



AGENDA
LAURENS COUNTY PLANNING COMMISSION
March 15, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

Jim Royer, Chairman and Ed Burns, Vice-Chairman
Commission Members: Sylvester Grant,
Casey Robinson, Bobby Smith and Abney Smith, Vacant Seat

March 15, 2022

1. Call to Order – Chairman Royer
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda – March 15, 2022
5. Approval of Minutes – February 15, 2022
6. Old Business:
 - a. Review of parcel divisions which are recorded on plats prior to December 14, 2021.
7. New Business:
 - a. Subdivision Approvals
 - i. Covey Chase
Mr. Austin Allen is submitting the Covey Chase Subdivision which has been designed under the Open Space Residential Development (OSRD) Concept. The parcel ID #'s is 157-00-00-001 and 157-00-00-012. The Active Amenities include All-Purpose sports fields, baseball fields and pocket parks. Landscape design is included with design submittal. Lot sizes are and average 52' x 140' for 7,280 square feet. It appears that it complies with the OSRD ordinance.
 - b. Bluewater Subdivision
 - i. Bridgeway Subdivision
Mrs. Paige will be presenting the Bridgeway Subdivision for approval as Designed under the Open Space Residential Development (OSRD) concept. To the best of our knowledge, all requested information has been provided and Subdivision design meets ordinance requirements under the OSRD design.
8. Public Comment-15 Minute Period for Public Comment (Required to Sign In Prior to Meeting)



AGENDA
LAURENS COUNTY PLANNING COMMISSION
FEBRUARY 15, 2022
LAURENS COUNTY HISTORIC COURTHOUSE

-CONTINUED-

9. Commission Member Comments

10. Adjournment

Minutes
February 15, 2022

ITEM 5
MINUTES
JANUARY 18, 2022



MINUTES
LAURENS COUNTY PLANNING COMMISSION
FEBRUARY 15, 2022 - 5:30 P.M.
HISTORIC COURTHOUSE

Commissioners Present: Chairman Jim Royer, Bobby Smith, Abney Smith, Casey Robinson, Sylvester Grant

Commissioners Absent: Vice Chair: Edward Burns, 1 Vacant Seat

CALL TO ORDER - Commissioner Jim Royer called the meeting to order.

INVOCATION – Commissioner Abney Smith led the invocation.

PLEDGE OF ALLEGIANCE – Chairman Jim Royer led the Pledge of Allegiance.

APPROVAL OF AGENDA – Request was made by Chairman Royer to add “GIS Overview” after Item #5 and Discussion of RV Park Ordinance as Item #9 after New Business. On motion by Chairman Jim Royer, seconded by Commissioner Bobby Smith, the motion passed unanimously 4 yes - 0 no with 2 absent and 1 vacant seat.

APPROVAL OF MINUTES – JANUARY 18, 2022- The minutes for January 18, 2022, were presented for approval. With no requested changes, on motion by Commissioner Abney Smith, seconded by Commissioner Bobby Smith, the minutes were approved 4 yes – 0 no, 2 absent, 1 vacant seat.

ARRIVAL OF COMMISSIONER

Being delayed, Commissioner Sylvester grant arrived and joined the meeting.

5. OVERVIEW OF GIS PARCEL MAPS/DATA

Mr. G W Dailey reviewed the GIS Parcel Mapping and Data with the Commissioners. Particularly, he reviewed the basis for hashed lines drawn through parcels denoting lots that may exist within a recorded parcel. Additionally, he reviewed data such as taxes paid, etc. The Commissioners received the review as information.

OLD BUSINESS

7a. Parcel Subdivision, Johnson/Lambert, Parcel #210-01-01-004

Mr. And Mrs. Johnson presented a variance request for parcel subdivision to the commission. The parcel contains two mobile homes, and the request was made to divide the parcel with 100 feet of road frontage into two parcels each containing one mobile home and 50 feet of road frontage. The variance also includes the fact that the split parcels would not meet the required 25,000 SF of lot area for land that has public water with septic tank systems. There was lengthy discussion on splitting the parcel and setting the precedence with the new parcels not meeting the ordinance requirements for road frontage and area square footage.

After discussion by the Commissioners, motion was made to table the request. Staff is to review the ordinance that provides for an exemption, “Family Subdivision”, which allows two mobile homes on one parcel but does not ensure the parcel meet code if a request is later made to subdivide the parcel into two parcels. On motion to table by Commissioner Robinson, seconded by Commissioner Bobby Smith, the motion passed unanimously 5 yes – 0 no, 1 absence, 1 vacant seat.

NEW BUSINESS:

8a. Parcel Subdivision, Edward Ann G, ETAL: Parcel #340-01-01-004

Mr. and Mrs. Edwards presented to the Commission a variance request to subdivide Parcel #340-01-01-004. The parcel is shown with two lots (# 11 and 12) on the recorded parcel. The Edwards desire is to subdivide the parcel into two parcels. Lot #12 would have 39.15 feet road frontage, and the newly created parcel, Lot #11, would have 21.15 feet of road frontage. The ordinance requires 100 feet of road frontage per parcel to comply. There was a discussion on splitting the parcel and setting the precedence with the new parcels meeting the ordinances requirements for the 100 foot of road frontage. The request to divide the property was not back to the original platted subdivision lot, but a new configuration. There was discussion of road frontage as it pertains to emergency services and access. The GSI also showed that some of the original Lot 11 had been sold at some point to reduce the road frontage. A lengthy discussion proceeded as to a review of the ordinance parcel subdivision requirements and the appropriate application to lake front parcels. There was concern the ordinance requires 100 feet of road frontage per parcel when subdivided with septic tank and public water. Commissioner Bobby Smith motioned to grant the variance and approve the parcel subdivision, Commissioner Casey Robinson seconded for discussion purposes. After further discussion, the motion failed to pass with Commissioner Bobby Smith voting yes, 4 voting no with 1 absence, 1 vacant seat.

9. DISCUSSION TO REVIEW THE RV PARK ORDINANCE

The Planning Commission has received a request to review the RV Park Ordinance in response to an inordinate number of projects being submitted to the Building Codes Department for approval by the Planning Commission. After discussions were held, staff and the Planning Commission Chairman was informally requested to explore the possibility that a committee be formed of Council Members and Planning Committee Members to review and recommend, if any, changes to the ordinance. The full boards would then review and consider for adoption.

10. PUBLIC COMMENT - 15 Minute period was given for Public Comment.

Mrs. Nancy Garrison approached the podium to speak briefly of her concern about the numerous subdivisions that were being proposed and approved in Laurens County. The Commissioners received her comments under consideration.

11. COMMISSION MEMBER COMMENTS - Time was given for Commissioner Comments.

12. ADJOURNMENT

Upon Motion by Commissioner Bobby Smith and Second by Commissioner Sylvester Grant, the meeting was adjourned. Vote 5 – 0 with 1 absent and 1 vacant seat.

Respectfully Submitted,

Irvin D. Satterfield, Director
Laurens County Public Works

We have included an agenda item to review parcel divisions which include recorded plats with Lot Lines denoting a subdivided lot. I will be prepared to give a quick update if desired.

ITEM 7a
SUBDIVISION APPROVAL
COVEY CHASE



AGENDA ITEM – REQUEST SHEET – PLANNING COMMISSION

ALL REQUESTS should be submitted by 1:00 P.M. on the Wednesday prior to the Tuesday meeting of Commission. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of the Commission

DATE OF REQUEST: 2/4/22

DEPARTMENT / AGENCY: LAURENS COUNTY PLANNING

NAME: AUSTIN ALLEN

ADDRESS: 49 GREENLAND DRIVE

CITY: GREENVILLE STATE: SC ZIP: 29615

PHONE NUMBER: 864-230-6232 EMAIL: AMAEALD@LLC.NET

SIGNATURE: Austin Allen

SUBJECT MATTER REQUESTED (please be as specific as possible): WE ARE PROPOSING A 438 OSRD SUBDIVISION UNDER THE NAME OF LOVEY CHASE. THIS PROJECT WILL INCLUDE 2.95 MILES OF NEW ROAD TO BE DEDICATED TO LAURENS COUNTY. THE TOTAL PROJECT AREA IS 200.03 ACRES AND WILL PROVIDE 52.3 ACRES OF OPEN SPACE (26% OF ENTIRE PARCEL). COMMON AREAS DO NOT CONTRIBUTE TO OPEN SPACE REQUIREMENT. WITHIN THE OPEN SPACE WILL BE POCKET PARKS AND GREENSPACES. THE TYPICAL LOT SIZE IS 52' X 140' FOR AN AVERAGE LOT SIZE OF 7,280 SQ FT. A LANDSCAPE SET IS ALSO BEING SUBMITTED THAT NOTES ENTRANCE LANDSCAPING, STREET TREES AND BUFFER LANDSCAPING. A PRELIMINARY DRAINAGE PLAN IS ALSO BEING SUBMITTED FOR REVIEW. THERE ARE MULTIPLE WETLAND AREAS ON-SITE, NONE OF WHICH WILL BE SUBJECT TO CHANGE OR ALTERATION. A TRAFFIC IMPACT STUDY WILL ALSO BE SUBMITTED.

ACTION REQUESTED: PRELIMINARY PLAT APPROVAL

SOURCE OF FUNDING: PRIVATE

(PLEASE – attach subject matter document pages as necessary)

LEGEND

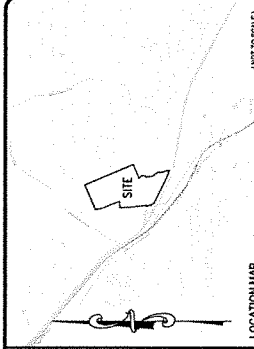
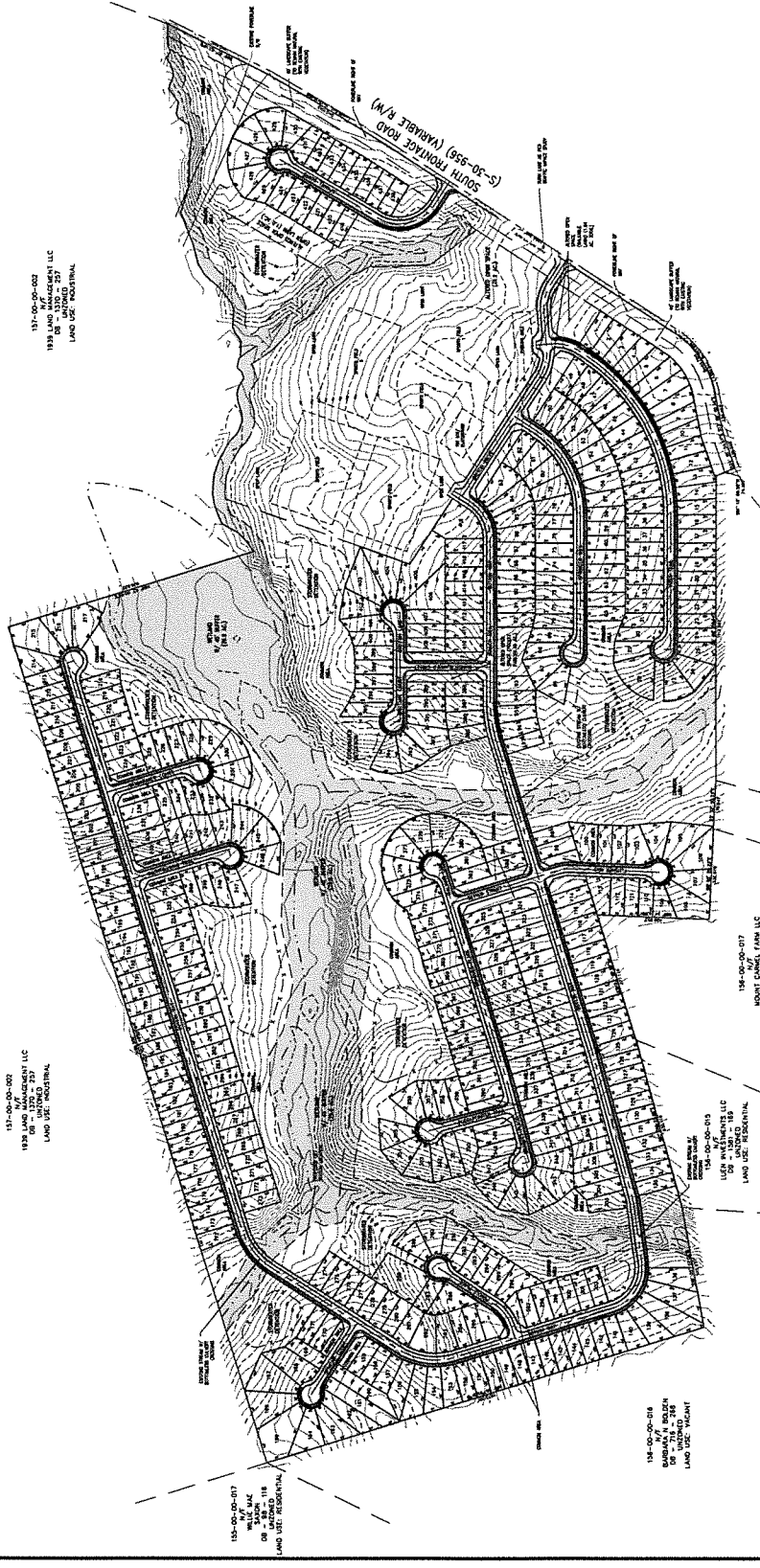
ROAD R/W
LINES

PROPOSED ROAD

DEVELOPER NOTES

TOTAL SITE AREA = 266.3 AC.
 UNIMPROVED ACRES PROPOSED = 244.4 AC. (244.4/266.3 = 91.7%)
 UNIMPROVED ACRES PROPOSED WITH UTILITIES = 241.1 AC. (241.1/266.3 = 90.5%)
 UNIMPROVED ACRES PROPOSED WITH UTILITIES AND OPEN SPACE = 241.1 AC. (241.1/266.3 = 90.5%)
 TOTAL OPEN SPACE PROVIDED = 25.2 AC. (LATERAL BANK (11))

• COMMON AREA DOES NOT COUNT TOWARDS THE OPEN SPACE REQUIREMENT BUT IS 25 AC.
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LOCATION MAP
 (NOT TO SCALE)

STAKE

1. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AS PER LOCAL ORDINANCES.
 2. ALL UTILITIES SHALL BE 24" MIN. BURIED-OR-WAIVE AS PER (PUBIC). ALL ROAD RIGHTS ARE 30 FEET WIDE MINIMUM.
 3. ALL UTILITIES SHALL BE 24" MIN. BURIED-OR-WAIVE AS PER (PUBIC). ALL ROAD RIGHTS ARE 30 FEET WIDE MINIMUM.
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/10/22	SUBMITTED TO LAURENS COUNTY FOR REVIEW	AMA

PRELIMINARY PLAN - OSRD SUBDIV.

GRAPHIC SCALE
 SCALE: 1" = 200'
 1" = 200'
 2" = 400'

DEVELOPER
 2 WILLIAMS ST.
 GREENVILLE, SC 29601

OWNER
 LAYCO, INC.
 1000 COMMONWEALTH BLVD.
 FAYETTEVILLE, NC 28404

NO. OF ACRES
 200.00

NO. OF LOTS
 438

DATE
 JANUARY 7, 2022

2023 PLAN SHEET #1 OF 2

ARBOR LAND DESIGN, LLC
 605 N. Green Street, Suite 100
 Fayetteville, NC 28404
 Phone: (704) 796-4444
 Fax: (704) 796-4444
 Email: arborlanddesign@arborlanddesign.com
 Website: www.arborlanddesign.com

REGISTERED PLANNING & LAND DESIGNER
 STATE OF NORTH CAROLINA

**ITEM 7b
SUBDIVISION APPROVAL
BRIDGEWAY**

March 9, 2022

Dale Satterfield
Laurens County Director of Public Works
100 Hillcrest Square
P.O. Box 238
Laurens, SC 29360
864.681.3147

RE: Bridgeway
"Preliminary Plat Submittal"
Hunts Bridge Road & Durbin Road - Laurens County, SC


Mr. Satterfield,

Please see below for a list of items being submitted for preliminary plat for the above referenced project. Please feel free to contact me (paul@bluewatercivil.com or 864-735-5068) if you have any comments or questions concerning this submittal.

Items Included in Submittal:

- (1) Transmittal Letter (This Document)
- (1) Electronic Copy of the Preliminary Plat
- (10) 11" x 17" Copies of the Preliminary Plat (to be provided at PC meeting)
- (3) 24" x 36" Copies of the Preliminary Plat (to be provided at PC meeting)
- Sample Building Elevations (Price Range: \$290's - \$350's)
- Sample Amenity Renderings
- Traffic Impact Study

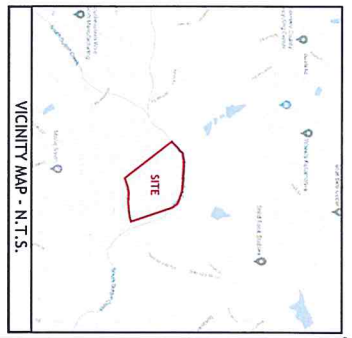
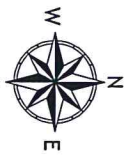
Regards,
Bluewater Civil Design, PLLC



Paul J. Harrison, P.E., LEED® AP
Partner

SITE DATA	
TAX MAP NO.:	121-00-00-005
SITE AREA:	137.28 AC
ZONING:	"UNZONED"
SCENARIOS:	
HUNTS BRIDGE ROAD:	47'
FRONT:	307'
DEPT:	6'
BACK:	6'
PROPOSED ROADWAY:	15,982 LF (54' X 135 TP.)
PROPOSED LOTS:	148 LOTS (54' X 135 TP.)
DENSITY:	(MIN. 7,000 SF)
	2.33 LOTS/AC
*LAYOUT IS SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL.	

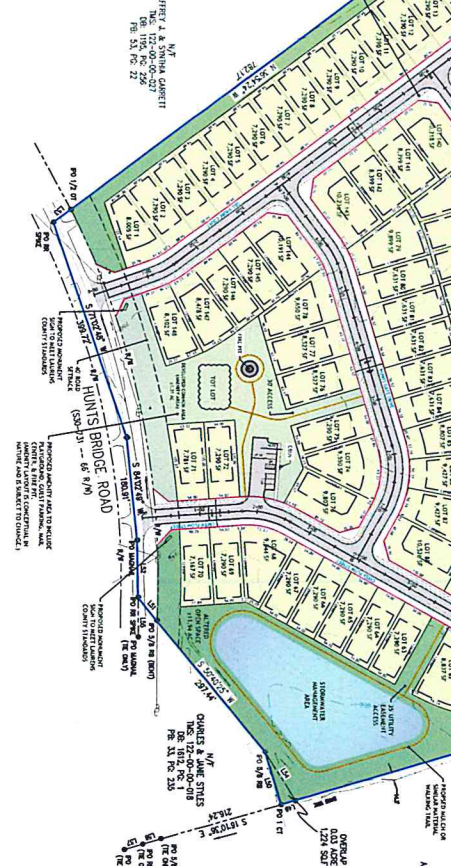
PREPARED BY:	
COMPANY:	BLUWATER CIVIL DESIGN, LLC
ADDRESS:	718 LONDES HILL ROAD, GREENVILLE, SC 29607
CONTACT:	PAUL J. HARRISON, P.E.
EMAIL:	PHARRISON@BLUWATERCIVIL.COM
CONSULTING ENGINEER:	
COMPANY:	ALBERTSON CONSULTING, LLC
ADDRESS:	1000 W. 10TH STREET, GREENVILLE, SC 29604
CONTACT:	PAUL W. ALBERTSON, P.E.
EMAIL:	PAUL@ALBERTSONCONSULTING.COM
SUBMITTER:	
COMPANY:	ARROY MOUNTAIN SERVICES, LLC
ADDRESS:	1000 W. 10TH STREET, GREENVILLE, SC 29604
CONTACT:	ARROY MOUNTAIN SERVICES
EMAIL:	ARROYMOUNTAIN@GMAIL.COM



LINE	BEARING	DISTANCE
1	N 27°01'57" E	78.111
2	N 15°50'40" E	52.298
3	N 15°50'40" E	52.298
4	N 20°15'43" E	44.639
5	N 68°18'15" E	22.882
6	S 51°28'54" E	42.853
7	N 28°20'20" E	54.636
8	N 28°20'20" E	54.636
9	N 07°15'51" W	48.339
10	N 60°37'51" E	48.888
11	N 28°21'30" E	38.432
12	N 27°21'28" E	26.919
13	S 51°29'08" E	25.270
14	S 51°29'08" E	25.270
15	N 63°14'57" E	45.951
16	N 83°58'25" E	20.881
17	N 40°01'10" E	50.939
18	N 63°30'06" E	55.653
19	N 73°44'34" E	25.592
20	N 88°47'07" E	93.771
21	N 88°47'07" E	93.771
22	S 60°18'42" E	52.220
23	N 35°29'45" E	74.002
24	N 35°29'45" E	74.002
25	S 89°24'55" E	23.033
26	S 60°58'29" E	40.255
27	S 75°52'05" E	30.177
28	S 75°52'05" E	30.177
29	S 60°50'17" E	38.068
30	S 50°53'37" E	27.061
31	S 57°29'18" E	60.441
32	N 70°08'05" E	28.279
33	S 70°08'05" E	28.279
34	S 70°08'05" E	28.279
35	S 49°22'07" E	18.066
36	N 68°29'49" E	63.777
37	N 68°29'49" E	63.777
38	N 58°11'10" E	106.968
39	S 62°34'17" E	81.113
40	N 87°24'52" E	43.879
41	N 87°24'52" E	43.879
42	N 74°08'30" E	41.335
43	S 61°21'12" E	35.938
44	S 61°21'12" E	35.938
45	S 68°58'53" E	28.633
46	N 51°54'29" E	17.967
47	N 54°18'20" E	48.827
48	N 16°03'03" E	25.440
49	S 73°09'03" W	96.540
50	S 73°09'03" W	96.540
51	S 50°42'01" W	53.599
52	N 88°44'51" W	99.998
53	N 28°20'20" E	102.049
54	N 89°33'56" E	69.691
55	S 16°20'02" E	33.644
56	S 16°20'02" E	33.644
57	S 16°08'34" E	33.677

SITE LEGEND	
	DEVELOPED COMMON AREA
	ALTERED OPEN SPACE
	UNALTERED OPEN SPACE
	ROADWAY
	ASPHALT PAVEMENT SECTION
	54' WIDE LOTS
	SEWER
	PROPERTY LINDER, O.W.
	PROPOSED BUILDING SETBACK LINE
	ROADWAY
	PROPOSED 5' W
	PROPOSED 6' ROAD
	EXISTING EDGE OF PAVEMENT

- GENERAL NOTES**
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONE WAY.
 - PUBLIC WATER IS AVAILABLE VIA A 2,200 LF WATER MAIN EXTENSION FROM HUNTS BRIDGE ROAD & CHAMBER ROAD TO THE SITE PROVIDED SPLITTING SEWER IS AVAILABLE VIA PUMP STATION ALONG SULLMAN ROAD. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITIES SERVICES. ESTABLISHED ALONG ALL SIDE AND INTERIOR READ PROPERTY LINES. IF EXISTENCE SHALL BE ESTABLISHED ALONG EXTENSION ROADWAY OF THE SUBDIVISION EXISTENCE, PROPERTY OWNERS SHALL HAVE ESTABLISHED.
 - A SITE WATER MANAGEMENT AND EROSION REDUCTION PLAN SHALL BE SUBMITTED TO LAURENS COUNTY PLANNING AND P.C. FOR APPROVAL FOR THAT PROPERTY.
 - LAURENS COUNTY SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY NEW ROADS WITHIN DEVELOPMENT. ROADWAY SHALL BE APPROVED FOR THAT PROPERTY.
 - ALL NEW ROADS WITHIN DEVELOPMENT SHALL HAVE A 50' MIN. ROADWAY WIDTH WITHIN DEVELOPMENT. ROADWAY SHALL BE APPROVED FOR THAT PROPERTY.
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CHAPMAN, N.E. 1414

1" = 100' HORIZ.

1" = 100' VERT.

PP-1

Preliminary Plat

BRIDGEWAY
 (SFR Subdivision - Preliminary)
 Hunts Bridge Road - Durbin Road
 Laurens County, SC

blueWATER
 civil design

bluewater civil design, llc
 718 Londes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Paul J. Harrison, P.E.
 License No. 34282
 Albertson Consulting, P.C.
 License No. 34282

SITE DATA	
TAX MAP NO.:	121-00-005
SITE AREA:	437.38 AC
ZONING:	UNZONED
STRAIGHTENED HUNTS BRIDGE ROAD:	42'
FRONT:	20'
DEPTH:	0'
PROPOSED ROADWAY:	45,981 LF (50' PUBLIC ROW)
PROPOSED LOTS:	148 LOTS (54' X 137' TR.)
DENSITY:	2.38 LOTS/AC
UNZONED IS SUBJECT TO LAURENS COUNTY PLANNING AND P.C. APPROVAL.	

DEVELOPER	
COMPANY:	LAURENS CIVIL DESIGN, LLC
ADDRESS:	1000 W. GREENVILLE, SC 29607
CONTACT:	FRANK ELLIOTT
EMAIL:	FRANK@ELLITTON.COM
CIVIL ENGINEER	
COMPANY:	LAURENS CIVIL DESIGN, LLC
ADDRESS:	1000 W. GREENVILLE, SC 29607
CONTACT:	MATTHEW TITTON
EMAIL:	MATTHEW@ELLITTON.COM
SUPERVISOR	
COMPANY:	LAURENS CIVIL DESIGN, LLC
ADDRESS:	1000 W. GREENVILLE, SC 29607
CONTACT:	FRANK ELLIOTT
EMAIL:	FRANK@ELLITTON.COM

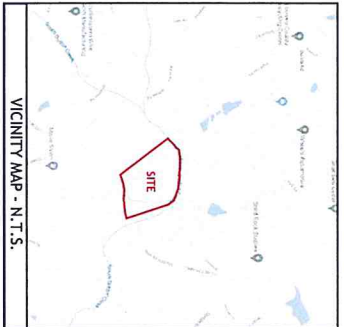
JOHN W. REYNOLDS, JR. PROJECT
 117.5 AC UNZONED OPEN SPACE (14.87%)
 115.3 AC UNZONED OPEN SPACE (26.38%)
 118.80 TOTAL ACRES (27.25%)

OPEN SPACE TABLE

OPEN SPACE REQUIRED:	114.35 ACRES (26%)
OPEN SPACE PROVIDED:	115.3 AC UNZONED OPEN SPACE (14.87%) 115.3 AC UNZONED OPEN SPACE (26.38%) 118.80 TOTAL ACRES (27.25%)

GENERAL NOTES

1. ALL NEW LOTS TO HAVE UTILITY ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE VIA A 2.200 LF WATER MAIN EXTENSION FROM HUNTS BRIDGE ROAD TO CHAPMAN ROAD TO THE SITE PROVIDED.
3. SANITARY SEWER IS AVAILABLE VIA RAMP STATION ALONG SULLIVAN ROAD.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. ALL SIDE AND INTERIOR REAR PROPERTY LINES, TO EXAMINER'S SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION.
6. EXISTING AND PROPOSED ROADWAY AND DRIVEWAY FRONTAGE SHALL BE MAINTAINED FOR THE PROPERTY AND SHALL BE OPENED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THAT PROPERTY.
7. LAURENS COUNTY SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF DRIVEWAYS.
8. DRIVEWAYS WITHIN DEVELOPMENT SHALL HAVE A 5' SIDEWALK.
9. ALL WORK WITHIN THE PUBLIC ROW SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND SHALL BE OPENED FOR ROADWAY USE.
10. ALL NEW ROADWAYS SHALL HAVE 20' MIN. PAVED WIDTH WITH 4' MIN. UNPAVED SHOULDERS.
11. MATERIALS TO BE DECIDED DURING DESIGN.
12. ROADWAYS TO BE CONTROLLED BY LAURENS COUNTY EMT.



SITE LEGEND	
[Green Box]	DEVELOPED COMMON AREA
[Light Green Box]	ALTERED OPEN SPACE
[Dark Green Box]	UNZONED OPEN SPACE
[White Box]	FLOORPLAN
[Grey Box]	ASPHALT PAVED DRIVE SECTION
[Yellow Box]	54' WIDE LOTS
[Dotted Box]	SIDEWALK
[Blue Line]	PROPERTY LINE (P.O.W.)
[Red Line]	PROPOSED BUILDING SETBACK LINE
[Black Line]	FLOORPLAN
[Red Line]	PROPOSED B/W
[Red Line]	PROPOSED C/A ROAD
[Red Line]	EXISTING EDGE OF PAVEMENT

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BRIDGEWAY
 (SFR Subdivision - Preliminary)
 Hunts Bridge Road & Durbin Road
 Laurens County, SC

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Preliminary
 Landscape Plan
 LS-1

Sample Common Area Amenities:

Sample 1: Walking Trail



Sample 2: Fire Pit



Sample 3: Tot Lot

