needs children and healthy children
- Need multiple types of swings for children, specifically for children with limited trunk control, swings to accommodate involved children and a sling swing for extremely involved children.
- Ramps and slides are well used and accommodate all sizes.
- An elevated sand table is great however; they need to be elevated high enough so that a wheelchair can get below the table. Keeping the sand in the box is a challenge as is cleaning the sand off the special needs surface.
- Needs to be some spatial separation between the special needs playground and the other playgrounds. (Specifically the older children's playground)
- Smaller children seem to be more comfortable around special needs children than older children.
- Talk-too's and castle at Bay Creek are very successful

Miscellaneous -

- Heat is an issue with wheelchairs, shade structures are requested.
- Parking ratio at Bay Creek is adequate with sometimes too many HC parking areas
- Perception of people who walk past empty HC spaces is a concern. Want to maintain good relationship with outside community.

- Need more van parking spaces.
- Temporary parking spaces (bagging) may be an option.
- Bay Creek Restrooms work well – bars in all stalls.
- Family changing room at Bay Creek does not work very well. Needs a changing table that can accommodate a larger person. Eliminate the shower area.
- Concessions area at Bay Creek works well, windows are lower to accommodate wheelchairs.

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Park System Tour

Minutes from: 05.08.04 Park System Tour

Attendees: Gwinnett County Department of Community Services - Rex Schuder

jon Benson + associates (jB+a) - Steve Provost, Raigan Kretzschmar, Rich Deckman

Community participants –

May 7, 2004 – Gray Landress, Karen Lougee, Tina Morris, Pam LeBar, Margaret Fitzgerald, Mary Rogelstad

May 8, 2004 – David Oliver, Karen Shields, Earl Laird, Jerry Knight, Panda Jones, Mary Rogelstad, William Brimer, Scott Hanlon, Terry Jones, David Ficco

Location: Peachtree Ridge High School

Time: 8:30am

Consultants and Steering Committee Members met at Peachtree Ridge High School to begin a Gwinnett County park System tour that would include 6 existing park sites. Each park represented different park elements that could potentially be sited on the Peachtree Ridge Park Site. These parks included the following:

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

Bay Creek Park – Bay Creek offered the new standard for the County football complex. The footprint is based off the Shorty Howell Park footprint, with extra turf area at the end zone for cheerleading practice, and a lighted perimeter trail. The special needs playground and ball field at Bay Creek Park was also visited. The playground is surfaced with a compression absorbing surface rather than engineered wood chips or mulch for accessibility. A variety of activities exist within this play area including an elevated sand box, special needs swings, and a play structure that included ramps and slides. This play area is used by both handicapped children and smaller tots. The 150' special needs field is also covered with a special surface for accessibility. Larger than standard dugouts, to shelter the ball players and a chaperone are located at the field, as well as shade structures rather than trees, to eliminate leave / twig litter.

Five Forks Park - Five Forks is a 25 acre passive community park with the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The large turf area was well accepted by the

Park team and requested to be included on the priorities list. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables.

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

Collins Hill Park – Collins Hill Park presented a large outdoor aquatics area that could be used by a multitude of age groups. The aquatics area offered a variety of water play activities and substantial deck area.

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

Following the tour of the parks, program elements for Peachtree Ridge Park were discussed. The list below reflects the results of the May 7th discussion and the May 8th discussion. The priorities have been ranked based on a combined arithmetic score () calculated by Rex Schuder. (RE: Letter from County) The jB+a Design Team will try to work the following elements into 3 Concept plans.

1. Multi Purpose Trail (1)
2. Playgrounds / Pavilion / turf acreage (5 acre meadow) (2.4)
3. Teen Area – Basketball, Volleyball (4)
4. Tennis Courts (5)
5. Dog Park (6)
6. Teen Skate (6.4)
7. Nature Trail w/ stairs as necessary – Premiere (7)
8. Outdoor Family Aquatics (8)
9. Soccer (8.2)
10. Passive Recreation Amenities around lake + 2 shelters (9)
11. Baseball / Softball (9.2)
12. Football (10.2)
13. Gym (11.8)
14. Senior Courts (12.8)

**Special Needs Field, Playground, and accessible trail loop with shelter will be located at the Peachtree Ridge Park Site.

jB+a will present Peachtree Ridge Park Site Analysis and 3 Concept Designs to the Steering Committee at the Peachtree Ridge Concept Meeting on Wednesday, May 19th, 2004 (Large Activities Room).

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Analysis / Concept Meeting

Minutes from: 05.19.04 Analysis / Concept Meeting

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

Steering Committee participants – David Oliver, Scott Hanlon, Laura Taylor, Jackie Mellow, Karen Lougee, Tina Morris, Earl Laird, Jerry Knight, Terrye Jones, Mary Rogelstad, Panda Jones, Todd Wade, Pam LeBar, Derek Johnson, William Brimer, Karen Shields, David Ficco, David Hooper, Margaret Fitzgerald

Location: Bunten Park Community Center – Large Activities Room

Time: 7:00pm

The Peachtree Ridge Park Site Analysis boards and Concept boards were presented by Raigan Kretzschmar of jB+a. Analysis boards included soils analysis, slope and hydrology analysis, vegetative analysis, site analysis and area parks analysis. Concept boards illustrated three different concepts for the park layout. The following points regarding the site were emphasized:

Soils Analysis

- Generally, all existing soil types on site are favorable for development utilizing some planning and design techniques. Special emphasis will be needed on the Congaree and Chewacla soil types soils located along the stream banks.
- Boring locations indicate there are two areas in which rock may be encountered, both of which are located on the developable plateaus

Slope Analysis

- Site reflects a ridge and valley formation.
- Slopes on the site range from 5% to +40%.
- Site possesses positive drainage patterns due to the steep terrain

Vegetative Analysis

- Multiple forest types with distinct boundaries exist on site. Forest types include Hardwood, Pine / Hardwood mix, Pine, lowland, Hardwood / Fern valley.
- Hardwood areas are an asset to preserve.

Site Analysis

Constraints

- Park site located on busy Suwanee Creek / Wildwood roads
- Extreme slopes of site.
- Multiple waterways require multiple setbacks
- Sewer easement setbacks

Opportunities

- Two developable plateaus
- Established access into park site (Suwanee Creek / Wildwood roads)
- Mature hardwoods to accentuate

- Lake feature physical and visual connections
- Multiple highpoints for potential overlooks and or development
- Soils favorable to park construction

Area Park Analysis

- Multiple surrounding area parks including Bunten Road park, George Pierce Park, Shorty Howell Park, McDaniel Farm Park, Suwanee Creek park.
- Closest parks appear to be George Pierce Park which offers extensive active recreation, and Suwanee Creek Park offering only passive recreation.

Concept plans were the presented by Raigan Kretzschmar of jB+a. All concepts reflected layouts on the two developable plateaus to minimize engineering. Each plan also utilized the potential access location at Suwanee Creek / Wildwood roads and at a location across the road from St. Ives Subdivision.

Concept 1

- Access road connects all elements of the park, as well as both entrances.
- Parking would be located off of access road to avoid the "parking lot drive" through the park and allow for a more aesthetically pleasing park experience.
- Teen area located at the front of the park along Suwanee / Wildwood roads for visibility and passive patrolling.
- Ball field complex, football complex, tennis courts and special needs play area located on south eastern plateau
- Aquatics center, gym, soccer fields, senior courts and second playground area located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*jB+a researching this potential location*)
- Rolling lawn / meadow along Louella lake to open views to lake from all areas of park.
- Multiple trail types including 2.1 mile paved primary multi-purpose trail loop, ½ mile special needs field, 2 mile nature trail loop with unique sections.

Concept 2

- Separate entrance drives into the park without an interior connection between entrances.
- Majority of parking located off interior access drive.
- Teen area located at the front of the park along Suwanee / Wildwood roads for visibility and passive patrolling
- Ball filed complex, Soccer field, special needs playground located on south eastern plateau.
- Aquatics Center, Gym, Football, Senior courts, Tennis, second playground located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*jB+a researching this potential location*)
- 8.5 acre rolling lawn /meadow along Louella Lake to open views to lake from field areas.
- Multiple trail types including 2.6 mile paved primary multi-purpose trail loop, 2.4 mile nature trail with unique sections, and .6 mile special needs trail loop.
- Multiple pavilion overlooks, and rentable picnic pavilions.

Concept 3

- Separate entrance drives into the park without an interior connection between entrances.
- Majority of parking located off interior access drive on southeastern plateau.
- Northern plateau entrance drive terminates at a large parking area that serves sports fields.
- 5 acre picnic area & playground with group pavilion and open lawn / play area located in southeast corner of park site, backing up to Terramore subdivision.

- Football field, gym, teen area and outdoor family aquatics center located on southeastern plateau.
- Soccer fields, ball field complex, special needs playground, tennis courts and senior courts located on northern plateau.
- 2 acre dog park located in flood plain of creek. (*JB+a researching this potential location*)
- 6 acre rolling meadow / lawn area sited along Louella Lake to open view to lake.
- Multiple trail types including 2.6 mile paved primary multi-purpose trail loop, 2.2 mile nature trail with unique sections, .6 mile special needs multi-purpose trail loop.

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

1. Can the trail be designed so it doesn't cross the road? *Over / under pass possible on interior section of the trail. Grading will help to determine where this might occur.*
2. A Steering Committee member would like to see the teen area in Concept 3 swapped out so that it is not behind a building.
3. North Entrance road is located where there have been 30+ accidents over the last year.
4. Are two separate entrances needed or does it work well? *Some parks have 2 or 3 entrances. Each usually serves different uses.*
5. Playground locations in Concept 1 and Concept 3 are preferred.
6. Are there other locations where the dog park can be located? Consultants will look at other locations. Location shown on concepts is dependent upon additional research as to if it can be actually located in a flood plain. Additional research of this kind will need to be done, as well as research into the status of the existing dam.
7. Connected entrances in Concept 1 works best to avoid going back out onto Suwanee Creek / Wildwood roads to get to the other part of the park.
8. Preference for Concept 3 because of reduced visible light.
9. Concept 2 is the worst.
10. Preference for Concept 1 because it retains the integrity of the park as a natural space rather than a sports complex. Like the location of the pavilion overlooking the meadow, also like the continuous access through the park.
11. Like the teen area located at the front of the park (Concepts 1 & 2) but prefer the picnic (passive) area in that area because it is close to the adjacent swim / tennis area.
12. Would prefer to have more than 1 rental pavilion for general use. Two currently shown on plans. One for general public, one located near special needs field. Can we have more? *Yes, perhaps smaller rental pavilions.*
13. Concept 3 is least desirable for traffic that happens seasonable (soccer & baseball)

General consensus found that Concepts 1 & 3 were preferred. The plans were then voted on. By majority vote, (9-11) Concept #3 will be developed into the preliminary master plan with the following modifications:

- Initial thoughts were to swap the soccer and football fields to ease the heavy seasonal traffic, however, after considerable discussion it was agreed that the soccer and baseball fields would remain as they are shown on Concept #3.
- Try to maximize the tree buffer between ball fields and lake, Suwanee Creek / Wildwood road and park.
- Remove the gym (majority vote – 12)
- Relocate the teen center so that it is not behind a building
- Relocate pavilion in open space so that it is not up against property line
- Investigate alternative location for dog park.
- Relocate special needs playground and field so that it is closer to parking area.
- Add interior link between entrances so that it is possible to move from one area of the park to the other without having to exit the park.
- Add additional pavilion overlooks with view of the lake. Some smaller rental pavilions.
- Attempt to separate vehicular and pedestrian uses.
- Pull parts of multi-use trail off Suwanee Creek / Wildwood so the trail relates to the park rather than the traffic.

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Preliminary Master Plan Meeting

Minutes from: 06.10.04 Preliminary Master Plan Meeting

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

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

Steering Committee participants – Chuck Le Bar (stand in for Pam), David Ficco, Jackie Mellow, Jerry Knight, Karen Shields, David Oliver, Margaret Fitzgerald, Todd Wade, Gary Landress, Tina Morris-Hadrill, Mandy McLullan, Mary Rogelstad, Alan Bryant, William Brimer, Kathy Marelle, Terrye Jones, Karen Lougee, David Hooper, Earl Laird, Laura Taylor

Location: Bunten Park Community Center – Large Activities Room

Time: 7:00pm

Rex Schuder gave a brief recap of the last meeting which presented 3 concept plans for the park. Emphasis was placed on the fact that the Concept Meeting gave the consultants a direction to move toward and that refinement to the Preliminary Master Plan would still be necessary even after this meeting. Raigan Kretzschmar then presented the Peachtree Ridge Park Preliminary Master as designed with the modifications discussed at the Concept Meeting.

The preliminary Master Plan is a revision to Concept 3 with minor modifications.

- Interior connection added between the 2 separate park entrances
- Teen recreation area relocated for better visibility
- Dog Park relocated to maintain wetlands.

North Ridge

- Entrance remains the same, directly across Suwanee Creek / Wildwood Roads from St. Ives Subdivision.
- Northern ridge represents the “active” side of the park
- Tennis facility with 4 lighted courts, restroom facility, and gathering area.
- Senior courts area including 2 bocce courts, 2 shuffleboard courts, 4 horse shoe pits, and shelter with checker tables.
- 2 soccer fields
- Ballfield complex 225' field, 200' field, 150' field, 200' special needs field, sited around a central restroom / concession plaza area.
- Special needs playground with accessible surfacing located in association with special needs field.
- Parking included on northern ridge includes 200 spaces for soccer, 300 spaces for ball field complex, 50 spaces for tennis / Senior Courts, and 30 spaces for multi-use trails.

South Ridge

- Entrance remains the same, aligned with Wildwood Road to hopefully influence intersection improvements.

- 4.1 acre open grass field located to the south of the entrance for unstructured play, kite flying, Frisbee, etc. Group pavilion, picnic area, large playground also associated with open space.
- North of entrance, relocated teen area for passive patrolling. Roller hockey, free skate area, 2 sand volleyball courts, 2 basketball courts.
- Outdoor Family aquatics center located on highest part of northern ridge to include toddler pool, slides, play structures, and lanes.
- 3 acre fenced dog park located roughly 10-12' below and behind Aquatics center, on separate terrace. Dog park will be subdivided to accommodate small dog play area, large dog play area, all dog play area. Benches and adult swings included.
- Football field area located approximately 10-12' below Dog park, on a separate terrace. Football area will have a regulation sized field, restroom / concession building, area for cheerleading practice and a .6 mile lighted paved walking loop. A tot lot and 30' pavilion will be associated with the area.
- Parking associated with the southern ridge includes: 100 spaces for the open space, 100 spaces for the dog park, 350 spaces for football, 100 spaces for teen recreation, 57 spaces for trail and passive recreation uses, 70 spaces for rental pavilion, 100 spaces for aquatics center.

Multiuse trail / Nature Trails

- 2.5 Mile paved asphalt trail loop
- Majority of trail 5-8% slope with portions up from 10%-12% slope.
- Area near special needs field will need hand rails to accommodate handicapped. Consultant requests direction on this matter.
- Nature trail divided into 3 sections: "Escarpment" section, "Fern Valley" Section, "Wetlands" Section. Each section meanders through the most aesthetically pleasing areas of the site which the multi-use trail cannot access. Comprised of stabilized granite fines.

Maintenance Building

- Located off Lake Louella Road
- Gated entrance
- Connected to the rest of the site via the multiuse trail.

Detention

- Currently working with the engineer to determine how much freeboard will be needed to be able to utilize Lake Louella for detention. Also researching how high existing dam will need to be raised to accommodate additional water storage.
- Forebay detention areas and vegetative swales are located to aid in holding and filtering water
- A line item is included in the cost estimate for improvements to the existing dam. Estimate costs at roughly \$900,000.

Questions / Comments

1. Are there any major retaining walls on sight? *Yes, retaining wall at ball field complex is approximately 14' in height with hand rail on top.*
2. What portion of the trail is greater than 5%? *All of it. Might be able to locate an experience without hand rails by following a contour around at less of a slope. May require separating this section of the trail away from the special needs field.*
3. How many handicapped spaces are there? *No specific number currently designated, parking is graded at 3% can expect roughly 80-90 spaces for HC.*

4. Considering grading challenges is there a point where we need to switch back to another concept? *There will be significant grading changes with all the concepts, but some ideas have been discussed about taking some of the pressure off the grading.*
- a. *Relocate nature trail*
 - b. *Eliminate separate driveway*
 - c. *Relocate multiuse trail so that it runs through fern valley rather than at the top of the slope*
 - d. *Design smaller retaining walls between soccer fields and bal fields (more terracing)*
5. Do driveways separate from parking drives help traffic flow? *If the project can afford them they do help. Ideally the driveways would be kept in the plan.*
6. How high a demand is there for a nature walk for the special needs people? *Not something the population gets a chance to demand. Want to have an experience where a child can go into the woods with a destination point in mind and then return without difficulty.*
7. Current location of special needs trail is located in pine forest is it not? *No – mixed hardwoods that descend down to the creek. Close to the property line there are more hardwoods.*
8. Special needs contingency is probably going to be driving to the park in a car, are they going to want to drive to a nature trail? *It seems like if they come to the park they are going to play ball and then go home because they are tired. Want to provide a series of experiences for special needs, it could be that the plan has two spaces that try to eliminate ramps and provide a variety of experiences for special needs population.*
9. In terms of parking and driveways, what would be the impact on safety? *Less than ideal but normal for parks in Georgia.*
10. Safety is an issue already where the entrance to the southern ridge is located what is the reason for putting the entrance at this location? *Better chance of rationalizing / improving the intersection with a stop light. Money would have to come out of the budget for the park. Plan shows decal lanes and vegetative clearance to improve sight triangles.*
11. Is there going to be a sidewalk that runs across the front of the park and connects into the adjacent neighborhoods? *This plan does not show it because the idea here is to pull people off the road into the park for a better walking experience. Connection is to the right-of-way of the adjacent neighborhoods not literally to the neighborhood.*
12. Currently people are parking at 9 and 10 pm on Lake Louella Road and also parking here to enter the park site even though there are “no trespassing” signs up, will there be a connection from Lake Louella Road into the park? *Normal circumstances the vehicular gate would be locked and the entrance would be utilized for maintenance vehicles only. There could be a gap left so that bikes and pedestrians could enter the park. Signs could also be posted along the road stating “no parking”.*
13. Could access to the restroom / concession building be available to the tot lot at the end of the football field? *Could relocate the concession building to the other end of the field so that it can be utilized by those at the tot lot.*

14. Plan only shows 2 basketball courts, could there be more? *Will look at adding additional basketball court.*

15. What is the dimension of the soccer field? *Regulation size*

16. What is the driving force behind the need for soccer? *Highest demand sport in the county. Programs start at age 4 on up and can be played by both boys and girls. Soccer is the largest youth sport in the state, county has ample evidence that shows a need for soccer fields.*

17. Is there any possible way the northern entrance can move roughly 300' down the road so that it is not at the curve and directly across the street from St Ives? *Will look at the feasibility of revising the entrance location.*

18. Is it possible to move the multi-use trail up near the road, still keep it in some trees, and screen the park at the front? *Issue with that is we lose the buffer between the road and the park. A minimum 14' swath will need to be cleared to put in the trail.*

19. What is the feasibility of adding more tennis courts? *Will try to squeeze in another court but additional courts means additional detention, grading, parking, costs.*

20. Does the special needs field really need to be that large? *Yes, older kids are hitting the ball over the fence of smaller fields. Also want to be able to use outfield for other sports such as bocce, bowling, soccer, etc.*

21. At the large open space, I hoped there would be a 50-75' buffer, is it possible to have a larger buffer? *Multiuse Trail is currently 40' off property line; Nature Trail is roughly 75' off property line.*

22. What is the next step? *Try and incorporate comments from this meeting and comments from County Staff into final master plan. We will address each comment but that does not necessarily mean it will be incorporated into the plan*

23. Wasn't playground at Bay Creek privately funded (special Needs) are we going to have to do the same for this park? *We are not budgeting it that way at this time. We are including it in the budget to be built with the rest of the park.*

24. The cost estimate does not show a cost for lighting the basketball courts. *Typically the county does not light basketball.*

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

PEACHTREE RIDGE PARK SITE MASTER PLAN – Final Master Plan Meeting

Minutes from: 06.23.04 Final Master Plan Meeting

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

Community participants – Patrick Everett (David Ficco) Mike Owens, Jackie Mellow, Gary Landress, Scott Hanlon, Jerry Knight, John Zanders (Derek Johnson), Karen Shields, Todd Wade, Margaret Fitzgerald, Tina Morris-Hadrill, Mandy McMillian, David Hooper, Panda Jones, William Brimer, Mary Rogelstad, Karen Lougee. David Kesler

Location: Bunten Park Community Center, Large Activities Room

Time: 7:00pm

Raigan Kretzschmar of jon Benson + associates (jB+a) presented the Peachtree Ridge Final Master Plan to the Steering Committee, pointing out the modifications made since the Preliminary Master Plan Presentation on 06.10.04. Modifications included:

North Ridge

- Relocation of park entrance for improved sight distances. Grades allow separation of vehicular and pedestrian traffic.
- Realignment of parking areas
- Addition of 2 tennis courts.
- Elimination of Entrance Drive due to grades.
- Extension of walkway / plaza area in Ball field complex
- Addition of Overlook Plaza at Ball field terminus
- Realignment of Multi-use trail in "Fern Valley"
- Addition of Picnic Meadow and Boardwalk at "Wetlands Section" of Multi-use trail

South Ridge

- Realignment of Entrance Drive to accommodate separation of vehicular and pedestrian traffic.
- Realignment of entrance road at Aquatics center to accommodate a more direct drop off.
- Elimination of section of football entrance drive to accommodate grade changes.
- Elimination of Roller Hockey Venue
- Relocation of Maintenance yard from remote area of park to aquatics area to accommodate potential first phase construction.
- Relocation of senior courts area from tennis facility location to open lawn area.
- Elimination of shuffleboard courts.
- Addition of special needs trail area w/ parking at saddleback ridge. Portion of trail to tie into multi-use trail at open space area.

The floor was then open for discussion:

Margaret Fitzgerald – Strong objection to the relocation of the park entrance at the North Ridge. Relocated park entrance is now directly across the street from her house.

William Brimer – Would like to see more basketball courts at the park and would also like to see the lighted so that they can be utilized at night.

Tina Morris-Haddrill –Would like to have more sand volleyball courts in the park.

Following the presentation of the Final Master Plan graphic, priorities for park construction were then discussed. Steering Committee members were asked to vote on the various elements of the park to help determine the order in which they would like to see the park elements constructed when funding become available. *(Note: Certain infrastructure elements of the park will be required to be constructed during the first phase, such as parking, the site preparation and site work that goes along with it and utilities.)* Priorities are as follows:

1. Multi-Use Trails
2. Open Space, Group Pavilion, Senior Courts, etc Area
3. Football Area
4. Teen Area
5. Tennis Courts Area
6. Ballfield Complex and associated concessions
7. Nature Trail circuit
8. Dog Park
9. Lake Amenities including shelter, swings, deck area
10. Soccer fields
11. Aquatic Center

Following the prioritization of park elements a vote to accept the Master Plan as presented and to submit it to the Recreation Authority was taken. By majority vote the Master Plan was approved for submission.

jB+a will present the Peachtree Ridge Park Site Master Plan to the Recreation Authority on a date to be determined. Steering Committee Members are invited to attend.

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

APPENDICES

Appendix H: Archeological Report

Refer to the attached report for a summary of the archeological findings for the Peachtree Ridge Park Site.

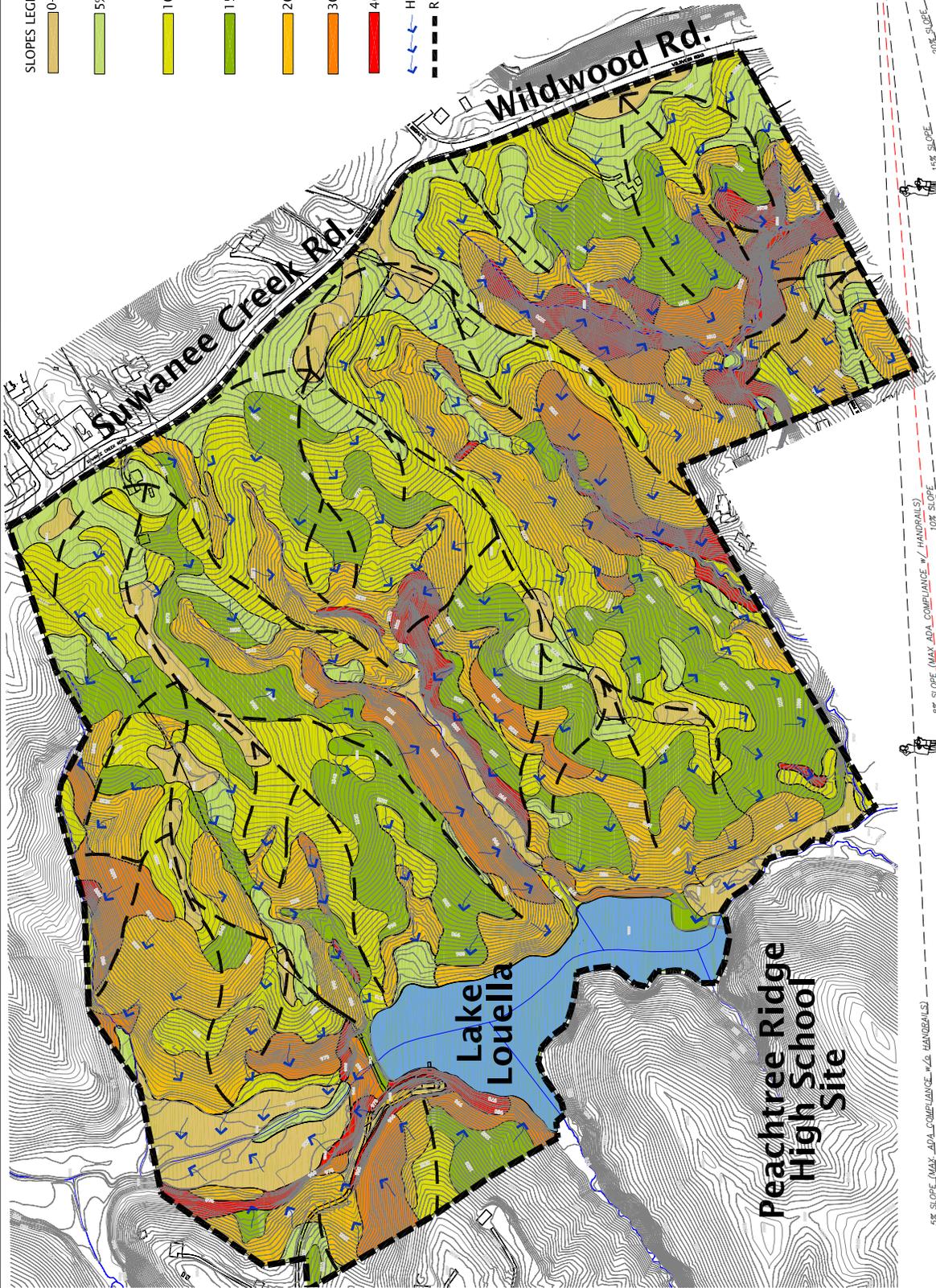
APPENDICES

Appendix I: Geotechnical Report

Refer to the separate attachedment for a summary of the Geotechnical findings for the Peachtree Ridge Park Site.

SLOPES LEGEND

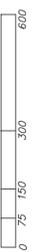
-  0-5% Slope
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS FIELDS, ETC.
-  5%-10% Slope
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS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



**PEACHTREE RIDGE PARK SITE
Slope / Hydrology Analysis**

May 19, 2004

PREPARED FOR:
Gwinnett County Department of
Community Services



SOILS LEGEND

Cfs
 CHEMICAL SOILS - FREQUENTLY FLOODED. NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

Cos
 CONCRETE SOILS - FREQUENTLY FLOODED. GENERALLY NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT. HOWEVER, WITH SOME DESIGN OR PLANNING PICNIC AREAS AND TRAILS MAY BE SUITABLE. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

DhB2
 MADISON SANDY CLAY LOAM - 2-6% SLOPES. ERODED. GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH SOME DESIGN OR PLANNING PICNIC AREAS, TRAILS AND PATHS. WITH SOME PLANNING, DESIGN OR SPECIAL MAINTENANCE MAY BE FAVORABLE FOR PLAYGROUNDS. SOIL PROFILE SUITABLE FOR STRUCTURES.

GeB2
 GWINNETT CLAY LOAM - 2-6% SLOPES. ERODED. GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH SOME DESIGN OR PLANNING PICNIC AREAS, TRAILS AND PATHS. WITH SOME PLANNING, DESIGN OR SPECIAL MAINTENANCE MAY BE FAVORABLE FOR PLAYGROUNDS. SOIL PROFILE SUITABLE FOR STRUCTURES.

GeE2
 GWINNETT CLAY LOAM, 10-25 % SLOPES. FAVORABLE FOR TRAILS AND PATHS WITH SOME DESIGN AND PLANNING. ALL OTHER RECREATION TYPES NOT SUITABLE DUE TO SLOPES. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

GgB2
 GWINNETT LOAM - 2-6% SLOPES. ERODED. FAVORABLE FOR TRAILS AND PATHS WITH DESIGN AND PLANNING. SOILS SUITABLE FOR PLAYGROUND AREAS ALTHOUGH SMALL STONES MAY BE PRESENT, AND STING ROADS. SOIL PROFILE SUITABLE FOR STRUCTURES. GOOD LOCATION FOR BOTH OPENLAND AND WOODLAND WILDLIFE HABITATS.

LkF
 LOUISIANA GRAVELY SANDY LOAM - 15-45% SLOPES. GENERALLY NOT FAVORABLE FOR MOST RECREATION USES. DUE TO STEEP SLOPES.

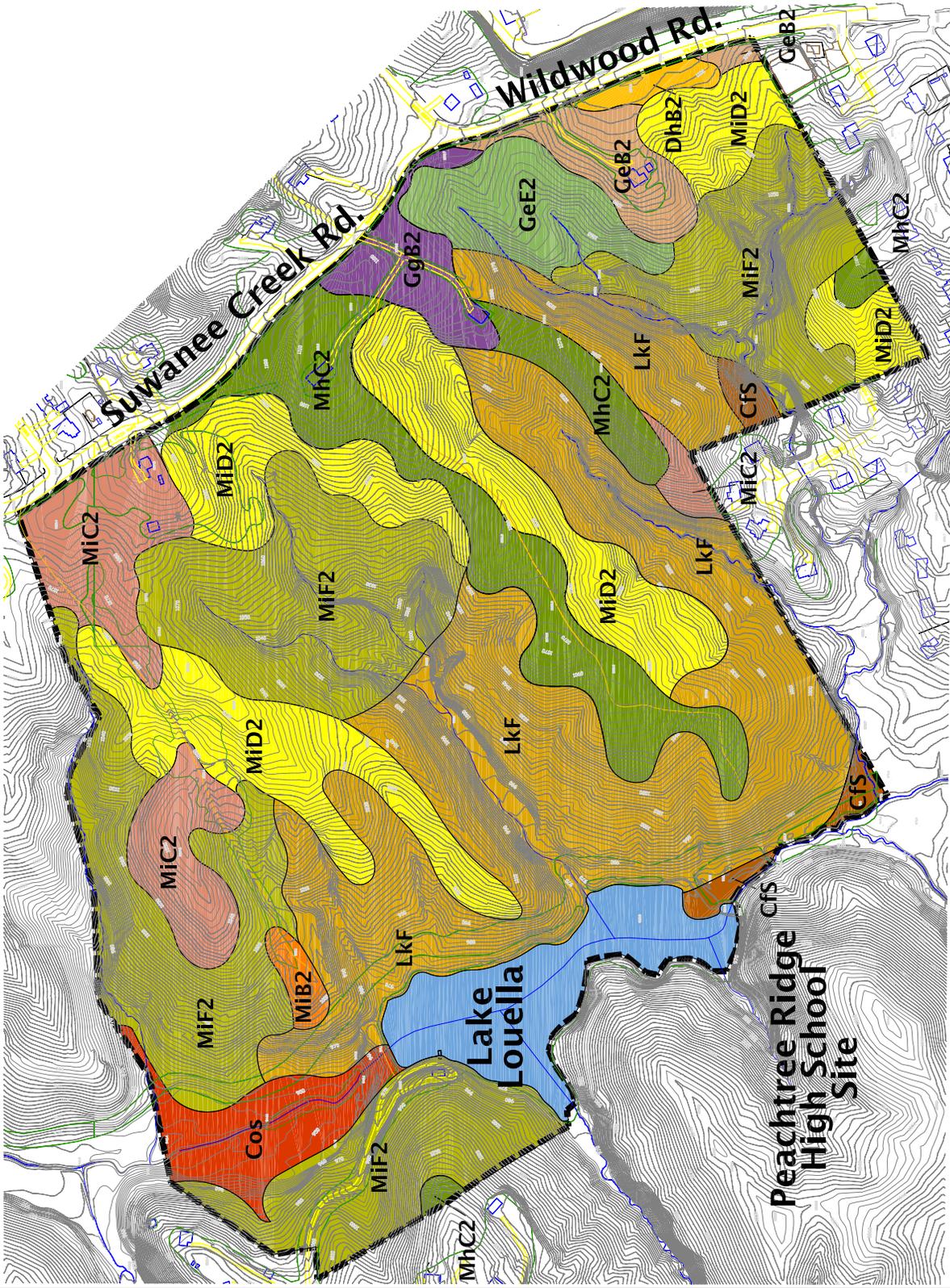
MhC2
 MADISON GRAVELY SANDY LOAM - 6-10% SLOPES. ERODED. GENERALLY FAVORABLE FOR TRAILS, TRAILS, WITH DESIGN AND PLANNING MAY BE SUITABLE FOR CAMPING AND PICNIC AREAS. GOOD LOCATION FOR BOTH OPENLAND AND WOODLAND WILDLIFE HABITATS.

MiB2
 MADISON SANDY CLAY LOAM - 2-6% SLOPES. ERODED. FAVORABLE FOR CAMPING, PICNIC AREAS, TRAILS AND PATHS. WITH SOME DESIGN OR PLANNING MAY BE SUITABLE FOR CAMPING AND PICNIC AREAS. ALTHOUGH SMALL STONES MAY BE PRESENT.

MiC2
 MADISON SANDY CLAY LOAM - 6-10% SLOPES. ERODED. FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING COULD POTENTIALLY BE SUITABLE FOR CAMPING AND PICNIC AREAS.

MiD2
 MADISON SANDY CLAY LOAM - 10-15% SLOPES. FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING COULD POTENTIALLY BE SUITABLE FOR CAMPING AND PICNIC AREAS.

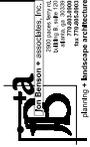
MiF2
 MADISON SANDY CLAY LOAM - 15-45% SLOPES. ERODED. GENERALLY NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT DUE TO SLOPES.



**PEACHTREE RIDGE PARK SITE
 Soil Analysis**

May 19, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services



VEGETATION LEGEND

Hardwoods

PREDOMINANTLY DECIDUOUS HARDWOODS CONSISTING OF BEECH, WHITE OAK, NORTHERN RED OAK, TULIP POPLAR, BLACK JACK OAK, POST OAK, AND HICKORY. SHRUBS INCLUDE SWEET SHUBB, SPICE BUSH, HYDRANGEA, AZALEA, AND SPICEBUSH. FLOWERING PLANTS INCLUDE SPICEBUSH, CUMING HYDRANGEA, FALSE SOLOMON'S SEAL, POISON IVY, JACK-IN-THE-BLUE, HEPTACIA, FOAM FLOWER, TRILLIUM, SENSITIVE FERN, CHRISTMAS FERN, CINNAMON FERN, AND PAINTED FERN.

Pine / Hardwood Mix

SUCCESSIONAL GROWTH FOREST CONSISTING OF A MIX OF LOGSKY AND SHORT LEAF PINE IN VARIOUS STAGES OF GROWTH, TULIP POPLAR, SWEETGUM, RED MAPLE, RED BUD, AND SOUTHERN RED PINE. SHRUBS INCLUDE SWEET SHUBB, POISON IVY.

Pines

PREDOMINANTLY A MIX OF LOGSKY AND SHORT LEAF PINE IN VARIOUS STAGES OF GROWTH. DENSELY PLANTED WITH HONEYLOCUST, WILD GRAPE AND SWEET VINE DOMINATING THE GROUND PLAIN.

Lowlands

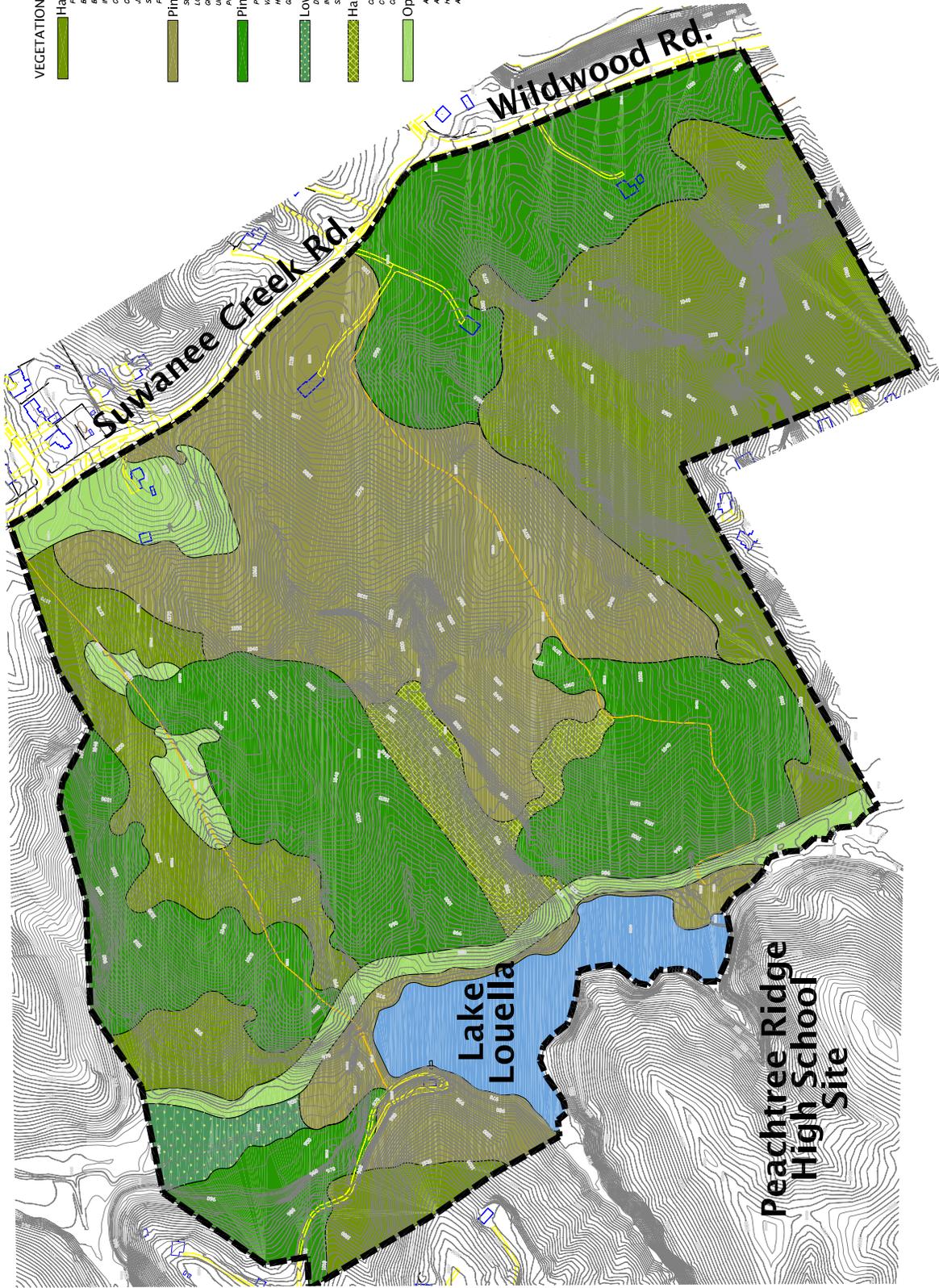
DENSELY PLANTED AREA CONSISTING OF LOWLAND PLANTS INCLUDING INVASIVES SUCH AS PRIVET, NATIVE RHODODENDRON, SPICE BUSH.

Hardwood / Fern Valley

CHARACTERISTIC OF HARDWOOD FOREST WITH GROUND PLAIN CONSISTING OF A MIXTURE OF FERNS INCLUDING CINNAMON FERN, CHRISTMAS FERN, SENSITIVE FERN, AND OSTRICH FERN.

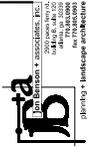
Open Space

AREA STRIPPED OF TREES AS A RESULT OF THE BEETLE INFESTATION IN THE 1980S. THIS AREA IS CURRENTLY IN A SUCCESSIONAL HOLD AREA CONSIST PRIMARILY OF RUBIDY, HONEYLOCUST, SWEET AND WILD GRAPE.



**PEACHTREE RIDGE PARK SITE
Vegetative Analysis**

May 19, 2004



SITE ANALYSIS LEGEND



Potential Site Access
 THE SITE WILL BE FROM SUWANEE CREEK / WILDWOOD ROAD IMPROVEMENTS MAY BE NECESSARY, SUCH AS TRAFFIC CAUTION OR STOP LIGHT. MAINTENANCE ACCESS COULD OCCUR FROM LAKE LOUELLA ROAD.



Highpoint
 MULTIPLE HIGHPOINTS ON SITE DUE TO RIDGE / VALLEY TERRAIN. POTENTIAL FOR OVERLOOKS AT THESE SITES.



Setback
 25' SETBACK REQUIRED ON ALL STATE WATERWAYS. TO PRESERVE QUALITY OF STREAMS, PLAN GRAPHIC SHOWS A SETBACK OF 50' FROM CENTERLINE OF STREAM.



Developable Area
 SITE HAS 2 LARGE PLATEAU AREAS THAT ARE MOST SUITABLE FOR DEVELOPMENT BASED ON SLOPE, VEGETATION, AND GEOTECHNICAL ANALYSIS.



Congested Road
 SUWANEE / WILDWOOD ROAD IS HIGHLY TRAVELED ROAD AND MAY REQUIRE SOME TRAFFIC CALMING DEVICES.



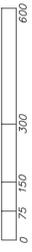
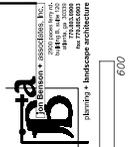
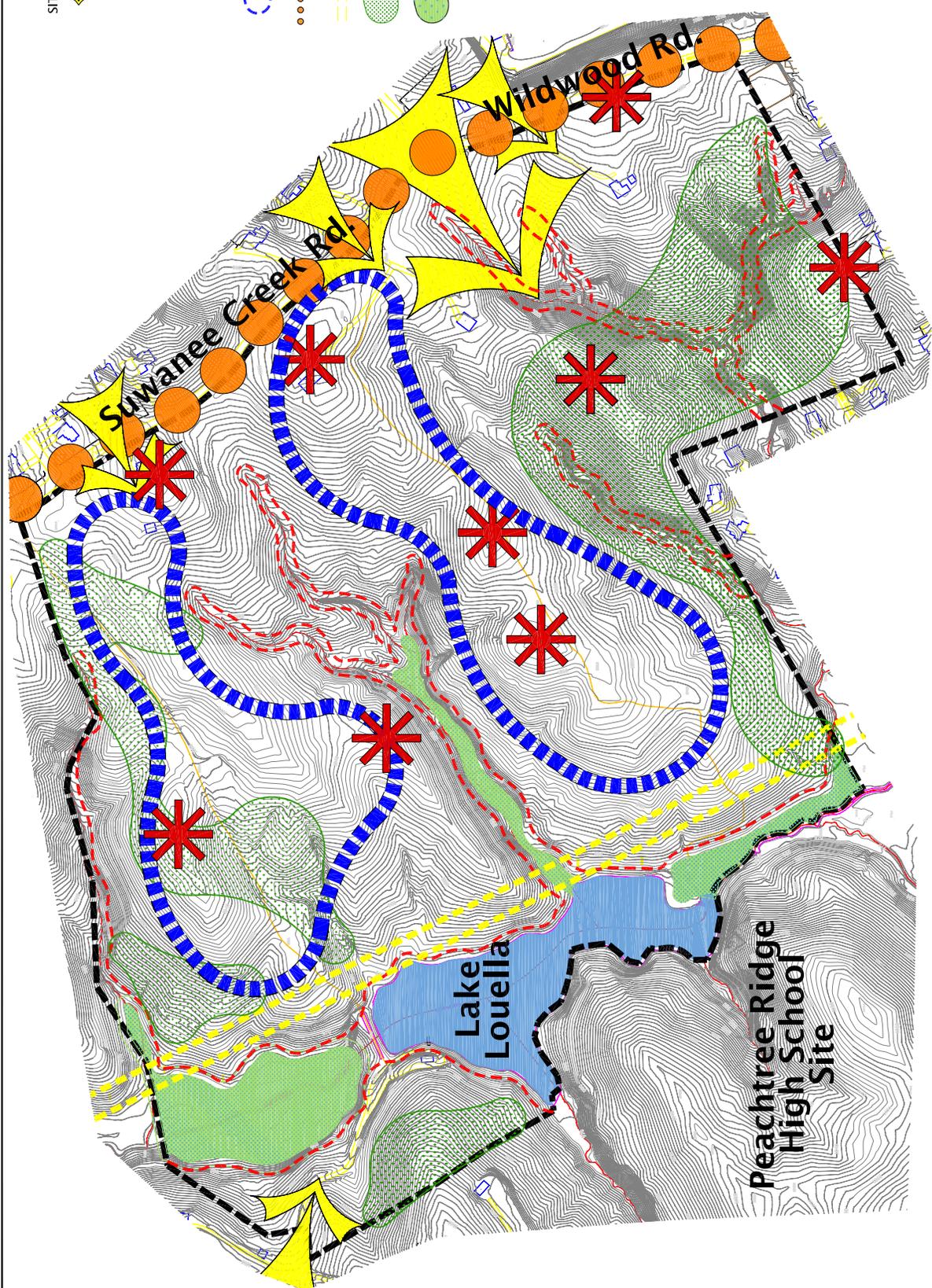
Easement
 EXISTING SEWER EASEMENT



Hardwoods
 AREA PREDOMINANTLY COVERED WITH HARDWOODS INCLUDING BEECH, OAK, MAPLE, AND HICKORY.



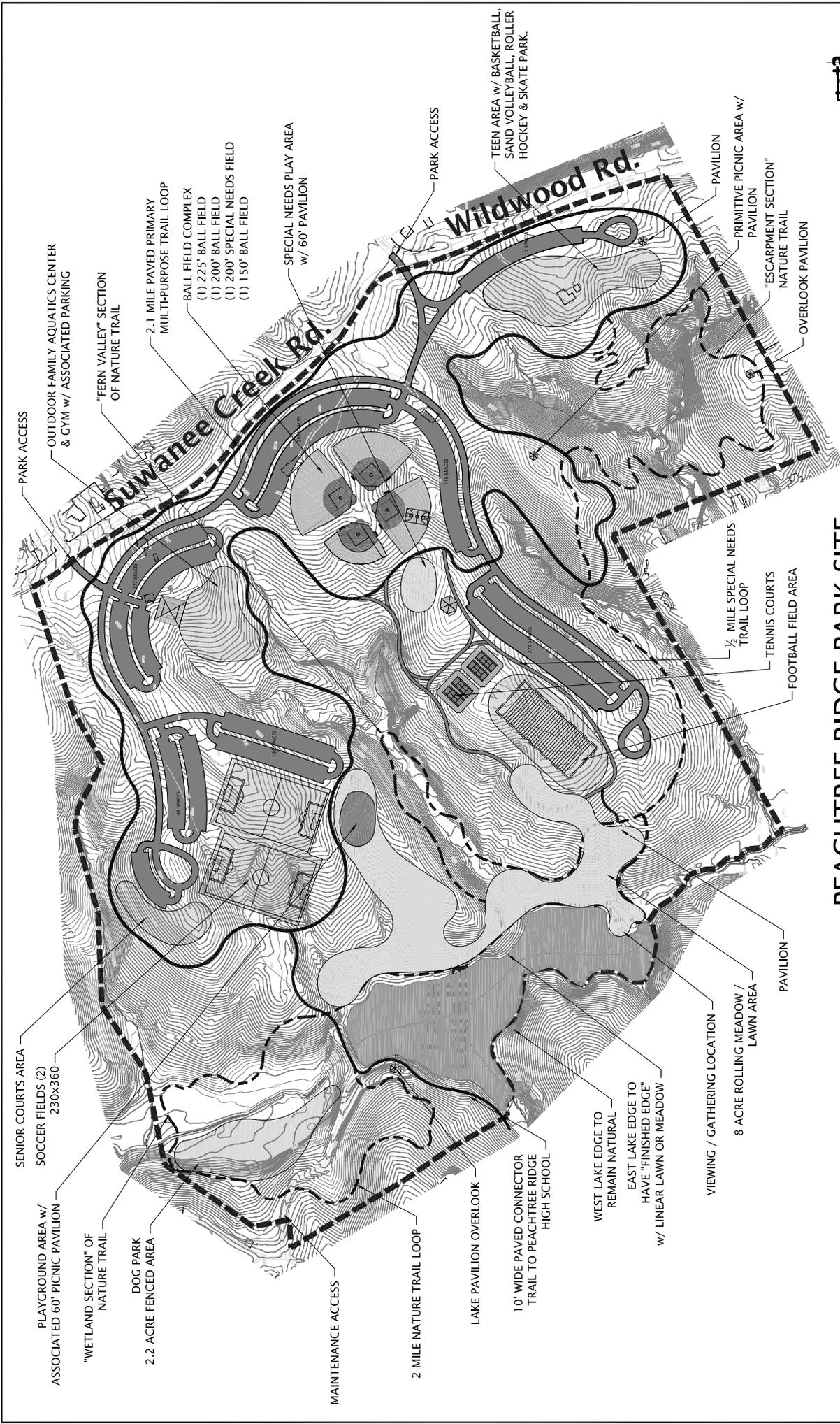
Lowlands
 LOWLAND AREA PREDOMINANTLY VEGETATED WITH LOWLAND TYPE PLANTS



PEACHTREE RIDGE PARK SITE
Site Analysis

May 19, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services



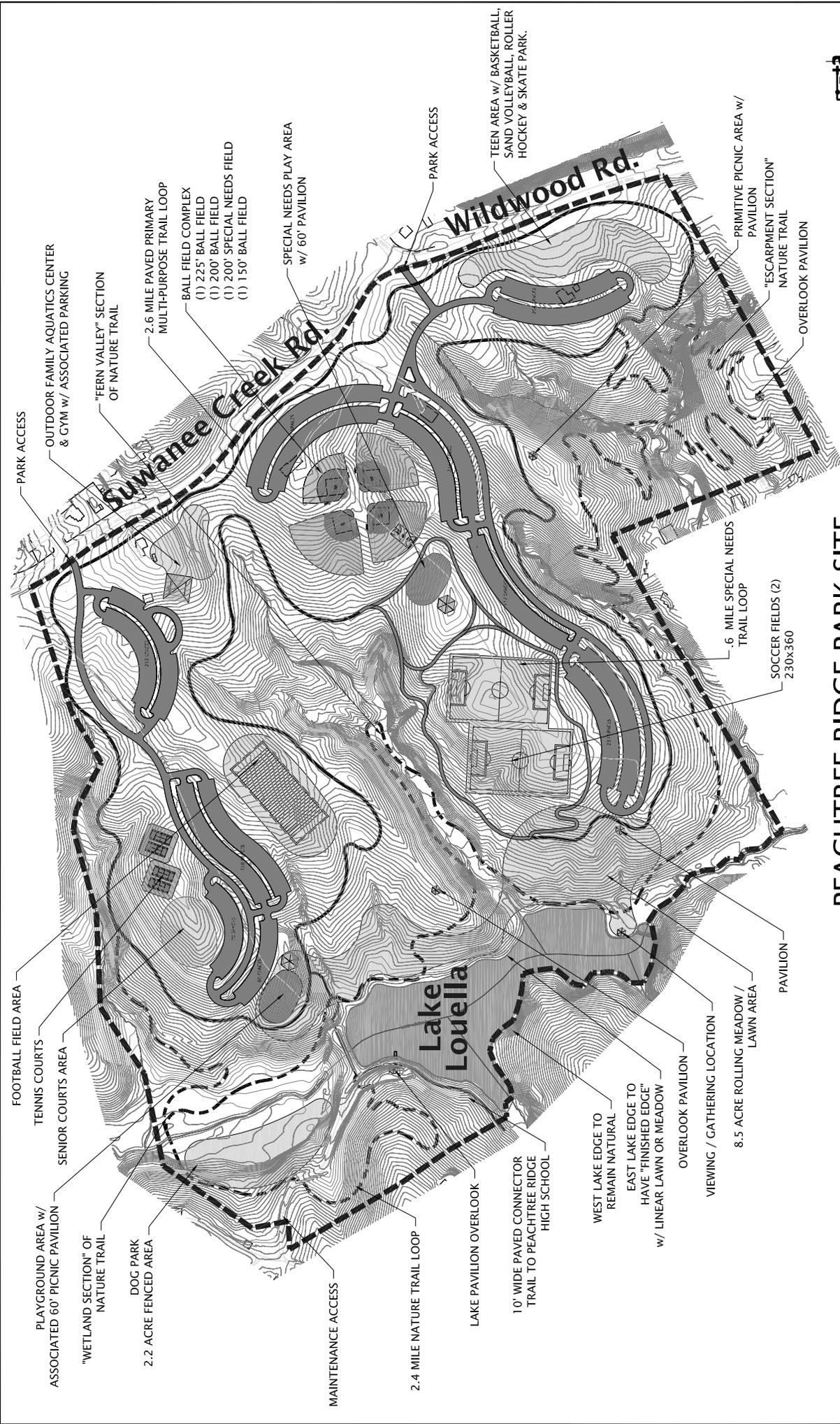
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 NORTH

PEACHTREE RIDGE PARK SITE Concept 1

May 19, 2004

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 Gwinnett County Department of
 Community Services



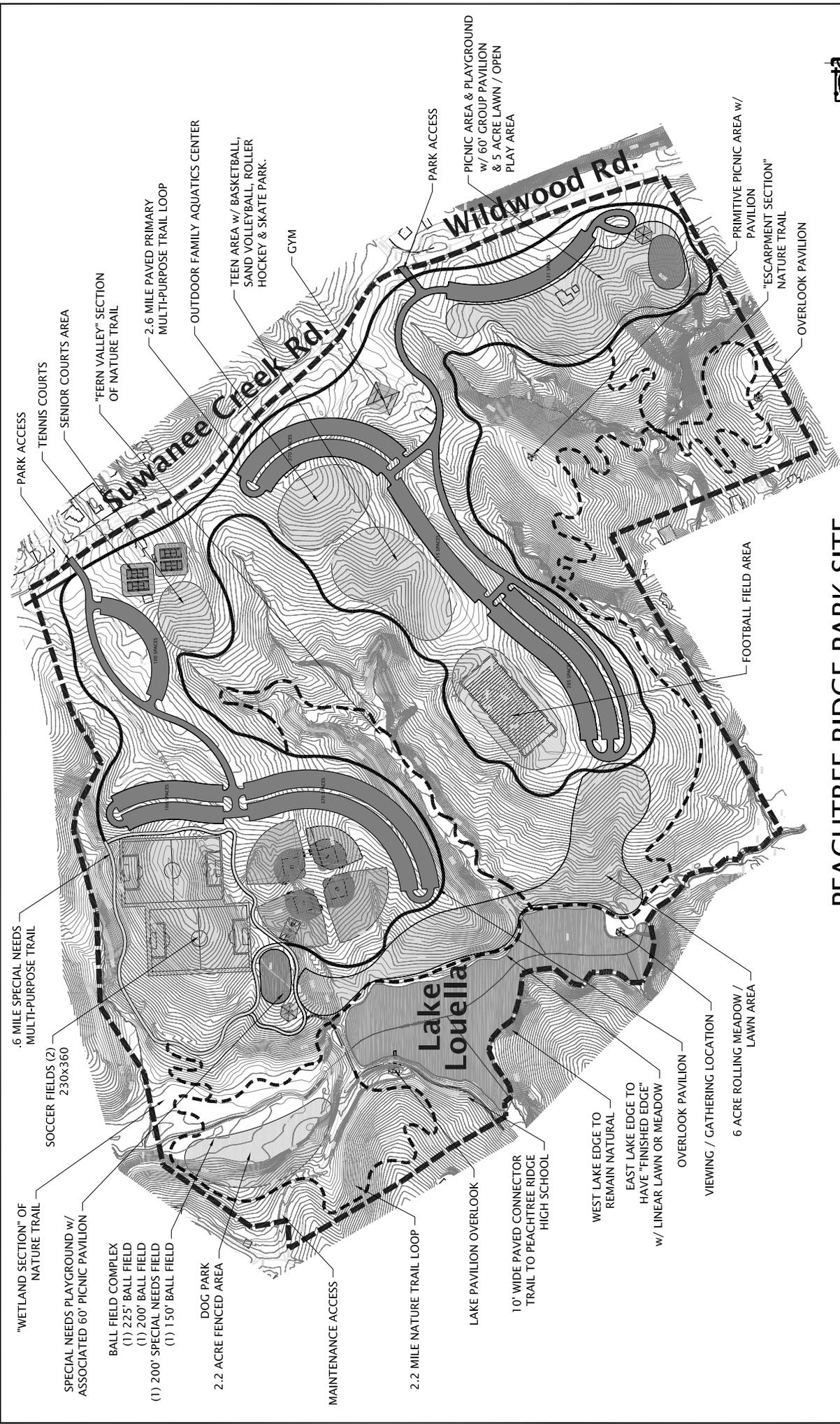
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 2800 N. W. 107th Ave., Suite 100
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 www.brownassociates.com
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 NORTH

PEACHTREE RIDGE PARK SITE Concept 2

May 19, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services



PLAN
 PLANNING + ARCHITECTURE
 4800 N. HAYWOOD AVE. SUITE 100
 DUBLIN, GA 31008
 404.261.0000
 www.planb.com

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NORTH

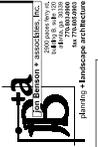
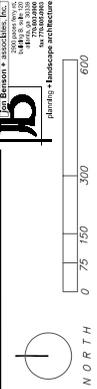
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PEACHTREE RIDGE PARK SITE

Concept 3

May 19, 2004

PREPARED FOR:
 Gwinnett County Department of
 Community Services



PEACHTREE RIDGE PARK SITE Preliminary Master Plan

June 10, 2004

TOTAL SITE - 155 acres
PARKING SUMMARY
NORTHERN PLATEAU
200 Cars - Soccer Complex
300 Cars - Baseball / Softball Complex
50 Cars - Tennis / Senior Courts
30 Cars - Multi-use Trails
SOUTHERN PLATEAU
100 Cars - Pavilion/Playground/Open Space
100 Cars - Dog Park
350 Cars - Football Complex
100 Cars - Teen Recreation Facilities
57 Cars - Trail & Passive Recreation Uses
70 Cars - Rental Pavilion
100 Cars - Aquatics Center
1457 Cars - Total Parking Spaces

PREPARED FOR:
Gwinnett County Department of
Community Services



peachtree ridge park site
 planning - landscape architecture

peachtree ridge park site
 1000 Peachtree Ridge Park
 Atlanta, GA 30328
 404.252.0000
 www.peachtreeridgepark.com

peachtree ridge park site
 planning - landscape architecture

0 75 150 300 600

NORTH

PEACHTREE RIDGE PARK SITE Master Plan

October 5, 2004

TOTAL SITE - 155.7 Acres
PARKING SUMMARY
NORTHERN PLATEAU
172 Cars - Soccer Complex
300 Cars - Baseball / Softball Complex
85 Cars - Tennis
SOUTHERN PLATEAU
100 Cars - Pavilion/Playground/Open Space/
50 Cars - Doghouse
50 Cars - Rental Pavilion
350 Cars - Football Complex
100 Cars - Teen Recreation Facilities
92 Cars - Trail & Passive Recreation Uses
100 Cars - Aquatics Center
15 Cars - Special Needs Trail Area
1394 Cars - Total Parking Spaces

PREPARED FOR:
 Gwinnett County Department of
 Community Services

**HISTORICAL RESEARCH FOR THE PEACHTREE RIDGE PARK
MASTER PLAN PROJECT, GWINNETT COUNTY, GEORGIA**

Submitted to:

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

Submitted by:

TRC
3772 Pleasantdale Road, Suite 200
Atlanta, Georgia 30340

TRC Project #42761

James J. D'Angelo, Principal Investigator and Author

April 2004

ABSTRACT

TRC carried out historical research related to the Peachtree Ridge Park Master Plan project in Gwinnett County, Georgia. The purpose of the study was to determine the history of ownership and land use within the parcel (insofar as existing records permit), and to learn about two concrete structures within ravines in the southeastern portion of the tract.

Deed research demonstrated that the proposed park lies within lands principally owned by the Lockridge and Bennett families, two old Gwinnett county families that date back at least to the Civil War era. However, due to the steep terrain of these lands, very little if any development took place except for ridge top areas accessible by present Suwanne Creek and Wildwood Roads. More recent deeds from the Baynes family, who owned all of this land at the time it was conveyed to the County, describe the lands as “undeveloped.” However, there is agricultural terracing off Wildwood Road, and at least one deed indicates that timbering took place on some these lands.

As a result of field investigations, two resources, HR-1 and HR-2 have been investigated and recorded. HR-1 is an artesian well/cistern that served the domestic needs of the owners between about 1948 and sometime after 1968. Ownership of this parcel at that particular time has not been determined. HR-2 is a complex site that includes a concrete dam, spring house, and possible cistern dating from the 1940s to probably no later than the 1960s. How the dam and the spring house are related is not certain, but it is clear that the two structures are roughly contemporary.

ACKNOWLEDGEMENTS

TRC would like to thank Mr. Rex Schuder, Principal Community Planner with the Gwinnett County Department of Community Services for providing valuable information about the tract, and for accompanying the author on a visit to the two waterworks sites, which are the focus of this study. TRC would also like to thank Steve Provost of Jon Benson + Associates for his assistance coordinating activities with the county and mobilizing this project.

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

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To assist Jon Benson + Associates with preparation of a master plan for Peachtree Ridge Park, TRC carried out historical research to determine the history of ownership and land use within the parcel (insofar as existing records permit), and to learn about two concrete structures within ravines in the southeastern portion of the tract (Figure 1). This work was requested by Gwinnett County Department of Community Services in advance of development of a 155-acre passive-use park off Suwanee Creek and Wildwood roads. The research was carried out between April 12 and April 16, 2004.

RESULTS OF HISTORICAL RESEARCH

Historical research focused primarily on deeds covering the late nineteenth and twentieth centuries. Due to destruction by fire in 1870, only deeds after 1871 are available. A few recorded pre-1871 deeds going back to 1835 are located at the State Archives, but these were not searched, nor were property tax records. The Gwinnett County Tax Assessor's Office retains only recent tax records. After 1872, counties were required to submit Tax Digests to the Georgia Department of Revenue. Most of these Tax Digests are among the holdings of the State Archives. Because most of the land within the project area, according to deed information, remained undeveloped, and insofar as individual features such as wells, cisterns and spring houses are not likely to be cited within a property tax record, no attempt was made to access these records, nor the nineteenth-century agricultural/industrial census records for Gwinnett County. Given time constraints, only deeds, maps and county histories were consulted.

Gwinnett County was established in 1818. J.T. Cunningham surveyed Gwinnett County in 1819 when the newly acquired Cherokee lands were laid out for distribution to Georgians through the land lottery system. The Cherokee inhabited the northern part of Gwinnett County. The Cherokee village at Suwanee Old Town, located less than 2 miles northwest of the project area, was at the confluence of the Chattahoochie River and Suwanee Creek. Marvin Worthy writes that the U.S. Army built a road along Peachtree Ridge following an Indian trail that separated the Cherokee and Creeks at the time (Worthy 1994). The ridge forms the eastern boundary of the proposed Peachtree Ridge Park. The county was divided into four Districts (4, 5, 6, and 7), nine miles square, and into lots of 250 acres.¹ The project area occupies portions of Land Lots 155 and 166 of District 7, (Figure 2).

Shortly after Cunningham completed his survey of the county, distribution of lands by means of lottery commenced on September 1, 1820. Eli Cooper of Jasper County drew Land Lot 166 and Charlotte Irions of Elbert County drew Land Lot 155 (Flanigan 1995:48). Deeds were issued, but any records of transfer of title by deed that may have been recorded with the county were lost in the fire of 1870. The earliest deed found pertaining to these lands dates from December 8, 1871, although it was not registered until 1889 (Book 5/Page 606). It is from Daniel Lockridge to Samuel J. Lockridge for "all that tract or parcel of land situated, lying and being in the seventh

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

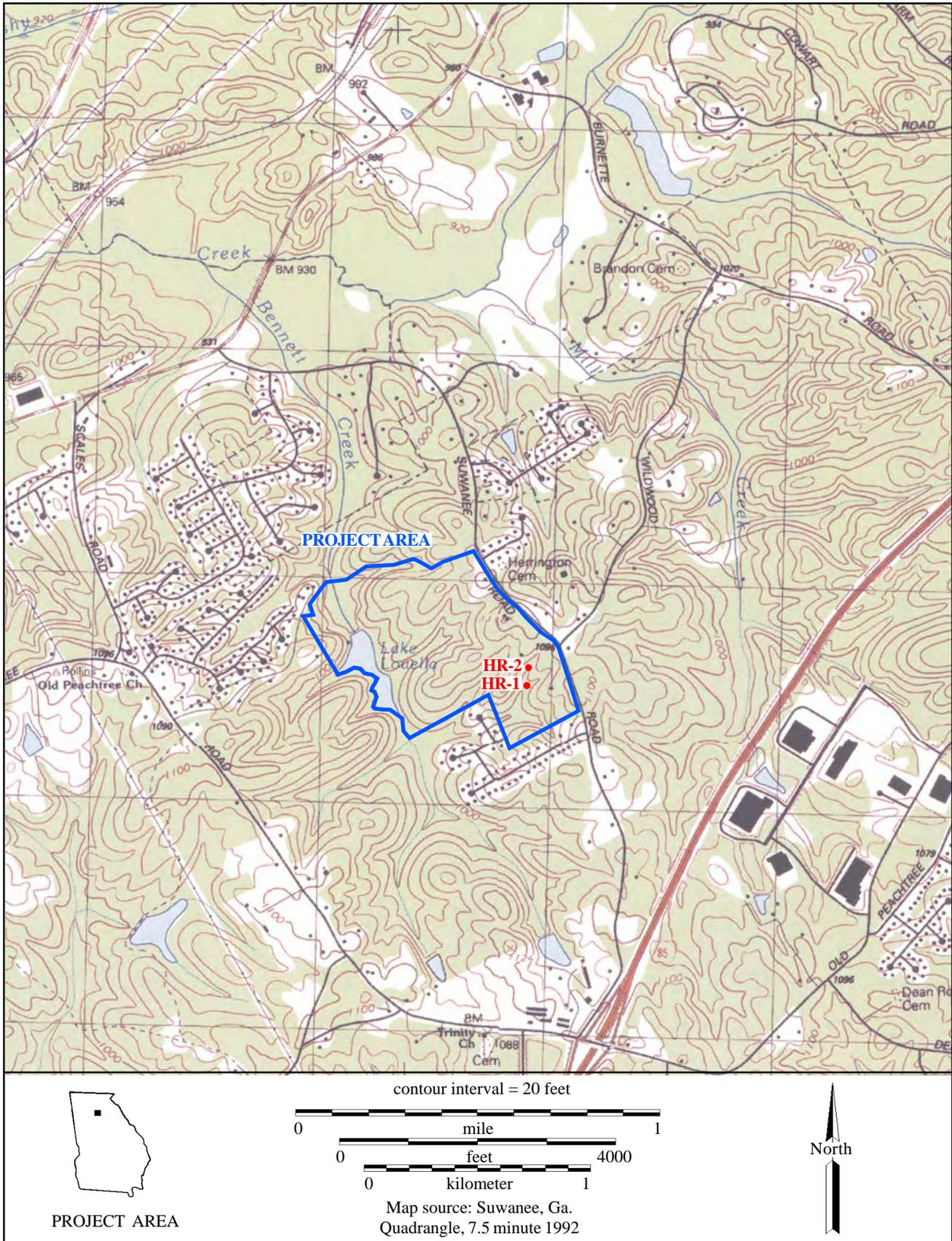


Figure 1. Project area and locations of historic resources HR-1 and HR-2.

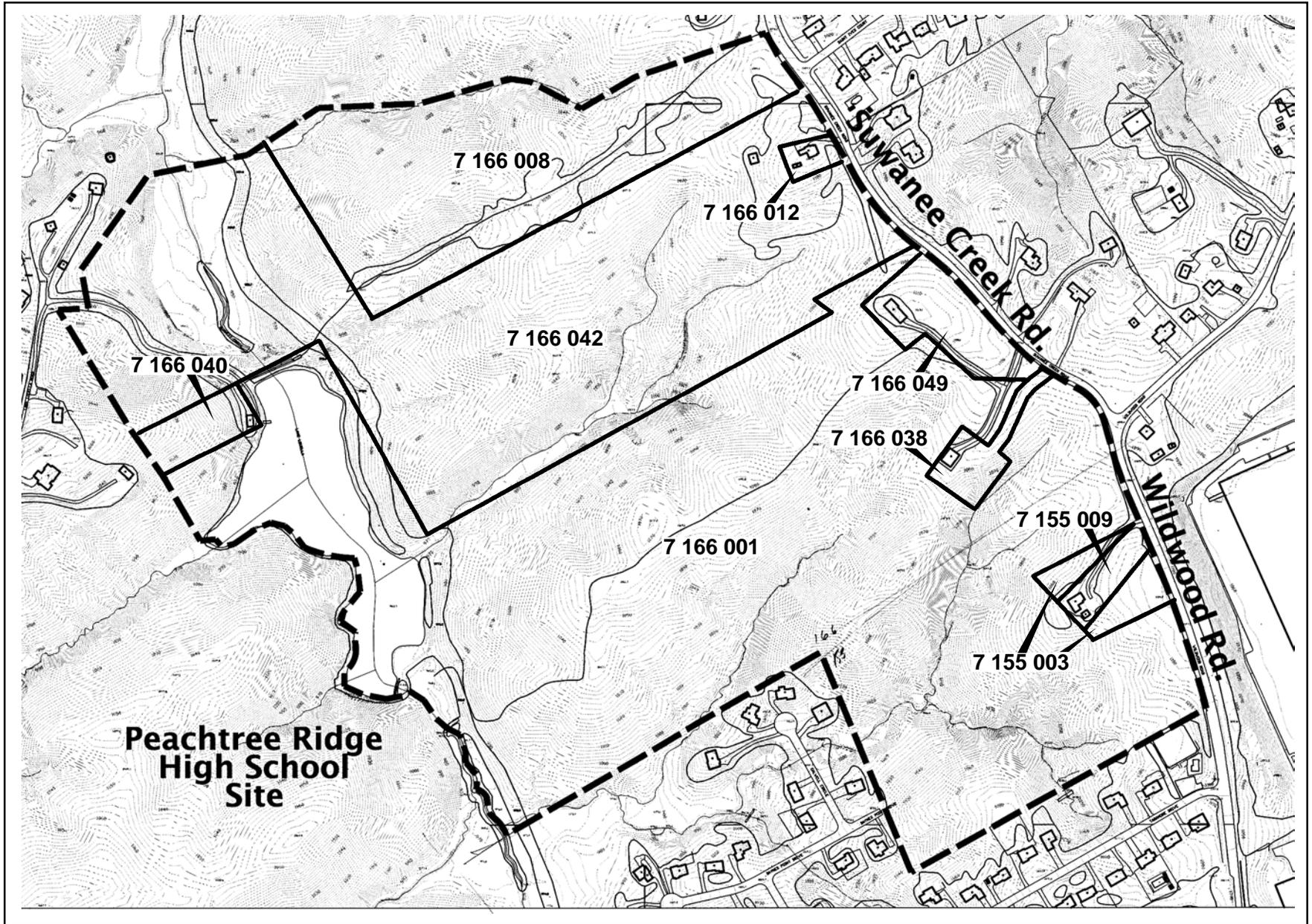


Figure 2. Project area showing topography and parcel numbers (combining project base map and Gwinnett County tax map.)

district of the county of Gwinnett known as the Northeast corner of Lot No. one-hundred and sixty-six...containing fifty acres more or less.” The sale price was \$50. In 1875, D. P. Lockridge (Daniel?) conveys the northwest corner of Lot 166, containing 50 acres, to Amos Lockridge (N/718). [Figure 3, a 1974 survey plat that includes all of Land Lot 166 and the portion of Land Lot 155 that is included in the present project area will be a helpful visual reference for following the discussion of deeds.]

The Northwest corner of Lot 166, also containing 50 acres “more or less” was conveyed by Amos² Lockridge to James A Bennett in 1883 for the sum of \$150 (1/178).³ We learn from an 1886 deed (U/763) that, in 1881, Joseph A. Brandon had given J. A. Bennett “his bonds for title to one hundred and fifty acres of lands more or less part of lot No. 166...to make a warranty deed to said lands upon payment of the sum of six hundred and fifty dollars with interest.” Administrators of the estate of J. P. Brandon convey this parcel to Bennett after the estate was successfully sued in the Justice Court. The parcel is for all of Land Lot 166, “except one hundred acres deeded to Parker and Samuel Larkin Jr. home place adjoining lands of Aron Larkin Jr., Eilvania Goodwin’s, Henry Strickland’s and the lands of the said Parker and Samuel Larkin...” Since this 1886 deed accounts for all 250 acres within Land Lot 166, it would seem that Parker and Samuel Larkin’s 100 acres must be the northwest and northeast corners of the lot, although the northwest corner was already owned by James Bennett!

In 1888, A. M. Baxter conveyed to James A. Bennett, for the sum of \$60, the 50-acre northeast corner of Land Lot 166 (X/161). “...Bennett having given a deed to said Baxter to secure a debt on which there is a balance due of sixty dollars besides interest, and said Baxter having thereupon gave to said Bennett a bond for bills obligating himself (Baxter) to reconvey the same (parcel) upon said Bennett paying said debt, he having failed to do so this deed is made to enable said Baxter to levy on and sell the same as required by law.” If this parcel is being reconveyed to Bennett, Bennett must have owned it at about the same time as he got the northwest corner from Amos Lockridge in 1883, and the remaining 150 acres from Brandon in 1881. However, Parker and Larkin’s 100 acres are not accounted for in all of this.

In a deed dated December 3, 1897, James A. Bennett conveys, for \$175, “the North side of land lot No. 166...containing one hundred acres...” to Wade H. Born (10/140). This deed was not recorded until 1900, and the same day Wade Born conveyed the land back to Bennett, as the 1897 transaction had been to secure a debt. At this time, the parcel is described as being bounded by the Goodwin estate on the west, Sarah A. Bennett on the east, Susan Langley and M. Nilson

² The signature on the deed is “Amon,” even though the grantee is “Amos.” While this is clearly a transcriber’s error, other documents indicate there was an “Amon” Lockridge. The names “Amos” and “Amon” are both biblical: Amos the prophet, and Amon, King Ahab’s governor of Samaria. Because many references and signatures read “A.” Lockridge, identification of who’s who is difficult in the absence of a Lockridge genealogy.

³ If Land Lot 166 is 250 acres and square, it is not clear why these parcels are not 62.5 acres rather than 50 acres. Unfortunately they cannot be plotted because the bounds are typically vague: for example, “...run the original line to a stake. Then turn and run south to another stake...” “South” would also mean something like, S 40° E, because the layout of districts and land lots did not follow true cardinal directions as they did, for example, in Henry and other counties.

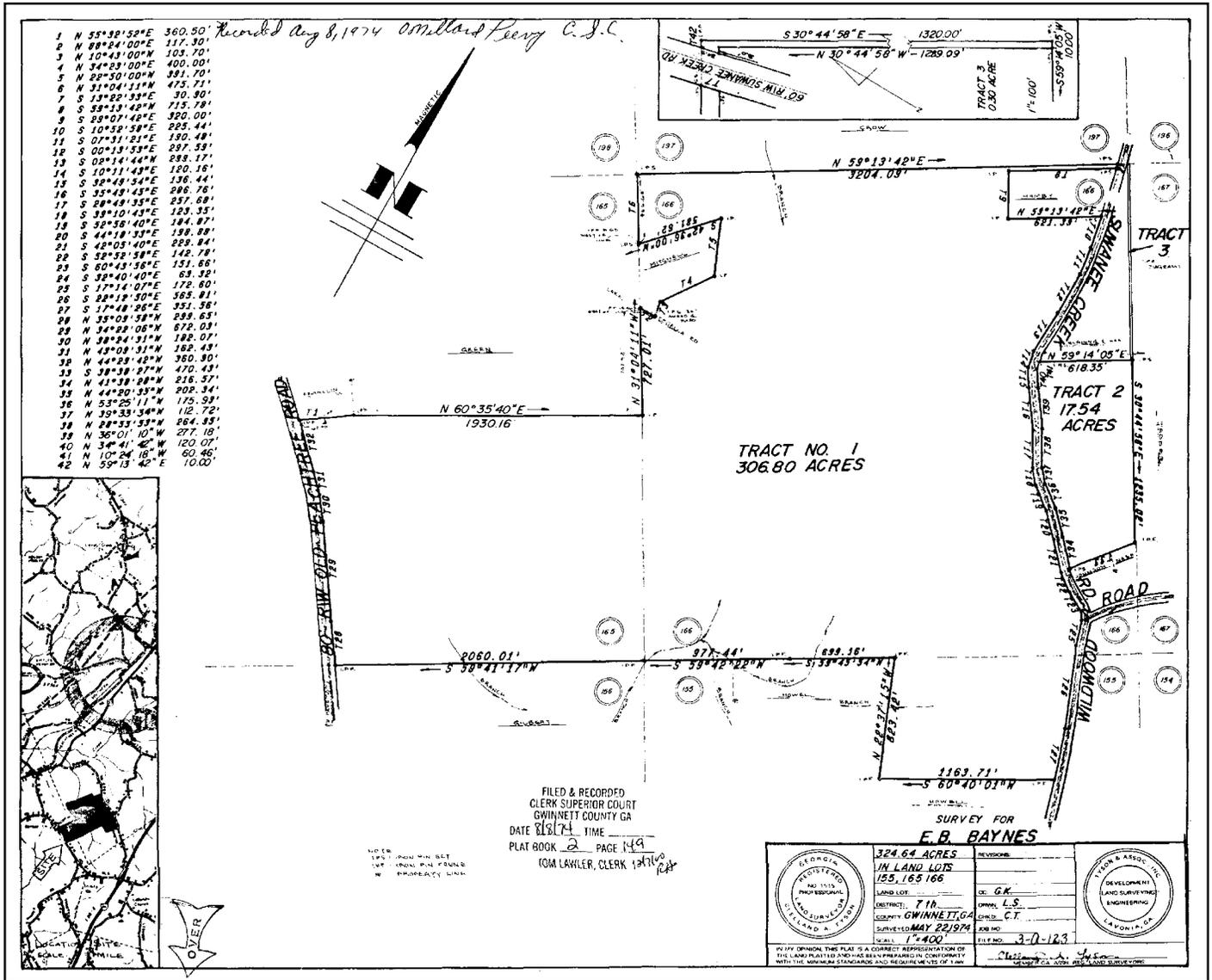


Figure 3. Tyson & Associates 1974 survey plat for E. B. Baynes.

on the north, and Annie Lockridge on the south. At some point, after 1881 and before 1897, James Bennett's 'south side' lands in Lot 166 were conveyed to Annie Lockridge. Lockridges also owned land in Lots 154 and 155.

Marriage records for Gwinnett County for the years 1850–1860 list an A. Lockridge, probably Amon Lockridge. In 1862, Amon Lockridge is listed as a private, along with Francis M. Lockridge and Thomas N. Lockridge, in Battery D of the 9th Georgia Battalion Light Artillery (Flanigan 1995[1943]:200). No other records were found for the Lockridges, except in deeds. On August 17, 1909, A. (Amos or Amon?) Lockridge deeded 2.5 acres in Lot 154 and 15.5 acres in Lot 155 (on the east side of Wildwood Road) to Bertie Jane Lockridge (20/233) for the “natural love and affection” he had for his daughter and considering that she, “is to assist my son, H.W. Lockridge, in caring for, supporting, feeding and doing all things necessary for the comfort and health of myself and wife Cynthia Jane Lockridge for as long as we may live and after or (sic) death to bury us in the Christian manner....” It is not clear how Annie Lockridge was related to Amon or Amos. The family was apparently a large one.

This exchange of lands in and around the project area between the Lockridges and Bennetts is not surprising considering that both are old Gwinnett families. J. A. Bennett served with Amon in the 9th Georgia Battalion, also known as the Gwinnett Artillery, where, according to Flanigan, during the Battle for Atlanta, the unit was sent to guard government stores (1995:200). He married Mary Moore in 1861. As we will see from the deeds, Bennetts still own project area parcels as late as 1950, and Lockridges are seen on area church rolls into the 1950s. Bertie Lockridge and two other female Lockridges are listed as members of the Old Field Baptist Church in 1950.

According to Flanigan (1995[1943]), the Bennett family settled in Gwinnett before 1836. It is not clear, however, how James A. Bennett is related, as Flanigan's genealogy of the Bennett family does not account for him. Neither Flanigan nor Worthy (1994) includes a Lockridge family genealogy.

The northeast portion of Lot 166, most of which is not included in the current project area, is referred to as “the J. A. Bennett homeplace” in one early twentieth-century deed (54/405). If this was still standing in 1938, it may be one of the abandoned farm complexes on the west side of Suwanee Creek Road that are depicted on the 1938 Gwinnett County Highway map (Figure 4). As can be seen with the superposition of Land Lots 166 and 155 and the project tract boundaries, the placement of the sharp bend in Suwanee Creek Road (which is the northeast corner of the project tract, as seen in Figure 1) is too far south on the highway map. If the road were depicted correctly, it would place the abandoned farm unit depicted at that bend, in the northeast corner of the project tract, which is consistent with the location of the old J.A. Bennett homeplace in the northeast portion of Land Lot 166. The farm unit that is within the project area is on the west side of Wildwood Road at the juncture with Suwanee Creek Road. In 1938, it was an active farm unit. An abandoned farm unit is shown on the east side of Wildwood Road, and this would be on the land in Lot 155, conveyed to Bertie Lockridge by her father in 1909. The significance of this point is that the land on the west side of Wildwood Road also belonged to Amon Lockridge prior to 1910.

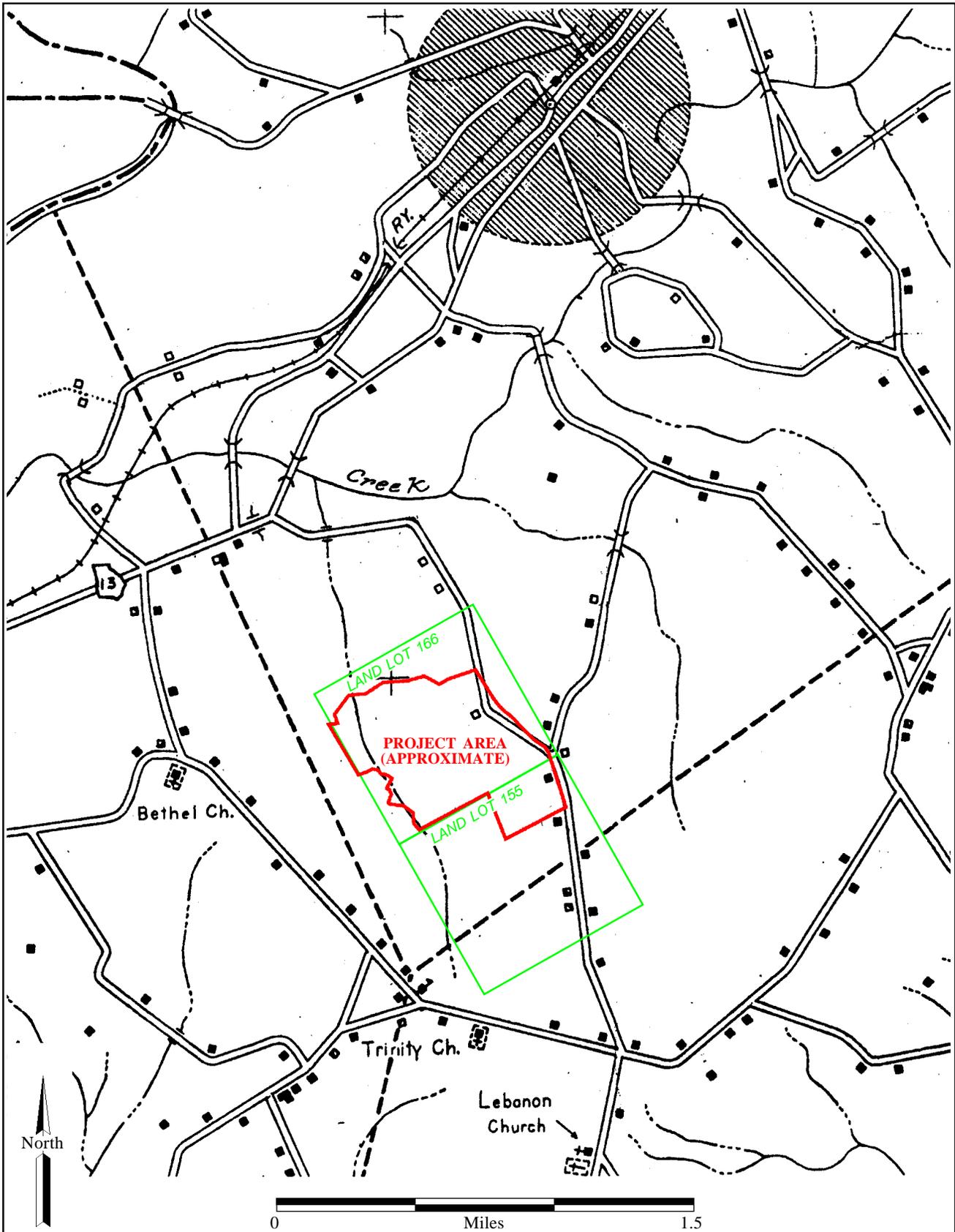


Figure 4. Portion of 1938 Gwinnett County road map showing project area and L.L. 155 & 156.

In 1910 Amon Lockridge sold 30 acres of land (more or less) to Mrs. Savannah Huff for “natural love and affection” (18/38). The parcel is described as follows:

Beginning at the N.E. corner of David M. Lockridge land on the North original line of Land Lot (155) thence running South (see footnote 4) along the East line of David M. Lockridge Land 80 rods (1320 feet) to Pruitt’s line to a rock thence East 4 rods (66 feet) to a rock corner on Polly Brandon’s line thence N. 24 rods (396 ft) along Polly Brandon’s line to a rock corner thence East 79 rods (513.5 feet) to Polly Brandon’s N.E. corner thence South 24 rods (396 feet) along Pruitt’s line to the Public road (Wildwood) thence North along the West side of the public road to the North original line of said lot thence West along Said original line 78 rods (1287 feet) to the Beginning.

Amon Lockridge reserves the right to use “much lumber of said lands” as long as he lives.

D. M. Lockridge, acting for Mrs. S. V. Huff who was either incapacitated or deceased, (conveyed this property to Harold Seay in 1946 (80/192). The 30-acre parcel description is similar to that in deed 18/38 but not exactly the same: from the corner of D. M. Lockridge on north line of Lot 155, 80 rods south to Pruitt line, then east (unclear) to Pruitt’s line, then east 30 rods (495 feet) along Pruitt’s line to the public road, then north along the west side of the road to the north land lot line, and west 78 rods to the beginning. This deed has the same provision for right to timber, and mentions 10 acres “off the above tract” sold to David Lockridge. A deed for these 10 acres was not found, but it does not clearly articulate where, within the 30 acres, this 10 acres was.

During the 1950s and 1960s several, conveyances bring the lands now part of the project area to the Baynes family. In 1963 there is a deed from Ella L. Baynes to Eugene Baynes that includes several tracts of land in both Lots 166 and 155. One of these tracts begins on the north line of Lot 155, “adjoining of G.S. Kelly formerly D.M. Lockridge,” then “southerly” along lands of Kelly and Lockridge 56 rods (934 feet), then “easterly” along lands of Lockridge to the west side of a public road (Wildwood), then “northerly” along the road to the “corner” of original Lot 155 line, and “westerly” along that line 78 rods (1287 feet) along Kelly lands to the beginning (192/130).

Eugene Baynes conveys a 3-acre portion of this lot to Russell West in 1968 (294/571), but it is conveyed back to Baynes in 1969 (319/161). The parcel is described as beginning 56 feet south of the north line of Lot 155 on Wildwood Road, running “southerly” 300 feet, “westerly” 417.6 feet, “northerly” 300 feet, and “easterly” 300 feet to the beginning. When plotted, the lot described is a trapezoid with the longest side being the south boundary.⁴ In 1977 Ella Baynes conveys 324.64 acres to Eugene (1348/182). At this time, Eugene has these and lands he already holds surveyed (Plat Book 2/149; see Figure 3). In 1991, Eugene conveyed 176.51 acres to Gwinnett County: “Tract 2” of the “Baynes Family Trust,” which encompasses portions of Land Lots 155 and 166.

⁴ This is the reverse of the shape of tax map parcel 7 155 003 (see Figure 2).

RESULTS OF FIELD DOCUMENTATION

In addition to historical research, TRC documented and researched the two resources known to be present: concrete structures constructed within ravines in the southeastern portion of the project tract. Documentation included photographing and mapping of both resources in order to obtain further details about their construction and use. The locations of both historic resources (HR-1 and HR-2) were recorded using a hand-held GPS, and were plotted on the USGS Suwanee 7.5-minute quadrangle (see Figure 1).

HR-1

The northern-most historical resource (HR-1) consists of a trapezoidal enclosure set into the bottom of the ravine at an indeterminate depth below the water table. Its footprint measures $6 \times 9 \times 9 \times 10.5$ feet, and it is constructed of reinforced poured concrete (Figures 5, 6, and 7). Iron stabilizing bars can be seen within the tank. The walls are 4.5 inches thick, and the water level on the day the feature was recorded was 3 feet below the top of the wall (Figure 8). However, staining on the wall indicates that the water often stands at 2 feet from the top of the wall. The depth of the water above a mucky and debris-filled bottom was 3 feet. Thus, the known depth of the structure is at least 6 feet.

Fragments of milled wood within the cistern suggest that it was covered with wooden planks to keep debris from entering. The remains of a Myers centrifugal pump housing (motor missing) and Micromet Pump Feeder (filter or water treatment) connected to the discharge of the pump, are seen within the well (Figure 9).⁵

HR-1 is a combination, non-flowing artesian well and cistern. The pump was used to lift water from HR-1 to a house situated some 40–50 feet above and to the north of the ravine. Although the placement of HR-1 in a ravine is a bit unusual, and perhaps even unique to the area, the principle involved is quite straightforward. Named for the French town of Artois where the first artesian well was drilled in A.D. 1126, the artesian well differs from the traditional water table well in that it produces water without the need for pumping. The water level in artesian wells stands at some height above the water table because of the “artesian pressure” of the confined aquifer (Figure 10). The level of the water is determined by the artesian pressure, and is known as the potentiometric surface. Where the potentiometric surface is above the land surface, it would be a flowing artesian well. Natural springs flow on this same principle. However, as the illustration in Figure 10 shows, HR-1 is a non-flowing artesian well because the potentiometric surface is below the ground surface in the bottom of the ravine. The water is confined within the concrete cistern from which it is then mechanically pumped to where it is needed.

⁵ According to Roger Carpenter (2004) of the F. E. Myers Co. (now Pentair Pump) in Ashland Ohio, the Myers pump “was an ‘HN’ series. The volute case (main casting that is visible) was designed in June 1948. This part was used on direct engine drive pumps and belt driven pumps. Belt driven pumps were abandoned February 1965.” He does not recognize the ‘Micromet Pump Feeder’ as a Myers product.



Figure 5. HR-1 at bottom of ravine, view 300°: (scale 5 feet).



Figure 6. HR-1 showing reinforcing rods, view 314° (scale 5 feet).

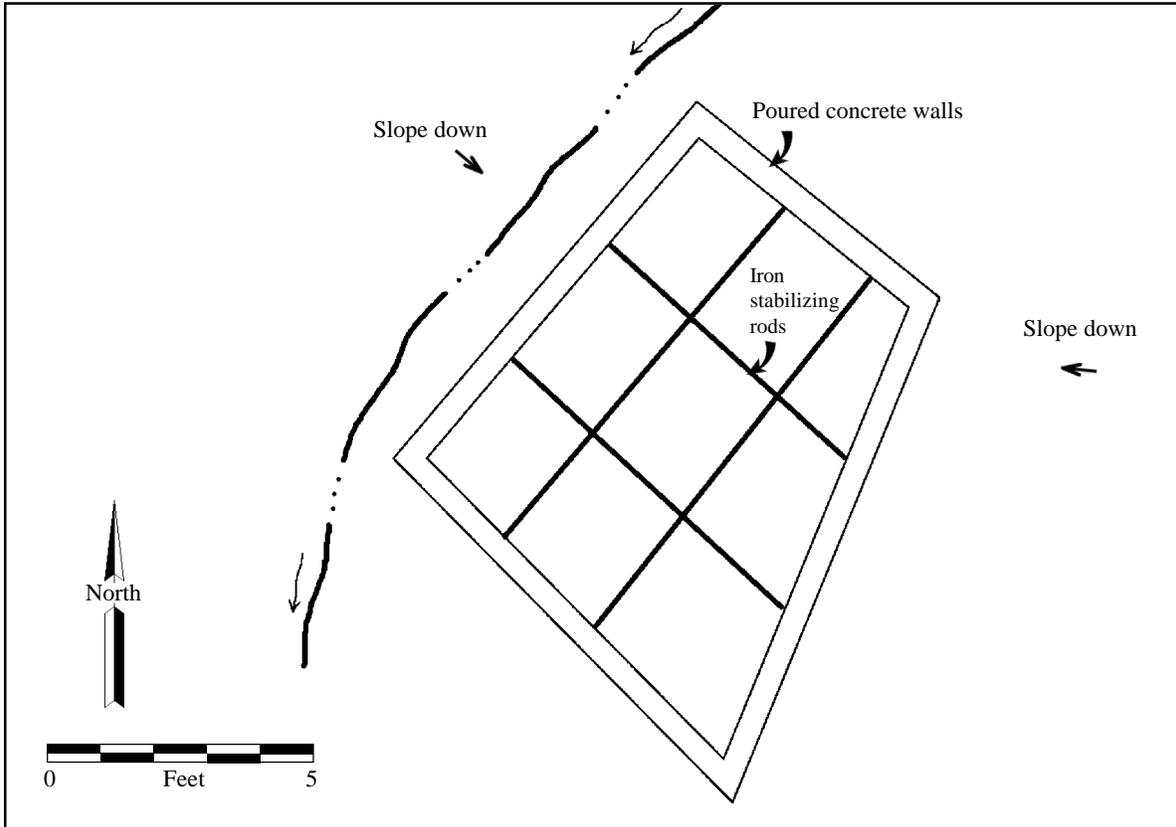


Figure 7. Plan sketch of HR-1 cistern.



Figure 8. Corner of HR-1 interior showing water stain and rods, view south.



Figure 9. Myers water pump at HR-1.

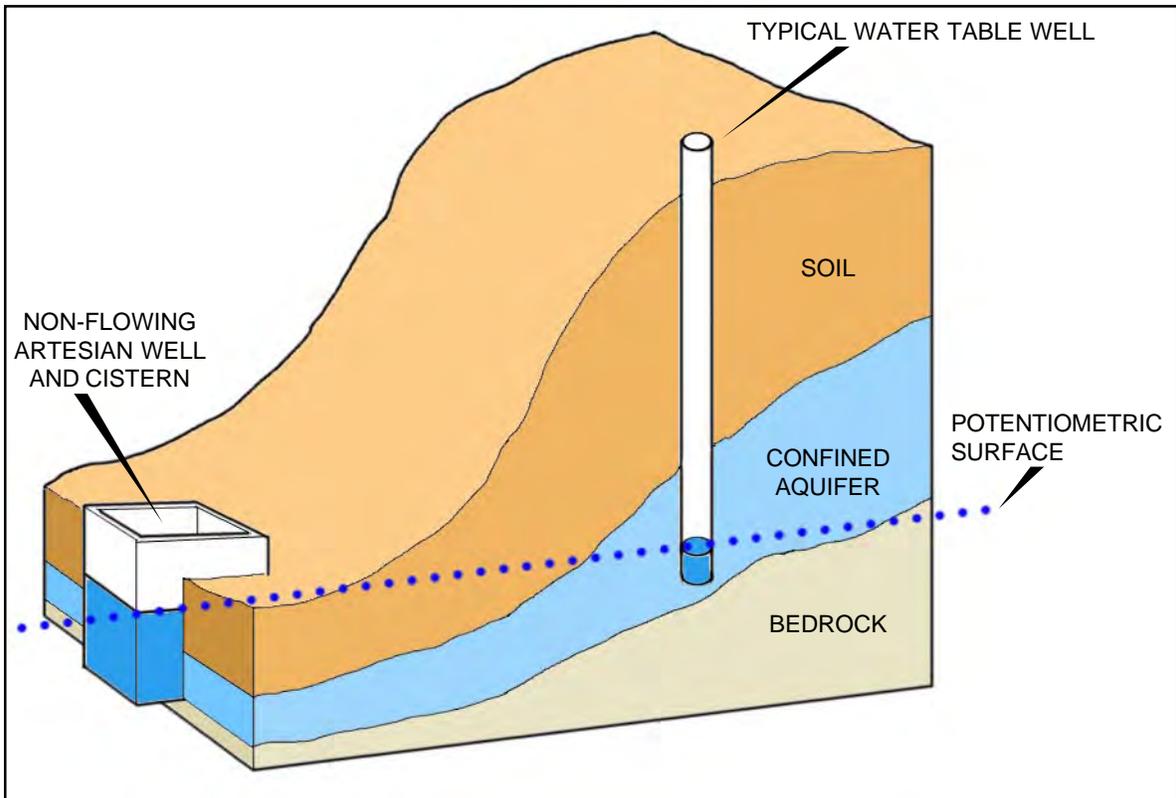


Figure 10. Isometric illustration of the principle of artesian wells.

HR-1 is probably constructed on bedrock, above which is the aquifer, confined between the bedrock and the clay soil above. Openings along the bottom of the structure would allow water to flow in and fill the cistern. The fact that it was constructed on bedrock may account for the structure's trapezoidal shape—if the bedrock posed some type of construction limitations. Alternatively, the trapezoidal shape, with the narrow end upstream within the ravine, may have been intended as a means to resist the damaging force of high-energy flood events, in which large volumes of water move rapidly through the ravine. The trapezoidal shape may have been a compromise between a triangular shape, which would be most resistant to flood force, and a rectangular shape, which would be easiest to construct. These possible explanations for the structure's shape are speculative, and the true function and rationale for the shape are not known.

HR-1 is associated with a property that is located in the southeast corner of Land Lot 166. The 1938 Gwinnett County Highway map depicts no property at this location, so we might assume that the house and well/cistern were constructed after that date. While poured concrete construction occurs as early as the early twentieth century, the Myers pump, which is integral to the well/cistern's design, is dated no earlier than 1948. That particular model was no longer available after 1965. The 1968 deed from Eugene Baynes to Russell West for the parcel just south of this one says, "...sold subject to a utilities right-of-way easement... *along* Wildwood road... for the installation of... water pipes, gas..."(294/571). Based on this language, we may also assume that no city water was available to this property until sometime after 1968, and that this well/cistern served the domestic needs of the owners between about 1948 and sometime after 1968. Ownership of this parcel at that particular time has not been determined.

HR-2

The southernmost resource (HR-2) is also situated within a ravine, and consists of several features depicted in Figure 11. The main features include:

- ? a 13 × 10.5-foot enclosure set into the embankment of the drainage just above the bottom of the ravine (Fea. 1);
- ? a small concrete dam 13 feet downstream from Fea. 1 (Fea. 6);
- ? the possible remnant of an earthen dam (Fea. 7);
- ? pipes (Fea. 2 & F-5);
- ? a pile of cemented rock (Fea. 3);
- ? a path (Fea. 4); and
- ? a seep (Fea. 8).

The top of Fea. 1 is not horizontal, but follows the steep angle of the embankment (Figures 12 and 13). The interior has been excavated into the embankment to form vertical back and side walls, which apparently were plastered over with a mixture of cement and stone. There is no evidence that a separate interior wall of stone (for example) was built. Most of the interior

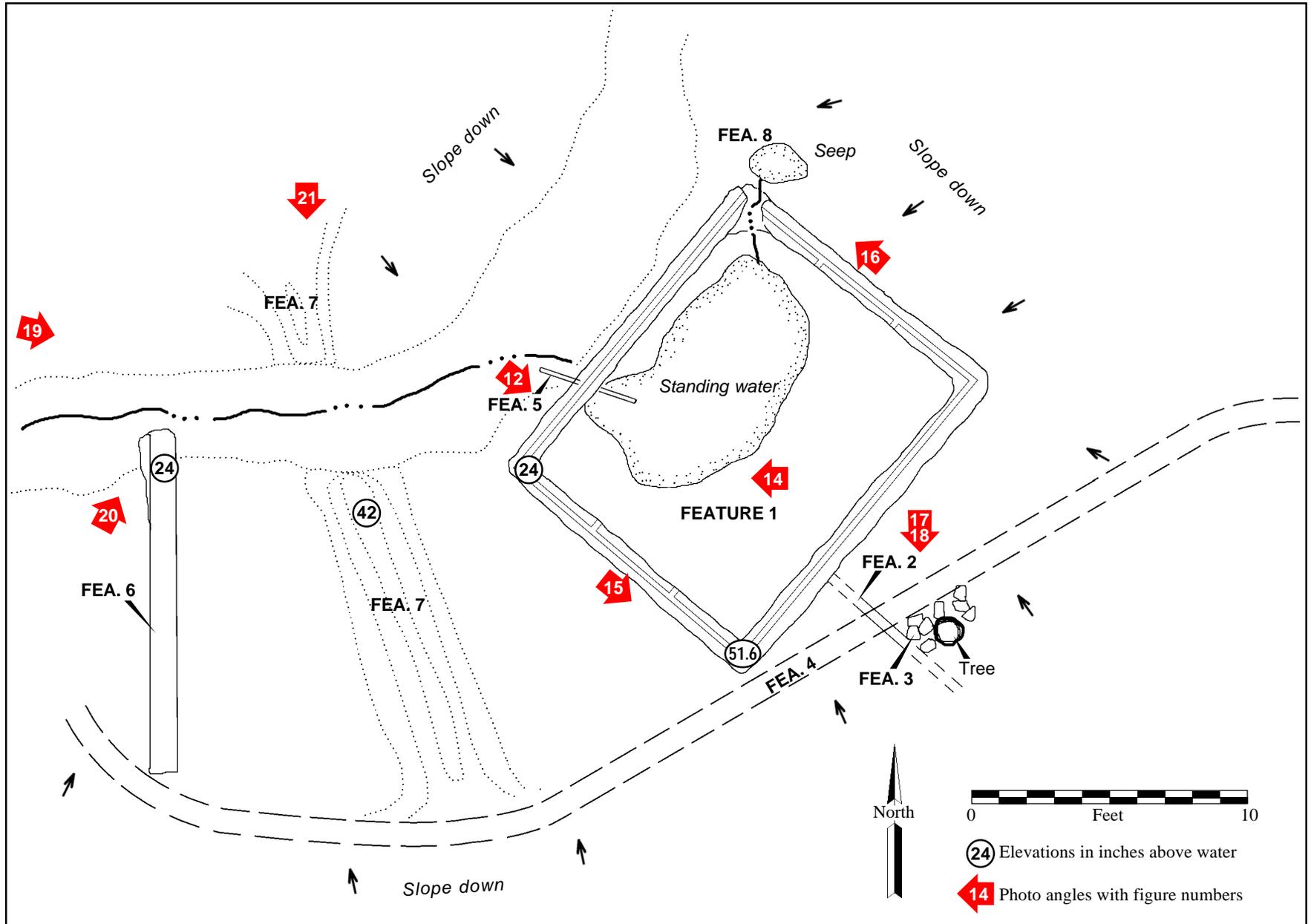


Figure 11. Plan of HR-2.

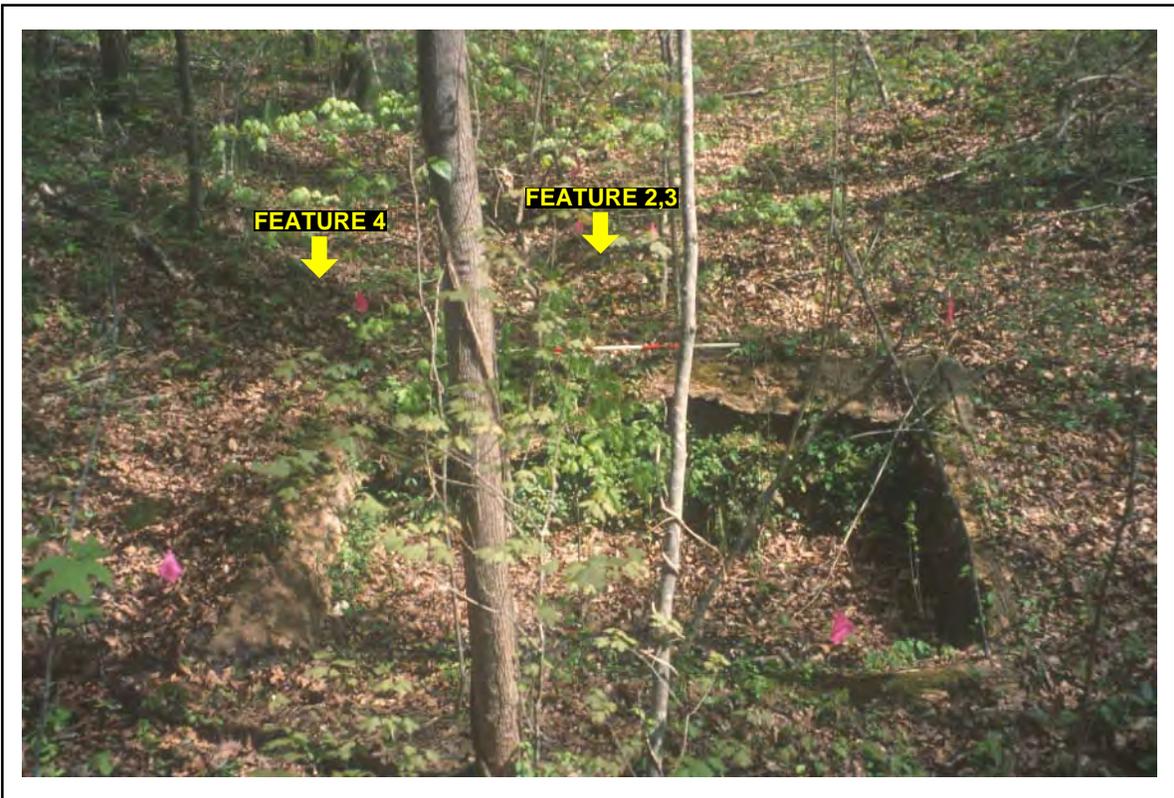


Figure 12. HR-2 Feature 1, view 130°

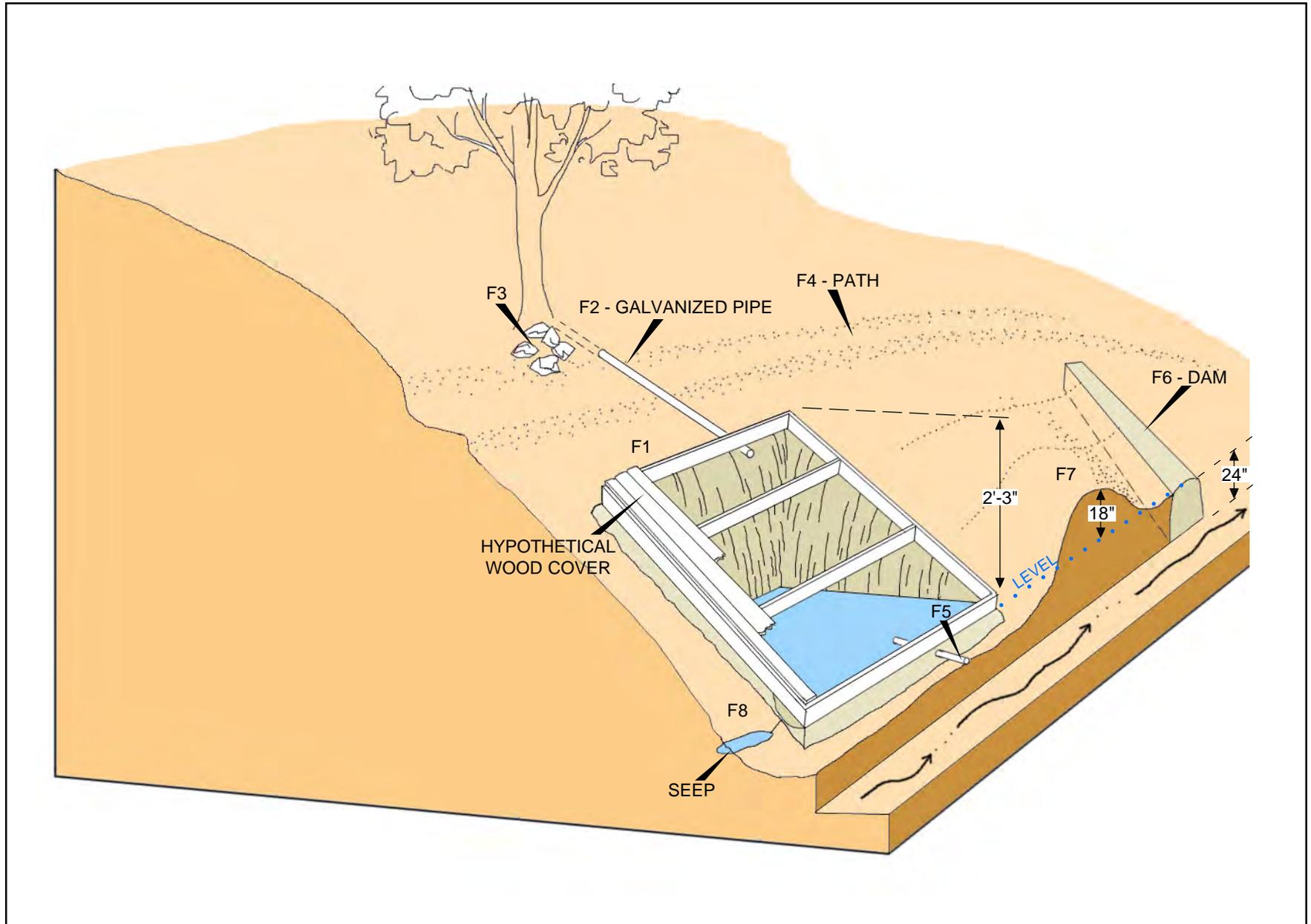


Figure 13. Isometric representation of HR-2.

cement has fallen away, although enough of it remains on the northwest side to indicate what it looked like (Figure 14). The top of the wall shows evidence that a frame of 1.75-inch plank once enclosed the feature (Figure 15). How this might have looked is illustrated in Figure 13.

The depth of the interior of Fea. 1 is unknown, as it is presently filled with leaves, muck and water. Water is entering the feature at the northeast corner from a seep (Fea. 8) that is located adjacent to the structure. Whether this is a recent phenomenon or not is unknown, but close examination of the wall in this corner, which exhibits a “lip,” suggests that this is part of the original design (Figure 16) Water is presently exiting the enclosure from under the front (north) wall. This does not appear to be intentional. Just above this point is a 1.25-inch iron pipe (Fea. 5) whose placement suggests that it was intended to drain the interior, keeping the water level no more than a couple of inches from the top of the lower wall. Another 1.75-inch galvanized pipe (Fea. 2) leads from the top of the cistern, upslope in the direction of a nearby house. The pipe is buried except for a segment just above Fea. 1 that crosses a path (Fea. 4) that leads from the dam, past the top of Fea. 1, and then proceeds uphill. This segment was insulated with a wrapping of newspaper over which were pieces of asphalt shingle (Figure 17). Careful unwrapping of the insulation revealed a panel of Lil’ Abner and the date of October 30, 1950. On the upslope side of the path, the pipe is buried, and is assumed to terminate at or near the house on the top of the ridge lying to the south. At this point there is a pile of cemented stones (Fea. 3) whose purpose is unknown (Figure 18). They do not appear to have been part of the construction of Fea. 1 or 6.

Thirteen feet downstream from Feature 1 is a dam (Fea. 6), which is 12 feet long, 1 foot wide, and stands 2 feet above the present water level (see Figures 11, 13, and Figure 19). The concrete of the dam is the same as that used in Fea. 1—a mixture of lime, sand, and small rocks. It is not clear whether there is a rock wall core or not, although it is difficult to imagine a dam constructed only of this material. At its base, on the downstream side, the dam flares out, as would be expected for stability (Figure 20). However, this thickening of the wall along the base is carried up at the point where the dam looks like it has been broken through. Since there is no sign of the dam on the north side of the creek, and the north bank is rather steep, this attribute may actually indicate that the north end of the dam was anchored against the north bank, which had since washed out. Under that scenario, the stream (and its north bank) would have originally been further south, with the north end of the dam abutting what was then the north bank of the creek.

The upstream side of the dam is presently filled to its top with silt (Figure 21). The top of the dam is level with the top of the lower (north) wall of Fea. 1. Curiously there is another linear feature (Fea. 7) between the concrete dam (Fea. 6) and Fea. 1, which resembles the remnant of an earthen dam. It appears on both sides of the stream (see Figure 11). It is 18 inches higher than the concrete dam, and thus, the lower (north) wall of Fea. 1.

HR-2 was a covered spring house. It had been dug out of the south side of the drainage. The clay walls were then “plastered” with a mixture of lime, sand, and stone. The cement remains very hard, but erosion of the clay has caused most of the back (south) wall to disintegrate. Grooves along the top of the foundation indicate that a frame of 1.75-inch lumber was set on top of the foundation. This may have been framework for a plank covering as illustrated in Figure 13.

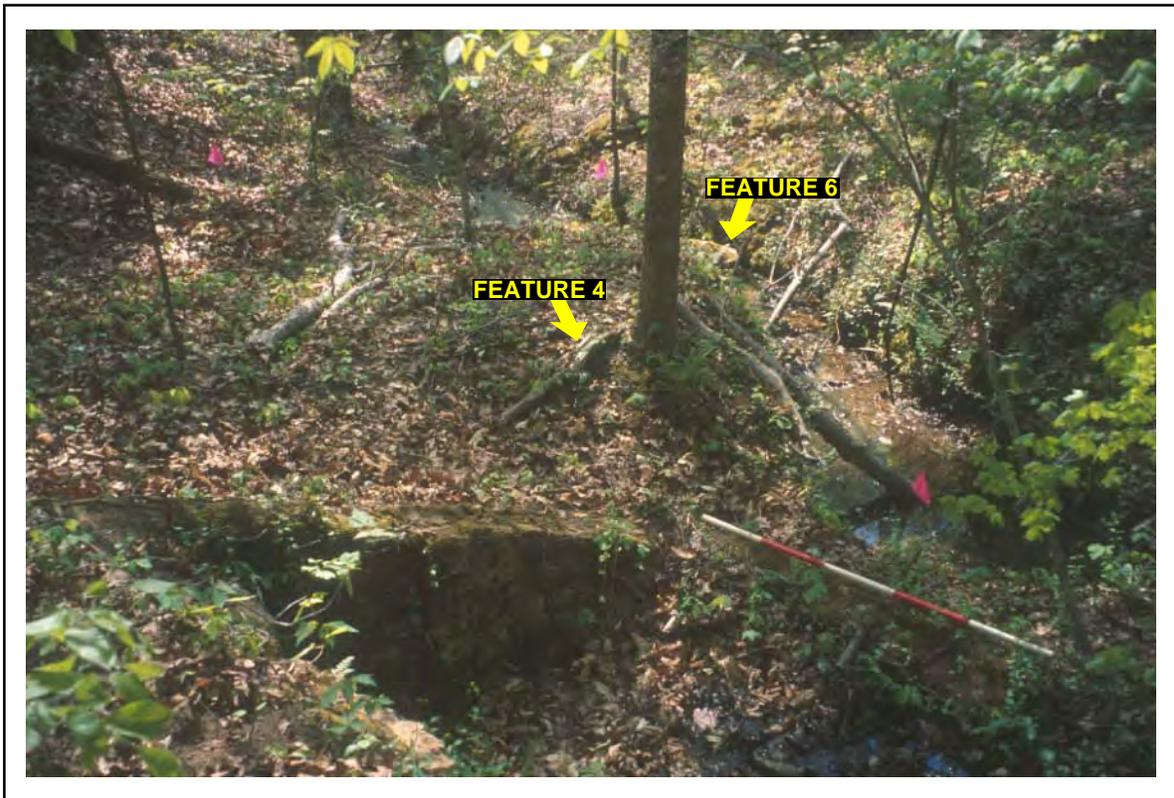


Figure 14. HR-2: west wall of Fea. 1, view northwest. Concrete dam is in background.

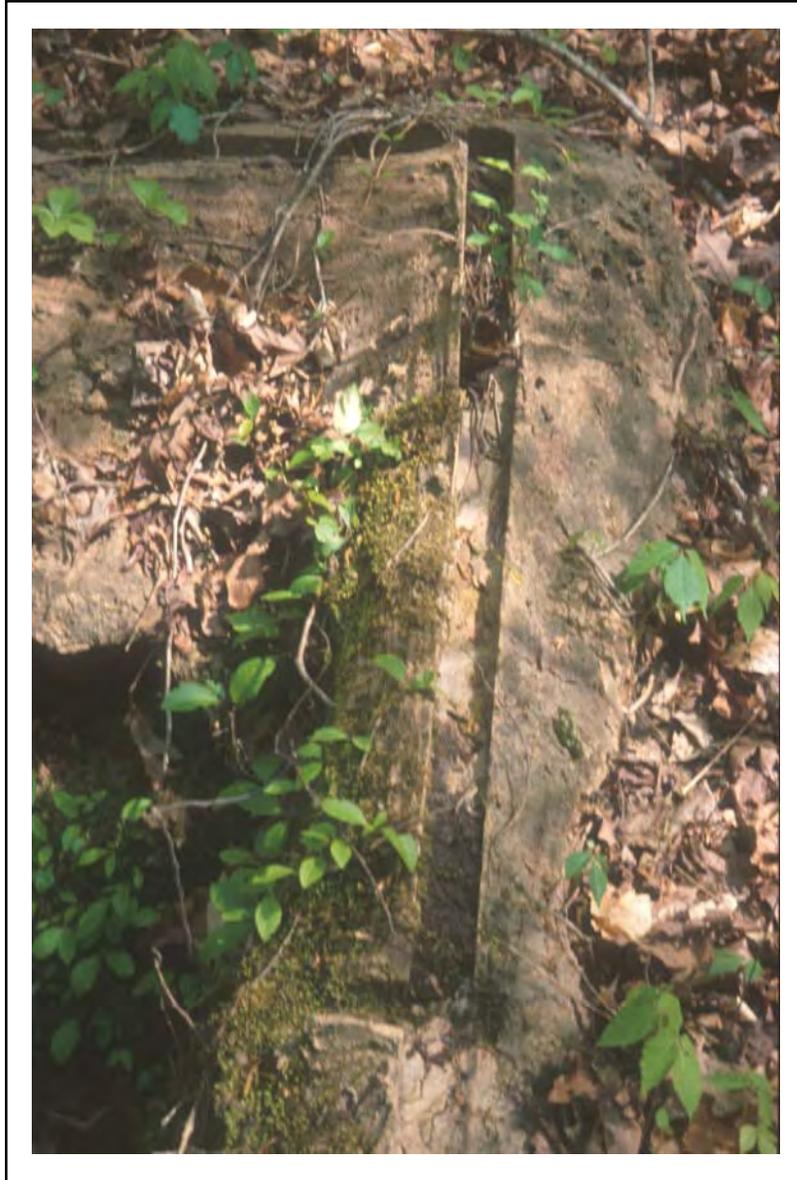


Figure 15. View of “groove” in top of HR-2 Fea. 1 wall showing evidence of wood frame.



Figure 16. View of northeast corner of HR-2 Fea. 1 showing water flow from seep across “lip”.



Figure 17. 1950 newspaper and asphalt shingle wrapping on galvanized pipe at HR-2.



Figure 18. Pile of cemented stones next to galvanized pipe at HR-2. (scale: 5 ft).

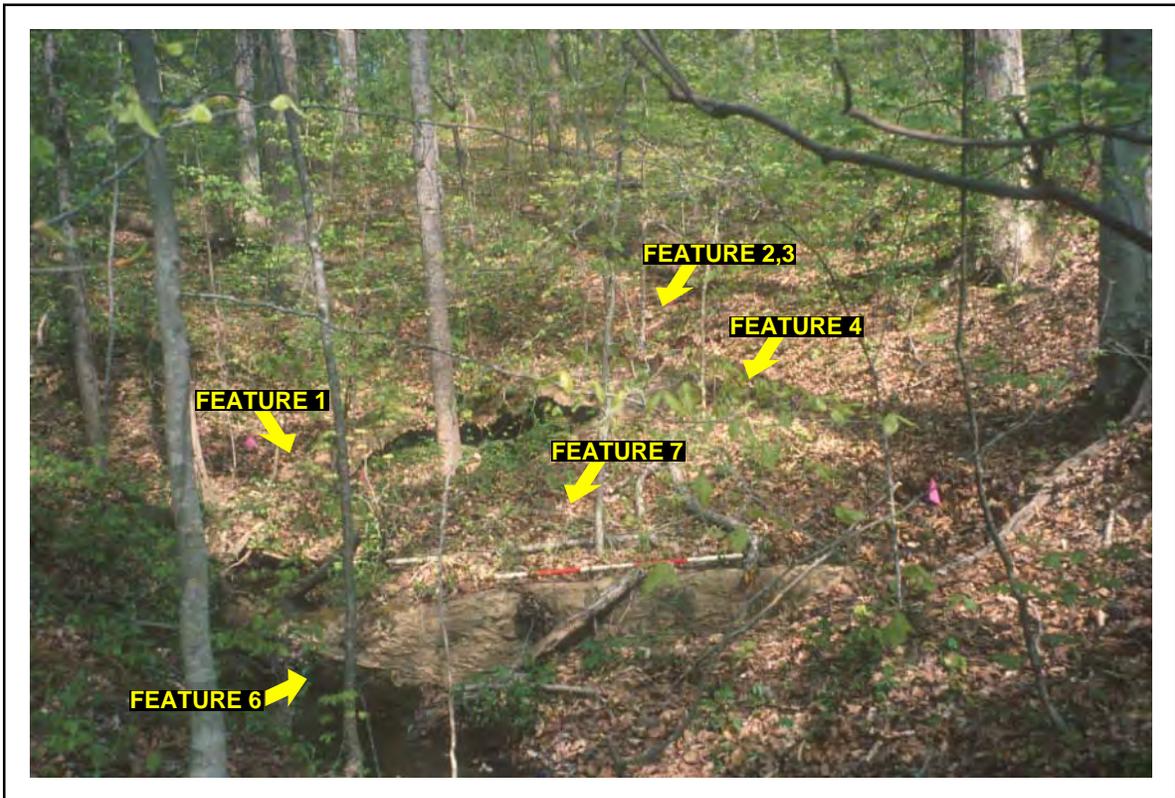


Figure 19. HR-2 concrete dam, view east (scale: 5 feet).

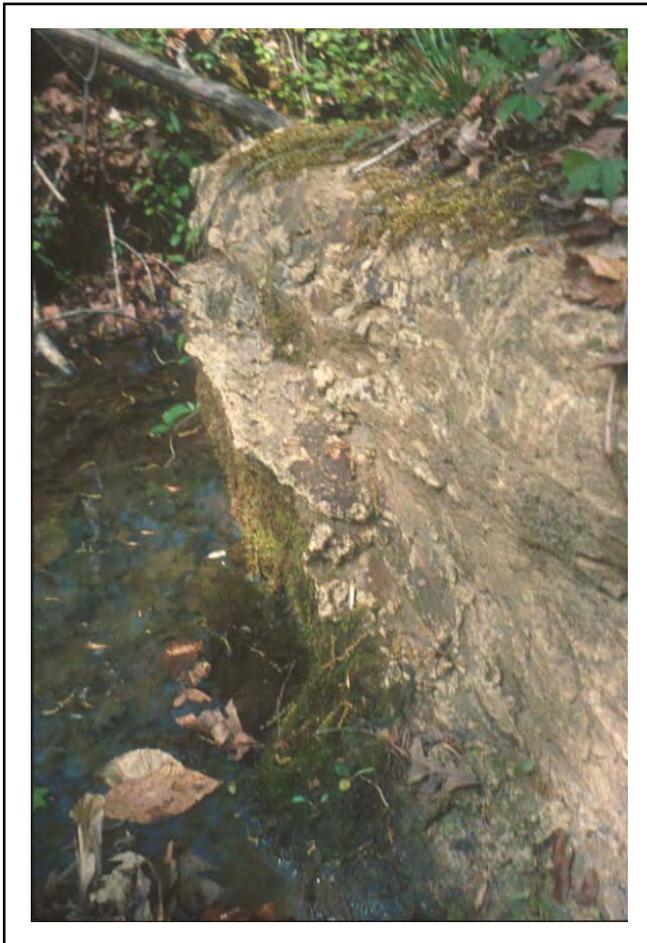


Figure 20. Close-up of north end of HR-2 concrete dam showing flare at base.

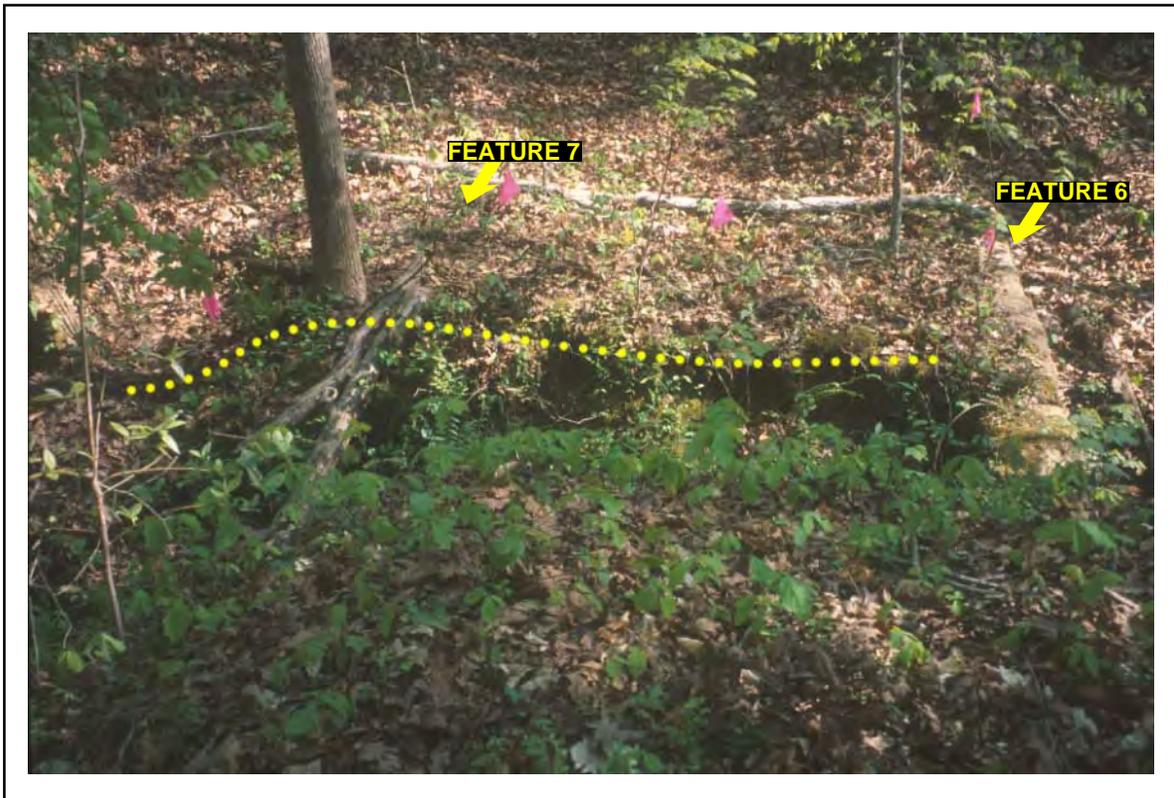


Figure 21. Fea. 6 and 7 at HR-2, view south. Note the relative elevation of the two dams and silting behind Fea. 6.

The spring house is presently fed by a seep located just outside the northeast corner. The “lip” formed in the cement in this corner suggests that it was designed this way. The spring house would have filled to within a few inches of the top of the foundation with excess being drained via the iron pipe embedded in the front (north) wall. The pipe is angled so that water will drain out but not enter in. Today the water exits from under that wall, as the wall has apparently been undermined. Another galvanized pipe on the south side of the spring house, which leads uphill from the structure, was probably for domestic use of the spring water. The 1938 highway map depicts a farm unit at this location. There would have been an electric pump in the spring house, or a primeable pump at the delivery end.

The dam appears to have been built at the same time. Since its top is level with the top of the front (north) wall of the spring house, its purpose is not clear. It is presently backfilled with silt. Without the silt, the dam would have created a relatively small pool between it and the spring house. If it is correct that the dam is intact, and that the north bank that has eroded and the stream has shifted to the north, this may have been caused by the spillway being located at that end instead of in the center where it would have kept the flow of water away from the banks (see Figure 19). The dam may have been built to inhibit osmosis from the Fea. 1 structure, assuming that its bottom was not lined; the dam would have saturated the soils downslope from the structure, slowing the movement of water through the soil from areas of higher concentration to lower concentration by evening out the moisture levels in the adjacent ground. Barbed wire surrounding the whole HR-2 complex—not just the spring house—suggests that there was a pool of water behind the dam, and that the whole complex needed protection from cattle.

The presence of the earthen dam feature between the concrete dam and the spring house is, however, a bit of a mystery. That it actually is an earthen dam is not proven, but is strongly suggested by its appearance and by the fact that it extends to both banks. It cannot be part of the silting of the concrete dam because all of that material would be level with the top of the dam. It is not the result of slumping, because there is no slump at that point on the south bank, and it continues in a straight line to the north bank. If it predates the concrete dam and spring house, it would occupy the very space the concrete dam was built to inundate. If it postdates the spring house and dam it would result in the flooding of the spring house because it is 18 inches higher. Furthermore, if it postdates the spring house, it is not clear where the soil originated that it is constructed from—the likeliest source is Fea. 1.

The silt in the back of the concrete dam may be the result of a single event. Just a few meters upstream from the spring house is a large washout in the stream bed: soil and rock have been washed out to bedrock. The drop is about 5 feet. Just a little further upstream a diversion has been created to take water from this drainage to the one further north in which HR-1 is situated (Figure 22). To do this, the channel has been cut through a rise that is at least 3 feet higher than the stream bottom. It is also a straight cut, making clear its man-made origin. It is possible that this diversion followed a ‘catastrophic’ event, which silted up the dam, and perhaps cut away the north embankment where the dam was attached, and may have even flooded the spring house, causing the back wall to collapse. Such a scenario could provide an explanation for Feature 7: it may be the result of ‘digging out’ the spring house area after such a flooding/siltation event. That explanation is highly speculative, however. Archaeological excavation is needed to accurately determine the sequence of construction, in order to explore the origin and function of Fea. 7.

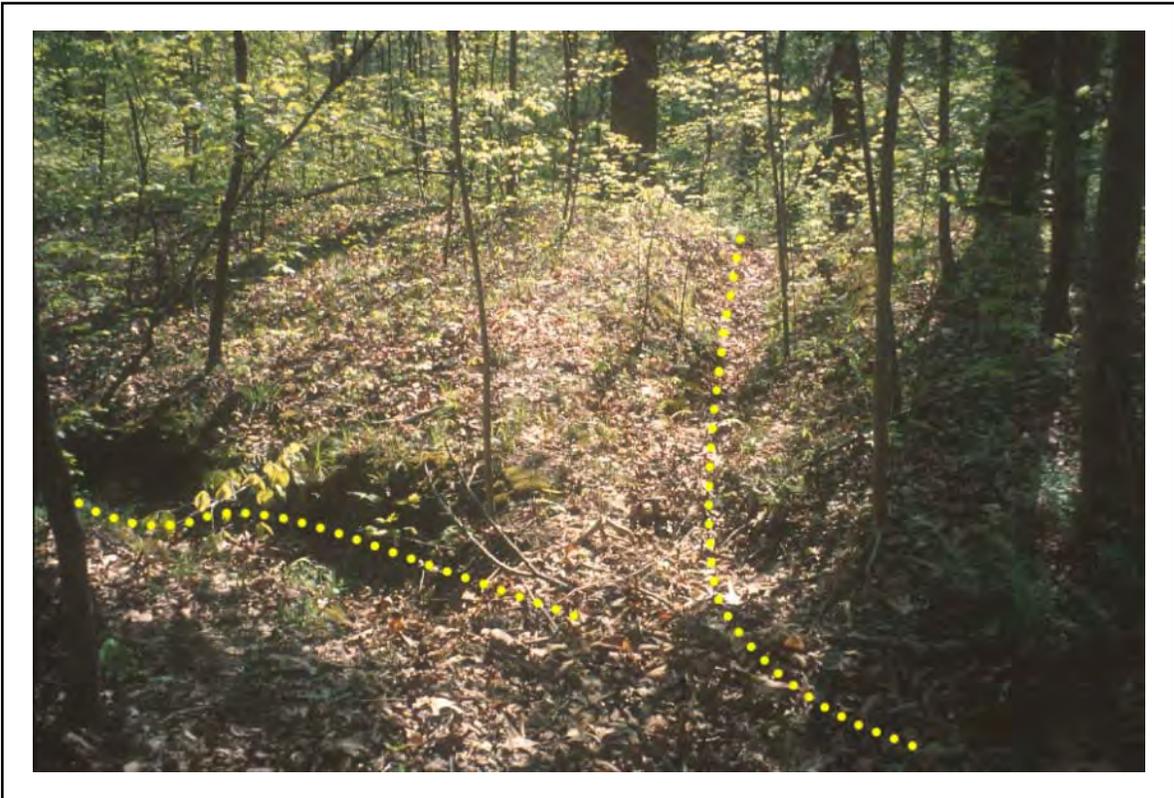


Figure 22. Probable man-made diversion of creek above HR-2, view west.

The one item observed at HR-2 with an absolute date is the October 30, 1950 newspaper! This tells us that the galvanized pipe was being used at this time, when the newspaper and asphalt shingle was wrapped around it for insulation. Galvanized pipe has been around since the end of the nineteenth century, and the insulation may postdate the original installation of the pipe. The grooves for the spring house cover also may give a good clue as to the structure's age: lumber before WWII was rough cut, and nominal dimensions were actual dimensions (e.g., 2 inch thickness = 2 inches), but after that time, milled lumber dimensions were smaller (e.g., 2 inch thickness = 1.75 inches) as original rough cut dimensions were trimmed (Howard 1989:4, 16). Since the groove for the frame is 1.75 inches, we can assume that it was made from milled, 2-inch-thick lumber, purchased after WWII.

Based on the dimensions of the framework and the 1950 newspaper, we can safely date HR-2 to the 1940s. At that time, the owners of parcel that included both this spring house and the farm unit depicted on the 1938 roadmap were Mrs. S. V. Huff, and Harold Seay to whom the parcel was conveyed in 1946. The parcel eventually is owned by Ella L. Baynes, who conveys it to Eugene Baynes in 1963. After that, subdivisions of this northwest corner of Land Lot 155 result in the separation of the farm unit from the spring house, although all of the land returns to the ownership of Eugene Baynes in 1974. It would appear that the spring house complex was abandoned sometime before, perhaps when city water became available.

SUMMARY

Deed research has demonstrated that the proposed Peachtree Ridge Park lies within lands principally owned by the Lockridge and Bennett families, two old Gwinnett county families that date back at least to the Civil War era. However, due to the steep terrain of these lands, very little if any development took place, except for ridge top areas accessible by present Suwanne Creek and Wildwood Roads. For example, the property on Wildwood Road (7 155 003) exhibits several levels of agricultural terracing. More recent deeds from the Baynes family, who owned all of this land at the time it was conveyed to Gwinnett County, describe the lands as "undeveloped." However, Amon Lockridge reserved the "use of timber" in one conveyance, suggesting that timbering, if not a great deal of cultivation, did take place on some these lands. , Indeed, the current presence of secondary growth woods on the tract demonstrates that logging has taken place during the twentieth century.

The northern half of Land Lot 166, a small part of which is included in the Peachtree Ridge Park tract, was known as "J. A. Bennett's homeplace." James Bennett served with Amon Lockridge in the 9th Georgia Battalion, also known as the Gwinnett Artillery, during the Civil War. It is possible, although not demonstrated, that Amon, who owned the land in the northeast corner of Land Lot 155 when he conveyed it to Mrs. Savannah Huff in 1910, lived in a house on that parcel where a farm unit is depicted on the 1938 Gwinnett County Highway Map. Mrs. Huff apparently lived there until her death around 1946, when D. M. Lockridge conveyed the property to Harold Seay.

As a result of field investigations, two resources, HR-1 and HR-2 have been investigated and recorded. HR-1 is an artesian well/cistern that served the domestic needs of the owners between

about 1948 and sometime after 1968. Ownership of this parcel at that particular time has not been determined. HR-2 is a complex site that includes a spring house and possible cistern dating from the 1940s to probably no later than the 1960s. How a concrete dam that is included in the HR-2 complex and the spring house are related is not certain, only that the two structures are roughly contemporary.

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PEACHTREE RIDGE PARK MASTER PLAN UPDATE

DATE:
June 2018

PREPARED FOR:
Gwinnett County Department
of Community Services

PREPARED BY:

 **LOSE
& ASSOCIATES, INC.**

Peachtree Ridge Park

Master Plan Update

June 2018

Gwinnett County Department of Community Services

**Gwinnett County
Board of Commissioners**

Charlotte J. Nash
Jace Brooks
John Heard
Lynette Howard
Tommy Hunter

**Gwinnett County
Recreation Authority**

Steve Flynt
Jack Bolton
Brad Alexander
Lois Allen
Gene Callaway
Robert Gates
Eric Meyer
Charlie Underwood
Glen Williams

Citizen Steering Committee

Angela Morales
Carl Jenkins
Gabriel Fortson
James Williams
John Rogers
Trey Cail

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1

Section

Introduction

The Board of Commissioners acquired approximately 155 acres in 2003 to provide community park acreage just to the south of Suwanee. The property included a prominent water body, Lake Louella, several small streams and creeks, and was covered in forests. Several springs were located on the property with associated concrete structures which were identified and researched for potential historic significance.

The 2004 Parks and Recreation Capital Improvement Plan stated that a master plan was scheduled winter of 2004, and that sports fields were being considered. A 2004 master plan graphic and report was completed, which recommended outdoor basketball courts, playgrounds, restrooms, maintenance building, concessions buildings, 1 football complex, picnic pavilions, gazebo/shelter, 4 baseball/softball fields, 2 soccer fields, 1 informal play field, and parking lots. The opening of the new Peachtree Ridge High School in 2003 provided an added impetus to provide active recreation facilities to serve the growing population of school age children in this area. This report documents the process of seeking the optimum accommodation of identified facilities on a site that presented multiple constraints to development.

In 2008, the master plan graphic was updated and construction of the park commenced. Included in the initial phase of construction were 4 baseball/softball fields, 2 soccer fields, football complex with multi-use track, playgrounds, 2 basketball courts, walking trails, pavilion, special needs playground and pavilion, space allocated for 6 future tennis courts, parking lots and associated infrastructure. Current aerial photography (**Figure 1.1**) shows the site as constructed per the 2008 master plan, and an existing site overview plan (**Figure 1.2**) created for this master plan update reflects constructed amenities to date.

Since that time, the Parks and Recreation Division identified needs within the community that prompted a need to revisit the park's master plan. In 2017, the county engage Lose & Associates, Inc. to investigate alternative options for a revised master plan, and ultimately consolidate these possibilities into a single unified vision that meets the needs of the community now, and in the years to come.

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PEACHTREE RIDGE PARK

CURRENT AERIAL
GWINNETT COUNTY, GEORGIA

Figure 1.1- Current Aerial

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- Legend**
- (A) Baseball Complex
 - (B) Soccer Complex
 - (C) Multi-Purpose Field Complex
 - (D) Tennis Complex
 - (E) Multi Use Trails
 - (F) Basketball
 - (G) Playground

PEACHTREE RIDGE PARK
 EXISTING SITE OVERVIEW
 GWINNETT COUNTY, GEORGIA

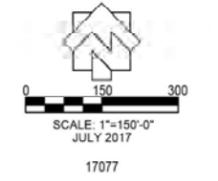


Figure 1.2- Existing Site Overview

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2

Section

Site Analysis

2.1 Location

Peachtree Ridge Park is located on Suwanee Creek Road, between intersections with Buford Highway and Satellite Boulevard in Suwanee, Georgia (**Figure 2.1**). This contiguous tract of land is bordered to the north by undeveloped forested property; to the west by single-family residential, to the south by Lake Louella, Peachtree Ridge High School and single-family residential; and to the east by Suwanee Creek Road. On the opposite side of Suwanee Creek are single-family residential and warehousing/industrial properties along Satellite Boulevard.

2.2 Climate

Gwinnett County has a humid, subtropical climate characterized by long, hot summers (average summer temperature of 77°) and influenced by moist, tropical air from the Gulf of Mexico. Winters are cool and moderate (average winter temperature of 44°), and significant cold spells generally last for only one or two days. Precipitation is heavy throughout the year and results mainly from afternoon thunderstorms. Total annual precipitation is slightly more than 50 inches.

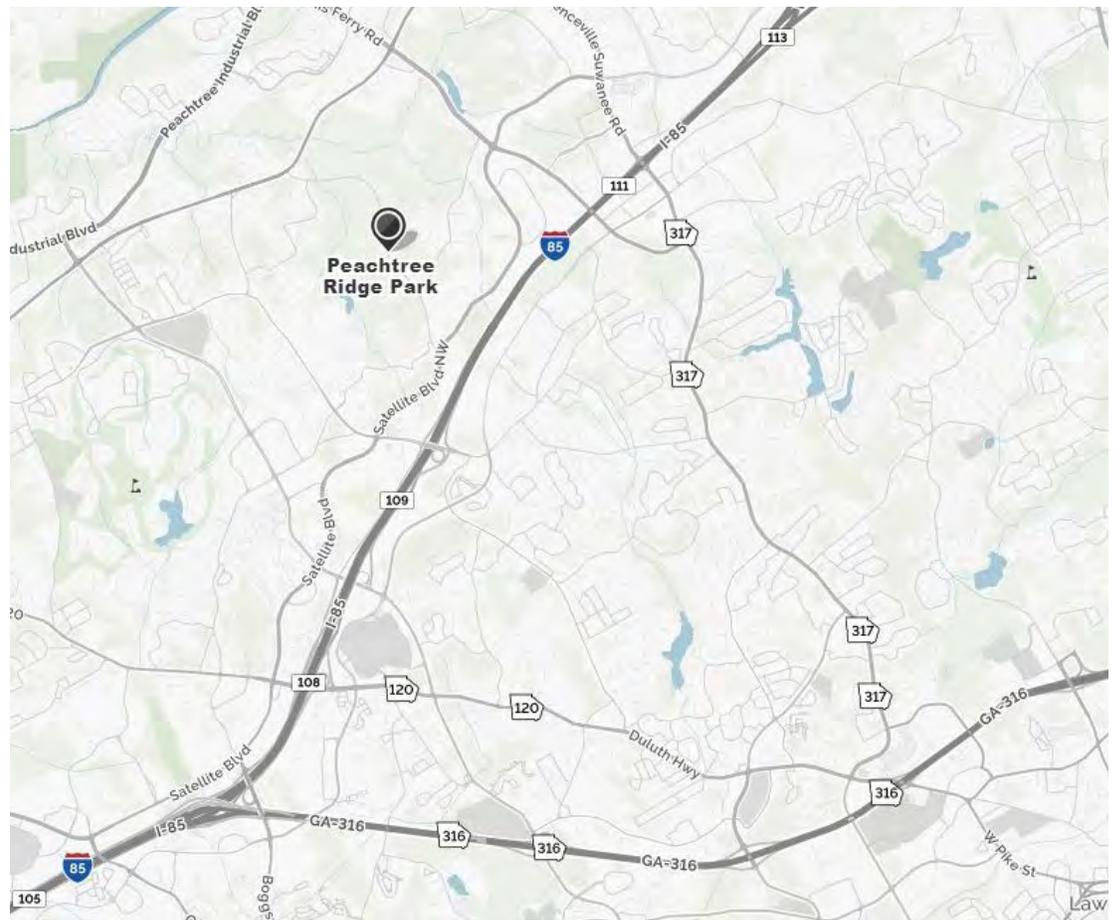


Figure 2.1 - Vicinity Map

2.3 Soils

A soils analysis map (**Figure 2.2**) was derived from the USDA and Soil Conservation Service soil survey of Gwinnett County. The underlying soils of the site consist of loamy sands and gravely loam type and sandy loam type soils that support development. Some areas are poorly drained or are highly erodible due to slope, and coincide with field observations. Generally, the residual soils encountered on the site should be suitable for reuse as engineered fill. Special consideration should be given to limit the disturbance to the soils below the Lake Louella dam. For master planning purposes, the suitability for development of soils will be determined more by slope than by bearing capacity. A final determination on soil suitability is recommended following the generation of development plans.

2.4 Topography

The site's topography is composed of a series of ridges and swales with steep slopes and is consistent with other undeveloped parcels in this area of the County. Total relief across the property is approximately 150 feet, with slopes varying from 10 to 30 percent (**Figure 2.3**). Sizable sections of cut and fill will be required to accommodate large footprint facilities, which will determine their suitable locations on site as well as the vertical relationships between these and other park amenities. Retaining walls are required where cut and fill slopes are not feasible. Although the site's topography will permit only a select amount of large active recreation complexes, it does provide for the preservation of natural areas which can be accessed through trail networks and other forms of passive recreation.

2.5 Hydrology

Much of the site's aforementioned topography is dictated by the hydraulic features of the property shown on the hydrology analysis map (**Figure 2.4**). A large blue-line stream channel flows at the western edge of the property and has been dammed to form Lake Louella. Three additional significant draws form intermittent stream channels that collect drainage from the property and discharge into Lake Louella. Each of these features are considered waters of the state and will require state and local stream buffers, which present challenges to development. In general, the site drains in a south to north direction towards Lake Louella, and continues northward from the Lake Louella dam and off the property. A floodplain below the Lake Louella dam encompasses a wide swath along the northern edge of the property. It is in these relatively flat stream corridors that site observations yielded potential wetland conditions, which should be investigated to determine the limits of Jurisdictional Waters of the United States.

2.6 Vegetation

Vegetation on the site consists of multiple forest types, including pine forests with mixed in hardwoods, hardwood forests, pine forests, and an area of wetland species located below the Lake Louella dam. The Peachtree Ridge Park Site Master Plan dated October 2004, noted a hardwood / fern valley exists in between the north and south ridges, consisting of native ferns. A nature trail is suitable for this area, with minimal disturbance, and is recommended in this plan. Wetland areas below the Lake Louella dam should be preserved, and opened to visitors via a boardwalk nature trail in order to minimize disturbance to the wetland features.

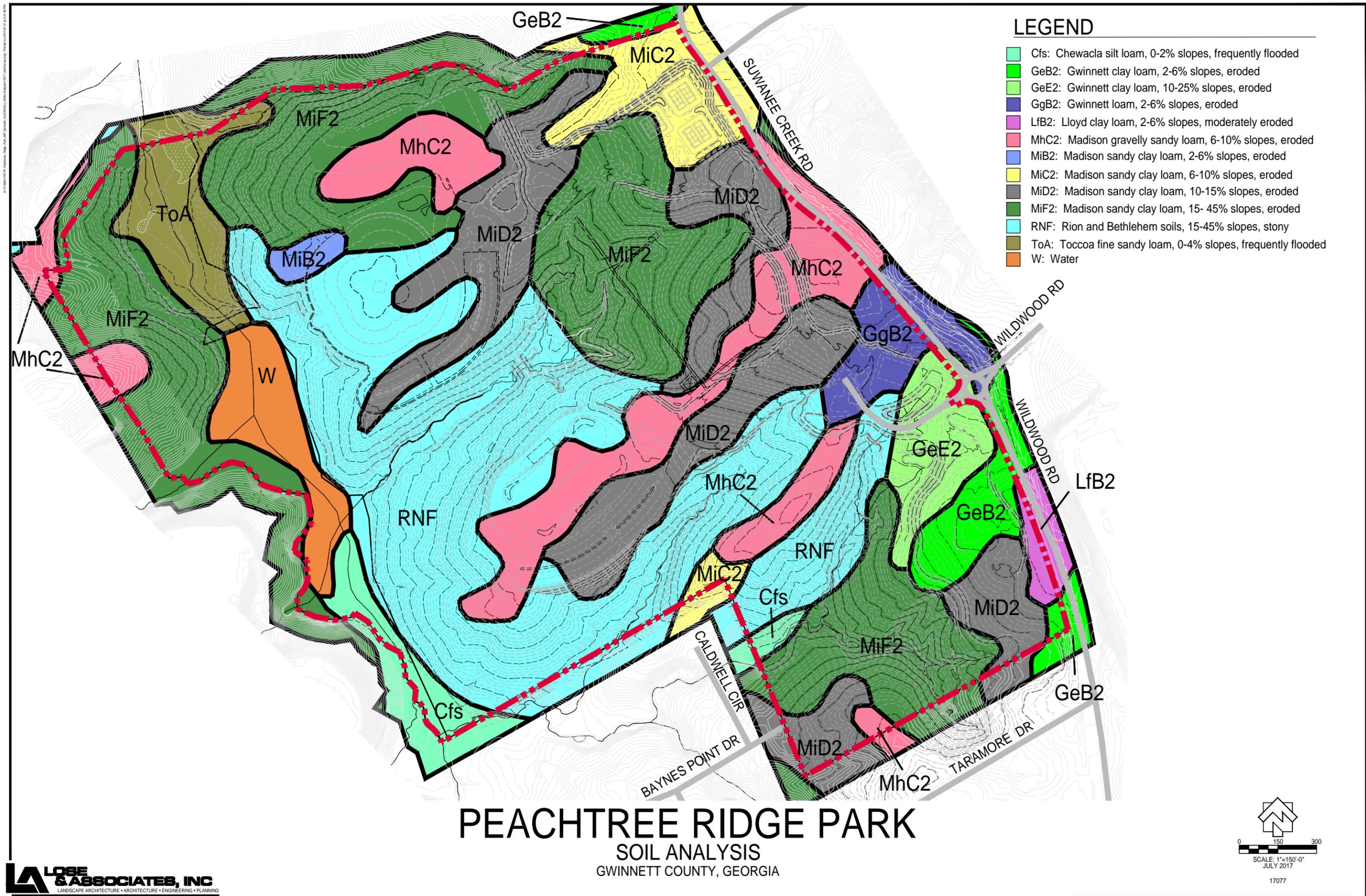
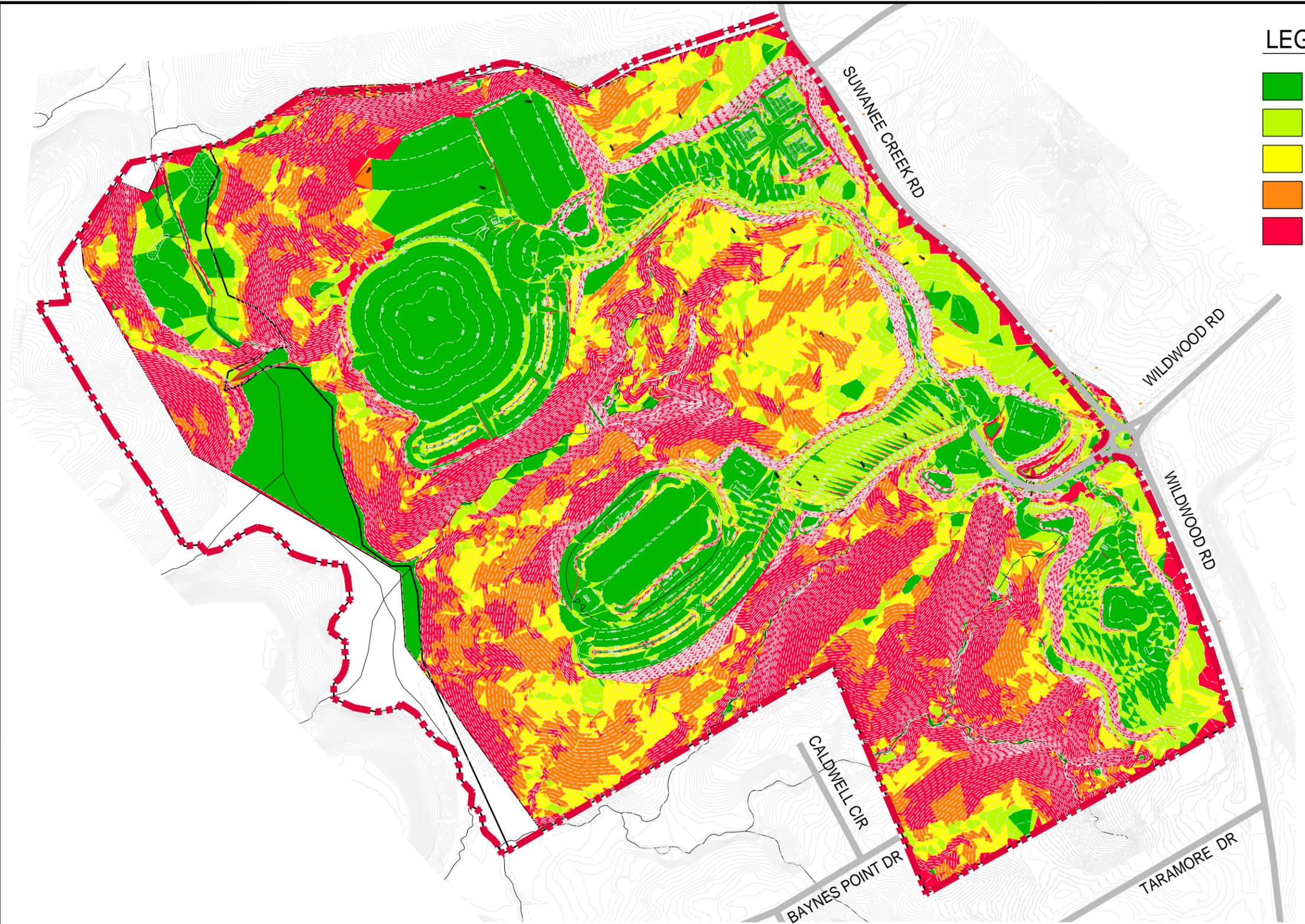


Figure 2.2 - Soils Analysis Map

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LEGEND	
	0%-5% SLOPES
	5%-10% SLOPES
	10%-15% SLOPES
	15%-20% SLOPES
	20%+ SLOPES

PEACHTREE RIDGE PARK

SLOPE ANALYSIS

GWINNETT COUNTY, GEORGIA

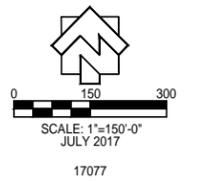
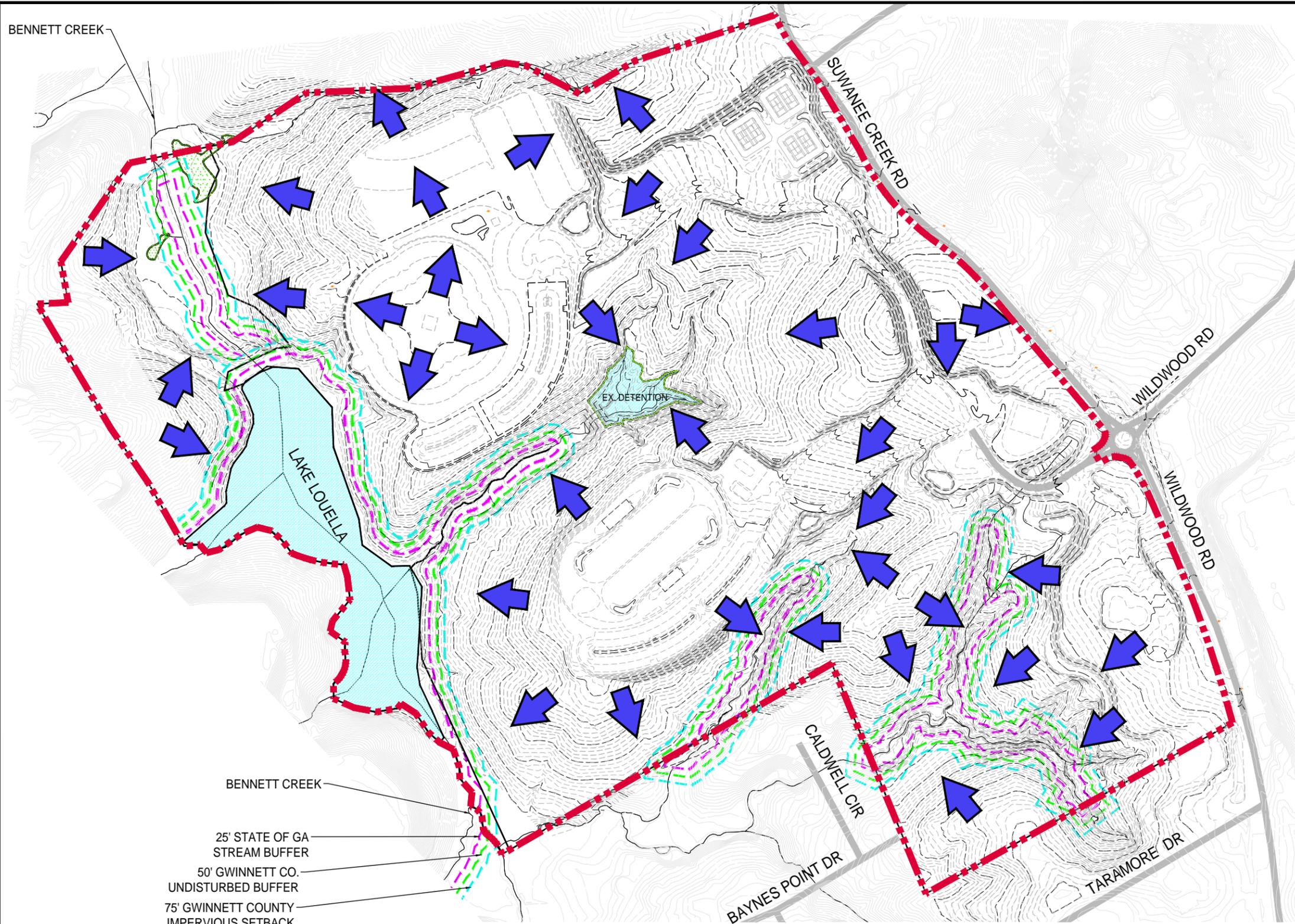


Figure 2.3 - Slope Analysis Map

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- LEGEND**
-  DIRECTION OF SITE DRAINAGE
 -  WETLANDS
 -  WATER BODIES

BENNETT CREEK

25' STATE OF GA
STREAM BUFFER

50' GWINNETT CO.
UNDISTURBED BUFFER

75' GWINNETT COUNTY
IMPERVIOUS SETBACK

PEACHTREE RIDGE PARK

HYDROLOGY ANALYSIS

GWINNETT COUNTY, GEORGIA

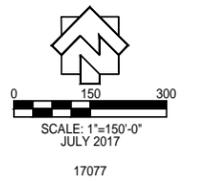


Figure 2.4 - Hydrology Analysis Map

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3

Section

Input and Feasibility Studies

3.1 Feasibility Study

To initiate the process of updating the master plan, a feasibility study was completed that generated a list of questions and issues that would need to be addressed in the final master plan.

The predominant issue was confirming the feasibility of a sketch plan prepared by park staff that shifted the soccer fields south east and across the main park drive, while placing two additional baseball fields in the location of the existing soccer fields. The new soccer location required significant mass grading to realize, and cut and fill calculations would need to be accomplished to confirm feasibility. Additionally, adequate space for storm water treatment and retention would need to be provided and accounted for in the feasibility studies grading analysis.

An initial grading study was completed (**Figure 3.1**) to identify the scope of earthwork and site impact that would be required. This study indicated that approximately 100,000 cubic yards of cut and 89,000 cubic yards of fill would be required in order to accommodate the soccer fields and a detention pond. The study gave consideration to forested and stream areas and was oriented to minimize impact to sensitive areas.

At the completion of the feasibility study, a meeting was held on June 6, 2017 at the Gwinnett County Justice and Administration Center (GJAC) with the planning team and leadership staff of the Gwinnett County Parks Department to look over the results of the study, and to identify the direction and components that should be included in the updated master plan. The planning team presented the results of the feasibility study and discussed the issues associated with a large amount of earthwork, and the challenges the site grading would present to the layout of the program elements and to accessibility. County staff expressed their concern with accessibility, and offered suggestions to be considered as the plan progressed. Storm water management and parking requirements were discussed, along with identifying existing retaining walls on the site that will require attention and possible remediation. The current playground on the site was identified by county staff as being an area of improvement, and that a new design should be proposed.

3.2 Feasibility Study Adjustments

Adjustments were made to the grading study plan based on the June 6 meeting, and an additional meeting was held July 7, 2017 at GJAC with members of the planning team and additional county parks staff. The revised grading study (**Figure 3.2**) was presented and county staff gave comments and asked questions regarding facility names shown on the plan, spectator seating needs, pedestrian circulation, storm water management, and slope plantings. Additionally, county staff stated that the miracle field can be reduced in size in order to provide more space for the proposed additional fields. County staff also made the following comments that will be considered in master plan development:

- A. A parking study will be performed by the county to determine how parking is used.
- B. Current tennis courts area is heavily used for frisbee and field hockey
- C. Give consideration to pedestrian movement, connections between fields,

and how a multi-use trail can connect around the proposed baseball.
D. 9,000 sq. ft. of less cut was identified on the northern ridge than was anticipated by the planning team.

3.3 Athletic Association Input

A meeting with the planning team, county parks leadership staff, and members of the steering committee was held July 25, 2017 to discuss the Peachtree Ridge site analysis and to determine what the athletics association's needs were in terms of fields and space. The planning team outlined the master plan process, outlined key milestones in the project, and reviewed the existing site conditions and site analysis, followed by an open discussion in which participants identified needs and desires for the Youth Association. The results of the discussion are as follows:

SOCCER FIELDS

General Comments:

- a) At Minimum 1 Full sized Field and 2 Smaller Youth fields.
- b) The one main field wouldn't move much so it could be turtle shaped and the rest of the space can be divided if it is a plateau.
- c) Lighting will have to consider the dividing up of the fields.
- d) A fence around the Soccer complex would be preferred.

Parking:

- a) Current parking is fine unless there is a tournament which maxes out all the parking.

Buildings:

- a) A need for a closer storage and restroom building or more central.
- b) Concession stand.
- c) Small Playground, maybe a tot-lot because the current playground is heavily used.
- d) Some kind of small pavilion or shelter would be nice for the team to celebrate at after a game.

BASEBALL FIELDS

General Comments:

- a) 1 Tee Ball, 1 minor, and 1 major field would be the best in the current soccer space.
- b) ADA field either goes away or gets smaller due to lack of use.
 - a. Current field is an old type of surface that destroys balls and doesn't get used as often.
 - b. Size could become Tee Ball size to better serve multiple groups.
 - c. Does the new surface for ADA speed up balls to a dangerous degree?
- c) The current site would need a minimum of 6 fields to meet current demand.
 - a. One must be a pony field (300ft)
- d) The highest field use is Tee ball and Minor field sizes.
- e) The current Tee ball field (Field 4) is too small though and the Southern field gets used much more for youth softball. Look into bigger size or higher fences.
 - a. If the size gets bigger analyze storm water catchment.
- f) 2 more fields mean 2 more Batting Cages.

Parking:

- a) They seem to be fine when it comes to parking.

Buildings:

- a) Additional storage would be preferred
- b) Current concession building orientation makes people have problems

- finding the window.
- a. Signage could be used to help find the entrance
- c) A smaller additional restroom could be beneficial

PLAYGROUNDS

General Comments:

- a) There are concerns from parents that the existing playground at the baseball fields is too close to the road and could be relocated to make more secure.
- b) It is currently an ADA playground but bigger children use it more and it could become a more conventional playground.
 - a. There could be an assessment for the amount of use by the disabled community.
- c) The ADA playground can be incorporated with the southern playground.

Buildings:

- a) The current shelter by the baseball playground is heavily used.
- b) The current cloth shelters are also heavily used for parties and gathering.
- c) If those spaces can be kept when the playground is moved that would be very beneficial to the community.

TRAILS

General Comments:

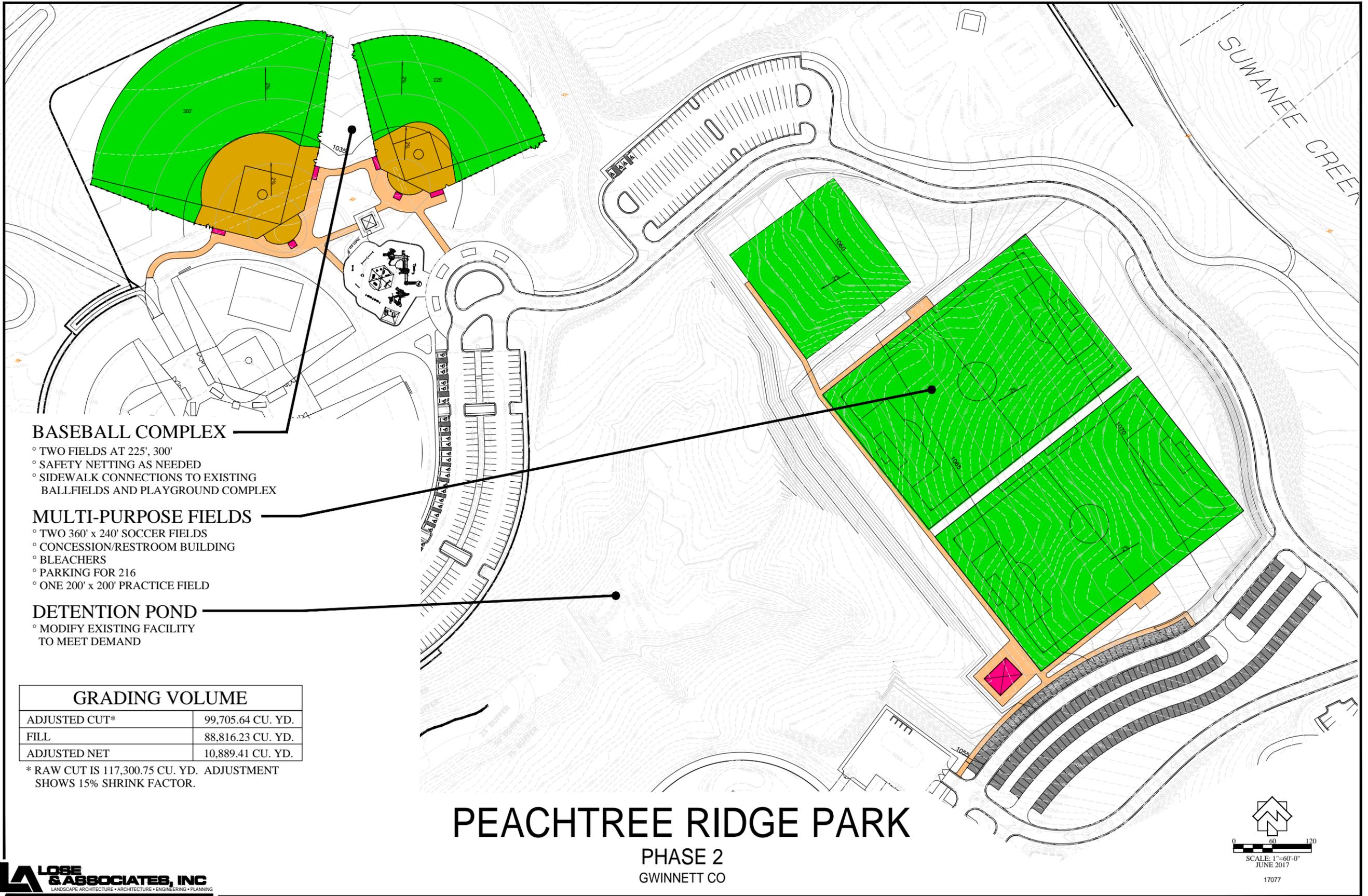
- a) Making the current trail system a closed loop is big priority.
- b) A connecting trail around the lake from the high school could be beneficial.
- c) Using the southern forest, you can bring the trail back up to the current level from the lake edge by a series of switchbacks.
- d) Allowing access to the Lake for fishing would be another great use of the trails.

ADDITIONAL COMMENTS

- A. Keep in mind pedestrian connection for getting across the park and soccer fields area.
- B. Extend parking for the possible teen area would be preferred.

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- BASEBALL COMPLEX**
- TWO FIELDS AT 225', 300'
 - SAFETY NETTING AS NEEDED
 - SIDEWALK CONNECTIONS TO EXISTING BALLFIELDS AND PLAYGROUND COMPLEX
- MULTI-PURPOSE FIELDS**
- TWO 360' x 240' SOCCER FIELDS
 - CONCESSION/RESTROOM BUILDING
 - BLEACHERS
 - PARKING FOR 216
 - ONE 200' x 200' PRACTICE FIELD
- DETENTION POND**
- MODIFY EXISTING FACILITY TO MEET DEMAND

GRADING VOLUME	
ADJUSTED CUT*	99,705.64 CU. YD.
FILL	88,816.23 CU. YD.
ADJUSTED NET	10,889.41 CU. YD.

* RAW CUT IS 117,300.75 CU. YD. ADJUSTMENT SHOWS 15% SHRINK FACTOR.

PEACHTREE RIDGE PARK

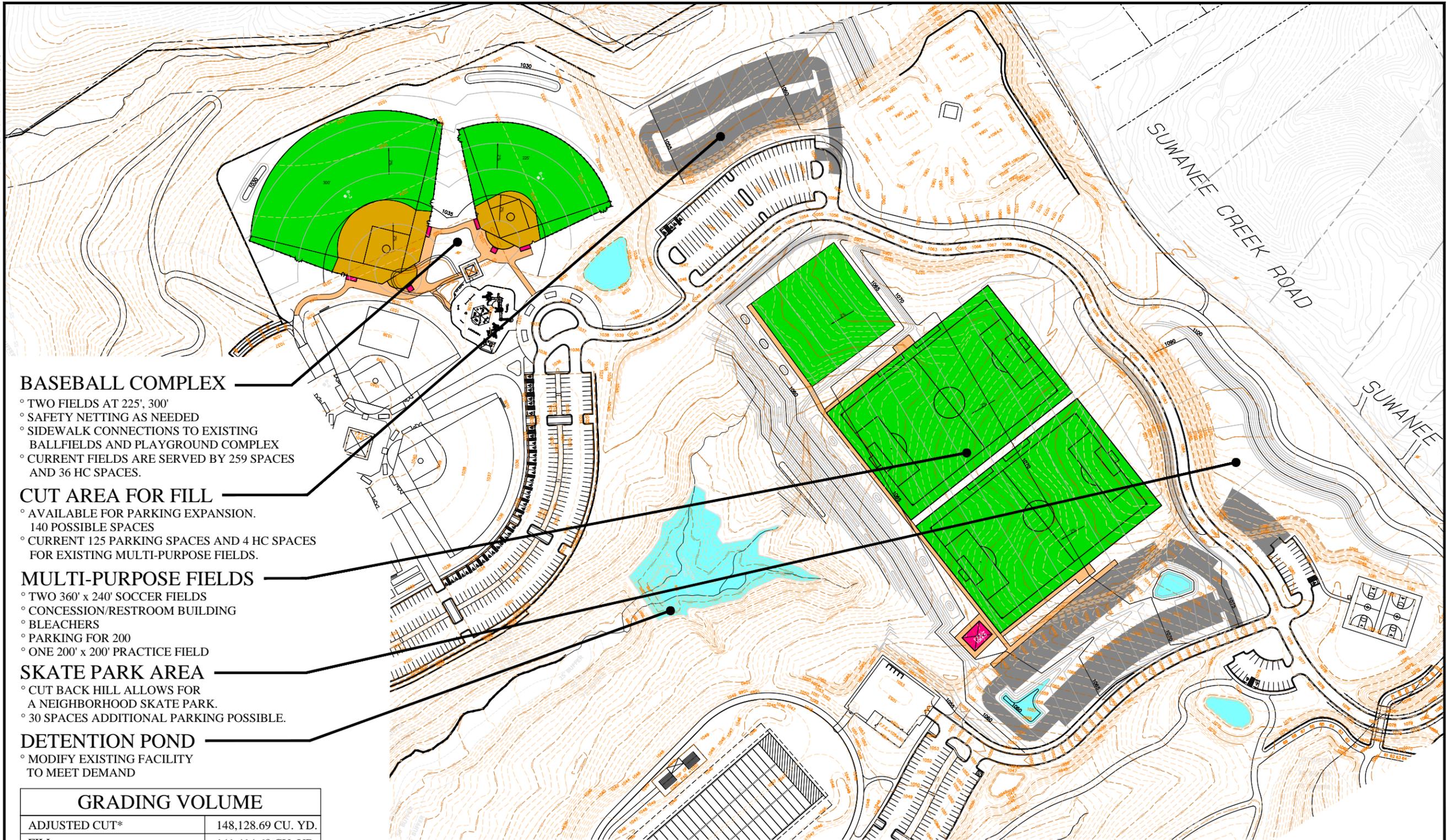
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SCALE: 1"=60'-0"
JUNE 2017
17077

Figure 3.1 - Initial Grading Study

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BASEBALL COMPLEX

- TWO FIELDS AT 225', 300'
- SAFETY NETTING AS NEEDED
- SIDEWALK CONNECTIONS TO EXISTING BALLFIELDS AND PLAYGROUND COMPLEX
- CURRENT FIELDS ARE SERVED BY 259 SPACES AND 36 HC SPACES.

CUT AREA FOR FILL

- AVAILABLE FOR PARKING EXPANSION. 140 POSSIBLE SPACES
- CURRENT 125 PARKING SPACES AND 4 HC SPACES FOR EXISTING MULTI-PURPOSE FIELDS.

MULTI-PURPOSE FIELDS

- TWO 360' x 240' SOCCER FIELDS
- CONCESSION/RESTROOM BUILDING
- BLEACHERS
- PARKING FOR 200
- ONE 200' x 200' PRACTICE FIELD

SKATE PARK AREA

- CUT BACK HILL ALLOWS FOR A NEIGHBORHOOD SKATE PARK.
- 30 SPACES ADDITIONAL PARKING POSSIBLE.

DETENTION POND

- MODIFY EXISTING FACILITY TO MEET DEMAND

GRADING VOLUME	
ADJUSTED CUT*	148,128.69 CU. YD.
FILL	141,414.68 CU. YD.
ADJUSTED NET	6,714.01 CU. YD.

* RAW CUT IS 174,269.05 CU. YD. ADJUSTMENT SHOWS 15% SHRINK FACTOR.

PEACHTREE RIDGE PARK

PHASE 2
GWINNETT COUNTY, GEORGIA

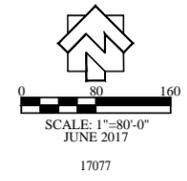


Figure 3.2 -Revised Grading Study

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4

Section

Alternative Preliminary Master Plan Concepts

4.1 Alternative Concept Development

Following extensive review of the feasibility studies previously completed and input from county staff and the steering committee, changes to the layout and programming were made to generate Alternative Preliminary Master Plan Concepts. Three alternatives are derived from the initial facilities and relationships presented in the Feasibility Study.

The three alternative concepts vary slightly and consist of the following:

Concept A (Figure 4.1)

- Replacing soccer fields at the north of site with baseball and softball fields
- Reducing outfield distance of miracle field
- Reorganizing multi-purpose fields, providing parking, pavilion and playground at north end of fields
- Reorganizing teen area to accommodate steep slopes
- Redesigning playground area and open space, relocating pavilion, provide dog park

Concept B (Figure 4.2)

- Replacing soccer fields at north of site with baseball and softball fields
- Reducing outfield distance of miracle field
- Reorganizing multi-purpose fields, splitting parking to the north and south of the fields, placing pavilion and playground at south end of the fields
- Reorganizing teen area to accommodate steep slopes
- Redesigning existing basketball courts to be 3 full courts
- Provide 3 sand volleyball courts pavilion and playground
- Redesigning playground area and open space, keep existing pavilion, provide dog park

Concept C (Figure 4.3)

- Replacing soccer fields at north of site with baseball and softball fields, organize playground, pavilion and play lawn at central location near backstop of both fields
- Reducing outfield distance of miracle field
- Reorganizing multi-purpose fields, placing parking, pavilion and playground to the south of the fields
- Reorganizing teen area to accommodate steep slopes
- Redesigning existing basketball courts to be 2 full courts and 2 half courts
- Providing BMX pump track at teen area
- Provide 3 sand volleyball courts at teen area
- Redesigning playground area and open space, relocating pavilion and playground to south ends of area near parking lot turn-around area, provide dog park

4.2 Alternative Concepts Presentation

On August 22, 2017, a meeting was held at the George Pierce Park and Community Center to present the alternative preliminary master plan concepts to members of the Gwinnett County Park and Recreation Department and the citizen steering committee. The presentation included boards showing the alternative concepts. All present at the meeting agree on combining the three proposed concepts into a single hybrid plan. The following is a description of what was decided on for each of the design components:

Baseball Addition

- Use concept C, flip the two fields, make the pony field facing north- east.
- Make drop off zone smaller and away from playground.
- Reconfigure pedestrian orientation between two fields and restroom.

Soccer Complex

- Use concept B
- Shift parking lot and move concession area close to youth soccer area. The family with young kids will use the lower parking more and adults will more use the upper parking.
- If grades allow, is it possible to plan a detention pond between the two adult soccer fields and vehicular road? Investigate if splitting the watershed across the fields would help.
- Provide drop off area near concession building.

Teen Recreation Area

- 12,000 sf for skate park should be the maximum.
- Eliminate pump track
- Try to retain basketball courts in existing location and provide opportunity for expansion.
- Retain current trail alignment to the north to keep the buffer between trail and Suwanee Creek Road.

Playground Area

- Existing bathroom entrance makes it ok to propose relocation.
- Try to retain rental pavilion in current location.
- Dogs park should be min 2.5 acres. Investigate retaining wall requirements to maximize dog park area.

Tennis Complex

- Keep as shown in Phase I development plan.
- Provide additional parking to the north of tennis parking lot, if necessary

Trails

- Use Concept A- prefer multi-purpose trail around the baseball fields, not cut through them.
- Recommend only nature trails along stream corridor between baseball and the multi-purpose field complex. Parks staff felt it was appropriate to make connection to multi-purpose trail loop at this location.
- Paved multi-purpose trail should cross stream and connect to trail on south side of multi-purpose field parking lot. All proposed trails shown to the east of this connection should be designed as nature trails.
- Nature trail routing in Phase I development plans was based on field-walked conditions. Recommend utilizing that layout where applicable.



Figure 4.1 - Concept A

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- (A) BASEBALL COMPLEX**
 - EXISTING RESTROOM / CONCESSION BUILDING
 - EXISTING 200' AND 225' FIELD
 - MODIFY EXISTING 150' TO 190' (200') FIELD
 - MODIFY EXISTING ADA FIELD TO 150' FIELD
- (B) BASEBALL ADDITION**
 - 1 - 300' (PONY) FIELD
 - 1 - 225' (LITTLE LEAGUE) FIELD
 - 43' DIAMETER PICNIC PAVILION
 - 4,000 SF PLAYGROUND AREA
 - 12,000 SF OPEN LAWN AREA
 - 12' MULTI-PURPOSE TRAIL LOOP CONNECTION
- (C) SOCCER COMPLEX**
 - 2 - FULL SIZE (225' x 360') SOCCER FIELDS
 - 1 - YOUTH / PRACTICE FIELD (200' x 200')
 - 1,600 SF PLAYGROUND AREA
 - RESTROOM / CONCESSION BUILDING
 - 2 - 18' x 18' PICNIC PAVILIONS
 - ADDITIONAL PARKING (+225 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (D) TEEN RECREATION AREA**
 - 2 - FULL BASKETBALL COURTS
 - 14,000 SF SKATE PARK
 - 2 - SAND VOLLEY BALL COURTS
 - BMX PUMP TRACK
 - RESTROOM BUILDING
 - 2 - SMALL PAVILIONS (20' x 20')
 - ADDITIONAL PARKING (+45 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (E) PLAYGROUND AREA**
 - EXISTING 60' DIAMETER PAVILION TO REMAIN
 - RELOCATE RESTROOM BUILDING
 - 5,000 SF PLAYGROUND
 - 11,000 SF PLAY LAWN
 - 95,000 SF OPEN PLAN / DOG PARK
 - RETAINING WALLS AS NEEDED TO CREATE TERRACES AND MAXIMIZE USABLE ACREAGE
- (F) FOOTBALL COMPLEX**
 - EXISTING FOOTBALL COMPLEX TO REMAIN, NO MODIFICATIONS PROPOSED
- (G) PROPOSED TENNIS COMPLEX**
 - PROPOSED TENNIS COMPLEX BY OTHERS, NO MODIFICATIONS PROPOSED
- (H) TRAIL IMPROVEMENTS**
 - ADDITIONAL TRAIL CONNECTIONS INCLUDING:
 - 12' MULTI-PURPOSE TRAIL LOOP, APPROXIMATELY 2.1 MILES LONG
 - MULCH NATURE TRAILS
 - BOARDWALK TRAILS ALONG WETLANDS
 - BRIDGES AT STREAM CROSSINGS
 - IMPROVED CONNECTIVITY TO ALL PARK FACILITIES

Figure 4.2 - Concept B

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Figure 4.3 - Concept C

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5

Section

Hybrid Master Plan Concept

5.1 Hybrid Master Plan Concept Development

After the three alternative concept plans were presented and reviewed, the requested modifications were made and a hybrid master plan (**Figure 5.1**) was prepared and submitted to county staff for review. The following hybrid master plan concept consists of the following for each area:

Baseball Complex (existing and proposed additions)

- Existing restroom and concession building to remain
- Existing 200' and 225' baseball/softball fields to remain
- Modify to expand existing 150' foot baseball field to a 190' foot field
- Modify to reduce existing 200' ADA field to a 150' field
- Add (1) 300' (pony) field
- Add (1) 225' (little league) field
- Add a centralized pavilion/play area that includes a 48' diameter pavilion, 7,000 square foot playground, 12,000 square foot open play lawn and a 12 foot wide multi-purpose trail loop connection

Soccer Complex (proposed additions)

- (2) Full size (225' x 360') soccer fields
- (1) Youth soccer area (200' x 200')
- A centralized pavilion play area that includes a 2,000 square foot playground, restroom and concession building, (2) 20' x 20' picnic pavilions, 200 parking spaces, and a storm water management facility

Teen Recreation Area (existing and proposed additions)

- (2) Existing basketball courts to remain
- Add a 12,000 square foot skate park
- Add (2) sand volleyball courts
- Add 1 restroom building centrally located to the teen area
- Add (2) small 20' x 20' pavilions near the basketball and sand volleyball courts
- Add approximately 45 parking spaces
- Add a storm water management facility

Playground Area (existing and proposed additions)

- Existing 60' diameter pavilion
- Relocate existing restroom building for more convenience to playground and pavilion users, and to improve visibility for security
- Remove existing playground and add a 4,000 square foot playground
- Add 12,000 square foot play lawn near the playground and pavilion
- Regrade and enclose open lawn area to provide an approximately 2.5 acre dog park, subdivided to accommodate large and small breeds separately
- Provide retaining walls as necessary to create terraces and to maximize usable acreage for lawn and dog park areas

Football Complex (existing)

- Existing football complex to remain, without modification

Tennis Complex (proposed additions)

- Future complex by others, no modifications proposed

Trail Improvements

- Add additional trail connections, including 12 foot wide concrete hike and bike trail, mulch nature trails, and boardwalk trails along wetland areas



- (A) BASEBALL COMPLEX**
 - EXISTING RESTROOM / CONCESSION BUILDING
 - EXISTING 200' AND 225' FIELD
 - MODIFY EXISTING 150' TO 190' (200') FIELD
 - MODIFY EXISTING ADA FIELD TO 150' FIELD
- (B) BASEBALL ADDITION**
 - 1 - 300' (PONY) FIELD
 - 1 - 225' (LITTLE LEAGUE) FIELD
 - 48' DIAMETER PICNIC PAVILION
 - 7,000 SF PLAYGROUND AREA
 - 12,000 SF OPEN LAWN AREA
 - 12' TRAIL MULTI-PURPOSE TRAIL LOOP CONNECTION
- (C) SOCCER COMPLEX**
 - 2 - FULL SIZE (225' x 360') SOCCER FIELDS
 - 1 - YOUTH SOCCER AREA (200' x 200')
 - 2,000 SF PLAYGROUND AREA
 - RESTROOM / CONCESSION BUILDING
 - 2 - (20' x 20') PICNIC PAVILIONS
 - ADDITIONAL PARKING (+200 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (D) TEEN RECREATION AREA**
 - 2 - EXISTING BASKETBALL COURTS TO REMAIN
 - 12,000 SF SKATE PARK
 - 2 - SAND VOLLEY BALL COURTS
 - RESTROOM BUILDING
 - 2 - SMALL PAVILIONS (20' x 20')
 - ADDITIONAL PARKING (+45 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (E) PLAYGROUND AREA**
 - RELOCATE 60' DIAMETER PAVILION
 - RELOCATE RESTROOM BUILDING
 - 4,000 SF PLAYGROUND
 - 2.5 ACRES PLAY LAWN
 - 112,000 SF OPEN PLAN / DOG PARK
 - RETAINING WALLS AS NEEDED TO CREATE TERRACES AND MAXIMIZE USABLE ACREAGE
- (F) FOOTBALL COMPLEX**
 - EXISTING FOOTBALL COMPLEX TO REMAIN, NO MODIFICATIONS PROPOSED
- (G) PROPOSED TENNIS COMPLEX**
 - PROPOSED TENNIS COMPLEX BY OTHERS, NO MODIFICATIONS PROPOSED
- (H) TRAIL IMPROVEMENTS**
 - ADDITIONAL TRAIL CONNECTIONS INCLUDING:
 - 12' CONCRETE HIKE AND BIKE
 - MULCH NATURE TRAILS
 - BOARDWALK TRAILS ALONG WETLANDS

PEACHTREE RIDGE PARK

HYBRID CONCEPT PLAN

GWINNETT COUNTY, GEORGIA

Figure 5.1 - Hybrid Concept Plan

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6

Section

Preliminary Master Plan Concept

6.1 Preliminary Master Plan Concept Development

After the hybrid master plan was submitted and reviewed by county staff, they provided recommendations for production of the preliminary master plan. The requested modifications were made and a preliminary master plan (**Figure 6.1**) and an opinion of probable cost was prepared. At a meeting on September 18, 2017 at George Pierce Park and Community center, the preliminary master plan was presented to members of the Gwinnett County Parks and Recreation Department and the steering committee. After making the group aware that the preliminary master plan was derived from a hybrid concept that was selected at the previous meeting, the following revisions were discussed for each area:

Baseball Complex

- Renovations to the tee ball field and special needs field were discussed, and the youth athletic association felt that the existing multi-purpose surfacing of the special needs field does not meet their needs and limits their scheduling. Following this meeting, Gwinnett County Parks and Recreation Department assessed the request and determined that a hybrid field surface could be considered.
- Additional batting cages and a location for a storage building was requested.

General Park Site

- Due to slope on the site, additional grading studies will need to be completed, and some minor adjustments may be required in order to balance grading.

Playground Area

- Adjust the master plan to provide an open lawn area for passive play opportunities

Soccer Complex

- The group determined that a sidewalk separating the youth soccer fields from the adult soccer fields was not required, and should be removed from the plan

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- (A) BASEBALL COMPLEX**
 - EXISTING RESTROOM / CONCESSION BUILDING
 - EXISTING 200' AND 225' FIELD
 - MODIFY EXISTING 150' TO 190' (200') FIELD
 - MODIFY EXISTING ADA FIELD TO 150' FIELD
- (B) BASEBALL ADDITION**
 - 1 - 300' (PONY) FIELD
 - 1 - 225' (LITTLE LEAGUE) FIELD
 - 48' DIAMETER PICNIC PAVILION
 - 7,000 SF PLAYGROUND AREA
 - 12,000 SF OPEN LAWN AREA
 - 12' TRAIL MULTI-PURPOSE TRAIL LOOP CONNECTION
- (C) SOCCER COMPLEX**
 - 2 - FULL SIZE (225' x 360') SOCCER FIELDS
 - 1 - YOUTH SOCCER AREA (200' x 200')
 - 2,000 SF PLAYGROUND AREA
 - RESTROOM / CONCESSION BUILDING
 - 2 - 18' x 18' PICNIC PAVILIONS
 - ADDITIONAL PARKING (+200 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (D) TEEN RECREATION AREA**
 - 2 - EXISTING BASKETBALL COURTS TO REMAIN
 - 12,000 SF SKATE PARK
 - 2 - SAND VOLLEY BALL COURTS
 - RESTROOM BUILDING
 - 2 - SMALL PAVILIONS (20' x 20')
 - ADDITIONAL PARKING (+45 SPACES)
 - ADDITIONAL STORM WATER FACILITY
- (E) PLAYGROUND AREA**
 - RELOCATE 60' DIAMETER PAVILION
 - RELOCATE RESTROOM BUILDING
 - 4,000 SF PLAYGROUND
 - 12,000 SF PLAY LAWN
 - 112,000 SF OPEN PLAN / DOG PARK
 - RETAINING WALLS AS NEEDED TO CREATE TERRACES AND MAXIMIZE USABLE ACREAGE
- (F) FOOTBALL COMPLEX**
 - EXISTING FOOTBALL COMPLEX TO REMAIN, NO MODIFICATIONS PROPOSED
- (G) PROPOSED TENNIS COMPLEX**
 - PROPOSED TENNIS COMPLEX BY OTHERS, NO MODIFICATIONS PROPOSED
- (H) TRAIL IMPROVEMENTS**
 - ADDITIONAL TRAIL CONNECTIONS INCLUDING:
 - 12' CONCRETE HIKE AND BIKE
 - MULCH NATURE TRAILS
 - BOARDWALK TRAILS ALONG WETLANDS

PEACHTREE RIDGE PARK

PRELIMINARY MASTER PLAN

GWINNETT COUNTY, GEORGIA

Figure 6.1 - Preliminary Master Plan

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7

Section

Final Master Plan and Opinion of Probable Cost

7.1 Preliminary Master Plan Development

After the preliminary was presented, the requested modifications were made and a final master plan (**Figure 7.1**) and an opinion of probable cost were developed. The final master plan was presented to the members of the Gwinnett County Parks and Recreation Department and the steering committee at an October 17, 2017 meeting at George Pierce Park and Community Center. Following is a description of the components of the final master plan

Existing Baseball Complex

The existing southern-most 200' and 225' natural grass fields are to remain unmodified in this plan. The northwestern 150' natural grass field is proposed to be expanded to a 200' outfield distance with natural grass. This field could potentially be reduced to 150' with taller outfield netting, if required by site conditions. The 200' special needs field will be converted to a clay infield and an artificial turf outfield that is reduced to 150'. The two existing southern-most fields are currently lighted, and should be able to remain without substantial modification. Lighting on the two northern fields with proposed outfield distance changes will require lighting adjustments, and the field expanding from 150' to 200' will require outfield pole relocation. Space is provided for a future storage building and grill shelter to be provided and installed by the Athletics Association. Due to allocating space for the association provided storage building, modifications to the parking lot have been shown that shorten the length of the parking lot, and re-stripes parking spaces.

Baseball Complex Addition

A two-field addition to the existing baseball complex will consist of new 300' and 225' natural grass fields with sports field lighting. The two new fields are oriented with their backstops near each other and near the existing baseball complex and vehicular drop-off area to provide a centralized and easily accessible location for a picnic pavilion, 4,000 square foot playground, 12,000 square foot open lawn area, 6 batting cages, and a grilling structure. The existing vehicular drop-off area is modified to provide additional space for the open lawn area and to ease pedestrian flow between the new and existing baseball complexes.

Trail System Expansion

The existing multi-use trail system is expanded to loop around the baseball complex, continue into and through the wetlands area with boardwalks to minimize environmental impacts, along Lake Louella and connecting to Peachtree Ridge High School and the adjacent neighborhood at the northwest corner of the property with gated pedestrian access. Along the trail portion to the west of the wetland area is a cleared area to create a picnic meadow with picnic tables and benches. Additional mulch nature trails spur off the multi-use trail. The multi-use trail is also expanded along the eastern edge of Lake Louella to provide a continuous loop around the

park, with connections to the football complex and the playground/dog park area with nature trails. Overlooks are added along the trail system to provide scenic views of Lake Louella and the valleys within the park. At the southeast corner of the park, a connection is made from the neighboring sidewalk to the multi-use trail system.

Existing Football Complex

No modifications are proposed for the football complex, which is comprised of a lighted regulation size football field, restroom and concessions building, cheerleading practice space, a grilling shelter, and enclosed by a 0.3 mile independently lighted paved walking loop.

Tennis Complex

A 6-court lighted tennis complex is shown, arranged in three groups of two courts with a central paved pedestrian area with a restroom and concessions building, outdoor seating, and bleachers at each group of courts. A paved pedestrian path connects the complex to the main park road and parking lots between the new baseball complex addition and proposed soccer complex.

Soccer Complex

Located centrally within the park are two full size (225' x 360') natural grass soccer fields, a natural grass youth soccer area (200' x 200') with all fields lighted along the perimeter and graded with a continuous crown across all proposed fields to allow alternate field layouts in order to minimize turf wear. A pedestrian plaza with a restroom and concessions building, 2,000 square foot playground, two small (20' x 20') picnic shelters, and an athletic association provided grill shelter are located adjacent to the full size and youth soccer fields. At the request of the athletic association, parking wraps the south and east sides of the soccer complex to provide ease of access. Due to excessive existing grade change in the area, the parking lot is separated from the soccer complex with retaining walls, with accessible stair and ramp connections to the pedestrian plaza.

Teen Recreation Area Expansion

The existing teen area is comprised of a small parking lot and two full-size outdoor basketball courts. This area is to be expanded to include a 12,000 square foot skate park, two sand volleyball courts adjacent to the basketball courts, a picnic pavilion, restroom building, two small (20' x 20') picnic shelters, additional parking, and lighting all facilities. A large retaining wall will be required along the eastern edge of the teen recreation area due to excessive existing grade change, and along the southern edges of the volleyball courts near the multi-use underpass of the main park road.

Maintenance Building and Yard

The maintenance facility is to remain as is constructed, comprising of a maintenance building and fenced in yard and storage area.

Playground and Dog Park Area

The existing playground and dog park area will be redesigned to provide better sight lines that will improve security. Modifications include relocating the restroom building to an accessible location and rotating it so that the building entrances are easily viewed from the playground and pavilion. The existing 60 foot diameter pavilion will remain, with the adjacent existing playground redesigned to be 7,000 square foot and new structures to stimulate children’s interests and to accommodate needs expressed by the Parks and Recreation Department. A new 30,000 square foot play lawn is located adjacent to the pavilion and playground. Terracing and retaining walls separate the dog park at the lower level from the play and pavilion area, providing separation between children and dogs. An additional retaining wall will provide grade separation between the dog park and the multi-use trail loop at the lowest level. The parking lot is reconfigured to maximize space available for the dog park area by shifting the turn-around circle northeast, with a dog park entrance at this location to provide maximum separation between children and dogs. The dog park contain 2.3 acres of fenced in dog park, divided into two zones, with benches, trash receptacles and a water fountain.

Final Master Plan Earthwork Study

A study was completed to analyze earthwork import/export quantities for the full scope of the final master plan. The final master plan components have been arranged to minimize earthwork export and import to complete the project, but will require significant retaining walls in areas noted on the plan. Approximate exposed heights have been noted on the plan near each retaining wall. The study divided the park into 4 major zones; those four zones and the estimated excess earthwork quantities for each are as follows:

		Net Cubic Yards
Zone 1	(Baseball Complex)	6260 CY import
Zone 2	(Soccer Fields / Detention)	30,872 CY export
Zone 3	(Teen Recreation Area)	24,567 CY export
Zone 4	(Playground / Dog Park)	11,241 CY import

The full results of the earthwork study are available in **Appendix B**.

7.2 Final Master Plan Presentation

A meeting was held October 17, 2017 at George Pierce Park and Community Center with members of the Gwinnett County Parks and Recreation Department for the planning team to present and discuss the first draft of the final master plan (**Figure 7.1**) and opinion of probable cost. The group decided several revisions would need to be included on the final master plan graphic. Revisions included providing grill areas at the baseball complex, soccer complex and multi-purpose field, removing a concrete sidewalk between the adult and youth soccer fields, reconfiguring the dog park entry to remove conflict with playground/lawn user groups, adjusting the layout of the main loop walking trail to be 1.75 miles in length, rotating the dog park restroom building towards the pavilion and playground, and indicating on the graphic that the sports fields are to be lighted.

The planning team presented the group with an final opinion of probable cost (**Appendix A**) for the remaining property development, and after reviewing the costs, the group participated in a program prioritization process whereby elements of the

park could be phased for development. After discussion, a unanimous vote was held to approve the phased development plan as follows:

1. Overall site work / utilities (required for other phases of work to be implemented)
2. Soccer Complex
3. Baseball Complex
4. Trail Network
5. Teen Area
6. Open Lawn Area / Dog Park
7. Tennis Complex

The group discussed the plan, revisions, and opinion of probable cost (**Appendix A**), and a unanimous vote was held to approve the master plan as the guiding document for the development of Peachtree Ridge Park. The approval was based on the understanding that the revisions discussed would be made to the final master plan graphic (**Figure 7.1**).

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BASEBALL COMPLEX ADDITION

- 300' Natural Grass Ball Field
- 225' Natural Grass Ball Field
- Lighted Sports Fields
- 6 Batting Cages
- Grill Shelter
- 48' Diameter Picnic Pavilion
- 4,000 sf Playground Area
- 12,000 sf Open Lawn Area

WETLANDS SECTION

- Mulch Nature Trail & Boardwalk w/ Connection to Paved Multi-Purpose Trail

PICNIC MEADOW

- Meadow Type Area w/ Picnic Tables and Benches

PEDESTRIAN/ BICYCLE ACCESS TO PARK

- Pedestrian Gate for Access into Park
- "No Parking" Signs to be Placed Along Lake Louella Rd.

LAKE LOUELLA OVERLOOK

- 20' Shelter
- Fishing Deck Area w/ Adult Swings

BASEBALL COMPLEX

- 225' Natural Grass Ball Field
- 200' Natural Grass Ball Field
- 200' Natural Grass Ball Field (Convert From 150')
- 150' Inclusive Surface Ball Field (Convert From 200', Convert from Mondo)
- Lighted Sports Fields
- Restroom/ Concession Building
- Reconfigured Parking
- Add Storage Building (By Association)
- Grill Shelter (By Association)

PEACHTREE RIDGE HIGH SCHOOL CONNECTOR TRAIL

- 12' Wide Paved Asphalt Surface to tie into Multi-Purpose Trail

BALLFIELD OVERLOOK

- Paved Plaza Area w/ Arbor Structure

FOOTBALL FIELD

- Regulation Size Field
- Lighted Sports Field
- Restroom/ Concession Bldg.
- Cheerleading Practice Open Space
- 0.3 Mile Independently Lighted Paved Walking Loop
- Grill Shelter (By Association)

OVERLOOK

- 20' Shelter

ESCARPMENT SECTION

- Natural Surface Trail

TRAIL KEY

- Main Loop - 1.75 Miles
- Mulch Nature Trail & Boardwalk - 0.59 Miles
- Multi-Purpose Trail - 0.75 Miles
- Nature Trail - 1.31 Miles



TENNIS COURTS

- 6 Tennis Courts, Lighted
- Restroom Building
- Gathering Area

DETENTION BASIN

- 2- Full Size (225'x360') Soccer Fields
- 1- Youth Soccer Area (200'x200')
- Lighted Sports Fields
- 2,000 sf Playground Area
- Restroom/ Concession Building
- 2- Small Pavilions (20'x20')
- Additional Parking
- Grill Shelter (By Association)

TEEN RECREATION AREA

- 2- Existing Basketball Courts
- 12,000 sf Skate Park
- 2- Sand Volley Ball Courts
- 48' Diameter Picnic Pavilion
- Restroom Building
- 3- Small Pavilions (20'x20')
- Additional Parking
- All Facilities to be Lighted

MAINTENANCE BUILDING/ YARD

DETENTION BASIN

PARK ENTRANCE

SPECIAL NEEDS MULT-USE TRAIL LOOP

- ADA Compliant Paved Trail

PLAYGROUND/ DOG PARK AREA

- Existing 60' Diameter Pavilion
- Restroom Building
- 7,000 sf Playground
- 30,000 sf Play Lawn
- 2.3 ac Fenced Dog Park in 2 Zones, Includes Benches, Trash Receptacles, Water Fountain
- Retaining Walls to Create Terraces and Maximize Usable Acreage
- Retaining/ Screen Wall to Separate Dog Park from Playground Area
- Relocate Parking Turn-Around to Increase Open Lawn Area
- Multi-Use Asphalt Paved Trail

CONNECTION TO ADJACENT NEIGHBORHOODS

TOTAL SITE - 155 ACRES

PARKING SUMMARY

- 283 Cars - Baseball Complex
- 202 Cars - Baseball Addition/ Tennis Courts
- 72 Cars - Soccer Complex
- 161 Cars - Soccer Complex
- 325 Cars - Football Complex
- 70 Cars - Teen Recreation Area
- 76 Cars - Playground Area/ Trail/ Passive Recreation Uses

1198 Cars - Total Parking Spaces

PEACHTREE RIDGE PARK

MASTER PLAN

GWINNETT COUNTY, GEORGIA

GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES



11/9/2017



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Figure 7.1 - Amended and Approved Final Master Plan

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8

Section

Recreation Authority Presentation and Adoption

8.1 Recreation Authority Presentation and Adoption

On April 12, 2018, the final master plan was presented to the Gwinnett County Recreation Authority for their consideration. During the Design Team's presentation, the members of the authority requested additional information regarding the surfacing modifications that are proposed for the existing special needs field. Together, County Staff and the Design Team updated the authority on some of the new options available for ballfield surfacing and how it could benefit more user groups, resulting in a more inclusive facility.

Following the presentation, the authority opened the floor to public comment. A representative from the Peachtree Ridge Athletic Association was present and conveyed his concerns regarding alternative ballfield surfacing as well as the County's ability to finance immediate facility needs to support the Athletic Association's programming deficit. After the public comment period, Recreation Authority members discussed the need for a facility that accommodates the needs of the community, as a whole and requested that the County Staff investigate alternative ballfield surfacing materials as well as the feasibility of developing the baseball field renovations as a short-term goal, in an effort to help support the programming needs of the Athletic Association.

After discussion, the members of the Recreation Authority unanimously voted to conditionally approve the final master plan as the guiding document for the future development of this community park. The requirement for conditional approval included a change to the master plan where the special needs field would be converted to an "inclusive surface" following careful research and recommendations of County Staff.

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Appendix A

Final Master Plan Opinion of Probable Cost

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Peachtree Ridge Park- Master Plan Update

Opinion of Probable Cost- 10-16-2017

Item	Qty.	Unit	\$/Unit	Cost
Overall Site Work/ Utilities				
Layout survey	35	ac	\$ 350.00	\$ 12,250.00
Balanced grading	246000	cy	\$ 4.50	\$ 1,107,000.00
Clearing and Grubbing	20	ac	\$ 10,000.00	\$ 200,000.00
Demolition	1	ls	\$ 50,000.00	\$ 50,000.00
Erosion control	1	ls	\$ 230,000.00	\$ 230,000.00
Storm Water System	1	ls	\$ 350,000.00	\$ 350,000.00
Utilities-Water Service	1	ls	\$ 35,000.00	\$ 35,000.00
Utilities-Sewer Service	1	ls	\$ 40,000.00	\$ 40,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 2,550,555.00
Baseball/Softball Complex				
225' Field	1	ea	\$ 120,000.00	\$ 120,000.00
300' Field	1	ea	\$ 170,000.00	\$ 170,000.00
Modified 190' Field conversion	1	ea	\$ 270,000.00	\$ 270,000.00
Modified 190' Field lighting	1	ea	\$ 25,000.00	\$ 25,000.00
Modified 150' Field	1	ea	\$ 28,000.00	\$ 28,000.00
Modified 150' Field lighting	1	ea	\$ 25,000.00	\$ 25,000.00
Sports field lighting	1	ea	\$ 210,000.00	\$ 210,000.00
Plaza pavement, sidewalks	1	ls	\$ 250,000.00	\$ 250,000.00
Playground	1	ls	\$ 150,000.00	\$ 150,000.00
Parking Lot Expansion	77	ea	\$ 1,650.00	\$ 127,050.00
48' Octagon pavilion	1	ea	\$ 80,000.00	\$ 80,000.00
Signage	1	ls	\$ 5,000.00	\$ 5,000.00
Site furnishings	1	ls	\$ 30,000.00	\$ 30,000.00
Landscaping	1	ls	\$ 130,000.00	\$ 130,000.00
Irrigation	1	ls	\$ 40,000.00	\$ 40,000.00
Existing parking lot modification	1	ls	\$ 15,000.00	\$ 15,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 2,110,563.00
Tennis Complex				
Double Tennis courts	3	ea	\$ 120,000.00	\$ 360,000.00
Tennis courts lighting	3	ea	\$ 30,000.00	\$ 90,000.00
Plaza pavement, sidewalks	1	ls	\$ 70,000.00	\$ 70,000.00
Signage	1	ls	\$ 5,000.00	\$ 5,000.00
Site furnishings	1	ls	\$ 15,000.00	\$ 15,000.00
Landscaping	1	ls	\$ 20,000.00	\$ 20,000.00
Irrigation	1	ls	\$ 30,000.00	\$ 30,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 743,400.00
Soccer Complex				
Soccer field equipment	1	ls	\$ 30,000.00	\$ 30,000.00
Sports field lighting	1	ea	\$ 280,000.00	\$ 280,000.00
Plaza pavement, sidewalks	1	ls	\$ 205,000.00	\$ 205,000.00
Stairs	1	ls	\$ 22,000.00	\$ 22,000.00
Signage	1	ls	\$ 8,000.00	\$ 8,000.00
Site furnishings	1	ls	\$ 30,000.00	\$ 30,000.00
Backstop netting	1	ls	\$ 90,000.00	\$ 90,000.00
Fencing	1	ls	\$ 55,000.00	\$ 55,000.00
Restrooms/concession building	1	ea	\$ 375,000.00	\$ 375,000.00
Small pavilion	2	ea	\$ 50,000.00	\$ 100,000.00
Parking Lot Expansion	220	ea	\$ 1,650.00	\$ 363,000.00
Retaining Walls	13000	ff	\$ 25.00	\$ 325,000.00
Landscaping	1	ls	\$ 160,000.00	\$ 160,000.00
Irrigation	1	ls	\$ 145,000.00	\$ 145,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 2,756,880.00

Teen Area				
Skate Park	12000	sf	\$ 35.00	\$ 420,000.00
Lighting for skate park	1	ls	\$ 45,000.00	\$ 45,000.00
Volleyball court, lighted	2	ea	\$ 20,000.00	\$ 40,000.00
Lighting for basketball courts	1	ls	\$ 35,000.00	\$ 35,000.00
Plaza pavement, sidewalks	1	ls	\$ 71,000.00	\$ 71,000.00
Stairs	1	ls	\$ 17,000.00	\$ 17,000.00
Signage	1	ls	\$ 5,000.00	\$ 5,000.00
Site furnishings	1	ls	\$ 25,000.00	\$ 25,000.00
Restroom	1	ea	\$ 110,000.00	\$ 110,000.00
48' Octagon pavilion	1	ea	\$ 80,000.00	\$ 80,000.00
Small pavilion	3	ea	\$ 50,000.00	\$ 150,000.00
Parking lot expansion	43	ea	\$ 1,650.00	\$ 70,950.00
Retaining Walls	19500	ff	\$ 25.00	\$ 487,500.00
Landscaping	1	ls	\$ 30,000.00	\$ 30,000.00
Irrigation	1	ls	\$ 150,000.00	\$ 150,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 2,187,927.00
Open Lawn Area/ Dog Park				
Playground	1	ls	\$ 300,000.00	\$ 300,000.00
Plaza pavement, sidewalks	1	ls	\$ 67,000.00	\$ 67,000.00
Signage	1	ls	\$ 5,000.00	\$ 5,000.00
Site furnishings	1	ls	\$ 15,000.00	\$ 15,000.00
Dog Park	1	ls	\$ 150,000.00	\$ 150,000.00
Restroom	1	ea	\$ 110,000.00	\$ 110,000.00
Retaining Walls	11500	ff	\$ 25.00	\$ 287,500.00
Landscaping	1	ls	\$ 100,000.00	\$ 100,000.00
Irrigation	1	ls	\$ 85,000.00	\$ 85,000.00
Existing parking lot modificatiton	1	ls	\$ 50,000.00	\$ 50,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 1,473,570.00
Trails				
12' Asphalt multi-purpose trail	4000	lf	\$ 110.00	\$ 440,000.00
Bridge, 12' paved	2	ea	\$ 85,000.00	\$ 170,000.00
Footbridge	3	ea	\$ 25,000.00	\$ 75,000.00
Nature Trails - slatescape	6850	lf	\$ 25.00	\$ 171,250.00
Mulch Trails	2350	lf	\$ 18.00	\$ 42,300.00
Boardwalk	800	lf	\$ 650.00	\$ 520,000.00
20' Pavilion	5	ea	\$ 50,000.00	\$ 250,000.00
Fishing Deck	1600	sf	\$ 45.00	\$ 72,000.00
Subtotal with 5% Mobilization, Fees, Etc. and 20% Contingency				\$ 2,193,093.00
TOTAL DEVELOPMENT				\$ 14,015,988.00

This opinion of probable cost is provided by Lose & Associates, Inc. for Peachtree Ridge Park Master Plan Update. Estimates of construction quantities and opinions of probable cost provided by us are made on the basis of our experience, level of design and known construction costs. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and opinions of probable costs. Lose & Associates makes no warranty, expressed or implied, for the accuracy of such opinions as compared to bid or actual costs.

Appendix B

Final Master Plan Earthwork Study

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Cut/Fill Report

Generated: 2018-01-23 13:44:46

By user: cdamron

Drawing: O:\17000s\17077P_Peachtree_Ridge_Park_MP_Gwinnett_Co\CAD\04_CIVIL\O:\17000s\17077P_Peachtree_Ridge_Park_MP_Gwinnett_Co\CAD\04_CIVIL\

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
EW 2	full	1.000	1.000	710314.69	184715.14	153842.35	30872.79<Cut>
EW 3	full	1.000	1.000	82926.99	25563.37	995.97	24567.40<Cut>
EW 1	full	1.000	1.000	394737.60	30875.61	37136.35	6260.74<Fill>
EW 4	full	1.000	1.000	172764.26	2591.96	13833.24	11241.28<Fill>

Totals					
		2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total		1360743.54	243746.08	205807.91	37938.17<Cut>

* Value adjusted by cut or fill factor other than 1.0



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Appendix C

Meeting Minutes

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Meeting Minutes

Date: June 6, 2017

Re: File

LA Project No: 17077

Meeting Location: Gwinnett Co. Court House

Recorded By: Martin Ludwig Kipp

Meeting Intention:

On June 6, 2017 the planning team and members of the Gwinnett Co Parks department met to look over the current set of revisions to the master plan and give feedback. A list of attendees, along with discussed items are as follows:

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett County Department of Community Services	Rex.Schuder@gwinnettcountry.com	770-822-8864
Grant Guess	Y	Gwinnett County Community Services	Grant.Guess@gwinnettcountry.com	770-822-8855
Aaron St. Pierre	Y	Lose & Associates	astpierre@loseassoc.com	770-450-1189
Martin L. Kipp	Y	Lose & Associates	mkipp@loseassoc.com	770-450-6467

DISCUSSION POINTS

Soccer Fields

General Comments:

- a) Make the plateau bigger to allow for more space between the field and slope as well as to allow for water catchment areas.
- b) Consider the possibility to have a cricket overlay on the soccer fields.
- c) It is okay to have ADA access only near the building pavilion and stairs along parking further up the slope.
- d) The fill slope will be reforested instead of Bermuda grass.
- e) It is fine to push the slope out further and get fill from the northern ridge and the eastern hill.
 - a. We must maintain a 100' buffer along the property line though.

Parking:

- a) At least 90 spaces per soccer field.
- b) Parking grades can be flexible to allow to fit in 300 spaces and to keep ADA access to the soccer fields.
- c) Current road on north end of parking area can be taken out.

Storm water:

- a) For parking try to handle the storm water in the parking area.
 - a. Possibly between the parking bays
- b) Have catch areas at the top of the fill slope to hold the storm water before piping it to the outlet areas.
 - a. Like in rock field park.
- c) Have a catchment bench every 20 vertical feet.

Baseball Fields

General Comments:

- a) The current paved field will possibly become grass or even able to be moved.
- b) The playground is reaching a point of age where it can be moved and relocated.
- c) Preferably the bathroom would stay where it is.
- d) The current water quality pond can be moved for more space to move the fields.

Parking:

- a) 60 spaces per field and 5 spaces per batting cage
- b) Do a recount along the current parking to make sure there would be enough.
- c) The parking to the east has the possibility for another double loaded bay if the northern ridge gets harvested for fill.
- d) We can move the access road up a little to make room for moving the water treatment pond. It takes away a little but with the double bay it doesn't matter.

Storm water:

- a) The current wall has issues with drainage and is badly designed so we can use the void space around the fields for dimples that can catch and help drain the water.
- b) What can be done with the current water treatment to allow for more space?

Tennis

General Comments:

- a) There is a proposed spot for tennis north of the soccer fields so we have to be mindful of that when looking at moving the current parking or when we add to it.

Skate Park

General Comments:

- a) The hill to the east has the possibility to be used for fill allowing to put in a skatepark.
- b) Consider leveling that area first before moving onto the northern ridge.

Parking

- a) The current parking for the basketball can be extended with the added space from leveling allowing additional parking for the new skate park.

Pavilion and Playground to the South

General Comments:

- a) The current playground to the south is incredibly boring so a new design can be proposed.
- b) The current playfield is also too steep to currently use so the adding of a wall to level it out is a good possibility as well.

Tennessee Offices:

2809 Foster Avenue • Nashville, Tennessee 37210 • Phone: 615-242-0040 • Fax: 615-242-1405
1012 Sparta Pike • Lebanon, Tennessee 37087 • Phone: 615-443-7796 • Fax: 615-444-5536

Georgia Office:

220 W Crogan Street, Suite 100 • Lawrenceville, Georgia 30046 • Phone: 770-338-0017 • Fax: 770-338-0397

Additional comments

- A. The current wall is badly designed
 - a. The voids run horizontal instead of vertical
 - b. It has inadequate catchment and drainage areas
 - c. There is no stone to help drain behind the wall.
 - d. The fence along the top gets sprayed for weeds which creates a rootless dead zone that erodes and allows water damage to occur along wall
 - e. Has already been repaired once.
- B. The next graphic presentation will have the people from Operations present.

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Georgia Office:

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Meeting Minutes

Date: July 7, 2017

Re: File

LA Project No: 17077

Meeting Location: Gwinnett Co. Justice and Administration Center

Recorded By: Martin Ludwig Kipp

Meeting Intention:

On July 7, 2017, the planning team and members of the Gwinnett County Parks and Recreation Division met to look over the current set of revisions to the grading concept and give feedback. A list of attendees, along with discussed items are as follows:

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett Co. P&R	Rex.Schuder@gwinnettcounty.com	770-822-8864
Grant Guess	Y	Gwinnett Co. P&R	Grant.Guess@gwinnettcounty.com	770-822-8855
Glenn Boorman	Y	Gwinnett Co. P&R	Glenn.Boorman@gwinnettcounty.com	770-822-8840
John Register	Y	Gwinnett Co. P&R	John.Register@gwinnettcounty.com	770-822-8819
Eric Horne	Y	Gwinnett Co. P&R	Eric.Horne@gwinnettcounty.com	678-277-0955
Fernanda Jones	Y	Gwinnett Co. P&R		770-822-8840
Mark Patterson	Y	Gwinnett Co. P&R	Mark.Patterson@gwinnettcounty.com	678-277-0955
Matt Meeks	Y	Gwinnett Co. P&R		770-822-8840
Aaron St. Pierre	Y	Lose & Associates	astpierre@loseassoc.com	770-450-1189
Martin L. Kipp	Y	Lose & Associates	mkipp@loseassoc.com	770-450-6467

DISCUSSION POINTS

Soccer Fields

General Comments:

- a) Call the Practice field something else, i.e. Half Soccer Field or Jr. Soccer field
- b) Include field lines to have it read as a field.
- c) Make it one continuous plateau.
- d) No bleachers are needed due to people preferring to bring lawn chairs and sit on sidelines.
- e) Show fields as a different color than sidelines for graphical representation.

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Georgia Office:

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Parking:

- a) Think about how people get across parking lot
- b) Try to expand storm water facilities at the parking lot.
- c) Planting along the slope and swale of the storm water catchment will be kept in mind.

Storm water:

- a) Concerns about drainage across the field were brought up.
 - a. Possible draining across both sides of fields and piping to drainage.
 - b. They are willing to pay extra to run pipes around the field rather than under it.
- b) Show swales in between fields if that is how water will be moved.
- c) Storm water facilities should be sized realistically on the plan. Current regulations generally require more than we have seen in the past.

Baseball Fields

General Comments:

- a) The Miracle field can shrink to make more space for the proposed fields.
 - a. Similar size to Bay Creek Field (Rex will send specs.)
- b) Adjust the baseball fields to allow for the multi-use trail to move around them to the existing trail connection
 - a. It is possible to shrink the 300' field to 290' with a 10' tall fence.

Parking:

- a) County will perform a use analysis to see how the parking is used.

Storm water:

- a) Think about where the water will move from the proposed catchment dimples.

Tennis

General Comments:

- a) Show 6 courts graphically in their proposed location.

Skate Park/ Sand Volleyball

General Comments:

- a) Show a location for the skatepark and 2 sand volleyball courts.

Parking

- a) Consider more extended parking.

Additional comments

- A. Current tennis court area is heavily used for frisbee and field hockey.
- B. The next graphic presentation will have the people from Operations and Athletic Association present.
- C. Tie in existing grade with proposed grade in areas of change for better legibility
- D. Have more space for storm drainage and color it blue.
- E. Think about pedestrian movement and connections more.
 - a. Think about a connection from Jr. field across to the baseball.
 - b. The multi-use trail how it can connect around the proposed baseball.
- F. There is 9000 sq. ft. less cut in the northern ridge than shown on the current plan.
- G. At the no cut/ no fill line graphically show a tree line with no shadow in a dark green to represent area that isn't possible to develop.
- H. Color the Water areas bluer (pop more) and have the streams as blue as well.

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- I. In the cost estimate have different sections for the tennis, skate park, and sand volley ball.

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Georgia Office:

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Meeting Minutes

Date: July 25, 2017

Re: File

LA Project No: 17077

Meeting Location: George Pierce Park and Community Center

Recorded By: Martin Ludwig Kipp

Meeting Intention:

On July 25, 2017, the planning team and members of the Gwinnett County Athletic Association met to discuss the Peachtree Ridge Site analysis and what their needs are in terms of fields and space.

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett Co. P&R	Rex.Schuder@gwinnettcountry.com	770-822-8864
Grant Guess	Y	Gwinnett Co. P&R	Grant.Guess@gwinnettcountry.com	770-822-8855
Jonathan King	Y	Gwinnett Co. P&R	Jonathan.King@gwinnettcountry.com	
Keith Strong	Y	Gwinnett Co. P&R	Keith.Strong@gwinnettcountry.com	
James Williams	Y	PRYAA	James@pryaasports.com	
Trey Cail	Y	PRYAA	Trey@pryaasports.com	
Gabriel Fortson	Y	PRYAA	Gabriel@pryaasports.com	
John Rogers	Y	PRYAA	John@Pryaasports.com	
Aaron St. Pierre	Y	Lose & Associates	astpierre@loseassoc.com	770-450-1189
Martin L. Kipp	Y	Lose & Associates	mkipp@loseassoc.com	770-450-6467

DISCUSSION POINTS

- Rex Schuder started off the meeting by introducing the consultants Aaron St. Pierre and Martin Kipp of Lose & Associates to the group.
- Aaron St. Pierre began by explaining the master plan process and outlined key milestones in the project, including: initial concepts, preliminary master plan, final master plan and presentation to the Recreation Authority.
- Aaron St. Pierre then reviewed the existing site and what amenities stayed from the original master plan and what had to change or be left out.
- He continues explaining the site analysis and the existing conditions with existing slopes and how a majority of the site has >20% slopes yet there are still areas of interest.
- The hydrology analysis explains how the water moves across the site as well as explains how the stream buffers limit where you can build or make significant changes.

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- He uses the soil analysis to show where the soils could be rocky as well as how it communicates where the ridges and valleys are.
- Following the review of the site conditions, the group discussed potential expansion for development areas in the property and how they might be able to accommodate additional facilities on the site.
- The group held open discussion on needs and desires for the Youth Association as follows:

Soccer Fields

General Comments:

- a) At Minimum 1 Full sized Field and 2 Smaller Youth fields.
- b) The one main field wouldn't move much so it could be turtle shaped and the rest of the space can be divided if it is a plateau.
- c) Lighting will have to consider the dividing up of the fields.
- d) A fence around the Soccer complex would be preferred.

Parking:

- a) Current parking is fine unless there is a tournament which maxes out all the parking.

Buildings:

- a) A need for a closer storage and restroom building or more central.
- b) Concession stand.
- c) Small Playground, maybe a tot-lot because the current playground is heavily used.
- d) Some kind of small pavilion or shelter would be nice for the team to celebrate at after a game.

Baseball Fields

General Comments:

- a) 1 Tee Ball, 1 minor, and 1 major field would be the best in the current soccer space.
- b) ADA field either goes away or gets smaller due to lack of use.
 - a. Current field is an old type of surface that destroys balls and doesn't get used as often.
 - b. Size could become Tee Ball size to better serve multiple groups.
 - c. Does the new surface for ADA speed up balls to a dangerous degree?
- c) The current site would need a minimum of 6 fields to meet current demand.
 - a. One must be a pony field (300ft)
- d) The highest field use is Tee ball and Minor field sizes.
- e) The current Tee ball field (Field 4) is too small though and the Southern field gets used much more for youth softball. Look into bigger size or higher fences.
 - a. If the size gets bigger analyze storm water catchment.
- f) 2 more fields mean 2 more Batting Cages.

Parking:

- a) They seem to be fine when it comes to parking.

Buildings:

- a) Additional storage would be preferred
- b) Current concession building orientation makes people have problems finding the window.
 - a. Signage could be used to help find the entrance
- c) A smaller additional restroom could be beneficial

Playgrounds

Tennessee Office:

2809 Foster Avenue • Nashville, Tennessee 37210 • Phone: 615-242-0040 • Fax: 615-242-1405

Georgia Office:

220 W Crogan Street, Suite 100 • Lawrenceville, Georgia 30046 • Phone: 770-338-0017 • Fax: 770-338-0397

General Comments:

- a) There are concerns from parents that the existing playground at the baseball fields is too close to the road and can allow for easier snatching of children.
- b) It is currently an ADA playground but bigger children use it more and it could become a more conventional playground.
 - a. There could be an assessment for the amount of use by the disabled community.
- c) The ADA playground can be incorporated with the southern playground.

Buildings:

- a) The current shelter by the baseball playground is heavily used.
- b) The current cloth shelters are also heavily used for parties and gathering.
- c) If those spaces can be kept when the playground is moved that would be very beneficial to the community.

Trails

General Comments:

- a) Making the current trail system a closed loop is big priority.
- b) A connecting trail around the lake from the high school could be beneficial.
- c) Using the southern forest, you can bring the trail back up to the current level from the lake edge by a series of switchbacks.
- d) Allowing access to the Lake for fishing would be another great use of the trails.

Additional comments

- A. Keep in mind pedestrian connection for getting across the park and soccer fields area.
- B. Extend parking for the possible teen area would be preferred.

SCHEDULE

- Concept Presentation Meeting: Tuesday, August 22nd at 6:30pm.
- Preliminary Masterplan Meeting: Monday, September 18th at 6:30pm.
- Masterplan Presentation Meeting: Monday, October 16th at 6:30 pm.

Meeting Minutes

Date: August 22, 2017

Re: File

LA Project No: 17077

Meeting Location: George Pierce Park and Community Center

Recorded By: Dila Zhu

Meeting Intention:

On August 22, 2017, the planning team, members of the Gwinnett County Parks and Recreation Department, and the Peachtree Ridge Youth Athletic Association met to present and discuss the Peachtree Ridge Park alternative concept plans for the park’s master plan update process.

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett Co. P&R	Rex.Schuder@gwinnettcountry.com	770-822-8864
Grant Guess	Y	Gwinnett Co. P&R	Grant.Guess@gwinnettcountry.com	770-822-8855
Keith Strong	Y	Gwinnett Co. P&R	Keith.Strong@gwinnettcountry.com	
James Williams	Y	PRYAA	James@pryaasports.com	
Carl Jenkins	Y	PRYAA	Carl@pryaasports.com	
Trey Cail	Y	PRYAA	Trey@pryaasports.com	
John Rogers	Y	PRYAA	John@Pryaasports.com	
Aaron St. Pierre	Y	Lose & Associates	Astpierre@loseassoc.com	770-450-1189
Dila Zhu	Y	Lose & Associates	Dzhu@loseassoc.com	678-201-1851

DISCUSSION POINTS

- Aaron St. Pierre began the meeting by reviewing the master plan process to date and outlining the goals of this meeting.
- Aaron St. Pierre presented the three concept alternatives. He explained the components included each concept and any similarities or changes between each of the alternatives.
- The group discussed the design options and made comments on each of the elements.
- The group selected components from each of the alternative concept plans for the planning team to develop into a hybrid concept.
- The planning team will share the hybrid with County and PRYAA staff for review and comment via email. The planning team will continue the preliminary plan process while awaiting comment on the hybrid elements.

HYBRID PLAN SELECTION

Baseball Addition

- Use concept C, flip the two fields, make the pony field facing north- east.
- Make drop off zone smaller and away from playground.
- Reconfigure pedestrian orientation between two fields and restroom.

Soccer Complex

- Use concept B
- Shift parking lot and move concession area close to youth soccer area. The family with young kids will use the lower parking more and adults will more use the upper parking.
- If grades allow, is it possible to plan a detention pond between the two adult soccer fields and vehicular road? Investigate if splitting the watershed across the fields would help.
- Provide drop off area near concession building.

Teen Recreation Area

- 12,000 sf for skate park should be the maximum.
- Eliminate pump track
- Try to retain basketball courts in existing location and provide opportunity for expansion.
- Retain current trail alignment to the north to keep the buffer between trail and Suwanee Creek Road.

Playground Area

- Existing bathroom entrance makes it ok to propose relocation.
- Try to retain rental pavilion in current location.
- Dogs park should be min 2.5 acres. Investigate retaining wall requirements to maximize dog park area.

Tennis Complex

- Keep as shown in Phase I development plan.
- Provide additional parking to the north of tennis parking lot, if necessary

Trails :

- Use Concept A- prefer multi-purpose trail around the baseball fields, not cut through them.
- Recommend only nature trails along stream corridor between baseball and the multi-purpose field complex. Rex felt it was appropriate to make connection to multi-purpose trail loop at this location.
- Paved multi-purpose trail should cross stream and connect to trail on south side of multi-purpose field parking lot. All proposed trails shown to the east of this connection should be designed as nature trails.
- Nature trail routing in Phase I development plans was based on field-walked conditions. Recommend utilizing that layout where applicable.

SCHEDULE:

- Provide Lose with comment on hybrid plan within 48 hours of receipt.
- Next meeting time: Sep 18, 2017, 6:30 PM

Meeting Minutes

Date: September 20, 2017

Re: File

LA Project No: 17077

Meeting Location: George Pierce Park and Community Center

Recorded By: Aaron St. Pierre

Meeting Intention:

On September 18, 2017, the planning team, members of the Gwinnett County Parks and Recreation Department, and the Peachtree Ridge Youth Athletic Association met to present and discuss the Peachtree Ridge Park preliminary master plans for the park’s master plan update process.

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett Co. P&R	Rex.Schuder@gwinnettcountry.com	770-822-8864
Grant Guess	Y	Gwinnett Co. P&R	Grant.Guess@gwinnettcountry.com	770-822-8855
Keith Strong	Y	Gwinnett Co. P&R	Keith.Strong@gwinnettcountry.com	
James Williams	Y	PRYAA	James@pryaasports.com	
Carl Jenkins	Y	PRYAA	Carl@pryaasports.com	
Trey Cail	Y	PRYAA	Trey@pryaasports.com	
Angel Morales	Y	PRYAA	Angel@pryaasports.com	
Gabriel Fortson	Y	PRYAA	Gabriel.Fortston@gmail.com	
Aaron St. Pierre	Y	Lose & Associates	Astpierre@loseassoc.com	770-450-1189

DISCUSSION POINTS

- Aaron St. Pierre began the meeting by reviewing the master plan process to date and outlining the goals of this meeting.
- Aaron St. Pierre presented the preliminary master plan, noting how the various aspects of the plan were derived from a hybrid concept that was selected at the previous meeting.
- The group discussed adjusting the master plan to provide open lawn area at the playground for passive play opportunities.

- The group discussed options for renovating the current tee ball field and special needs field. The athletic association feels that multi-purpose surfacing on the fields does not meet their needs and limits their scheduling. Gwinnett County will assess the community need to retain a special needs field at this facility and direct Lose & Associates accordingly. The current tee ball field may be expanded as shown on the plans.
- The group discussed the need to provide space for additional batting cages and a pad for the athletic association's storage building.
- Aaron noted that additional grading assessments will have to be performed in order to get the development to have balanced grading.
- Lose & Associates will add a line item in the opinion of probable costs to upgrade the existing restroom/concession building at the baseball complex.
- The group decided to remove the sidewalk that separates the youth soccer fields from the adult soccer fields.

SCHEDULE:

- Next meeting time: Oct 16, 2017, 6:30 PM

Meeting Minutes

Date: October 17, 2017

Re: File

LA Project No: 17077

Meeting Location: George Pierce Park and Community Center

Recorded By: Aaron St. Pierre

Meeting Intention:

On October 17, 2017, the planning team, members of the Gwinnett County Parks and Recreation Department, and the Peachtree Ridge Youth Athletic Association met to present and discuss the Peachtree Ridge Park final master plan for the park’s master plan update process.

ATTENDANCE LOG

PARTICIPANT	PRESENT	ORGANIZATION	EMAIL	PHONE NUMBER
Rex Schuder	Y	Gwinnett Co. P&R	Rex.Schuder@gwinnettcountry.com	770-822-8864
Grant Guess	Y	Gwinnett Co. P&R	Grant.Guess@gwinnettcountry.com	770-822-8855
Trey Cail	Y	PRYAA	Trey@pryaasports.com	
Aaron St. Pierre	Y	Lose & Associates	Astpierre@loseassoc.com	770-450-1189

DISCUSSION POINTS

- Aaron St. Pierre began the meeting by reviewing the master plan process to date and outlining the goals of this meeting.
- Aaron presented the final master plan, noting how modifications to the plan incorporated comments brought forth by the group at the previous meeting.
- Aaron noted that the presentation graphic contained incorrect information regarding the renovations to the special needs field. The County has provided direction to have renovations include a dirt infield with artificial turf outfield. This approach addresses the Association’s concerns regarding ball speed on a special needs surface while also accommodating a special needs user group. This information will be included on the revised final master plan graphic to be presented to the Recreation Authority.
- Following the presentation, the group discussed the plan. A unanimous vote was held to approve the master plan as the guiding document for the development of Peachtree Ridge Park. This approval is based on the understanding that the following revisions will be made to the final master plan:
 - Provide grill areas at the baseball complex, soccer complex and multi-purpose field.
 - Remove the concrete sidewalk between the adult and youth soccer fields.

- Reconfigure dog park entry to remove conflict with playground/lawn user groups.
 - Adjust layout of the main loop walking trail to be 1.75 miles in length.
 - Add text to the graphic indicating that the sports fields are to be lighted.
- Aaron presented the group with an updated opinion of probable costs for the remaining property development. After reviewing the costs, the group participated in a program prioritization exercise, whereby elements of the park could be phased for development. After discussion, a unanimous vote was held to approve the phased development plan as follows:
 - 1) Overall Site Work/ Utilities (required for other phases of work to be implemented)
 - 2) Soccer Complex
 - 3) Baseball Complex
 - 4) Trail Network
 - 5) Teen Area
 - 6) Open Lawn Area/ Dog Park
 - 7) Tennis Complex

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Appendix D

Special Needs Ballfield Conversion Opinion of Probable Cost

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Peachtree Ridge Park- Master Plan Update

Special Needs Ballfield Conversion

Opinion of Probable Cost | 6-1-2017

Item	Qty.	Unit	\$/Unit	Cost
Overall Development				
Layout survey	2	ac	\$ 750.00	\$ 1,500.00
Earthwork (cover)	750	cy	\$ 8.50	\$ 6,375.00
Modify/Relocate - Field lighting (re-aim, new/relocated poles)	1	ls	\$ 30,000.00	\$ 30,000.00
			Subtotal	\$ 327,875.00
Expand Existing 150' Field				
Demolition - Fence (10'h)	255	lf	\$ 3.50	\$ 892.50
Demolition - Concrete Pavement	255	sy	\$ 5.50	\$ 1,402.50
Demolition - Round Backstop Fence	60	lf	\$ 8.00	\$ 480.00
Demolition - 12' Backstop Fence	30	lf	\$ 5.00	\$ 150.00
Relocate - Foul Poles	1	set	\$ 500.00	\$ 500.00
Relocate - Scoreboard	1	ea	\$ 2,500.00	\$ 2,500.00
Relocate - Score tower	1	ea	\$ 1,000.00	\$ 1,000.00
Relocate - Irrigation Valve	1	ea	\$ 750.00	\$ 750.00
Modify/Relocate - Storm Inlet	2	ea	\$ 10,000.00	\$ 20,000.00
New - Round Backstop Fence	1	ea	\$ 15,000.00	\$ 15,000.00
New - 10'h Chainlink Fence	435	lf	\$ 33.00	\$ 14,355.00
New - Outfield Natural Turf	29000	sf	\$ 0.35	\$ 10,150.00
New - Concrete Pavement	1905	sf	\$ 4.50	\$ 8,572.50
New - Field Grading	29000	sf	\$ 0.55	\$ 15,950.00
New - Bases	1	sets	\$ 500.00	\$ 500.00
New - Irrigation	29000	sf	\$ 0.55	\$ 15,950.00
			Subtotal	\$ 108,152.50
Special Needs Ballfield Conversion				
Demolition - Fence (10'h)	450	lf	\$ 3.50	\$ 1,575.00
Demolition - Rubber Surface	4611	sy	\$ 3.50	\$ 16,138.50
Demolition - 12' Backstop Fence	20	lf	\$ 5.00	\$ 100.00
Demolition - Flush Conc. Curb	450	lf	\$ 4.00	\$ 1,800.00
Relocate - Foul Poles	1	set	\$ 500.00	\$ 500.00
Relocate - Scoreboard	1	ea	\$ 2,500.00	\$ 2,500.00
New - 10'h Chainlink Fence	270	lf	\$ 33.00	\$ 8,910.00
New - Bases	1	sets	\$ 500.00	\$ 500.00
New - Synthetic Turf	26100	sf	\$ 9.00	\$ 234,900.00
New - Turf Nailer Curb	270	lf	\$ 9.00	\$ 2,430.00
			Subtotal	\$ 269,353.50
Development Subtotal				\$ 705,381.00
5% Mobilization, Fees, Etc. and 20% Contingency				\$ 176,345.25
Grand Total				\$ 881,726.25

This opinion of probable cost is provided by Lose & Associates, Inc. for Peachtree Ridge Park Master Plan Update. Estimates of construction quantities and opinions of probable cost provided by us are made on the basis of our experience, level of design and known construction costs. They represent our best judgment as design professionals. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our quantities and opinions of probable costs. Lose & Associates makes no warranty, expressed or implied, for the accuracy of such opinions as compared to bid or actual costs.

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