SEVIERVILLE PLANNING COMMISSION

8/6/2020

5:00 P.M. – Sevierville Civic Center
A. Call to Order
B. Approval of Minutes – 7/7/2020
C. Old Business
   1. Election of Officers.
D. New Business
   1. Rezoning – Bobby W. Riggs requests rezoning from County R-1, Rural Residential to County C-2, General Commercial – 380 Rainbow Road (Planning Region).
   2. Subdivision – W C Whaley, Inc request final subdivision plat approval for Jensen Property – Pheasant Ridge Road (City).
   4. Site Plan – W C Whaley, Inc requests site plan approval for an office building – 545 High Street (City).
   5. Playground Project – Staff requests approval for a new Parks & Recreation playground project (City).
E. Staff Report
F. Adjournment
A. Call to Order
B. Approval of Minutes – 7/7/2020
C. Old Business
   1. Election of Officers.
      Recommend deferral.
D. New Business
   1. Rezoning – Bobby W. Riggs requests rezoning from County R-1, Rural Residential to County C-2, General Commercial – 380 Rainbow Road (Planning Region).
      Please see attached staff report for full recommendation and details.
   2. Subdivision – W C Whaley, Inc request final subdivision plat approval for Jensen Property – Pheasant Ridge Road (City).
      This is a proposed subdivision on Pheasant Ridge Road creating four lots out of an existing one. The proposed tracts are directly to the south of the existing villas which front on the golf course. Due to the number of lots being created the plat does require Planning Commission approval. The plat does meet regulations and staff would recommend approval.
      This is a request for final approval on the Savannah Meadows subdivision off Maggie Mack Lane. The plat consists of 17 lots of which one serves as the permanent detention area. At last inspection, the topping still needed to be applied to the road, Brooklyn Springs Court. Prior to granting final approval verification the topping has been applied or a bond totaling $22,000 for the remaining improvements will need to be put in place. So long as either of those requirements has been achieved, staff can recommend approval.
   4. Site Plan – W C Whaley, Inc requests site plan approval for an office building – 545 High Street (City).
      This is a proposed site plan to convert 545 High Street into an office building. The current plan still has outstanding issues that need to be addressed. The handicap parking stall needs to be relocated, the Eastgate Road entrance needs to be removed, an engineered surface needs to replace the gravel, and landscaping
needs to be provided. Staff has met with the designers on the requested changes and expect to have a revised plan prior to the meeting. The location of the proposed office lies within the HRO District and will be presented to that committee on Tuesday August 4th for their recommendation. Staff will base our recommendation on Tuesday’s meeting.

5. Playground Project – Staff requests approval for a new Parks & Recreation playground project (City).

This is a grant opportunity from BlueCross Blueshield of Tennessee Foundation to fully fund and construct a BlueCross Healthy Place totaling $750,000. Details are attached.

E. Staff Report
F. Adjournment
PLANNING COMMISSION
MINUTES
JULY 7, 2020

The regularly scheduled meeting of the Sevierville Regional Planning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Tuesday, July 7, 2020 at 5:00 PM.

There were present and participating:

MEMBERS PRESENT
Jim Arwood, Vice Chairman
Robbie Fox
Wayne Helton
Daryl Roberts
Austin Williams

MEMBERS ABSENT
Lyle Overbay, Chairman
Vincent Snider, Secretary

STAFF PRESENT
Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official

Vice Chairman Arwood declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES
A motion was made by Mr. Helton, and seconded by Mr. Roberts, to approve the minutes from the June 4, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS
None
NEW BUSINESS

ELECTION OF OFFICERS

Staff requested this item be deferred until the August 6, 2020 meeting.


Staff Recommendation

Mr. Smith explained that this final site plan proposes both a Children’s Hospital and Firestone Auto Care Center, on the site formerly home to Ryan’s restaurant. He also confirmed that this medical facility is affiliated with the East Tennessee Children’s Hospital, located in Knoxville. Each of the uses will have their own leased area but will shared an access point and some parking. The plan meets City requirements and staff recommended approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, which received a second by Mr. Helton. The motion passed unanimously.

SITE PLAN – NOVELL & POE ENGINEERS REQUESTS SITE PLAN APPROVAL FOR CONVENIENCE STORE & PIZZA RESTAURANT – 636 MIDDLE CREEK ROAD (CITY).

Staff Recommendation

Mr. Smith stated that this site plan proposes one building which would house a convenience store and pizza restaurant. This narrow lot on Middle Creek Road holds the AC/C-4 – Arterial Commercial zoning designation in the front of the lot and LDR/R-1 – Low Density Residential in the rear. The proposed structure would be located in the AC/C-4 portion of the lot, while the current existing non-conforming use is located in the back LDR/R-1 portion. Both uses would share a single access point from Middle Creek Road. He also explained that while the proposed site distance from the road isn’t currently an issue, it could become one in the future if Middle Creek Road is ever expanded. Given that, staff requested the site be set back an additional 5 feet and can recommend approval subject to this revision.

Action Taken

Mr. Fox made a motion to approve the site plan subject to an additional 5 feet landscape buffer in the front of the parcel. The motion received a second by Mr. Williams and passed unanimously.
SITE PLAN – W.C. WHALEY, INC REQUESTS SITE PLAN APPROVAL FOR MOBILE-MODULAR HOME SALES – 2510 WINFIELD DUNN PARKWAY (CITY).

Staff Recommendation

Mr. Smith stated that this site plan is for a Mobile/Modular Home Sales to be located on the corner of Winfield Dunn Parkway and Lee Greenwood Way. The business currently operates at their Dolly Parton Parkway site and would move to this location once the project is complete. The plan proposes using the existing asphalt for home display and maintaining current access points. An office and ADA access from the Right-of-Way would be added to the site. The designers are still working out the details of the ADA access, and pending resolution of this issue, staff can recommend approval.

Action Taken

Mr. Roberts made a motion to approve the site plan, subject to ADA accessibility requirements being met. Mr. Helton offered a second to the motion, which passed with a unanimous vote.

STAFF REPORT

Long Range Plan Outline

Mr. Smith explained that the Long Range Plan outline provided to the commissioners details each of following 6 steps in the process: information gathering and analysis of existing conditions; community engagement; setting goals, objectives, and policy consideration; land uses (both existing and future); final adoption; a proposed initial survey.

Ms. Rodreick reviewed previous Long Range Plans, making note of what has been previously planned and what has been completed. The timeline of this process is unknown, given the uncertainty of holding public meetings due to COVID-19 restrictions, and being developed in tandem with the transportation study.

Action Taken

Mr. Fox made a motion to approve staff starting the plan information gathering and analysis. The motion received a second by Mr. Williams and passed with a unanimous vote.

FY 2020 Annual Report

Mr. Smith presented a slide show which included charts and graphs of the data provided to the commissioners prior to the meeting. He also offered to email them the information after the meeting.
The data indicates an increase in residential remodel and multi-family dwelling permits issued over the last 3 fiscal years. A large increase in Assembly permits/valuations are due to the Soaky Mountain Waterpark project. He also noted that both Board of Zoning Appeals and Rezoning requests are lower than previous years.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:19 PM.

______________________________  ______________________________
Lyle Overbay, Chairman          Vincent Snider, Secretary

______________________________
Brooke Fradd, Recording Secretary
Rezoning Request Application
Sevier County Planning and Zoning Department
227 Cedar Street – Sevierville, TN. 37862
Telephone: (865) 453-3882 Fax: (865) 453-5923

Applicant Name BECK, W. R. 1665 Phone # 1-865-388-0625
Address 745 MOUNTAIN VISTA DR, PA. TN 37876

----------------- Property Information -----------------
Property Owner BECK, W. R. 1665 Phone # 1-865-388-0625
Address 380 RAINBOW RD, SEVIER CO, TN 37873
Civil District 72 Tax ID 153.01

----------------- Rezoning Request -----------------
Current Zoning District R-1 Current Use HELIPORT Since 1986
Proposed Zoning District
Agricultural Residential Commercial Industrial
□ A-1 □ R-1 □ R-2 □ R-2M □ C-1 □ C-2 □ I-1

Proposed Use HELIPORT CONTINUE USE.

I, the undersigned being the owner of property described above, affirm the accuracy of the above information about the property and use described. I also authorize an agent of Sevier County Government to visit these premises for the purpose of inspecting the property and consent that my property may be rezoned as proposed. Any incorrect information provided causes this application and subsequent request to be null and void.

Property Owner

Date 7-24-20_0

For Office Use Only
PC CC Zoning Map # RR#

$100.00 Fee Paid

Reviewed by the Planning Commission
Recommended: For Against
County Commission Action: Approved Denied
**Applicant**: Bobby W. Riggs  
**Owner**: Bobby W. Riggs  
**Staff**: Dustin Smith and Kristina Rodreick  
**Tax ID Number**: Tax Map 72, Parcel 153.01  
**Current Zone**: County R-1 (Rural Residential) District  
**Requested Zone**: County C-2 (General Commercial) District  
**Number of Lots**: One  
**Current Use**: Former Heliport  
**Proposed Use**: Heliport  
**Notification**: County will provide notice in accordance with Sevier County Planning Department policies and procedures.  
**Exhibits**: Application and Map

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<th><strong>Request</strong></th>
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<td>Rezoning of 4.3 acres +/- from County R-1 (Rural Residential) to County C-2 (General Commercial)</td>
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| The property proposed for rezoning lays on the west side of Rainbow Road. The property has approximately 1,070' +/- frontage on Rainbow Road. The full parcel is partially within the City of Sevierville city limits with the western portion zoned City AR (Agriculture Residential). The portion within the boundaries of Sevier County is zoned R-1 (Rural Residential). Only this portion is requested to be rezoned to County C-2 (General Commercial).  
West of the property is the West Prong Little Pigeon River. The property to the north is zoned County R-1 and is used for residential and agricultural use. To the east of Rainbow Road are parcels zoned County R-1, County R-2, and City AR and is used for multi-family, single family, and agricultural.  
The property has been formerly operated as a heliport largely serving the tourism community as a nonconforming use to the zoning district. The operation ceased use approximately 2 years ago and would now like to resume operations. Due to the length of time that has passed the use must now conform to the current zoning requirements to resume operations. |

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<th><strong>Staff Comments</strong></th>
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<td>The immediate surrounding area is predominantly used for single family and agriculture use, with one property containing multi-family use. Rainbow Road is a local road running south from Collier Drive and west from Ridge Road. Under the current zoning classification of County R-1 a helipad is not an allowed use.</td>
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<th><strong>Public Comments</strong></th>
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<td>None to date.</td>
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<th><strong>Staff Recommendation</strong></th>
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<td>The surrounding area is used for residential and agricultural purposes, Rainbow Road is classified as a local road, and no adjoining areas are zoned commercial. A rezoning to County C-2 would constitute spot zoning. While staff understands the site was previously operating under the proposed use, we are uncomfortable recommending approval.</td>
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RESOLUTION NO.__________

SEVIER COUNTY COMMISSION

A RESOLUTION BY THE SEVIER COUNTY COMMISSION TO AMEND THE ZONING RESOLUTION FOR SEVIER COUNTY, TENNESSEE BY REZONING OF P/O TAX MAP 72 Parcel 153.01 R-1, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT.

WHEREAS, the Sevier County Commission may amend the Zoning Resolution for Sevier County, Tennessee from time to time as per Tennessee Code Annotated Section 13-7-105;

WHEREAS, the Sevierville Planning Commission has forwarded its recommendation to the Sevier County Commission regarding the amendment to the Zoning Map of Sevier County, Tennessee; and

WHEREAS, the Sevier County Commission feel that rezoning of this property is in the best interest of the community.

NOW, THEREFORE BE IT RESOLVED by the Sevier County Commission that:

Section 1. The Zoning Map of Sevier County, Tennessee is hereby amended by rezoning of P/O Tax Map 72 Parcel 153.01 from R-1 Rural Residential District to C-2, General Commercial District. Said territory being more clearly defined by the attached map that is made a part of this resolution:

Section 2. This resolution shall be effective from and after its passage and publication, as required by Section 13-7-105 of Tennessee Code Annotated, the public welfare requiring it.

Sevier County Planning Commission Recommendation: FOR___AGAINST___

Public Hearing Held: ________________________________

_________________________________________________

Sevier County Mayor ________________________________ Date ____________________________
BUILD REQUIREMENTS AND SPECIFICATIONS

PROJECT BUILD PARTNER
BlueCross is collaborating with the GameTime Division of PlayCore, a leading national manufacturer of institutional playground and fitness equipment; site furnishings; shade and shelter structures; water play; and other recreational products.

PlayCore is a licensed (#50559) Tennessee and multi-state general contractor providing comprehensive “turnkey” BlueCross Healthy Place services: design and engineering; equipment layout, factory-certified assembly and installation; play and fitness area drainage; impact-attenuating safety surfacing and synthetic turf; landscaping beds and plantings; seed and straw restoration of construction site; ancillary goods and services as appropriate; and work completion inspection.

SIDEWALKS AND ENTRIES
All BlueCross Healthy Places also include perimeter and internal area sidewalks; concrete landscape bordering; fitness instructional signage; and an entrance package featuring a BlueCross-branded rock pillar entry sign, bicycle rack, and ADA access sidewalk extending from the amenity area to an existing accessible route (i.e.: ADA compliant sidewalk or accessible parking area).

PlayCore can provide more sidewalk length if needed to comply with ADA standards and guidelines and site requirements at an additional cost to the grantee. Package renderings are for presentation purposes only and may not totally reflect the finished product due to modifications to accommodate specific location sites.

CHALLENGE COURSE AND 40-YARD DASH TIMING APPARATUS
Packages with a challenge course and 40-yard dash have a timing apparatus requiring 110 Volt (low voltage) power on site. The grantee will be responsible for furnishing electric service to the connection points for each amenity and, if required, an electric meter, meter box, electrical permit or other necessities. PlayCore will complete the electrical hookup.
BUILD REQUIREMENTS AND SPECIFICATIONS (CON’T)

DRAINAGE

BlueCross Healthy Places include drainage provisions for recessed equipment installations with piping exiting to daylight within 50 lineal feet beyond the package perimeter. Any additional drainage required will be provided by the grantee or PlayCore, but at grantee’s expense.

Typically building permits are not necessary for projects the scope and size of a BlueCross Healthy Place, but local codes, ordinances and interpretations can vary. Should a permit(s) be needed, its cost and any required plans or document preparation, including plan professional stamping, will be paid for by the grantee. PlayCore will arrange for the location of existing public utilities prior to disturbing the site for construction purposes. The grantee is responsible for locating private utilities. If local requirements dictate, or site topography and soil conditions necessitate a professional land or geotechnical survey, the cost will be borne by the grantee.

SITE TOPOGRAPHY AND MAINTENANCE

Grantees’ sites are expected to be clear, level (flat within 2% maximum grade), free of obstacles, buried utilities, tree stumps, bedrock, or any concealed materials or conditions that result in additional construction labor or material costs. Sites shall permit unrestricted access for large construction equipment and delivery trucks and include a staging area for unloading and storage of build materials prior to installation.

Upon completion of construction, general maintenance and upkeep of BlueCross Healthy Place equipment and environment will transfer to the grantee.

COMPLIANCE

In celebration of our company’s 75th anniversary, the BlueCross BlueShield of Tennessee Foundation will be building 10 BlueCross Healthy Places throughout the state. We will invest $750,000 in each project, and applicants can choose from the following designs based on their area’s needs and desired focus. Each design includes accessible elements and features for visitors of all ages.

**THRIVE AND PLAY**
- Fully-inclusive large play area
- Thrive fitness station
- Community pavilion
- Swing set and freestanding play

**FAMILY FUN**
- Large play area
- Thrive fitness station
- Swing set
- Freestanding and climbing areas

**COMMUNITY HUB**
- Community pavilion
- 2-5 play area
- 5-12 play areas
- Fitness stations
- Swing set

**ELITE FITNESS**
- Challenge Course
- 40-yard-dash
- Fitness station
- Balance and climbing play area

**TRI-STAR ACTIVITY**
- Branded activity track
- Fitness stations
- Freestanding play
- Small play area
- Community pavilion

**FITNESS AND FUN**
- Challenge course
- Fitness station
- 2-5 play area
- 5-12 play area
- Community lawn

Each project budget includes installation and maintenance funds. Full details available in the appendix.
The **Thrive and Play** Package features exciting amenities for communities seeking an inclusive and multi-generational space. This package includes an inclusive, ramped playground for ages 2-12 with accessible poured-in-place surfacing, a swing area, a community pavilion with seating, and a Thrive exercise system for children and adults 13+ years.

**FEATURES**

» Inclusive, ramped playground for ages 2-12 and freestanding play elements  
» Swing area with inclusive swing seats and an Expression Swing  
» Community pavilion with picnic tables  
» Thrive 450 fitness station for ages 13+  
» Sidewalk  
» Bike rack  
» Trash receptacles

**Minimum space requirements:**  
(87' x 153' or 13,311 sq.)
COMMUNITY AREA
» 20x24 Pavilion
» 4 Picnic Tables
» Trash Receptacle

FITNESS STATION
» Thrive 450 Functional Training System

BIKE RACK

BLUECROSS HEALTHY PLACE ENTRY SIGN

SWING AREA
» Two Zero G Inclusive Swings
» Tot Seat
» Expression Swing
» 2 Belt Seat Swings
» Trash Receptacle

2-12 PLAY AREA
» Ramped Accessible Play System with Integrated Shade
» Accessible Poured-in-Place Surfacing
» Slides
» Challenging Climbing Elements
» Freestanding Play
» Merry-Go-All
» Ground Level Musical Play
» Sensory Cove
» Whirlwind Seat
» Benches
» Trash Receptacle
The **Community Hub** Package includes a pavilion surrounded by fitness and play elements. This package features a 2-5 and 5-12 play system with accessible poured-in-place surfacing, a swing area, 3 outdoor fitness stations for cardio, balance and strength workouts, and a pavilion with picnic tables and trash receptacles. Here, the entire community can enjoy fitness, play, walking and picnics.

**Minimum space requirements:**
(160’ x 109’ or 17,440 sq. ft.)

**FEATURES**
» 2-5 and 5-12 play systems with poured-in-place surfacing
» Swing area with tot swing, Expression Swing and traditional belt seats
» 20x24 pavilion with picnic tables and trash receptacles
» 50 feet of sidewalk to access play and fitness amenities
» Benches
» Bike rack
BIKE RACK

BLUECROSS HEALTHY PLACE ENTRY SIGN

FITNESS STATION 1
» Recumbent Cycle
» Captain’s Chair

FITNESS STATION 2
» Leg Press
» Balance Board
» Body Curl

FITNESS STATION 3
» Chest Press
» Cardio Walker

SWING AREA
» 1 Expression Swing
» 1 TotSeat
» 4 Belt Seat Swings

COMMUNITY AREA
» 20x24 Pavilion
» 4 Picnic Tables
» 2 Trash Receptacles

50 FT OF SIDEWALK AT FIVE FT WIDE

5-12 PLAY AREA
» Benches
» Poured-in-Place Surfacing with Logo
» 5-12 Play System with Integrated Shade, Slides, Net Climbers
» Whirlwind Seat

2-5 PLAY AREA
» Benches
» Poured-in Place Surfacing
» Whirlwind Seat
» 2-5 Play System with Slides, Climbers and Balance Beams
» Upper Body Trainer
» Trash Receptacle
The **Family Fun** Package provides fun activities for children — and their parents, too. This package features inclusive play systems for ages 2-5 and 5-12. Play activities include an inclusive Rock N Raft, Merry-Go-All, sensory seats, slide transfers and climbers. Children and adults can swing together on Expression Swings and accessible Zero G swing seats. Adults can keep a close eye on the kids while working out in the nearby fitness zone, which includes equipment for strength training and balance.

**FEATURES**

- 2-5 and 5-12 play systems with poured-in-place surfacing
- Swing area with Zero G swings, Expression Swing and traditional belt seats
- Fitness station with 5 unique activities
- 50 feet of sidewalk to access play and fitness amenities
- Benches
- Bike rack
- Trash receptacle

**Minimum space requirements:**
(137’ x 105’ or 14,385 sq. ft.)
2-5 PLAY AREA
» Bench
» Poured-in-Place Surfacing
» Ramped Play System with Slides
» ADA Slide Transfers
» Integrated Shade
» Ground Level Musical Play
» Sensory Wave Seat

FITNESS STATION
» Push Up Bar
» Accessible Lat-Pull Down
» Chest Press
» Bench Dip Station
» Accessible Hand Cycle
» Bench for Cool Down

SWING AREA
» 2 Zero G Inclusive Swings
» 2 Expression Swings
» 2 Belt Seat Swings
» Trash Receptacle

BLUE CROSS HEALTHY PLACE ENTRY SIGN

50 FT OF SIDEWALK AT FIVE FT WIDE

BIKE RACK

5-12 PLAY AREA
» Ramped Accessible Play System with Integrated Shade, Accessible Poured-in-Place Surfacing, Slides, Sensory Wave Climbers, and Challenging Climbing Elements
» Freestanding Play – Merry-Go-All, Ground Level Musical Play, Sensory Cove, Whirlwind Seat, and a Sensory Rock and Raft
» Benches and Trash Receptacle

50 FT OF SIDEWALK AT FIVE FT WIDE
Looking for a community fitness destination? The **Elite Fitness** Package includes competitive activities that children and adults can enjoy. The challenge course is a timed* obstacle course that visitors ages 13+ can compete on together. Children and adults can also race one another on the timed* 40 yard-dash. For an element of active play, children can climb a large net climber, crawl and climb on a crawl tube, or balance on the stratus climber. Located between the challenge course and play area, freestanding fitness equipment offers individual opportunities for a well-rounded workout.

**FEATURES**

- Pro Challenge Course 5000 with synthetic turf
- Timed two-lane 40-yard dash with synthetic turf
- Freestanding play equipment on poured-in-place surfacing
- Fitness station with 4 activities
- Sidewalk
- Benches
- Trash receptacles

**Minimum space requirements:**
(171’ x 70’ or 11,970 sq. ft.)
**BLUECROSS HEALTHY PLACE ENTRY SIGN**

- Chest Press
- Bench Dip Station
- Hand Cycle
- Push-Up Bar
- Bench

**FITNESS STATION**

- Chest Press
- Bench Dip Station
- Hand Cycle
- Push-Up Bar
- Bench

**CHALLENGE AREA**

- Synthetic Turf
- Pro 5000 Challenge Course with 11 Obstacles and Timing (See requirements for timing system)

**40-YARD-DASH**

- Synthetic Turf Two-Lane 40 Yard Dash with Timing (See requirements for timing system)

**FREESTANDING PLAY AREA**

- Stratus Climber
- Discover Cave and Climber
- OmniTriNet
- Bench
- Poured-in-Place Surfacing
Does your community need a little bit of everything, with lots of opportunities for fitness and play? The **Tri-Star Activity** Package includes six fitness stations, three play pods, a play system, and a community pavilion with grills and picnic tables. The nature-themed play pods include climbing and crawling activities for children. The fitness stations have activities for adults of all ages and abilities, including balance, cardio and strength training exercises.

**Minimum space requirements:**
(200' x 211' or 42,200 sq. ft.)

**FEATURES**
- 2-12 play system with poured-in-place surfacing
- 20x24 pavilion with picnic tables and trash receptacles
- Sidewalk surrounded by 6 fitness stations and 3 play pods
- Benches
Your community will enjoy the best of both worlds with the **Fitness and Fun Package**. This package includes a 2-5 and 5-12 play system with a handful of challenging play and accessible activities, a fitness station that sits next to an artificial grass lawn and a challenge course. The play and challenge course areas will be installed on accessible poured-in-place surfacing.

**FEATURES**

- 2-5 and 5-12 play systems with poured-in-place surfacing
- Fitness station with 6 activities
- A timed* Challenge Course 3000 with poured-in-place surfacing
- Benches
- Artificial grass lawn next to the fitness station

*See requirements for timing systems

**Minimum space requirements:**

(108' x 104' or 11,232 sq. ft.)
**BLUECROSS HEALTHY PLACE ENTRY SIGN**

**CHALLENGE COURSE**
- Poured-In-Place Surfacing
- Pro 3000 Challenge Course with 7 Obstacles and Timing (see requirements for timing systems)
- Bench

**FITNESS STATION**
- Balance Board Station
- Captain’s Chair
- Bench Dip Station
- Accessible Hand Cycle Station
- Push-Up Bars
- Bench

**5-12 PLAY AREA**
- Benches
- Play System with Integrated Shade, Slides
- Wall Climber
- Musical Play
- Poured-in-Place Surfacing with Logo
- Whirlwind Seat

**2-5 PLAY AREA**
- Benches
- Play System with Shade
- Poured-in-Place Surfacing
- Musical Play
- Slides, Climbers, Transfer Platform, Balance Beam
- Trash Receptacle

**ARTIFICIAL GRASS LAWN**