City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8267

Planning Commission Final Agenda

Monday, July 10, 2023

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair
Andrew Brink, Vice Chair
Mary McGetrick, Secretary
Jimm Garlock
Fred Gulley
Joseph Holcomb
Mary Madden
Brad Payne
Porter Winston

Senior Assistant City Attorney Blake Pennington

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 26, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0024: Administrative Item (2996 N. OLD MISSOURI RD/STAGE STATION, 253):

Submitted by JORGENSEN & ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved conditional use permit. - Gretchen Harrison, Senior Planner

3. ADM-2023-0023: Administrative Item (2996 N. OLD MISSOURI RD/STAGE STATION, 253):

Submitted by JORGENSEN & ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved large scale development. - Gretchen Harrison, Senior Planner

Unfinished Business

New Business

4. VAR-2023-0024: Planning Commission Variance (2879 S. COBALT AVE/DR HORTON HOMES, 684):

Submitted by DR HORTON HOMES for property located at 2879 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for variances to residential design standards and to typical driveway length requirements. - Jessica Masters, Development Review Manager

5. PPL-2023-0003: Preliminary Plat (SE CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR./LIVINGSTON, 255):

Submitted by JORGENSEN AND ASSOCIATES for property located at the SE

CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR. The property is split zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 15.27 acres. The request is for the preliminary plat of 56 residential lots and one detention lot. - Donna Wonsower, Planner

6. LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD/SOUTHERNWOODS CLUSTER DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for twelve cluster housing developments with a total of 134 single family units. - Gretchen Harrison, Senior Planner

7. CUP-2023-0063: Conditional Use Permit (887 S. LT COL LEROY POND AVE/TIFFANY, 561):

Submitted by RICHARD TIFFANY for property located at 887 S. LT COL LEROY POND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.28 acres. The request is for a campground in RMF-24 zoning. - Gretchen Harrison, Senior Planner

8. CUP-2023-0067: Conditional Use Permit (1035 N. BETTY JO DR/MAPLE TERRACE, 439):

Submitted by R&D PROPERTY SOLUTIONS for property located at 1035 N. BETTY JO DR. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approximately 1.90 acres. The request is for Use Unit 26: Multi-Family Dwellings in R-O zoning. - Gretchen Harrison, Senior Planner

9. RZN-2023-0016: Rezoning (2900 N. HUGHMOUNT RD/RENNER, 243):

Submitted by ATLAS PLS for property located at 2900 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 4.35 acres. The request is to rezone the property to RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE. - Gretchen Harrison, Senior Planner

10. CUP-2023-0055: Conditional Use Permit (2658 N. MCALLISTER ALY/BATTISTO, 293):

Submitted by DNB REAL ESTATE for property located at 2658 N. MCALLISTER ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

ITEM WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

11. CUP-2023-0062: Conditional Use Permit (2575 S. COBALT AVE/KRUSE, 645):

Submitted by CARMEL KRUSE for property located at 2575 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

12. CUP-2023-0065: Conditional Use Permit (2666 N. GULLEY GROVE CIR/HERRING, 293):

Submitted by WILLIAM HERRING for property located at 2666 N. GULLEY GROVE CIR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.05 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0066: Conditional Use Permit (117 E. 9TH ST/HUNT, 563):

Submitted by TONYA CLINE for property located at 117 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.04 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

14. CUP-2023-0068: Conditional Use Permit (3869 W. SOMERVILLE LN./ROUSE-WALKER PROPERTIES, 478):

Submitted by RAMPART ENTERPRISES INC for property located at 3869 W. SOMERVILLE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.11 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

15. FPL-2022-0010: Final Plat (191 N. HAWKSTONE DR/BROOKLANDS AT MTN RANCH PH 4, 479):

Submitted by JORGENSEN & ASSOC. for property located at 191 N. HAWKSTONE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER and contains approximately 49.56 acres. The request is to subdivide the property into 21 lots. - Jessica Masters, Development Review Manager

Agenda Session Items

16. Planning Commissioners to tour LSD-2022-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) after agenda session with the project representative, Brian Teague.

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address you comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

Interpreters of TDD, Telecomminications Device for the Deaf, are available for all public hearings, 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

As a courtesy please turn off all cell phones and pagers.

(pg. 1) Planning Commission		Monday, 6/26/2023				
Time:	5:30p					
Staff :	☐ Melissa Evans ☐ John Scott ☒ Jessie Masters ☒ Gretchen Harrison ☒ Donna Wonsower					
	☐ Britin Bostick ☐ Sherry Smith ☒ Josh Boccaccio ☐ Melissa Boyd ☒ Fire Marshall ☐ Chris Brown ☐ Alan Pugh					
	Roll Call	**1) Minutes 05-22-2023 & 6-12-2023**	**2) ADM-2023-0022 (SMYTH HOUSE CLUSTER DEVELOPMENT)**	**3) VAR-2023-0018 (BROOKLANDS AT MTN RANCH PH. 2)**	**4) VAR-2023-0020 (WRMC FUTRALL DRIVE IMPROVEMENTS)**	**5) VAR-2023-0019 (BAUMANN AND CROSNO CONSTRUCTION)**
Garlock	1	1	1	1	1	[redacted]
Madden	1	1	1	1	1	
Payne	1	1	1	1	1	
Gulley	1	1	1	1	1	
Holcomb	1	1	1	1	1	
Winston	1	1	1	1	1	
McGetrick	1	1	1	1	1	
Sparkman	[redacted]					
Brink	1	1	1	1	1	
Agenda		**Consent**	**Consent**	**Consent**	**Consent**	**Old**
Motion By		Winston	Winston	Winston	Winston	
Motion 2nd		Garlock	Garlock	Garlock	Garlock	
Vote		8-0-0	8-0-0	8-0-0	8-0-0	
Action		Approve	Approve	Approve	Approve	WITHDRAWN BY APPLICANT
Time		5:35 PM	5:35 PM	5:35 PM	5:35 PM	
Motion Detail		Motion Passed	Motion Passed	Motion Passed	Motion Passed	

(pg. 2) Planning Commission	Monday, 6/26/2023				
	6) ADM-2023-0020 (POOCH PLAZA)	7) VAR-2023-0021 (FIRE STATION 2)	8) CUP-2023-0058 (ADVANCED AUTO PARTS)	9) CUP-2023-0052 (FRITCHIE FARMS LLC)	10) CUP-2023-0057 (KW BRYANT HOLDINGS)
Garlock	1	1	0	1	1
Madden	1	1	0	1	1
Payne	1	1	1	1	1
Gulley	1	1	1	1	1
Holcomb	1	1	1	1	0
Winston	1	1	1	1	0
McGetrick	1	1	1	1	1
Sparkman					
Brink	1	1	1		0
Agenda	Old	Old	Old	Old	Old
Motion By	Garlock	Winston	Winston	Payne	Garlock
Motion 2nd	Winston	Payne	Payne	Madden	Madden
Vote	8-0-0	8-0-0	6-2-0	8-0-0	5-2-0
Action	Approve	Approve	Approve	Approve	Deny
Time	5:40 PM	5:56 PM	6:09 PM	6:14 PM	7:12 PM
Motion Detail	Motion Passed No public comment	Motion passed striking the condition to remove the 2nd driveway. No public comment	Motion Passed with all conditions as recommended by staff. No public comment	Motion Passed with all conditions as recommended by staff. No public comment	Motion Passed, item denied by Planning Commission 15 public comment

	CUP-2023-0054 (AGUILAR)	12) VAR-2023-0025 (BOND)	13) RZN-2023-0015 (BURLESON-MCCLURE)	14) CUP-2023-0056 (SMITH)	15) CUP-2023-0060 (JRG US HOLDINGS
Garlock	1	1	1	1	1
Madden	1	1	1	1	1
Payne	1	1	1	1	1
Gulley		1	1	1	1
Holcomb	1	1	1	1	1
Winston	1	1	1	1	1
McGetrick	1	1	1	1	1
Sparkman					
Brink	1	1	1	1	1
Agenda	Old	NEW	NEW	New	New
Motion By	Winston	Garlock	Payne	Madden	Garlock
Motion 2nd	Garlock	Payne	Winston	Garlock	Gulley
Vote	7-0-0	8-0-0	8-0-0	8-0-0	8-0-0
Action	Approve	Approve	Forward	Approve	Approve
Time	7:27 PM	7:45 PM	7:52 PM	7:58 PM	8:04 PM
Motion Detail	Motion Passed with all conditions as recommended by staff. 3 public comment	Motion Passed with all conditions as recommended by staff. 2 public comment	Motion Passed with a recommendation of approval. No public comment	Motion Passed with all conditions as recommended by staff. No public comment	Motion Passed with all conditions as recommended by staff. No public comment

(pg. 4) Planning Commission			Monday, 6/26/2023		
	16)VAR-2023-0022 (DICKSON SQUARE)	17) CUP-2023-0059 (HALL)	18) CUP-2023-0061 (LEETH)		
Garlock	[redacted]				
Madden					
Payne					
Gulley					
Holcomb					
Winston					
McGetrick					
Sparkman					
Brink					
Agenda	NEW	NEW	NEW		
Motion By					
Motion 2nd					
Vote					
Action	WITHDRAWN BY STAFF	WITHDRAWN BY STAFF	WITHDRAWN BY STAFF		
Time					
Motion Detail	Lack of public notification	Lack of public notification	Lack of public notification		

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 10, 2023

SUBJECT: **ADM-2023-0024: Administrative Item (2996 N. OLD MISSOURI RD./STAGE STATION, 253):** Submitted by JORGENSEN AND ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE; NC, NEIGHBORHOOD CONSERVATION; and NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved conditional use permit.

RECOMMENDATION:
Staff recommends approval of **ADM-2023-0024**.

RECOMMENDED MOTION:
*"I move to approve **ADM-2023-0024** with conditions as recommended by staff."*

BACKGROUND:
The subject property is in northeast Fayetteville just east of the intersection of Old Missouri Road and Rolling Hills Drive. The property contains approximately 39.07 acres and is split-zoned RSF-4, Residential Single-Family, Four Units per Acre; NC, Neighborhood Conservation; and NS-G, Neighborhood Services-General. A conditional use permit to allow multi-family development in NS-G zoning was approved by the Planning Commission in April of 2022 (CUP-2022-0004). Large scale development approval for a mixed-use development with 27 multi-family townhomes, 10 single-family homes, and 4,080 square feet of commercial/retail space was approved by the Planning Commission in May of 2022 (LSD-2022-0012). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Butterfield Trail Elementary; Single-Family Residential	P-1, Institutional; RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	NS-G, Neighborhood Services-General; RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Religious Institution; Commercial; Single-Family Residential	P-1, Institutional; R-O, Residential-Office; RSF-4, Residential Single-Family, Four Units per Acre

Request: The applicant is requesting a one-year extension to their conditional use permit which expired on April 11, 2023. The applicant submitted a letter requesting the extension on May 24, 2023, within the 18-month time limit that they are allotted to request a one-year extension from

the Planning Commission per UDC §166.20, Expiration of Approved Plans and Permits.

Public Comment: To date, staff has received no public comment on this item.

DISCUSSION:
Staff recommends approval of the applicant's extension request. The request was received before October 11, 2023, which is the deadline for the applicant to request that the Planning Commission extend their approval for up to one additional year. A grading permit for the project was issued in December of last year and building permits were applied for in early May, just after the conditional use permit's expiration. Staff finds that the applicant is close to securing all permits and approvals required to complete construction of this development and is supportive of the request for a one-year extension since it would allow the project to continue moving forward.

RECOMMENDATION: Staff recommends approval of **ADM-2023-0024** with the following conditions:

Conditions of Approval:

1. A one-year extension for CUP-2022-0004 will expire on April 11, 2024;

2. All other conditions of approval associated with CUP-2022-0004 not affected by this extension shall remain in effect; and

3. Approval of this conditional use permit extension does not constitute approval of associated permits or entitlements not fully reviewed at this time.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
    - §166.20 Expiration of Approved Plans and Permits
- CUP-2022-0004 Conditions of Approval
- CUP-2022-0004 Exhibit
- Applicant Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map

166.20 Expiration Of Approved Plans And Permits

(A) Applicability. The provisions of this section apply to all of the following plans and permits:

(1) Preliminary plats;

(2) Planned zoning district developments;

(3) Conditional uses;

(4) Large-scale developments;

(5) Lot splits;

(6) Physical alteration of land permits;

(7) Storm water, drainage, and erosion control permits;

(8) Tree preservation plans; and

(9) Floodplain development permits.

(B) Time Limit.

(1) Tasks to Be Completed. All of the above-enumerated plans and permits are conditioned upon the applicant accomplishing the following tasks within one (1) year from the date of approval:

(a) For any renovation or new construction, receive all building permits for the project; and/or,

(b) For a Planned Zoning District, comply with the approved phasing plan; and/or

(c) For a lot split, record a deed or survey at the Washington County Circuit Clerk's Office, stamped for recordation by the City Planning Division; and/or,

(d) Receive a business license; and/or,

(e) Receive all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project.

(2) Administrative Extension Within One (1) Year. Prior to the expiration of the one (1) year time limit, an applicant may request the Zoning and Development Administrator to extend the period to accomplish the tasks by up to one (1) additional year. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit. Extensions that are not permitted administratively may be requested of the Planning Commission within ten (10) days of the final administrative decision.

(3) Planning Commission Extension Within Eighteen (18) Months. Should an applicant miss the deadline to request an administrative extension, within eighteen (18) months of the date of approval the applicant may request the Planning Commission to extend the period up to one (1) additional year from the original date of approval, subject to the burden of showing good cause as described in this section.

(4) Planning Commission Extension. Prior to the expiration of any allowed extension period (maximum of two (2) years from the date of original approval), an applicant may request the Planning Commission to extend the period to accomplish the tasks by up to one (1) additional year, if the plans and permits are substantially the same as those originally approved. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit and the permitted extension period. Extensions beyond three (3) years from the original date of approval shall not be permitted.

(5) Ordinance Amendments. To receive approval of an extension, the applicant shall comply with all applicable zoning and development requirements that have been adopted subsequent to the original project approval. Projects that must be substantially modified to meet new code requirements are subject to Ch. 166.05(F) Modifications.

(6) Variances. Variances from applicable zoning and development requirements that have been adopted subsequent to the original project approval shall be reviewed by the Planning Commission prior to approval of the extension.

(7) Expiration. If the required task(s) are not completed within one (1) year from the date of approval or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(C) Three (3) Year Time Limit.

(1) Tasks to Be Complete. All of the above-enumerated plans and permits are also conditioned upon the applicant completing the project and receiving final inspection approval and/or a final Certificate of Occupancy permit within three (3) years from the date of issuance of a building permit or receipt of all permits and approval required to complete construction of the project.

(2) Extensions. Prior to the expiration of the three (3) year time limit, an applicant may request the Planning Commission to extend the three (3) year period to complete the project by up to two (2) additional years. The applicant has the burden to show good cause why the project could not reasonably be completed within the three (3) year time limit.

(3) Expiration. If the applicant fails to meet the requirements of subsection (C)(1) within three (3) years from the date of issuance of a building permit/receipt of all permits and approval required or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(Ord. No. 5155, 7-15-08); Ord. No. 5425, 8-2-11)

CUP-2022-0004 Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties;**
   Staff recommends that the proposed use is compatible with surrounding properties, given the findings in the report below;

2. The proposed multifamily development is required to meet the design regulations in UDC §166.23 – Urban Residential Design Standards;

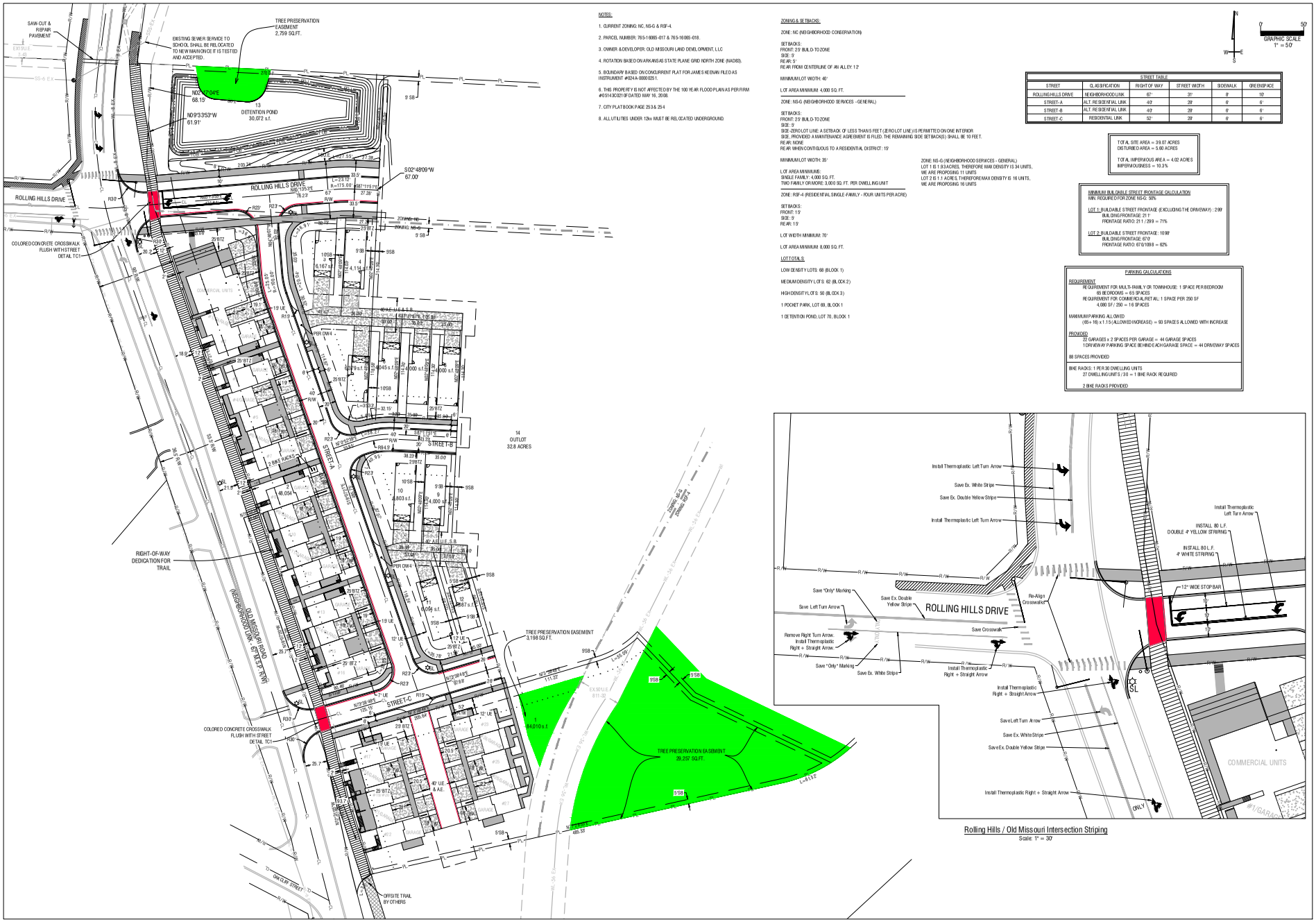
3. Screening shall be provided in accordance with the City's perimeter landscaping requirements listed in UDC §177.

4. Variances to UDC §166.08(F)(2), §166.23(C)(2)(a)(ii) and a determination for the use of the Alternative Residential Link Street outside the Hillside Hilltop Overlay District are required prior to approval of the associated large scale development;

5. Approval of this conditional use permit does not grant development entitlement for the proposed structures; separate development entitlement and permitting shall be required as outlined in the Unified Development Code;

6. Any future expansion or change in the use shall require Planning Commission approval; and

7. Conditional Use Permit approval shall be valid for one year.



Rolling Hills / Old Missouri Intersection Striping
Scale: 1" = 30'

NOTES:

1. CURRENT ZONING: NC, NS-G & RSF-4.
2. PARCEL NUMBER: 765-16065-017 & 765-16065-018.
3. OWNER & DEVELOPER: OLD MISSOURI LAND DEVELOPMENT, LLC
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON CONQURRENT PLAT FOR JAMES KEOWN FILED AS INSTRUMENT #2024-00000251.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0210F DATED MAY 16, 2008.
7. CITY PLAT BOOK PAGE 253 & 254
8. ALL UTILITIES UNDER 12kv MUST BE RELOCATED UNDERGROUND.

ZONING & SETBACKS:

ZONE: NC (NEIGHBORHOOD CONSERVATION)

SETBACKS:
FRONT: 2'9 BUILD-TO ZONE
SIDE: 5'
REAR: 5'
REAR FROM CENTERLINE OF AN ALLEY: 12'

MINIMUM LOT WIDTH: 40'

LOT AREA MINIMUM: 4,000 SQ. FT.

ZONE: NS-G (NEIGHBORHOOD SERVICES - GENERAL)

SETBACKS:
FRONT: 2'9 BUILD-TO ZONE
SIDE: 5'
SIDE: ZERO LOT LINE: A SETBACK OF LESS THAN 5 FEET (ZERO LOT LINE) IS PERMITTED ON ONE INTERIOR SIDE, PROVIDED A MAINTENANCE AGREEMENT IS FILED. THE REMAINING SIDE SETBACK(S) SHALL BE 10 FEET.
REAR: NONE
REAR WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'

MINIMUM LOT WIDTH: 35'

LOT AREA MINIMUMS:
SINGLE FAMILY: 4,000 SQ. FT.
TWO FAMILY OR MORE: 3,000 SQ. FT. PER DWELLING UNIT

ZONE: RSF-4 (RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE)

SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15'

LOT WIDTH MINIMUM: 70'

LOT AREA MINIMUM: 8,000 SQ. FT.

LOT TOTALS:

LOW DENSITY LOTS: 68 (BLOCK 1)

MEDIUM DENSITY LOTS: 62 (BLOCK 2)

HIGH DENSITY LOTS: 50 (BLOCK 3)

1 POCKET PARK, LOT 69, BLOCK 1

1 DETENTION POND, LOT 70, BLOCK 1

ZONE: NS-G (NEIGHBORHOOD SERVICES - GENERAL)
LOT 1 IS 1.93 ACRES, THEREFORE MAX DENSITY IS 34 UNITS, WE ARE PROPOSING 11 UNITS
LOT 2 IS 1.1 ACRES, THEREFORE MAX DENSITY IS 19 UNITS, WE ARE PROPOSING 18 UNITS

GRAPHIC SCALE 1" = 50'

STREET TABLE

STREET	CLASSIFICATION	RIGHT-OF-WAY	STREET WIDTH	SIDEWALK	GREENSPACE
ROLLING HILLS DRIVE	NEIGHBORHOOD LINK	61'	31'	8'	10'
STREET-A	ALT. RESIDENTIAL LINK	40'	28'	6'	6'
STREET-B	ALT. RESIDENTIAL LINK	40'	28'	6'	6'
STREET-C	RESIDENTIAL LINK	52'	28'	6'	6'

TOTAL SITE AREA = 39.07 ACRES
DISTURBED AREA = 5.00 ACRES

TOTAL IMPERVIOUS AREA = 4.02 ACRES
IMPERVIOUSNESS = 10.3%

MINIMUM BUILDABLE STREET FRONTAGE CALCULATION
MIN. REQUIRE D FOR ZONE NS-G: 50%

LOT 1: BUILDABLE STREET FRONTAGE (EXCLUDING THE DRIVEWAY) : 299'
BUILDING FRONTAGE: 211'
FRONTAGE RATIO: 211 / 299 = 71%

LOT 2: BUILDABLE STREET FRONTAGE: 109'
BUILDING FRONTAGE: 67'
FRONTAGE RATIO: 67'/109' = 62%

PARKING CALCULATIONS

REQUIREMENT
REQUIREMENT FOR MULTI-FAMILY OR TOWNHOUSE: 1 SPACE PER BEDROOM
65 BEDROOMS = 65 SPACES
REQUIREMENT FOR COMMERCIAL/RETAIL: 1 SPACE PER 250 SF
4,000 SF / 250 = 16 SPACES

MAXIMUM PARKING ALLOWED
(65+16) x 1.15 (ALLOWED INCREASE) = 93 SPACES ALLOWED WITH INCREASE

PROVIDED
22 GARAGES x 2 SPACES PER GARAGE = 44 GARAGE SPACES
1 DRIVEWAY PARKING SPACE BEHIND EACH GARAGE SPACE = 44 DRIVEWAY SPACES

88 SPACES PROVIDED

BIKE RACKS: 1 PER 30 DWELLING UNITS
27 DWELLING UNITS / 30 = 1 BIKE RACK REQUIRED

2 BIKE RACKS PROVIDED

JORGENSEN + ASSOCIATES
Civil Engineering • Surveying • Land Development
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

Planning Commission
July 10, 2023
ADM-2023-0024 (STAGE STATION)

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: STAGE STATION

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 4/20/2022
DRAWN BY: PM/CZ/BJ
PROJECT #2021-161
FILE PATH: Z:\LOTS\2021161
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES No. 725 — ARKANSAS ENGINEER

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE E. JORGENSEN

SHEET TITLE

LARGE SCALE DEVELOPMENT PLAN

SHEET NUMBER

C1.3

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

May 24, 2023

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72703

CoF Job #
J+A Job #2021161

Attn: Planning
Re: Stage Station LSD + CUP

Please accept this request to extend LSD 2022-0012 & CUP 2022-004 for Stage Station.

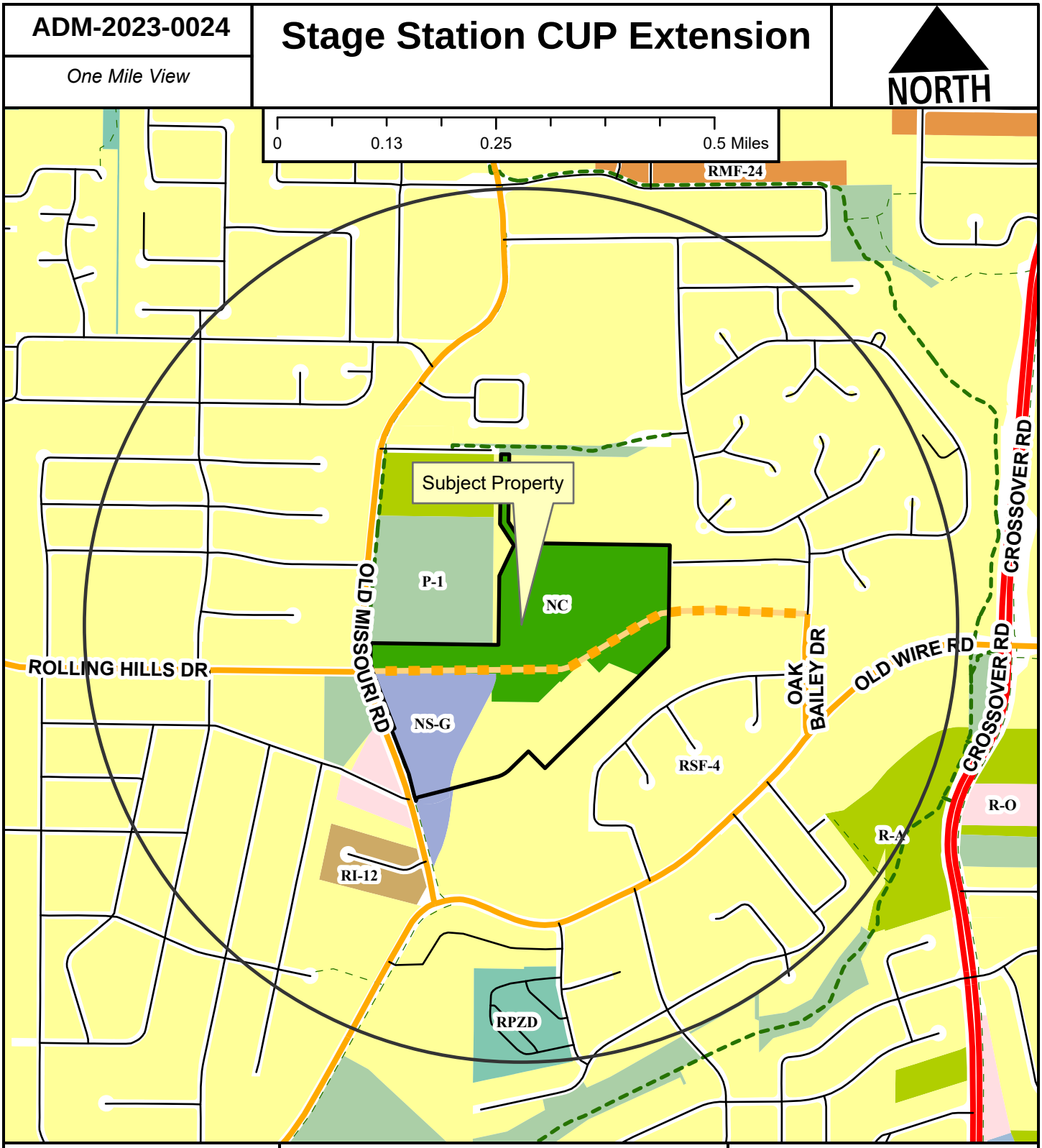
Sincerely;

Blake Jorgensen, P.E.

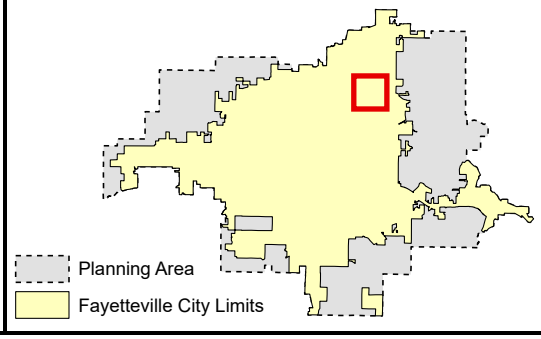
ADM-2023-0024

One Mile View

Stage Station CUP Extension



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

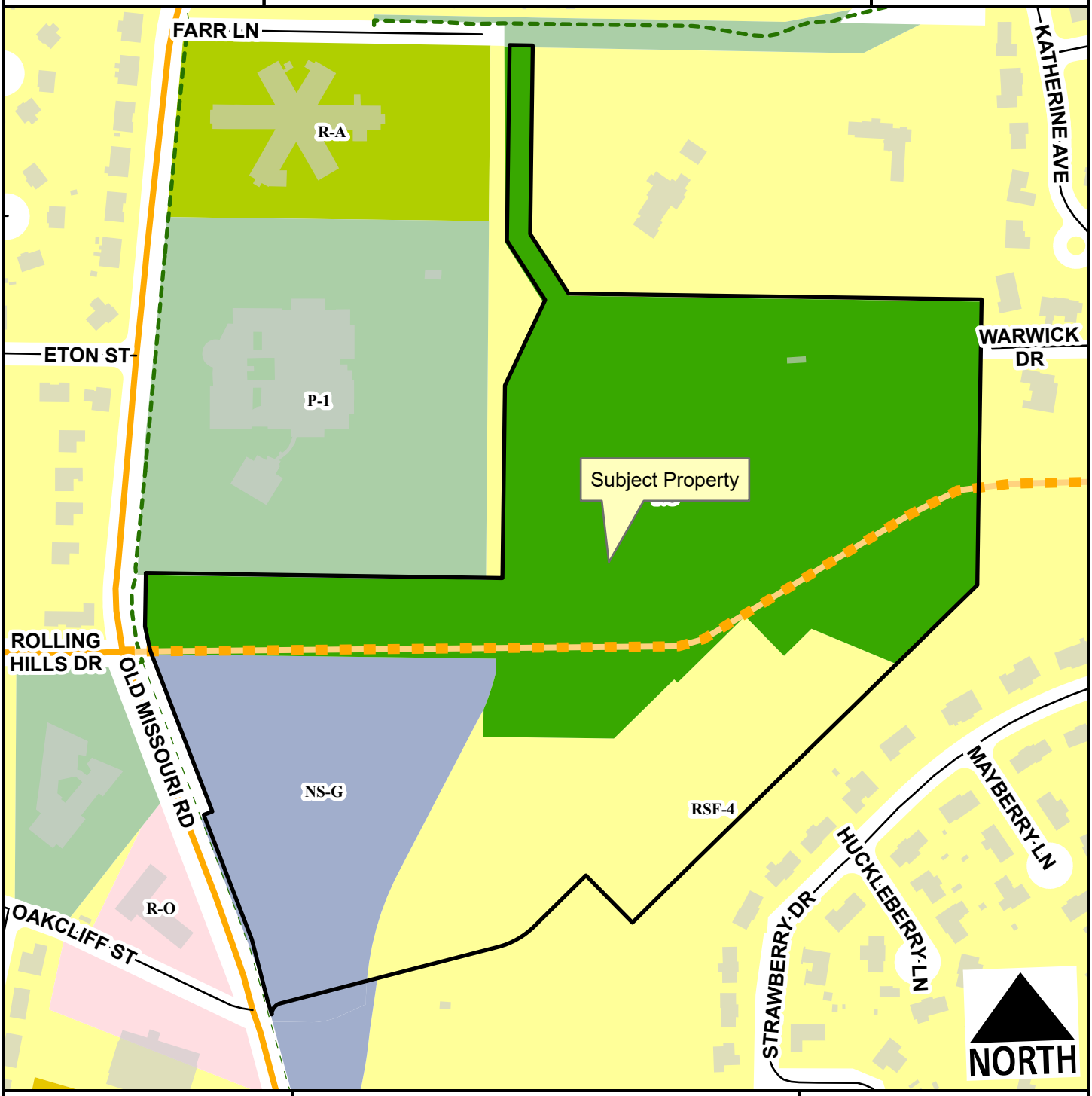
COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

ADM-2023-0024	Stage Station CUP Extension	
Close Up View		



- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)

Feet

0 115 230 460 690 920

1:3,750

- Residential-Agricultural
- RSF-4
- RI-12
- Residential-Office
- Neighborhood Services - Gen.
- Neighborhood Conservation
- P-1

ADM-2023-0024

Current Land Use

Stage Station CUP Extension

NORTH



Neighborhood Link
Residential Link
Planned Neighborhood Link
Trail (Proposed)
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 10, 2023

SUBJECT: **ADM-2023-0023: Administrative Item (2996 N. OLD MISSOURI RD./STAGE STATION, 253):** Submitted by JORGENSEN AND ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE; NC, NEIGHBORHOOD CONSERVATION; and NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved large scale development.

RECOMMENDATION:
Staff recommends approval of **ADM-2023-0023**.

RECOMMENDED MOTION:
*"I move to approve **ADM-2023-0023** with conditions as recommended by staff."*

BACKGROUND:
The subject property is in northeast Fayetteville just east of the intersection of Old Missouri Road and Rolling Hills Drive. The property contains approximately 39.07 acres and is split-zoned RSF-4, Residential Single-Family, Four Units per Acre; NC, Neighborhood Conservation; and NS-G, Neighborhood Services-General. A conditional use permit to allow multi-family development in NS-G zoning was approved by the Planning Commission in April of 2022 (CUP-2022-0004). Large scale development approval for a mixed-use development with 27 multi-family townhomes, 10 single-family homes, and 4,080 square feet of commercial/retail space was approved by the Planning Commission in May of 2022 (LSD-2022-0012). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Butterfield Trail Elementary; Single-Family Residential	P-1, Institutional; RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	NS-G, Neighborhood Services-General; RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Religious Institution; Commercial; Single-Family Residential	P-1, Institutional; R-O, Residential-Office; RSF-4, Residential Single-Family, Four Units per Acre

Request: The applicant is requesting a one-year extension to their large scale development which expired on May 9, 2023. The applicant submitted a letter requesting the extension on May 24, 2023, within the 18-month time limit that they are allotted to request a one-year extension from

the Planning Commission per UDC §166.20, Expiration of Approved Plans and Permits.

Public Comment: To date, staff has received no public comment on this item.

DISCUSSION:
Staff recommends approval of the applicant's extension request. The request was received before November 9, 2023, which is the deadline for the applicant to request that the Planning Commission extend their approval for up to one additional year. A grading permit for the project was issued in December of last year and building permits were applied for in early May, just prior to the large scale development's expiration. Staff finds that the applicant is close to securing all permits and approvals required to complete construction of this development and is supportive of the request for a one-year extension since it would allow the project to continue moving forward.

RECOMMENDATION: Staff recommends approval of **ADM-2023-0023** with the following conditions:

Conditions of Approval:

1. A one-year extension for LSD-2022-0012 will expire on May 9, 2024;

2. All other conditions of approval associated with LSD-2022-0012 not affected by this extension shall remain in effect; and

3. Approval of this large scale development extension does not constitute approval of associated permits or entitlements not fully reviewed at this time.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
    - §166.20 Expiration of Approved Plans and Permits
- LSD-2022-0012 Conditions of Approval
- LSD-2022-0012 Exhibit
- Applicant Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map

166.20 Expiration Of Approved Plans And Permits

(A) Applicability. The provisions of this section apply to all of the following plans and permits:

(1) Preliminary plats;

(2) Planned zoning district developments;

(3) Conditional uses;

(4) Large-scale developments;

(5) Lot splits;

(6) Physical alteration of land permits;

(7) Storm water, drainage, and erosion control permits;

(8) Tree preservation plans; and

(9) Floodplain development permits.

(B) Time Limit.

(1) Tasks to Be Completed. All of the above-enumerated plans and permits are conditioned upon the applicant accomplishing the following tasks within one (1) year from the date of approval:

(a) For any renovation or new construction, receive all building permits for the project; and/or,

(b) For a Planned Zoning District, comply with the approved phasing plan; and/or

(c) For a lot split, record a deed or survey at the Washington County Circuit Clerk's Office, stamped for recordation by the City Planning Division; and/or,

(d) Receive a business license; and/or,

(e) Receive all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project.

(2) Administrative Extension Within One (1) Year. Prior to the expiration of the one (1) year time limit, an applicant may request the Zoning and Development Administrator to extend the period to accomplish the tasks by up to one (1) additional year. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit. Extensions that are not permitted administratively may be requested of the Planning Commission within ten (10) days of the final administrative decision.

(3) Planning Commission Extension Within Eighteen (18) Months. Should an applicant miss the deadline to request an administrative extension, within eighteen (18) months of the date of approval the applicant may request the Planning Commission to extend the period up to one (1) additional year from the original date of approval, subject to the burden of showing good cause as described in this section.

(4) Planning Commission Extension. Prior to the expiration of any allowed extension period (maximum of two (2) years from the date of original approval), an applicant may request the Planning Commission to extend the period to accomplish the tasks by up to one (1) additional year, if the plans and permits are substantially the same as those originally approved. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit and the permitted extension period. Extensions beyond three (3) years from the original date of approval shall not be permitted.

(5) Ordinance Amendments. To receive approval of an extension, the applicant shall comply with all applicable zoning and development requirements that have been adopted subsequent to the original project approval. Projects that must be substantially modified to meet new code requirements are subject to Ch. 166.05(F) Modifications.

(6) Variances. Variances from applicable zoning and development requirements that have been adopted subsequent to the original project approval shall be reviewed by the Planning Commission prior to approval of the extension.

(7) Expiration. If the required task(s) are not completed within one (1) year from the date of approval or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(C) Three (3) Year Time Limit.

(1) Tasks to Be Complete. All of the above-enumerated plans and permits are also conditioned upon the applicant completing the project and receiving final inspection approval and/or a final Certificate of Occupancy permit within three (3) years from the date of issuance of a building permit or receipt of all permits and approval required to complete construction of the project.

(2) Extensions. Prior to the expiration of the three (3) year time limit, an applicant may request the Planning Commission to extend the three (3) year period to complete the project by up to two (2) additional years. The applicant has the burden to show good cause why the project could not reasonably be completed within the three (3) year time limit.

(3) Expiration. If the applicant fails to meet the requirements of subsection (C)(1) within three (3) years from the date of issuance of a building permit/receipt of all permits and approval required or during an allowed extension period, all of the above-enumerated plans and permits shall be rendered null and void.

(Ord. No. 5155, 7-15-08); Ord. No. 5425, 8-2-11)

LSD-2022-0012 Conditions of Approval

1. **Planning Commission determination of street improvements.**
    a. *Staff recommends the N. Old Missouri Road frontage is constructed to include greenspace, curb, gutter, and street trees planted as shown in the proposed site plan. The developer shall be required to improve the intersection of E. Rolling Hills Drive and N. Old Missouri Road for the addition of a west bound leg, including additional signal equipment and modifications to pavement markings. Additionally, the applicant shall provide $64,750 amount toward the cost of 8' sidewalk, subject to approval of cost-share agreement with City Council;*
    b. *Staff recommends E. Rolling Hills Drive frontage is constructed to the Neighborhood Link Street standard, including a 30-foot paved width, two 6-inch curbs, and 10-foot greenspace and eight-foot sidewalk on both sides of the street;*
    c. *Staff recommends the frontages for Streets A and B are constructed to the Alternative Residential Link standard, including a 27-foot paved width, two six-inch curbs, and a six-foot greenspace and sidewalk on one side of the street.*
    d. *Staff recommends the frontage for Street C is constructed to the Residential Link Street standard, including a 27-foot paved width, two six-inch curbs, and six-foot greenspace and sidewalk on both sides of the street.*

Subdivision Committee recommended in favor of the recommended street improvements.

2. **Planning Commission determination of a variance of Fayetteville Unified Development Code §166.08(E) Block Layout/Connectivity to allow a double street frontage lot.** *Staff recommends approval of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the variance

3. **Planning Commission determination of a variance of Fayetteville Unified Development Code §166.08(F) Access Management to allow curb cuts at intervals of less than 50 feet.** *Staff recommends approval of the requested variance for the reasons outlined above;*

Subdivision Committee recommended in favor of the variance

1. Money in-lieu of parkland dedication amounting to $39,450 dollars for 30 multi-family and 10 single-family residential units. *Staff recommends in favor of money in-lieu, adjusted to the approved unit count, to be paid prior to building permit;*

2. All conditions of the associated conditional use permit (CUP-2022-0004) shall be met with the development;

3. All structures subject to the requirements in UDC §166.23 – Urban Residential Design Standards shall meet the requirements therein;

4. All comments from Planning staff must be addressed including:
    a. Please provide a line and dimensions for both the existing ROW and 2040 MSP ROW. Since the existing ROW varies please include a dimension at the narrowest point in addition to the 53.5' dimension that's currently shown;
    b. Confirm the number of commercial tenant spaces that will be offered; and

5. All remaining comments from other City departments and divisions, including Engineering, Urban Forestry, and 9/11 Addressing, shall be addressed;

6. Streetlights shall be installed in accordance with code at all street intersections and spaced every 300 feet;

7. Conditions of approval from Engineering, Urban Forestry, and Parks Department are included in the official conditions of approval;

Standard conditions of approval:

1. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;

2. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

3. All mechanical/utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. A note shall be clearly placed on the plat and all construction documents indicating this requirement;

4. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

5. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

6. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements;

7. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;

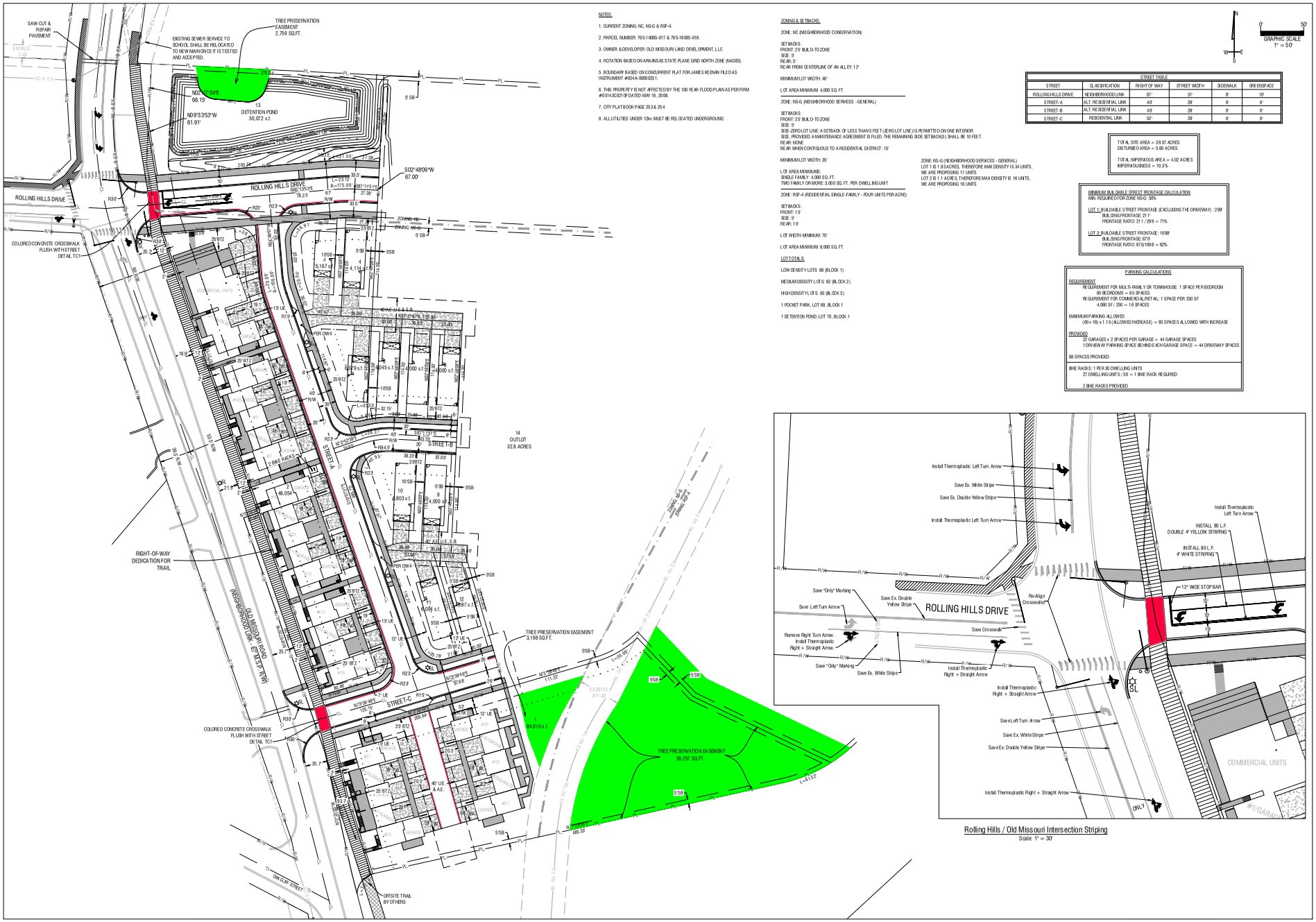
8. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation;

9. Large scale development shall be valid for one calendar year;

10. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

11. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and

12. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    e. Project Disk with all final revisions; and
    f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.



NOTES:

1. CURRENT ZONING: NC, NS-G & RSF-4.
2. PARCEL NUMBER: 765-16065-017 & 765-16065-018.
3. OWNER & DEVELOPER: OLD MISSOURI LAND DEVELOPMENT, LLC
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON CONCURRENT PLAT FOR JAMES KEOWN FILED AS INSTRUMENT #2024-00000251.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143C0210F DATED MAY 16, 2008.
7. CITY PLAT BOOK PAGE 253 & 254
8. ALL UTILITIES UNDER 12kv MUST BE RELOCATED UNDERGROUND.

ZONING & SETBACKS:

ZONE: NC (NEIGHBORHOOD CONSERVATION)

SETBACKS:
FRONT: 2'9' BUILD-TO ZONE
SIDE: 5'
REAR: 5'
REAR FROM CENTERLINE OF AN ALLEY: 1'2'

MINIMUM LOT WIDTH: 40'

LOT AREA MINIMUM: 4,000 SQ. FT.

ZONE: NS-G (NEIGHBORHOOD SERVICES - GENERAL)

SETBACKS:
FRONT: 2'9' BUILD-TO ZONE
SIDE: 5'
SIDE: ZERO LOT LINE: A SETBACK OF LESS THAN 5 FEET (ZERO LOT LINE) IS PERMITTED ON ONE INTERIOR SIDE, PROVIDED A MAINTENANCE AGREEMENT IS FILED. THE REMAINING SIDE SETBACK(S) SHALL BE 10 FEET.
REAR: NONE
REAR WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'

MINIMUM LOT WIDTH: 35'

LOT AREA MINIMUMS:
SINGLE FAMILY: 4,000 SQ. FT.
TWO FAMILY OR MORE: 3,000 SQ. FT. PER DWELLING UNIT

ZONE: RSF-4 (RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE)

SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15'

LOT WIDTH MINIMUM: 70'

LOT AREA MINIMUM: 8,000 SQ. FT.

LOT TOTALS:

LOW DENSITY LOTS: 68 (BLOCK 1)

MEDIUM DENSITY LOTS: 62 (BLOCK 2)

HIGH DENSITY LOTS: 50 (BLOCK 3)

1 POCKET PARK, LOT 69, BLOCK 1

1 DETENTION POND, LOT 70, BLOCK 1

ZONE: NS-G (NEIGHBORHOOD SERVICES - GENERAL)
LOT 1 IS 1.93 ACRES, THEREFORE MAX DENSITY IS 34 UNITS, WE ARE PROPOSING 11 UNITS
LOT 2 IS 1.1 ACRES, THEREFORE MAX DENSITY IS 19 UNITS, WE ARE PROPOSING 18 UNITS

GRAPHIC SCALE 1" = 50'

STREET TABLE

STREET	CLASSIFICATION	RIGHT-OF-WAY	STREET WIDTH	SIDEWALK	GREENSPACE
ROLLING HILLS DRIVE	NEIGHBORHOOD LINK	67'	31'	8'	10'
STREET-A	ALT. RESIDENTIAL LINK	40'	28'	6'	6'
STREET-B	ALT. RESIDENTIAL LINK	40'	28'	6'	6'
STREET-C	RESIDENTIAL LINK	52'	28'	6'	6'

TOTAL SITE AREA = 39.07 ACRES
DISTURBED AREA = 5.00 ACRES

TOTAL IMPERVIOUS AREA = 4.02 ACRES
IMPERVIOUSNESS = 10.3%

MINIMUM BUILDABLE STREET FRONTAGE CALCULATION
MIN. REQUIRE D FOR ZONE NS-G: 50%

LOT 1: BUILDABLE STREET FRONTAGE (EXCLUDING THE DRIVEWAY): 299'
BUILDING FRONTAGE: 211'
FRONTAGE RATIO: 211 / 299 = 71%

LOT 2: BUILDABLE STREET FRONTAGE: 109'
BUILDING FRONTAGE: 67'
FRONTAGE RATIO: 67'/109' = 62%

PARKING CALCULATIONS

REQUIREMENT
REQUIREMENT FOR MULTI-FAMILY OR TOWNHOUSE: 1 SPACE PER BEDROOM
65 BEDROOMS = 65 SPACES
REQUIREMENT FOR COMMERCIAL/RETAIL: 1 SPACE PER 250 SF
4,000 SF / 250 = 16 SPACES

MAXIMUM PARKING ALLOWED
(65 + 16) x 1.15 (ALLOWED INCREASE) = 93 SPACES ALLOWED WITH INCREASE

PROVIDED
22 GARAGES x 2 SPACES PER GARAGE = 44 GARAGE SPACES
1 DRIVEWAY PARKING SPACE BEHIND EACH GARAGE SPACE = 44 DRIVEWAY SPACES

88 SPACES PROVIDED

BIKE RACKS: 1 PER 30 DWELLING UNITS
27 DWELLING UNITS / 30 = 1 BIKE RACK REQUIRED

2 BIKE RACKS PROVIDED

Rolling Hills / Old Missouri Intersection Striping
Scale: 1" = 30'

JORGENSEN + ASSOCIATES
Civil Engineering • Surveying • Land Planning
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

Planning Commission
July 10, 2023
ADM-2023-0023 (STAGE STATION)

Page 26 of 602
Page 7 of 11

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: STAGE STATION

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 4/20/2022
DRAWN BY: PM/CZ/BJ
PROJECT #2021-161
FILE PATH: Z:\LOTS\2021161
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

LARGE SCALE DEVELOPMENT PLAN

SHEET NUMBER

C1.3

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Sincerely;

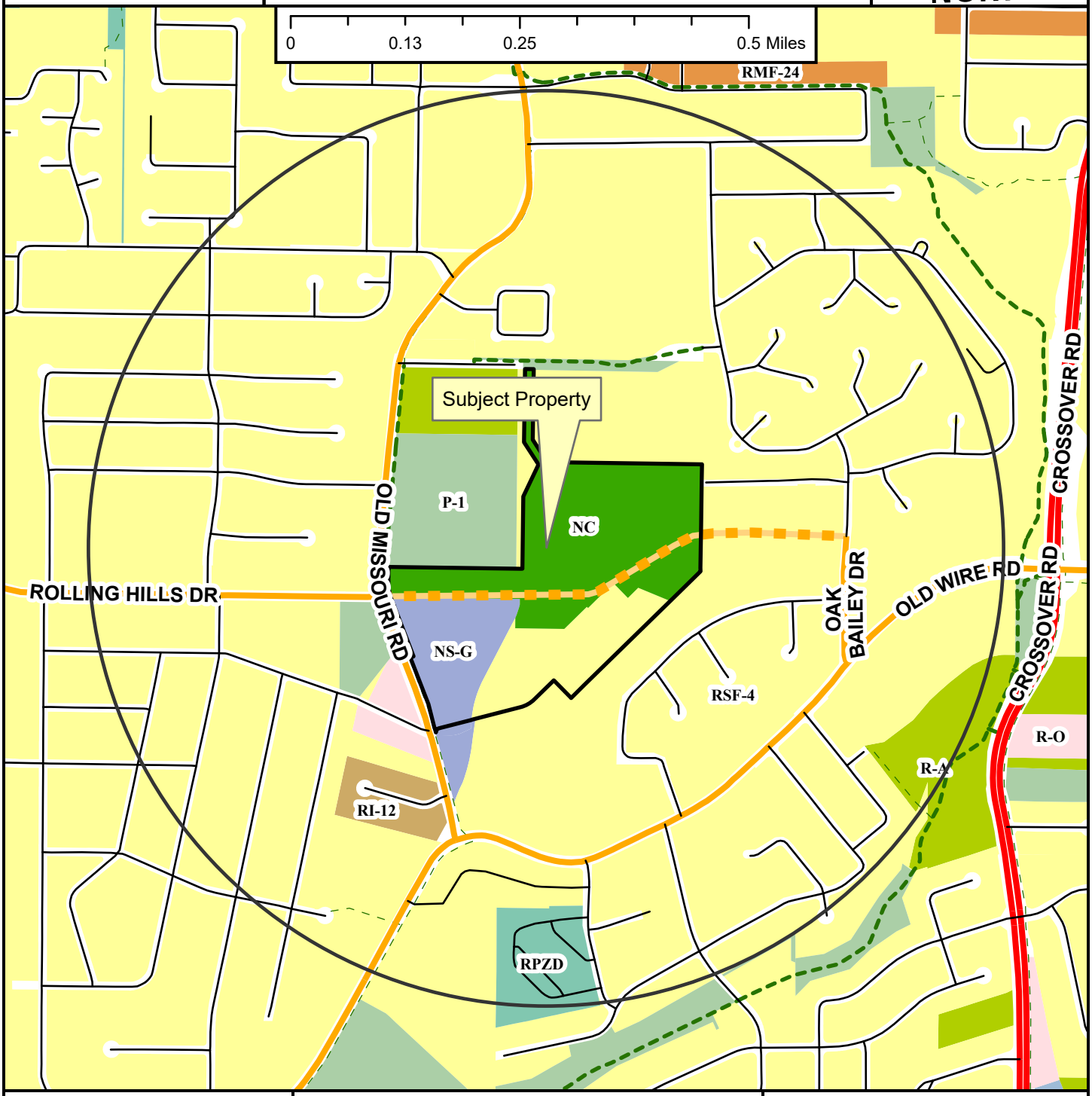
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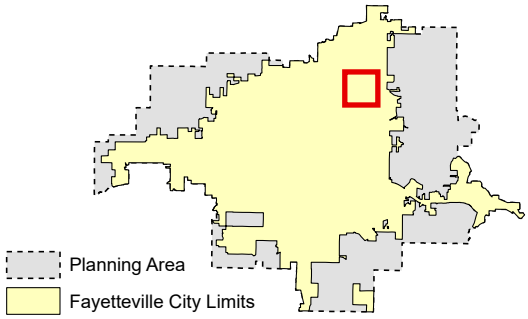
One Mile View

Stage Station LSD Extension

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RI-12
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RSF-4
RSF-7
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RSF-18

RESIDENTIAL MULTI-FAMILY
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Residential-Office
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C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

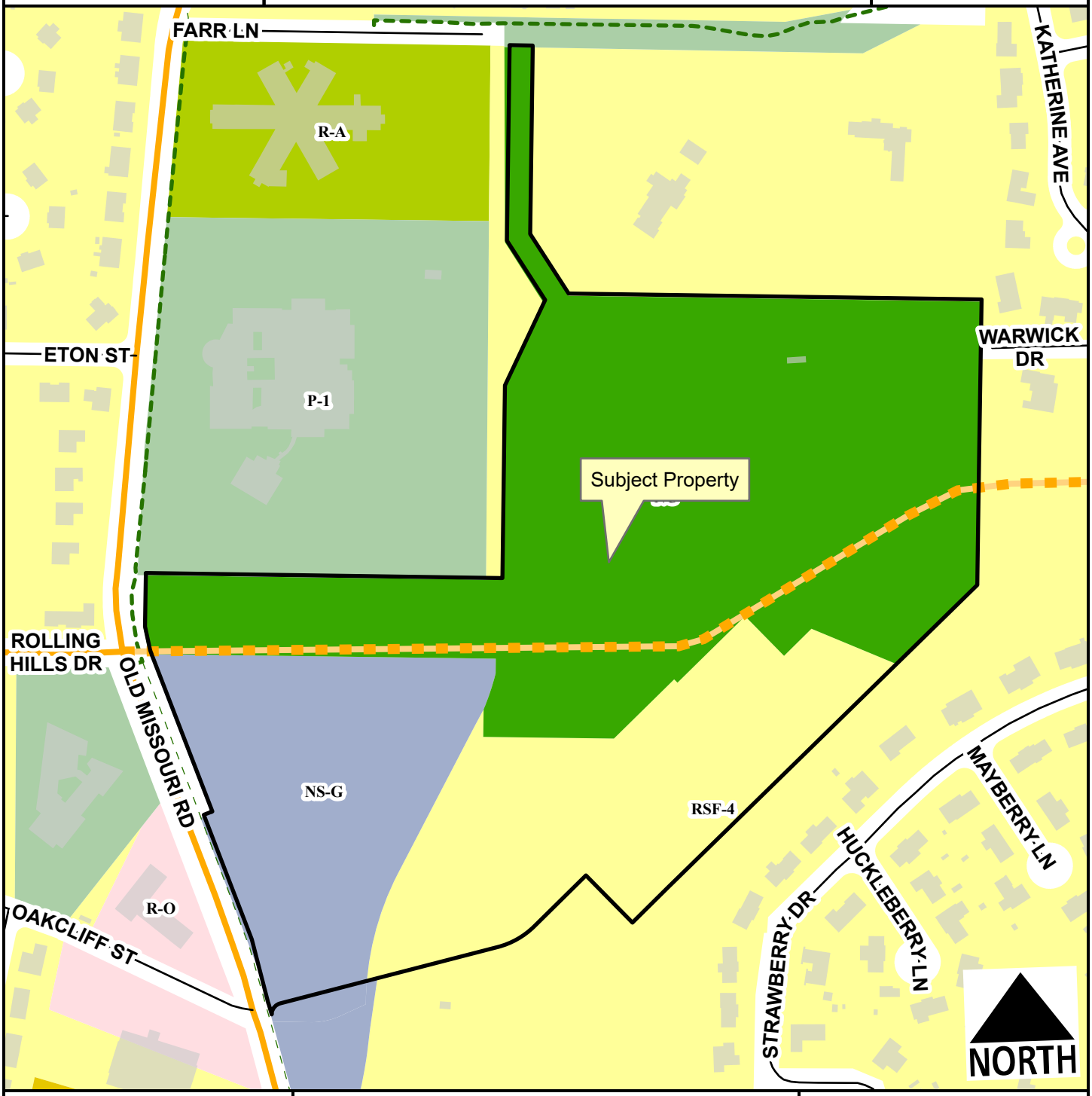
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

ADM-2023-0023

Close Up View

Stage Station LSD Extension



Neighborhood Link
Residential Link
Planned Neighborhood Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet
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1:3,750

Residential-Agricultural
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Residential-Office
Neighborhood Services - Gen.
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P-1

ADM-2023-0023

Current Land Use

Stage Station LSD Extension

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Trail (Proposed)
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Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: July 10, 2023

SUBJECT: **VAR-2023-0024: Planning Commission Variance (2879 S. COBALT AVE/DR HORTON HOMES, 684):** Submitted by DR HORTON for property located at 2879 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for variances to residential design standards and to typical driveway length requirements.

RECOMMENDATION:
Staff recommends denial of **VAR-2023-0024.**

RECOMMENDED MOTION:
*"I move to deny **VAR-2023-0024**."*

BACKGROUND:
The subject property is in southeast Fayetteville, west of S. Dead Horse Mountain Road, in the Riverwalk Subdivision. Containing approximately 0.20 acres, the property is under construction with a single-family home and is zoned RSF-4, Residential Single-Family, 4 Units per Acre. No overlay districts currently govern the site. Separately, a Board of Adjustment variance is also under consideration for a possible setback encroachment of the same structure. A determination on that variance request has not yet been made to date, though is scheduled for the July 10 Board of Adjustment hearing. Surrounding land uses and zoning are listed in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: In response to a zoning violation letter that was sent to the applicant on May 24, 2023, the applicant is requesting a variance to typical driveway length standards after the construction of the incorrect building footprint. The applicant is requesting a variance to **§172.11(G)(2), Driveway And Parking Standards For Four (4) Or Less Parking Spaces, Driveway Length.** To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport. The applicant has constructed a driveway that is approximately 14 feet in length.

DISCUSSION:
Staff recommends denial of the request, finding that neither the letter of the ordinance, nor the intent of the ordinance, nor the threshold for hardship is being met. The originally-approved building permit was an entirely different plan, which showed a driveway that entered the site from the north, and met the length requirement so that vehicles would not encroach on the sidewalk. With the incorrect structure being built (fully at the unfortunate mistake and expense of the builder), the driveway is in a separate location on the eastern side of the site. The spirit and intent of the ordinance is to prevent vehicles from parking in such a way that conflicts with pedestrian safety; staff finds that the intent is also not being met at the proposed length. At 14 feet, it is very likely that any standard vehicle parked in this driveway will encroach upon the sidewalk in the future, and staff will be unlikely able to enforce this ordinance on a regular basis to prevent vehicles from parking there. The house was also built in a recently-platted subdivision; there are no physical site specific hardships to require the shortening of the driveway such as easements or tree preservation. Approval of this variance is likely to contribute to an unsafe pedestrian environment, one that require pedestrians to walk or move out into the street, and staff is unable to support its continuance. Staff does recognize that the structure is at a point of substantial completion, and had passed several inspections by City officials starting in January 2023 before being caught at a final driveway inspection around May 21, 2023. Planning staff however does not find that there is a site-specific reason to allow the structure to maintain its existing location without physical modification, and finds that the onus and responsibility to construct a building according to plan ultimately falls to the applicant.

Public Comment: Staff has not received any public comment regarding this request.

RECOMMENDATION: Staff recommends Planning Commission deny VAR-2023-0024; if the Planning Commission chooses to approve, staff recommends the following conditions of approval:

Conditions of Approval:

1. **Planning Commission determination of a variance to §172.11(G)(2), Driveway and Parking Standards for Four or Less Parking Spaces, Driveway Length.** *Staff recommends denial of the request for the reasons stated above, but would recommend an added condition that vehicles are prohibited from parking in this driveway;*

2. Approval of these variances does not represent overall development entitlement approval for the project, nor grant approval for any associated grading or building permits, nor does it grant final approval of certificate of occupancy.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code:
  - §172.11 Driveway And Parking Standards For Four (4) Or Less Parking Spaces
- Applicant Request letter
- Original Approved Plan
- Updated Plan
- Site Exhibit
- One Mile Map
- Close-up Map
- Current Land Use Map

172.11 Driveway And Parking Standards For Four (4) Or Less Parking Spaces

(A) *Purpose.* The purpose of this ordinance section is to promote the public health, safety and general welfare, to prevent the adverse impacts associated with excess parking and over-occupancy of homes in single family districts, and to ensure that compatibility of land uses within single family districts remain intact.

(B) *Applicability.* The following requirements shall apply to properties within single family districts that require four (4) or less parking spaces and properties within all zoning districts that are utilized for a single family detached home requiring four (4) or less parking spaces. The regulations herein do not apply to motor vehicles located completely within or underneath garages or carports, nor to properties zoned Residential Agricultural.

(C) *Maximum number of parking spaces permitted.* Unless otherwise permitted herein, a maximum of four (4) motor vehicles may be parked outdoors on a property containing a single family home(s) at any time, including driveways and other designated off-street parking areas. Parking for all other permitted uses shall conform to the Parking Ratio Table contained within this chapter.

(D) *Use of Front Yard Area for a Driveway and Off-Street Parking.* Motor vehicles shall be parked in a driveway or off-street parking area that is clearly defined by pavement, a change in materials, edging, or other means. Driveways and off-street parking areas shall be limited to a maximum of 40% of the front yard area and shall meet the maintenance requirements as identified by this chapter.

(E) *Parking of Non-Motorized Vehicles in Front Yard Area.* If parked within the front yard area of a property (including driveways), non-motorized recreational vehicles, trailers, and boats shall be counted toward the maximum total of four (4) motor vehicles permitted on the property.

(F) *Off-Street Parking on City Street Right-of-Way.* The off-street parking of any motor vehicle, non-motorized recreational vehicle, boat or trailer shall be prohibited within the street right-of-way, which includes any sidewalk, greenspace or other area from the edge of the paved street through the width of the dedicated street right-of-way. On-street parking within properly designated areas of the street right-of-way may be permitted, in accordance with current traffic regulations.

(G) *Driveway Standards.*

(1) *Driveway approach to property line.* The driveway approach shall extend to the property line and/or master street plan right-of-way from the paved street and shall be designed, permitted, and paved with concrete in accordance with §171.13 Sidewalk and Driveway Specifications.

(2) *Driveways Beyond the Property Line.* Driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers, or other solid surface and shall extend 18 feet (length) into the property. To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport.

(3) *Driveways Beyond 18 Feet into the Property.* Driveways beyond 18 feet into the property may be paved or unpaved and shall be clearly defined by landscaping or edging.

(4) *Unpaved Streets.* These requirements are waived where the street to which the driveway connects is not paved.

(H) *Driveway and Parking Area Maintenance Requirements.*

(1) *Paved.* Driveways and parking areas that are paved shall be maintained to prevent erosion onto adjacent properties and to prevent dirt, rock and other materials from entering the street.

(2) *Unpaved.* Driveways and parking areas that are not paved shall be maintained to prevent erosion onto adjacent properties and to prevent dirt, rock and other materials from entering the street. Driveways and parking areas shall be constructed and maintained with adequate gravel, grasses, or other plants and/or landscaping materials to keep the area from becoming rutted, muddy and/or soil from being blown or washed away. If an unpaved driveway is not maintained and is identified as a violation of this provision, such driveway shall be immediately remedied by the property owner.

(I) *Driveway Grading and Drainage.* The driveway shall be graded in such a way to dispose of surface water into appropriate structures.

(J) *Maximum Driveway Width.* Driveway width shall be limited to:

Lot Width	Maximum Driveway Width
70 feet or more	24 feet
50 feet to 69 feet	20 feet
Less than 50 feet	18 feet

(K) *Loop, Circle, and Multiple Driveways.* Loop, circle and multiple driveways on a single property shall be allowed so long as a 30 foot separation between the drives is maintained, as measured from the interior edges of the curb cuts, subject to other restrictions for driveway separations in the UDC.

(L) *"Pay-to-Park" Operations.* Pay-to-park operations are prohibited within single family districts and properties within all zoning districts that are utilized for a single family detached home. "Pay-to-park" operations are defined as those which advertise and/or sell or lease permits to park or otherwise allow parking for free or for payment on a property on which the owner and/or operator of the vehicle does not reside.

(M) *Exemptions.* The following exemptions to this ordinance section shall be permitted:

(1) *University of Arkansas Events.* An unlimited number of motor vehicles shall be allowed to park on private property for a period of twelve (12) hours before and twelve (12) hours after a University of Arkansas event for persons attending said event on days when events are occurring at Bud Walton Arena or Donald W. Reynolds Stadium on the University Arkansas Campus.

(2) *Construction Vehicles.* Parking of motor vehicles for new construction and additions shall be allowed on private properties and within the greenspace between the street and sidewalk during the duration of the project, as long as the building permit remains active. Any damage from construction vehicles to city property such as broken curb, sidewalk cracks, ruts in the greenspace, and erosion of unpaved areas shall be repaired by the owner/developer prior to completion of construction.

(3) *Temporary Parking.* Temporary driveways or parking lots approved by the Planning Commission.

(4) *Existing Driveways.* All existing driveways constructed prior to August 07, 2007 shall be exempt from meeting §172.11(G), until a curb cut permit or a building permit for the new construction of 1,000 square feet or larger is granted.

(5) *Special Events.* Infrequent parking for special events which exceeds the normal maximum number of motor vehicles permitted on a property is excepted from this ordinance. Excessive parking which occurs more frequently than an average of one day a month may be determined by the Zoning and Development Administrator upon complaint by a nearby neighbor to be "frequent" and thus not excepted as "infrequent." The Zoning and Development Administrator shall notify an owner/tenant by regular mail or similar notice that the excessive parking has been determined to be "frequent" and in violation of this section prior to taking other enforcement measures.

(6) *Special Parking Exception Permits.* A property owner that can prove special exception to the limitation on number of motor vehicles permitted on a single family property may present evidence to the Planning Division to apply for a Special Parking Exception Permit. Such cases may include hobbyist vehicles or motor vehicle collections, an all-related family in residence, or other special circumstances deemed suitable by the Planning Division, wherein the circumstance meets the purpose and intent of the ordinance. If the Planning Division approves the special exception permit, a permit will be issued for the address, indicating additional vehicles are permitted to be parked on the property

(Ord. No. 5044, 8-07-07; Ord. No. 5304, 1-19-10; Ord. No. 5800 , §5, 10-6-15)

5-30-23

City of Fayetteville Planning Commission,
We are looking to apply for a variance for a property located at 2879 S. Cobalt Ln, Fayetteville AR. The new construction project that we have started, was built incorrectly. We permitted for a front load garage, but the incorrect documents were entered into our construction management system, so we have built a house that does not match what was permitted. By doing this, we now have a new construction house in the flooring stage and realize that we do not have the correct length of driveway. This has us in violation of building standard 172.11 for driveway and parking standards. The current driveway that is installed is a little over 14' in length at its shortest up to 14' 7" at the longest.

Any consideration for this variance would be greatly appreciated. It was truly an accident to build this house plan on this lot, but now the house is mostly complete.

Sincerely,

Nye L. Carnahan
Construction Manager
DR Horton Homes
(479) 957-3954
NLcarnahan@drhorton.com

CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

May 24, 2023

D R Horton – NW Arkansas LLC
1341 HORTON CIR
ARLINGTON, TX 76011
Re: Zoning Violation

Dear Property Owner:

It appears that your property, located at 2879 S Cobalt Ave, contains violations of the Fayetteville Code of Ordinances. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please call our office at (479) 575-8362.

Violations:

1. §166.16, Construction To Be As Provided in Application, Plan, And Permits
    - Remedial action options for compliance:
        A. Receive approval for a new Residential Building permit; or
        B. Remove the unpermitted structure.

2. §161.07 (E), RSF-4, Residential Single-Family, 4 Units per Acre, Setback Requirement
    - Remedial action options for compliance:
        A. Remove the structure such that it does not occupy space in the setback; or
        B. Receive approval for a Board of Adjustments Variance.

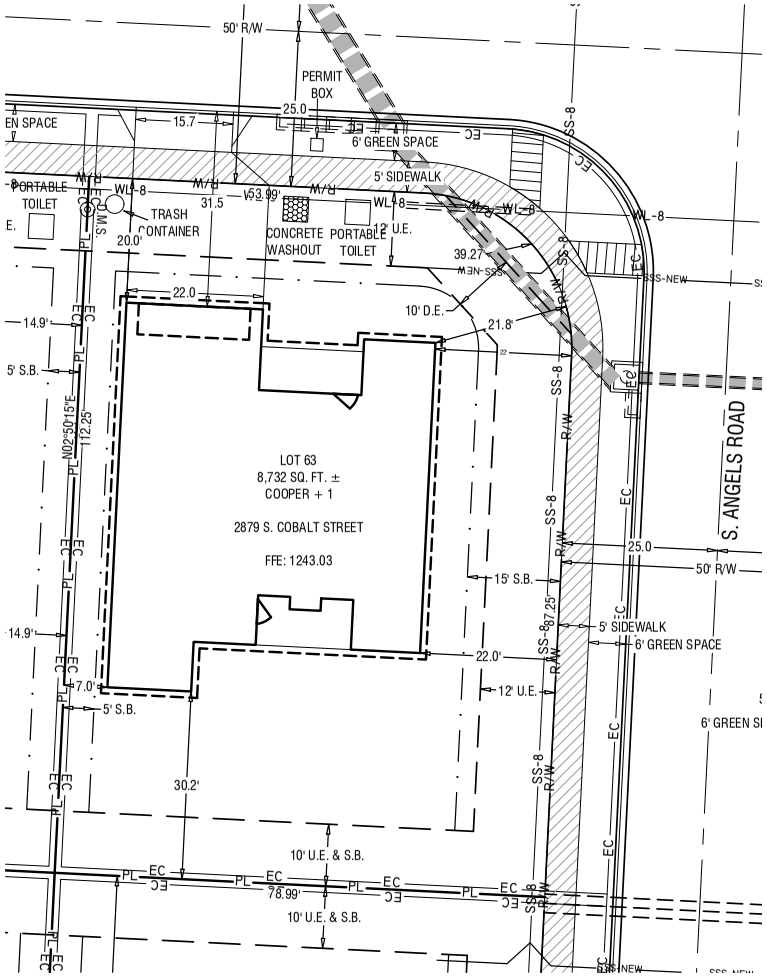
3. §172.11 (G)(2), Driveway And Parking Standards for Four (4) Or Less Parking Spaces, Driveway Length
    - Remedial action options for compliance:
        A. Build driveway(s) to meet required specifications; or
        B. Receive approval for a Planning Commission Variance.

Penalty:
If this violation is not addressed within thirty (30) days from the service of this notice, this notice and all documents related to this case shall be turned over to the City Prosecutor's Office. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to an appeal. Please see Chapter 155 of the Unified Development Code.

The City of Fayetteville is a truly beautiful and unique place to live and work and we rely on all our citizens and the business community to help us to maintain the high quality of life we have all come to expect. Thank you for your contributions to that quality of life and for resolving the violation in a timely manner.

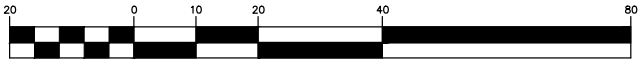
Sincerely,
Bliss Hyke
Planning Technician

APPROVED SITE PLAN





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES:
1. THIS IS A PLOT PLAN AND NOT A CERTIFIED SURVEY. IT IS INTENDED TO BE UTILIZED TO FACILITATE CONSTRUCTION OR PROPOSED HOMES/STRUCTURES(S).

2. ANY PUBLIC IMPROVEMENTS SHALL BE AT THE SPECIFICATIONS AND PROCEDURES OF THE CITY.

3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL AND STORM WATER CONTROL MEASURES.

4. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING IMPROVEMENTS IN A MANNER THAT WILL RESULT IN PROPOSED STRUCTURES BEING AT ADEQUATE ELEVATIONS AND WITH PROPER DRAINAGE SUCH THAT THESE STRUCTURES WILL NOT HAVE ADVERSE DRAINAGE IMPACTS UPON THEMSELVES OR EXISTING ADJACENT STRUCTURES.

5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ONE-CALL. THIS PLOT PLAN DOES NOT IDENTIFY ANY KNOWN OR UNKNOWN UTILITIES.

6. DIMENSIONS ARE TO BUILDING NOT OVERHANG.

7. HVAC UNITS AND TRASH CAN PADS WILL BE SCREENED FROM THE STREET WITH FENCING OR LOCATED AT THE REAR OF THE HOUSE.

RC 2206 SIDE LOAD:
2130.60 S.F. - SLAB (HOUSE)
513.66 S.F. - SLAB (GARAGE)
2757.68 S.F. - 5" BRICK POCKET
58.93 S.F. - FRONT PORCH
174.21 S.F. - BACK PORCH
270.99 L.F. - FOOTING/REBAR

SITE INFORMATION:
PARCEL NUMBER: NOT ASSIGNED
SECTION 25, TOWNSHIP 16 NORTH, RANGE 30 WEST
SITE AREA: 0.20 ACRES ±
AREA OF SOIL DISTURBANCE: 0.20 ACRES ±

FLOOD NOTE:
PER GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05143C0240F, BEARING AN EFFECTIVE DATE OF 4/2/2008, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

CENTERLINE OF ROAD
RIGHT OF WAY R/W
BUILDING SETBACK
EASEMENT LINE
BOUNDARY LINE PL
SANITARY SEWER SERVICE SSS-NEW
WATER SERVICE WS
D.M.S. DOUBLE WATER METER
S.M.S. SINGLE WATER METER

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

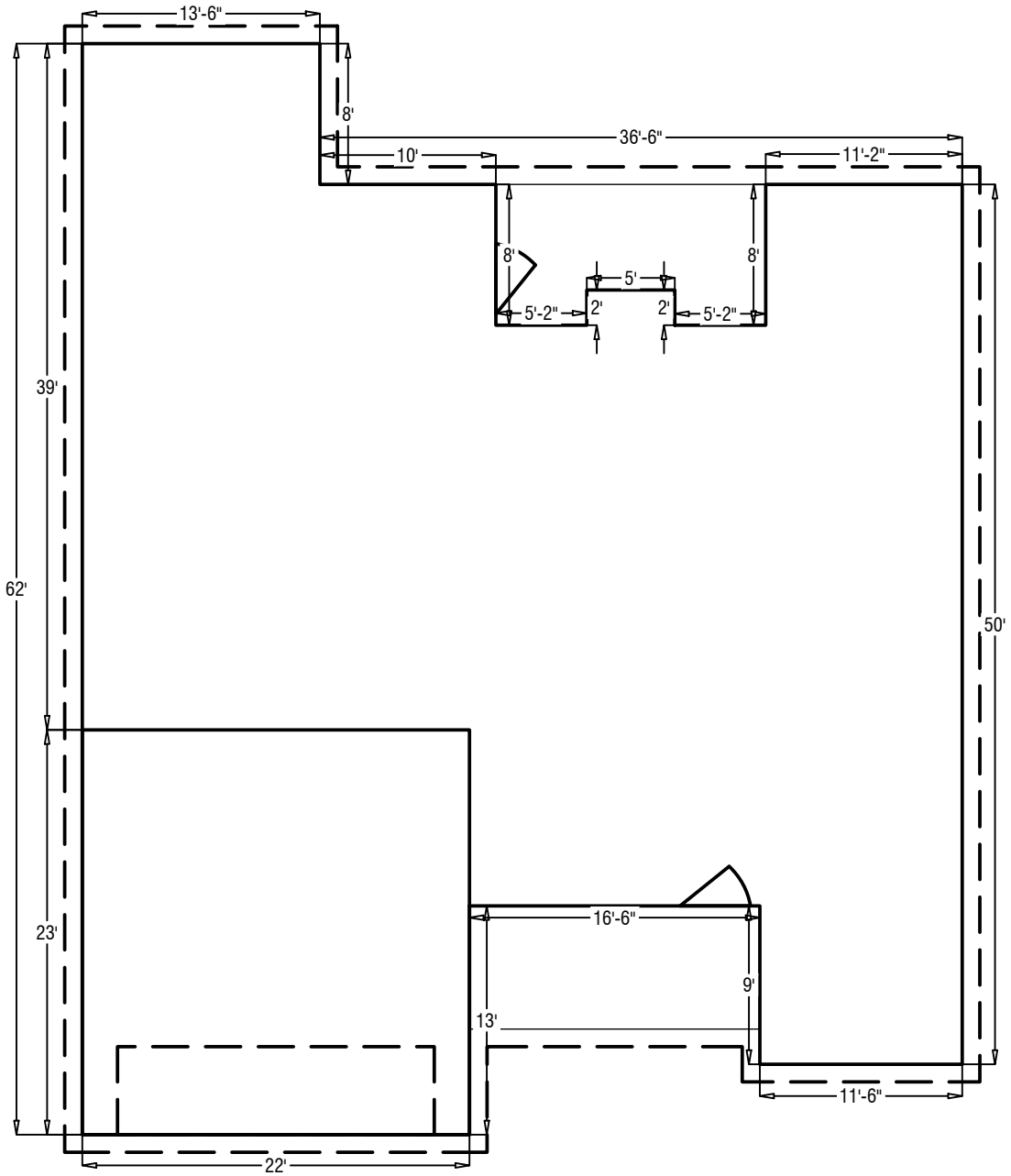
CERTIFICATE OF AUTHORIZATION JORGENSEN & ASSOCIATES No. 722 ARKANSAS – ENGINEERS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.13843 BLAKE E. JORGENSEN

PROJECT TITLE: RIVERWALK PH 4 PLOT PLANS
LOCATION: FAYETTEVILLE, AR
SHEET TITLE: LOT 63 SITE PLAN
DRAWN BY: JH
SHEET SCALE: 1" = 20'
DATE: 4/18/2022
PROJECT FILE: Z:\SUBDIVISIONS\2017130

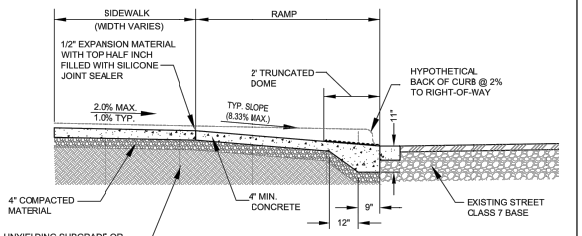
SHEET # 1

APPROVED SITE PLAN

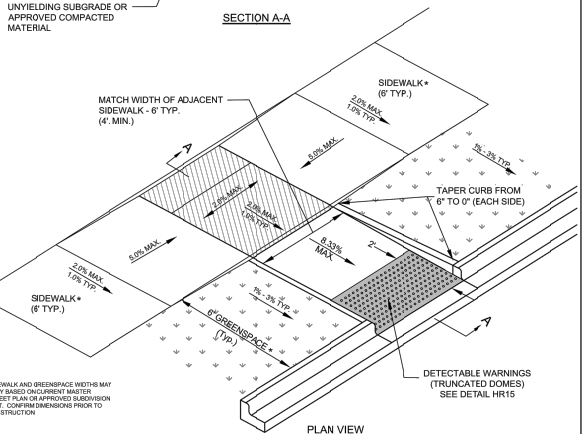


COOPER + 1:
1928.80 S.F. - SLAB (HOUSE)
505.98 S.F. - SLAB (GARAGE)
2544.47 S.F. - 5" BRICK POCKET
115.50 S.F. - FRONT PORCH
112.66 S.F. - BACK PORCH
262 L.F. - FOOTING/REBAR

APPROVED
SITE PLAN



SECTION A-A

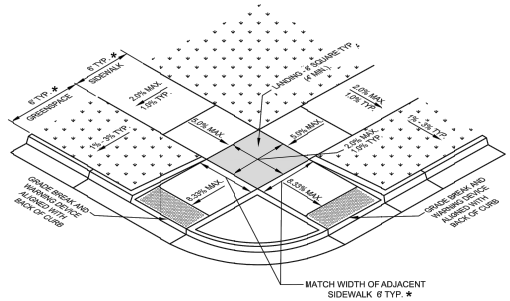


PLAN VIEW

★ SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION

NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

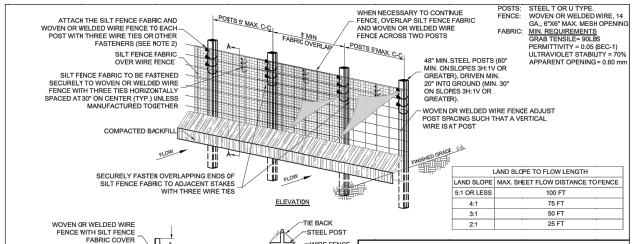
CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: HANDICAP RAMP DETAILS	DATE: May 21, 2020 REVISED MAY 20, 2022 April 5, 2022	SHEET: HR1
		DESCRIPTION: STANDARD HANDICAP RAMP WITH GREEN SPACE (CURB REMOVED ONLY)		



★ SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION

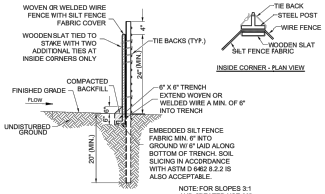
NOTES:
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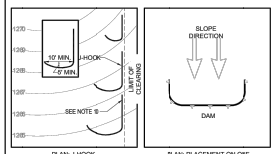
CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: HANDICAP RAMP DETAILS	DATE: May 25, 2017 REVISED MAY 20, 2021 April 5, 2022	SHEET: HR7
		DESCRIPTION: STANDARD HANDICAP RAMP (SMALLER RADIUS WITH CURBED SIDES)		

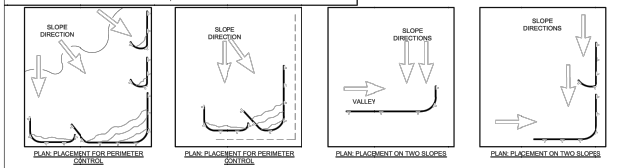


POSTS: STEEL T OR U TYPE.
FENCE: WOVEN OR WELDED WIRE, 14 GA., 6"X6" MAX. MESH OPENING
FABRIC: MIN. REQUIREMENTS
GRAB TENSILE= 90LBS
PERMITTIVITY = 0.05 (SEC-1)
ULTRAVIOLET STABILITY = 70%
APPARENT OPENING = 0.60 mm

LAND SLOPE TO FLOW LENGTH	
LAND SLOPE	MAX. SHEET FLOW DISTANCE TO FENCE
5:1 OR LESS	100 FT
4:1	75 FT
3:1	50 FT
2:1	25 FT







INSTALLATION NOTES:
1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL BRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 8" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

J-HOOK NOTES:
9. J-HOOKS SHALL BE USED WHENEVER THE SILT FENCE LINE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO CONTOURS.
10. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

MAINTENANCE NOTES:
11. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-THIRD THE HEIGHT OF THE SILT FENCE.
12. SPECIAL ATTENTON SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
13. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CITY APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
14. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

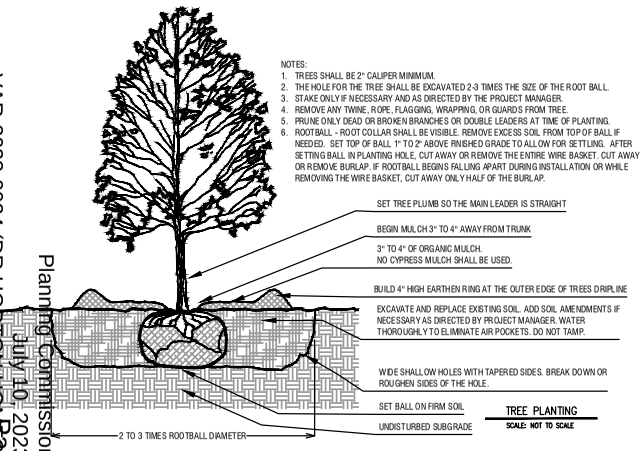
CITY OF FAYETTEVILLE	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: EROSION CONTROL DETAILS	DATE: August 1, 2018 REVISED 4-7-2020	SHEET: EC4
		DESCRIPTION: SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS	DRAWN BY: MCB CHECKED BY: JELT FILE: EC4-Silt Fence with Wire Backing.dwg	

VAR-2023-0024 (DR HORTON HOMES)
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APPROVED
SITE PLAN

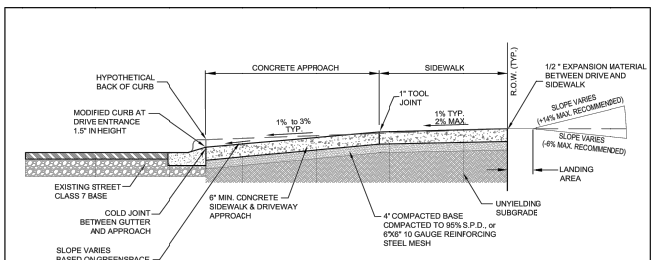
PLANT LIST

SYMBOL	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	REQUIREMENT
S	29	SHUMARD OAK Quercus shumardi	B&B	2.5" CAL.	STREET OR LOT TREE
L	22	JAPANESE ZELKOVA Zelkova serrata	B&B	2.5" CAL.	LOT TREE
L	24	THORNLESS HONEY LOCUST 'SHADEMASTER' Gladitsia triacanthos	B&B	2.5" CAL.	LOT TREE
L	27	LITTLELEAF LINDEN Tilia cordata	B&B	2.5" CAL.	LOT TREE
M	34	KENTUCKY COFFEE TREE Gymnocladus dioicus	B&B	2.5" CAL.	MITIGATION TREE
M	35	LONDON PLANE TREE Plantanus x acerifolia	B&B	2.5" CAL.	MITIGATION TREE
M	35	AMERICAN ELM "VALLEY FORGE" Ulmus americana	B&B	2.5" CAL.	MITIGATION TREE
M	35	TULIP TREE Liriodendron tulipifera	B&B	2.5" CAL.	MITIGATION TREE



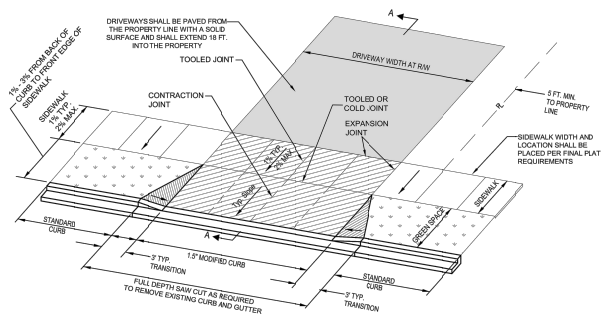
NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.

TREE PLANTING
SCALE: NOT TO SCALE



SECTION A-A
N.T.S.

LOT WIDTH MAXIMUM	MAXIMUM DRIVEWAY WIDTH
70 FEET OR MORE	24 FEET
50 FEET TO 69 FEET	20 FEET
LESS THAN 50 FEET	18 FEET



PLAN VIEW
N.T.S.

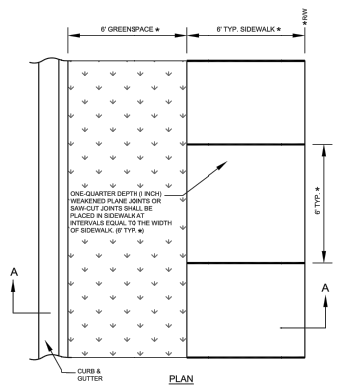
NOTES:
1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMPREGNATED FIBERBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH. TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE IS **NOT** ALLOWED WITHIN THE STREET RIGHT OF WAY.
6. **ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.**

CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
PHONE: (479) 575-8206 FAX NO. (479) 575-8202

TITLE: ***DRIVEWAY DETAILS***
DESCRIPTION: **STANDARD RESIDENTIAL DRIVEWAY WITH GREENSPACE (CURB AND GREENSPACE REMOVED)**

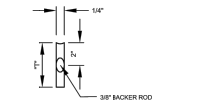
DATE: May 25, 2017 REVISED	SHEET:
MAY 20, 2021	DW1A
March 10, 2022	

SIDEWALK CONSTRUCTION NOTES:
1. SIDEWALK SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK (5' TYP.). THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
3. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.5 BAGS per Cu. Yd. WITH 5-1/2% ± 1-1/2% AIR ENTRAINMENT.
4. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
5. ALL COLD JOINTS AND SAW-CUT JOINTS SHALL BE FILLED TO FINISHED GRADE WITH JOINT SEALANT.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R.MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. ALL SIDEWALKS SHALL HAVE ONE-HALF INCH ROLLED EDGES AND A BROOMED FINISH.
9. SEE STANDARD DRIVEWAY DETAILS FOR SIDEWALK CONSTRUCTION THROUGH DRIVEWAYS.
10. WHERE LONGITUDINAL (RUNNING) SLOPE OF SIDEWALK EXCEEDS 5.0%, THE SIDEWALK SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
11. LANDING REQUIRED WHEN SIDEWALK CHANGES DIRECTION DUE TO AN OBJECT (E.G. TELEPHONE/LIGHT POLE, MANHOLE, ETC.)
12. ALL SIDEWALKS REQUIRE INSPECTION BEFORE AND AFTER CONCRETE PLACEMENT. CONTACT THE ENGINEERING DIVISION (575-8206) TO SCHEDULE AN INSPECTION.
13. MINIMUM EFFECTIVE WIDTH FOR SIDEWALK IS 5 FEET. SEE UNIFIED CODE SECTION 171.14 FOR GUIDANCE.

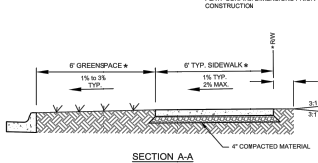


PLAN

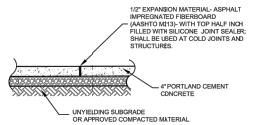
★ SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION



JOINT SEALANT DETAIL



SECTION A-A



ELEVATION

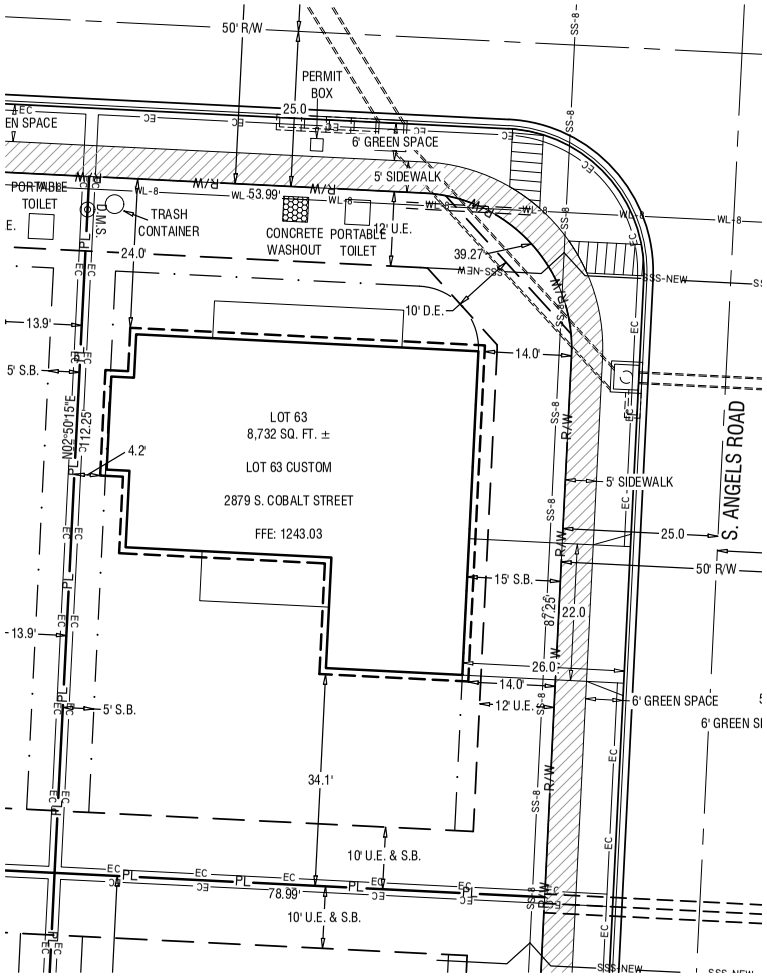
CITY OF FAYETTEVILLE ARKANSAS
ENGINEERING DIVISION
113 W. MOUNTAIN STREET
PHONE: (479) 575-8206 FAX NO. (479) 575-8202

TITLE: ***SIDEWALK DETAILS***
DESCRIPTION: **SIDEWALK WITH GREENSPACE**

DATE: May 21, 2020 REVISED	SHEET:
MAY 20, 2021	SW1
February 25, 2022	

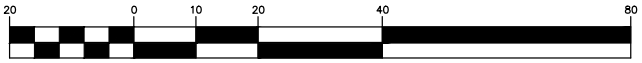
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MODIFIED SITE PLAN





GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

NOTES:
1. THIS IS A PLOT PLAN AND NOT A CERTIFIED SURVEY. IT IS INTENDED TO BE UTILIZED TO FACILITATE CONSTRUCTION OR PROPOSED HOMES/STRUCTURES(S).

2. ANY PUBLIC IMPROVEMENTS SHALL BE AT THE SPECIFICATIONS AND PROCEDURES OF THE CITY.

3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL AND STORM WATER CONTROL MEASURES.

4. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING IMPROVEMENTS IN A MANNER THAT WILL RESULT IN PROPOSED STRUCTURES BEING AT ADEQUATE ELEVATIONS AND WITH PROPER DRAINAGE SUCH THAT THESE STRUCTURES WILL NOT HAVE ADVERSE DRAINAGE IMPACTS UPON THEMSELVES OR EXISTING ADJACENT STRUCTURES.

5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ONE-CALL. THIS PLOT PLAN DOES NOT IDENTIFY ANY KNOWN OR UNKNOWN UTILITIES.

6. DIMENSIONS ARE TO BUILDING NOT OVERHANG.

7. HVAC UNITS AND TRASH CAN PADS WILL BE SCREENED FROM THE STREET WITH FENCING OR LOCATED AT THE REAR OF THE HOUSE.

LOT 63 CUSTOM:
1864 S.F. - SLAB (HOUSE)
478 S.F. - SLAB (GARAGE)
2453.3 S.F. - 5" BRICK POCKET
167 S.F. - FRONT PORCH
183 S.F. - BACK PORCH
222 L.F. - FOOTING/REBAR

SITE INFORMATION:
PARCEL NUMBER: NOT ASSIGNED
SECTION 25, TOWNSHIP 16 NORTH, RANGE 30 WEST
SITE AREA: 0.20 ACRES ±
AREA OF SOIL DISTURBANCE: 0.20 ACRES ±

FLOOD NOTE:
PER GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN IS LOCATED WITHIN ZONE "X" OF FEMA FIRM PANEL #05143C0240F, BEARING AN EFFECTIVE DATE OF 4/2/2008, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

CENTERLINE OF ROAD
RIGHT OF WAY — R/W
BUILDING SETBACK
EASEMENT LINE
BOUNDARY LINE — PL
SANITARY SEWER SERVICE — SSS-NEW
WATER SERVICE — WS
D.M.S. DOUBLE WATER METER
S.M.S. SINGLE WATER METER

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEER

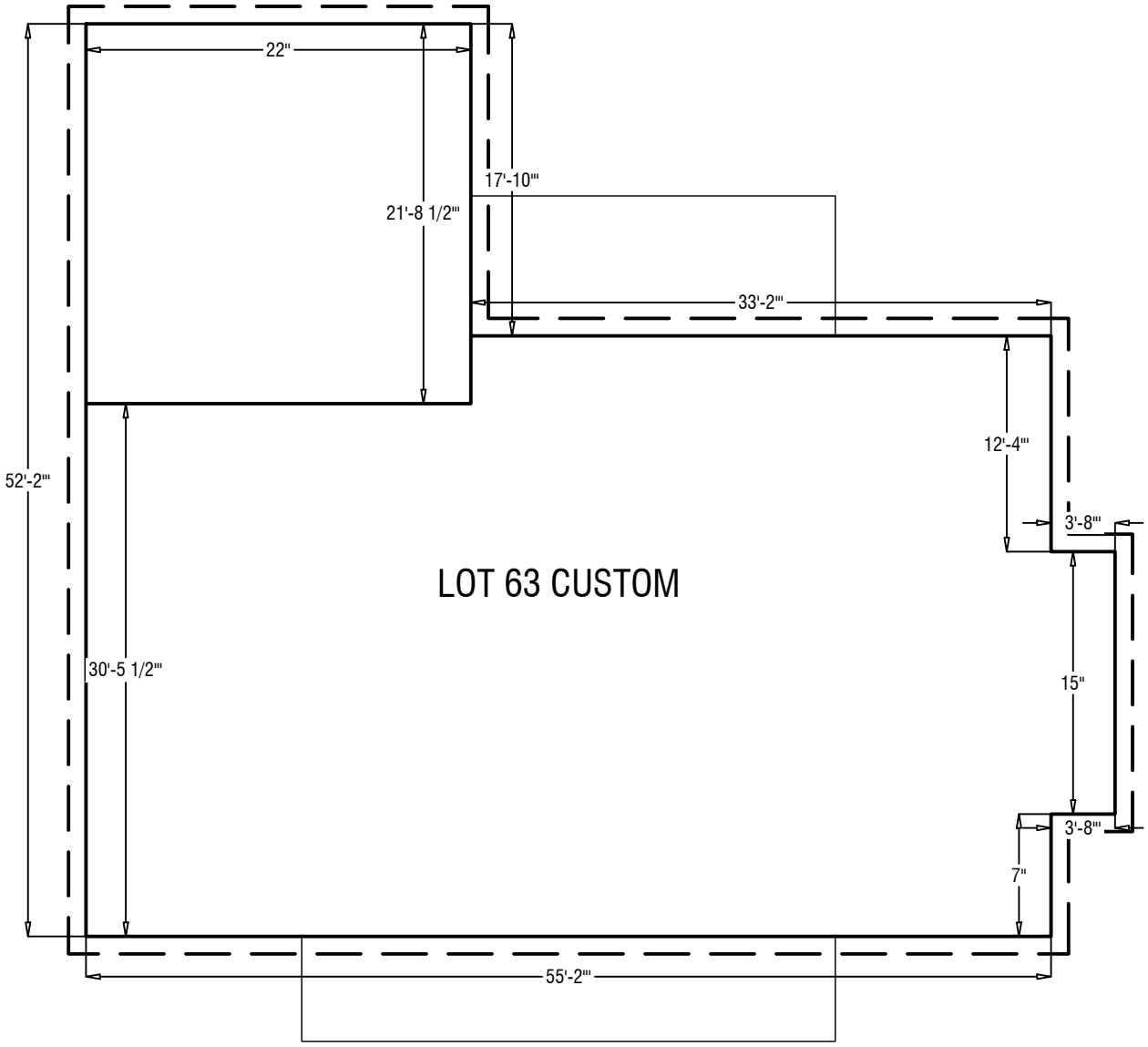
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE E. JORGENSEN

PROJECT TITLE: RIVERWALK PH 4 PLOT PLANS
LOCATION: FAYETTEVILLE, AR
SHEET TITLE: LOT 63 SITE PLAN
DRAWN BY: JH
SHEET SCALE: 1" = 20'
DATE: 4/18/2022
PROJECT FILE: Z:\SUBDIVISIONS\2017130

SHEET # 1

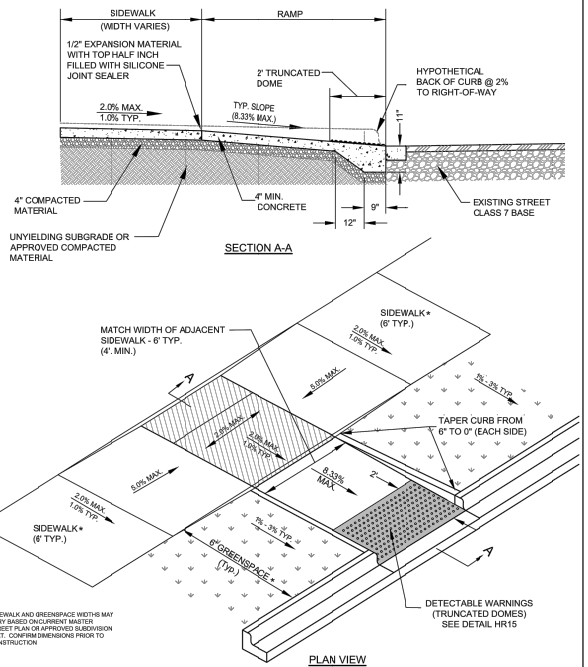
Planning Commission
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MODIFIED SITE PLAN



LOT 63 CUSTOM:
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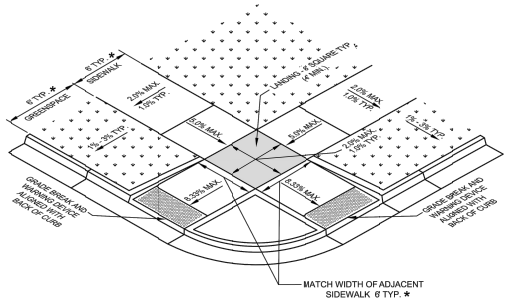
MODIFIED SITE PLAN



* SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION

NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. **ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.**
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

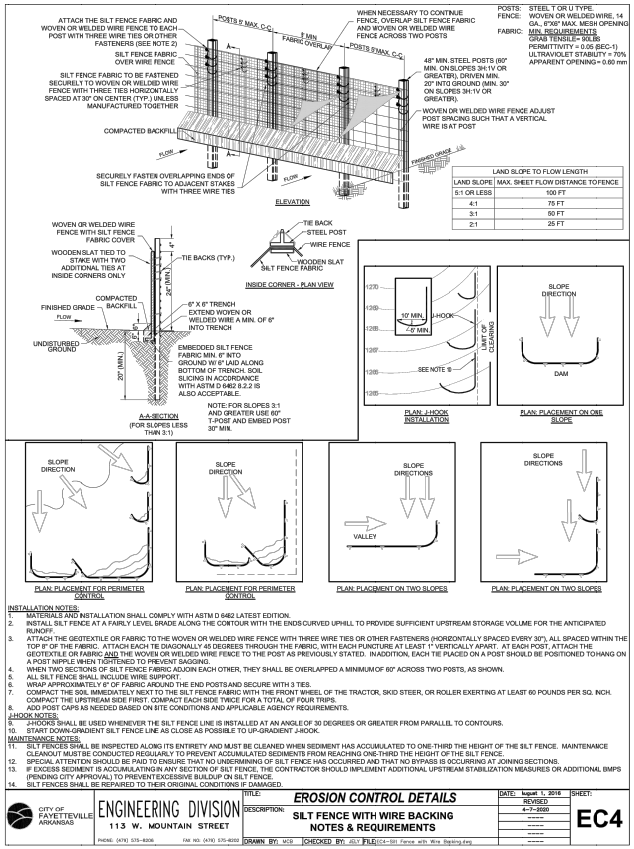
CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: HANDICAP RAMP DETAILS	DATE: May 21, 2020 REVISED MAY 25, 2022 April 5, 2022	SHEET: HR1
		DESCRIPTION: STANDARD HANDICAP RAMP WITH GREEN SPACE (CURB REMOVED ONLY)		



* SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION

NOTES:
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
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7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

CITY OF FAYETTEVILLE ARKANSAS	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: HANDICAP RAMP DETAILS	DATE: May 25, 2017 REVISED MAY 25, 2021	SHEET: HR7
		DESCRIPTION: STANDARD HANDICAP RAMP (SMALLER RADIUS WITH CURBED SIDES)		



INSTALLATION NOTES:
1. MATERIALS AND INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL BRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
3. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
4. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 8" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

J-HOOK NOTES:
9. J-HOOKS SHALL BE USED WHENEVER THE SILT FENCE LINE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO CONTOURS.
10. START DOWN-GRADIENT SILT FENCE LINE AS CLOSE AS POSSIBLE TO UP-GRADIENT J-HOOK.

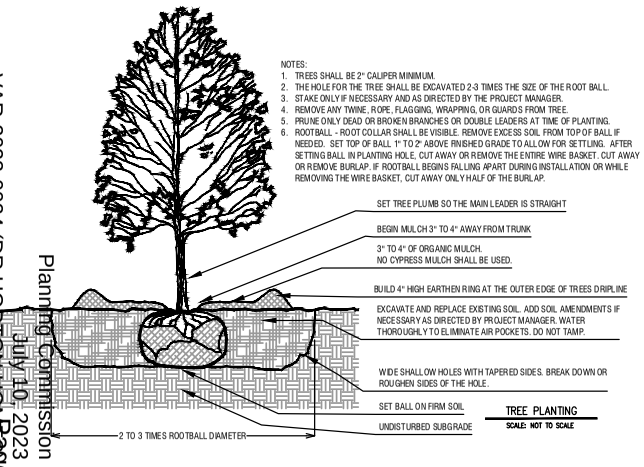
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12. SPECIAL ATTENTON SHOULD BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
13. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHOULD IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS (PENDING CITY APPROVAL) TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
14. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

CITY OF FAYETTEVILLE	ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE: (479) 575-8206 FAX NO. (479) 575-8202	TITLE: EROSION CONTROL DETAILS	DATE: August 1, 2016 REVISED 4-7-2020	SHEET: EC4
		DESCRIPTION: SILT FENCE WITH WIRE BACKING NOTES & REQUIREMENTS	DRAWN BY: MCB	CHECKED BY: JELT FILE: EC4-SFI Fence with Wire Backing.dwg

MODIFIED SITE PLAN

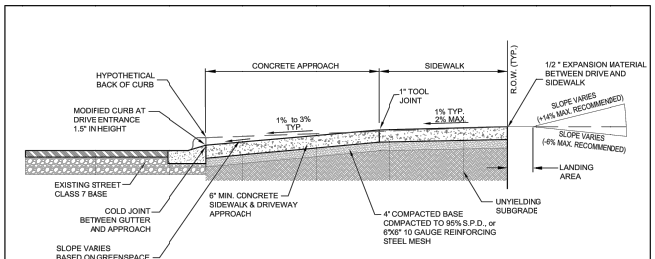
PLANT LIST

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L	24	THORNLESS HONEY LOCUST 'SHADEMASTER' Gladitsia triacanthos	B&B	2.5" CAL.	LOT TREE
L	27	LITTLELEAF LINDEN Tilia cordata	B&B	2.5" CAL.	LOT TREE
M	34	KENTUCKY COFFEE TREE Gymnocladus dioicus	B&B	2.5" CAL.	MITIGATION TREE
M	35	LONDON PLANE TREE Plantanus x acerifolia	B&B	2.5" CAL.	MITIGATION TREE
M	35	AMERICAN ELM "VALLEY FORGE" Ulmus americana	B&B	2.5" CAL.	MITIGATION TREE
M	35	TULIP TREE Liriodendron tulipifera	B&B	2.5" CAL.	MITIGATION TREE



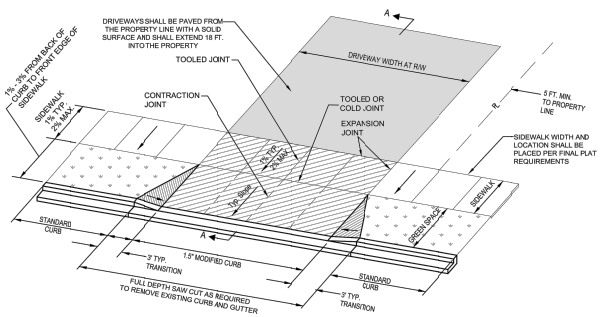
NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.

TREE PLANTING
SCALE: NOT TO SCALE



SECTION A-A
N.T.S.

LOT WIDTH MAXIMUM	MAXIMUM DRIVEWAY WIDTH
70 FEET OR MORE	24 FEET
50 FEET TO 69 FEET	20 FEET
LESS THAN 50 FEET	18 FEET



PLAN VIEW
N.T.S.

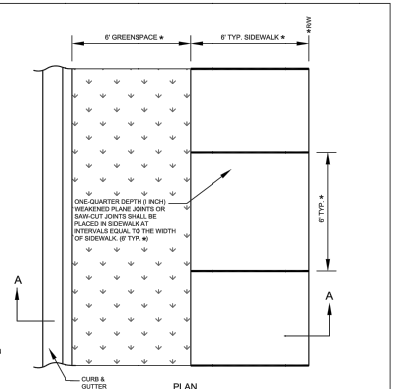
NOTES:
1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMPREGNATED FIBERBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND. SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH. TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE IS **NOT** ALLOWED WITHIN THE STREET RIGHT OF WAY.
6. **ALL SIDEWALKS AND CURB CUTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.**

CITY OF FAYETTEVILLE ARKANSAS | ENGINEERING DIVISION | 113 W. MOUNTAIN STREET | PHONE: (479) 575-8206 | FAX NO. (479) 575-8202

TITLE: ***DRIVEWAY DETAILS***
DESCRIPTION: **STANDARD RESIDENTIAL DRIVEWAY WITH GREENSPACE (CURB AND GREENSPACE REMOVED)**

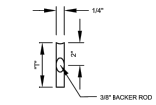
DATE: May 25, 2017 REVISED	SHEET:
MAY 20, 2021	DW1A
March 10, 2022	

SIDEWALK CONSTRUCTION NOTES:
1. SIDEWALK SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK (F TYP.). THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/8" TO 3/8" WIDE.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
3. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.5 BAGS per Cu. Yd. WITH 5-1/2% ± 1-1/2% AIR ENTRAINMENT.
4. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
5. ALL COLD JOINTS AND SAW-CUT JOINTS SHALL BE FILLED TO FINISHED GRADE WITH JOINT SEALANT.
6. CONCRETE CURING COMPOUND SHALL BE SEALTIGHT 1600-WHITE MANUFACTURED BY W.R.MEADOWS, OR AN APPROVED EQUAL.
7. CONCRETE JOINT SEALANT SHALL BE SONNEBORN "SONOLASTIC SL1" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
8. ALL SIDEWALKS SHALL HAVE ONE-HALF INCH ROLLED EDGES AND A BROOMED FINISH.
9. SEE STANDARD DRIVEWAY DETAILS FOR SIDEWALK CONSTRUCTION THROUGH DRIVEWAYS.
10. WHERE LONGITUDINAL (RUNNING) SLOPE OF SIDEWALK EXCEEDS 5.0%, THE SIDEWALK SHALL MATCH THE SLOPE OF THE ADJACENT ROADWAY.
11. LANDING REQUIRED WHEN SIDEWALK CHANGES DIRECTION DUE TO AN OBJECT (E.G. TELEPHONE/LIGHT POLE, MANHOLE, ETC.)
12. ALL SIDEWALKS REQUIRE INSPECTION BEFORE AND AFTER CONCRETE PLACEMENT. CONTACT THE ENGINEERING DIVISION (575-8206) TO SCHEDULE AN INSPECTION.
13. MINIMUM EFFECTIVE WIDTH FOR SIDEWALK IS 5 FEET. SEE UNIFIED CODE SECTION 171.14 FOR GUIDANCE.

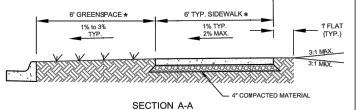


PLAN

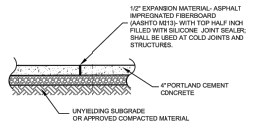
★ SIDEWALK AND GREENSPACE WIDTHS MAY VARY BASED ON CURRENT MASTER STREET PLAN OR APPROVED SUBDIVISION PLAT. CONFIRM DIMENSIONS PRIOR TO CONSTRUCTION



JOINT SEALANT DETAIL



SECTION A-A



ELEVATION

CITY OF FAYETTEVILLE ARKANSAS | ENGINEERING DIVISION | 113 W. MOUNTAIN STREET | PHONE: (479) 575-8206 | FAX NO. (479) 575-8202

TITLE: ***SIDEWALK DETAILS***
DESCRIPTION: **SIDEWALK WITH GREENSPACE**

DATE: May 21, 2020 REVISED	SHEET:
MAY 20, 2021	SW1
February 25, 2022	

VAR-2023-0024 (DR HORTON HOMES)
Planning Commission
July 10, 2023
Page 15 of 19
Page 45 of 602

VAR-2023-0024
SITE PHOTOGRAPH - DRIVEWAY

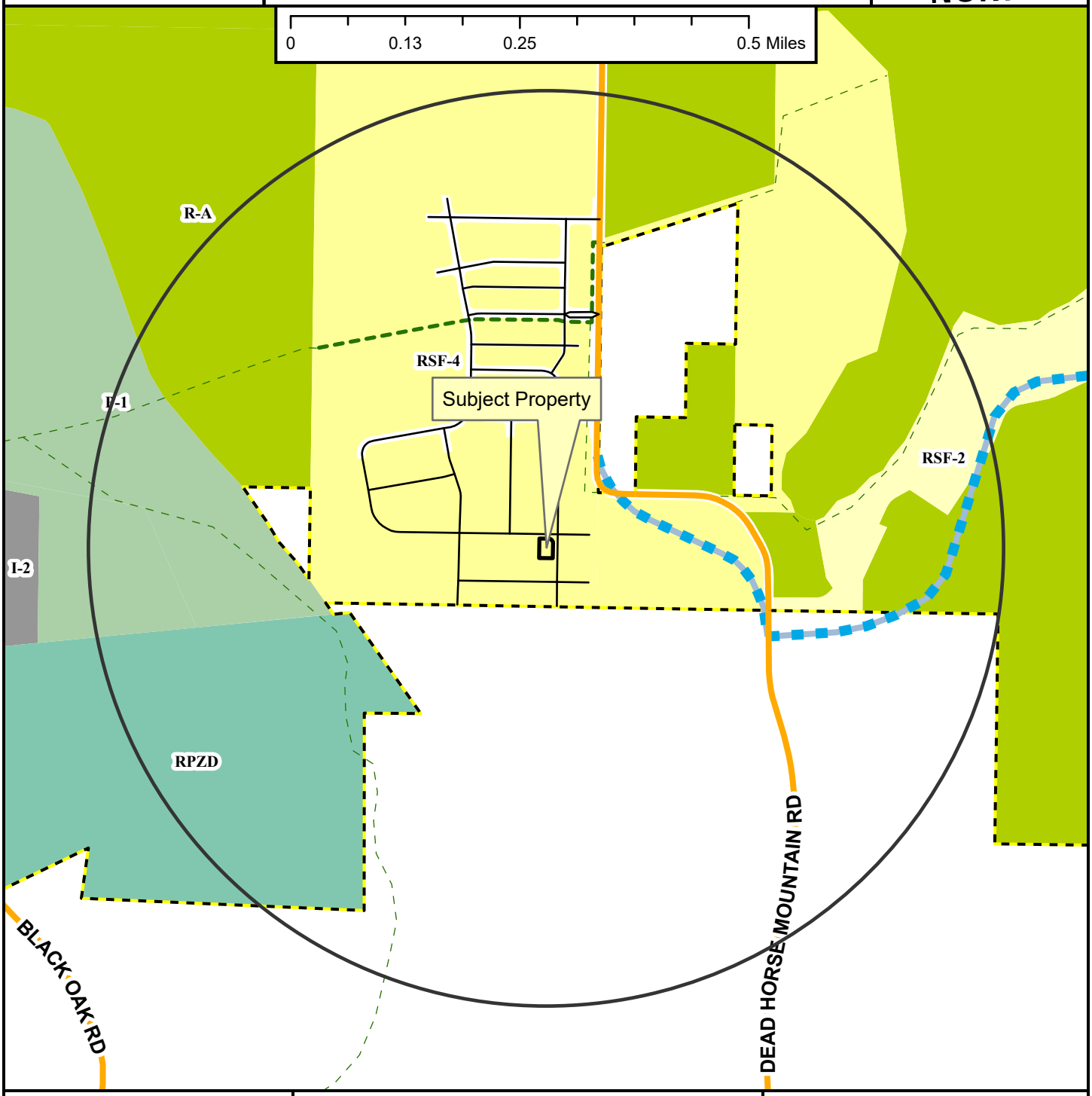


VAR-2023-0024

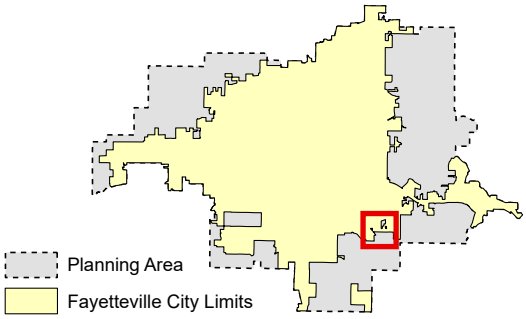
One Mile View

2879 S. COBALT AVE

NORTH



- Neighborhood Link
- Alley
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

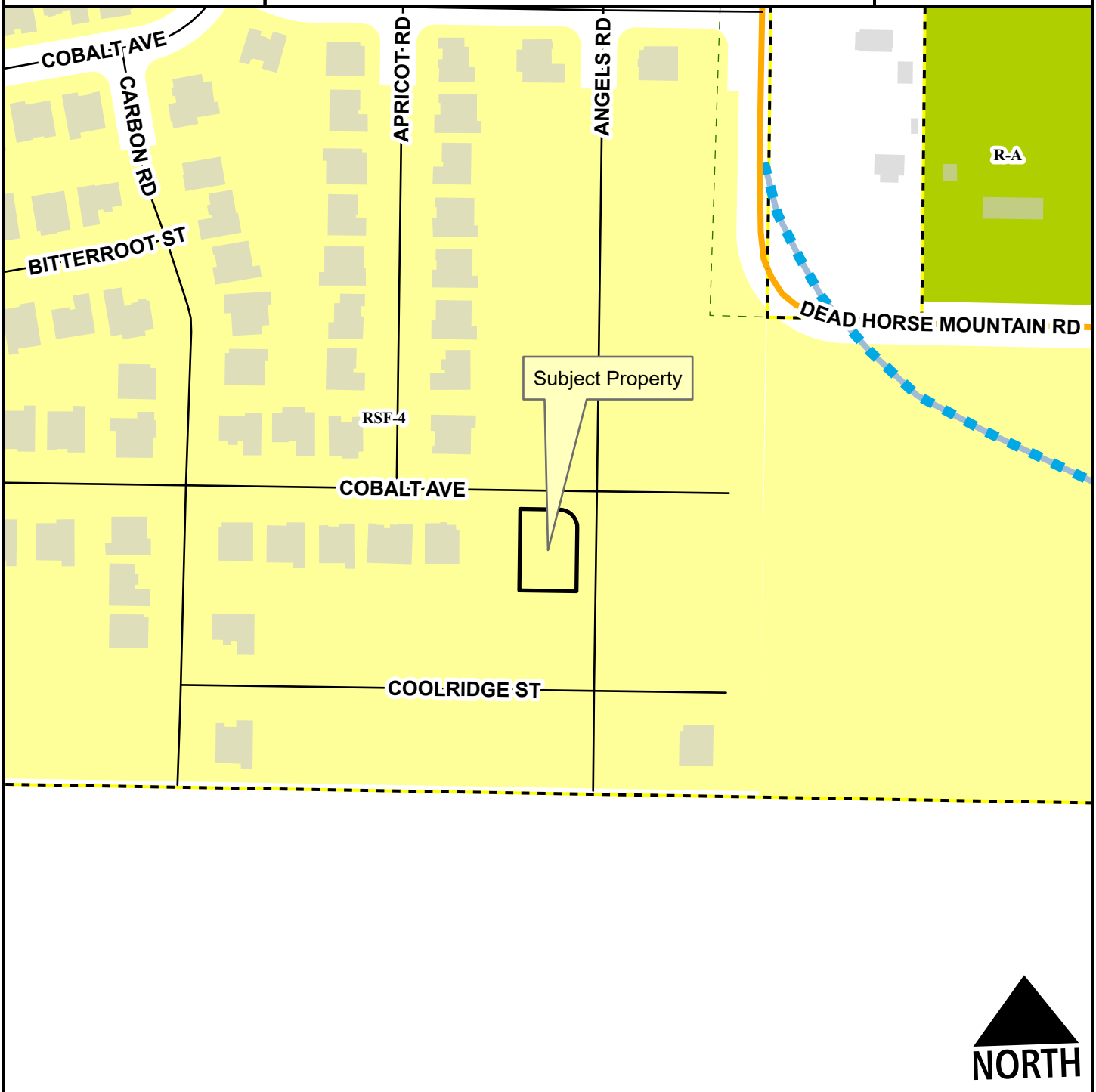
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

VAR-2023-0024

Close Up View

2879 S. COBALT AVE



Neighborhood Link
Residential Link
Planned Residential Link
Planning Area
Fayetteville City Limits
Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

Residential-Agricultural
RSF-4

VAR-2023-0024

Current Land Use

2879 S. COBALT AVE

NORTH



- Neighborhood Link
- Alley
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner
Josh Boccaccio, Engineering Development Review Manager
Alan Pugh, Staff Engineer
John Scott, Urban Forestry

MEETING: July 10, 2023

SUBJECT: **PPL-2023-0003: Preliminary Plat (2910 N. OLD WIRE RD. /THE LIVINGSTON, 255):** Submitted by JORGENSEN & ASSOC. for property located at 2910 N. OLD WIRE RD. The property is split zoned NC, NEIGHBORHOOD CONSERVATION and RA, RESIDENTIAL AGRICULTURE and contains approximately 15.27 acres. The request is to subdivide the property into 56 residential lots and one detention lot.

RECOMMENDATION:
Staff recommends tabling **PPL-2023-0003** until the July 24, 2023 Planning Commission meeting.

RECOMMENDED MOTION:
"I move to table **PPL-2023-0003** until the July 24, 2023 Planning Commission meeting.

BACKGROUND:
The subject property is in east Fayetteville, roughly 700 feet west of the intersection of N Crossover Rd. and N Old Wire Rd. The property's zoning is currently split between NC, Neighborhood Conservation and R-A, Residential Agriculture over the eastern floodplain. Except for a single-single family house, the three parcels are undeveloped. The entire property is covered extensively with tree canopy and the eastern half is part of the streamside protection zone / floodplain and floodway of Niokaska Creek. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Streamside / Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre / RA, Residential Agriculture
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The applicant proposes a single-family residential subdivision with 56 residential lots and one detention lot on 9.7 acres. Four variances were submitted with the request:

- **§166.08(E)(2) With the exception of corner lots, double-street frontage lots are prohibited except where such lots front on access restricted roadways such as expressways.** The applicant has requested a variance from this requirement for lots 6-18, stating that the lots will be required to access from the lower classification street and citing a similar variance approved for Stage Station Subdivision.
    - *Staff recommendation: Staff recommends approval of the proposed variance. Double frontage lots "may be permitted by the Planning Commission for topographical problems, feasibility issues relating to the parcel's dimensions, or other good cause which must be established and proven by the developer." Environmental challenges of the floodplain and floodway present significant difficulties creating a street connection to N. Crossover Rd. to the south, limiting options for routing vehicles throughout the site. Staff recommends a condition that all primary structures shall be oriented towards N. Old Wire Rd, and that two street trees be planted along the back of lots 6-18.*

- **§166.08(E)(3): Connectivity. Wherever a proposed development abuts undeveloped land, street stub-outs shall be provided as deemed necessary by the Planning Commission to abutting properties or to logically extend the street system.** The applicant has requested approval for a variance for a street stub out to N. Crossover Rd (a.k.a. Hwy 265) due to topographical, floodplain, and floodway.
    - *Staff recommendation: Staff recommends approval of the proposed variance as the obstacles cited pose significant challenges in creating a connection to N. Crossover Rd. Additionally, a connection is available to N. Crossover Dr approximately 0.25 miles to the north and 0.33 miles to the south, which is consistent with the recommended block lengths on a Regional Link. Staff finds the plat meets the intent of the code with the proposed connections to the north, east, and west.*

- **§168.12(E)(2): Prohibited Activities within Streamside Protection Zones.** The applicant has requested a variance from this requirement for the purpose of installing a sewer main extension, detention pond, and associated access road.
    - *Staff recommendation: Staff recommends denial of the proposed variance due to a lack of undue hardship. No hardship was described in the request letter. The "No Adverse Impact" study is tied to the ability to grade in the streamside protection zone, and a denial of the variance could require substantial alterations of the proposed development. Given the potential knockdown effects of this variance request, staff recommends tabling and requests Planning Commission input on the proposed variance.*

- **§166.04(d) and (h)(i): On-Site. Curbs and gutters adjacent to the project frontage according to existing city standards and specifications as adopted by the City Council. And The developer shall install storm drainage facilities, including drains, sewers, catch basins, and culverts necessary for the proper drainage of all surface water.** The applicant has requested a variance from curb, gutter, and storm requirements for N. Old Wire Rd, citing the existing drainage ditch, potential impacts to the existing trees, and adjacent development patterns.
    - *Staff recommendations:* Staff does not support the applicant's request to waive curb, gutter, and storm along Old Wire Rd. Installing these standard improvements will increase safety for vehicles traveling on Old Wire Rd by removing the steep roadside ditch. In addition, placing the sidewalk outside of

the right-of-way in an access easement will cause issues with the sidewalk meeting accessibility guidelines.

Right-of-Way to be Dedicated: For N. Old Wire Rd, the applicant is proposing typical Master Street Plan standards of 33.5 feet from centerline in line with typical Neighborhood Link Streets. The applicant is proposing to dedicate 40-feet of right-of-way in alignment with the Alternative Residential Link Street section for what is currently identified as E. Livingston Ln. and most of N. Sumac Dr. A further reduced section is proposed for a portion of N. Sumac Dr. No additional ROW is proposed along N. Crossover Rd as existing ROW exceeds the required 46 ft required from centerline. Multiple rear alleys are shown throughout the property in access easements. Staff's full recommendation is under the Street Improvements section.

Street Improvements:
N. Old Wire Rd: Staff recommends curb, gutter, and storm sewer be installed along N. Old Wire Rd. per the Master Street Plan. Instead, the applicant proposes no improvements except for 8-foot sidewalks with a variable width green space varies (~13 ft to over 30 ft). Sidewalk is proposed within an access easement where located outside of MSP ROW. See discussion and staff recommendation in variance above.

N. Crossover Rd: No improvements are proposed along N. Crossover Rd as the street is improved to MSP requirements. The Niokaska Creek trail is located from 5 ft to 30ft from the edge of the ROW.

E. Livingston Ln: The applicant is requesting to develop the streets under the Alternative Residential Link Street standards, with 6-foot sidewalk (on one side of the street), 6-foot greenspace, and two eleven-foot drive lanes.

Staff recommendation: The applicant is proposing to use Alternate Residential Link Streets. staff recommends denial of this request. Given E. Livingston Ln is anticipated to have higher traffic counts as the primary entrance and exit of the neighborhood, staff recommends right-of-way dedication in the amount of 52 feet, in line with the full Residential Link standard. Staff also recommends associated improvements in line with a full Residential Link Standard (*26 feet of asphalt, 1.5-foot curbs, 6-foot greenspace, 6-foot sidewalks on both sides).*

The applicant has also requested to install the streets without a crown and to utilize radii that are smaller than what is outlined in the Minimum Street Standards. These items are technical questions that the city engineer must make determinations on. The city engineer has approved these requests.

N. Sumac Dr.: The applicant is requesting to develop the streets under the Alternative Residential Link Street standards, with 6-foot sidewalk (on one side of the street), 6-foot greenspace, and two eleven-foot drive lanes. A portion of N. Sumac Dr. is proposed to be reduce further with 6-foot sidewalk (on one side of the street) with no greenspace and a proposed twenty-foot driveway for fire access.

Staff recommendation: The applicant is proposing to use Alternate Residential Link Streets. Staff recommends partial approval of this request. For the portion of N. Sumac Dr from the existing neighborhood to E. Livingston Ln, staff recommends right-of-way dedication and improvements in line with a full residential link section. Staff recommends 40-foot of right of way dedication and improvements for the remainder of the internal streets per the Alternative Residential Link, except for the easternmost portion of N. Sumac which is 27 feet

of right of way. Staff recommends that a condition be added that future residential structures shall be alley loaded as generally shown on the master lot grading plan.

The applicant has also requested to install the streets without a crown and to utilize radii that are smaller than what is outlined in the Minimum Street Standards. These items are technical questions that the city engineer must make determinations on. The city engineer has approved these requests.

Rear Alleys: Staff has outstanding questions relating to the alleys; however, staff anticipates that most questions can be worked through with grading permit. However, if the streamside variance is denied the access road for the pond will require redesign. The applicant requests to utilize private alleys with sixteen feet of asphalt and one-foot shoulders except where greater width is required by fire code. The private alleys are proposed within access easements. Staff is supportive of this request.

Block Length/Connectivity: The applicant is meeting the typical minimum block length standards of 1,320 feet for Neighborhood Link Streets without southern connectivity and with partial connectivity to the east through access easements. See variance request above.

Water and Sewer System: The applicant is proposing to extend 8" water and sewer mains through the development to provide fire protection, domestic water, and sanitary sewer. In addition, the applicant has proposed tandem lots with this development. The sewer main for these lots must be in the proposed alley and will connect to MH 2C.

Tree Preservation:
Canopy minimum requirement (R-A): 25%
Canopy minimum requirement (NC): 20%
Existing canopy: 90.7%
Preserved canopy: 21.67%
Mitigation required: 0 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on May 1, 2023. The Parks and Recreation Advisory Board recommended fee-in-lieu of parkland dedication in the amount of $60,984 based on the number of proposed single-family lots. Park fees are due prior to building permit issuance.

Public Comment: Staff received a phone inquiry from a neighbor who wanted to know if it would be possible to increase the width of the sidewalk being required along N. Old Wire Rd.

RECOMMENDATION: Staff recommends tabling PPL-2023-0003 to the July 24, 2023 Planning Commission meeting. If Planning Commission recommends approval, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
   N. Old Wire Rd.: Staff recommends right-of-way dedication in the amount of 33.5 feet from center line, in line with the Neighborhood Link Street standards.

N. Crossover Dr.: Staff recommends no additional right-of-way dedication.

E. Livingston Ln.: Staff recommends right-of-way dedication in the amount of 52-feet, in line with the Residential Link Street standards.

N. Sumac Dr.: Staff recommends partial approval of this request with a condition that future residential structures shall be alley loaded as generally shown on the master lot grading plan. and from E. Livingston Ln to the existing section of N. Sumac Dr. to the east per the full Residential Link standard. Staff recommends 40-foot of right of way dedication for the remainder of the internal streets per the Alternative Residential Link, except for the easternmost portion of N. Sumac which is 27 feet of right of way. Staff recommends that a condition be added that future residential structures shall be alley loaded as generally shown on the master lot grading plan.

Rear Alleys: The applicant requests to use private drives with variable width access easements (generally either 16-feet or 20-feet). Staff is supportive of the request for no right-of-way dedication.

Subdivision Committee had no recommendation.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*

N. Old Wire Rd.: The applicant has requested that curb, gutter, and storm drainage along N. Old Wire Rd be waived. Staff is not supportive of this request and recommend that these improvements are required. Additionally, staff recommends an 8-foot sidewalk be constructed. Engineering does not support the sidewalk being placed within an access easement.

N. Crossover Dr.: Staff recommends curb, gutter, storm sewer, and an 8-foot sidewalk should be installed along N. Old Wire per the Master Street Plan.

E. Livingston Ln. Staff recommends improvements in line with the Residential Link standards, including 26 feet of asphalt (ten-foot drive lane, nine-foot drive lane, and seven-foot parking lane), two 1.5-foot curbs, six-foot greenspace, and six-foot trails on both sides.

N. Sumac Dr.: Staff recommends the portion of N. Sumac Dr from E. Livingston Ln to the existing section of N. Sumac Dr. to the east is constructed per the full Residential Link standard including 26 feet of asphalt (ten-foot drive lane, nine-foot drive lane, and seven-foot parking lane), two 1.5-foot curbs, six-foot greenspace, and six-foot trails on both sides. Staff recommends the remainder of the internal streets except for the easternmost portion be constructed per the Alternative Residential Link including 26 feet of asphalt (ten-foot drive lane, nine-foot drive lane, and seven-foot parking lane), two 1.5-foot curbs, six-foot greenspace, and six-foot trails on one side. except for the easternmost portion of N. Sumac. The reduced section is proposed to be constructed with 21 feet as measured from the back of curbs and a six-foot sidewalk abutting one side of the curb. Staff recommends that a condition be added that future residential structures shall be alley loaded as generally shown on the master lot grading plan.

<u>Rear Alleys:</u> Staff recommends a 14-foot asphalt alley (two seven-foot travel lanes) with one-foot concrete shoulders and two-foot green space on each side, in line with the Residential Rear Alley (Two-Way), subject to approval by the fire marshal. The applicant requests to use a 16-foot private alley with one-foot shoulders unless greater width is required by fire code.

Subdivision Committee had no recommendation.

3. **§166.08(E)(2) With the exception of corner lots, double-street frontage lots are prohibited except where such lots front on access restricted roadways such as expressways.** *Staff recommends in favor, with the added conditions that that all primary structures shall be oriented towards N. Old Wire Rd, and that two street trees be planted per lot along the back of lots 6-18 (on N. Sumac Dr).*

4. **§166.08(E)(3): Connectivity. Wherever a proposed development abuts undeveloped land, street stub-outs shall be provided as deemed necessary by the Planning Commission to abutting properties or to logically extend the street system.** *Staff recommends in favor of no required connection to N. Crossover Rd.*

   Subdivision Committee had no recommendation.

5. **§168.12(E)(2): Prohibited Activities within Streamside Protection Zones.** *Staff recommends denial of the proposed variance request.*

   Subdivision Committee had no recommendation.

6. **§166.04(d) and (h)(i): On-Site. Curbs and gutters adjacent to the project frontage according to existing city standards and specifications as adopted by the City Council. And The developer shall install storm drainage facilities, including drains, sewers, catch basins, and culverts necessary for the proper drainage of all surface water.** *Staff recommends denial of the proposed variance request.*

   Subdivision Committee had no recommendation.

7. Parkland fees-in-lieu of dedication are required in the amount of $60,984 based on the number of proposed single-family lots;

8. Streetlights shall be installed in accordance with code at all street intersections and spaced every 300 feet;

9. All remaining comments from the Planning Division shall be addressed prior to Grading Permit, as submitted through the Energov portal.

10. Conditions of approval from Engineering, Urban Forestry, and Parks are included in the official conditions of approval;

Standard conditions of approval:

11. All existing overhead utility lines 12kV and under shall be relocated underground. All proposed utilities shall be located underground;

12. Sidewalk along all commonly owned lots (detention ponds, etc.) shall be constructed prior to final plat. All other sidewalks shall be constructed or guaranteed prior to final plat;

13. All street names shall be approved by the 911 Coordinator and indicated on the final plat. All streets require naming for final addresses. Contact the addressing office at (479) 575-8380 for more details;

14. All lots shall be labeled with addresses as approved by the 911 Coordinator on the final plat;

15. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;

16. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his/her representative, and all comments from utility representative: Black Hills Energy, AT&T, Ozarks, SWEPCO, Cox Communication);

17. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements; and

18. Preliminary plat approval shall be valid for one calendar year.

Planning Commission Action: ❒ **Tabled** ❒ **Approved** ❒ **Denied**

Meeting Date: **July 10, 2023**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None.

ATTACHMENTS:
- Engineering Memo
- Urban Forestry Comments
- Parks Comments
- Variance Request Letter
- Street Improvements Request Letter
- Staff Exhibit: Street Recommendations
- Site Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Planner

FROM: Josh Boccaccio, Engineering Development Review Manager

DATE: July 6, 2023

SUBJECT: **Planning Commission Engineering Comments for PPL-2023-0003 Livingston**

***** Engineering recommends project be tabled*****

Water: The applicant is proposing to extend 8" water mains through the development to provide fire protection and domestic water. A 4" water main is proposed to provide domestic water to the proposed tandem lots.

Sewer: The applicant is proposing to extend 8" sewer mains through the development to provide sanitary sewer. In addition, the applicant has proposed tandem lots with this development. The sewer main for these lots must be located in the proposed alley and will connect to MH 2C.

Natural Features: A portion of this property is shown to have hydric soil which may indicate potential wetlands. A wetland delineation must be provided with, or prior to grading permit submittal. There is also regulatory flood plain and floodway as well as stream side protection zone.

Flood Plain/Streamside Protection: Staff does consider the threshold of undue hardship as defined in UDC 169 being met and cannot support the applicant's request to grade in the streamside zone. If Planning Commission does not grant the variance, alterations to the site will likely be necessary to meet the "no adverse impact" clause of UDC 169. Staff has not reviewed alternate site plans.

Drainage: The proposed subdivision will add more than 10,000 square feet of impervious area and therefore must meet the 4 Minimum Standards outlined in the Drainage Criteria Manual. Water quality is proposed to be met via the use of a proprietary devices. Channel Protection is proposed to be met by releasing the increase in volume for the 1-year storm over a period of 40 hours. Overbank and Extreme Flood Protection are proposed to be met with a detention pond. Additional review of the drainage and storm network will occur during grading permit.

Streets: Engineering does not support the applicant's request to not install curb, gutter, and storm along Old Wire Rd. Installing these standard improvements will increase safety for vehicles traveling on Old Wire Rd by removing the steep roadside ditch. In addition, placing the sidewalk outside of the right-of-way in an access easement will cause issues with the sidewalk meeting accessibility guidelines.

The applicant has also requested to install the streets without a crown and to utilize radii that are smaller than what is outlined in the Minimum Street Standards (MSS). These items are technical questions that the city engineer must make determinations on. The city engineer has approved the request for streets without a crown and the radii on the eastern portion of Sumac to have radii smaller than what is outlined in the MSS.

Plan Comments:

1. Sewer main must be installed in the alley.
2. Provide a level spreader for the pond outlet.
3. Additional storm design will be reviewed at grading permit.
4. The alley between lots 47 and 48 must be shifted outside the intersection of Livingston Ln and Sumac Dr.
5. Please label radii on all alley entrances. They must be 15'.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
    - Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
    - Sanitary Sewer pipe sizing, profiles, or utility conflicts
    - Waterline fittings, callouts, or utility conflicts
    - Street profiles
    - Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY TREE PRESERVATION COMMENTS

To: Blake Jorgensen, P.E., Jorgensen + Associates

From: Melissa Evans, Urban Forester and John Scott, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: July 06, 2023

Subject: PPL-2023-0003: Livingston: 2910 N. Old Wire Rd., SE Corner of N. Old Wire Rd. & N. Oak Bailey

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		X
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Total Site Area *Minus Right of Way and Easements	13.27	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation & RA Residential Agriculture	2.65	21.67%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	2.65	21.67%
Existing Tree Canopy * Minus Right of Way and Easements	12.03	90.7%
Tree Canopy Preserved	2.88	21.7%
Tree Canopy Removed *On Site	9.15	69.0%
Tree Canopy Removed *Off Site	0.00	
Tree Canopy Removed Total	9.15	69.0%
Removed Below Minimum	**0.00**	
Mitigation Requirements	**0.00**	
Mitigation Requirements in Square Feet	**0**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	0	0
Low Priority		
Total Mitigation Trees Required	**0**	**0**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation			**X**
Off-Site Mitigation			**X**
Tree Escrow (See Conditions of Approval)			**X**

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	Tech Plat	Subdivision Committee	Planning Commission
a. 5 year Aerial Check on Existing Trees	**Yes**	**Yes**	
b. Property Boundary	**Yes**	**Yes**	
c. Natural Features (100ft beyond limits of disturbance)	**Yes**	**Yes**	
d. Existing Topography and Proposed Grading	**Yes**	**Yes**	
e. Soil Types	**Yes**	**Yes**	
f. Significant Trees	**Yes**	**Yes**	
g. Groupings of Trees	**Yes**	**Yes**	
h. Table Inventory List (species, size, health, priority)	**Yes**	**Yes**	
i. All Existing and Proposed Utilities	**Yes**	**Yes**	
j. All Existing and Proposed Utility Easements and ROW's	**Yes**	**Yes**	
k. All Streams (with approximate center line)	**Yes**	**Yes**	
l. Floodplains and floodways	**Yes**	**Yes**	
m. Existing Street, Sidewalk or Bike Path ROW	**Yes**	**Yes**	
n. Submitted Site Analysis Plan (if required)	**Yes**	**Yes**	
o. Shows ALL Proposed Site Improvements	**Yes**	**Yes**	
p. Delineates trees/canopy to be preserved and removed	**Yes**	**Yes**	
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**	**NA**	
Tree Protection Methods			
a. Tree Protection Fencing	**Yes**	**Yes**	
b. Limits of Root Pruning	**No**	**Yes**	
c. Traffic flow on work site	**No**		
d. Location of material storage	**No**		
e. Location of concrete wash out	**Yes**	**Yes**	

f.	Location of construction entrance/exit	**Yes**	**yes**	

6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy		**X**	
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	**X**		

7.	**Review Status (See Comments)**	**Tech Plat**	**Subdivision Committee**	**Planning Commission**
	Conditionally Approved	**05-27-23**	**06-29-2023**	
	Approved			
	Tabled	**05-15-23**		
	Denied			

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

	Comments
1.	Address items above marked “No” and all Redlines provided.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Blake Jorgensen, P.E., Jorgensen + Associates

From: Melissa Evans, Urban Forester and John Scott, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: June 29, 2023

Subject: PPL-2023-0003: Livingston: 2910 N. Old Wire Rd., SE Corner of N. Old Wire Rd. & N. Oak Bailey

1.	General Landscape Plan Checklist	Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b.	Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d.	Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e.	Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g.	Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h.	Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. **Parking Lot Requirements** 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			X
c. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
d. Tree Island (8' min. width, 18.7' min length, 150 square feet) *UDC Chapter 177.04C*			X
e. Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			X

3. **Perimeter Landscaping Requirements**	Yes	No	N/A
a. Front Property Line (15' wide landscape) and 5' on sides and rear. *UDC Chapter 177.04D2a*			X
b. Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			X
c. Screening of parking lot from adjacent residential properties.			X

4. **Street Tree Planting Requirements**	Yes	No	N/A
a. Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			X
b. Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	X		
c. Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			X
d. Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			X
e. Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*	X		
f. Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*		X	

5. Landscape Requirement Totals	Amount
Mitigation Trees	**0**
Parking Lot Trees	**0**
Street Trees	**65**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**9**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**38**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**57**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**05-27-23**	**06-29-2023**	**07-06-2023**
Approved			
Tabled	**05-15-23**		
Denied			

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please provide a name and contact number of the person who will track the street/lot tree plantings.
3. Please provide one street tree per 30 LF along N. Old Wire Rd. where there are no existing trees or if the existing trees cannot be preserved.

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: May 9, 2023

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

PRAB Meeting Date:	May 1, 2023
Project Title:	Livingston Subdivision
Project Number:	PPL-2023-0003
Project Location:	2910 N Old Wire Rd
Plat Page:	255
Park Quadrant:	NE
Billing Name & Address:	Nola Van Scyoc Revocable Trust 2019 N Old Wire Rd,Fayetteville, AR 72703

☐ **Land Dedication** ☒ **Fee-in-Lieu** ☐ **Combination**

LAND DEDICATION

								TOTAL Acres
Single Family:	_____	units	x	0.023	acres per unit =	0.00	acres	0.0
Multi Family:	_____	units	x	0.020	acres per unit =	0.00	acres	

FEE-IN-LIEU

							TOTAL Fees
Single Family:	56	units	x	$1,089	per unit =	$60,984	$60,984
Multi Family:	_____	units	x	$952	per unit =	$ 0	

SUMMARY:

- Project proposes **56** SF units and **0** MF units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of the Final Plat.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:
    - Approved by the City's Land Agent in the Engineering Division.

    - Recorded at the Washington County Courthouse.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

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Fayetteville, AR 72703
Office: 479.442.9127
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Established 1985

July 5, 2023

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72703

CoF Job #2023-0003
J+A Job #2022148
Attn: Planning
Re: Livingston Subdivision PC Variance Request

To whom it may concern;

Please accept this Preliminary Plat for a new a development to be known as Livingston, located at 2910 N Old Wire Road. This development will include 56 residential units on ~9.7 acres with 5.5 acres of R-A.

Variance Request #1 Variance for double frontage lots Chapter 166.08E(2)
Lots 6-18 will be considered double frontage through lots, we are asking for a variance to this code, because we will be enforcing that all of these lots be accessed via N Sumac Dr with the homes fronting onto Old Wire. A similar request was approved with the Stage Station Subdivision to the east of Butterfield Subdivision.

Variance Request #2 Grading within the Stream Side Protection Zone (168.01)
In order to ensure that we meet the No Adverse Impact to the stream, we are installing floodplain shelfs that will help aid in conveyance and create compensatory storage. Disturbed areas all consists of excavated areas (no fill) and we will be removing Privet and Japanese Honeysuckle and revegetating and landscaping with a wetland seed mix to restore these areas to a floodplain like state. With this approach we are meeting all requirements of the No Adverse Impact and a study has been completed and submitted with this project.

Variance Request #3 Street Related Requests
This development's intent, is to approach this project in an environmentally sensitive way, and so by utilizing a smaller street section, we can avoid placing larger quantities of impervious surface and create a more compact and complete neighborhood. Many of these lots will be rear loaded and will be utilizing shared access easements. Block lengths are at a smaller interval than normal, and the anticipated traffic load will be minimized by the fact that no future development is possible to the south, east (floodway), west (existing subdivision), and on the north.

I. Request for Alternate Residential Link Streets (42' ROW with a 28' wide street, 6' of greenspace, and 6' sidewalk) to be used for the majority of Suman Drive and Livingston Lane.
II. For the eastern portion of Sumac Dr to be considered a public street with 26' of Right-of-Way: a 20' drive for fire code and a 6' sidewalk on the western edge of pavement

within the ROW. Lots 21-24 will be rear loaded and this small section will receive the lightest amount of traffic, but serves an important connection for fire requirements.

III. We are requesting a variance from 166.08(E)(3) for stubbing out a street towards 265, citing topographical, floodplain, and floodway, as obstacles that would cause this connection to be not feasible.

Sincerely;

_____

Blake Jorgensen, P.E.

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July 5, 2023

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72703

CoF Job #2023-0003
J+A Job #2022148
Attn: Engineering
Re: Livingston Subdivision-Engineering Variance Requests

To whom it may concern;

Please accept this request for the following items for this development:

I. For the streets have a single pitch to match existing grades. This will allow us to place the storm drainage on only the downstream side which will minimize storm drainage conflicts with utilities, sidewalks, landscaping (street trees), etc.
II. For the eastern section of Sumac to have radii that are less than code. The northern curve has a radius of 37 feet and the southern radius is 50 feet. Our interpretation is that these intersections are akin to Knuckles, wherein the minimum radius is 30 feet. We understand that our proposal is a hybrid radii, so we hope that staff can support this request as well.

We look forward to working with the city to make this a successful project.

Sincerely;

Blake Jorgensen, P.E.

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July 5, 2023

City of Fayetteville
Development Services
113 West Mountain Street
Fayetteville, AR 72703

CoF Job #2023-0003
J+A Job #2022148
Attn: Planning
Re: Livingston Subdivision Old Wire Improvements PC Decision

To City of Fayetteville Planning Commission;

Please accept this request to not install Curb, Gutter, and Storm Drainage along Old Wire. We are installing the 8' wide trail however, and are making provisions to move the trail into the site to ensure that it saves trees along Old Wire. Old Wire has an existing drainage ditch along the roadway that functions for stormwater conveyance and we feel that if we install the curb and gutter as well as the storm drainage, we would be impacting the existing trees that run along this roadway. We very much want to preserve these trees and we are opting to move the trail further into the property into an existing utility corridor. This corridor has already disturbed the land and the trees adjacent to this disturbance have already survived this construction. By placing this trail along this path, we will be able to save the existing trees and these trees will serve as a nice buffer between the trail and the roadway.

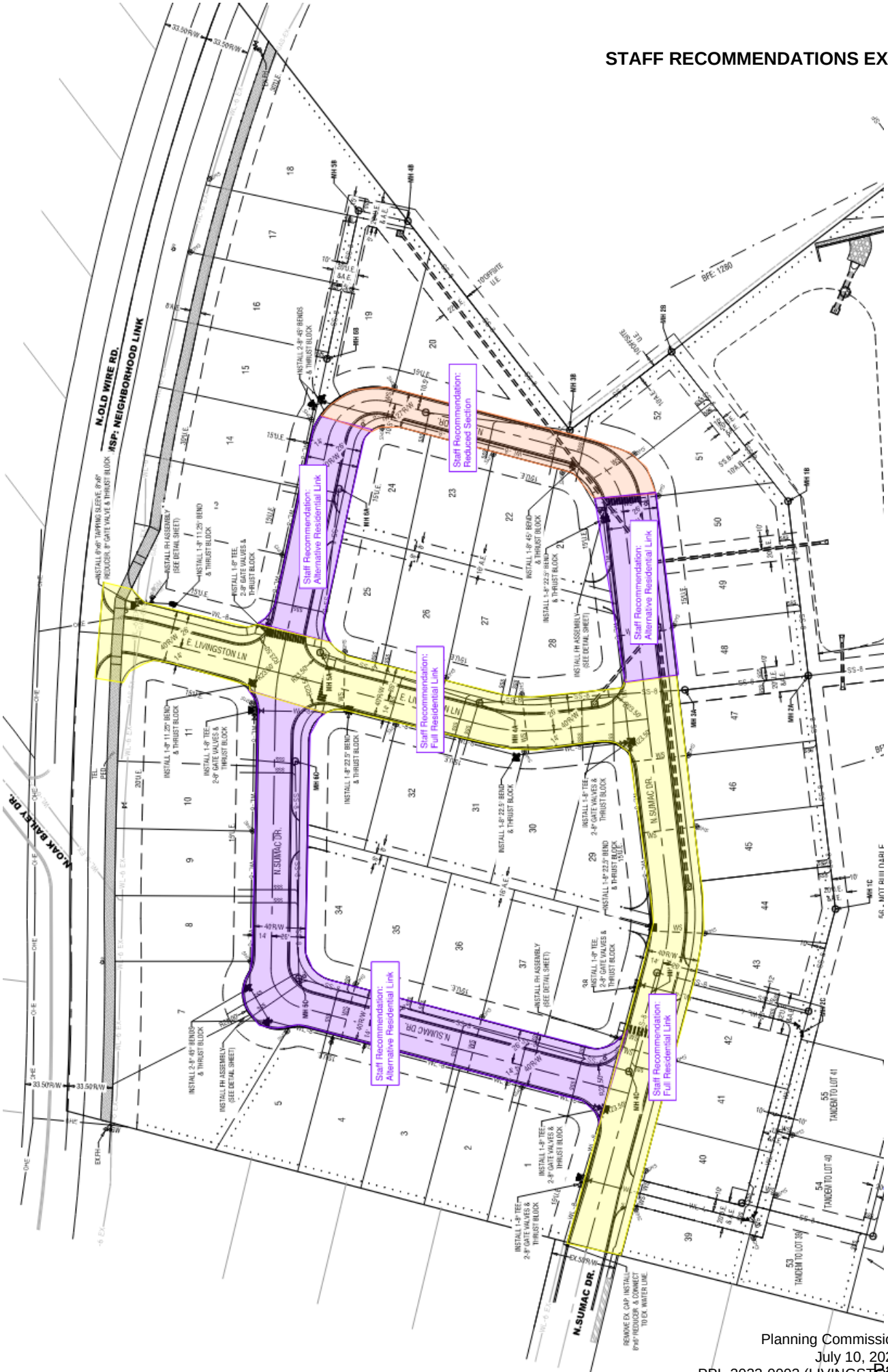
We feel that by installing the trail, but not installing the curb, gutter, and storm drainage- that we are being consistent with other developments that have occurred in this area. For instance, the development to the immediate north and other side of the street didn't install the curb, gutter, and storm drainage. The development known as Stage Station that is south of Butterfield Elementary also didn't install curb, gutter, and storm drainage along Old Missouri. When we brought Stage Station through the city, we opted to move the trail further into the property to save the existing row of Pine trees much like we are doing on this project and so we hope Planning Commission can support this request similar to some of the other past votes.

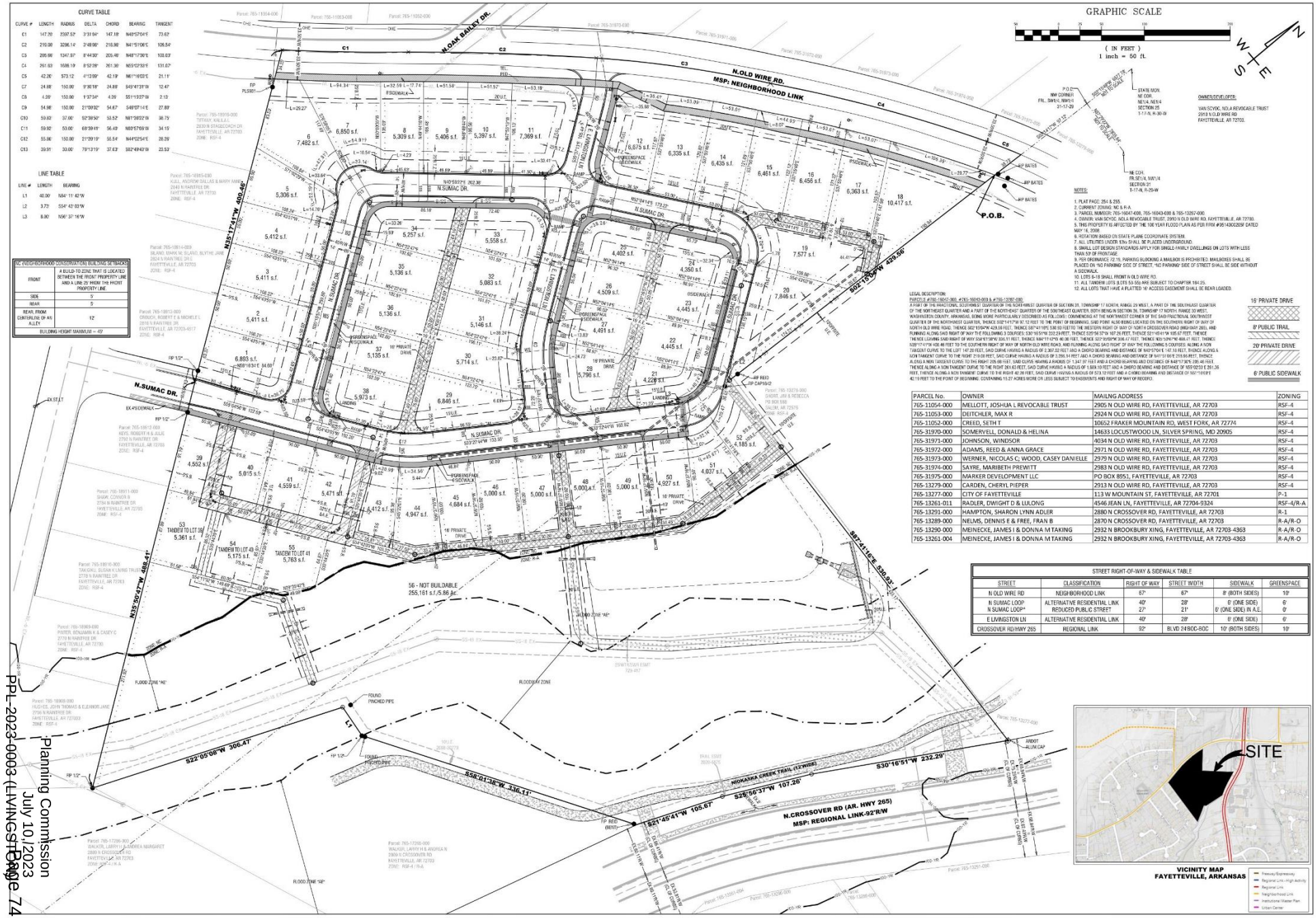
Sincerely;

Blake Jorgensen, P.E.


Existing Ditch
New Trail placed along existing utility corridor. Existing trees to the west would be saved and serve as a buffer between the street and trail

STAFF RECOMMENDATIONS EXHIBIT





CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	147.20'	2397.52'	3°31'04"	147.18'	N49°57'04"E	73.62'
C2	219.06'	3296.14'	3°48'36"	219.06'	N41°51'06"E	109.54'
C3	299.96'	1347.97'	8°44'00"	299.46'	N48°17'36"E	150.03'
C4	261.63'	1686.19'	8°53'28"	261.36'	N55°12'53"E	131.07'
C5	42.20'	573.12'	4°13'09"	42.19'	N61°16'03"E	21.11'
C7	24.88'	150.00'	9°30'18"	24.85'	S49°41'31"W	12.47'
C8	4.09'	150.00'	1°33'54"	4.09'	S51°13'27"W	2.13'
C9	54.96'	150.00'	21°00'32"	54.67'	S48°07'14"E	27.80'
C10	59.83'	37.00'	92°39'50"	53.52'	N81°39'22"W	38.75'
C11	59.92'	50.00'	68°39'41"	56.40'	N69°57'09"W	34.15'
C12	55.96'	150.00'	21°20'19"	55.64'	N44°02'54"E	28.26'
C13	39.51'	30.00'	75°13'19"	37.63'	S02°49'49"W	23.53'

LINE TABLE

LINE #	LENGTH	BEARING
L1	46.00'	N84° 11' 42"W
L2	3.73'	S54° 43' 03"W
L3	8.00'	N56° 37' 16"W

NC NEIGHBORHOOD CONSERVATION BUILDING SETBACKS

FRONT	A BUILD-TO ZONE THAT IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND A LINE 25' FROM THE FRONT PROPERTY LINE
SIDE	5'
REAR	5'
REAR, FROM CENTERLINE OF AN ALLEY	12'
BUILDING HEIGHT MAXIMUM = 45'	

NOTES:
1. PLAT PAGE: 254 & 255.
2. CURRENT ZONING: NC & R-A.
3. PARCEL NUMBER: 765-16047-000, 765-16043-000 & 765-13267-000.
4. OWNER: VAN SCYOC, NOLA REVOCABLE TRUST, 2950 N OLD WIRE RD, FAYETTEVILLE, AR 72703.
5. THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05143OC265F DATED MAY 16, 2008.
6. ROTATION BASED ON STATE PLANE COORDINATE SYSTEM.
7. ALL UTILITIES UNDER 10kv SHALL BE PLACED UNDERGROUND.
8. SMALL LOT DESIGN STANDARDS APPLY FOR SINGLE-FAMILY DWELLINGS ON LOTS WITH LESS THAN 50' OF FRONTAGE.
9. PER ORDINANCE 72.15, PARKING BLOCKING A MAILBOX IS PROHIBITED. MAILBOXES SHALL BE PLACED ON "NO PARKING" SIDE OF STREET. "NO PARKING" SIDE OF STREET SHALL BE SIDE WITHOUT A SIDEWALK.
10. LOTS 5-18 SHALL FRONT N OLD WIRE RD.
11. ALL TANDEM LOTS (LOTS 53-55) ARE SUBJECT TO CHAPTER 164.25.
12. ALL LOTS THAT HAVE A PLATTED 16' ACCESS EASEMENT SHALL BE REAR LOADED.

LEGAL DESCRIPTION:
PARCELS #765-16047-000, #765-16043-000 & #765-13267-000
A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 29 WEST, A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, BOTH BEING IN SECTION 36, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S02°41'57"W 97.12 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF NORTH OLD WIRE ROAD; THENCE S62°19'40"W 429.56 FEET; THENCE S87°41'16"E 530.93 FEET TO THE WESTERN RIGHT OF WAY OF NORTH CROSSOVER ROAD (HIGHWAY 265), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: S30°16'51"W 232.29 FEET; THENCE S25°56'37"W 107.26 FEET; THENCE S21°45'41"W 105.67 FEET; THENCE LEAVING SAID RIGHT OF WAY S58°01'38"W 336.11 FEET; THENCE N35°30'47"W 488.41 FEET; THENCE S22°05'08"W 306.47 FEET; THENCE N35°17'41"W 409.46 FEET TO THE SOUTHERN RIGHT OF WAY OF NORTH OLD WIRE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 5 COURSES: ALONG A NON TANGENT CURVE TO THE LEFT 147.20 FEET, SAID CURVE HAVING A RADIUS OF 2,397.52 FEET AND A CHORD BEARING AND DISTANCE OF N49°57'04"E 147.18 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT 219.06 FEET, SAID CURVE HAVING A RADIUS OF 3,296.14 FEET AND A CHORD BEARING AND DISTANCE OF N41°51'06"E 219.06 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT 205.68 FEET, SAID CURVE HAVING A RADIUS OF 1,347.97 FEET AND A CHORD BEARING AND DISTANCE OF N48°17'36"E 205.46 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT 261.63 FEET, SAID CURVE HAVING A RADIUS OF 1,689.19 FEET AND A CHORD BEARING AND DISTANCE OF N55°02'53"E 261.36 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT 42.20 FEET, SAID CURVE HAVING A RADIUS OF 573.12 FEET AND A CHORD BEARING AND DISTANCE OF N61°16'03"E 42.19 FEET TO THE POINT OF BEGINNING. CONTAINING 15.27 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

16' PRIVATE DRIVE
8' PUBLIC TRAIL
20' PRIVATE DRIVE
6' PUBLIC SIDEWALK

PARCEL No.	OWNER	MAILNG ADDRESS	ZONING
765-11054-000	MELLOTT, JOSHUA L REVOCABLE TRUST	2905 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-11053-000	DEITCHLER, MAX R	2924 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-11052-000	CREED, SETH T	10652 FRAKER MOUNTAIN RD, WEST FORK, AR 72774	RSF-4
765-31970-000	SOMERVELL, DONALD & HELINA	14633 LOCUSTWOOD LN, SILVER SPRING, MD 20905	RSF-4
765-31971-000	JOHNSON, WINDSOR	4034 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-31972-000	ADAMS, REED & ANNA GRACE	2971 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-31973-000	WERNER, NICOLAS C; WOOD, CASEY DANIELLE	2979 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-31974-000	SAYRE, MARIBETH PREWITT	2983 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-31975-000	MARKER DEVELOPMENT LLC	PO BOX 8951, FAYETTEVILLE, AR 72703	RSF-4
765-13279-000	CARDEN, CHERYL PIEPER	2913 N OLD WIRE RD, FAYETTEVILLE, AR 72703	RSF-4
765-13277-000	CITY OF FAYETTEVILLE	113 W MOUNTAIN ST, FAYETTEVILLE, AR 72701	P-1
765-13261-011	RADLER, DWIGHT D & LULONG	4546 JEAN LN, FAYETTEVILLE, AR 72704-9324	RSF-4/R-A
765-13291-000	HAMPTON, SHARON LYNN ADLER	2880 N CROSSOVER RD, FAYETTEVILLE, AR 72703	R-1
765-13289-000	NELMS, DENNIS E & FREE, FRAN B	2870 N CROSSOVER RD, FAYETTEVILLE, AR 72703	R-A/R-O
765-13290-000	MEINECKE, JAMES I & DONNA M TAKING	2932 N BROOKBURY XING, FAYETTEVILLE, AR 72703-4363	R-A/R-O
765-13261-004	MEINECKE, JAMES I & DONNA M TAKING	2932 N BROOKBURY XING, FAYETTEVILLE, AR 72703-4363	R-A/R-O

STREET RIGHT-OF-WAY & SIDEWALK TABLE

STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
N OLD WIRE RD	NEIGHBORHOOD LINK	67'	47'	8' (BOTH SIDES)	10'
N SUMAC LOOP N SUMAC LOOP*	ALTERNATIVE RESIDENTIAL LINK REDUCED PUBLIC STREET	49' 27'	29' 21'	6' (ONE SIDE) 6' (ONE SIDE) IN A.E.	6' 0'
E LIVINGSTON LN	ALTERNATIVE RESIDENTIAL LINK	49'	29'	8' (ONE SIDE)	6'
CROSSOVER RD/HWY 265	REGIONAL LINK	92'	BLVD 24'BOC-BOC	10' (BOTH SIDES)	10'

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office 479-442-9127
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LEGEND
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS
PROJECT TITLE: LIVINGSTON
PROJECT LOCATION: FAYETTEVILLE, AR

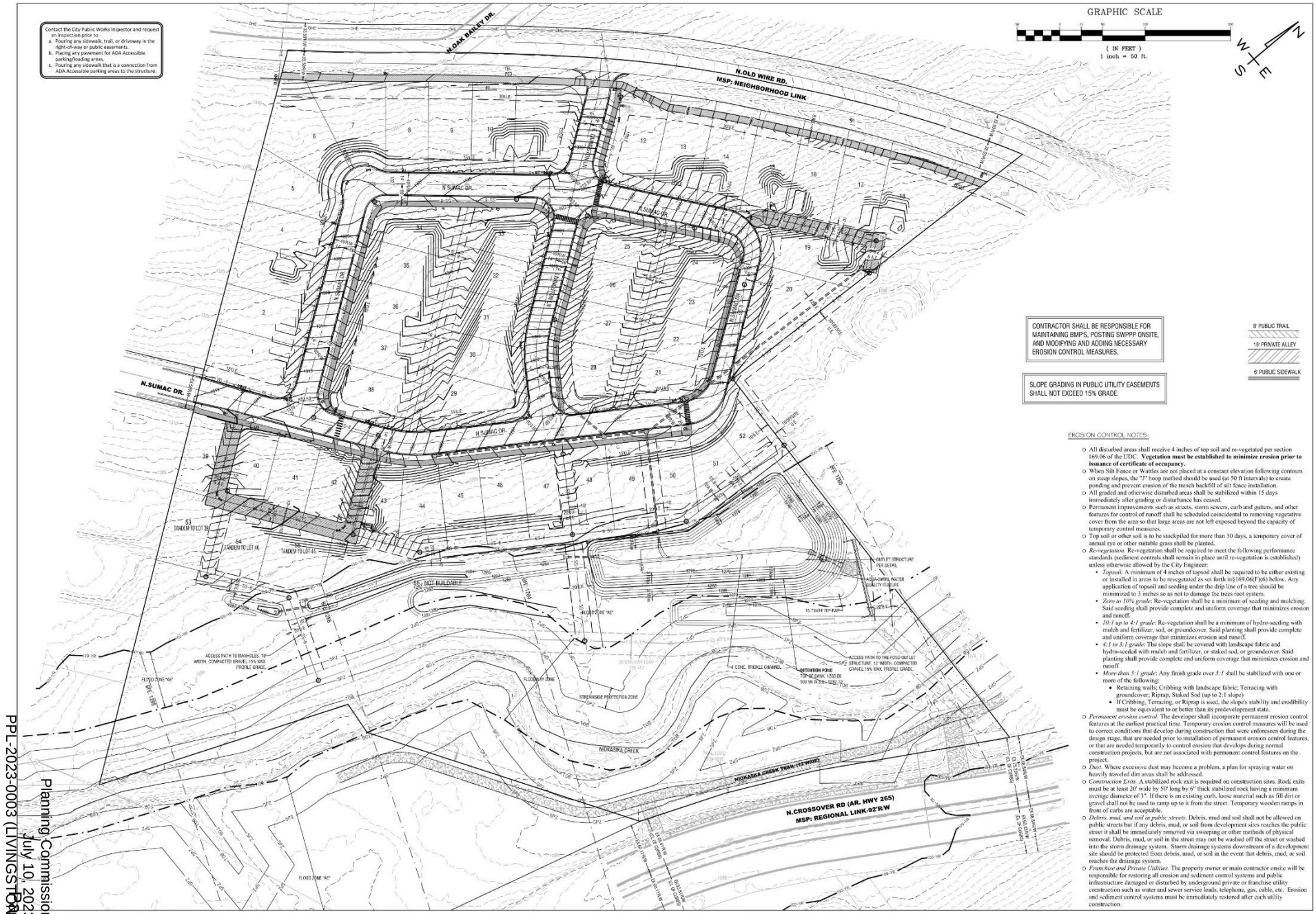
REVISIONS

DATE: 05/03/2023
DRAWN BY: CAZ
PROJECT #:2022148
FILE PATH: Z:\SUB\DIVISIONS\2022148
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

SHEET TITLE
PRELIMINARY PLAT

SHEET NUMBER
C1.1



Contact the City Pubic Works Inspector and request an inspection prior to:
a. Pouring any sidewalk, trail, or driveway in the right-of-way or public easements.
b. Placing any pavement for ADA Accessible parking/loading areas.
c. Pouring any sidewalk that is a connection from ADA Accessible parking areas to the structure.

EROSION CONTROL NOTES:

- All disturbed areas shall receive 4 inches of top soil and re-vegetated per section 169.06 of the UDC. **Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.**
- When Silt Fence or Wattles are not placed at a constant elevation following contours on steep slopes, the "J" hoop method should be used (at 50 ft intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation.
- All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
- Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures.
- Top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted.
- *Re-vegetation.* Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established) unless otherwise allowed by the City Engineer:
  - *Topsoil.* A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be revegetated as set forth in§169.06(F)(6) below. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
  - *Zero to 10% grade:* Re-vegetation shall be a minimum of seeding and mulching. Said seeding shall provide complete and uniform coverage that minimizes erosion and runoff.
  - *10:1 up to 4:1 grade:* Re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer; sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
  - *4:1 to 3:1 grade:* The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff
  - *More than 3:1 grade:* Any finish grade over *3:1* shall be stabilized with one or more of the following:
    - Retaining walls; Cribbing with landscape fabric; Terracing with groundcover; Riprap; Staked Sod (up to 2:1 slope)
    - If Cribbing, Terracing, or Riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
- *Permanent erosion control.* The developer shall incorporate permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
- *Dust.* Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
- *Construction Exits.* A stabilized rock exit is required on construction sites. Rock exits must be at least 20' wide by 50' long by 6" thick stabilized rock having a minimum average diameter of 3". If there is an existing curb, loose material such as fill dirt or gravel shall not be used to ramp up to it from the street. Temporary wooden ramps in front of curbs are acceptable.
- *Debris, mud, and soil in public streets.* Debris, mud and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
- *Franchise and Private Utilities.* The property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc. Erosion and sediment control systems must be immediately restored after each utility construction.

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Civil Engineering + Surveying
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Office: 479.442.9127
steve.carr@jorgensenassociates.com
Established 1965

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: LIVINGSTON

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 05/03/2023
DRAWN BY: CAZ
PROJECT #:2022148
FILE PATH: Z:\SUBDIVISIONS\2022148
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

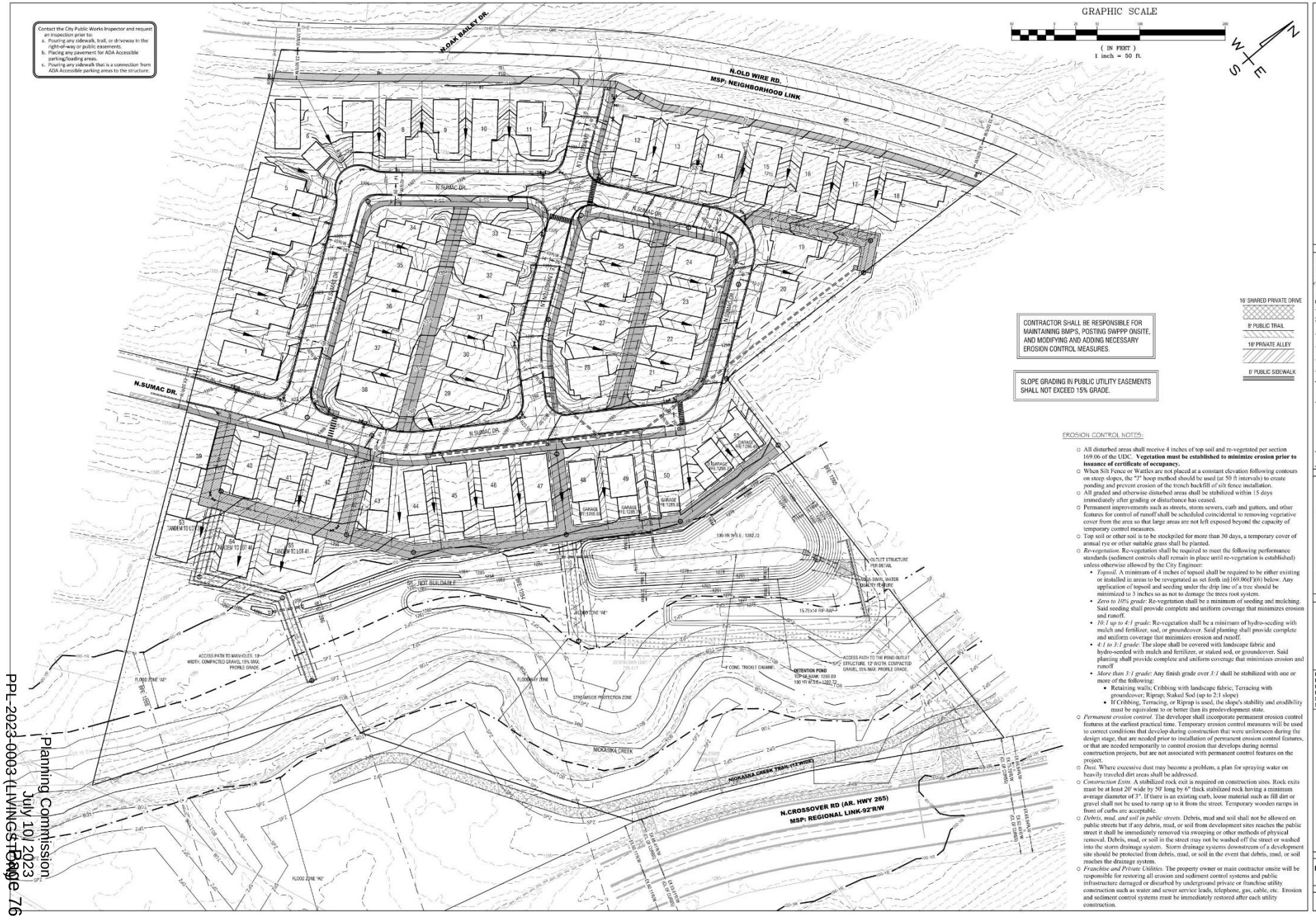
CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 723 — ARKANSAS — ENGINEER

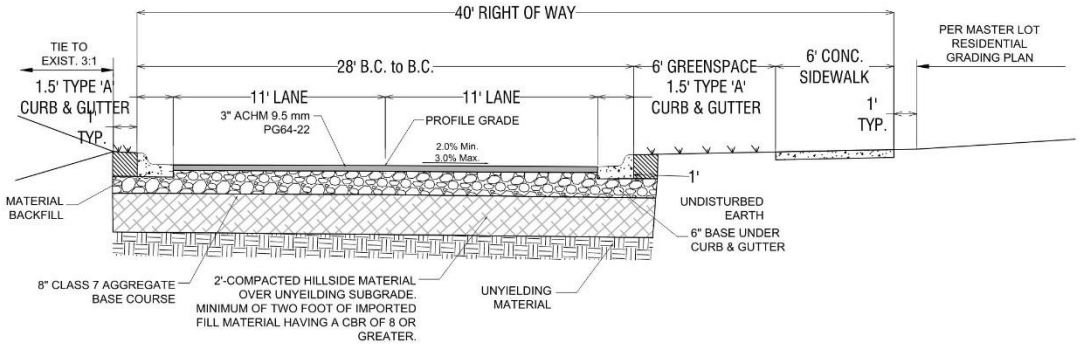
SHEET TITLE

GRADING PLAN

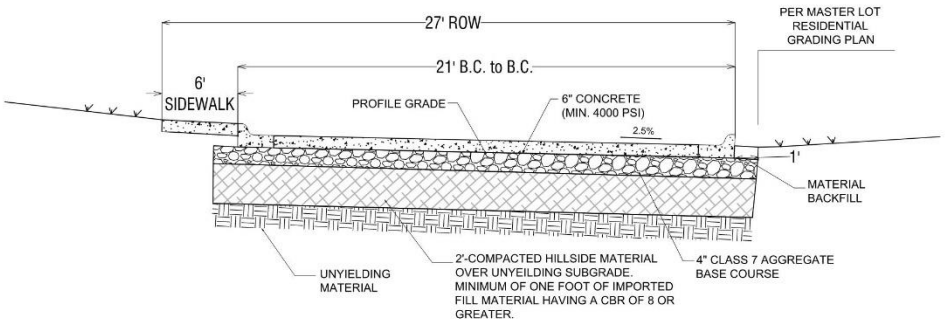
SHEET NUMBER

C1.5

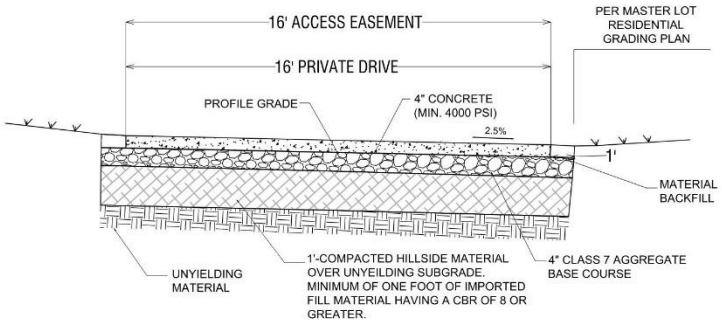

Contact the City Public Works Inspector and request an inspection prior to:
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b. Placing any pavement for ADA Accessible parking/loading areas.
c. Pouring any sidewalk that is a connection from ADA Accessible parking areas to the structure.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
N.OAK BAILEY DR.
N.OLD WIRE RD.
MSP: NEIGHBORHOOD LINK
N.SUMAC DR.
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ONSITE, AND MODIFYING AND ADDING NECESSARY EROSION CONTROL MEASURES.
SLOPE GRADING IN PUBLIC UTILITY EASEMENTS SHALL NOT EXCEED 15% GRADE.
16' SHARED PRIVATE DRIVE
8' PUBLIC TRAIL
16' PRIVATE ALLEY
6' PUBLIC SIDEWALK
NOT BUILDABLE
FLOODWAY ZONE
STREAMSIDE PROTECTION ZONE
NIOKASKA CREEK
NIOKASKA CREEK TRAIL-T12 WIDE
N.CROSSOVER RD (AR. HWY 265)
MSP: REGIONAL LINK-92'R/W
DETENTION POND
ACCESS PATH TO MANHOLES, 10' WIDTH, COMPACTED GRAVEL, 15% MAX. PROFILE GRADE.
ACCESS PATH TO THE POND OUTLET STRUCTURE, 12' WIDTH, COMPACTED GRAVEL, 15% MAX. PROFILE GRADE.
OUTLET STRUCTURE PER DETAIL
NIOKASKA SWIRL WATER QUALITY FEATURE
EROSION CONTROL NOTES:
o All disturbed areas shall receive 4 inches of top soil and re-vegetated per section 169.06 of the UDC. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
o When Silt Fence or Wattles are not placed at a constant elevation following contours on steep slopes, the "J" hoop method should be used (at 50 ft intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation.
o All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
o Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures.
o Top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted.
o Re-vegetation. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established) unless otherwise allowed by the City Engineer:
• Topsoil. A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be revegetated as set forth in§169.06(F)(6) below. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
• Zero to 10% grade: Re-vegetation shall be a minimum of seeding and mulching. Said seeding shall provide complete and uniform coverage that minimizes erosion and runoff.
• 10:1 up to 4:1 grade: Re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
• 4:1 to 3:1 grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff
• More than 3:1 grade: Any finish grade over 3:1 shall be stabilized with one or more of the following:
• Retaining walls; Cribbing with landscape fabric; Terracing with groundcover; Riprap; Staked Sod (up to 2:1 slope)
• If Cribbing, Terracing, or Riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
o Permanent erosion control. The developer shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
o Dust. Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
o Construction Exits. A stabilized rock exit is required on construction sites. Rock exits must be at least 20' wide by 50' long by 6" thick stabilized rock having a minimum average diameter of 3". If there is an existing curb, loose material such as fill dirt or gravel shall not be used to ramp up to it from the street. Temporary wooden ramps in front of curbs are acceptable.
o Debris, mud, and soil in public streets. Debris, mud and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
o Franchise and Private Utilities. The property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc. Erosion and sediment control systems must be immediately restored after each utility construction.
JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
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Fayetteville, AR 72703
Office: 479.443.3920
email@jorgensenassoc.com
Established 985
LEGEND
CALCULATED POINT
FOUND IRON PIN
SET IRON PIN & CAP
POWER POLE
CENTERLINE MARKER
SEWER MANHOLE
FIRE HYDRANT
STREET LIGHT
EXISTING 8" SEWER LINE
PROPOSED 8" SEWER LINE
EXISTING WATERLINE
PROPOSED 8" WATER LINE
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
UTILITY CROSSING
EXISTING CONTOUR
FINISHED CONTOUR
PROJECT DETAILS
PROJECT TITLE: LIVINGSTON
PROJECT LOCATION: FAYETTEVILLE, AR
REVISIONS
DATE: 05/03/2023
DRAWN BY: CAZ
PROJECT #:2022148
FILE PATH: Z:\SUBDIVISIONS\2022148
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEER
SHEET TITLE
MASTER RESIDENTIAL LOT GRADING PLAN
SHEET NUMBER
C1.6



RESIDENTIAL LINK CROSS SECTION DETAILS (40' ROW)



REDUCE PUBLIC STREET SECTION FOR SUMAC



PRIVATE DRIVE

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
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Office 479.442.9127
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Established 1982

LEGEND

PROJECT DETAILS

PROJECT TITLE: LIVINGSTON

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 05/03/2023
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SHEET SIZE: 22" x 34"

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES No. 722 — ARKANSAS — ENGINEER

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

C5.2

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
N.OLD WIRE RD.
MSP: NEIGHBORHOOD LINK
N.CROSSOVER RD (AR. HWY 265)
MSP: REGIONAL LINK-92-RW
N.SUMAC DR
E.LIVINGSTON LN
P.O.B.
APPLY ROOT PRUNING ALONG DRIP LINES AS NECESSARY
CANOPY PRESERVED
CANOPY REMOVED
Tree Preservation Calculations Acres
Acres
Percent of site
Total Site Area *Minus Right of Way and Easements
13.27
100%
Zoning Designation
Acreage
R-A Residential - Agriculture (4.43 acres)
20%
R-A Residential - Agriculture (4.43 acres)
25%
Avg. (5.84x.25% + 4.43x.25%) + 13.27=
21.67%
HHOD * Select Below with Drop Down Arrow
No
0
0%
Total Canopy for Minimum Preservation Requirements
2.88
21.67%
Existing Tree Canopy * Minus Right of Way and Easements
12.03
90.7%
Tree Canopy Preserved
2.88
21.7%
Tree Canopy Removed *On Site
9.15
69.0%
Tree Canopy Removed *Off Site
0.00
Tree Canopy Removed Total
9.15
69.0%
Removed Below Minimum
0.00
Mitigation Requirements
0.00
Mitigation Requirements in Square Feet
0
CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:
1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE ERECTED AT THE DRIPLINE OF EACH TREE OR GROUP OF TREES TO BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY ARBORIST.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND TREE OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CLEARING AS CLOSELY AS POSSIBLE.
6. EQUIPMENT OR MATERIALS SHALL NOT BE STORED OR CLEANED WITHIN THE DRIPLINE OF ANY TREE OR NATURAL AREA. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT;
B. PARKING VEHICLES OR STORING EQUIPMENT, MATERIALS, OR SUPPLIES WITHIN THE DRIPLINE;
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
E. EXCESS FILL, SOIL, PAVING MATERIALS, EQUIPMENT, OR DEBRIS SHALL NOT BE PLACED WITHIN THE DRIPLINE OF ANY TREE OR NATURAL AREA.
A. WHERE THERE WILL BE AN APPROVED GRADE CHANGE, IMPERVIOUS PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT WITHIN THE DRIPLINE OF A TREE OR NATURAL AREA, SPECIAL PRECAUTIONS SHALL BE TAKEN TO PROTECT THE ROOTS AND SOIL CONDITIONS OF THE PERIPHERAL PAVING AREA PRIOR TO THE SITE GRADING SO THIS AREA IS ERADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE.
C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, EXTRA TIME SHOULD BE TAKEN TO PROTECT THE TREES WITH STEAMFIED PLANKING TO A HEIGHT OF 3 FEET (3ft TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
7. WHERE ROOTS ARE EXPOSED BY GRADING, THEY SHALL BE PROTECTED AS FOLLOWS:
A. ROOTS SHALL BE PRUNED CLEANLY WITH A SAW, AS APPROPRIATE, AND NOT TORN BY EQUIPMENT;
B. ROOTS SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE, BUT NOT LATER THAN THE END OF THE DAY;
C. ROOTS SHALL BE PROTECTED FROM DRYING, SUCH AS BY APPROPRIATE MULCHING;
D. ROOTS AREAS ARE NOT BACKFILLED WITH TOPSOIL, BUT WITH A GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE, IF EXPOSED FOR A PERIOD.
8. ROOT PRUNING SHALL BE DONE ACCORDING TO ANSI A300 STANDARDS. ROOT PRUNING WITH HYDRO QUALITY TOPSOIL AS SOON AS POSSIBLE, IF EXPOSED FOR A PERIOD.
9. ROOT AREAS ARE NOT BACKFILLED WITH 2 CA/YD. COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL COMPACTION AND ENHANCES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DISTURBANCE GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. ALL TREES TO BE PRESERVED WITHIN THE CONSTRUCTION AREA SHALL BE FERTILIZED TO PROMOTE GROWTH AND VIGOR.
13. ALL PRUNED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, PART 1). ALL PRUNING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR A LANDSCAPE ARCHITECT. ALL EXCESSIVE TREE PRUNING SHALL BE REPORTED.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
LEGEND
CALCULATED POINT
FOUND IRON PIN
SET IRON PIN & CAP
POWER POLE
CENTERLINE MARKER
SEWER MANHOLE
FIRE HYDRANT
STREET LIGHT
EXISTING 8" SEWER LINE
PROPOSED 8" SEWER LINE
EXISTING WATERLINE
PROPOSED 8" WATER LINE
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
NEW SIDEWALK
UTILITY CROSSING
CASTINGS CONTOUR
FINISHED CONTOUR
PROJECT DETAILS
PROJECT TITLE:
LIVINGSTON
PROJECT LOCATION:
FAYETTEVILLE, AR
REVISIONS
DATE: 05/03/2023
DRAWN BY: CAZ
PROJECT #:2021048
FILE NAME: 2021048SHEET.dwg
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'
SHEET TITLE
TREE PRESERVATION PLAN
SHEET NUMBER
L2.0
JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office 479.443.9721
www.jorgensenassoc.com
Civil Engineering + Surveying Established 1985

LOT REQUIREMENTS:
1 TREE PER...LOT REQUIRED (CORNER LOTS REQUIRE BOTH SIDES)
96 LOTS + 9 CORNER LOTS = 99 LOT TREES
TO BE MAINTAINED BY LANDSCAPE AGREEMENT WITH PROFESSIONAL.
TO BE INSTALLED WITH EACH LOT PRIOR TO C OF O FOR RESPECTIVE LOT.
LABELED WITH AN "L".

MITIGATION TREE REQUIREMENTS:
0 MITIGATION TREES REQUIRED

STREET TREE REQUIREMENTS:
0 STREET TREES REQUIRED

Landscape Requirements			
Stormwater Trees			
Area of Storm Water Facility SQ. FT. *This area is measured from the top contour plus 10 feet	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
26382	9	38	57

STORMWATER TREES & SHRUBS
LABELED WITH AN "S".
TO BE INSTALLED PRIOR TO FINAL PLATTING.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LANDSCAPE & IRRIGATION NOTES:

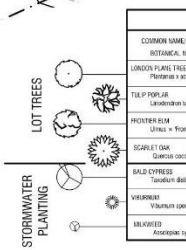
1. ALL LANDSCAPING SHALL BE PLANTED WITHIN AREAS THAT MINIMIZE MAINTENANCE AND JEOPARDY OF PLANT DAMAGE. THIS INCLUDES SUCH AREAS AS TREE LAWNS, TREE ISLANDS, URBAN TREE WELLS, FOUNDATION PLANTINGS AND FREE-STANDING BEDS.
2. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS.
3. ALL NEW PLANTINGS SHALL BE MULCHED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED FOR LANDSCAPE INSTALLATION IN THE LANDSCAPE MANUAL.
4. ALL SOD SHALL BE REMOVED WITHIN THE PLANTING BED AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE.
5. SOD OR ORGANIC MULCH WILL BE ALLOWED IN TREE LAWNS AND TREE ISLANDS IF NO OTHER PLANT MATERIAL IS INCLUDED WITHIN THESE AREAS.
6. A PLANTING BED SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
7. ALL PLANT MATERIAL SHALL MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK.
8. DECIDUOUS TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER AND EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET AT THE TIME OF INSTALLATION, UNLESS OTHERWISE APPROVED BY THE URBAN FORESTER.
9. SHRUBS SIZE AT THE TIME OF PLANTING SHALL BE A MINIMUM OF THREE (3) GALLON CONTAINERS WITH AN EXPECTED HEIGHT OF THREE (3) FEET OR MORE WITHIN TWO (2) YEARS OF INSTALLATION.
10. PLANT SPECIES INSTALLED IN VEHICULAR USE AREAS ARE TO BE APPROVED BY THE URBAN FORESTER.
11. ACCEPTABLE SPECIES OF TREES ARE LISTED WITHIN THE CITY OF FAYETTEVILLE'S LANDSCAPE MANUAL.
12. PROTECTIVE FENCING SHALL BE PROVIDED FOR PRESERVED TREES AND OTHER VEGETATION DURING CONSTRUCTION, AS REQUIRED BY §167 TREE PRESERVATION AND PROTECTION.
13. IN LANDSCAPED AREAS WITHOUT AN AUTOMATED IRRIGATION SYSTEM, HOSE BIBS (WATER SPIGOTS) SHALL BE INSTALLED AT A RATIO OF ONE FOR EVERY ONE HUNDRED (100) FEET.
14. SEPARATION OF LANDSCAPED AREAS AND VEHICLES. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM POTENTIAL DAMAGE BY VEHICLES BY PLACING CONCRETE CURBS OR WHEEL BARRIERS ADJACENT TO THE LANDSCAPED AREA.
15. VEHICLE OVERHANGS. A PORTION OF A STANDARD PARKING SPACE MAY BE LANDSCAPED INSTEAD OF PAVED TO MEET PART OF THE LANDSCAPING REQUIREMENT. THE LANDSCAPED AREA MAY BE UP TO TWO FEET OF THE FRONT OF THE SPACE AS MEASURED FROM A LINE PARALLEL TO THE DIRECTION OF THE BUMPER OF THE VEHICLE USING THE SPACE. LANDSCAPING MAY ONLY BE GROUNDCOVER PLANTS IN THE OVERHANG AREA.
16. MAINTENANCE. THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING.
    (A) IRRIGATION SYSTEM. SOME METHOD OF IRRIGATION SHALL BE REQUIRED IN LANDSCAPED AREAS. AN AUTOMATED IRRIGATION SYSTEM IS ENCOURAGED TO ENSURE ADEQUATE MOISTURE TO PLANT MATERIAL. IN LANDSCAPED AREAS WITHOUT AN AUTOMATED IRRIGATION SYSTEM THE INSTALLATION OF HOSE BIBS (WATER SPIGOTS), INSTALLED ONE FOR EVERY 100 FOOT RADIUS, WILL BE REQUIRED.
    (B) PLANTING BEDS. ALL LANDSCAPING SHALL BE PLANTED WITHIN AREAS DESIGNATED AS PLANTING BEDS. PLANTING BEDS SHALL HAVE AMENDED SOIL TO INSURE THE HEALTH OF THE PLANT MATERIALS. ALL SOD SHALL BE REMOVED WITHIN THE PLANTING BED AND MULCH SHALL COVER THE BARE SOIL TO EASE MAINTENANCE. SOD WILL BE ALLOWED IN TREE LAWNS AND TREE ISLANDS IF NO OTHER PLANT MATERIAL IS INCLUDED WITHIN THESE AREAS.
    (C) REPLACEMENT LANDSCAPING. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 90 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

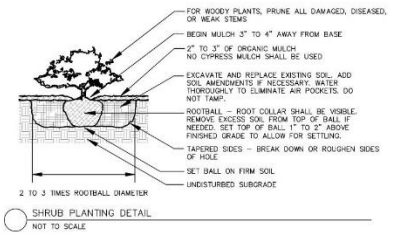
CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS CURRENTLY COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 90 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A PERFORMANCE LANDSCAPE SURETY IN THE AMOUNT OF 150% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.

PLANT LIST

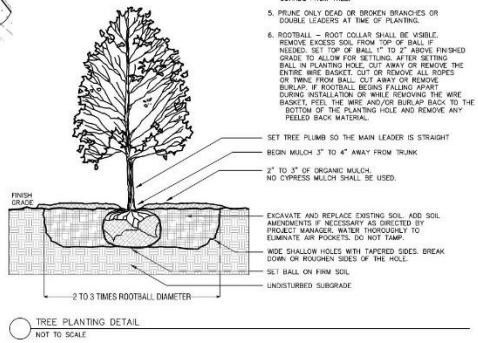
	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	COUNT
LOT TREES	LONDON PLANE TREE Platanus x acerifolia	B&B	2.5" CAL.	17
	TULIP POPLAR Liriodendron tulipifera	B&B	2.5" CAL.	17
	FRONTIER ELM Ulmus x "Frontier"	B&B	2.5" CAL.	17
	SCARLET OAK Quercus coccinea	B&B	2.5" CAL.	19
STORMWATER PLANTING	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.	9
	VIBURNUM Viburnum species		3 GAL.	38
	MILKWEED Asclepias syriaca		1 GAL.	57





SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
ESTABLISHED 1985

LEGEND
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE — SS 8 —
- PROPOSED 8" SEWER LINE — SS 8 —
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE — W 8 —
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING — UTE —
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: LIVINGSTON

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 05/03/2023
DRAWN BY: CAZ
PROJECT #:2022148
FILE PATH: Z:\SUBDIVISIONS\2022148
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS ENGINEER

SHEET TITLE
LANDSCAPE PLAN

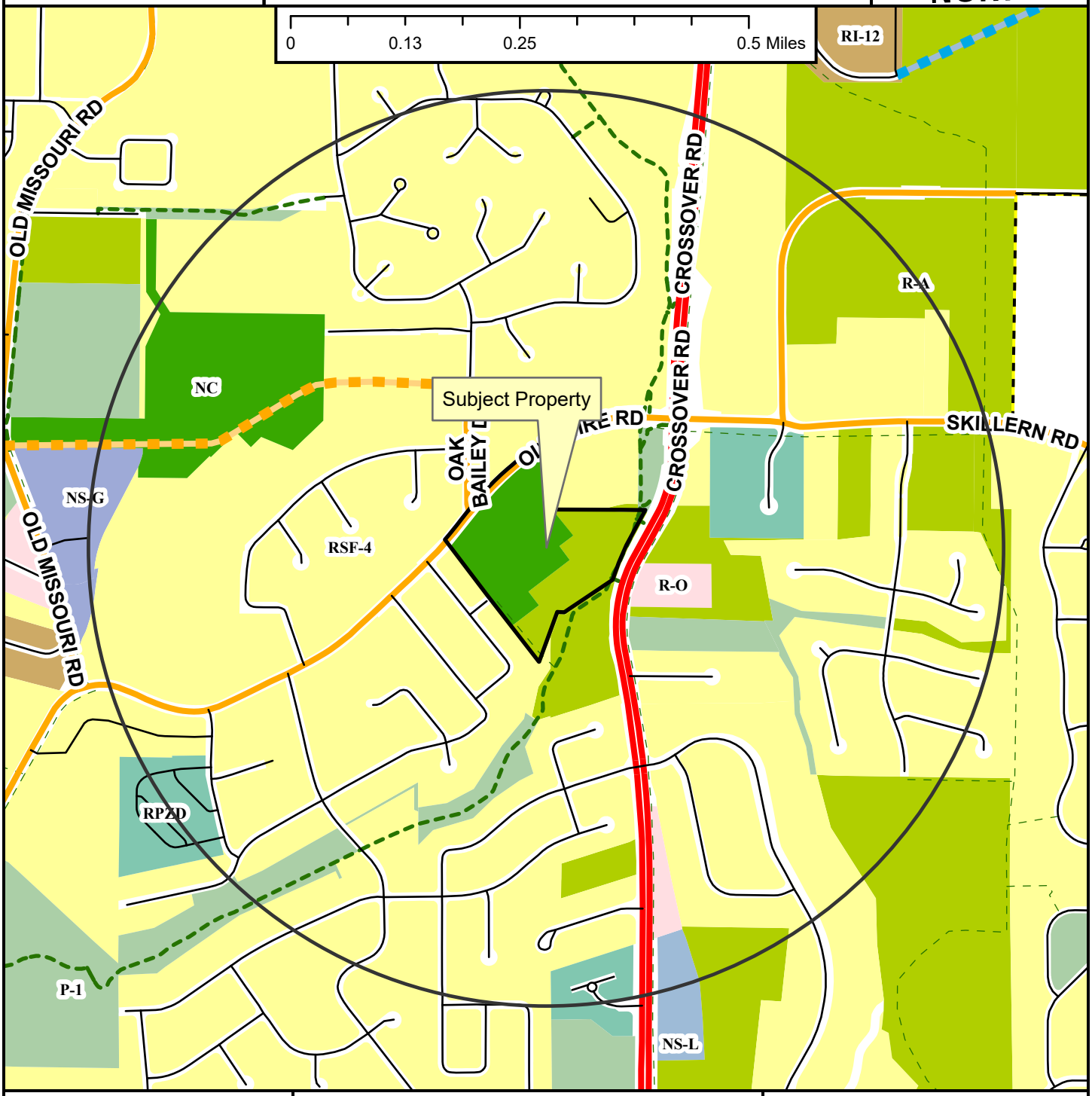
SHEET NUMBER
L1.0

PPL-2023-0003

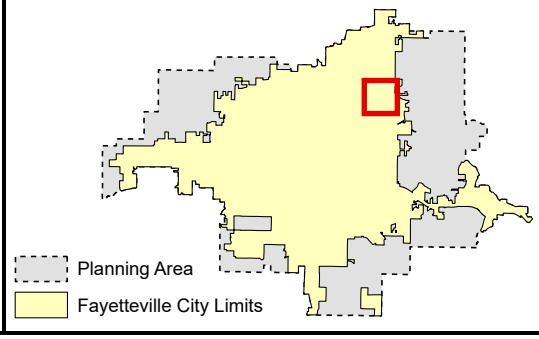
One Mile View

2910 N. OLD WIRE RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

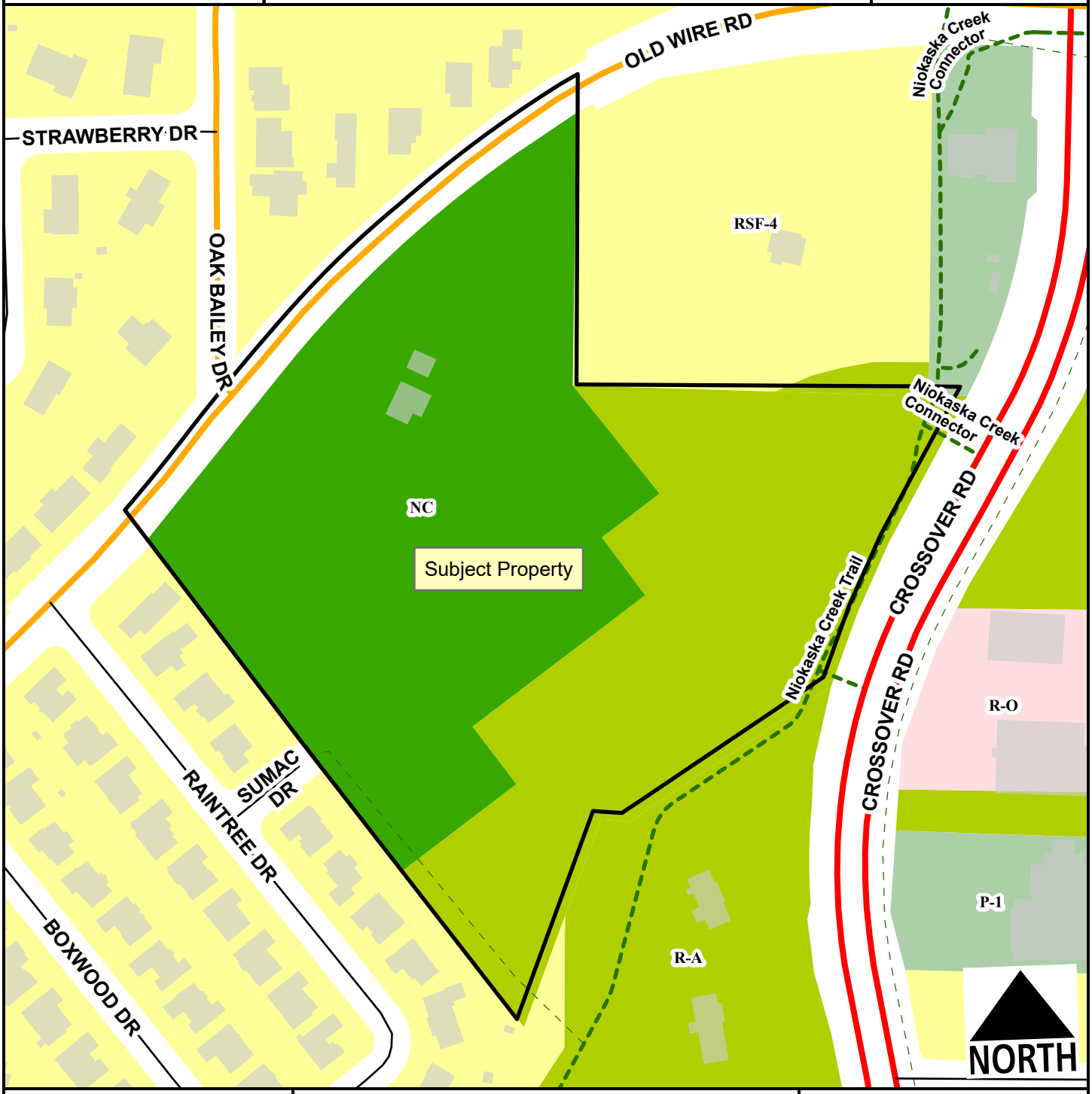
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

PPL-2023-0003

Close Up View

2910 N. OLD WIRE RD



Regional Link
Neighborhood Link
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

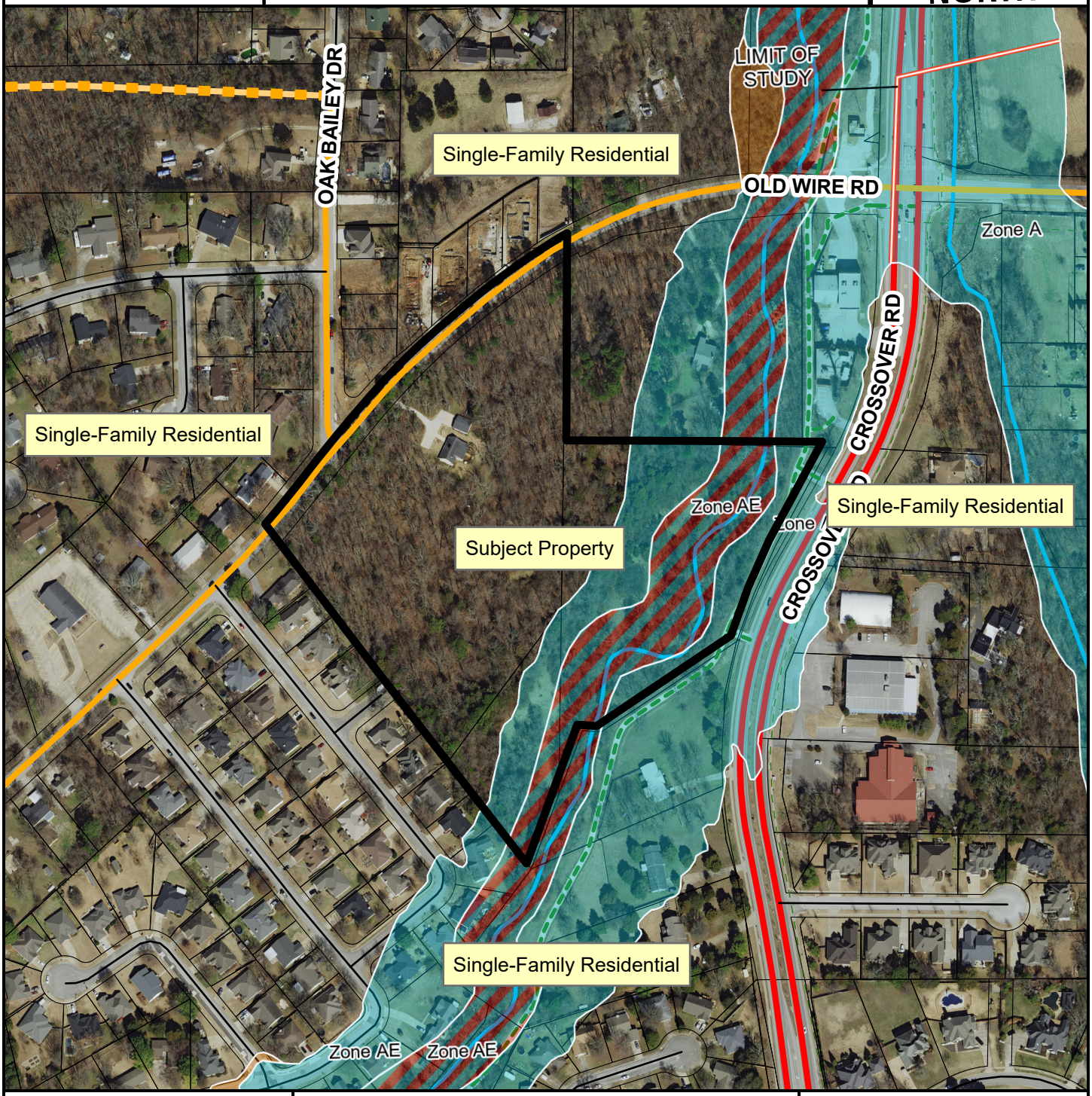
Residential-Agricultural
RSF-4
Residential-Office
Neighborhood Conservation
P-1

PPL-2023-0003

Current Land Use

2910 N. OLD WIRE RD

NORTH



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner
Josh Boccaccio, Engineering Development Review Manager
John Scott, Urban Forester

MEETING: July 10, 2023

SUBJECT: **LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD./SOUTHERNWOODS CLUSTER DEVELOPMENT, 557):** Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for 12 cluster housing developments with a total of 134 single-family units.

RECOMMENDATION:
Staff recommends tabling **LSD-2022-0042** until the July 24, 2023 Planning Commission meeting.

RECOMMENDED MOTION:
"I move to table **LSD-2022-0042** *until the July 24, 2023 Planning Commission meeting."*

BACKGROUND:
The subject property is located on the south slope of Millsap Mountain on the north side of Old Farmington Road. The property contains roughly 20.40 acres and it received its current zoning designation of NC, Neighborhood Conservation, as a result of a rezoning last year (RZN-2022-000011). A conditional use permit for 15 cluster housing developments containing a total of 162 single-family units was approved by the Planning Commission in January of 2022 (CUP-2021-000056). An amendment to the conditions of its approval was approved by the Planning Commission in June of 2022 (ADM-2022-0033) and a one-year extension was approved in April of 2023 (ADM-2023-0010). The development entitlement for three of the cluster housing developments included in the CUP approval was approved by the Planning Commission in June of 2022 (LSD-2022-0014). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential; Centennial Park	R-A, Residential-Agricultural; RSF-2, Residential Single-Family – 2 Units per Acre; RSF-4, Residential Single-Family – 4 Units per Acre
South	Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family – 4 Units per Acre; RPZD, Residential Planned Zoning District
East	Single-Family Residential	R-A, Residential-Agricultural; NC, Neighborhood Conservation
West	Centennial Park	R-A, Residential-Agricultural; RSF-2, Residential Single-Family – 2 Units per Acre

Proposal: The applicant requests large scale development approval to develop the subject property with 12 cluster housing developments containing a total of 134 single-family units. Four variances from the Unified Development Code have been requested as part of this project. Each variance is described further below alongside staff's recommendations:

- **§166.08(E): Street Design and Access Management Standards – Block Length/Connectivity. On Residential Link streets, intersections shall occur at a minimum of one every 660 feet. Also, wherever a proposed development abuts undeveloped land, street stub-outs shall be provided to abutting properties.** The applicant is requesting a variance from this standard along the west side of proposed Street D to allow a block length of approximately 1,000 feet and to provide no street stub-outs to the north.
    - *Staff recommendation: Staff is supportive of this variance request. A protected stream and FEMA-designated floodplain are currently present on the west side of the property, which limit the area to provide potential street stub-outs and have thus resulted in the applicant providing a street with a block length of 1,000 linear feet. Staff finds the presence of those natural features to constitute a hardship in this instance. With regard to the street stub-out to the north, the applicant has stated that the presence of steep terrain, tree preservation areas, and Centennial Park make a connection to the north undesirable. Staff is supportive of the applicant's request to not provide a street stub-out to the north given those considerations, and is supportive of their proposal to provide a pedestrian connection via a soft-surface trail that would connection the west end of Street E to the Centennial Park trail system.*

- **§166.11: Conformance to Plans and Regulations. Projects shall conform to the official plans and regulations that make up the Master Street Plan.** The applicant has requested to vary from the standard street section for a Residential Link, as outlined in the Master Street Plan, in order to install an additional on-street parking lane along the property's Old Farmington Road frontage.
    - *Staff recommendation: Currently, staff is supportive of the applicant's request to vary from the street section for a Residential Link street in order to install an additional parking lane on the north side of Old Farmington Road. As noted by the applicant, the inclusion of an additional parking lane along the street would help to reduce the speed of vehicular traffic and result in increased safety for both vehicles and pedestrians. Nevertheless, Engineering staff has expressed concerns about sight distances, particularly along Old Farmington Road, and needs additional time to fully evaluate whether the inclusion of some, or all, of the parking on Old Farmington may constitute a traffic hazard.*

- **§172.04(F)(4)(a)(iv): Parking Lot Design Standards – Effective Curb Radius. All driveways serving nine or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on Residential Link streets.** The applicant is requesting a variance
    - *Staff recommendation: Staff is supportive of this variance request. While the applicant is not meeting the letter of the code, they are demonstrating an effort to meet the intent by designing streets and curb cuts in a way that slow vehicle turning motions to improve pedestrian safety. The applicant suggests that the typical requirement would likely require the sidewalk to change course to make room for a driveway apron and may encourage higher vehicle turning speeds. Staff finds that the context of the development, among a planned series of cluster developments, supports the use of a narrower driveway apron. While a smaller*

curb radius may not be appropriate in other situations, a low vehicle volume and slower traffic speeds may be complementary to the development pattern while improving traffic safety. Accordingly, staff finds that the requested variance would not adversely impact vehicular or pedestrian safety and is thus supportive of it.

- **§172.11(G)(2): Driveway Standards – Driveways Beyond the Property Line. To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport.** The applicant is requesting a variance from this standard along the north side of proposed Street E to allow for driveways with lengths ranging between 13 and 15 feet.
    - *Staff recommendation: Staff is not supportive of this variance request. The intent of this standard is to prevent vehicles from parking over sidewalks in a manner that blocks pedestrian access. Given the length of the proposed driveways, staff finds that vehicles are likely to park in driveways in a manner that encroaches into the public sidewalk and street and may create a dangerous condition for both vehicles and pedestrians.*

Right-of-Way to be Dedicated:
Old Farmington Road: The subject property has frontage along Old Farmington Road, a partially improved Residential Link street. The property currently has 26 feet of right-of-way from the centerline of the road, and staff recommends that roughly eight additional feet of right-of-way be dedicated to accommodate a 10-foot sidewalk in line with the City's Active Transportation Plan, as well as the requested additional parking lane.

Internal Streets: The applicant proposes Alternative Residential Link streets throughout the development. Staff recommends that right-of-way be dedicated along all internal streets in the amount of 34 feet to align with the approved conditions of the associated conditional use permit.

Street Improvements:
Old Farmington Road: Old Farmington Road is a partially improved Residential Link street with asphalt paving and open ditches. Staff recommends that the property's Old Farmington Road frontage be improved as a Residential Link with 10-foot sidewalk, six-foot greenspace, and curb and gutter. The applicant has shown an intent to dedicate additional right-of-way to accommodate a second on-street parking lane along Old Farmington Road, though a request to vary from the street section for a Residential Link would be required to improve the street as proposed.

Internal Streets: Alternative Residential Link streets with 34-foot-wide right-of-way are proposed throughout the development. Staff recommends that all internal streets be improved as required by the associated conditional use permit. Improvements include a six-foot sidewalk, curb and gutter, and asphalt paving within the right-of-way, and a six-foot sidewalk with four-foot greenspace in a 10-foot easement adjacent to the right-of-way. Infrastructure outside of the right-of-way would be owned and maintained by a property owners association.

Additional Improvements: Based on the provided traffic study from the previous phase of the development, the Engineering Division is recommending that the developer be responsible for a portion of infrastructure improvements at the intersection of Martin Luther King Jr. Boulevard and One Mile Road. The applicant has provided an estimate for widening the north leg of the intersection to include a southbound left-turn lane, southbound thru/right-turn lane, and northbound receiving lane. The estimate also includes costs for modifying the traffic signal for north and south bound movements. The total estimate is $193,068.04. Planning Commission

previously approved an assessment of $15,831.58 which is 8.2% of the cost based on 132 vehicles, or 50% of the previous phase's two-way site generated weekday traffic and the existing traffic volumes traveling southbound on One Mile Road. Using the same traffic study and remaining trip generation, staff recommends that the applicant be responsible for **39.3%, or $75,875.74,** of the improvement cost. The two-way site generated traffic is 1,265 trips and 50% of those trips are assumed to use the signal.

Access Management/Connectivity: Staff has determined that the project is partially compliant with the City's access management and connectivity standards. Vehicular access is primarily proposed through separate parking courts that are intended to serve each development, though some units on the north side of the property have direct access to a public street. A variance to the City's block length standards has been requested as outlined above.

Design Standards: As cluster housing developments, this project is subject to the design standards outlined in Unified Development Code §164.22, Cluster Housing Development. The proposal appears to meet the cluster housing requirements for density, bulk and area, setbacks, and building height. The cluster housing requirements for parking and variation in unit floor plans and architectural treatments have also been met. More information is needed to confirm that the common and private open space requirements for cluster housing are being met as part of this proposal.

Water and Sewer System: The applicant is proposing to extend eight-inch water mains through the site to provide fire protection and domestic water. The applicant is also proposing to extend eight-inch sewer mains through the site to provide sanitary sewer.

Parkland dedication or fee in-lieu: This proposal was discussed by the Parks and Recreation Advisory Board (PRAB) at their March 7, 2022 meeting. PRAB recommended fee in-lieu for this development in the amount of $145,926 based on 134 single-family units. Fee in-lieu must be paid prior to the issuance of building permits.

Tree Preservation:
Canopy minimum requirement: 21%
Existing canopy: 61.2%
Preserved canopy: 25.6%
Mitigation required: None

Public Comment: To date, staff has received no public comment on this item.

RECOMMENDATION: Staff recommends tabling **LSD-2022-0042**. Should the Planning Commission choose to approve the item, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *Old Farmington Road: Staff recommends right-of-way dedication in the amount of roughly 34 feet from the centerline of the road.*
    b. *Internal Streets: Staff recommends right-of-way dedication in the amount of 34 feet along all interior streets as required by the associated conditional use permit.*

Subdivision Committee recommended in favor of right-of-way dedication.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. *Old Farmington Road: Staff recommends that the property's Old Farmington Road frontage be improved with 10-foot sidewalk, six-foot greenspace, and curb and gutter.*
    b. *Internal Streets: Staff recommends that all internal streets be improved with a six-foot sidewalk, curb and gutter, and asphalt paving within the right-of-way, and a six-foot sidewalk with four-foot greenspace in a 10-foot easement adjacent to the right-of-way as required by the associated conditional use permit.*
    c. *Additional Improvements: Staff recommends that the applicant is assessed a $75,875.74 fee in-lieu for planned improvements to the intersection of Martin Luther King Jr. Boulevard and One Mile Road.*

Subdivision Committee recommended in favor of street improvements.

3. **Planning Commission determination of a variance to UDC §166.08(E): Street Design and Access Management Standards – Block Length/Connectivity.** *Staff recommends approval of the variance for the reasons stated above;*

Subdivision Committee recommended in favor of this variance.

4. **Planning Commission determination of a variance to UDC §166.11: Conformance to Plans and Regulations.** *Staff recommends that this variance be forwarded to the Planning Commission with no recommendation for the reasons stated above;*

Subdivision Committee made no recommendation on this variance.

5. **Planning Commission determination of a variance to UDC §172.04(F)(4)(a)(iv): Parking Lot Design Standards – Effective Curb Radius.** *Staff recommends approval of this variance for the reasons stated above;*

Subdivision Committee recommended in favor of this variance.

6. **Planning Commission determination of a variance to UDC §172.11(G)(2): Driveway Standards – Driveways Beyond the Property Line.** *Staff recommends denial of this variance for the reasons stated above;*

Subdivision Committee recommended in favor of this variance.

7. Remaining comments from the Planning Division shall be addressed, including:
    a. Each unit must have 250 SF of private open space with no dimension of less than ten feet. There appear to be numerous instances where private open space is significantly less than required.
    b. Confirm width of driveways on all lots on the north side of Street E.
    c. Public sidewalk cannot overlap with common open space. See comment from Engineering about sidewalk location and confirm common open space totals for each cluster development.
    d. Dimension width of proposed street R/W from centerline.

8. All conditions of approval of the associated conditional use permit (CUP-2021-000056) shall be met;

9. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;

Standard Conditions of Approval:

10. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;

11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks, SWEPCO, and Cox Communications);

12. All mechanical/utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. A note shall be clearly placed on the plat and all construction documents indicating this requirement;

13. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

14. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

15. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements;

16. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;

17. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;

18. Large scale development approval shall be valid for one year;

19. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

20. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of

the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and

21. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    e. Project Disk with all final revisions; and
    f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

PLANNING COMMISSION ACTION: Required YES

Date: July 10, 2023 ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Engineering Memo
- Urban Forestry Comments
- Request Letter
- Variance Request Letters
- Site Plan
- Elevations
- One Mile Map
- Close-up Map
- Current Land Use Map

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Gretchen Harrison, Senior Planner

FROM: Josh Boccaccio, Engineering Development Review Manager

DATE: June 26, 2023

SUBJECT: **Subdivision Committee Engineering Comments for LSD-2022-0042 3220 W Old Farmington Rd LSD**

*****Engineering recommends this project be tabled*****

Water: The applicant is proposing to extend 8" water mains through the site to provide fire protection and domestic water.

Sewer: The applicant is proposing to extend 8" sewer mains through the site to provide sanitary sewer.

Natural Features: A portion of the site is shown to potentially have hydric soils which are indicators of possible wetlands. A wetland delineation must be provided at grading permit for the areas shown to potentially have hydric soils. Additionally, there is a protected stream that is present on portions of the western edge of the project.

Drainage: This project must meet the 4 minimum standards outlined in Fayetteville's Drainage Criteria Manual. Water Quality is proposed to be met through the use of multiple infiltration trenches, permeable pavement features, and bioretention. Channel protection is proposed to be met at the detention pond by holding the increase in volume for the 1-years storm and releasing it over 40 hours. At study points 2, 3, and 4 the post development volume for the 1-year is not more than the 1-year pre-developed volume. Overbank and Extreme Flood Protection are proposed to be met with an underground detention pond and the previously mentioned features. Additional review will be performed during grading permit.

Streets/Traffic: The applicant is proposing to extend public residential streets through the development. Based on the provided traffic study from a previous phase of the development (LSD-2022-0014), the Engineering Division is recommending the developer be responsible for a portion of the infrastructure improvements at Martin Luther King, Jr. Blvd and One Mile Rd. The applicant has provided an estimate for widening the north leg of the intersection to include a southbound left-turn lane, southbound thru/right-turn lane, and northbound receiving lane. The estimate also includes costs for modifying the traffic signal for north bound and south bound movements. **The total estimate is $193,068.04.** Planning Commission previously approved an assessment of $15,831.58 which is 8.2% of the cost based on 132 vehicles or 50% of the previous phase's two-way site generated weekday traffic and the existing traffic volumes traveling southbound on One Mile Rd.

Using the same traffic study and remaining trip generation staff recommends the applicant be responsible for **39.3%, or $75,875.74** of the improvement cost. The two-way site generated traffic is 1,265 trips and 50% of those trips (632.5) are assumed to use the signal.

Plan Comments:

1. Provide a letter for all requests for a city engineer determination.
2. The intersection angle of Street A and D does not meet the city's minimum street standards.
3. Provide sight distance exhibits for review.
4. Sidewalk along Old Farmington Rd must be encompassed by right-of-way.
5. If parking is permitted on both sides of Old Farmington Rd by Planning Commission, striping must be installed by this development.
6. Additional information is needed on how the storm sewer will function along street B.
7. All bioretention and infiltration water quality features must meet DCM requirements. For grading permit provide documentation standards are being met.
8. Additional comments on plans.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
    - Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
    - Sanitary Sewer pipe sizing, profiles, or utility conflicts
    - Waterline fittings, callouts, or utility conflicts
    - Street profiles
    - Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Brian Teague, Community By Design

From: Melissa Evans, Urban Forestry

CC: Gretchen Harrison, Planner

Meeting Date: May 31, 2023

Subject: LSD-2022-0042: Southern Woods Cluster Development (Ph 3); 3120 W. Old Farmington Rd., 557

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations *		
	Square Feet	**Percent of site**
Total Site Area *Minus Right of Way and Easements	810,905	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation	162,181	21% **weighted average***
*HHOD * Select Below with Drop Down Arrow*		
No **25.6% of property is in HHOD***	0	0%
Total Canopy for Minimum Preservation Requirements	162,181	21.3%
Existing Tree Canopy * Minus Right of Way and Easements	496,258	61.2%
Tree Canopy Preserved	207,531	25.6%
Tree Canopy Removed *On Site	288,727	35.6%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	288,727	35.6%
Removed Below Minimum	**0**	
Mitigation Requirements	**0**	

***Please see comment #2 in the comments at the end of this document.**

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	0	0
Low Priority	0	0
Total Mitigation Trees Required	**0**	**0**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	**X**		
Off-Site ~~Mitigation~~ Preservation	**X**		
Tree Escrow (See Conditions of Approval)			**X**

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1*	Tech Plat	Subdivision Committee	Planning Commission
a. 5 year Aerial Check on Existing Trees	**Yes**		
b. Property Boundary	**Yes**		
c. Natural Features (100ft beyond limits of disturbance)	**Yes**		
d. Existing Topography and Proposed Grading	**Yes**		
e. Soil Types	**Yes**		
f. Significant Trees	**NO**		
g. Groupings of Trees	**Yes**		
h. Table Inventory List (species, size, health, priority)	**NO**		
i. All Existing and Proposed Utilities	**Yes**		
j. All Existing and Proposed Utility Easements and ROW's	**Yes**		
k. All Streams (with approximate center line)	**Yes**		
l. Floodplains and floodways	**N/A**		
m. Existing Street, Sidewalk or Bike Path ROW	**Yes**		
n. Submitted Site Analysis Plan (if required)	**N/A**		
o. Shows ALL Proposed Site Improvements	**Yes**		
p. Delineates trees/canopy to be preserved and removed	**Yes**		
Tree Protection Methods			
a. Tree Protection Fencing	**Yes**		
b. Limits of Root Pruning	**Yes**		
c. Traffic flow on work site	**N/A**		
d. Location of material storage	**NO**		
e. Location of concrete wash out	**NO**		
f. Location of construction entrance/exit	**NO**		

6. Site Analysis Report (if required) *UDC Chapter 167.04H4*	Yes	No	N/A
a. Provide graphic examples of multiple options used to minimize removal of existing canopy			**X**
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.			**X**

7. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**12-22-22** **05-11-23** **05-25-23**		
Approved			
Tabled			
Denied			

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please do not count the entire site area including other phases in the calculations. The other phases were considered individually and this one should be too. Please address this comment with the next revisions or this might be tabled at Subdivision Committee.
3. Please show an existing tree inventory or show what types of trees exist on the plan.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Brian Teague, Community By Design

From: Melissa Evans, Urban Forestry

CC: Gretchen Harrison, Planner

Meeting Date: May 31, 2023

Subject: LSD-2022-0042: Southern Woods Cluster Development (Ph 3): 3120 W. Old Farmington Rd., 557

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements — 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		

b.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**X**
c.	Tree Island (8’ min. width, 18.7’ min length OR 150 square feet) *UDC Chapter 177.04C*		**X**	
d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		

3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and five on sides. *UDC Chapter 177.04D2a*			**X**
b.	Side and Rear Property Lines (5’ Wide Landscape Area) *UDC Chapter 177D1*	**N/A**		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
d.	Screening of parking lot from adjacent residential properties.			**X**

4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*		**X**	
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*			**X**
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structured Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*		**X**	
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5. Landscape Requirement Totals	Amount
Mitigation Trees	**0**
Parking Lot Trees	**1/12 spaces required**
Street Trees	**1/Lot, 2/corner lots, 1/30 along Old Farmington Rd.**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**0**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**0**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**0**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**12-22-22** **05-11-23** **05-25-23**		
Approved			
Tabled			
Denied			

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. The landscape plan is required to be stamped by a landscape architect.
3. Please provide a few more tree species for diversity.
4. Please make sure that parking lot trees are placed as close to parking lots at possible since the intent is that they shade the parking lot.
5. Corner lots are required to have one street lot tree per street (so usually 2 trees per corner lot).
6. Please label trees on the plan with a “S” or “P” to distinguish street trees from parking trees.

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TOWN PLANNING.URBAN ENGINEERING

May 22, 2023
Via EnerGov

Ms. Gretchen Harrison, Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **3220 W. Old Farmington Road – LSD 2022 0042**
Revisions Submittal

Ms. Harrison,

As a representative of the property owner at Washington County Parcel 765-14759-000, the following files have been uploaded to EnerGov as a part of a large scale development application re-submittal in association with LSD 2022 0042:

- One (1) copy of a written submittal letter
- One (1) copy of revised site, utility, grading, tree preservation, and landscape plans
- One (1) copy of applicant annotated responses to plan comments
- One (1) copy of a variance request for the proposed driveway apron
- One (1) copy of a variance request for the proposed street connectivity and block length
- One (1) copy of a variance request for the proposed driveways on the north side of Street E
- One (1) copy of a variance request for the proposed water quality features
- One (1) copy of a variance request for the proposed C3 curve length
- One (1) copy of a variance request for the proposed Street B and D K-values
- One (1) copy of a variance request for sight distance

More information is needed in order to compose the Streamside Protection Zone variance request. This will be provided after speaking with the SPZ Administrator. A variance requests for the proposed intersection angle at Streets A and D may also be provided at that time.

Revisions to the drainage report are not provided at this time but will be included with the next submittal.

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

May 22, 2023
Via Email: gharrison@fayetteville-ar.gov

Ms. Gretchen Harrison, Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **LSD-2022-0042 – Street Connectivity and Proposed Street D Block Length West Side**

Ms. Harrison,

On behalf of the owners and the developers of the proposed development, please allow this letter to serve as a request for a variance from required street connectivity and the required block length along the west side of the proposed Street D. The development plan offers vehicular and pedestrian connectivity in the form of 14 articulated smaller City blocks where vehicular and/or pedestrian connectivity is provided on all 4 sides of the smaller blocks.

Street connectivity is provided to the east in 2 locations and to the south in 2 or more locations. A third street connection could potentially be made to the east however the steep terrain and an existing tree preservation easement make it less desirable. Pedestrian connectivity is proposed at this third location.

A street connection to the north is not desirable for the same reasons. The steep terrain, tree preservation, and Centennial Park make the connection to the north undesirable. The 1 private parcel to the north has access via S. Mount Millsap Lane. Pedestrian connectivity to the north is planned via a primitive trail that would connect the west end of proposed Street E to the Centennial Park trail system.

The vehicular block length proposed along the west side of Street D is approximately 1,000 feet while 660 feet is required. Vehicular block lengths along the east side of Street D average 333', while pedestrian block lengths along both the west and east sides of Street D on average are closer to 200'. Despite the increased block length along it's west side this proposed Street D offers ample connectivity.

A vehicular street connection to the west of Street D seems undesirable given the steep terrain and a boundary shared by the subject property and Centennial Park. The connection to the west is further encumbered by the North Fork of Farmington Branch and associated Streamside Protection Zones, which extend approximately half way across the west side of the subject property. The 2 private parcels between the project and Centennial Park are developed with an access easement granted through the subject property south to Old Farmington Road. Pedestrian Connectivity is proposed along the west side of the subject property that will ultimately connect the Centennial Park trail system to the proposed City trail along the north side of Old Farmington Road.

Thank you for your consideration of these alternatives. Please let me know if you have any questions or concerns or need additional information.

Sincerely,



Brian Teague
Community By Design
brian@communitybydesignllc.com
479-790-6775

community.by.design
TOWN PLANNING.URBAN ENGINEERING

June 28, 2023
Via Email: gharrison@fayetteville-ar.gov

Ms. Gretchen Harrison, Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **LSD-2022-0042 – Master Street Plan Variance Request**

Ms. Harrison,

On behalf of the owners and the developers of the proposed 3220 W. Old Farmington Road Large Scale Development, please allow this letter to serve as a variance request from the Master Street Plan (MSP) Residential Link Cross Section. The variance is requested in order to allow parallel parking on both sides of a Residential Link Street or Old Farmington Road. Currently parallel parking exists on the south side of the street. The proposal is to widen the pavement to allow for parallel parking on the north side of the street. The proposed cross section is in accordance with the MSP Residential Link Cross Section except that parallel parking is proposed for both sides of the street not just one. The total proposed cross section is shown on the attached Exhibit #1.

The inclusion of parallel parking on both sides of the street will calm traffic and reduce the speeds of vehicular traffic passing through, making the street safer for both vehicles and pedestrians.

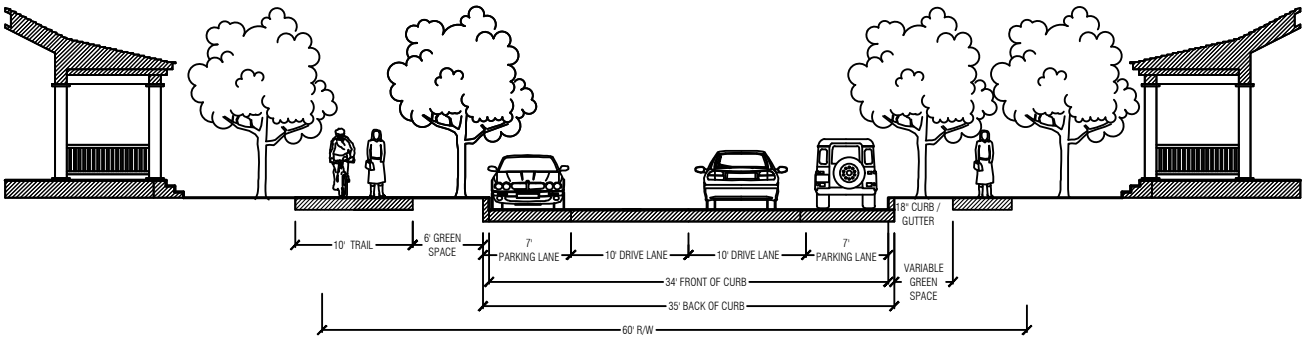
Thank you for your consideration of these alternatives. Please let me know if you have any questions or concerns.

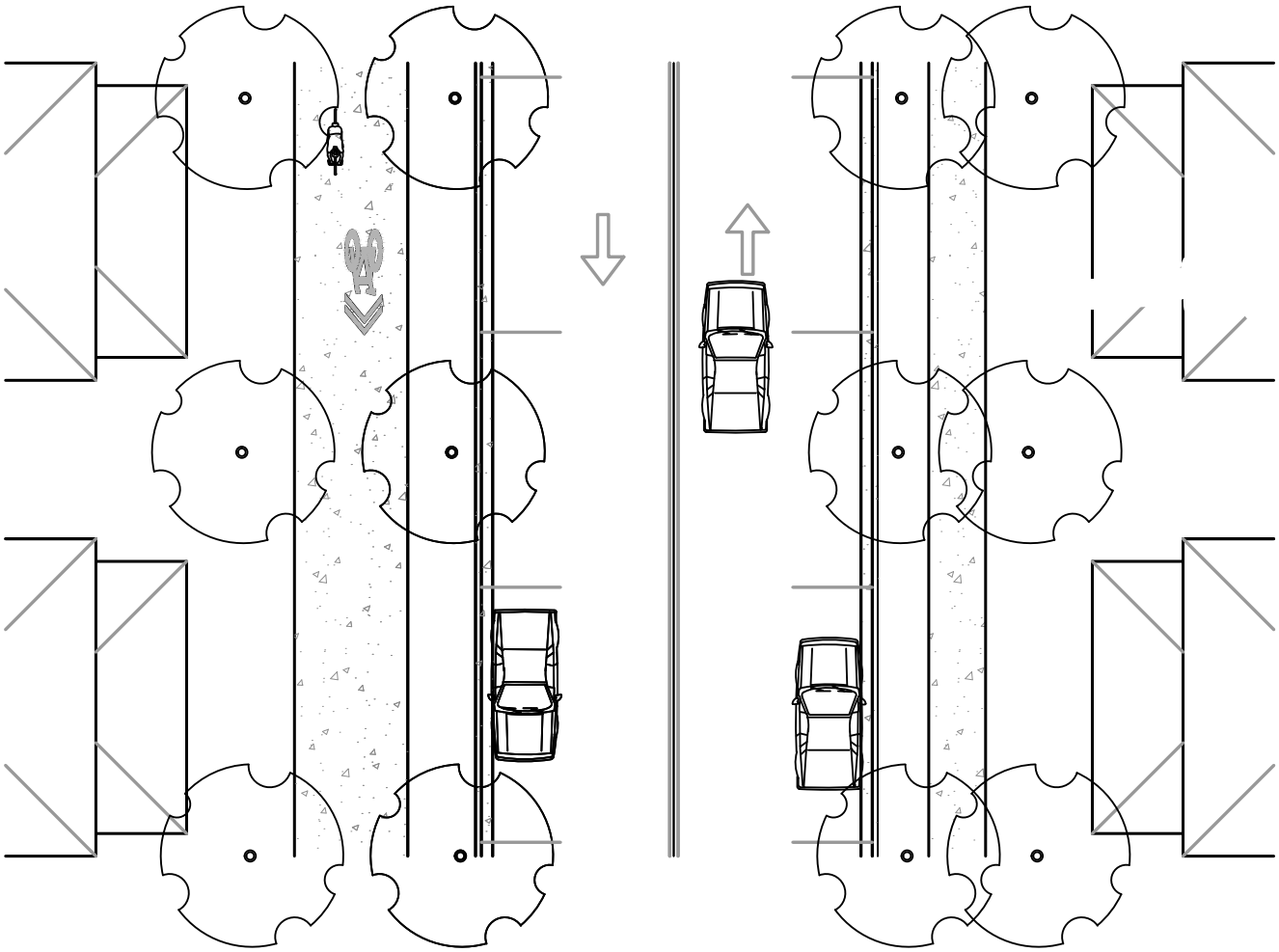
Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

EXHIBIT #1 - PROPOSED STREET CROSS SECTION
OLD FARMINGTON ROAD LOOKING EAST





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TOWN PLANNING.URBAN ENGINEERING

May 22, 2023
Via Email: gharrison@fayetteville-ar.gov

Ms. Gretchen Harrison, Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **LSD-2022-0042 – Driveway Apron Variance Request**

Ms. Harrison,

This is the same variance for the proposed driveway apron that was granted by the Planning Commission in 2022 for LSD-2022-0014 or lots 8, 9, and 10 of the same development, CUP 2021 000056. CUP 2021 00056 was granted a master street plan variance in order to utilize a more compact, hillside friendly street cross section. This variance request is in association with the varied street cross section approved for this project.

Please allow this letter to serve as a request to allow the driveway apron as proposed on the project's current site plans dated May 22, 2023. The driveway apron configuration is detailed on sheet 7 of the plans. As proposed the driveway apron configuration allows the sidewalk to continue its course parallel to the street across the driveway. This configuration gives priority to the pedestrian crossing the driveway and signals to the vehicle operator to slow down as it crosses the sidewalk. The required 15' effective turn radius is provided per UDC 172.04(F)(4)(a)(iv). All vehicles will still be able to make the turn with ease, but at a slower speed.

Alternatively, configuring the driveway apron per the standard commercial driveway detail would likely require the sidewalk to change its course to make room for the apron, in effect requiring the pedestrian to walk around the apron. This configuration can signal to the vehicle operator that the vehicle has the right of way through its intersection with the sidewalk. Configuring the curbs with a radius signals a clearer vehicle path which may encourage higher speeds through the intersection with the sidewalk.

The driveway apron configuration as shown will make the pedestrian the priority and should require vehicles to travel slower as they cross the sidewalk, while at the same time ample space is provided for vehicles to easily make the turn from the street to the driveway.

Thank you for your consideration of this request. Please let me know if you have questions or need additional information.

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

May 22, 2023
Via Email: gharrison@fayetteville-ar.gov

Ms. Gretchen Harrison, Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **LSD-2022-0042 – Driveways beyond property line shall extend 18' into the property 172.11(G)(2)**

Ms. Harrison,

Please allow this letter to serve as a request to allow the driveways on the north side of proposed Street E, as proposed on the project's current site plans dated May 22, 2023. This variance request applies to proposed driveways on the north side of proposed Street E where 13' and 15' is proposed as driveway lengths between the back of the proposed sidewalk and the garage door face when 18' is required.

The sidewalk proposed on the north side of Street E has been offered as a 2nd sidewalk on the street when historically in a hillside condition only 1 sidewalk per street is required. This is in addition to 1 sidewalk required with the current alternative residential link street section and previous hillside versions. If the additional 2nd sidewalk was not included on the north side of the street then this variance would not be required.

18' is seemingly required to accommodate an illegally or not planned for parked car, in an effort to prevent it from parking illegally on the sidewalk in front of the garage door. As proposed the garage parking is through single car garage doors. The cars have to pass under the front porch where column bays are only 10' wide. This is in an effort to keep the streetscape human scaled while still provided garage access. It is unlikely that a car will park half under the porch and half out and also mostly across the sidewalk. We struggle with the concept of planning for this unlikely scenario.

The houses proposed for the north side of Street E are designed for the ground floor to act as tuck under parking condition so the north wall acts as a retaining wall with primary living quarters to be located on the 2nd and 3rd floors. Moving the houses back 5' to accommodate the 18' driveway length requirement will significantly and unnecessarily impact hillside grading conditions and significant tree preservation conditions by requiring more impact to the hillside.

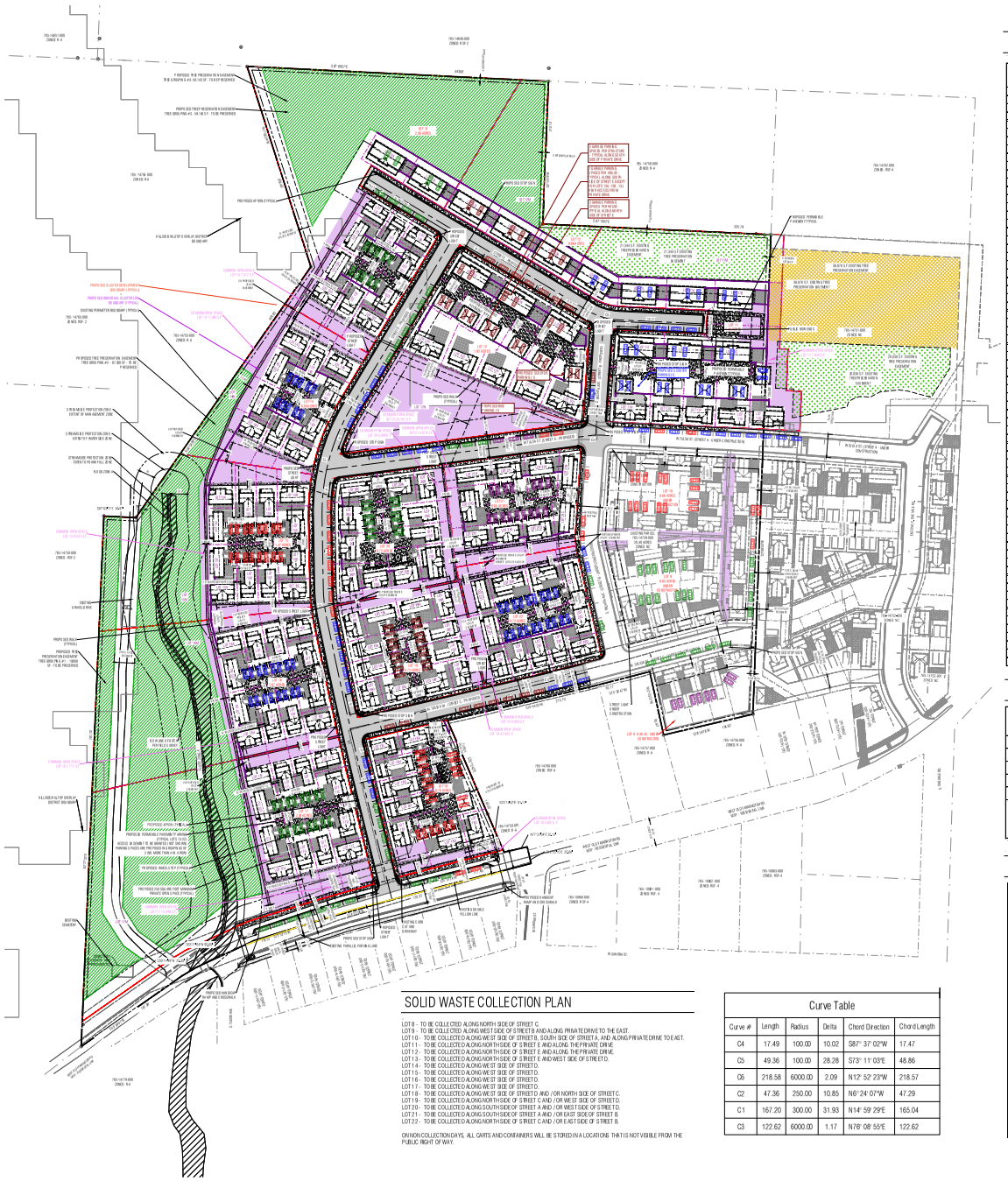
Furthermore, requiring the vertical streetscape or the space between the buildings to be wider seems to be contrary to the goals of City Plan and providing narrow street cross sections. A narrower street cross section will provide traffic calming and streets that are safer for pedestrians.

Thank you for your consideration of this request. Please let me know if you have questions or need additional information.

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775



SOLID WASTE COLLECTION PLAN

LOT 8 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C.
LOT 9 - TO BE COLLECTED ALONG WEST SIDE OF STREET B AND ALONG PRIVATE DRIVE TO THE EAST.
LOT 10 - TO BE COLLECTED ALONG WEST SIDE OF STREET B, SOUTH SIDE OF STREET A, AND ALONG PRIVATE DRIVE TO E AST.
LOT 11 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND ALONG THE PRIVATE DRIVE.
LOT 12 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND ALONG THE PRIVATE DRIVE.
LOT 13 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND WEST SIDE OF STREET D.
LOT 14 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 15 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 16 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 17 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 18 - TO BE COLLECTED ALONG WEST SIDE OF STREET A AND / OR NORTH SIDE OF STREET C.
LOT 19 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C AND / OR WEST SIDE OF STREET D.
LOT 20 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR WEST SIDE OF STREET D.
LOT 21 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR EAST SIDE OF STREET B.
LOT 22 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C AND / OR EAST SIDE OF STREET B.

ON NON COLLECTION DAYS, ALL CARTS AND CONTAINERS WILL BE STORED IN A LOCATION THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	17.49	100.00	10.02	S87° 37' 02"W	17.47
C5	49.36	100.00	28.28	S73° 11' 03"E	48.86
C6	218.58	6000.00	2.09	N12° 52' 23"W	218.57
C2	47.36	250.00	10.85	N6° 24' 07"W	47.29
C1	167.20	300.00	31.93	N14° 59' 29"E	165.04
C3	122.62	6000.00	1.17	N76° 08' 55"E	122.62

PARKING SUMMARY

	Number of Dwelling Units	Number of Bedrooms	Parking Requirement	Parking Required / Provided
Houses 8A-8D	4	8	1 per bedroom	8
Off-street Parking Provided in Association with Houses 8A-8D				8
On-street Parking Provided in Association with Houses 8A-8D				0
Total Parking Provided in Association with Houses 8A-8D				8
Houses 9A-9L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 9A-9L				16
On-street Parking Provided in Association with Houses 9A-9L				8
Total Parking Provided in Association with Houses 9A-9L				24
Houses 10A-10L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 10A-10L				17
On-street Parking Provided in Association with Houses 10A-10L				7
Total Parking Provided in Association with Houses 10A-10L				24
Houses 11 A-11L	12	43	1 per bedroom	43
Off-street Parking Provided in Association with Houses 11A-11L				24
On-street Parking Provided in Association with Houses 11A-11L				15
10% Reduction (Scooter Parking)				-4.0
Total Parking Provided in Association with Houses 11A-11L				39
Houses 12A-12L	12	40	1 per bedroom	40
Off-street Parking Provided in Association with Houses 12A-12L				24
On-street Parking Provided in Association with Houses 12A-12L				8
10% Reduction (Bike Parking)				-4.0
10% Reduction (Scooter Parking)				-4.0
Total Parking Provided in Association with Houses 12A-12L				32
Houses 13A-13L	12	28	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 13A-13L				14
On-street Parking Provided in Association with Houses 13A-13L				10
Total Parking Provided in Association with Houses 13A-13L				24
Houses 14A-14Z	10	20	1 per bedroom	20
Off-street Parking Provided in Association with Houses 14A-14Z				10
On-street Parking Provided in Association with Houses 14A-14Z				10
Total Parking Provided in Association with Houses 14A-14Z				20
Houses 15A-15L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 15A-15L				16
On-street Parking Provided in Association with Houses 13A-13L				8
Total Parking Provided in Association with Houses 15A-15L				24
Houses 16A-16L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 16A-16L				16
On-street Parking Provided in Association with Houses 16A-16L				8
Total Parking Provided in Association with Houses 16A-16L				24
Houses 17A-17L	10	30	1 per bedroom	30
Off-street Parking Provided in Association with Houses 17A-17L				16
On-street Parking Provided in Association with Houses 17A-17L				14
Total Parking Provided in Association with Houses 17A-17L				30
Houses 18A-18B	9	22	1 per bedroom	22
Off-street Parking Provided in Association with Houses 18A-18B				20
On-street Parking Provided in Association with Houses 18A-18B				2
Total Parking Provided in Association with Houses 18A-18B				22
Houses 19A-19L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 19A-19L				16
On-street Parking Provided in Association with Houses 19A-19L				8
Total Parking Provided in Association with Houses 19A-19L				24
Houses 20A-20L	11	23	1 per bedroom	23
Off-street Parking Provided in Association with Houses 20A-20L				20
On-street Parking Provided in Association with Houses 20A-20L				3
Total Parking Provided in Association with Houses 20A-20L				23
Houses 21 A-21L	9	19	1 per bedroom	19
Off-street Parking Provided in Association with Houses 21A-21L				16
On-street Parking Provided in Association with Houses 21A-21L				3
Total Parking Provided in Association with Houses 21A-21L				19
Houses 22A-22K	11	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 22A-22K				19
On-street Parking Provided in Association with Houses 22A-22K				5
Total Parking Provided in Association with Houses 22A-22K				24
Total Parking Required Lots 8-22				373
Reductions				-12
Total Required After Reductions				361
Total On-street Parking Provided				109
Total Off-street Parking Provided				252
Total Parking Provided				361
Bike Storage is Provided Attached to Each House				162

STREET TABLE

	R/W	Street Width BOC-BOC	Sidewalk Width - Both Sides*	Traffic Flow	On-Street Parking	Ownership
Public Street A	34'	28'	5'	two - way	one-side	Public
Public Street B	34'	28'	5'	two - way	one-side	Public
Public Street C	34'	28'	5'	two - way	one-side	Public
Public Street D	34'	28'	5'	two - way	one-side	Public
Public Street E	34'	28'	5'	two - way	one-side	Public
Old Farmington Road	26' from C.L.	35' Proposed	10' North Side	two - way	two sides	Public

*One side in R/W, One side in easement

LAND USE SUMMARY

	Use	Number of Bedrooms	Gross Floor Area (square feet)	Number of Residential Units	Site Area (acres)
Houses 8A-8D Under Construction	Single-Family	8	4,800	4	0.46
Houses 9A-9L Under Construction	Single-Family	24	14,400	12	0.83
Houses 10-A-10L Under Construction	Single-Family	24	14,400	12	0.86
Houses 11 A-11L	Single-Family	43	25,400	12	1.43
Houses 12-A-12L	Single-Family	41	24,150	12	2.61
Houses 13A-13L	Single-Family	28	16,800	12	2.06
Houses 1-4A-14Z	Single-Family	20	12,000	10	0.85
Houses 15A-15L	Single-Family	24	14,400	12	1.47
Houses 16A-16L	Single-Family	24	14,400	12	1.67
Houses 17A-17L	Single-Family	24	14,400	12	2.38
Houses 18A-18l	Single-Family	21	12,500	9	0.70
Houses 19A-19L	Single-Family	24	14,400	12	0.72
Houses 20A-20K	Single-Family	23	13,650	11	0.72
Houses 21A-20l	Single-Family	19	11,050	9	0.65
Houses 22A-22K	Single-Family	24	14,100	11	0.72
Street R/W To Be Dedicated	-	-	-	-	2.27
Totals	-	371	220,950	162	20.40
				Dwelling Units Per Acre =	7.94

ALL DWELLING UNITS PROPOSED ARE MULTI -STORY DETACHED SINGLE -FAMILY HOUSES WITH NO ELEVATOR. THE FAIR HOUSING ACT ONLY APPLIES TO NEW CONSTRUCTION OF MULTI- FAMILY DWELLINGS, THEREFORE NO ACCESSIBLE DWELLING UNITS OR PARKING SPACES ARE REQUIRED OR PROPOSED. PLACES OF PUBLIC ACCOMMODATION AS DEFINED BY THE AMERICAN WITH DISABILITIES ACT (ADA) ARE NOT PROPOSED AND ALL IMPROVEMENTS ARE PRIVATE, ALSO PER ADA THE PROPOSED DWELLING UNITS ARE DETACHED AND CONSIDERED SINGLE- FAMILY DWELLINGS, THEREFORE ACCESSIBLE DWELLING UNITS AND OR SITE IMPROVEMENTS ARE NOT REQUIRED OR PROPOSED.

OWNER INFORMATION:

TOTAL SITE DEVELOPMENT, LLC
PO BOX 199
GOSHEN, AR 72735

REPRESENTATIVE INFORMATION:

MR. BRIAN TEAGUE
COMMUNITY BY DESIGN LLC
100 WEST CENTER STREET, SUITE #300
FAYETTEVILLE, ARKANSAS 72701
PHONE: 479.790.6775

ZONING AND SETBACKS:

EXISTING ZONING: NC

FRONT	25 BTZ
SIDE	05FT
REAR	05FT

PROPOSED AREA WITH IMPERVIOUS SURFACES IS 273,687 SQUARE FEET OR 31% OF DEVELOPED AREA

BOUNDARY DESCRIPTION:

EXISTING PARCEL: 765- 14759-000
A PART OF THE NE1/4 OF THE NW1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NE1/4 OF THE NW1/4, N87°19'27"W, AT 69.91 FEET PASS A FOUND 1/2 INCH REBAR WITH CAP MARKED "PLS 688", CONTINUING FOR A TOTAL DISTANCE OF 630. 10 FEET TO A FOUND 5/8 INCH REBAR FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, S02°14'19"W 210.14 FEET TO A FOUND 1/2- INCH REBAR; THENCE S87°19'27"E, AT 314.09 FEET PASS A FOUND 1/2- INCH REBAR, AT 326. 26 FEET PASS A FOUND 1/2- INCH REBAR WITH CAP MARKED "PLS 1035" CONTINUING FOR A TOTAL DISTANCE OF 353.79 FEET TO A FOUND 1 INCH PIPE; THENCE S02°08'53"W, AT 702.21 FEET PASS A FOUND 1/2- INCH REBAR WITH CAP MARKED "PLS 1005", CONTINUING FOR A TOTAL DISTANCE OF 705.88 FEET TO A FOUND 5/8 -INCH REBAR; THENCE S76°54'18"W 134.82 FEET TO A FOUND 5/8 -INCH REBAR; THENCE N12°23'52"W 95.42 FEET TO A FOUND 5/8 -INCH REBAR; THENCE S73°33'47"W 92.17 FEET TO A FOUND 1/2 -INCH PINCHED PIPE; THENCE S76°44'03"W 213.70 FEET TO A FOUND 1/2 -INCH REBAR; THENCE S23°12'42"E 149.33 FEET TO A FOUND 5/8 -INCH BENT REBAR; THENCE S23°12'42"E 61.13 FEET TO A SET 5/8 -INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE N77°31'05"E 35.11 FEET; THENCE S12°55'09"E 24. 99 FEET TO THE CENTERLINE OF W OLD FARMINGTON ROAD; THENCE ALONG SAID CENTERLINE, S75°31'24"W 177.46 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S74°22'04"W 130. 23 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S72°52'51"W 113.50 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S65°11'05"W, AT 63.09 FEET PASS THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, THE SAME BEING THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 95.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S38°14'59"W 33.29 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S53°00'07"W 181.90 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N82°27'22"E, AT 32.42 FEET PASS A FOUND 5/8 -INCH BENT REBAR, AT 139. 56 FEET PASS THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, THE SAME BEING THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 781.15 FEET TO A FOUND 1/2 -INCH REBAR; THENCE S87°00'40"E 46.87 FEET TO A FOUND 1/2 -INCH REBAR; THENCE N34°54'38"E 449.95 FEET TO A FOUND 1 -INCH PINCHED PIPE; THENCE N17°38'34"W, AT 309.07 FEET PASS A FOUND 1/2 -INCH REBAR, CONTINUING FOR A TOTAL DISTANCE OF 309.48 FEET TO THE NORTH LINE OF AFORESAID NE1/4 OF THE NW1/4; THENCE ALONG SAID NORTH LINE, S87°09'27"E 443.60 FEET TO THE POINT OF BEGINNING, CONTAINING 888,678 SQUARE FEET OR 20. 40 ACRES, MORE OR LESS;
SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ADJACENT PROPERTY INFORMATION

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14755-000

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14754-000

CITY OF FAYETTEVILLE
569 S CENTENNIAL PARK LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14648-000

MERCED, MATTHEW J
751 AND 773 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14758-000

BATES, CHRISTIE L
729 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14762-000

MERTIN, DAVID L
3052 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14756-000

MERTIN, DAVID L
3064 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72701
PARCEL ID: 765-14757-000

BRANDON, MARK L. & DIANE S
3110 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14760-000

LARSEN, KELLY MA DELBERTA L
3074 W SANDRA ST
FAYETTEVILLE, AR 72701
PARCEL ID: 765-10969-000

ROJAS, FRANCISCO
3295 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14777-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14760-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14765-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EKUMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

SUNLEY INVESTMENTS LLC
3187 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28113-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EKUMA CAY LLC
3165 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28115-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3159 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28116-000

EKUMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3123 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28119-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

JRWINTERESTS LLC
3030 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14753-000

TOTAL SITE DEVELOPMENT LLC
815-881 S ONE MILE RD, 849 S ONE MILE RD,
FAYETTEVILLE, AR
PARCEL ID: 765-14751-000

TOTAL SITE DEVELOPMENT LLC
W OLD FARMINGTON RD,
840 S ONE MILE RD,
841 S ONE MILE RD, 890 S ONE MILE RD,
891 S ONE MILE RD, 895 S ONE MILE RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-000

VAUGHN, TAMMI LEEANN
3010 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-001

HAUGHEY, PRISCILLA L
3019 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-002

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, A SMALL PORTION OF THIS PROPERTY IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITH OUT BASE FLOOD ELEVATION (BFE), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 05143C0215F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2ND, 2008. THE REST OF THE PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SHEET 2

community by design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TEAGUE

COMMUNITY BY DESIGN, L.L.C. # 1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

REVISION 0

LSD 2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)

3220 W OLD FARMINGTON RD. LARGE SCALE DEVELOPMENT

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

CITY PLAT PAGE 557

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: AH
DATE: 6/2/23

SCALE: 1" =80

0 80 160
SCALE IN FEET

PARKING ANALYSIS OVERALL SITE PLAN

Planning Commission July 10, 2023 Page 104 of 602
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BENT HOUSE

ELEVATION 5L

community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13845
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 5L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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105 of 602

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TOWN PLANNING URBAN DESIGN

Planning Commission
July 10, 2023
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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Page 106 of 602

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOHN BRIAN TAGUE
No. 13945

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - INCHES

REVISION 0

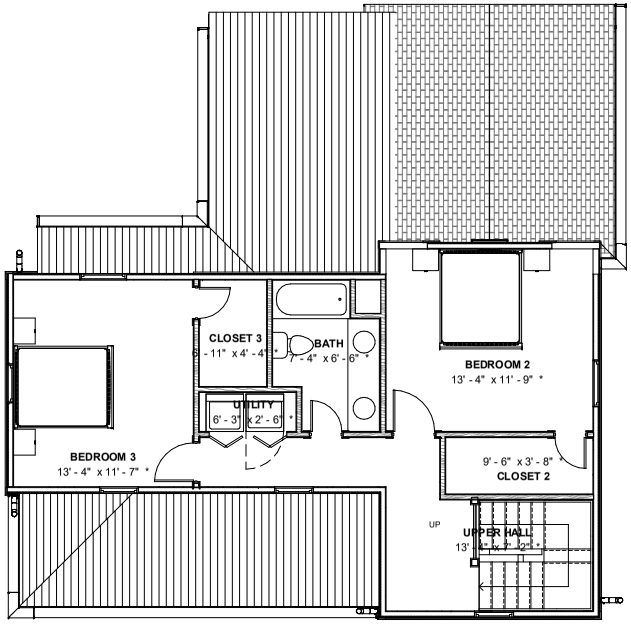
BENT HOUSE
ELEVATION 5L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

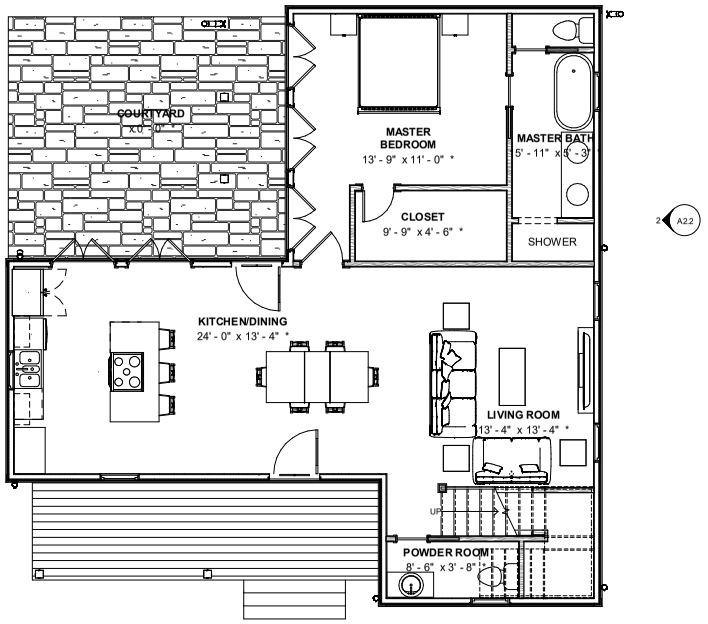
PLANS

SHEET A1.1



2 SECOND FLOOR PLAN
1/4" = 1'-0"

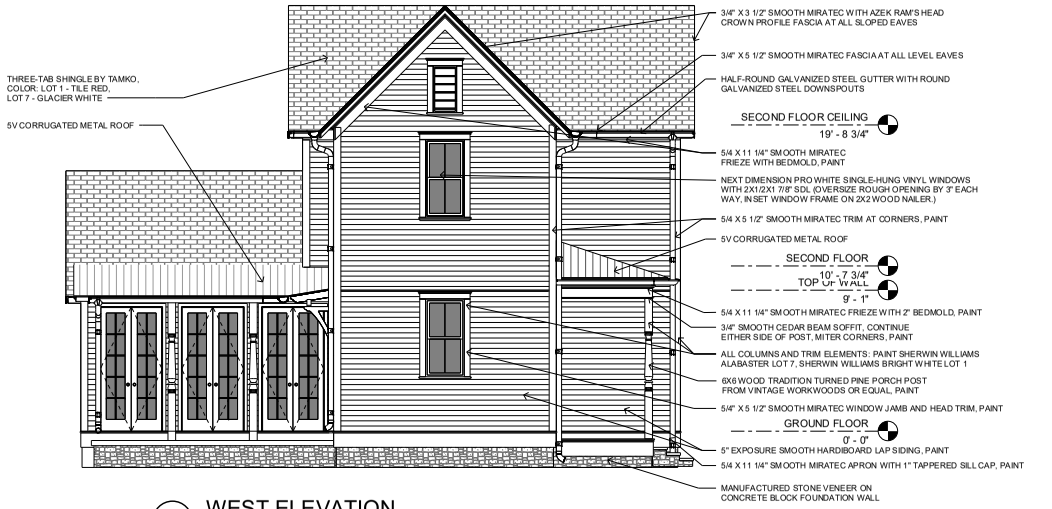
AREA DATA	
GROUND FLOOR	977 SF
SECOND FLOOR	682 SF
	1659 SF



1 GROUND FLOOR PLAN
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

community.by.design

Community Plan July 10, 2023

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13945 JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC #1504 ARKANSAS - EXPIRES 6/30/2024

REVISION 0

BENT HOUSE ELEVATION 5L

ISSUED FOR REVIEW

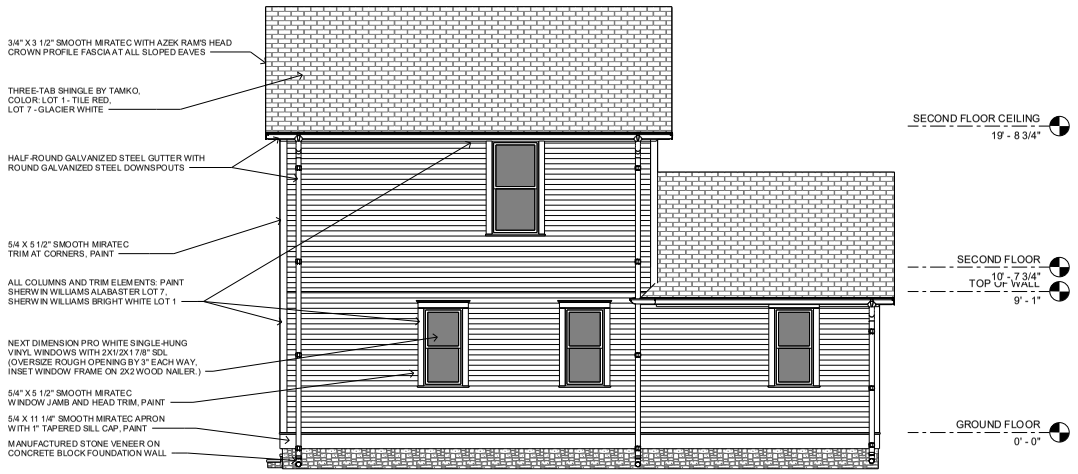
ENGINEER: BT
DRAWN BY: TK
DATE 04/29/23

ELEVATIONS

SHEET A2.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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TOWN PLANNING URBAN DESIGN
Community Development
July 10, 2023
Page 26 of 372
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 108 of 602
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION NO. COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - INCORPORATED

REVISION 0

BENT HOUSE ELEVATION 5L

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ENGINEER: BT
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DATE 04/29/23

ELEVATIONS

SHEET A2.2



BENT HOUSE

ELEVATION 5R

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BENT HOUSE
ELEVATION 5R

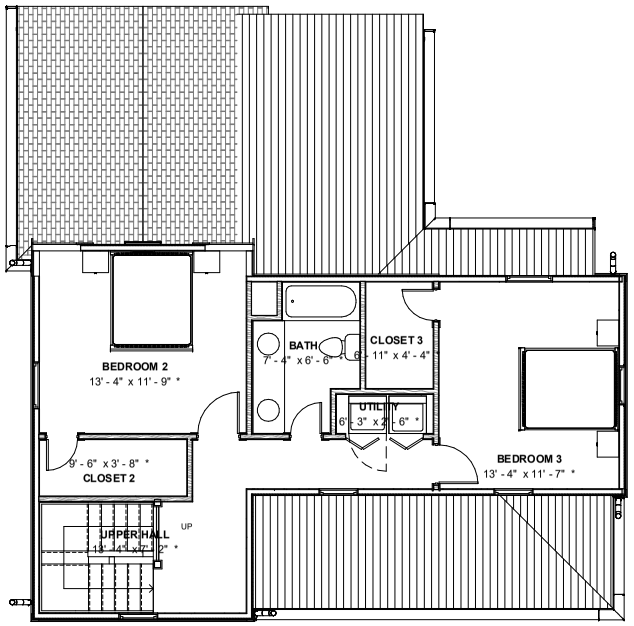
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

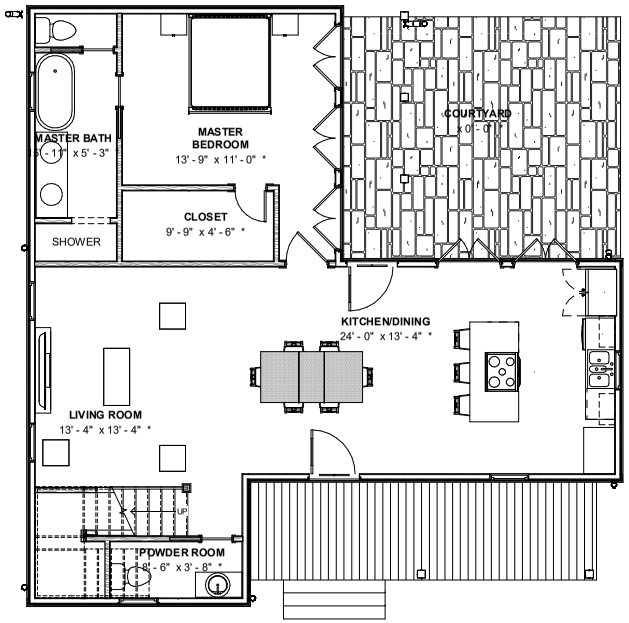
SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 27 of 372 109 of 602



2 SECOND FLOOR PLAN
1/4" = 1'-0"

AREA DATA	
GROUND FLOOR	977 SF
SECOND FLOOR	682 SF
	1659 SF



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)

BENT HOUSE
ELEVATION 5R

ISSUED FOR REVIEW

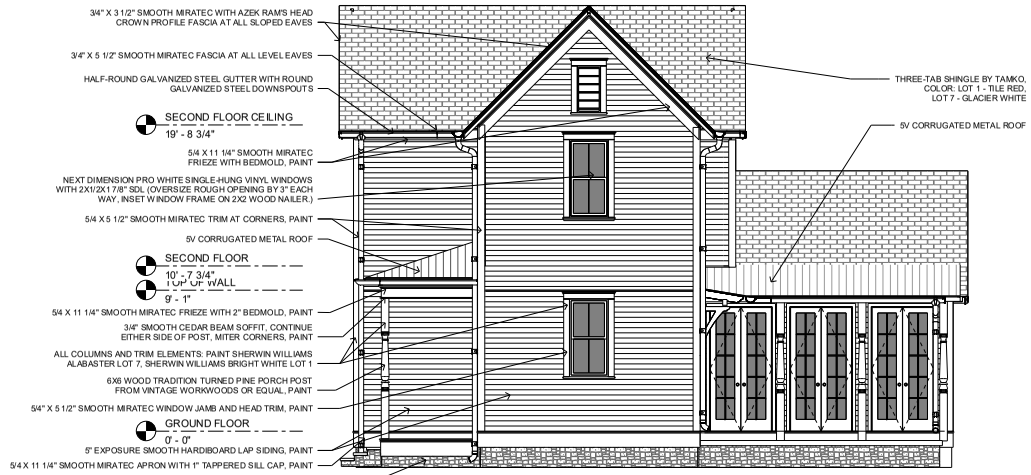
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

PLANS

SHEET A1.1



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 13941 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - INCHES

REVISION 0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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111 of 602

BENT HOUSE ELEVATION 5R

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ENGINEER: BT
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DATE 04/29/23

ELEVATIONS

SHEET A2.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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TOWN PLANNING URBAN DESIGN
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - INCORPORATED

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BENT HOUSE ELEVATION 5R

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ELEVATIONS

SHEET A2.2

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 113 of 602
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Planning Commission July 10, 2023



BENT HOUSE
ELEVATION 8L

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

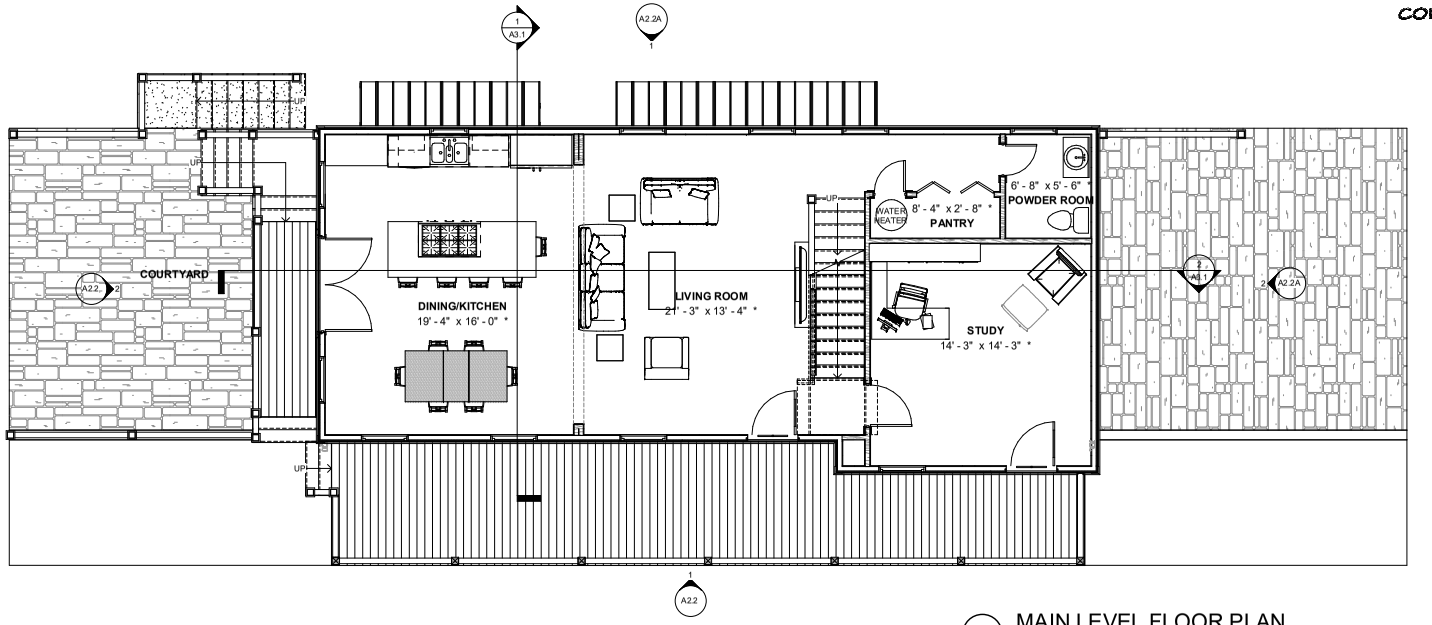
BENT HOUSE
ELEVATION 8L

ISSUED FOR CONSTRUCTION

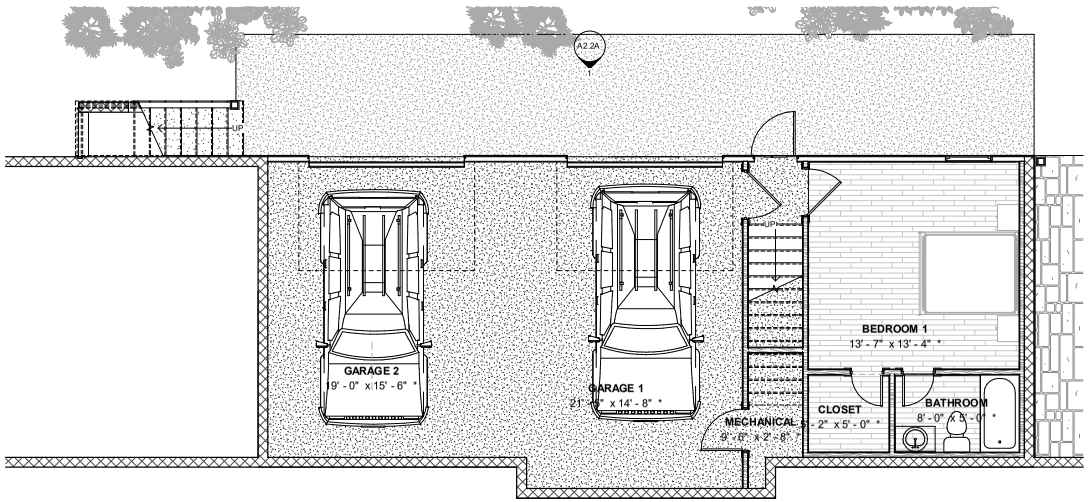
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

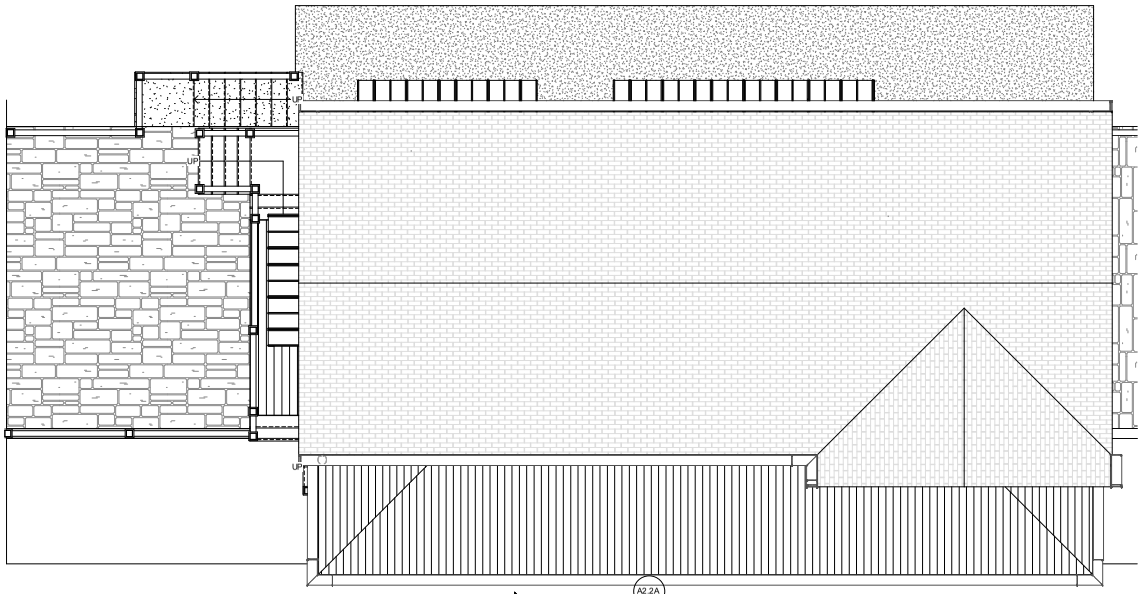
BENT HOUSE
ELEVATION 8L

ISSUED FOR CONSTRUCTION

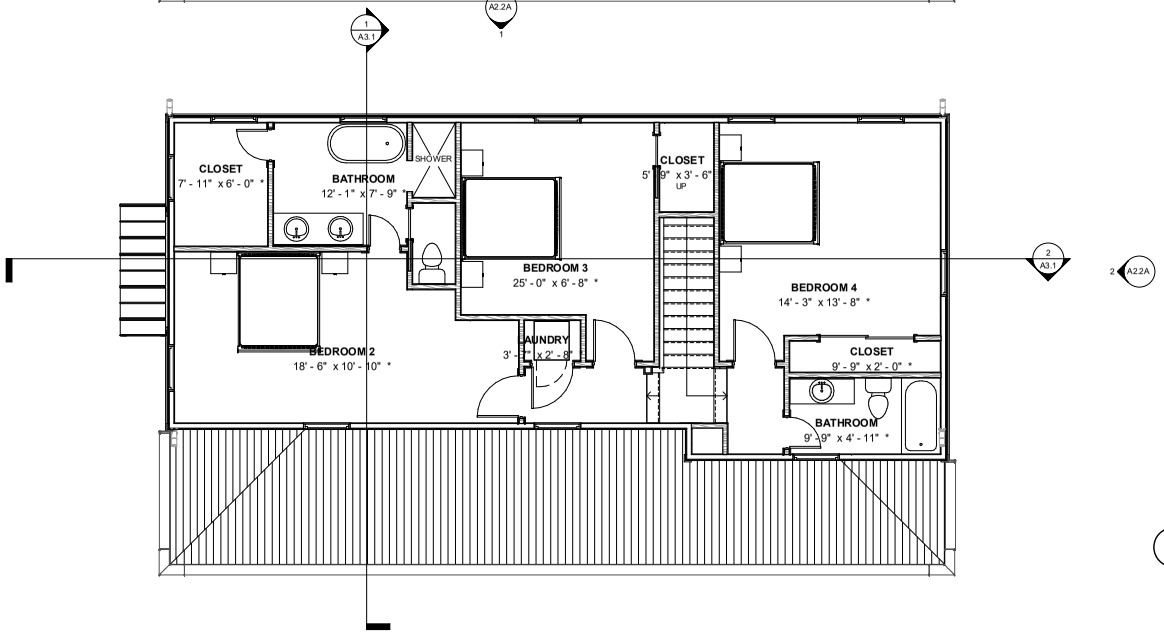
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 8L

ISSUED FOR CONSTRUCTION

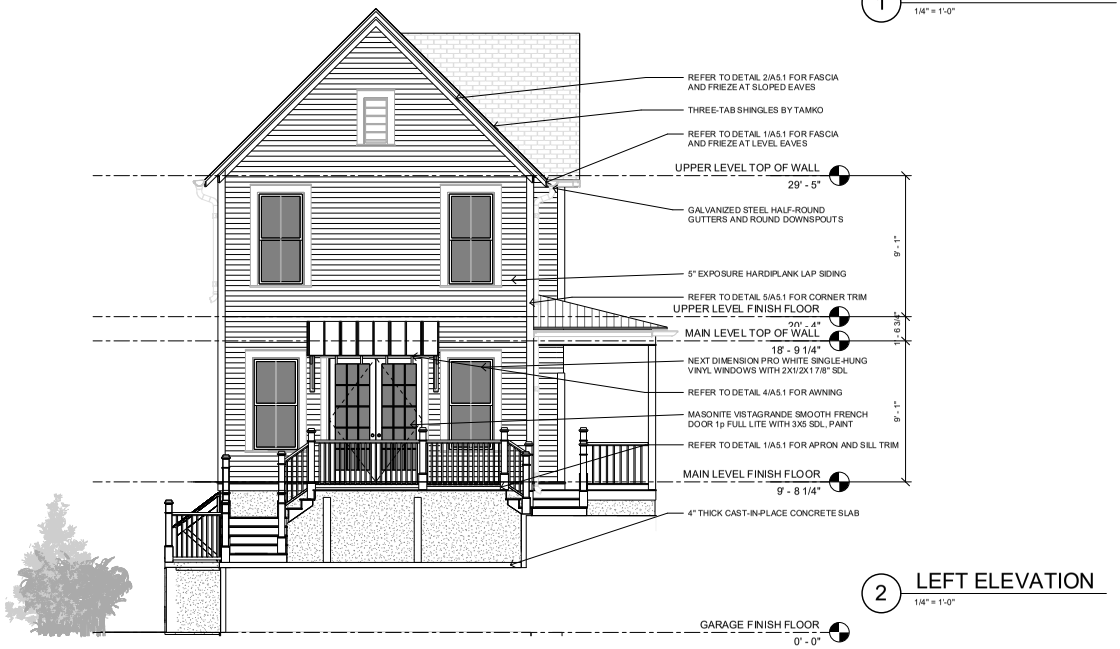
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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PLLC

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 8L

ISSUED FOR CONSTRUCTION

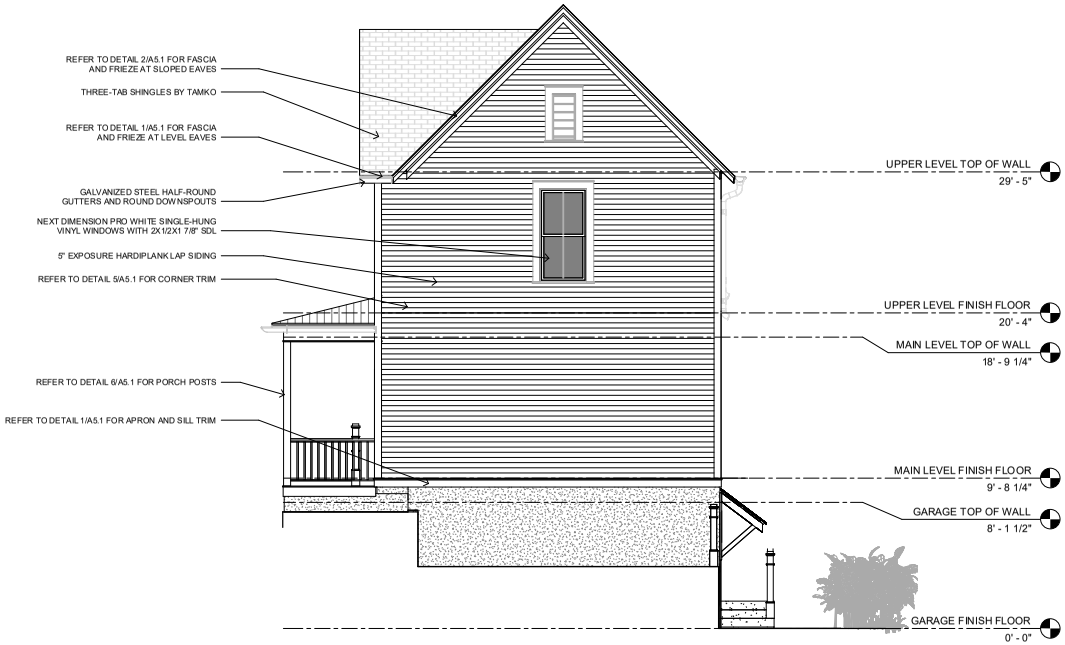
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

ELEVATIONS

SHEET A2.2



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 8L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

ELEVATIONS

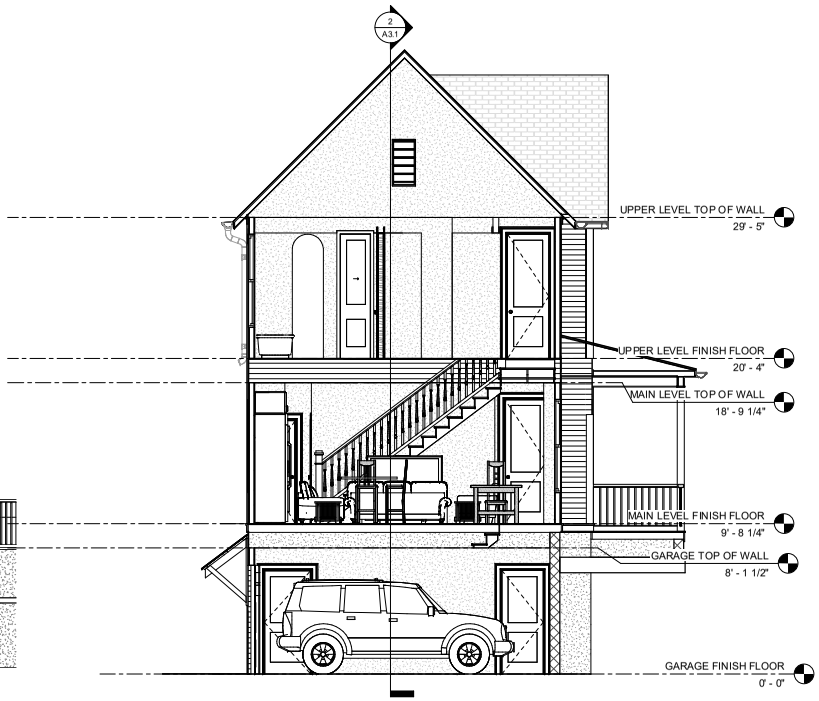
SHEET A2.2A

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 35 of 372 117 of 602

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2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

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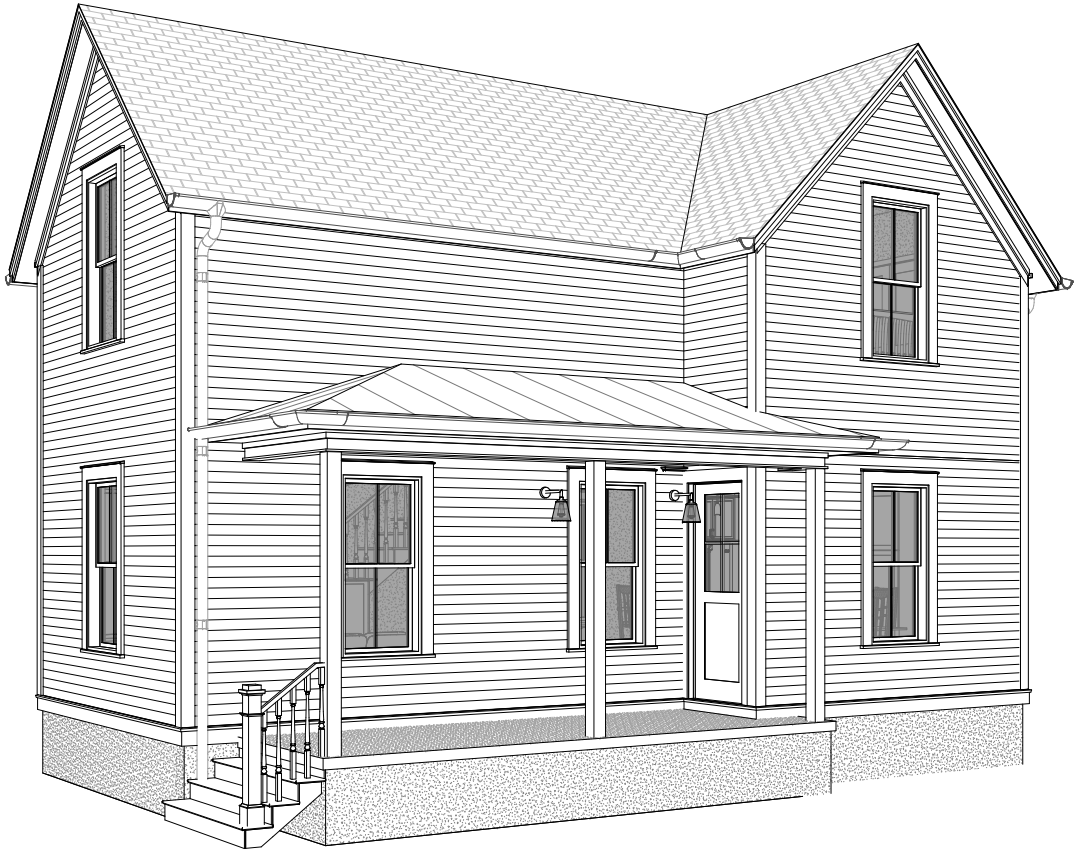
BENT HOUSE
ELEVATION 8L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

SECTIONS

SHEET A3.1



BENT HOUSE
ELEVATION 1L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

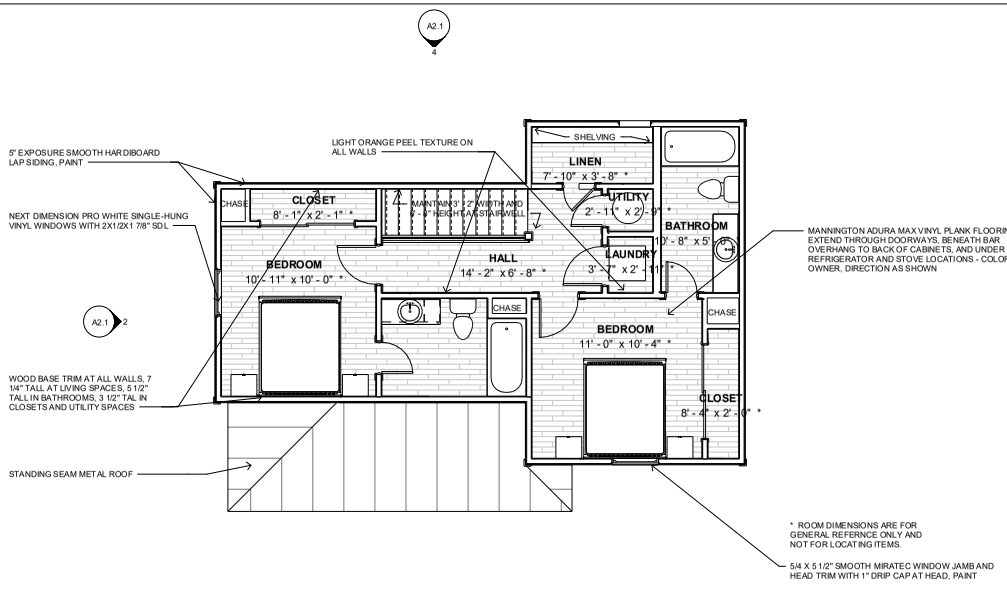
BENT HOUSE
ELEVATION 1L

ISSUED FOR CONSTRUCTION

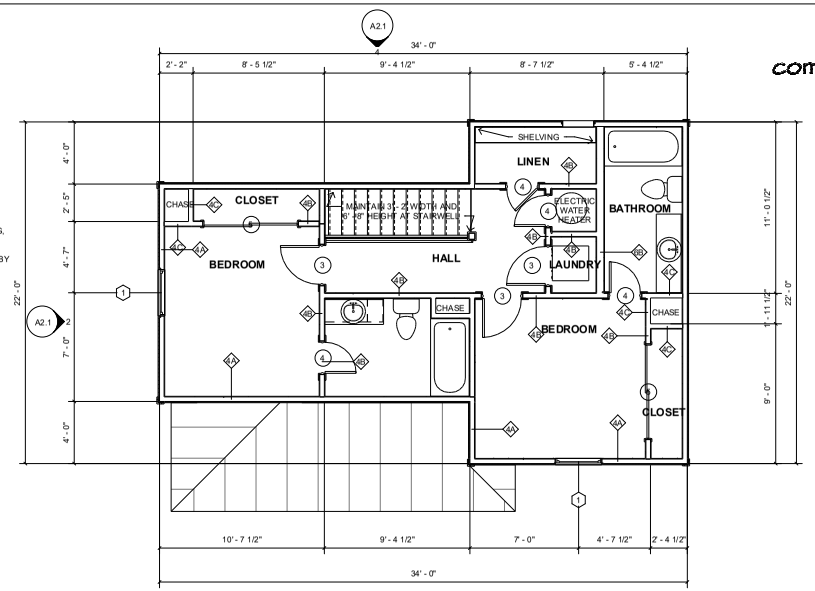
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

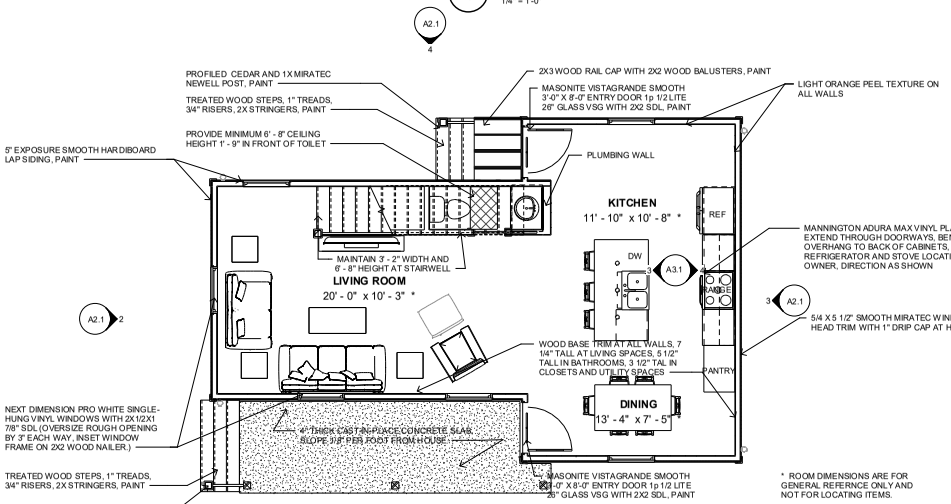
SHEET A0



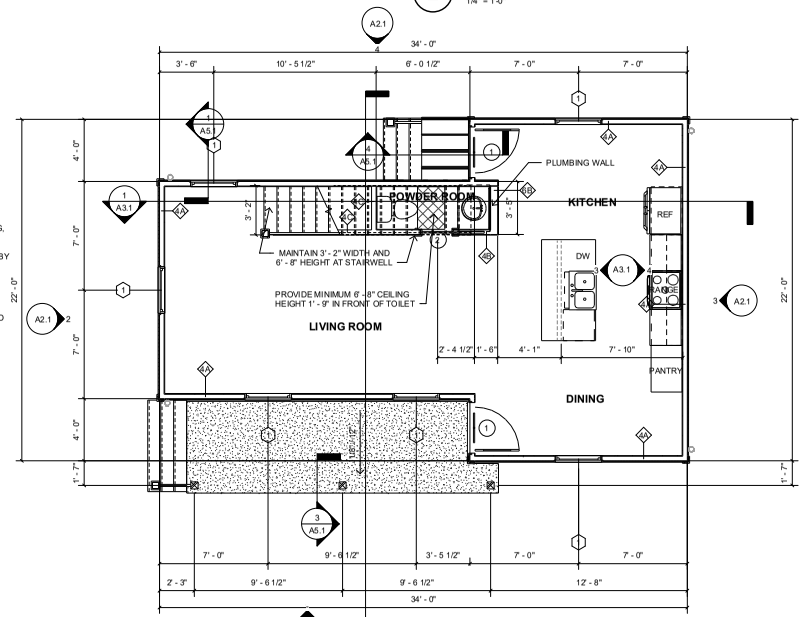
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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BENT HOUSE ELEVATION 1L

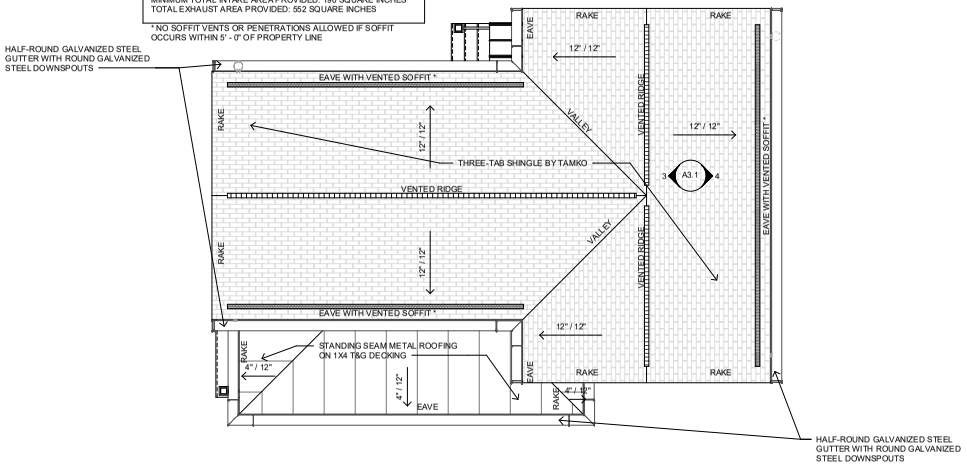
PLANS

SHEET A1.1

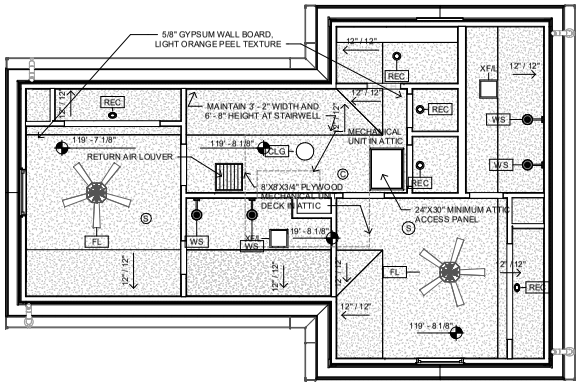
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

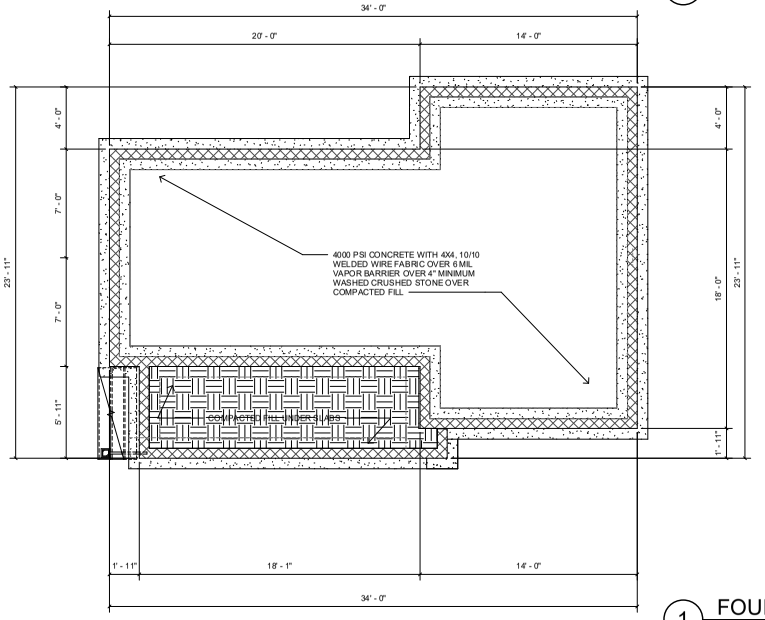
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE



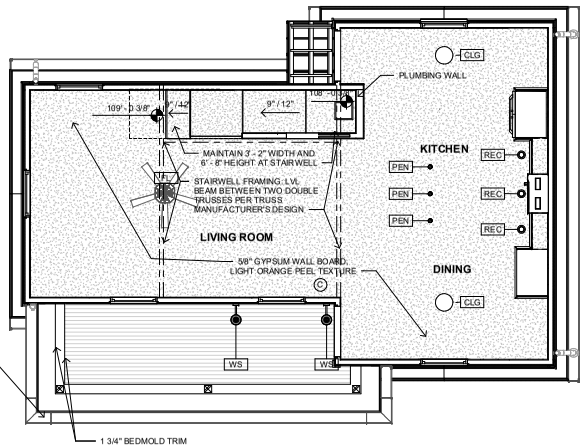
4 ROOF PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

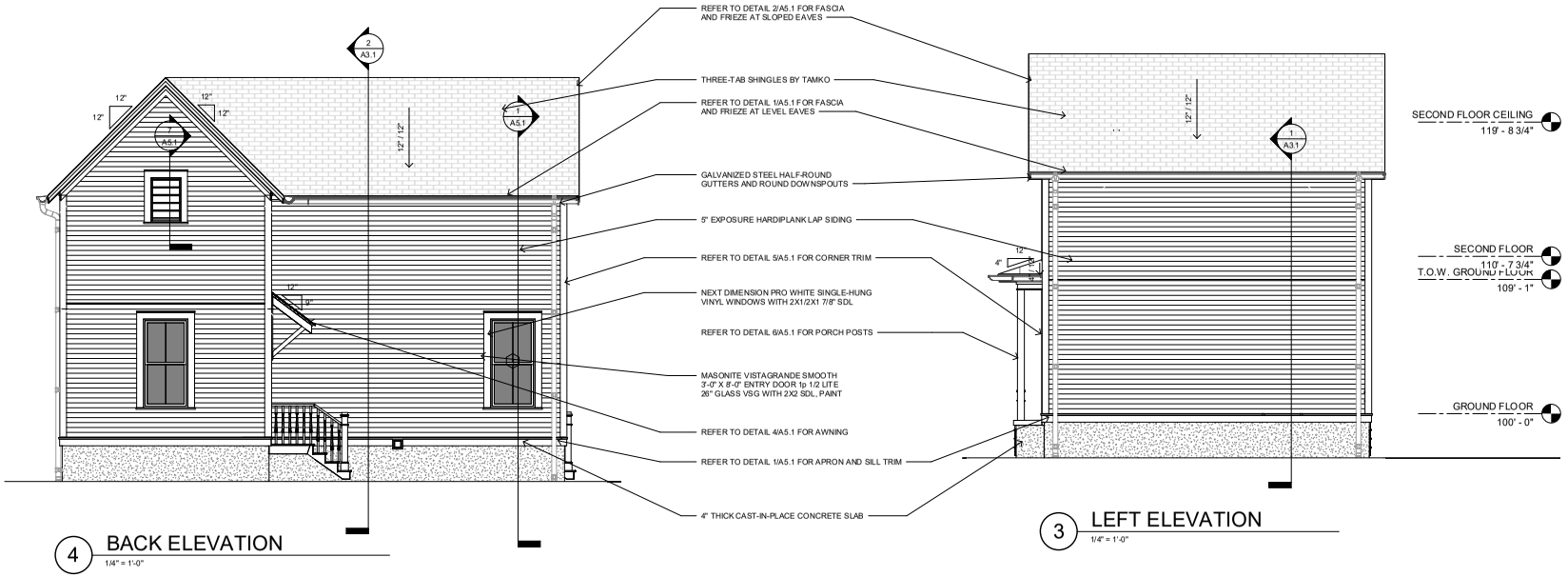
BENT HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

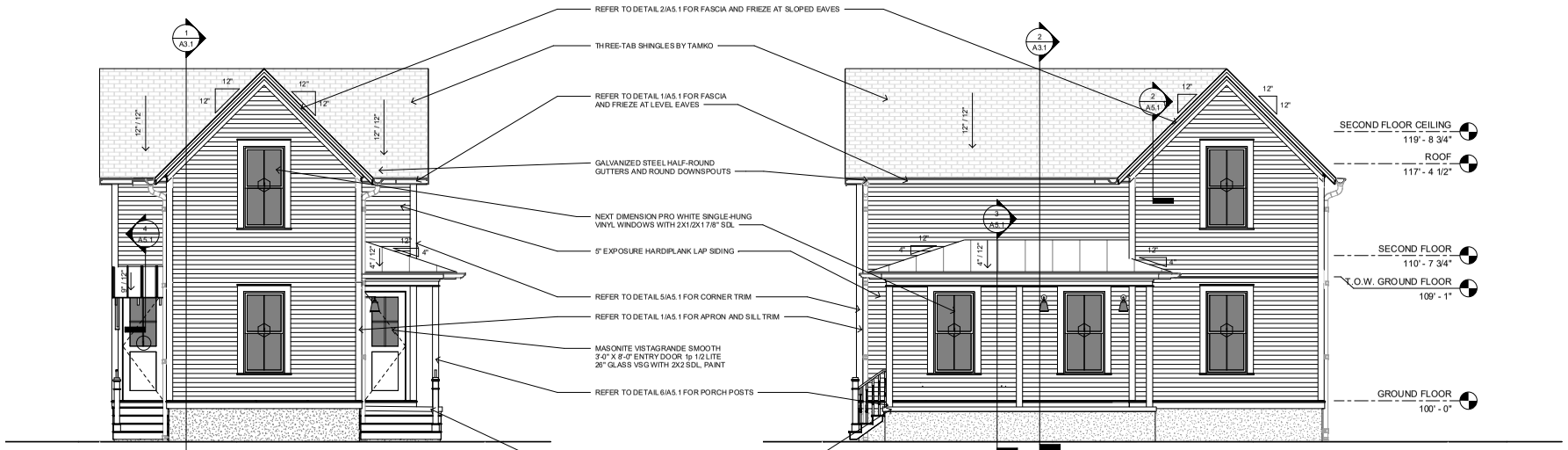
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1L

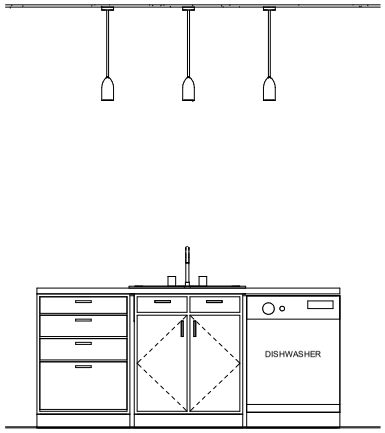
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
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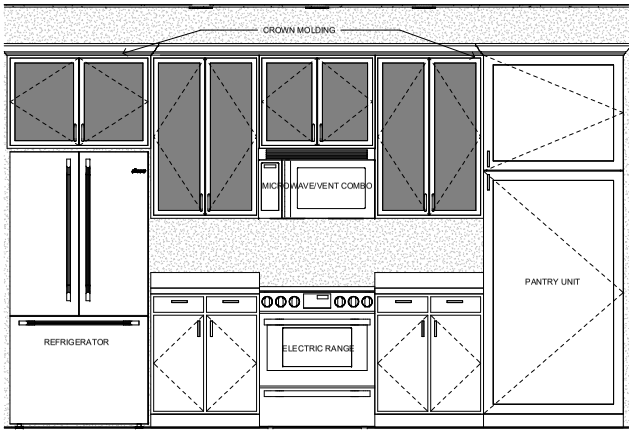
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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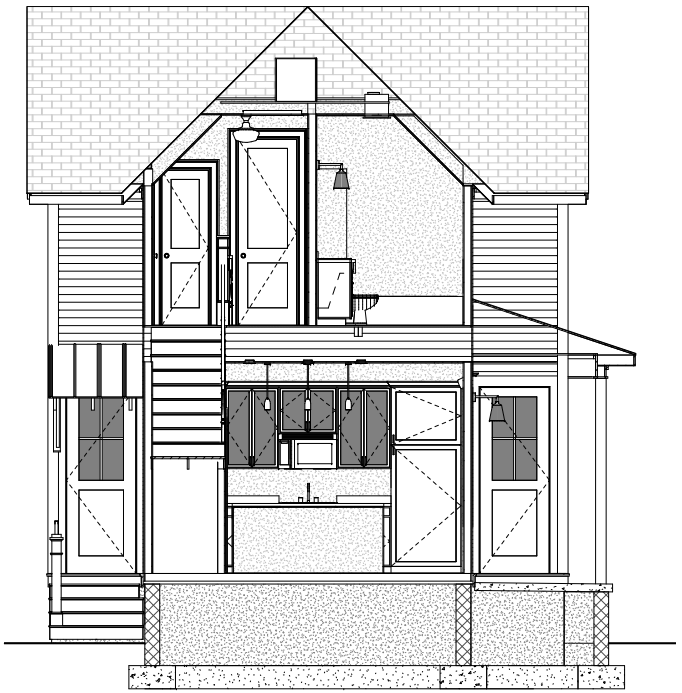
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 1L

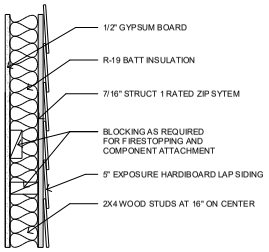
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

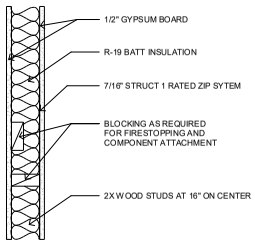
SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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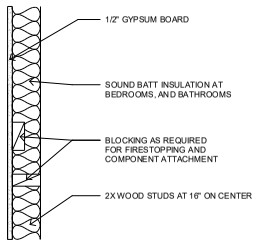
1 WALL TYPE A

1 1/2" = 1'-0"



2 WALL TYPE B

1 1/2" = 1'-0"



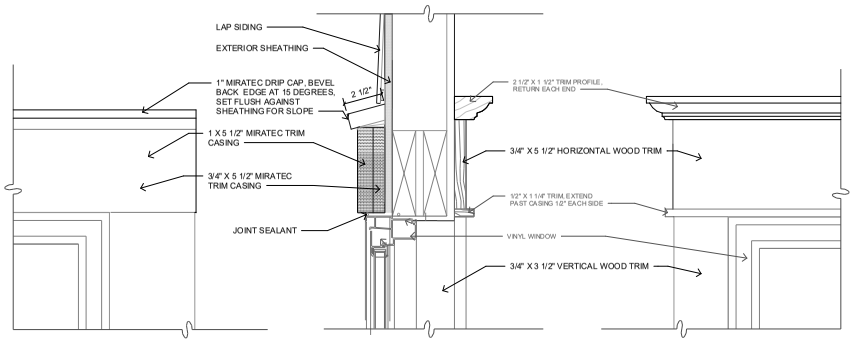
3 WALL TYPE C

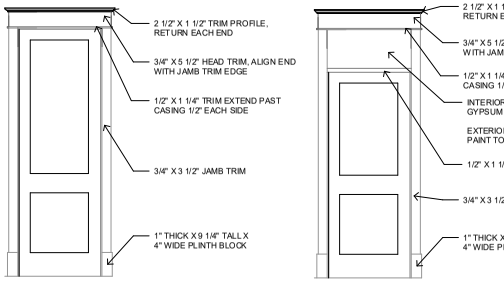
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

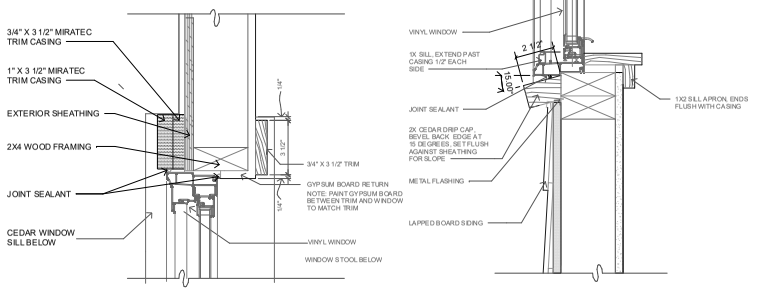
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS





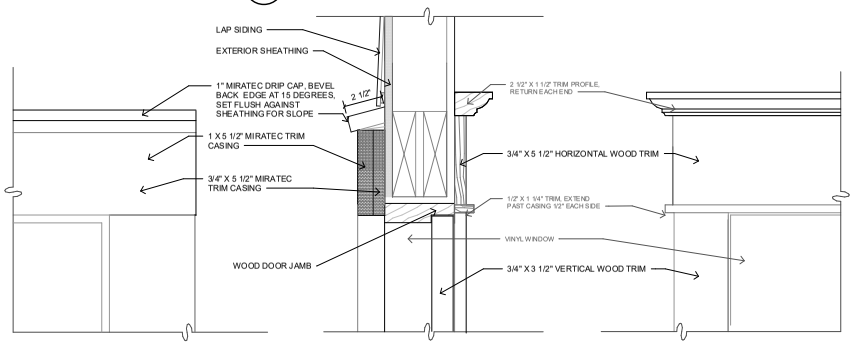
5 DOOR TRIM ELEVATION

1/2" = 1'-0"



4 WINDOW DETAILS

3" = 1'-0"



6 DOOR HEAD

3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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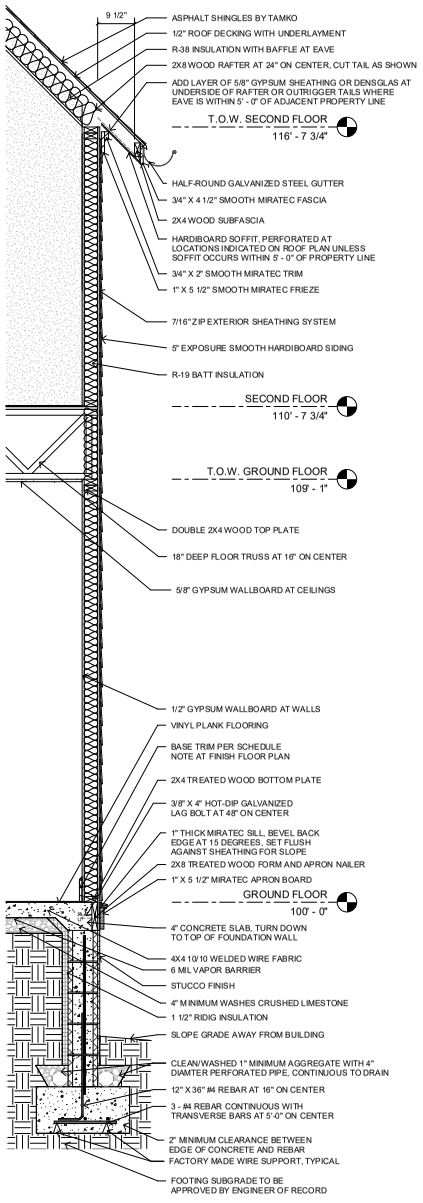
BENT HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

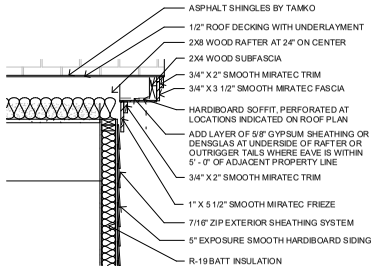
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

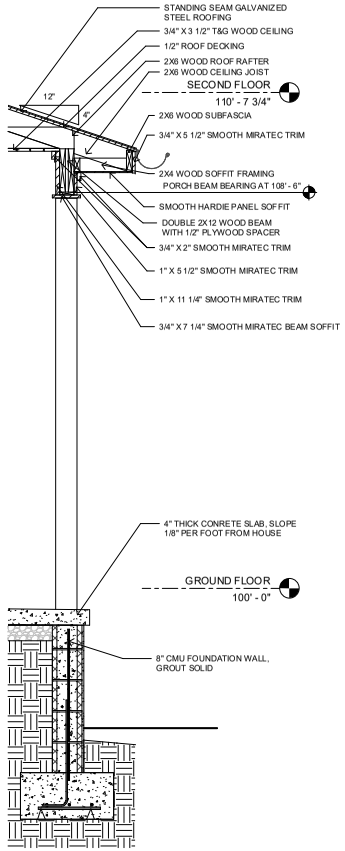
SHEET A4.1



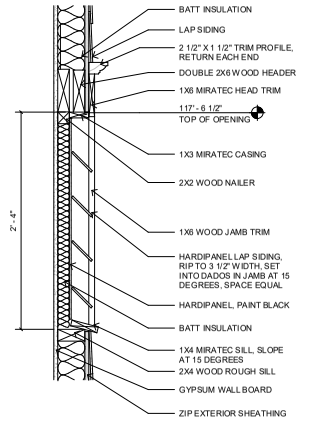
1 WALL SECTION AT EAVE
3/4" = 1'-0"



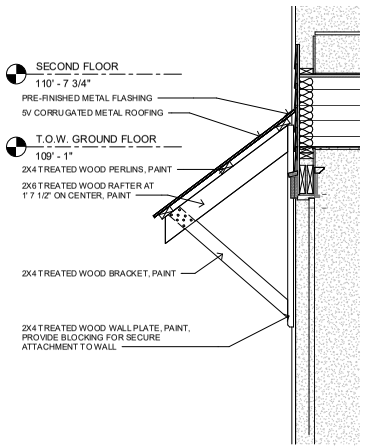
2 WALL SECTION AT RAKE
3/4" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



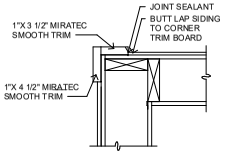
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



BENT HOUSE
ELEVATION 1R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 1R

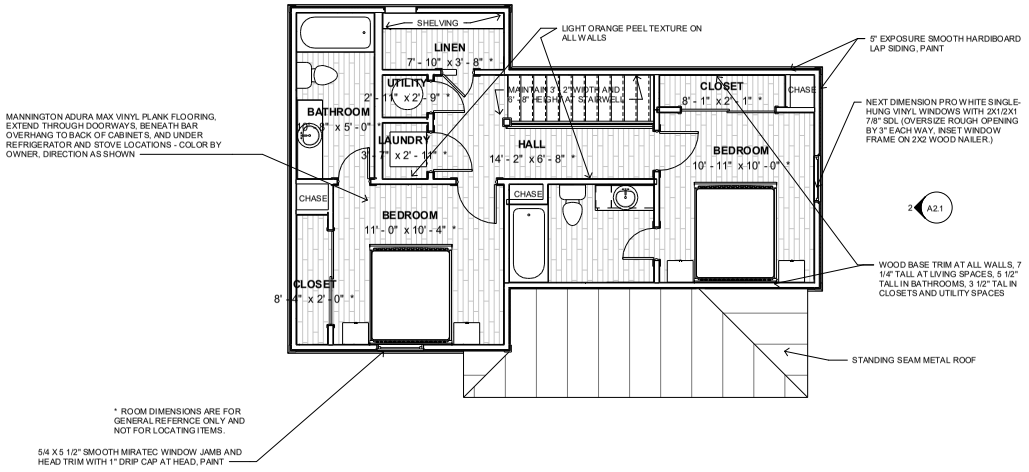
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

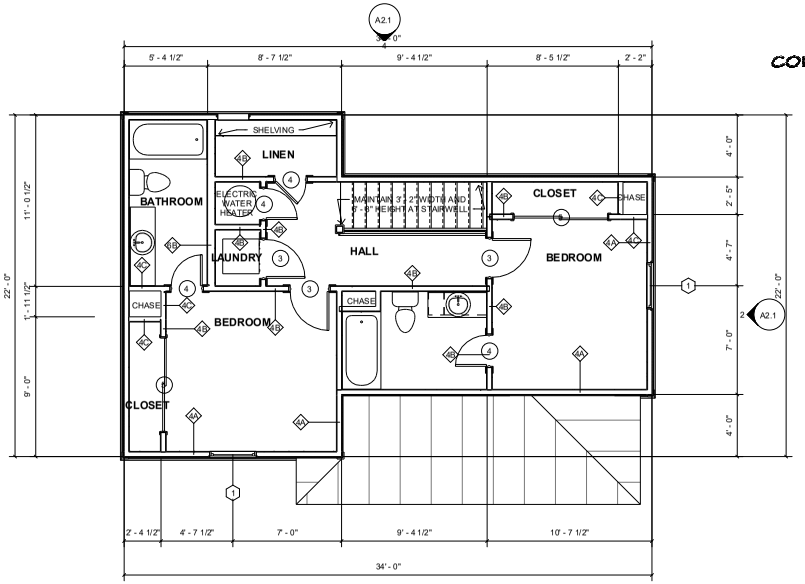
COVER

SHEET A0

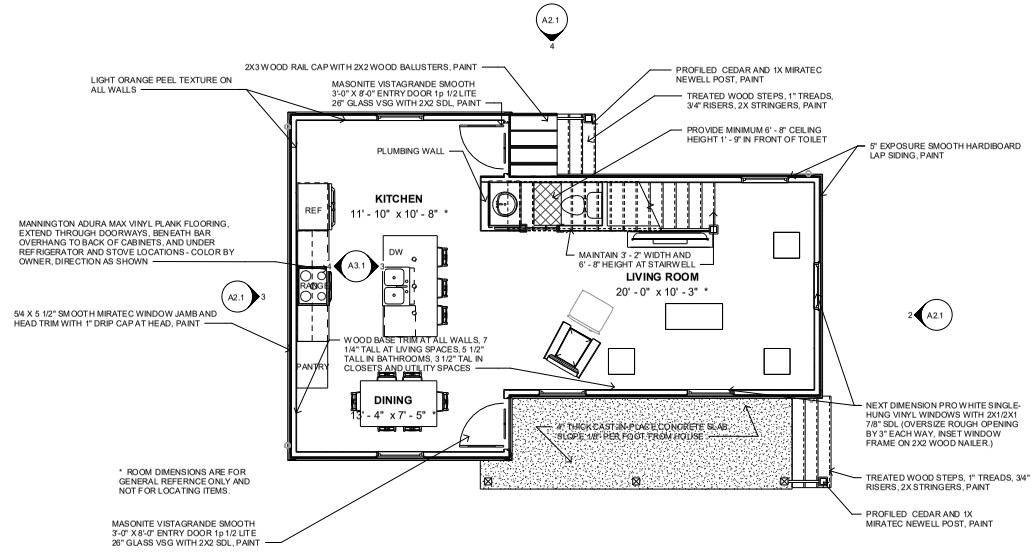
Planning Commission July 10, 2023 Page 44 of 372
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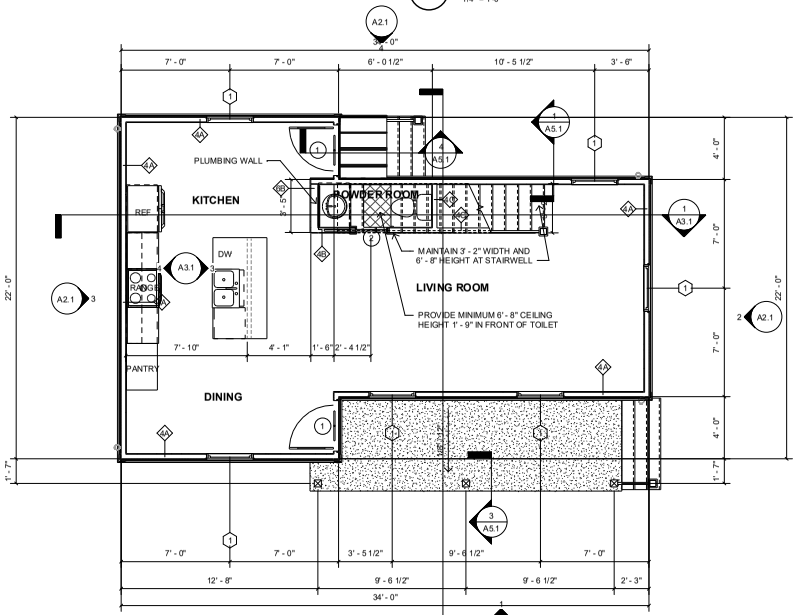
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12506
JOHN BRIAN LEWIS

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1R

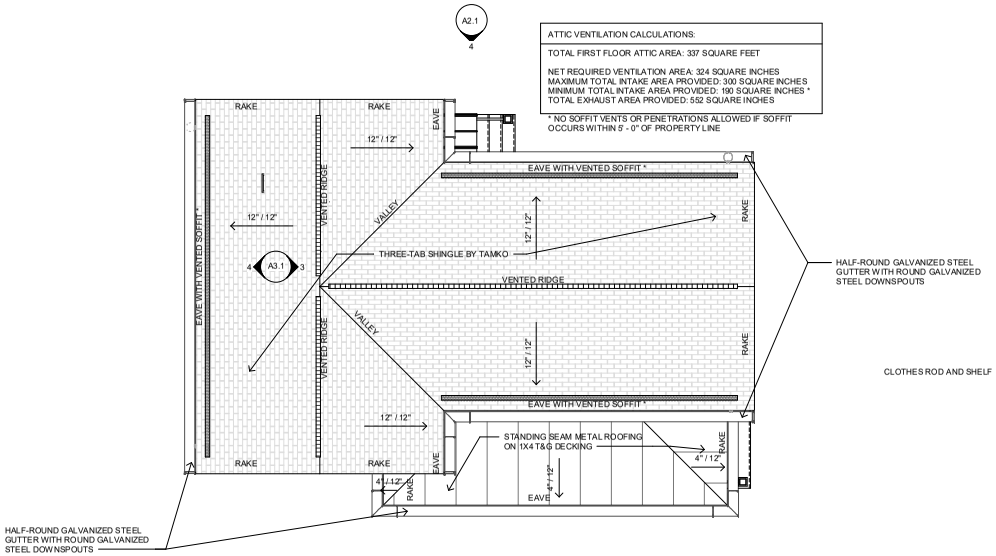
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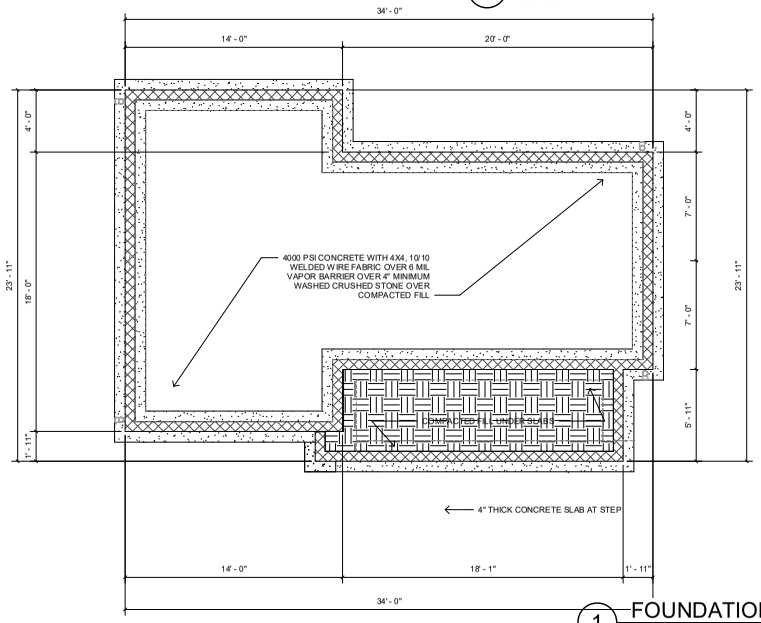
PLANS

SHEET A1.1

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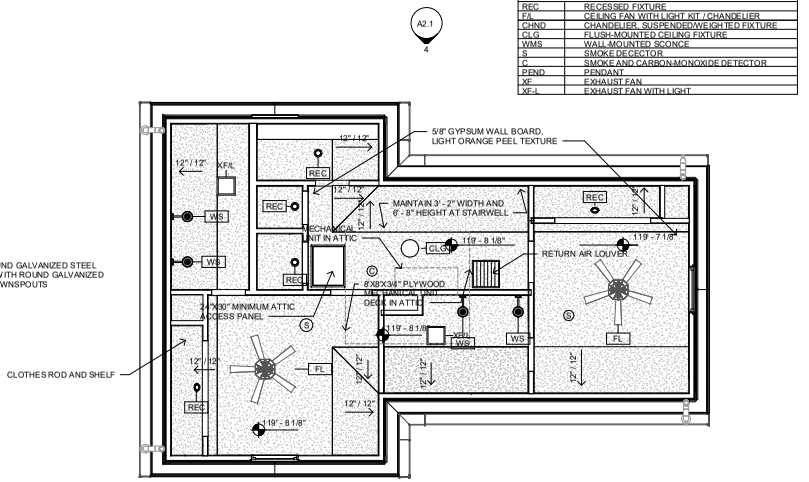


4 ROOF PLAN
1/4" = 1'-0"

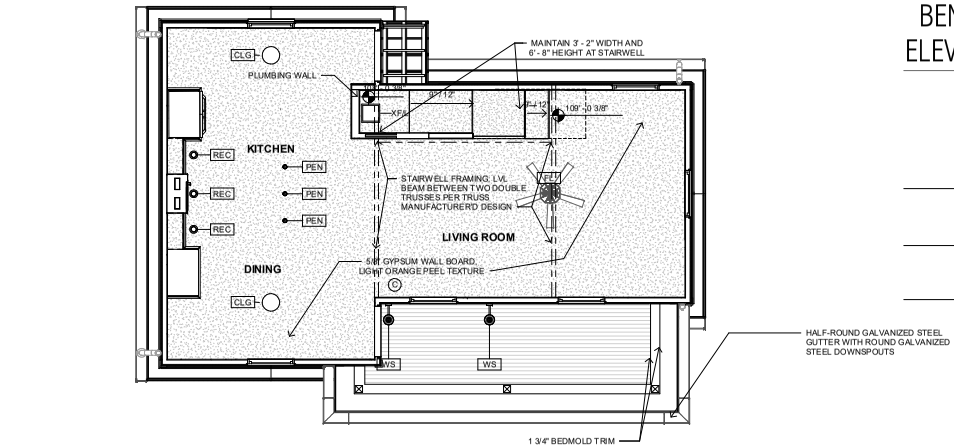


1 FOUNDATION PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12246 JOHN BRIAN TAYLOR

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REVISION 0

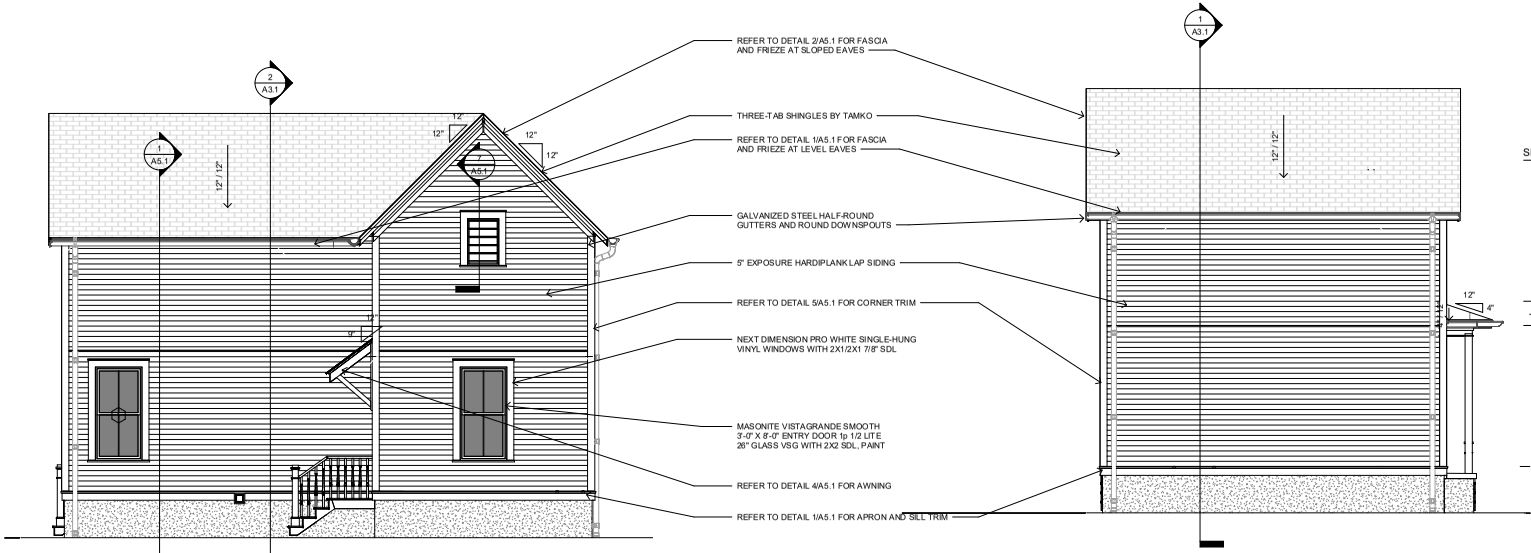
BENT HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

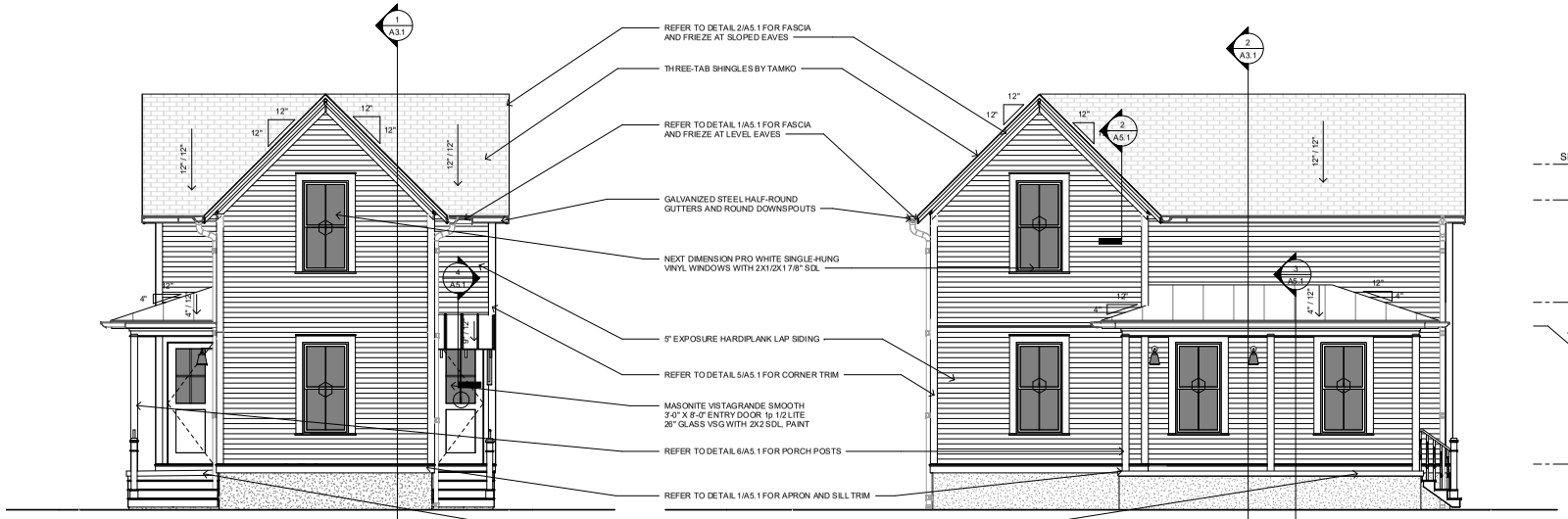
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

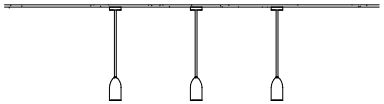
BENT HOUSE ELEVATION 1R

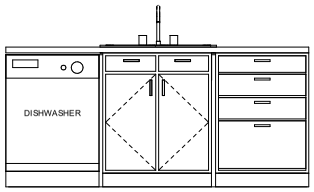
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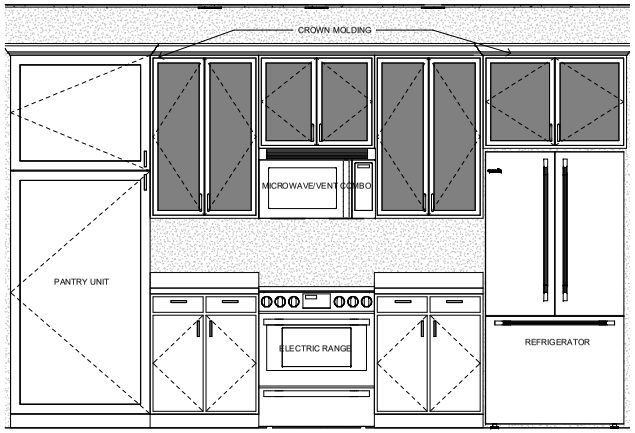
ELEVATIONS

SHEET A2.1





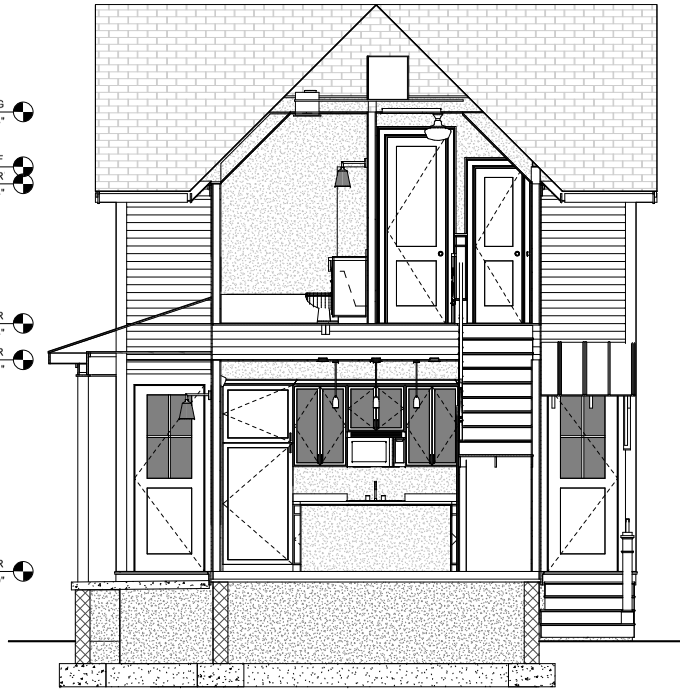
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 1R

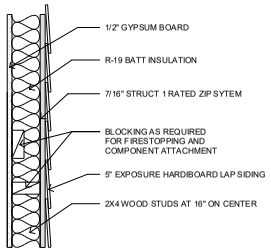
ISSUED FOR
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ENGINEER: BT
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DATE: 03/06/2023

SECTIONS

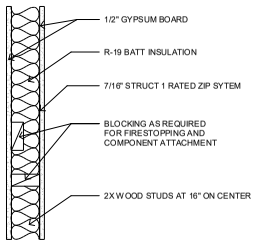
SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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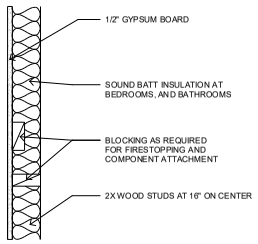
1 WALL TYPE A

1 1/2" = 1'-0"



2 WALL TYPE B

1 1/2" = 1'-0"

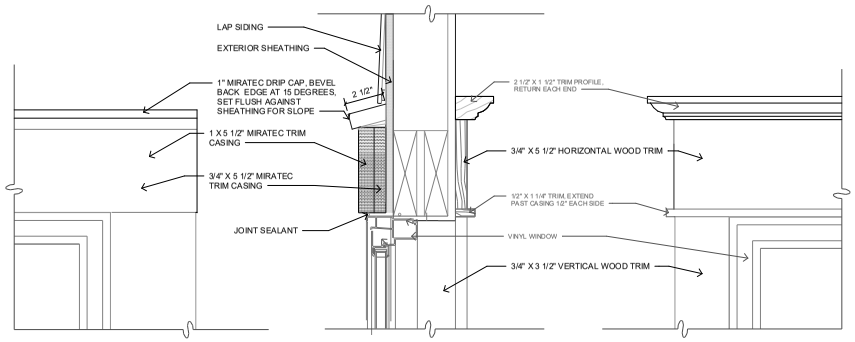


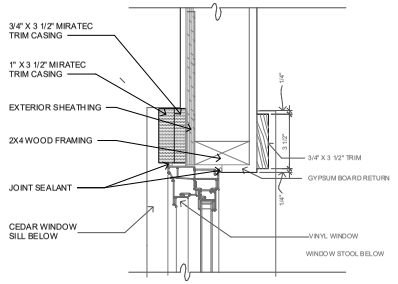
3 WALL TYPE C

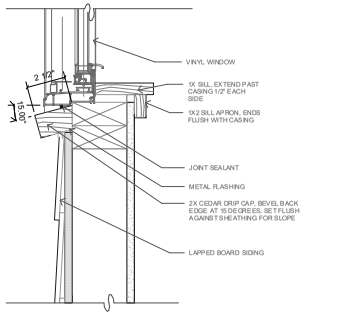
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.





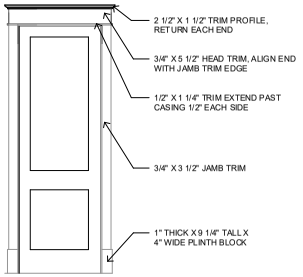


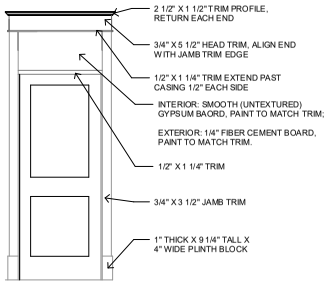
NOTE: PAINT GYPSUM BOARD BETWEEN TRIM AND WINDOW TO MATCH TRIM

4 WINDOW DETAILS

3" = 1'-0"

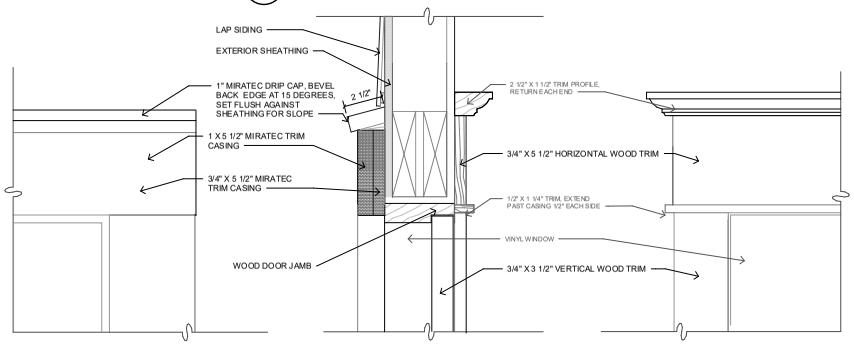
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS





5 DOOR TRIM ELEVATION

1/2" = 1'-0"



6 DOOR HEAD

3" = 1'-0"

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No. 12906
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
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#1504
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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Commission Date: July 10, 2023
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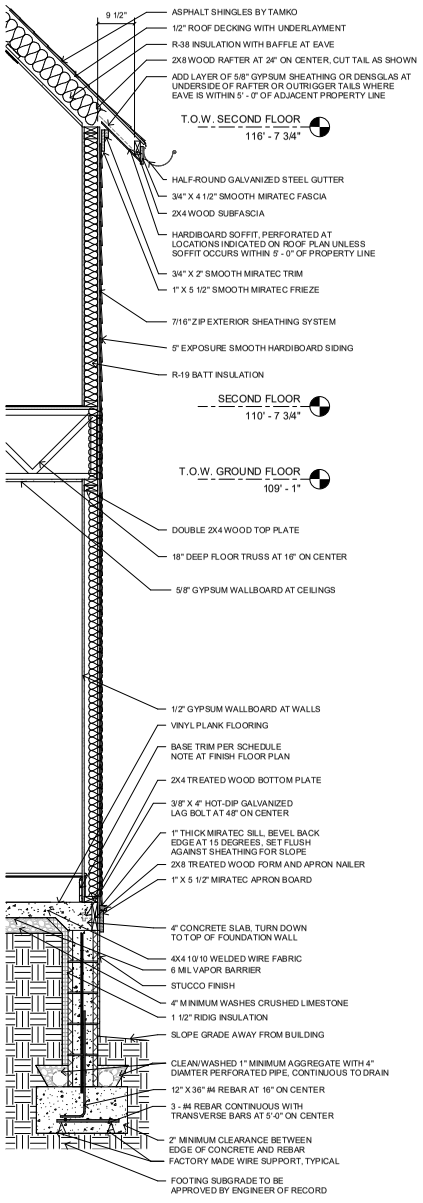
BENT HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

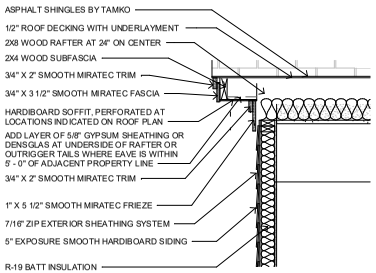
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DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

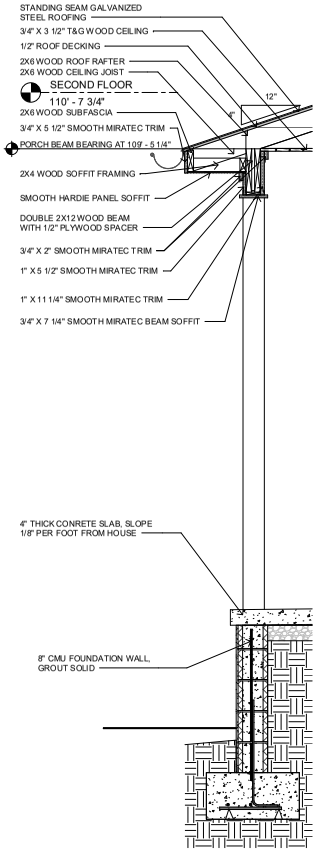
SHEET A4.1



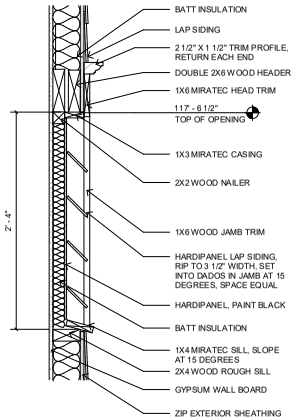
1 WALL SECTION AT EAVE
3/4" = 1'-0"



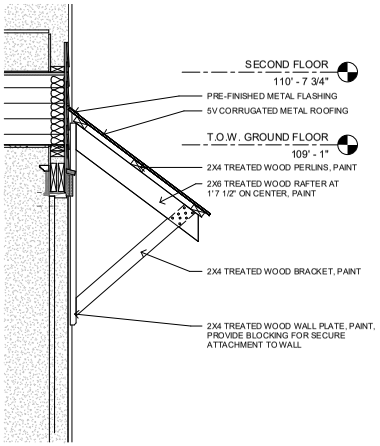
2 WALL SECTION AT RAKE
3/4" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



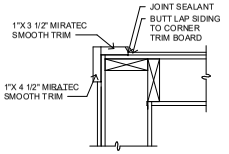
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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No. 12245
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BENT HOUSE ELEVATION 1R

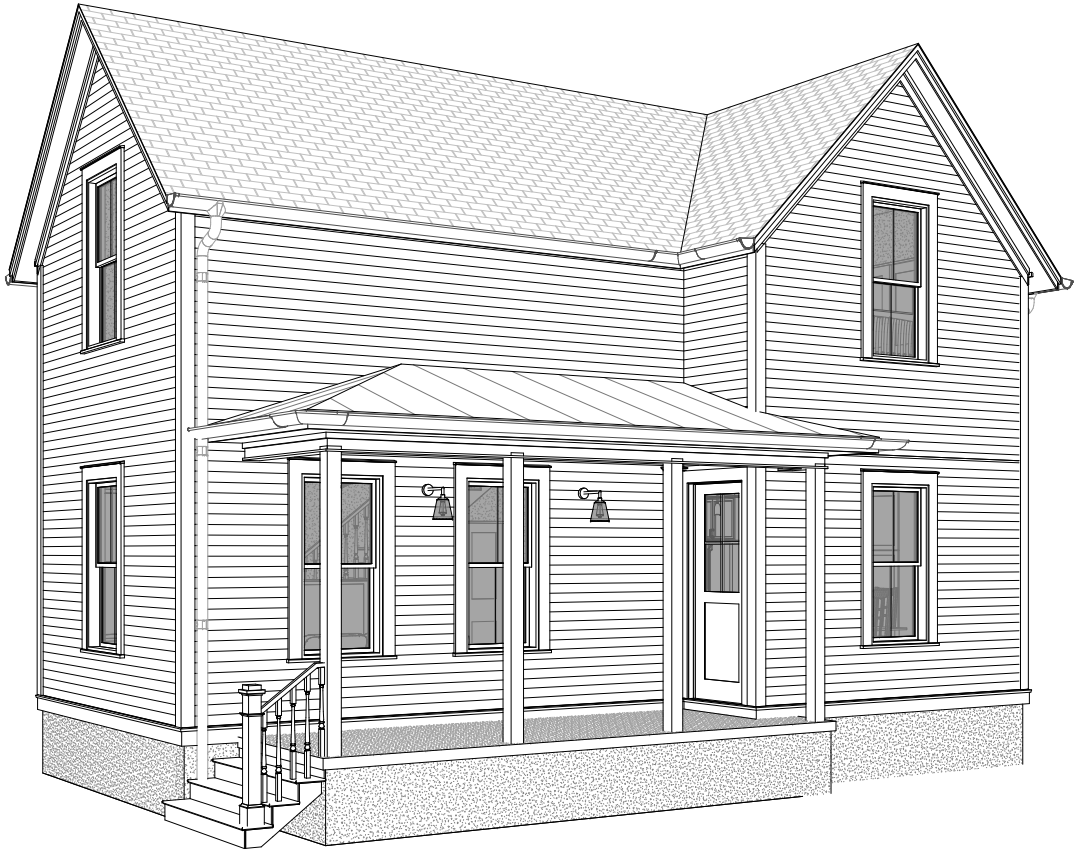
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 51 of 372
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BENT HOUSE
ELEVATION 2L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

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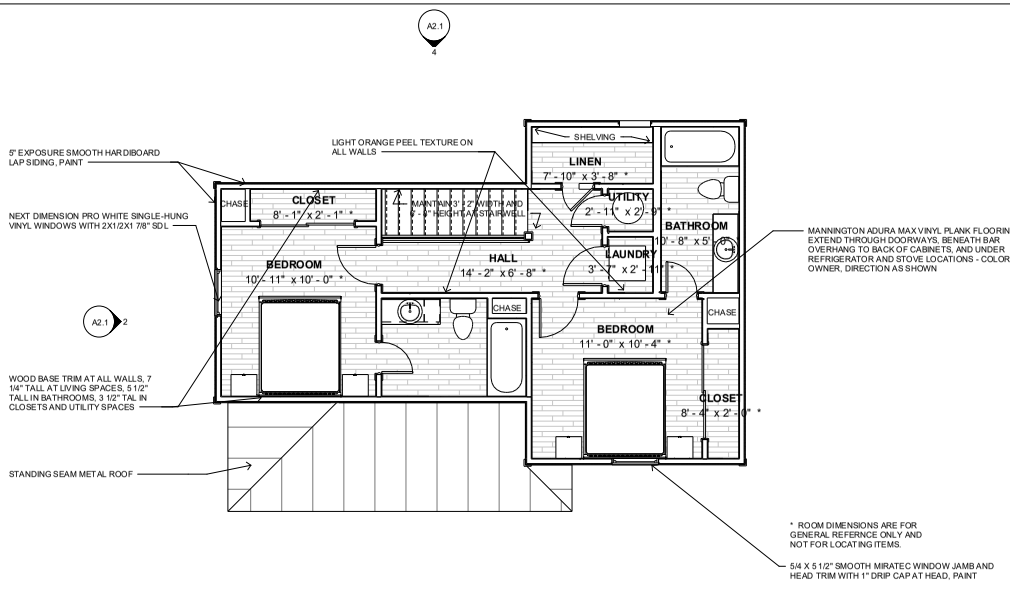
BENT HOUSE
ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

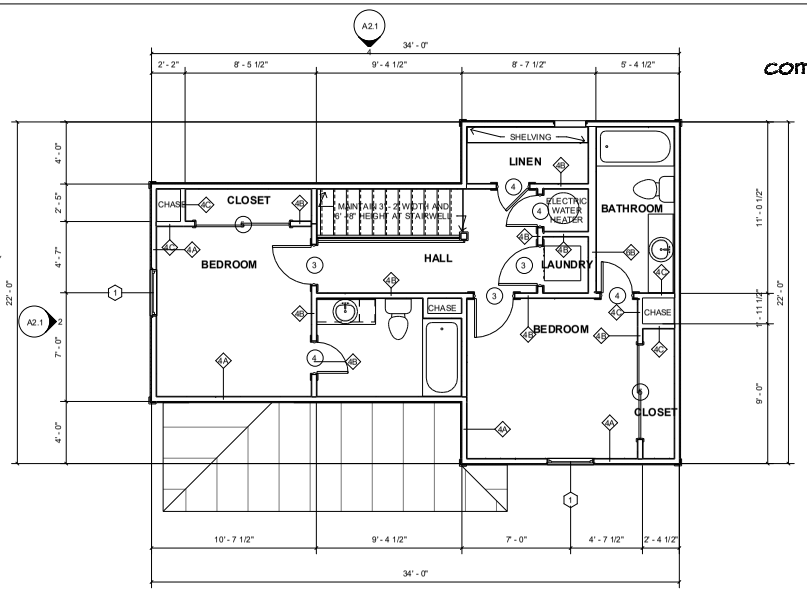
SHEET A0



1
A2.1

4 SECOND FLOOR FINISH PLAN

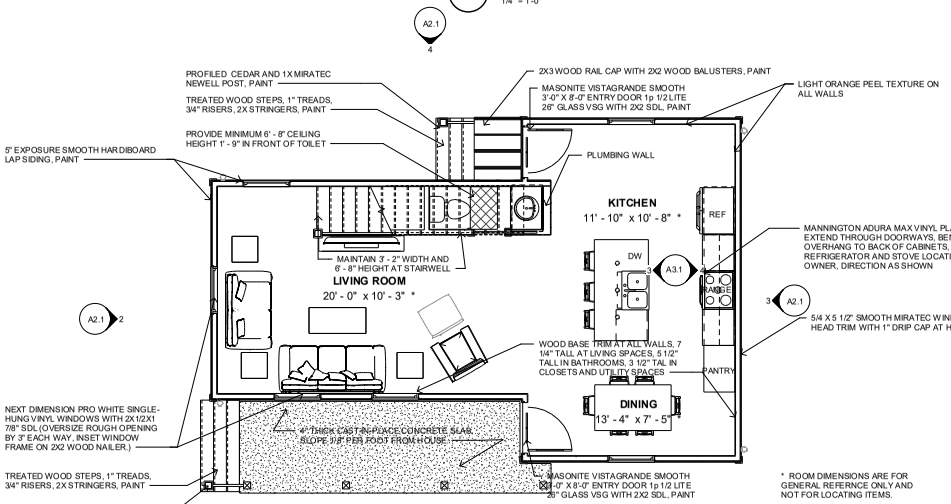
1/4" = 1'-0"



1
A2.1

2 SECOND FLOOR DINEMSION PLAN

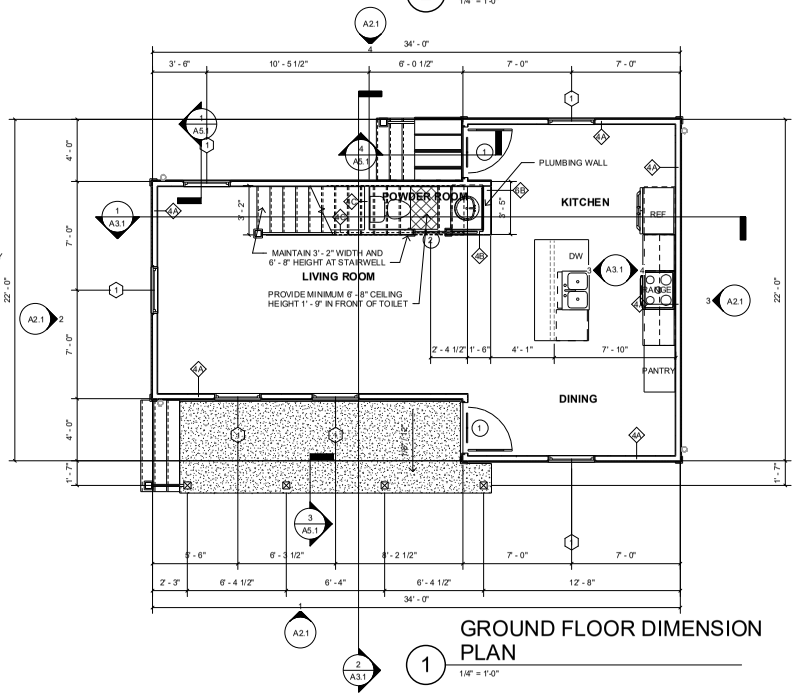
1/4" = 1'-0"



1
A2.1

3 GROUND FLOOR FINISH PLAN

1/4" = 1'-0"



1
A2.1

2
A3.1

1 GROUND FLOOR DIMENSION PLAN

1/4" = 1'-0"

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BENT HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1

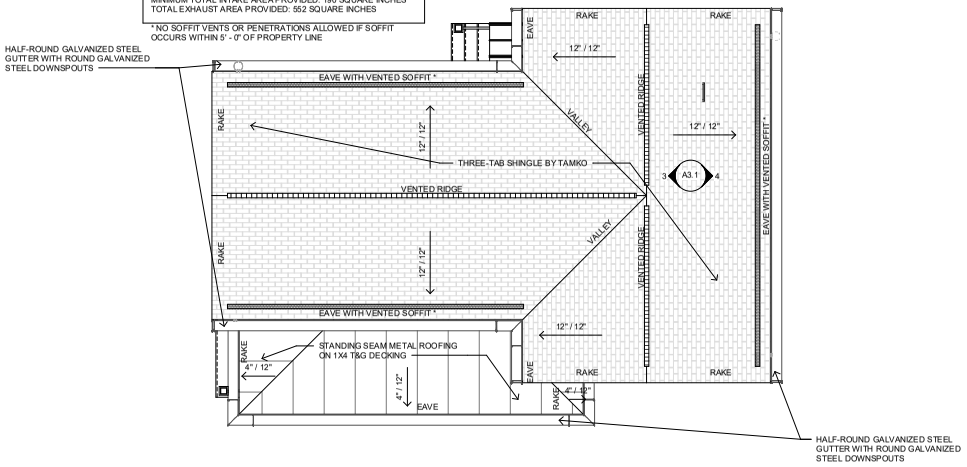
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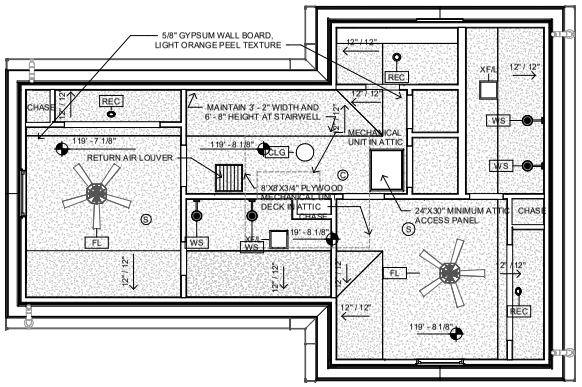
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

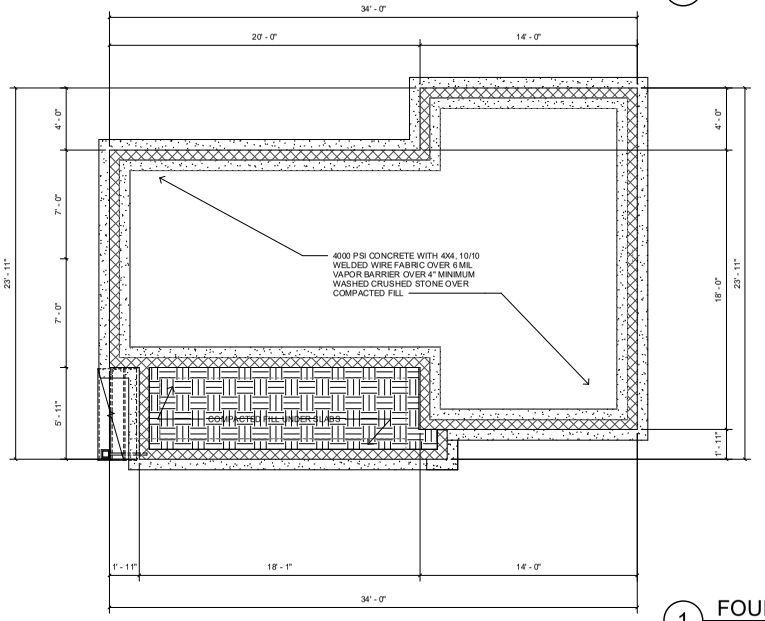
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE



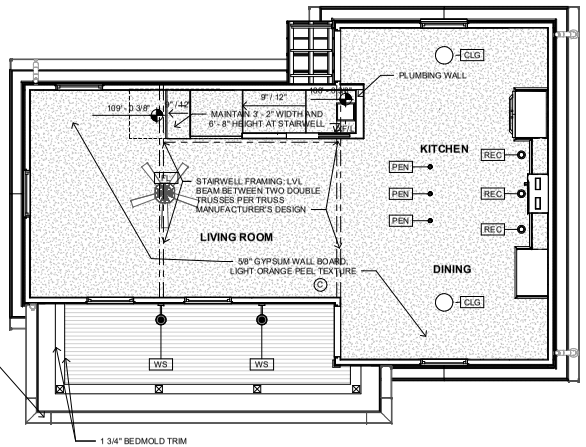
4 ROOF PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

REVISION 0

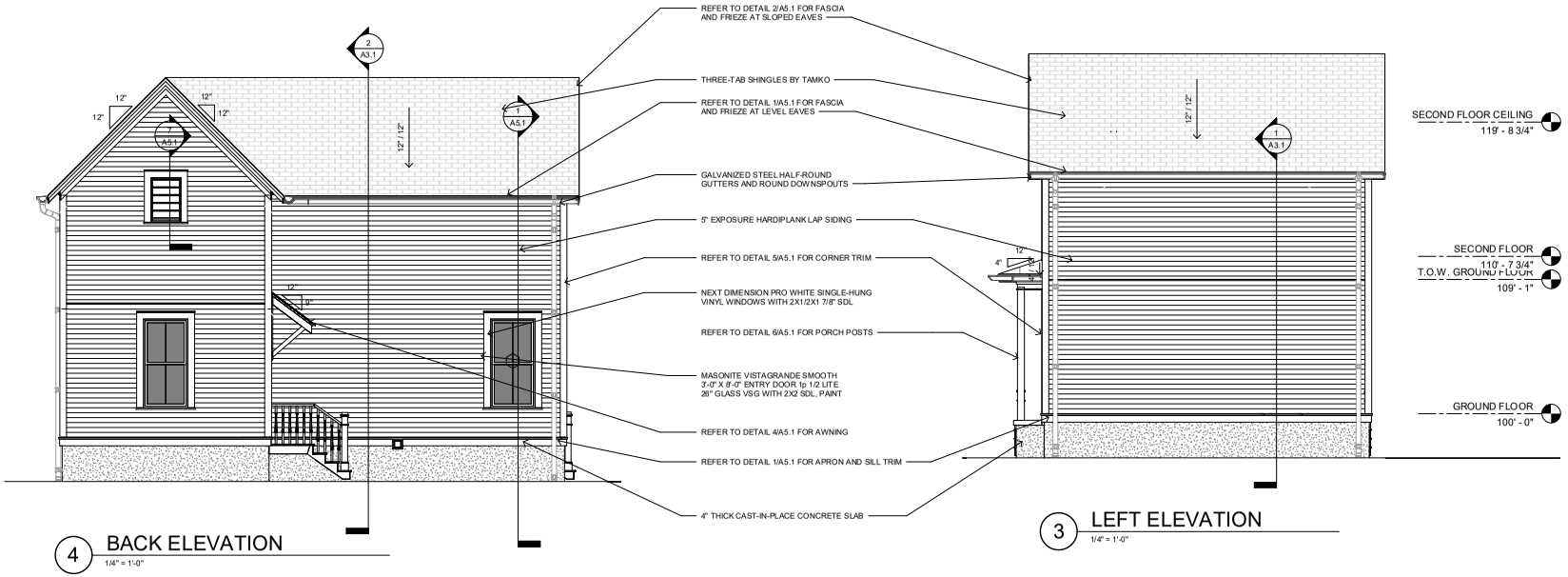
BENT HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

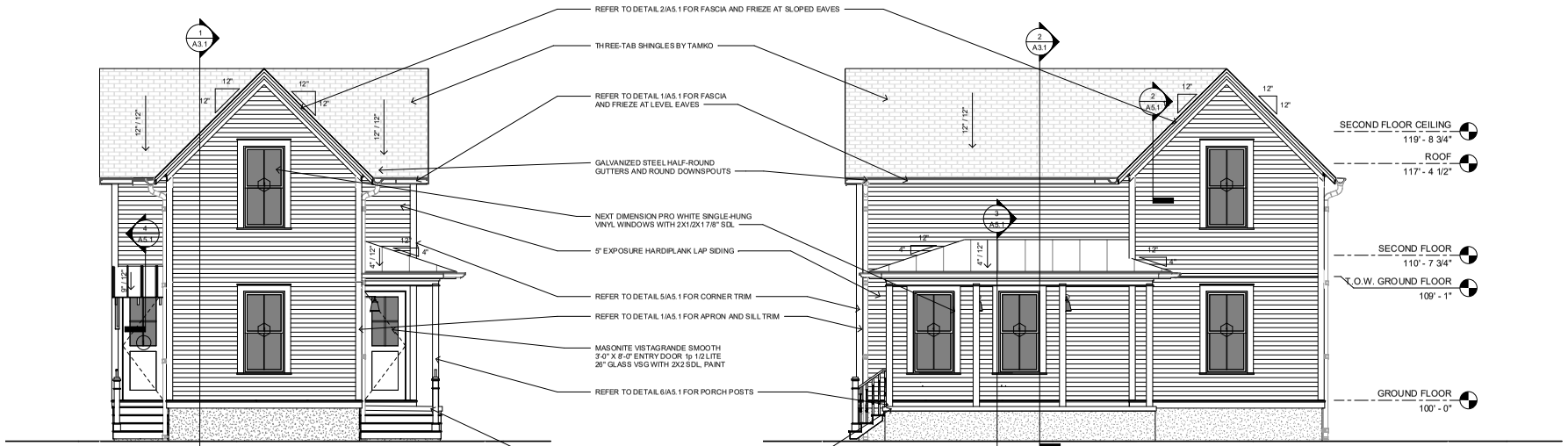
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

BENT HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

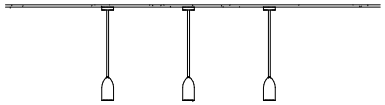
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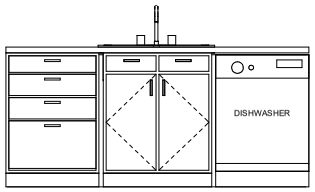
ELEVATIONS

SHEET A2.1

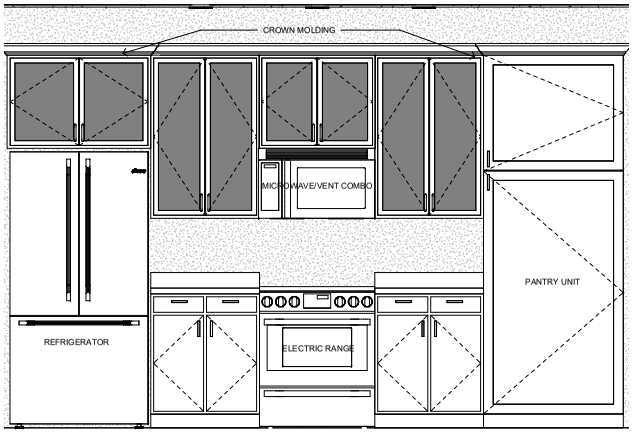
REVISION 0

Community Plan
July 10, 2023





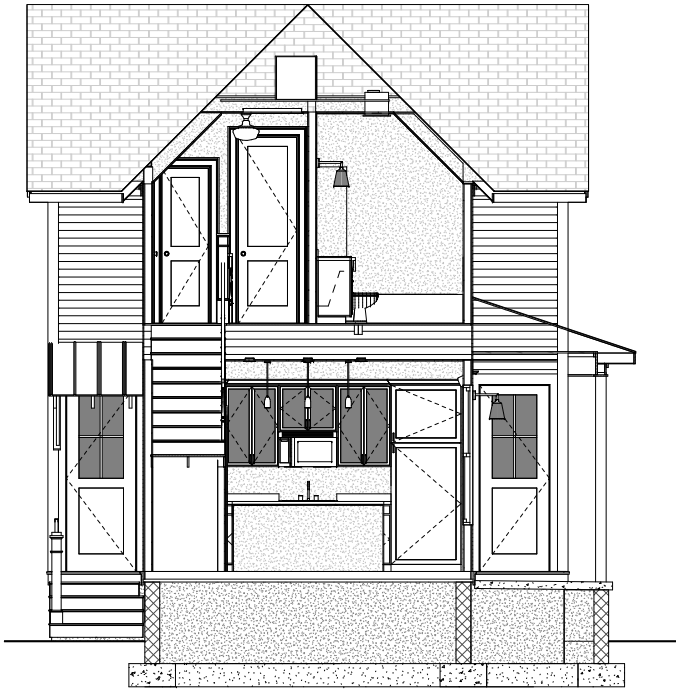
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

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BENT HOUSE ELEVATION 2L

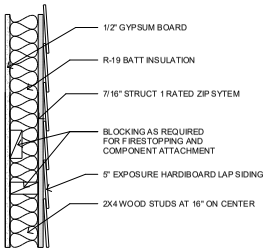
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

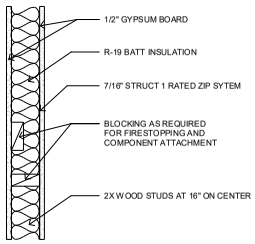
SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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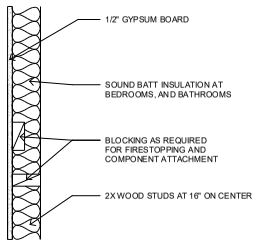
1 WALL TYPE A

1 1/2" = 1'-0"



2 WALL TYPE B

1 1/2" = 1'-0"



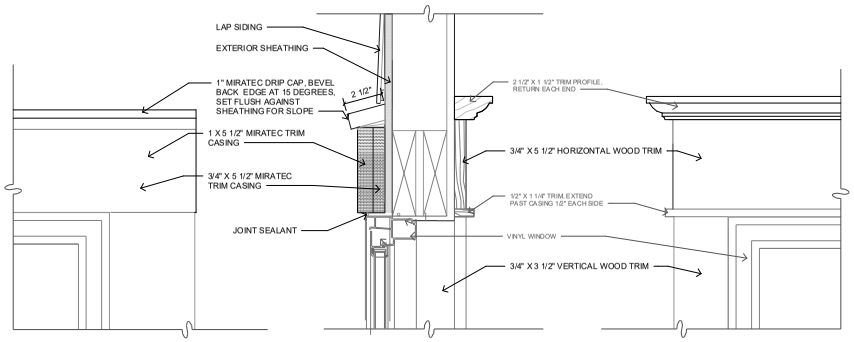
3 WALL TYPE C

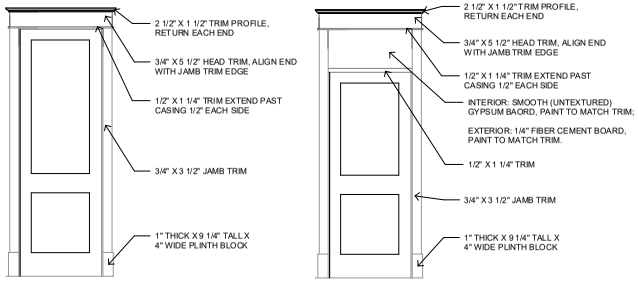
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

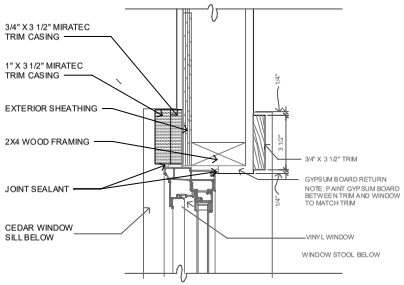
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS

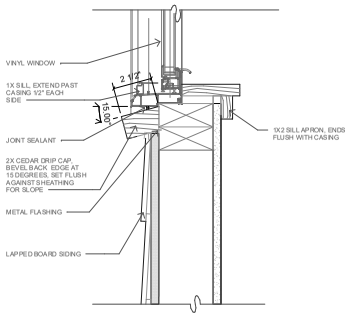




5 DOOR TRIM ELEVATION

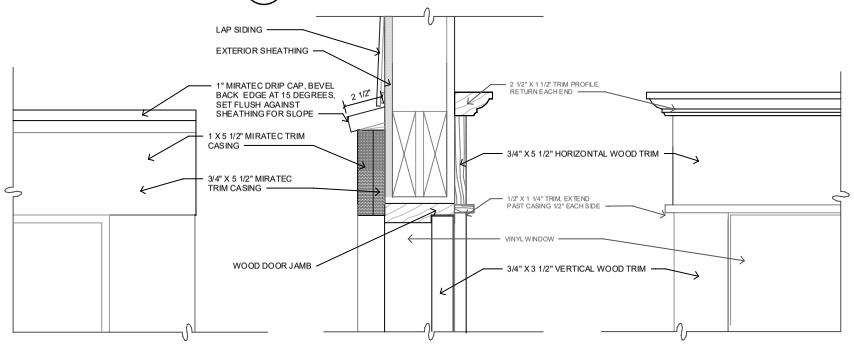
1/2" = 1'-0"





4 WINDOW DETAILS

3" = 1'-0"



6 DOOR HEAD

3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
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#1504
ARKANSAS - ENGINEER

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BENT HOUSE ELEVATION 2L

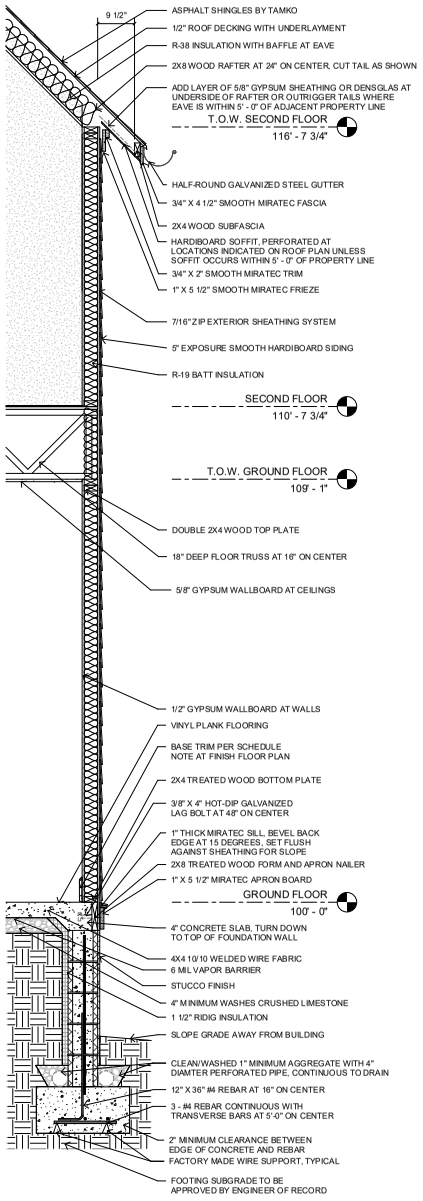
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

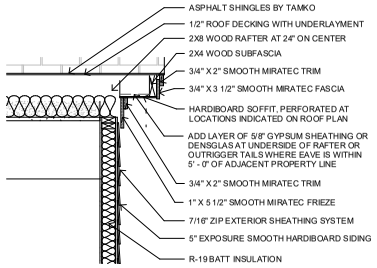
SCHEDULES

SHEET A4.1

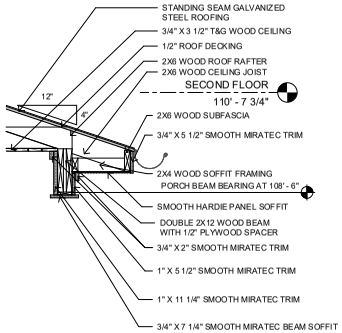
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commercial July 10, 2023 Page 138 of 602
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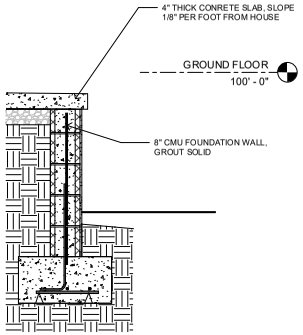


1 WALL SECTION AT EAVE
3/4" = 1'-0"

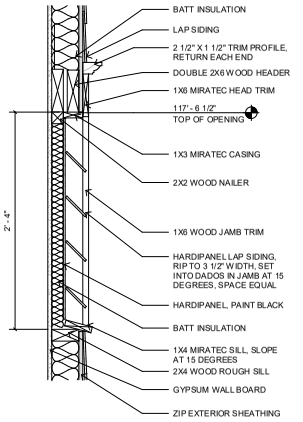


2 WALL SECTION AT RAKE
3/4" = 1'-0"

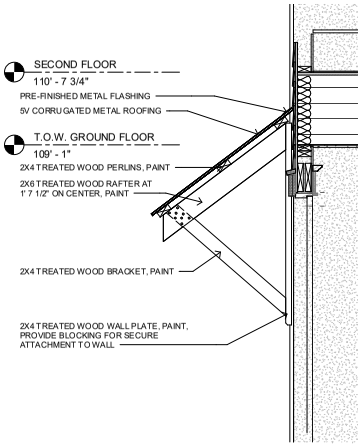




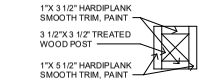
3 PORCH EDGE DETAIL
3/4" = 1'-0"



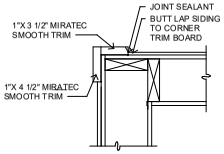
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

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#1504
ARKANSAS - ENGINEER

Planning Commission July 10, 2023

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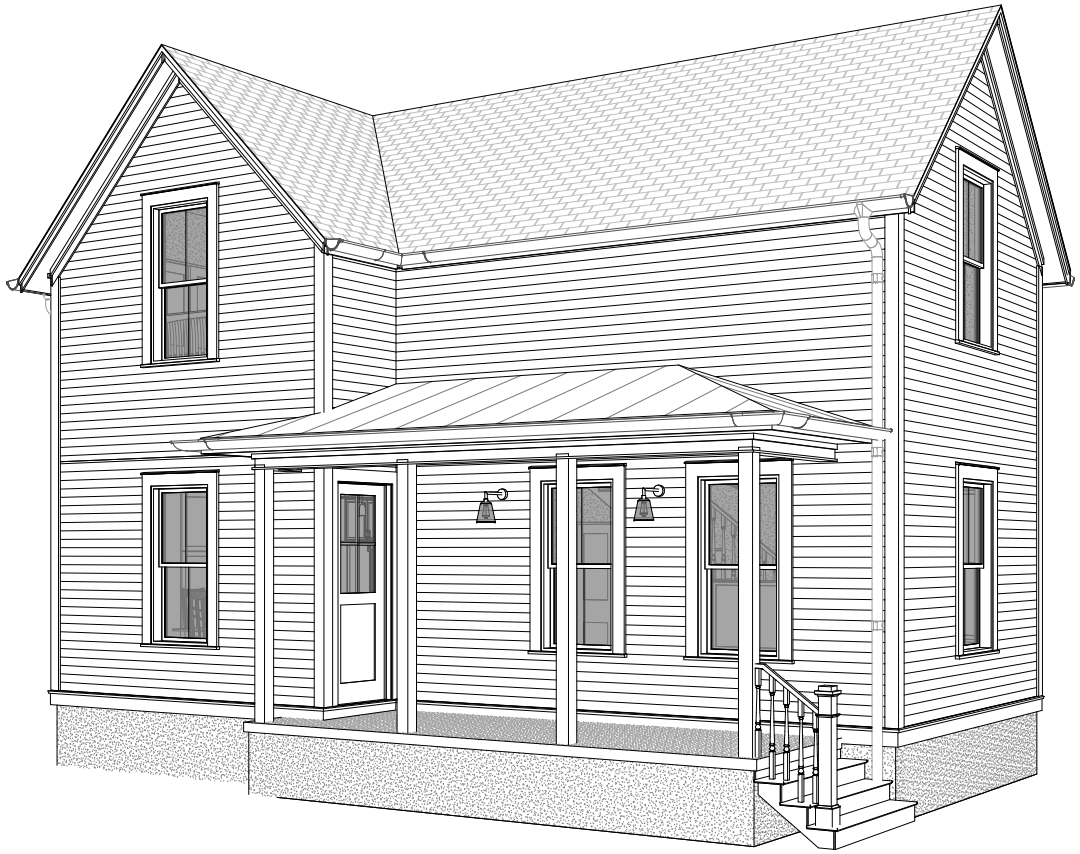
BENT HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



BENT HOUSE
ELEVATION 2R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF

1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12945
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 2R

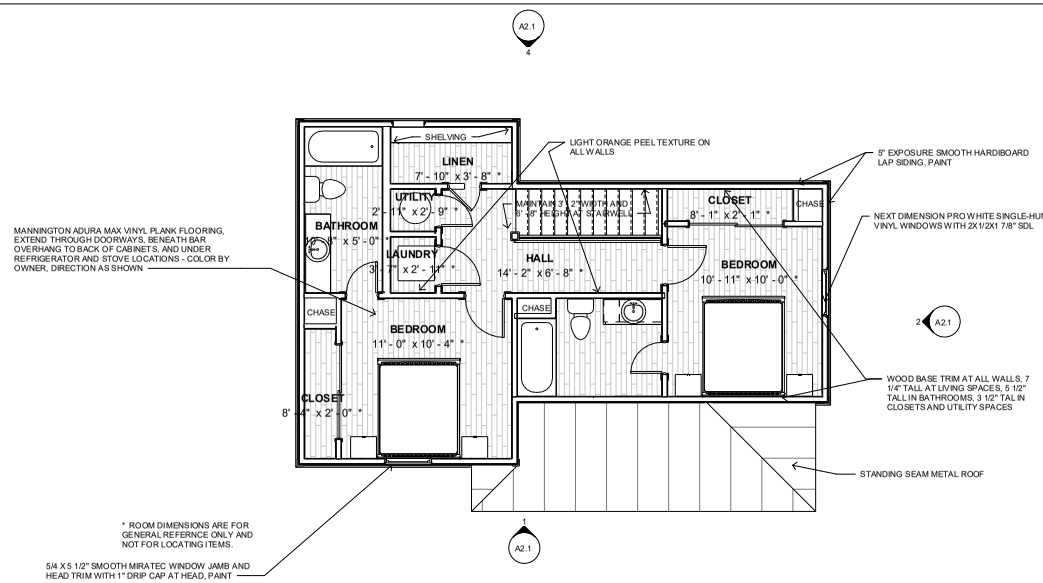
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

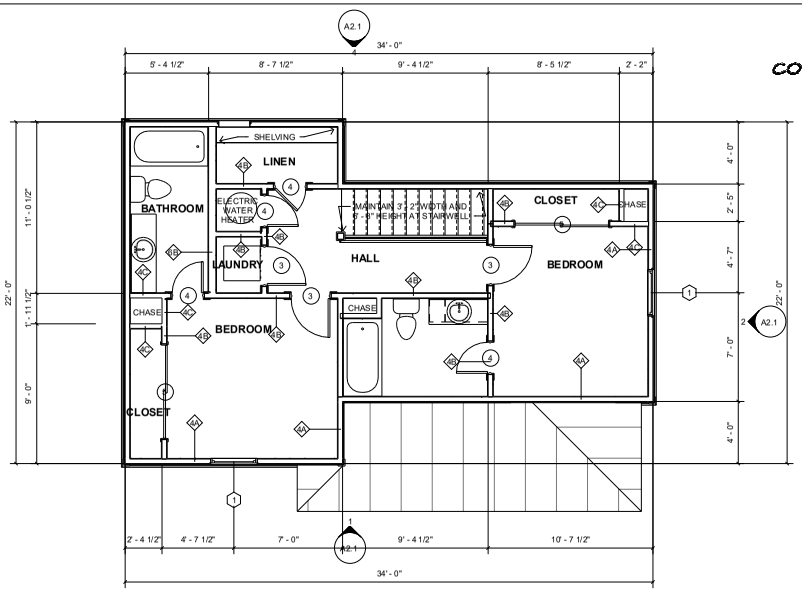
COVER

SHEET A0

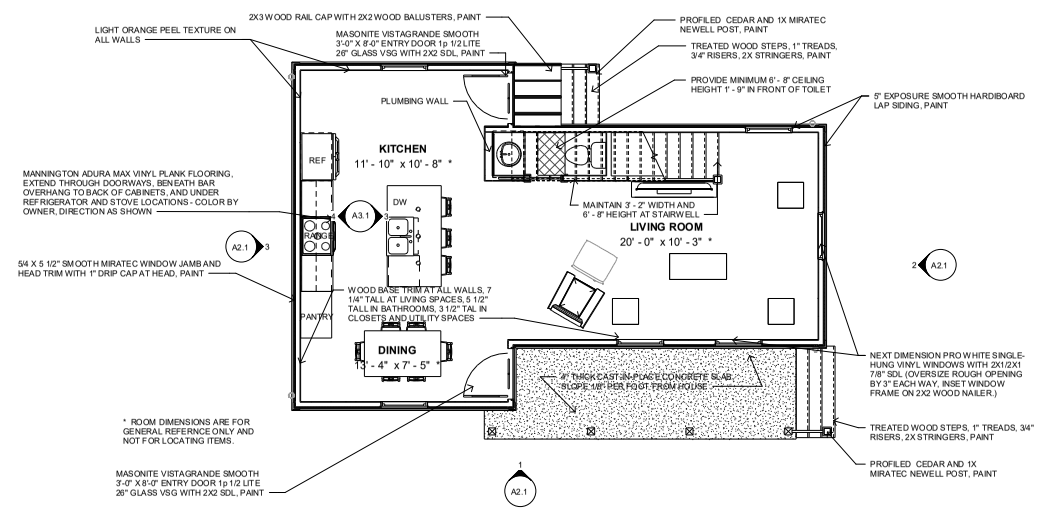
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 58 of 372
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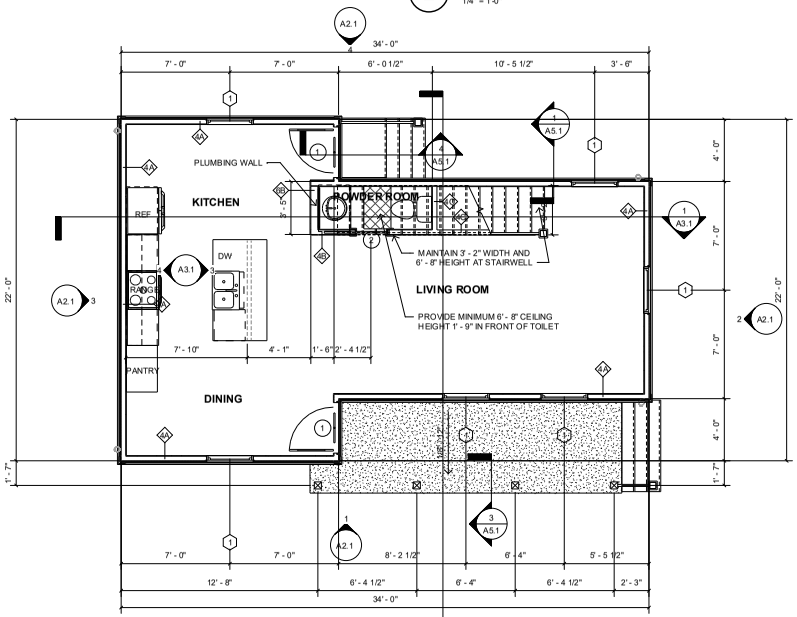
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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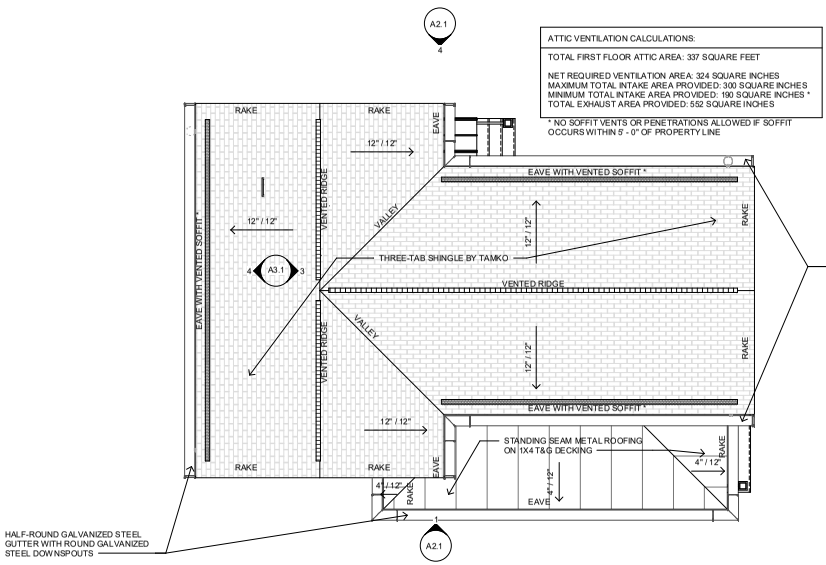
BENT HOUSE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

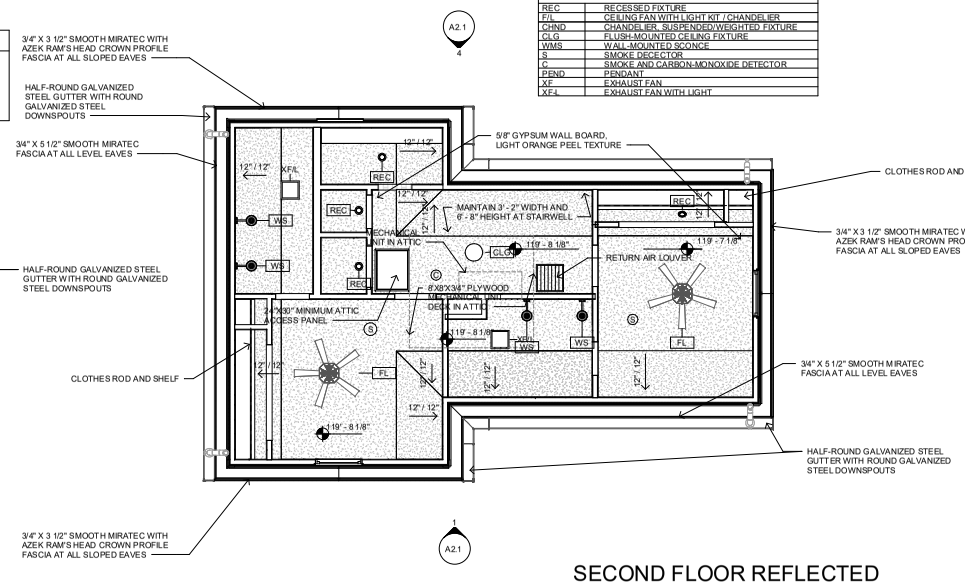
PLANS

SHEET A1.1



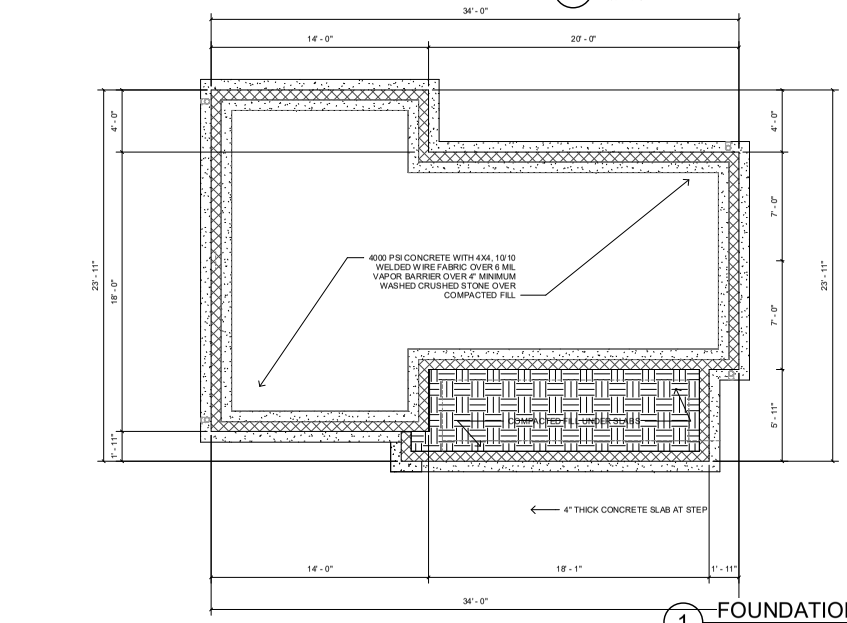
ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

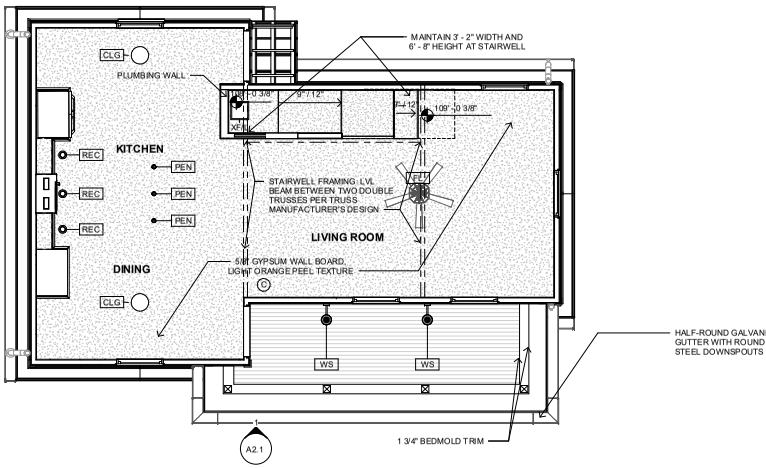


LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
BRIAN T. KNOX

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#1504
ARKANSAS - ENGINEER

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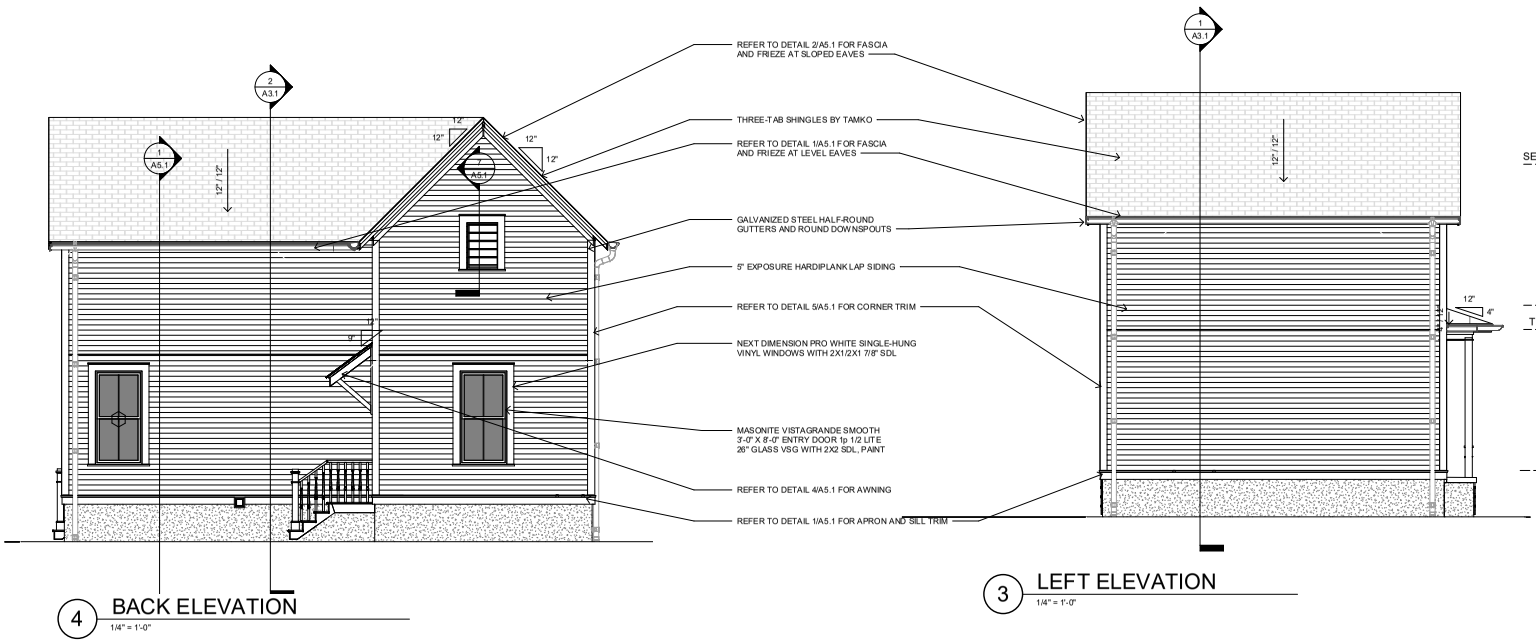
BENT HOUSE
ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

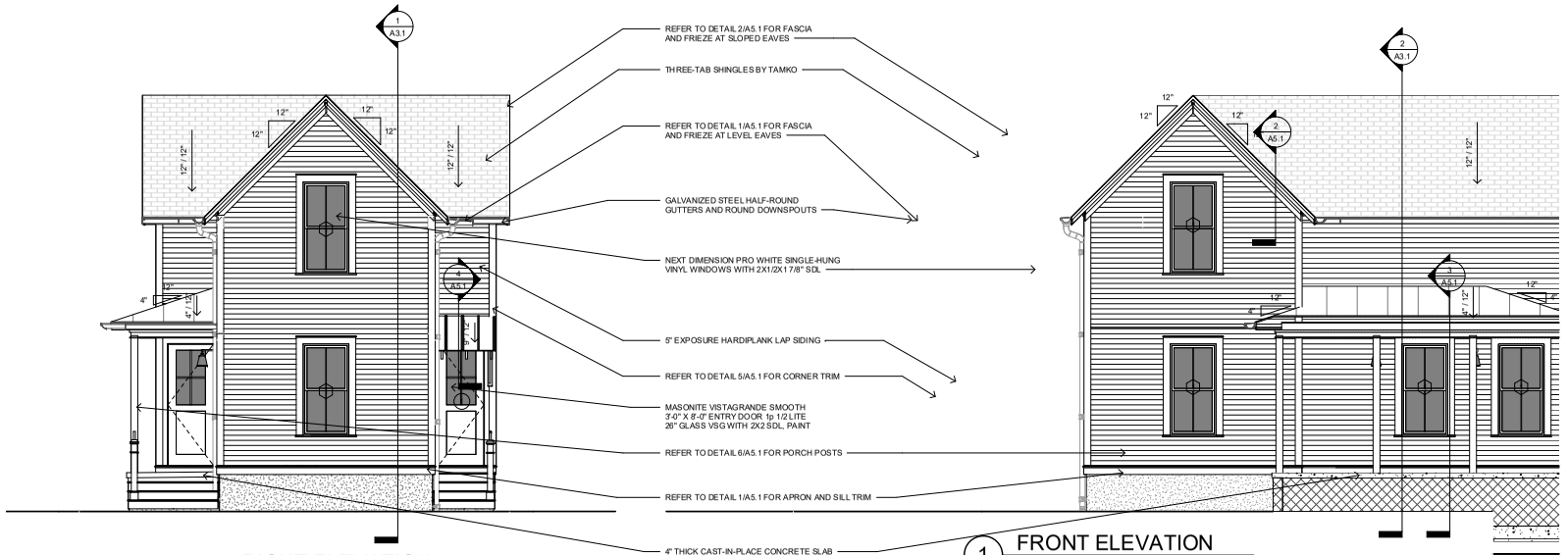
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12206 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Planning Commission July 10, 2023

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BENT HOUSE ELEVATION 2R

SECOND FLOOR CEILING 119' - 8 3/4"
ROOF 117' - 4 1/2"

ISSUED FOR CONSTRUCTION

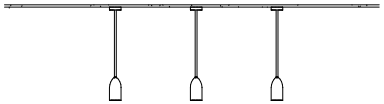
SECOND FLOOR 110' - 7 3/4"
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

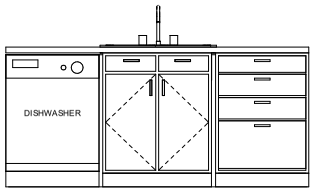
T.O.W. GROUND FLOOR 109' - 1"

GROUND FLOOR 100' - 0"

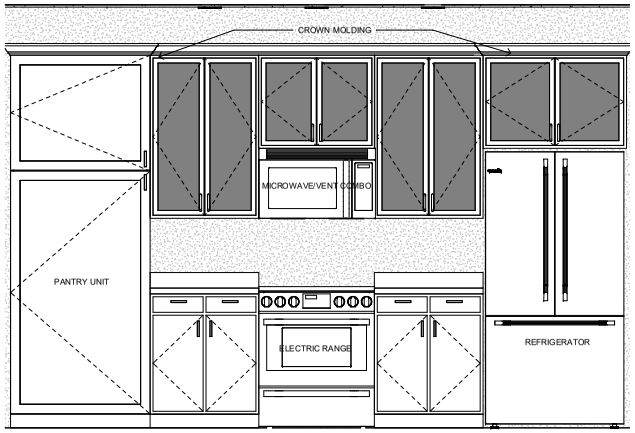
ELEVATIONS

SHEET A2.1





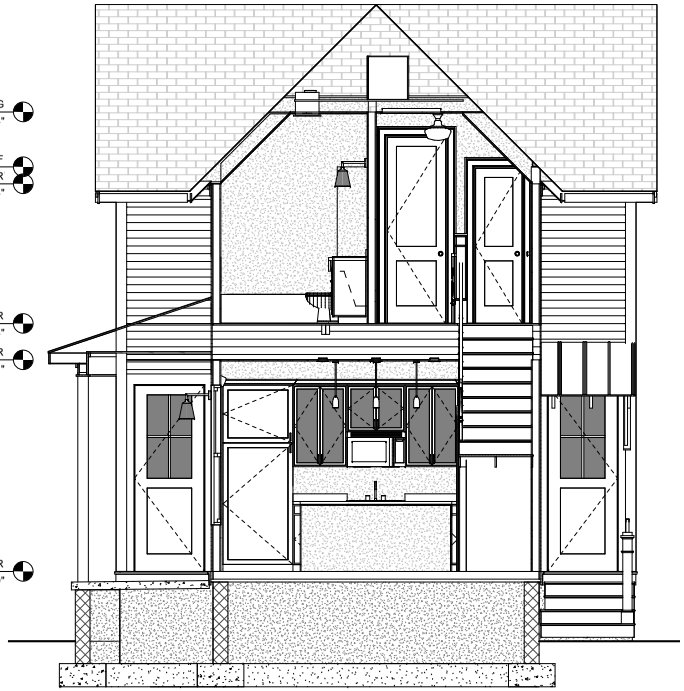
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 2R

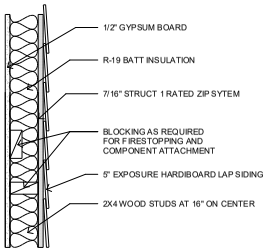
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

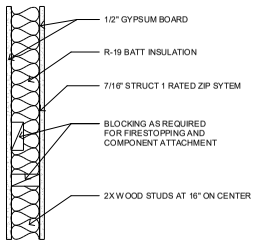
SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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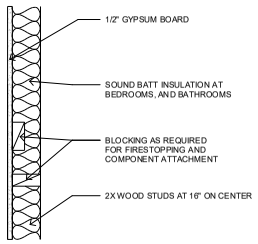
1 WALL TYPE A

1 1/2" = 1'-0"



2 WALL TYPE B

1 1/2" = 1'-0"

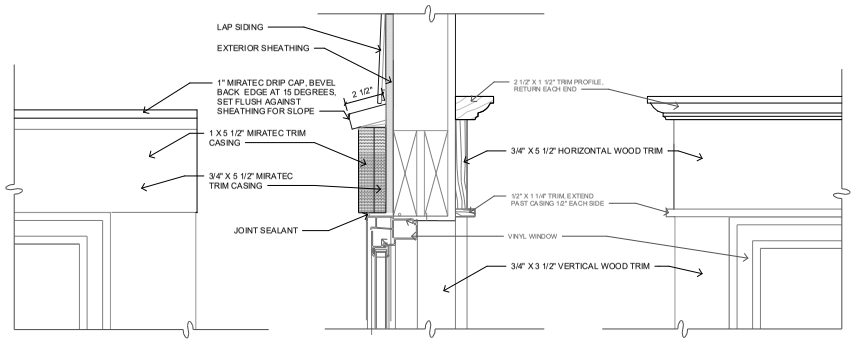


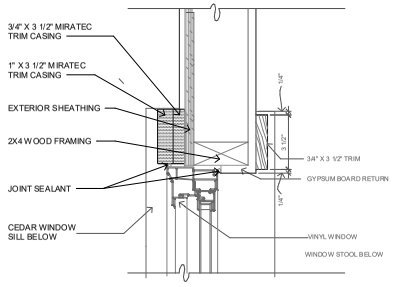
3 WALL TYPE C

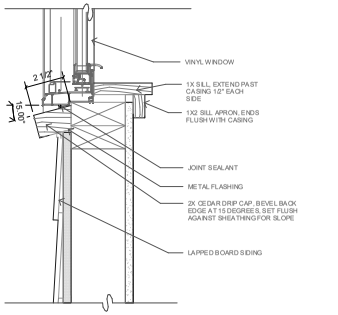
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.





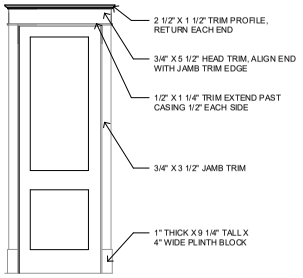


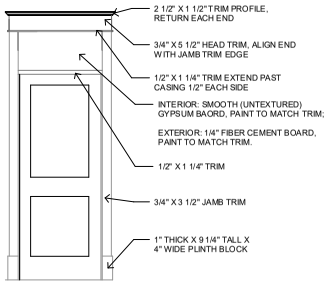
NOTE: PAINT GYPSUM BOARD BETWEEN TRIM AND WINDOW TO MATCH TRIM

4 WINDOW DETAILS

3" = 1'-0"

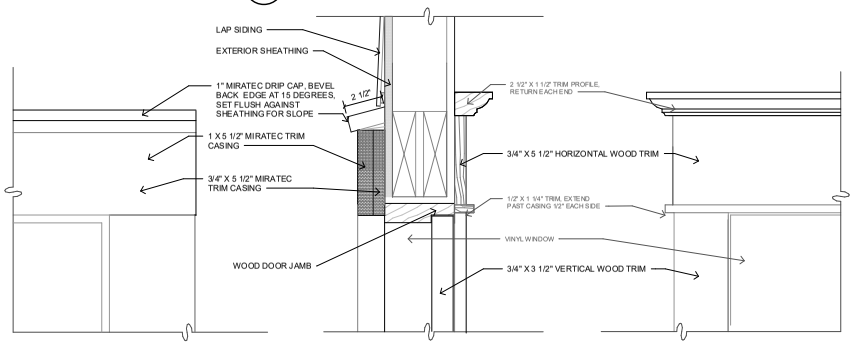
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS





5 DOOR TRIM ELEVATION

1/2" = 1'-0"



6 DOOR HEAD

3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 2R

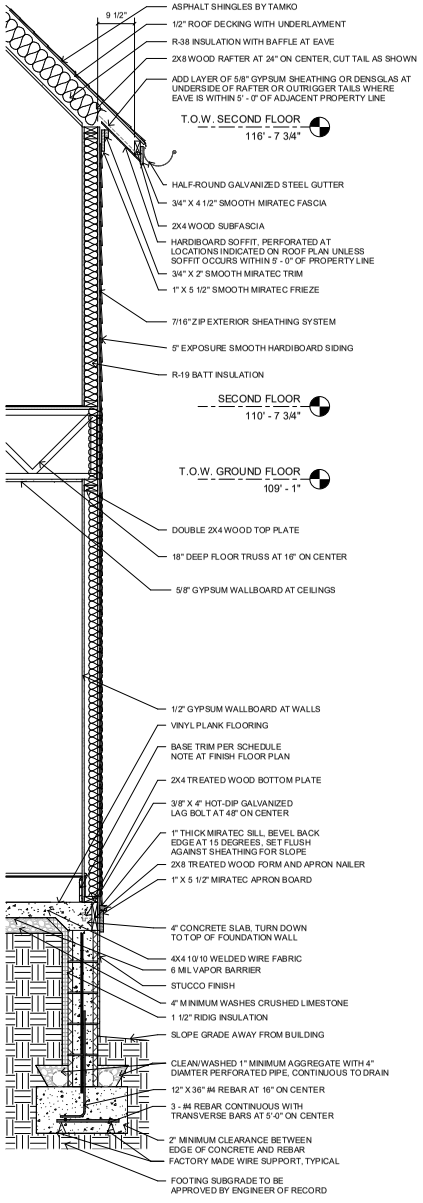
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

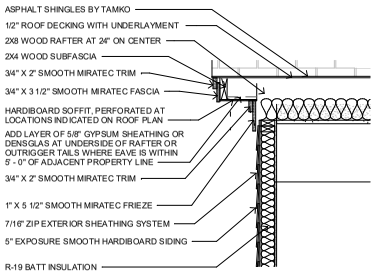
SCHEDULES

SHEET A4.1

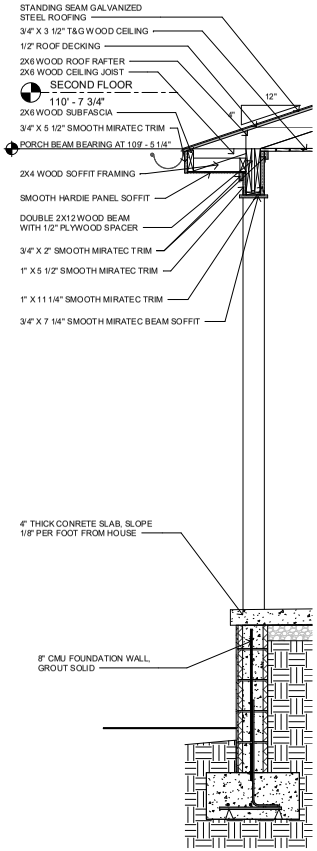
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 63 of 372



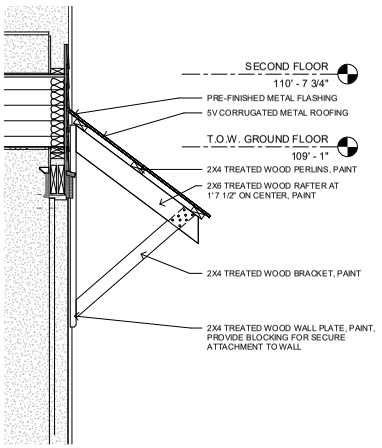
1 WALL SECTION AT EAVE
3/4" = 1'-0"



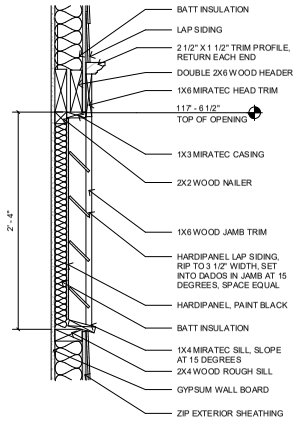
2 WALL SECTION AT RAKE
3/4" = 1'-0"



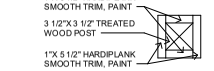
3 PORCH EDGE DETAIL
3/4" = 1'-0"



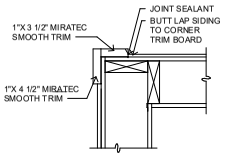
4 AWNING DETAIL
3/4" = 1'-0"



7 FALSE VENT DETAIL
1 1/2" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commercial Plan July 10, 2023 Page 146 of 602
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BENT HOUSE
ELEVATION 3L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

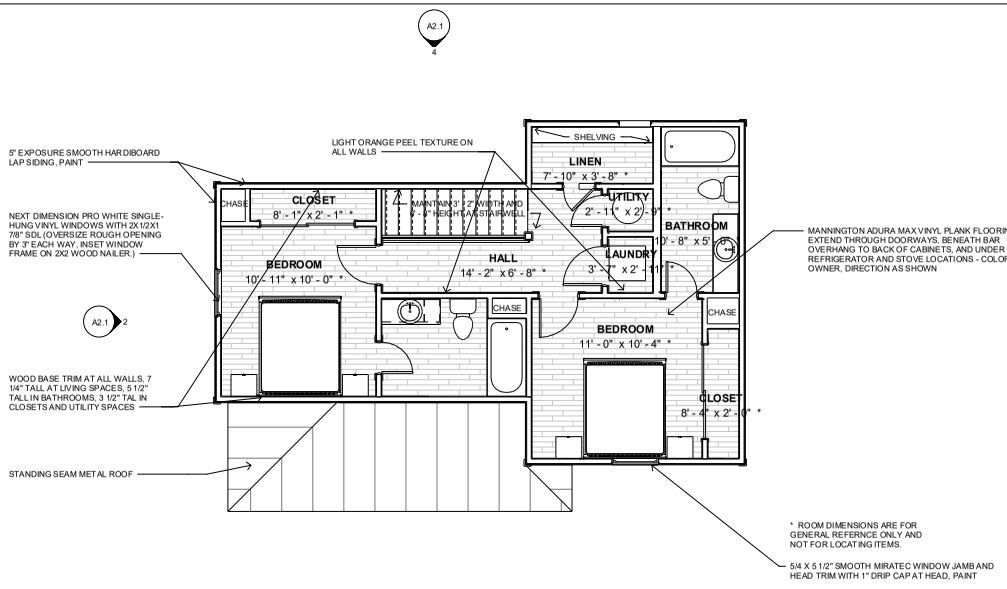
BENT HOUSE
ELEVATION 3L

ISSUED FOR CONSTRUCTION

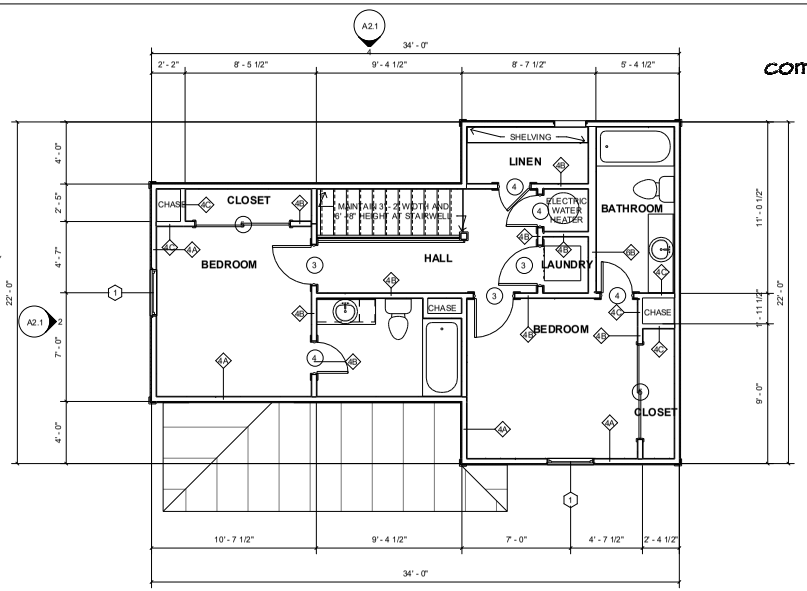
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

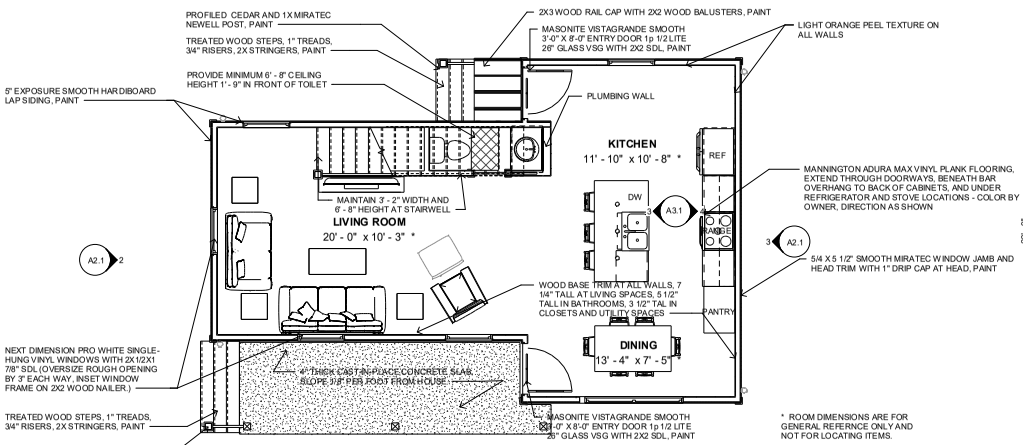
SHEET A0



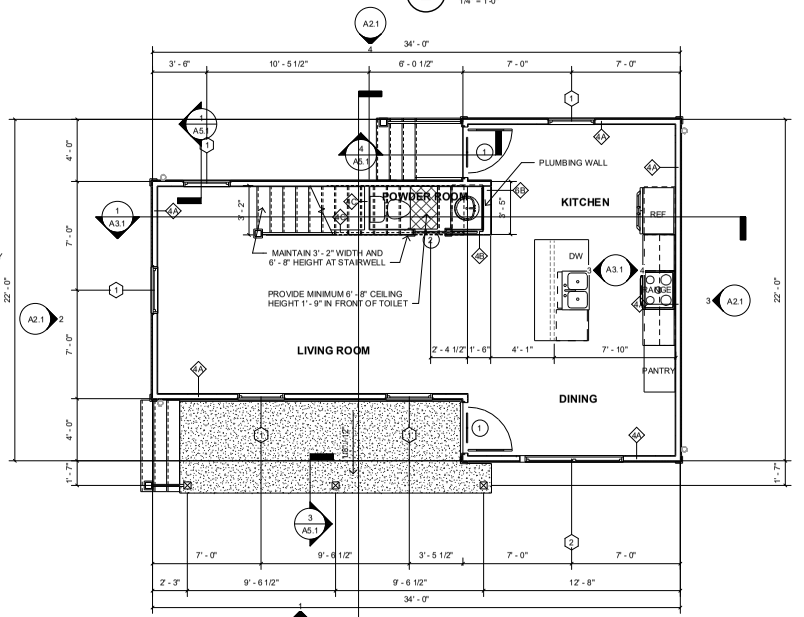
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12945 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

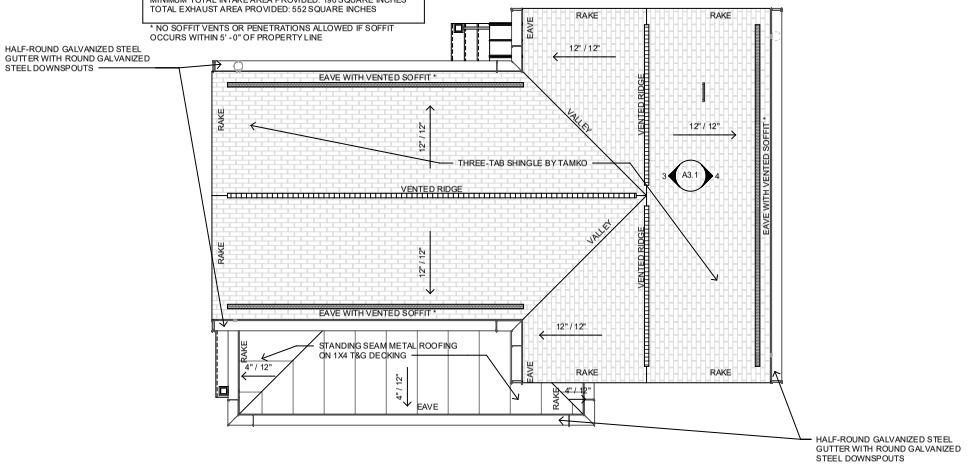
SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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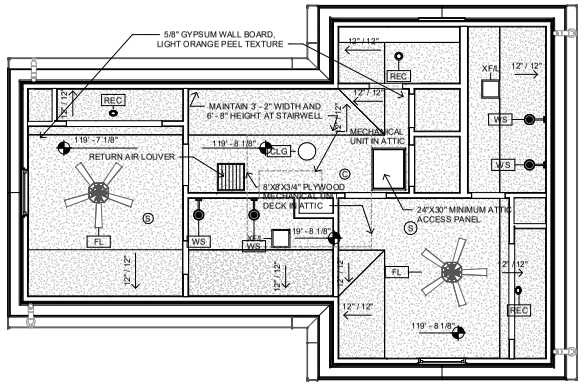
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

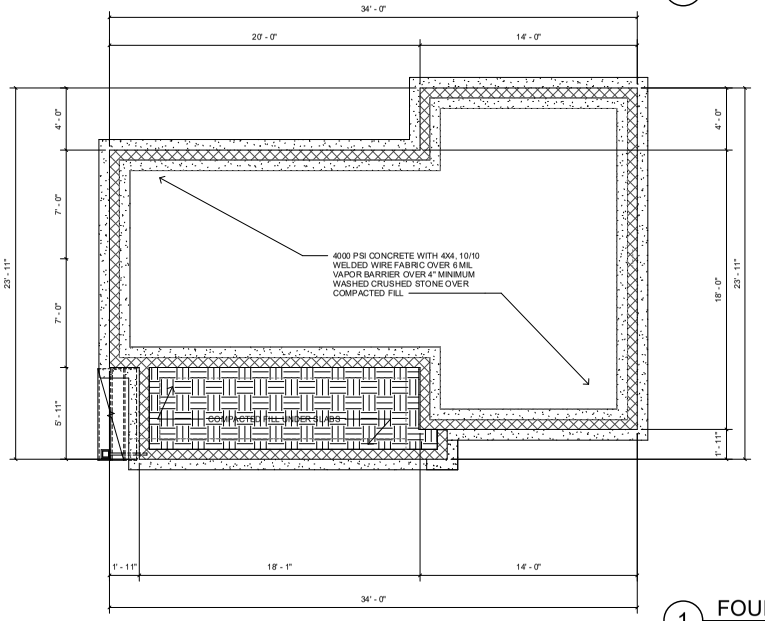
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' -0" OF PROPERTY LINE



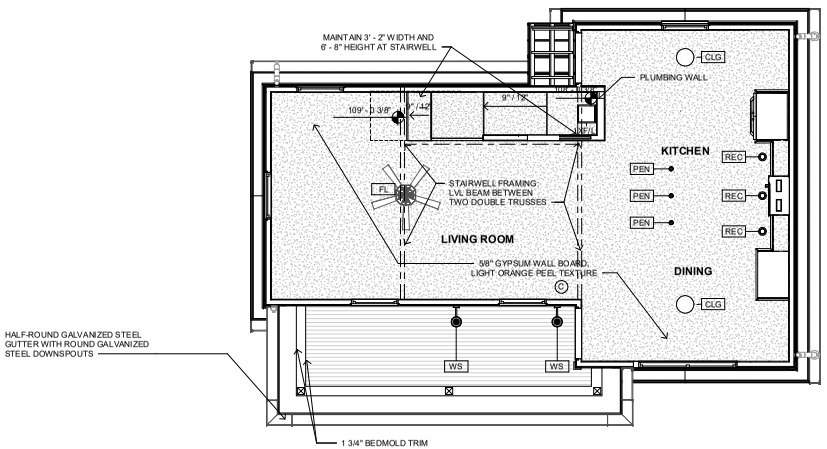
4 ROOF PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

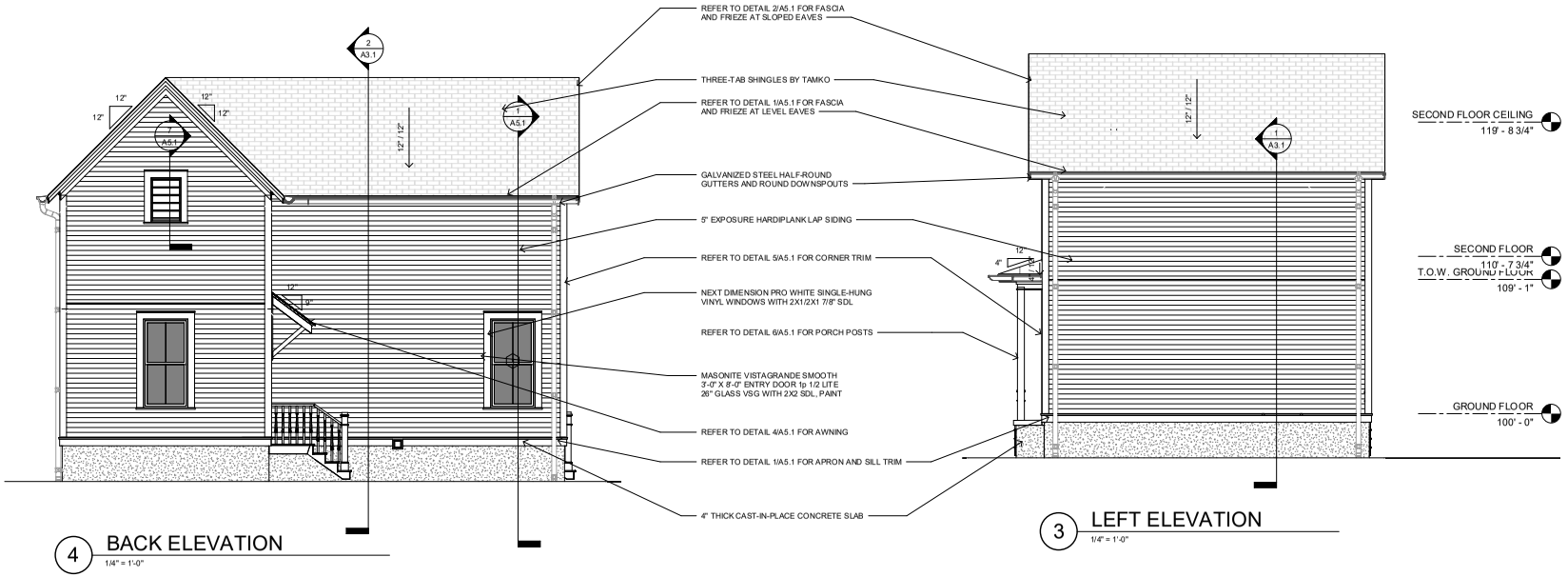
BENT HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

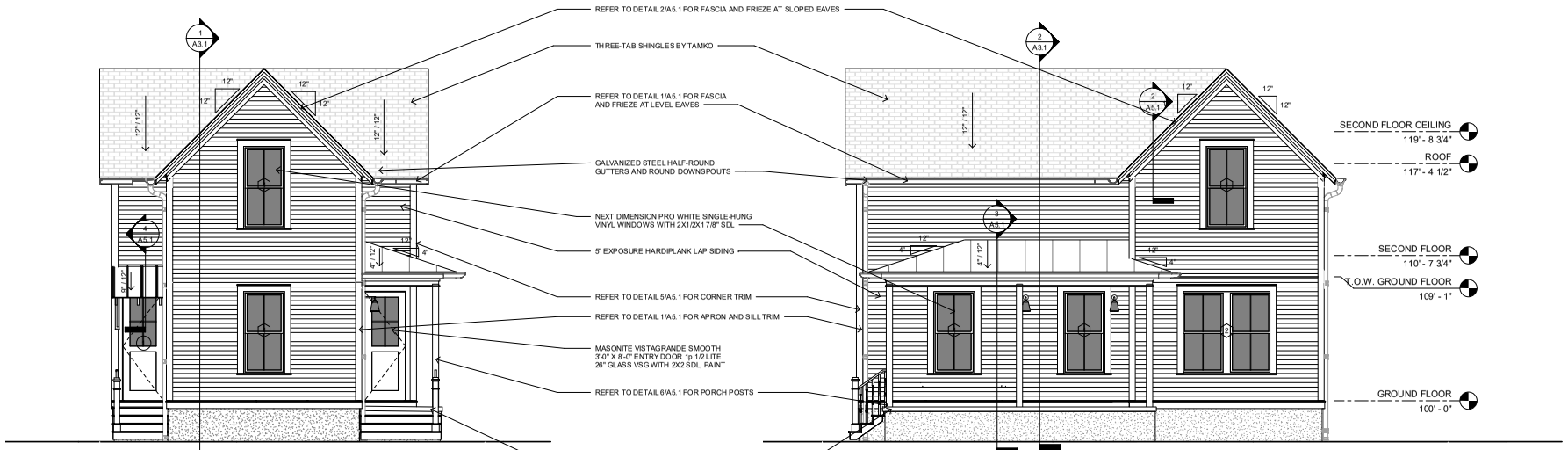
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

BENT HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

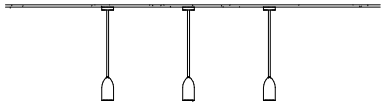
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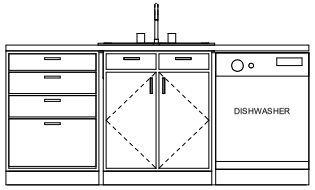
ELEVATIONS

SHEET A2.1

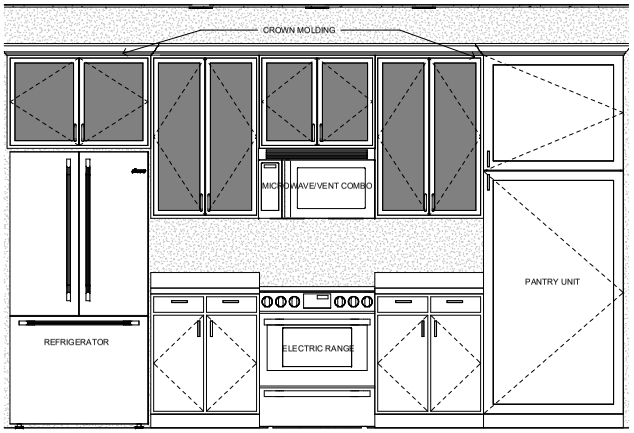
REVISION 0

Community Plan July 10, 2023





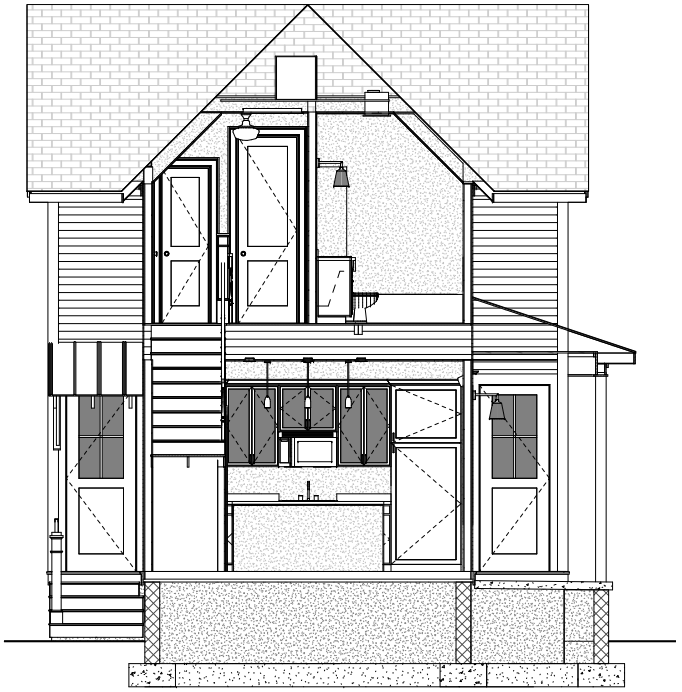
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 3L

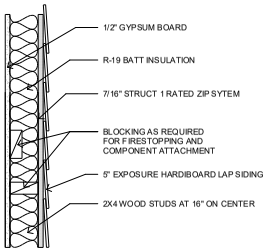
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

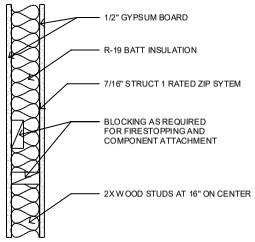
SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 151 of 602
Planning Commission July 10, 2023
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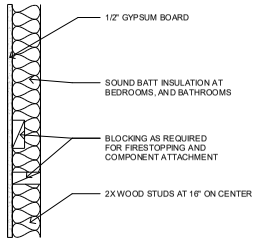
1 WALL TYPE A

1 1/2" = 1'-0"



2 WALL TYPE B

1 1/2" = 1'-0"



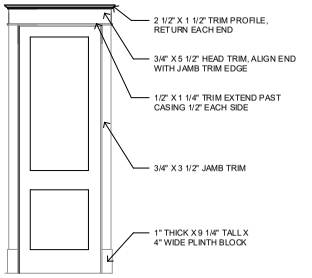
3 WALL TYPE C

1 1/2" = 1'-0"

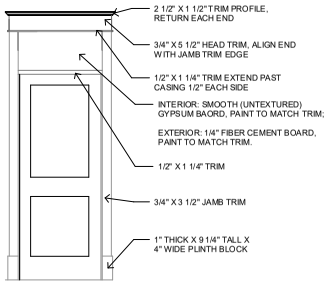
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
2	6' - 4"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS



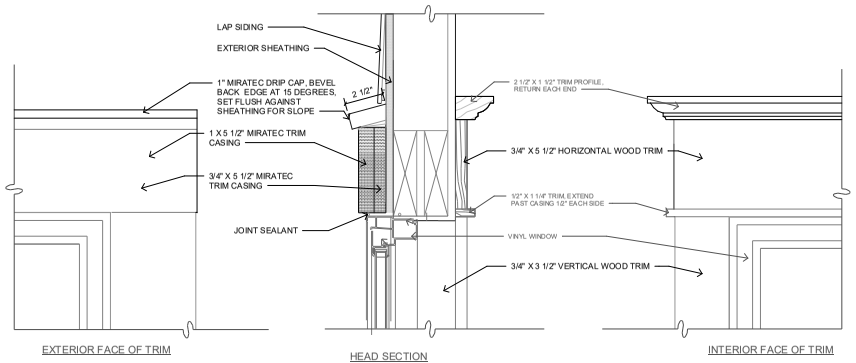
8' - 0" TALL DOOR AND CASED OPENING



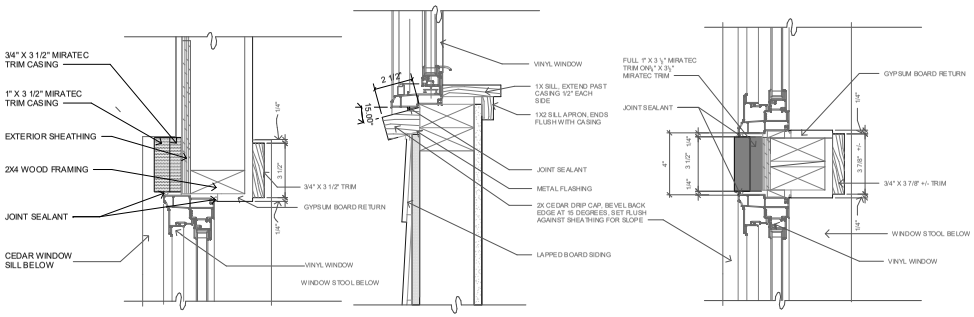
6' - 8" TALL DOOR AND CASED OPENING

5 DOOR TRIM ELEVATION

1/2" = 1'-0"



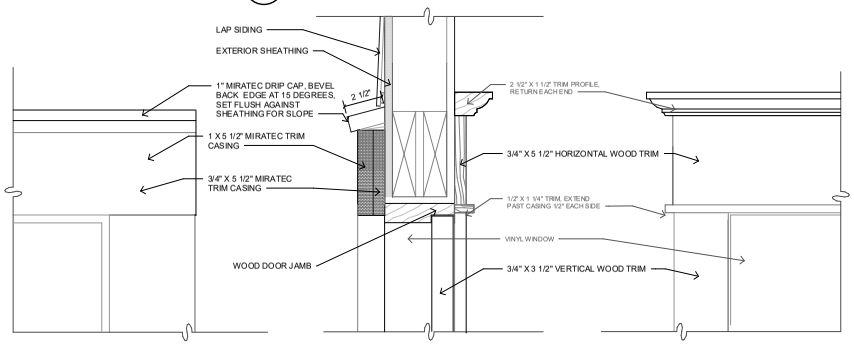
EXTERIOR FACE OF TRIM HEAD SECTION INTERIOR FACE OF TRIM



JAMB SECTION SILL SECTION MULLION SECTION

4 WINDOW DETAILS

3" = 1'-0"



EXTERIOR FACE OF TRIM INTERIOR FACE OF TRIM

6 DOOR HEAD

3" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12206 JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 3L

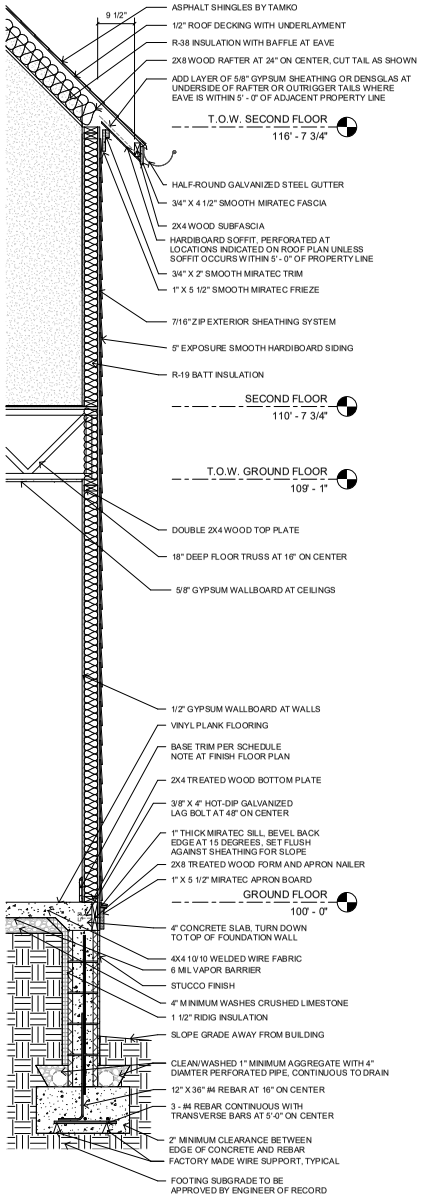
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

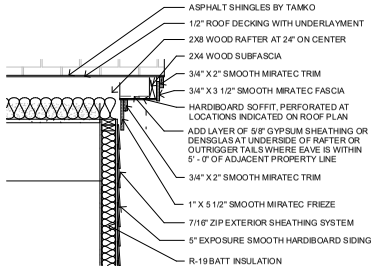
SCHEDULES

SHEET A4.1

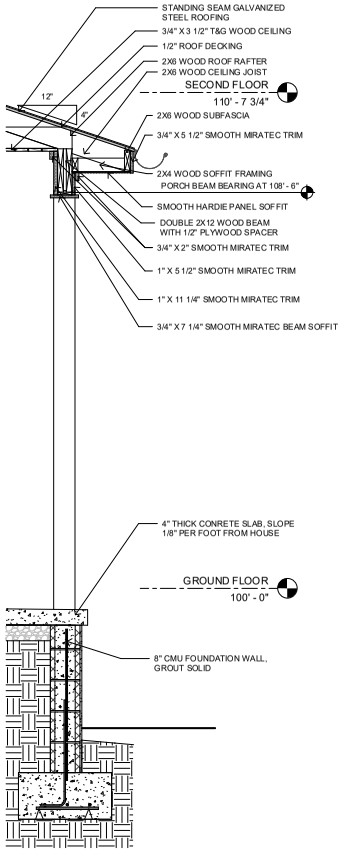
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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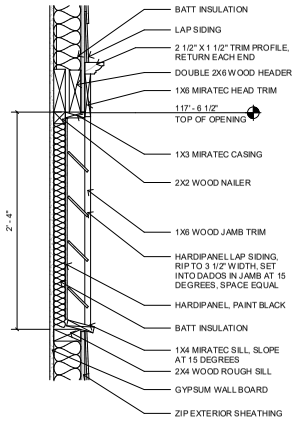
1 WALL SECTION AT EAVE
3/4" = 1'-0"



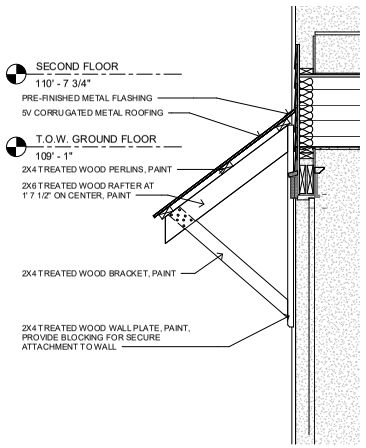
2 WALL SECTION AT RAKE
3/4" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



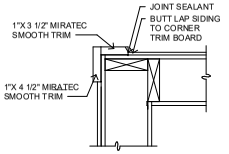
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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JOHN BRIAN TAGUE
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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



BENT HOUSE
ELEVATION 3R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 3R

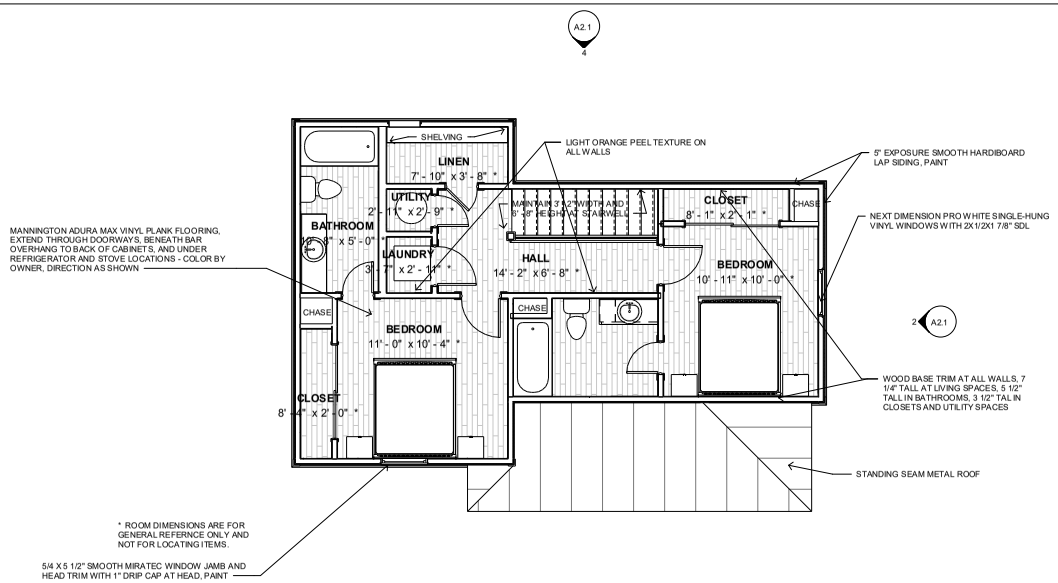
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

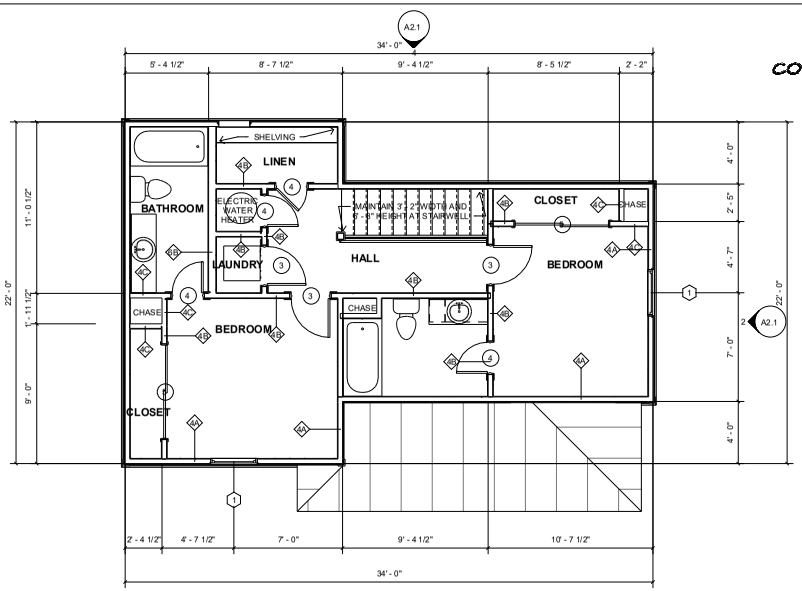
COVER

SHEET A0

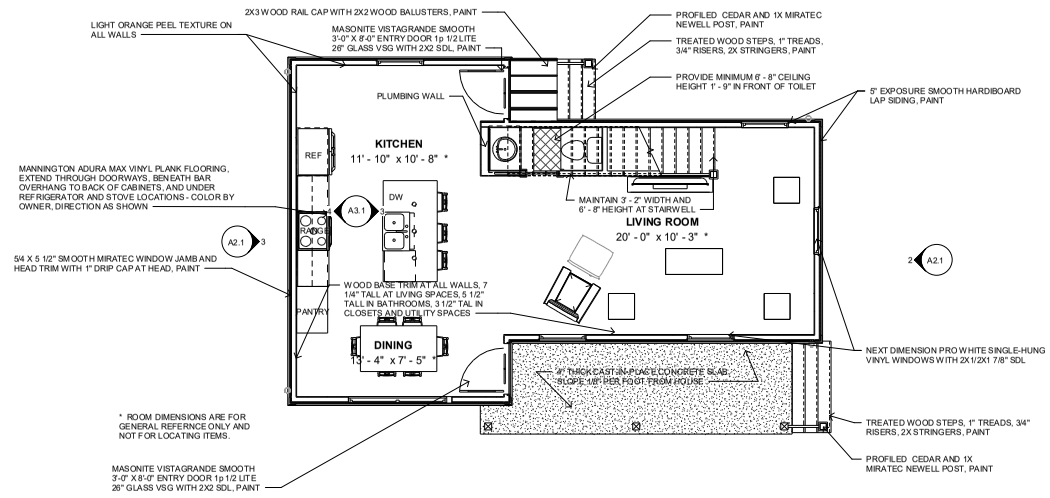
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 154 of 602
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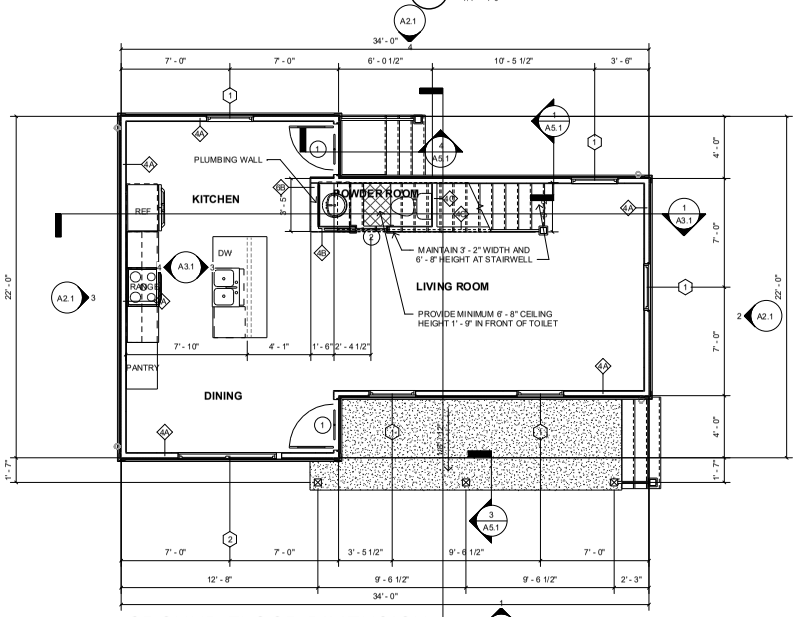
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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No. 12506
JOHN BRIAN TAYLOR
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#1504
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BENT HOUSE ELEVATION 3R

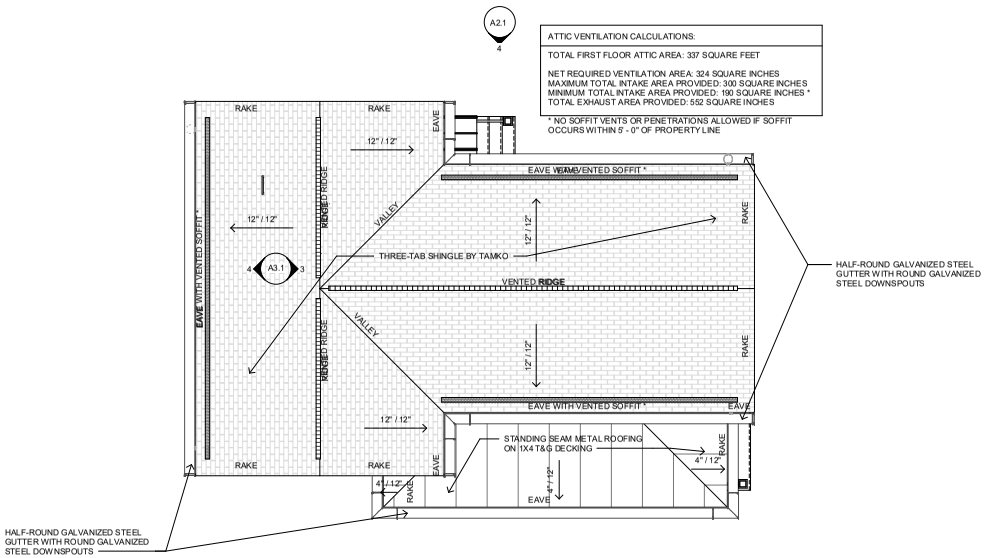
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

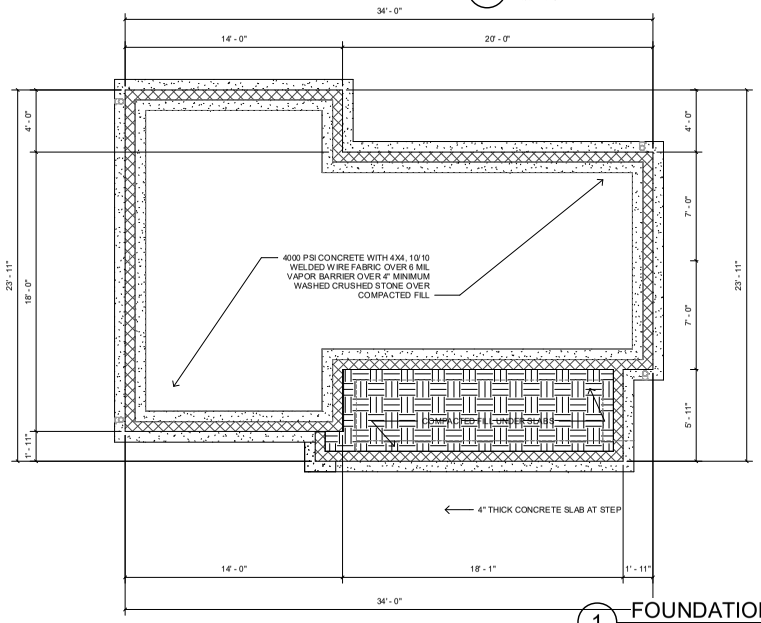
PLANS

SHEET A1.1

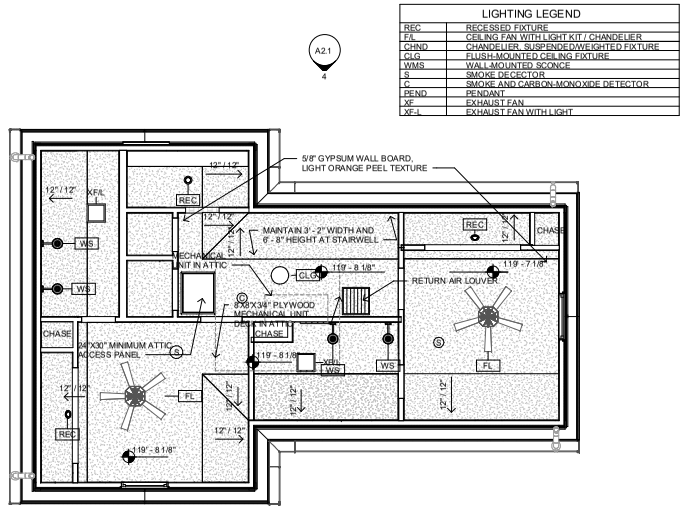
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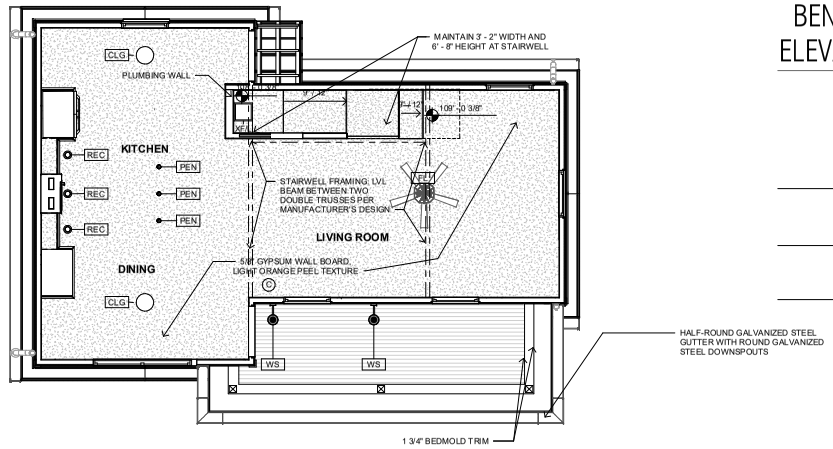
4 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12845 JOHN BRIAN TAYLOR

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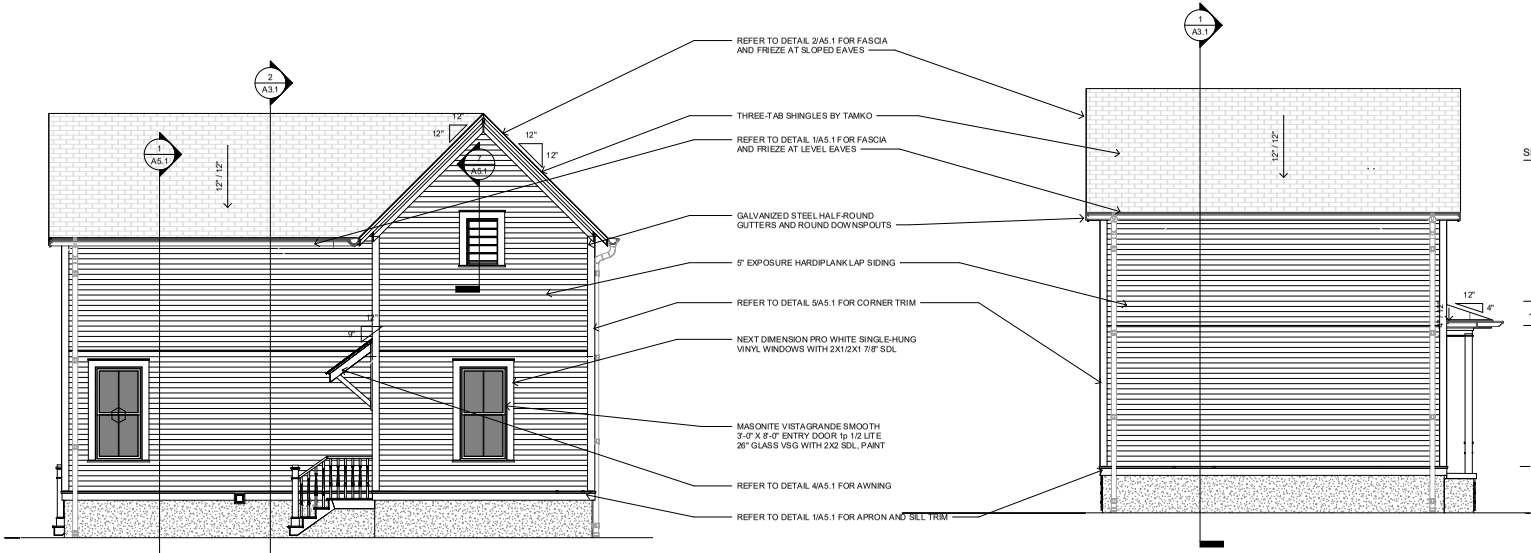
BENT HOUSE
ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

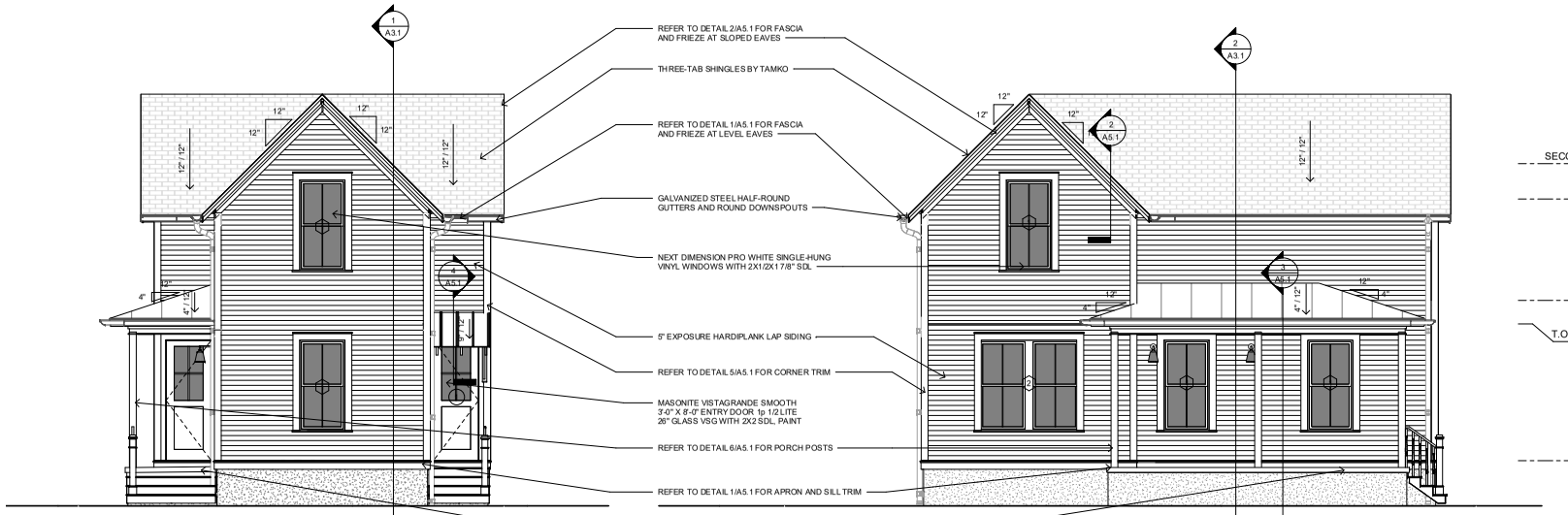
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

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REVISION 0

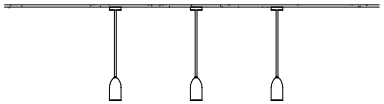
BENT HOUSE ELEVATION 3R

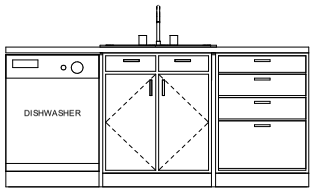
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ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

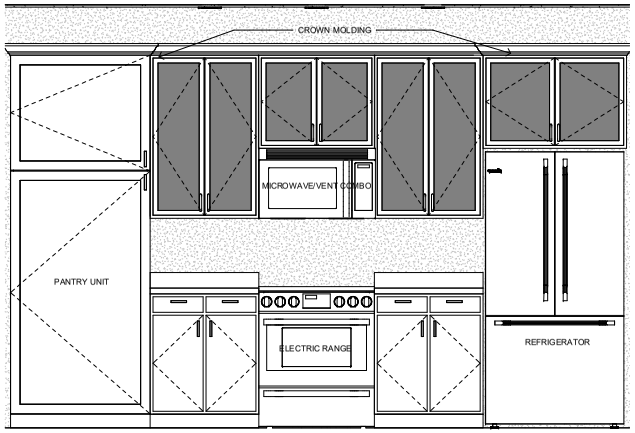
ELEVATIONS

SHEET A2.1





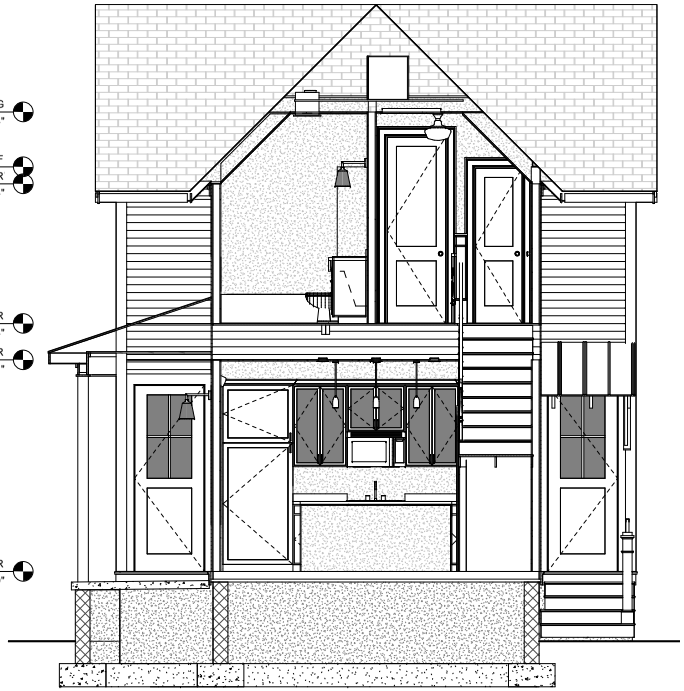
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 3R

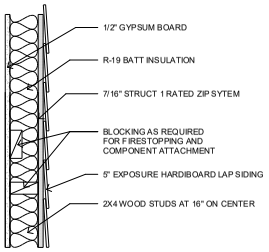
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

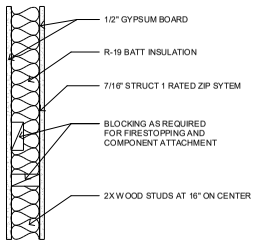
SECTIONS

SHEET A3.1

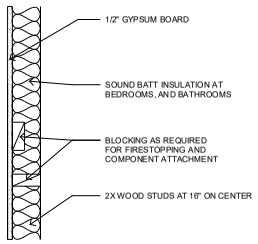
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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1 WALL TYPE A
1 1/2" = 1'-0"



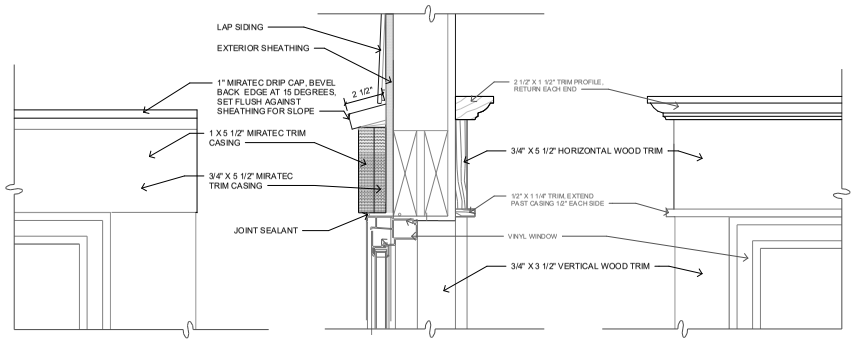
2 WALL TYPE B
1 1/2" = 1'-0"



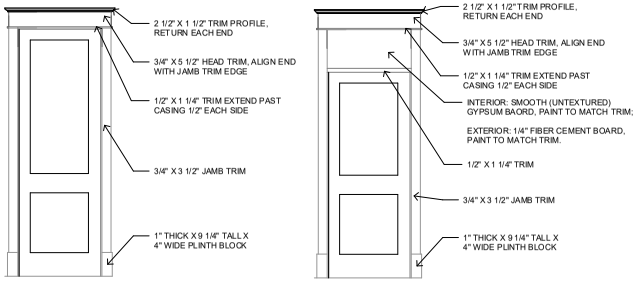
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
2	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLED PER DETAIL 4/A4.1

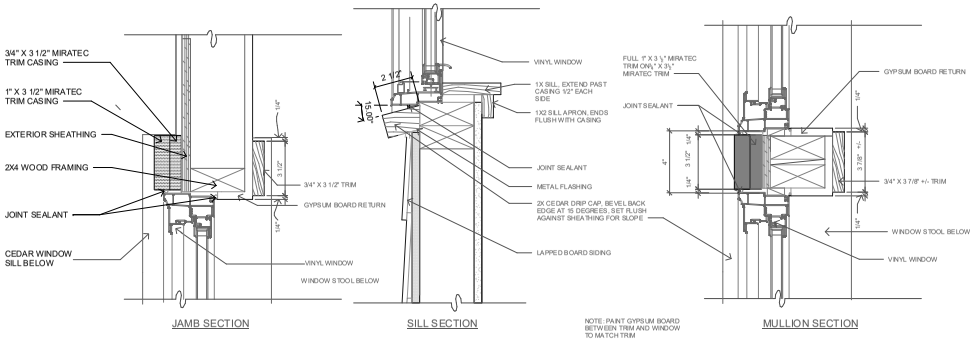
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.



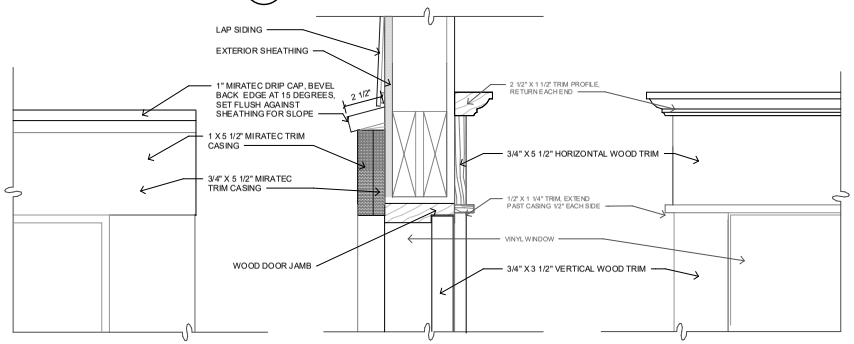
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS



5 DOOR TRIM ELEVATION
1/2" = 1'-0"



4 WINDOW DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
COMMUNITY BY DESIGN, LLC. #1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 3R

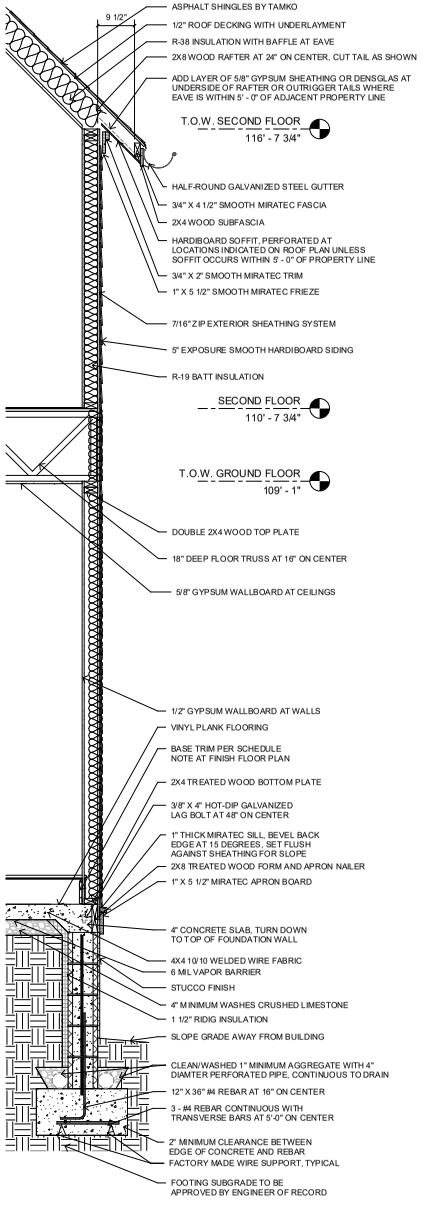
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

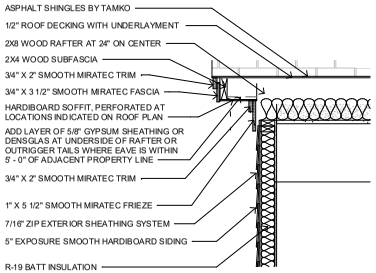
SCHEDULES

SHEET A4.1

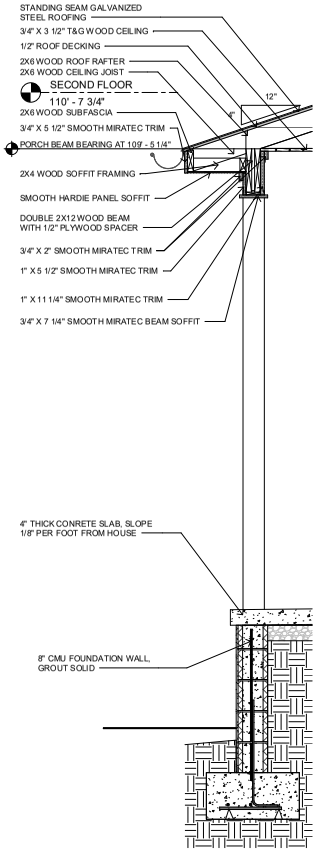
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 159 of 602
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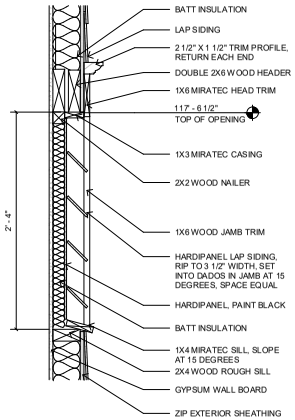
1 WALL SECTION AT EAVE
3/4" = 1'-0"



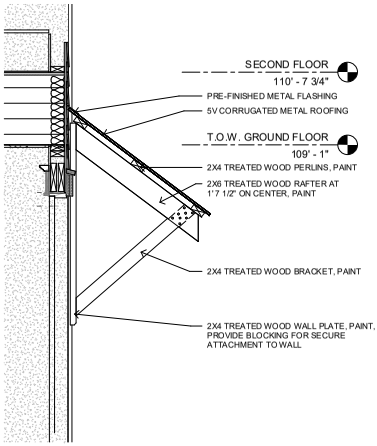
2 WALL SECTION AT RAKE
3/4" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



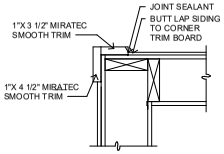
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

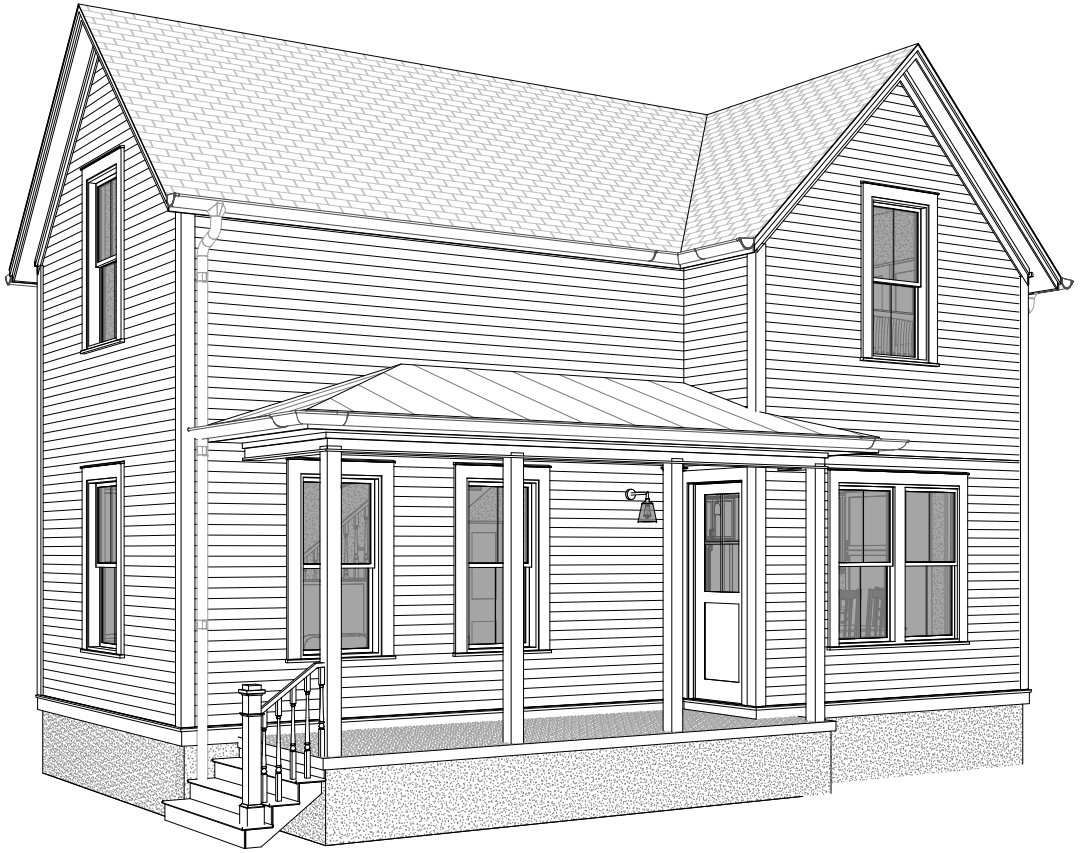
BENT HOUSE ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



BENT HOUSE
ELEVATION 4L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 4L

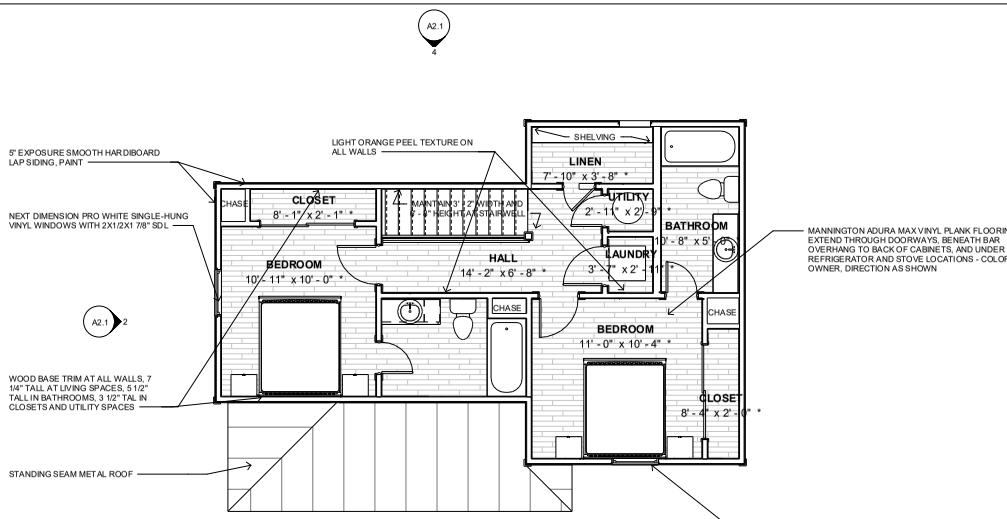
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

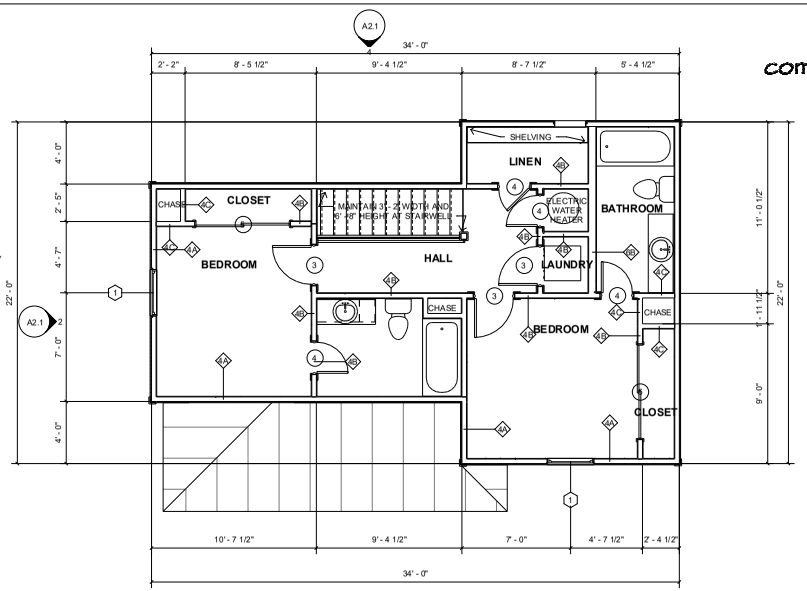
COVER

SHEET A0

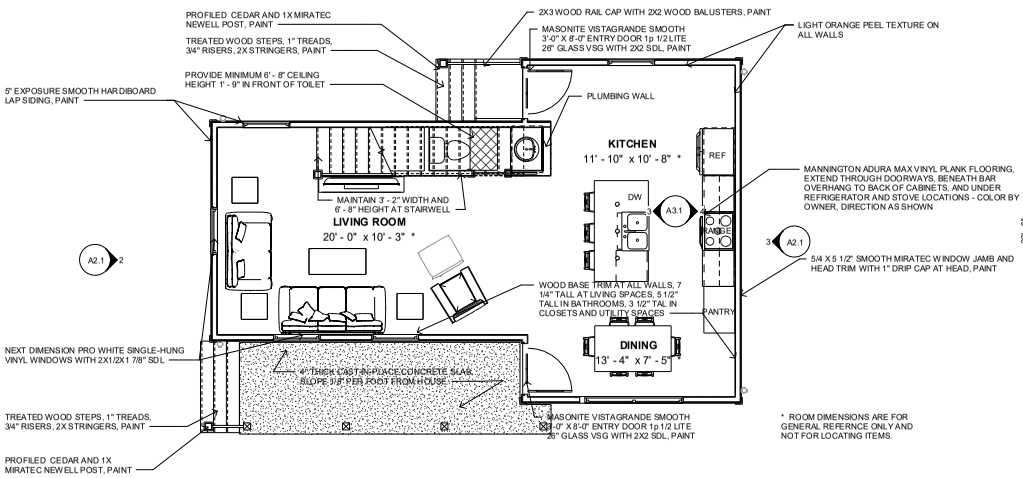
Planning Commission July 10, 2023



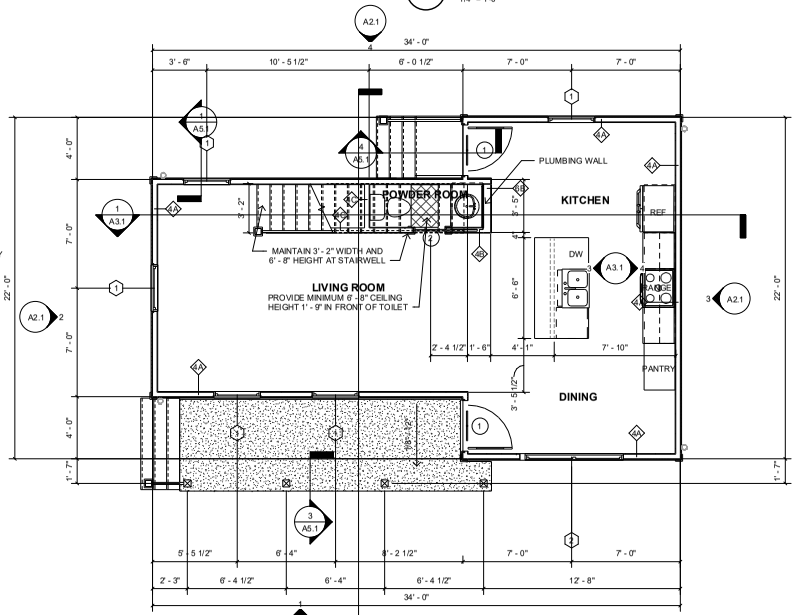
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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BENT HOUSE ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

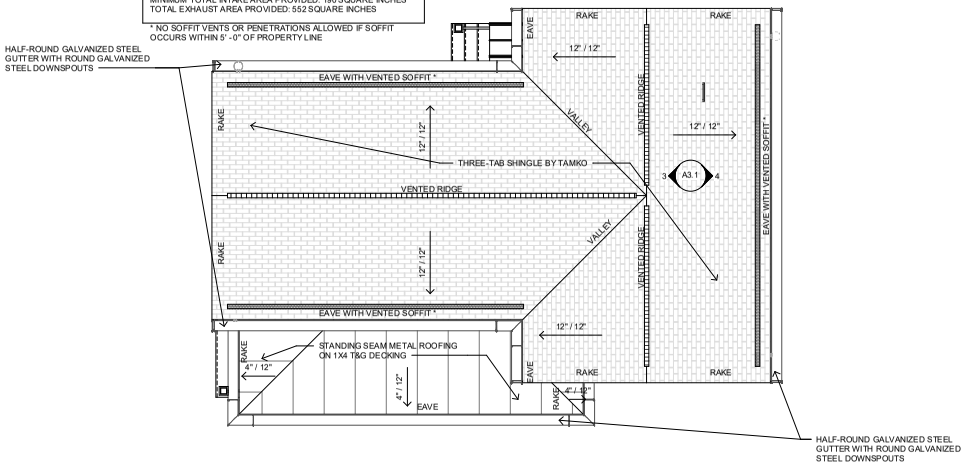
PLANS

SHEET A1.1

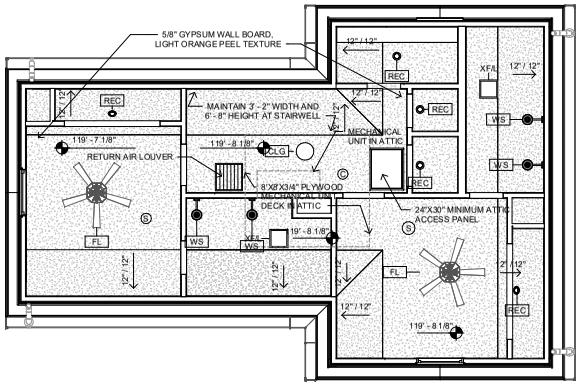
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

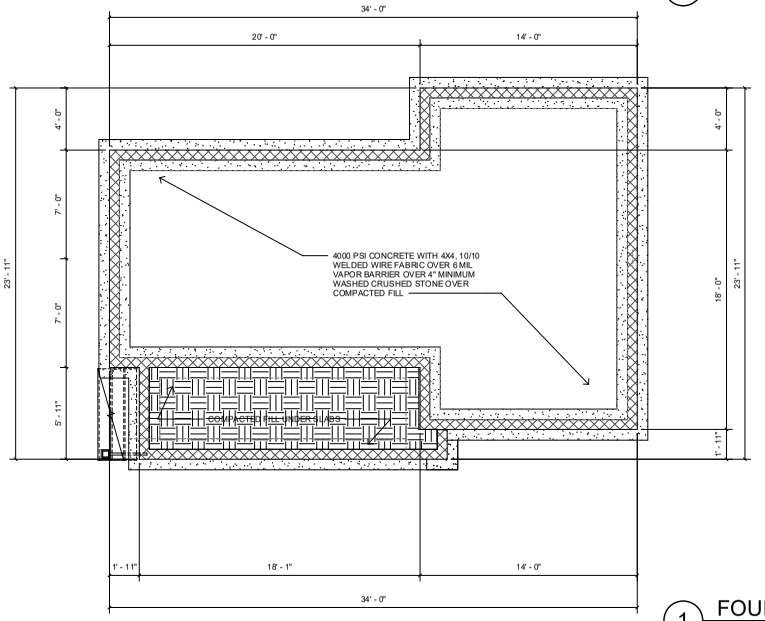
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' -0" OF PROPERTY LINE



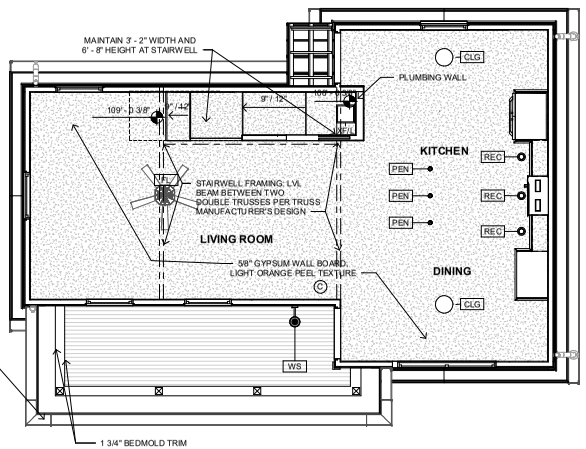
4 ROOF PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

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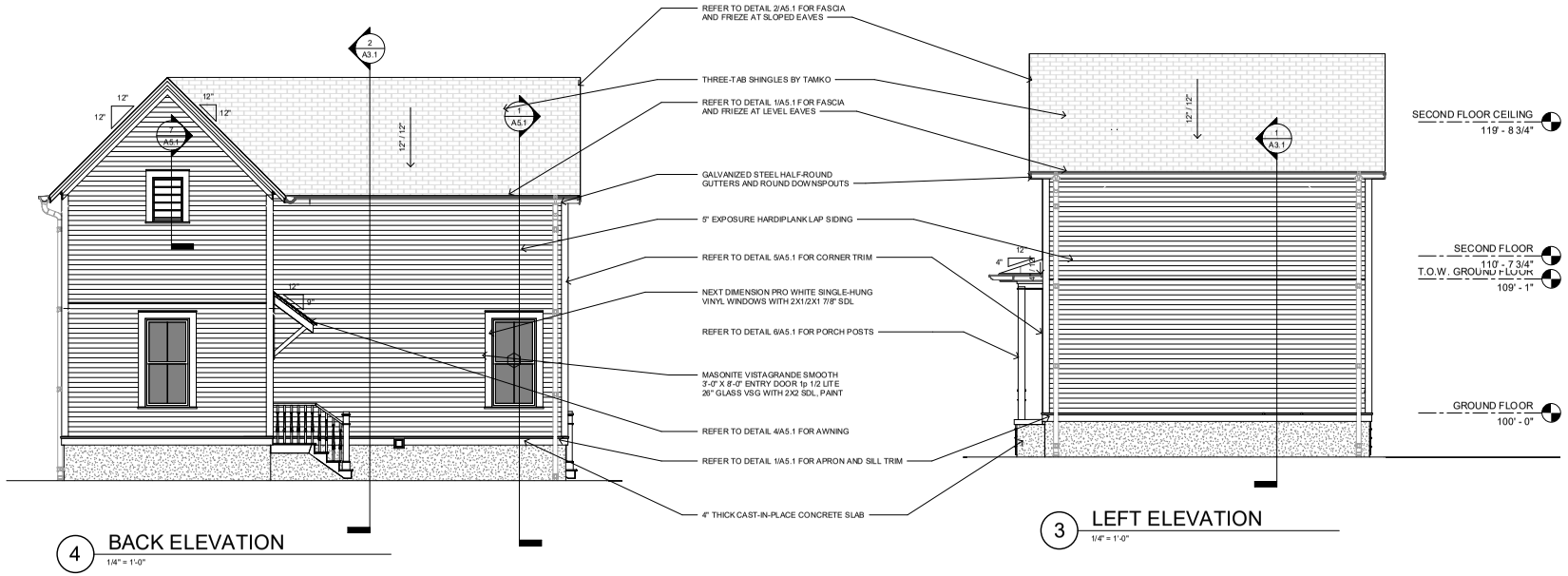
BENT HOUSE ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

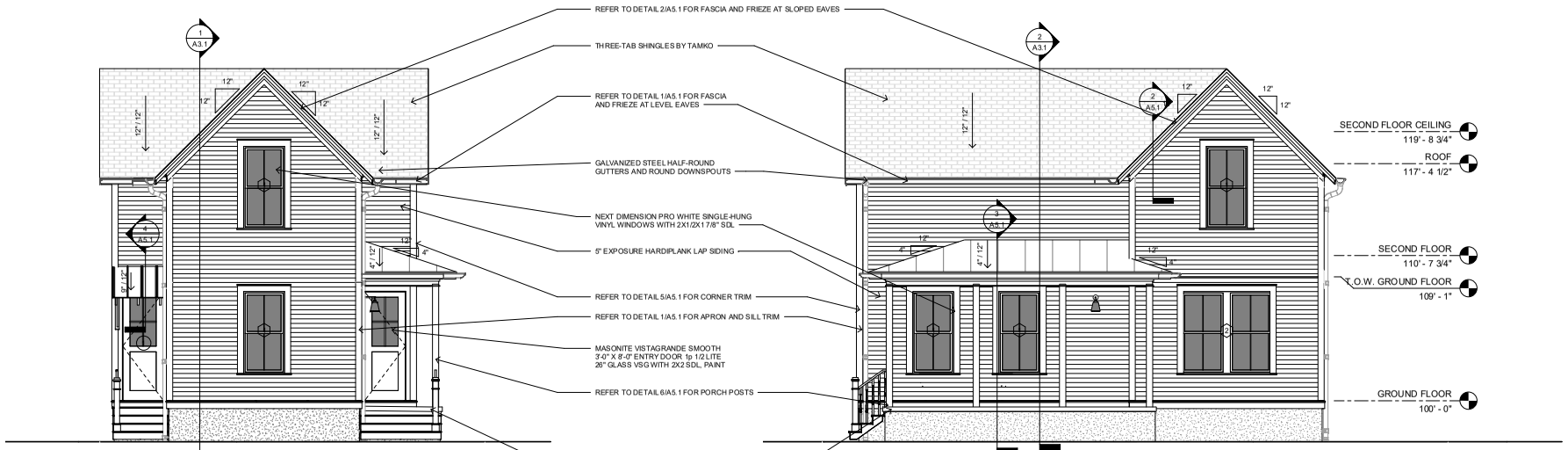
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

BENT HOUSE ELEVATION 4L

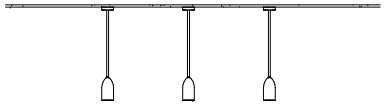
ISSUED FOR CONSTRUCTION

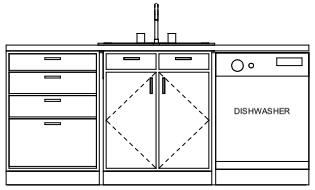
ENGINEER: BT
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DATE: 03/06/2023

ELEVATIONS

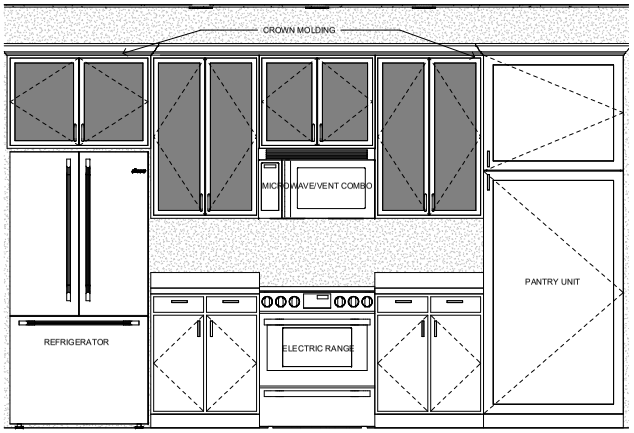
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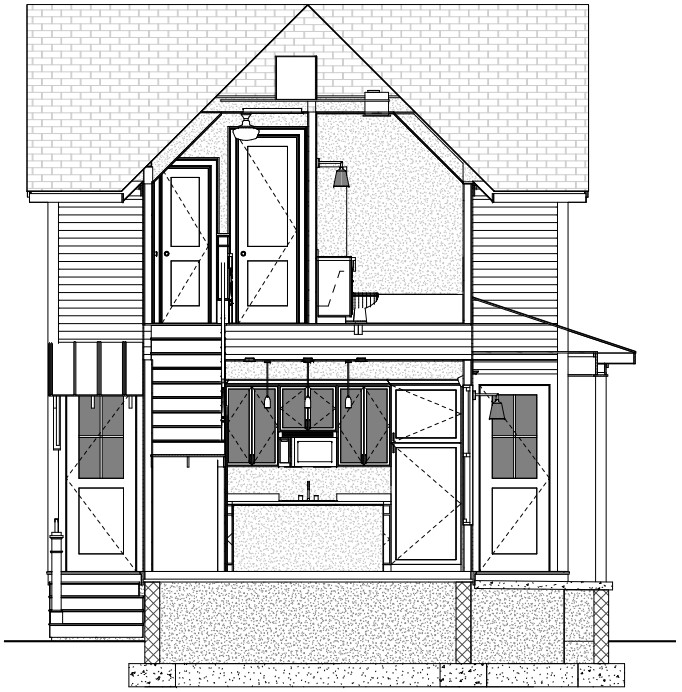
3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 4L

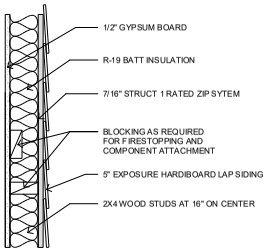
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
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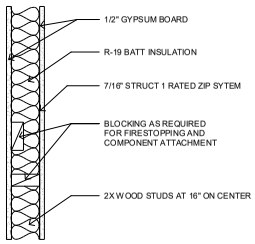
SECTIONS

SHEET A3.1

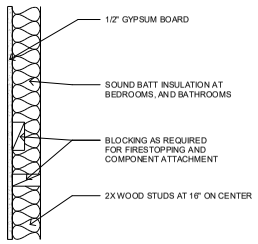
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

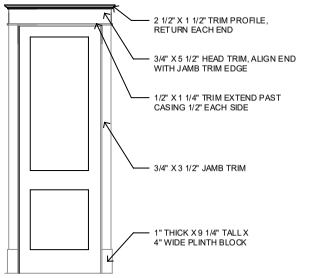


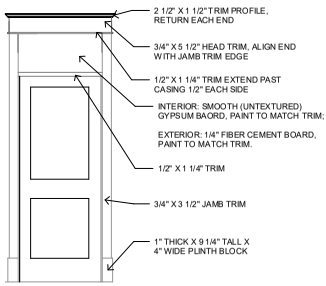
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
2	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLER PER DETAIL 4/A4.1

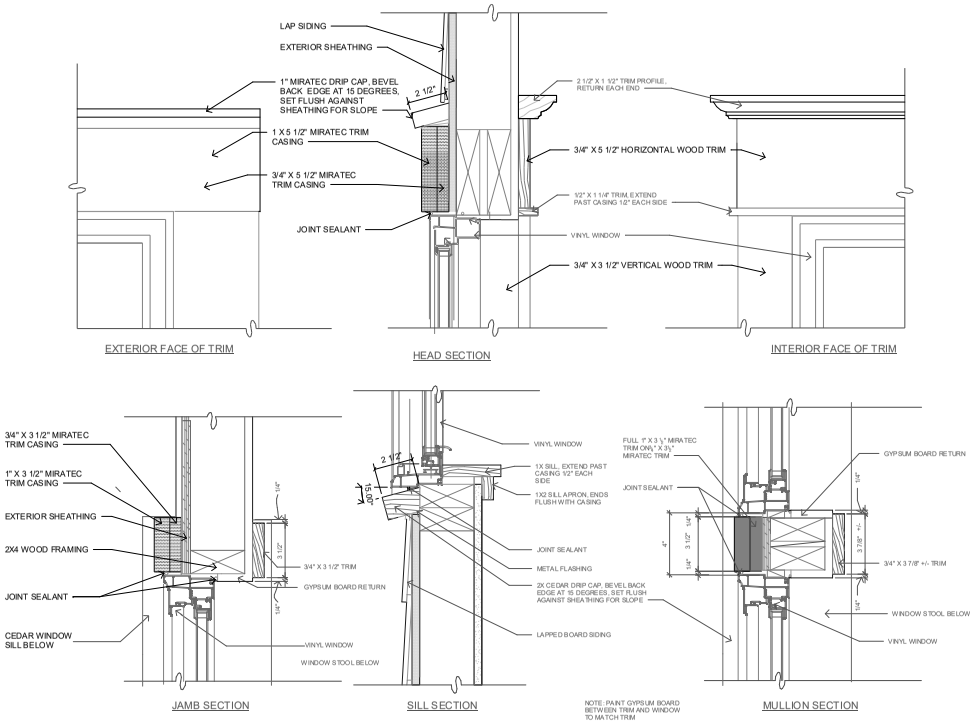
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS

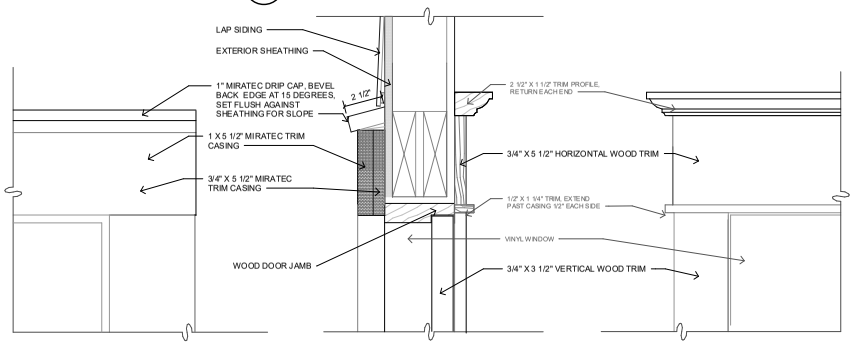




5 DOOR TRIM ELEVATION
1/2" = 1'-0"



4 WINDOW DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 4L

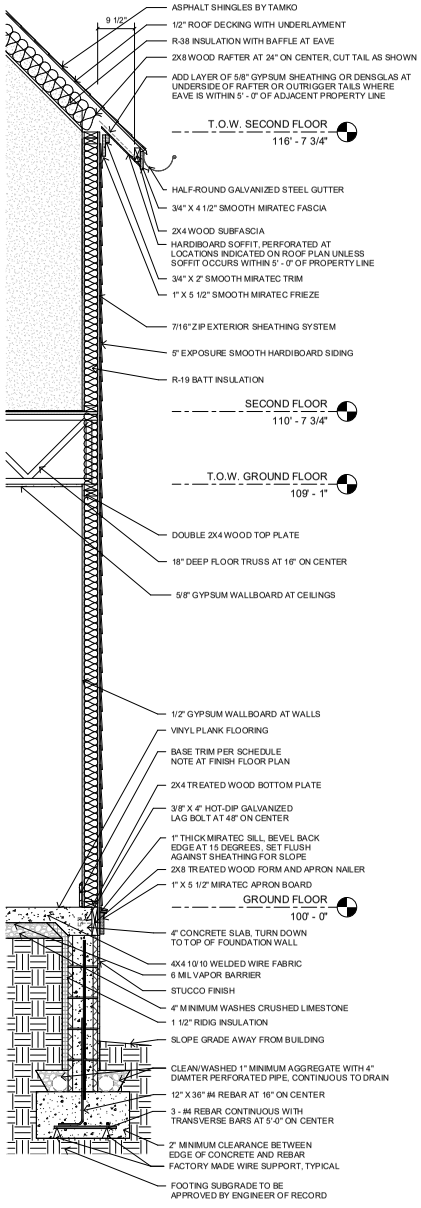
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

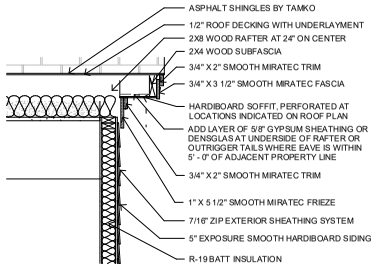
SCHEDULES

SHEET A4.1

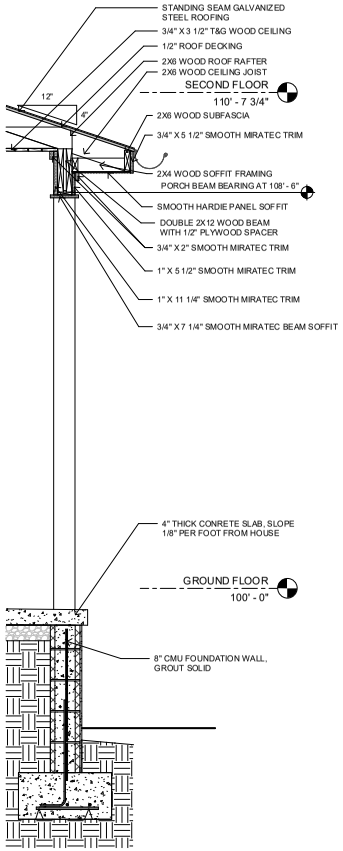
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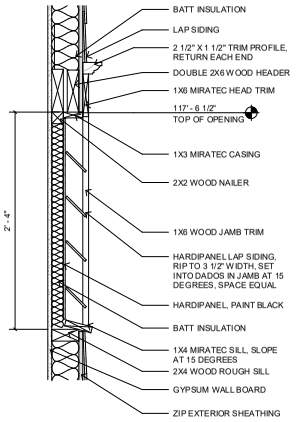
1 WALL SECTION AT EAVE
3/4" = 1'-0"



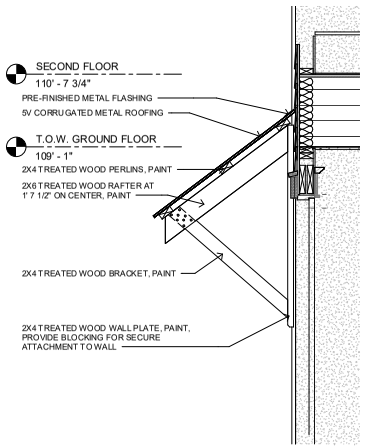
2 WALL SECTION AT RAKE
3/4" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



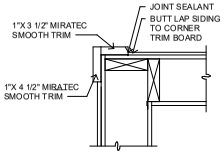
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



BENT HOUSE
ELEVATION 4R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 4R

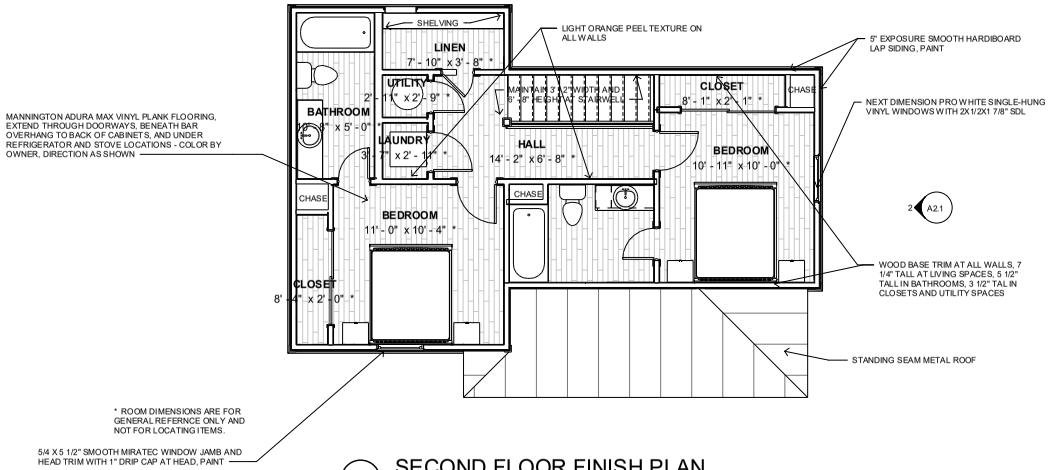
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

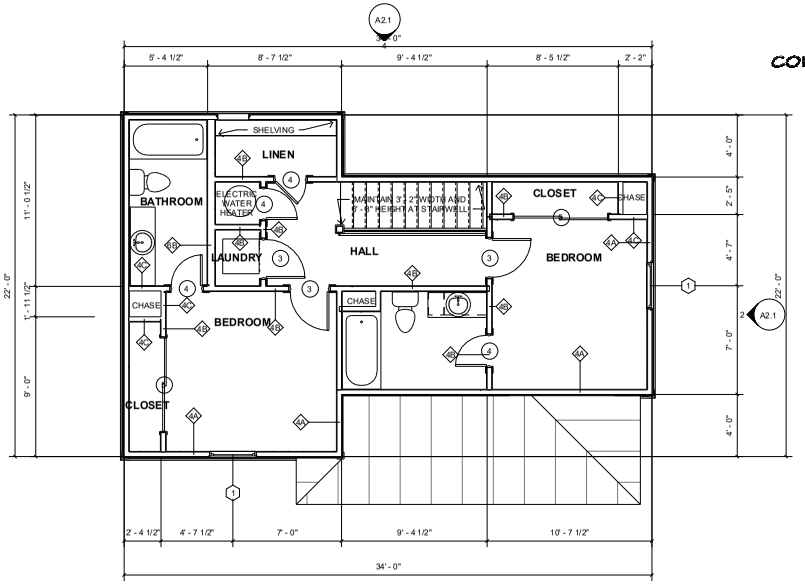
COVER

SHEET A0

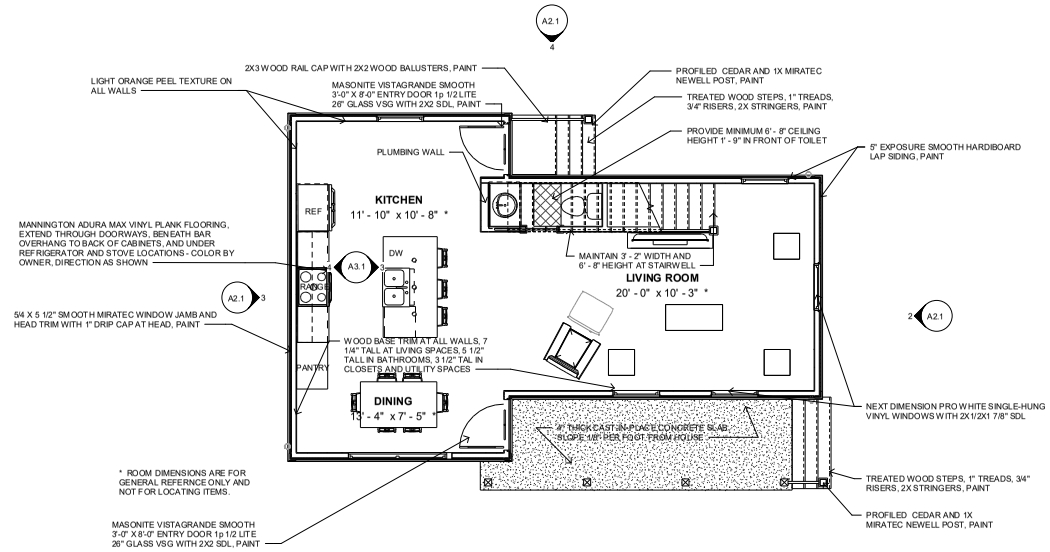
Planning Commission July 10, 2023
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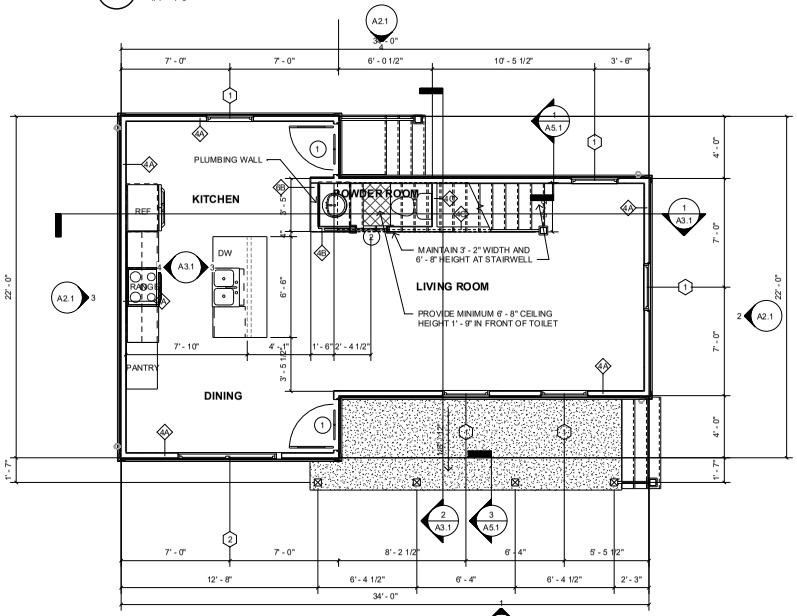
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12506
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 4R

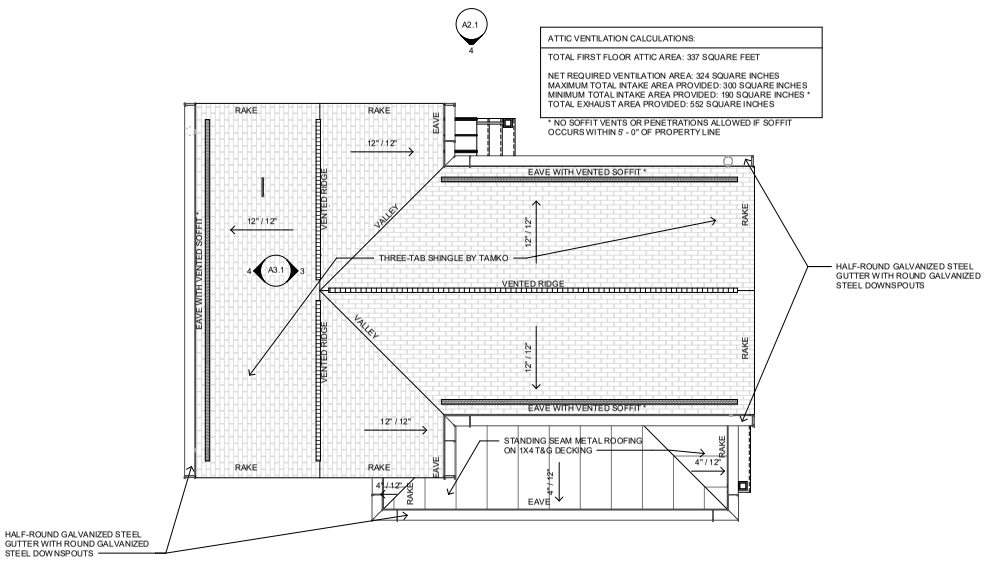
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

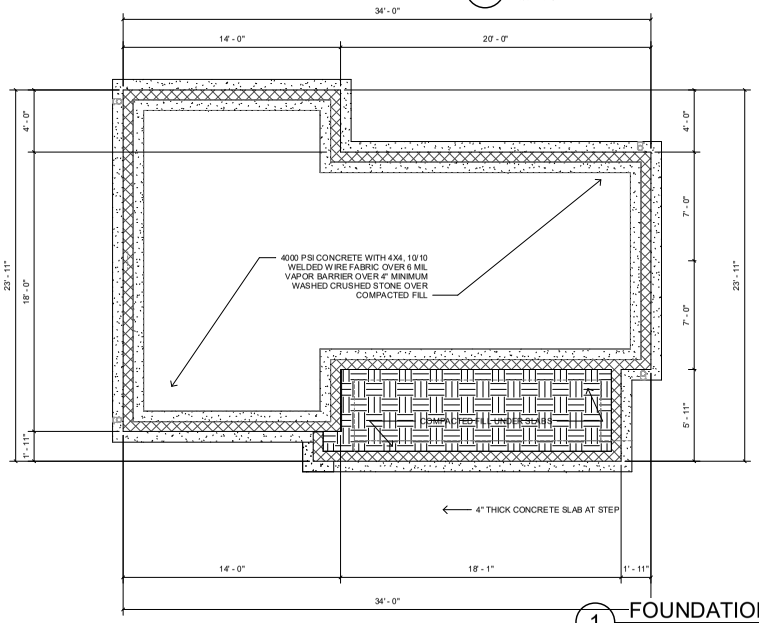
PLANS

SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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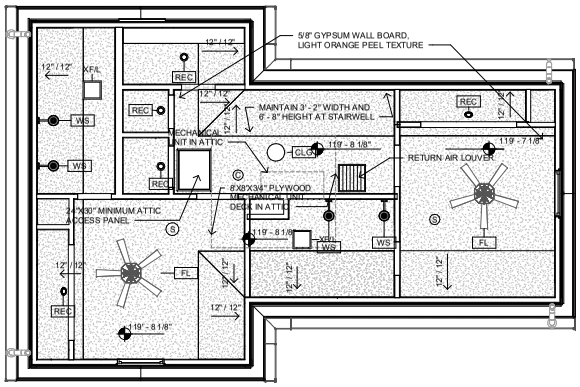


4 ROOF PLAN
1/4" = 1'-0"

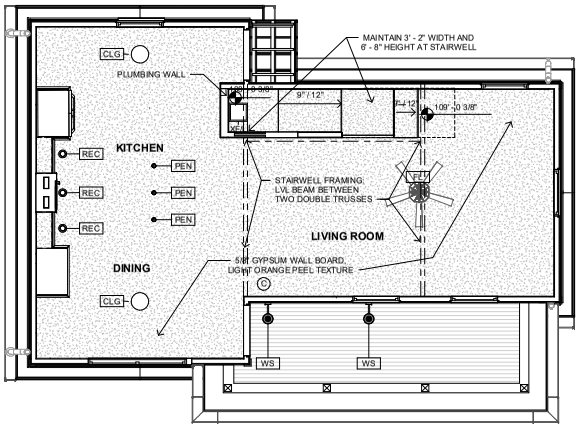


1 FOUNDATION PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

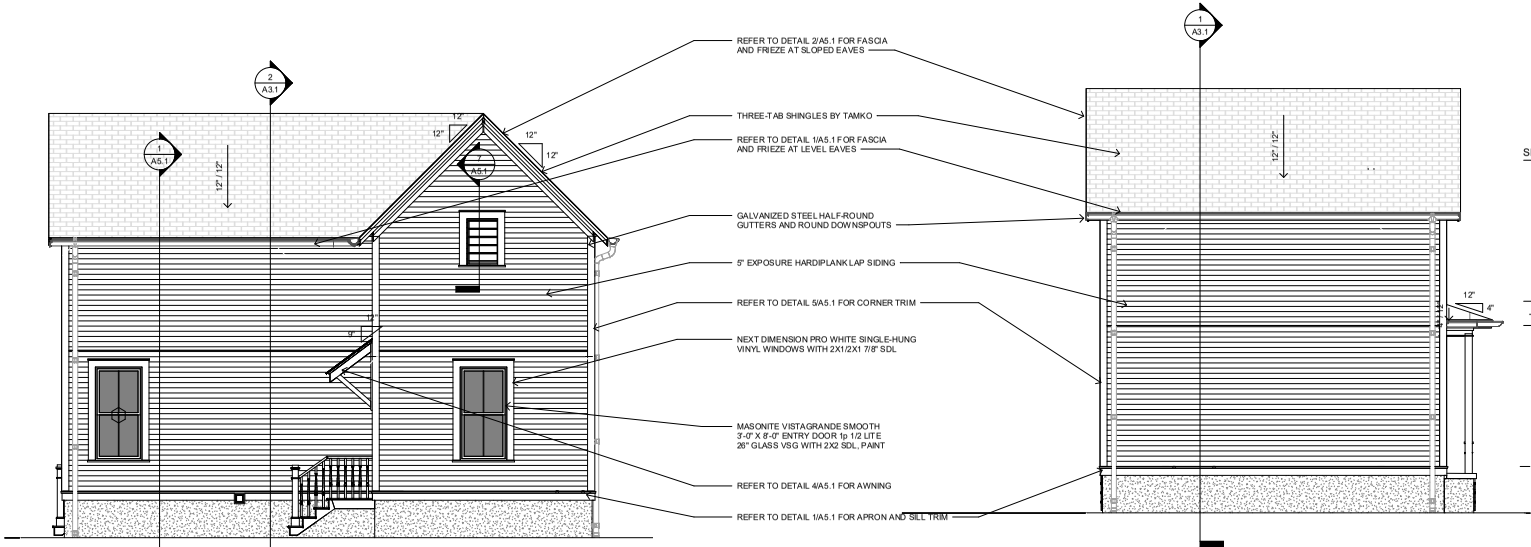
BENT HOUSE ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

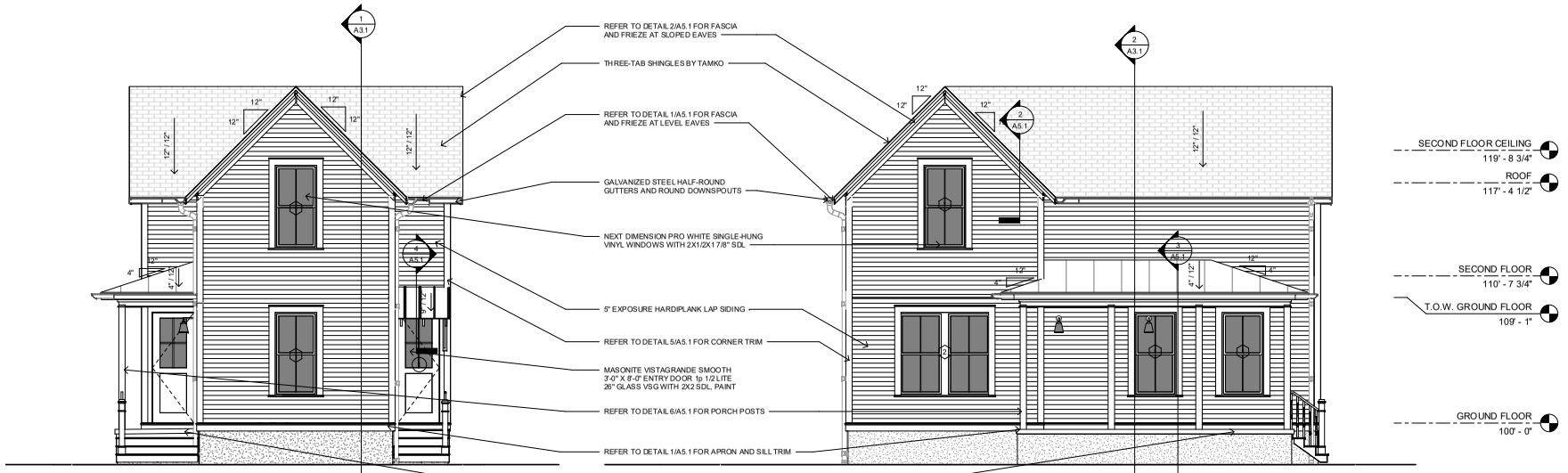
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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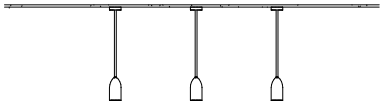
BENT HOUSE ELEVATION 4R

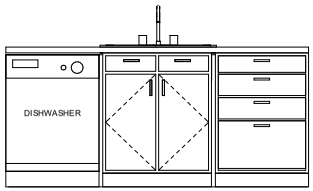
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ENGINEER: BT
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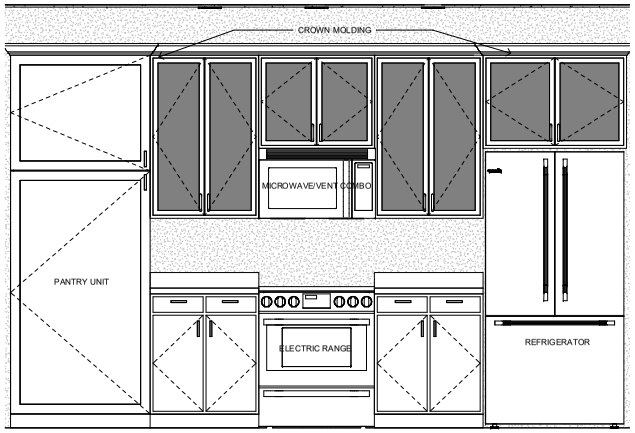
ELEVATIONS

SHEET A2.1



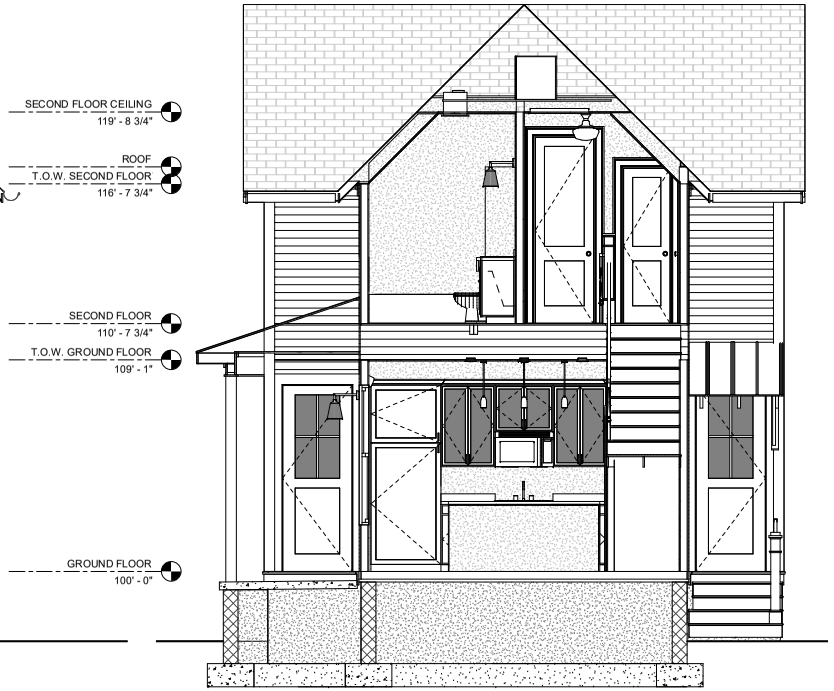


3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



4 KITCHEN WALL ELEVATION
3/4" = 1'-0"





1 LONG SECTION
3/8" = 1'-0"

2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 4R

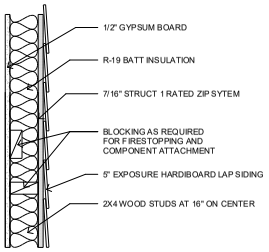
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

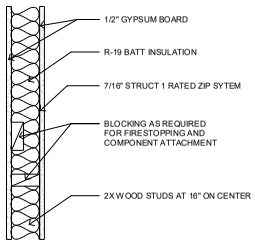
SECTIONS

SHEET A3.1

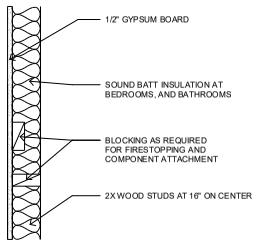
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

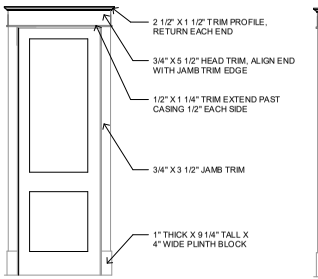


3 WALL TYPE C
1 1/2" = 1'-0"

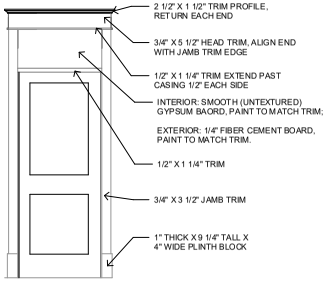
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
2	6' - 4"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL DOUBLE WINDOWS WITH 2X1/2X1 7/8" SDL MULL PER DETAIL 4/A4.1

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, SLIDING BYPASS

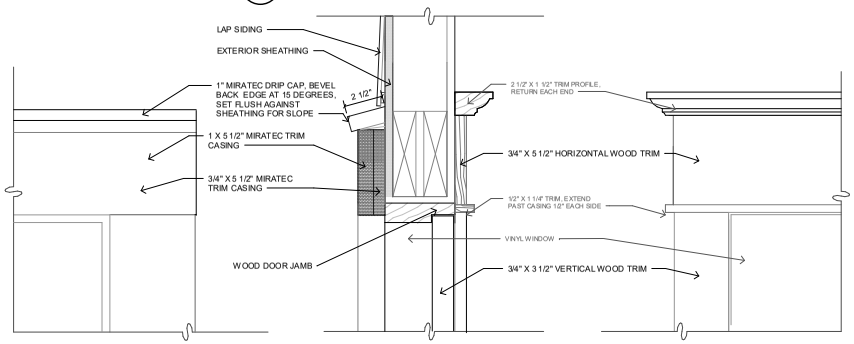


8' - 0" TALL DOOR AND CASED OPENING

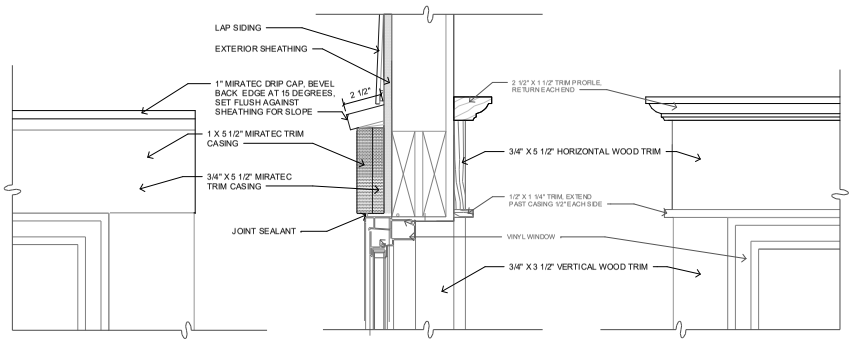


6' - 8" TALL DOOR AND CASED OPENING

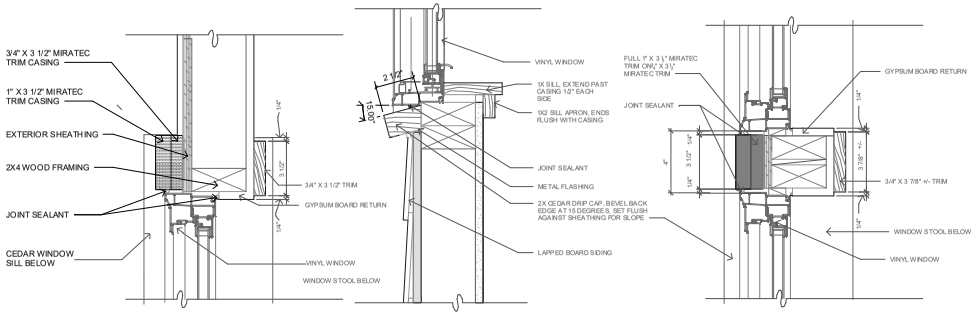
5 DOOR TRIM ELEVATION
1/2" = 1'-0"



EXTERIOR FACE OF TRIM — INTERIOR FACE OF TRIM



EXTERIOR FACE OF TRIM — HEAD SECTION — INTERIOR FACE OF TRIM



JAMB SECTION — SILL SECTION — MULLION SECTION

NOTE: PAINT GYPSUM BOARD BETWEEN TRIM AND WINDOW TO MATCH TRIM

4 WINDOW DETAILS
3" = 1'-0"

6 DOOR HEAD
3" = 1'-0"

REVISION 0

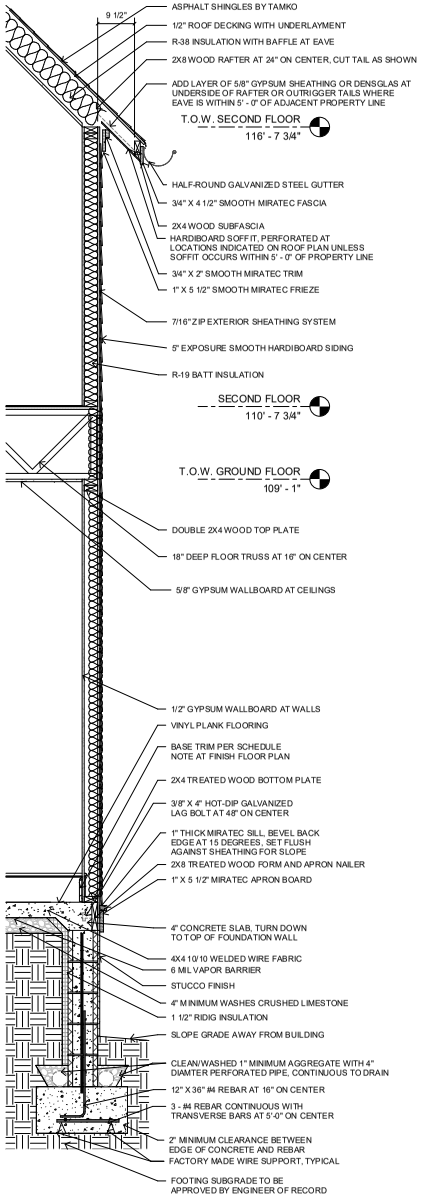
BENT HOUSE ELEVATION 4R

ISSUED FOR CONSTRUCTION

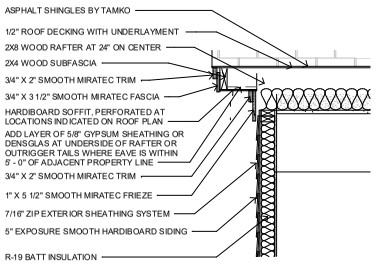
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

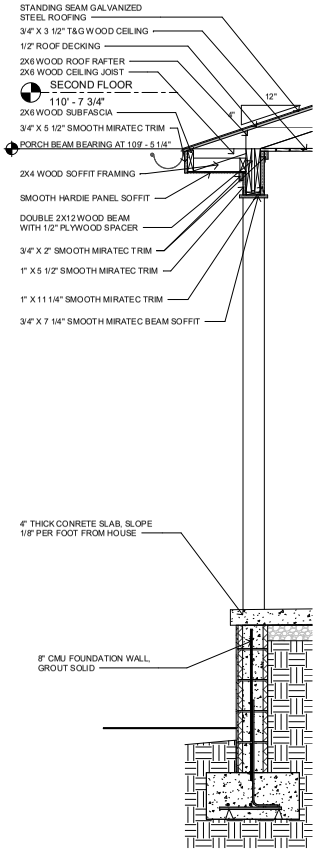
SHEET A4.1



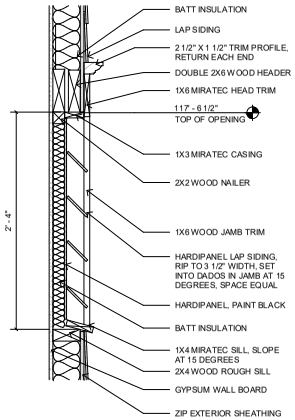
1 WALL SECTION AT EAVE
3/4" = 1'-0"



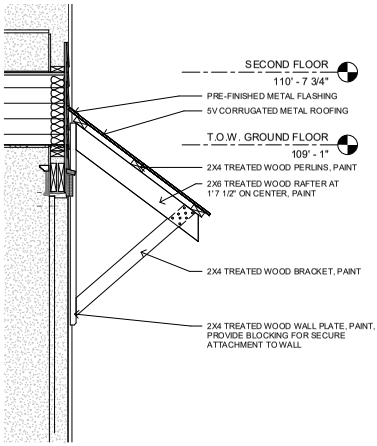
2 WALL SECTION AT RAKE
3/4" = 1'-0"



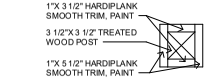
3 PORCH EDGE DETAIL
3/4" = 1'-0"



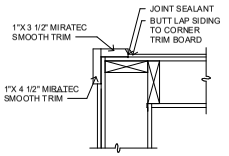
7 FALSE VENT DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
3/4" = 1'-0"



6 PORCH POST DETAIL
1 1/2" = 1'-0"



5 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 175 of 602
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Planning Commission July 10, 2023



BENT HOUSE
ELEVATION 6R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	374 SF
	2433 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

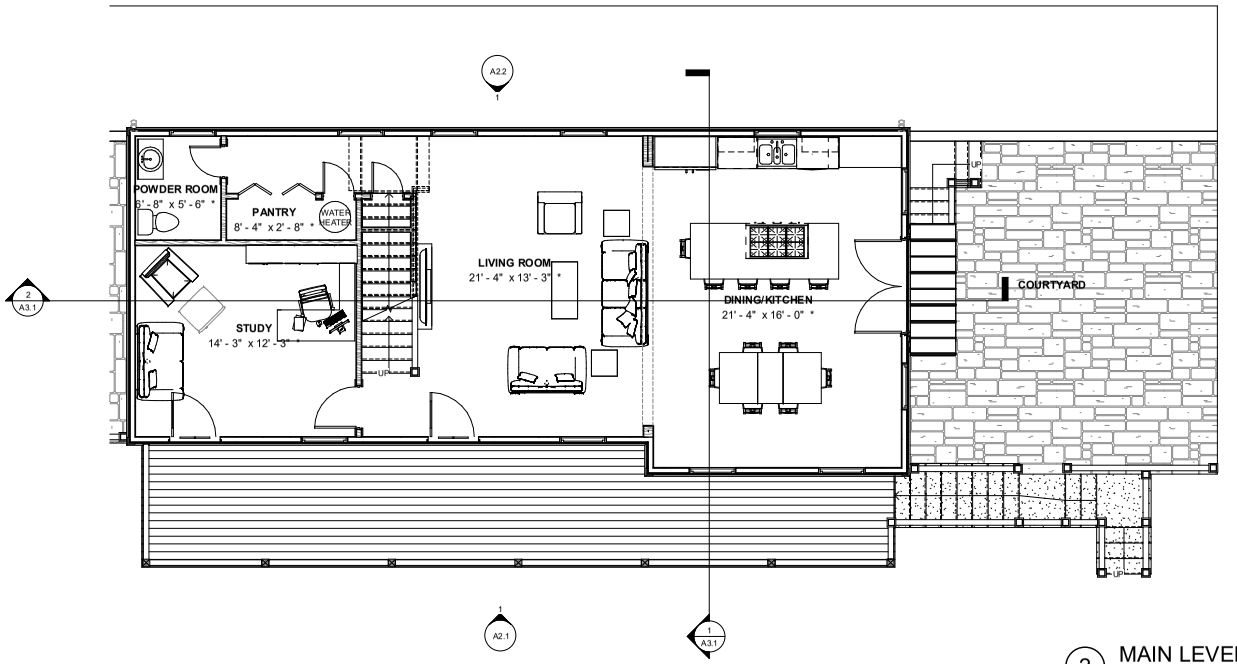
BENT HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

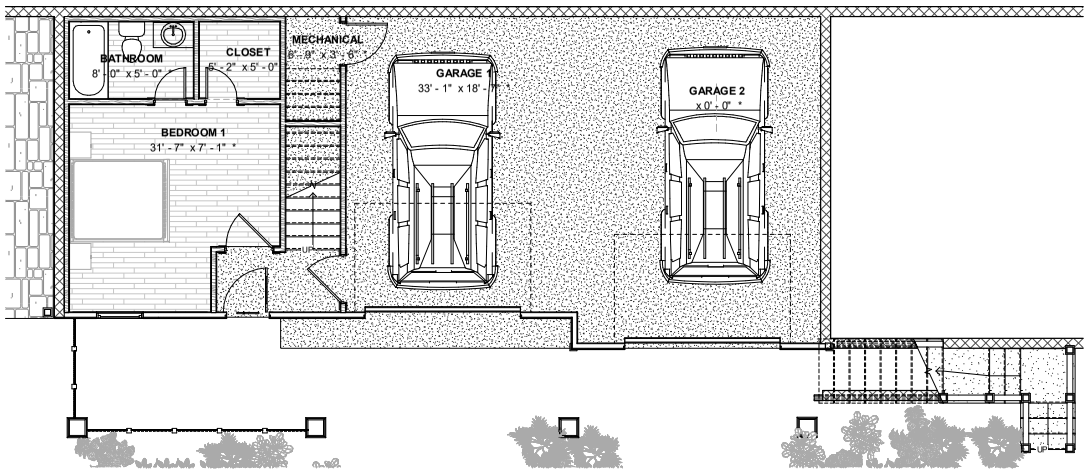
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

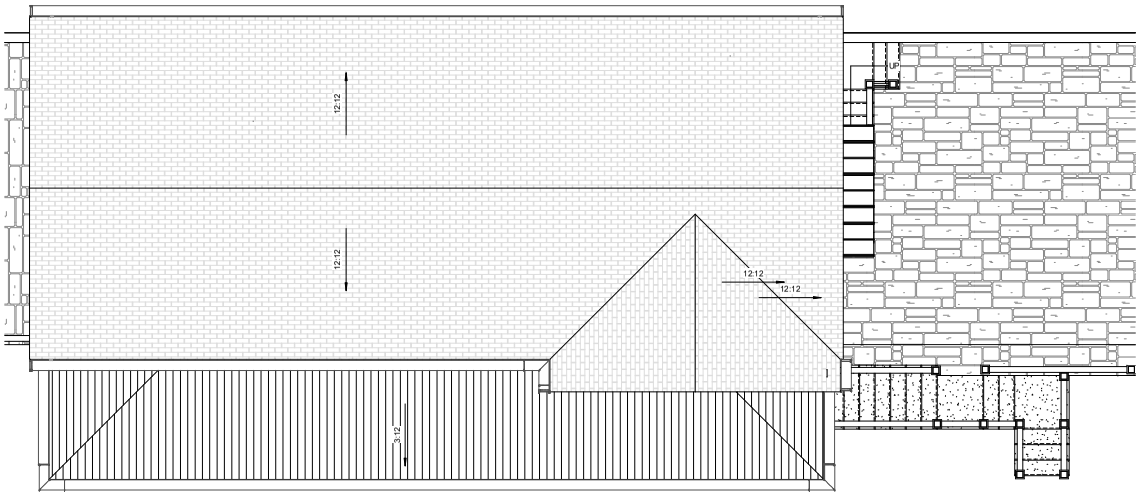
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DRAWN BY: TK
DATE: 01/20/2023

PLANS

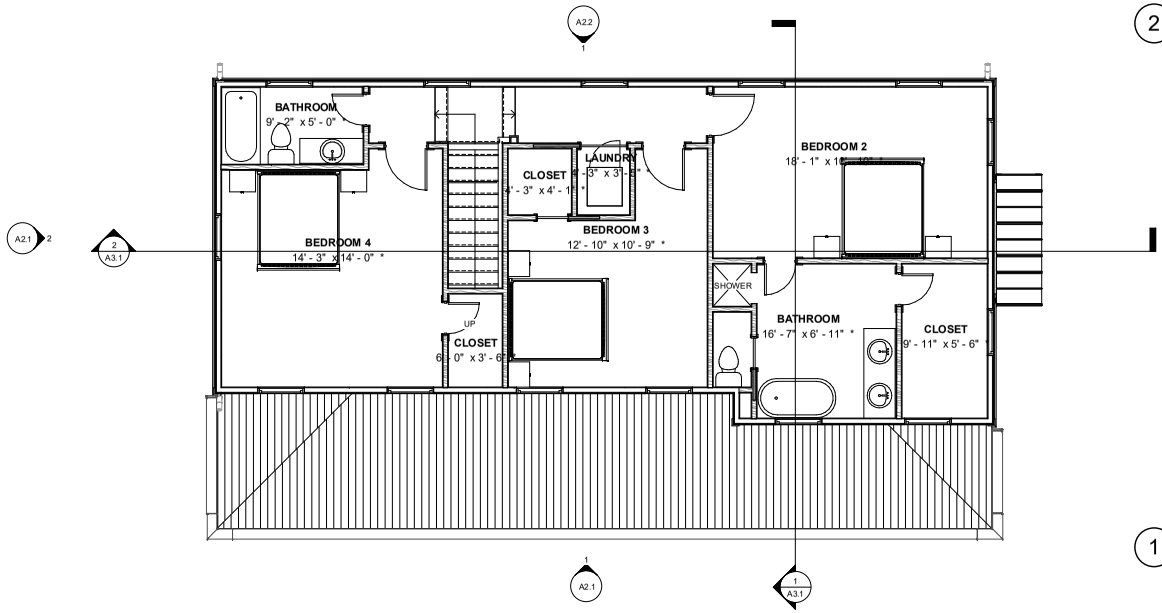
SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 177 of 602
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Commu
July 10

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2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

STATE OF ARKANSAS
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No. 12345
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

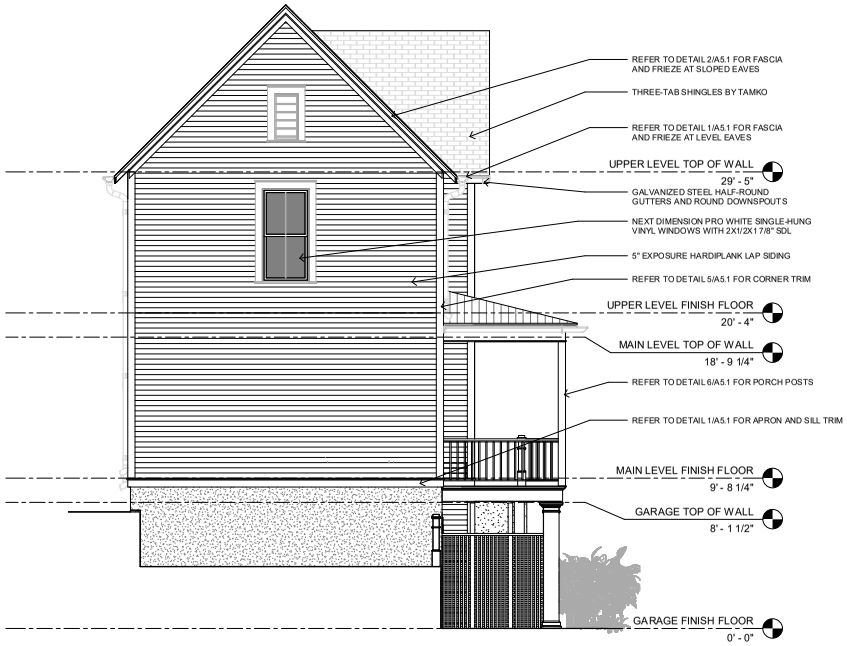
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

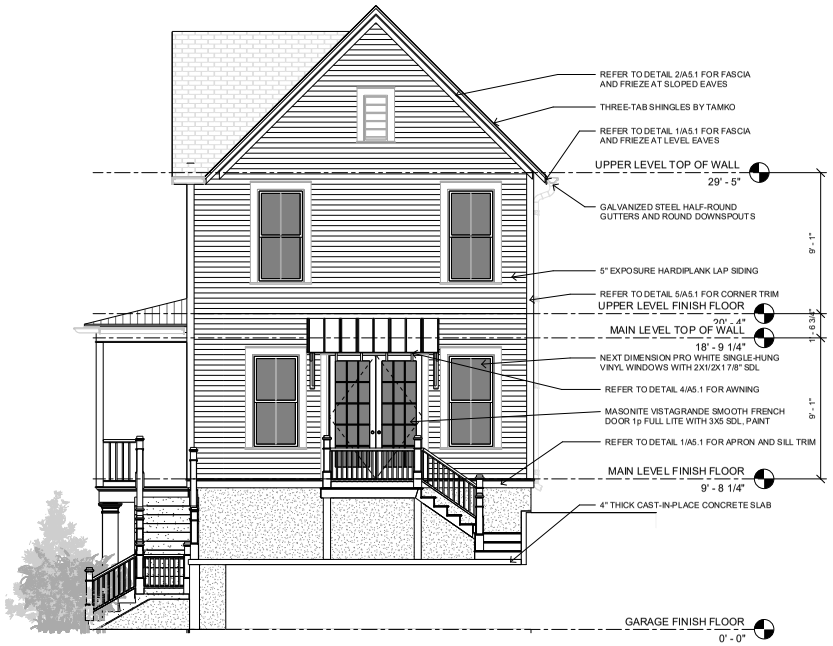
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 178 of 602
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1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12246
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

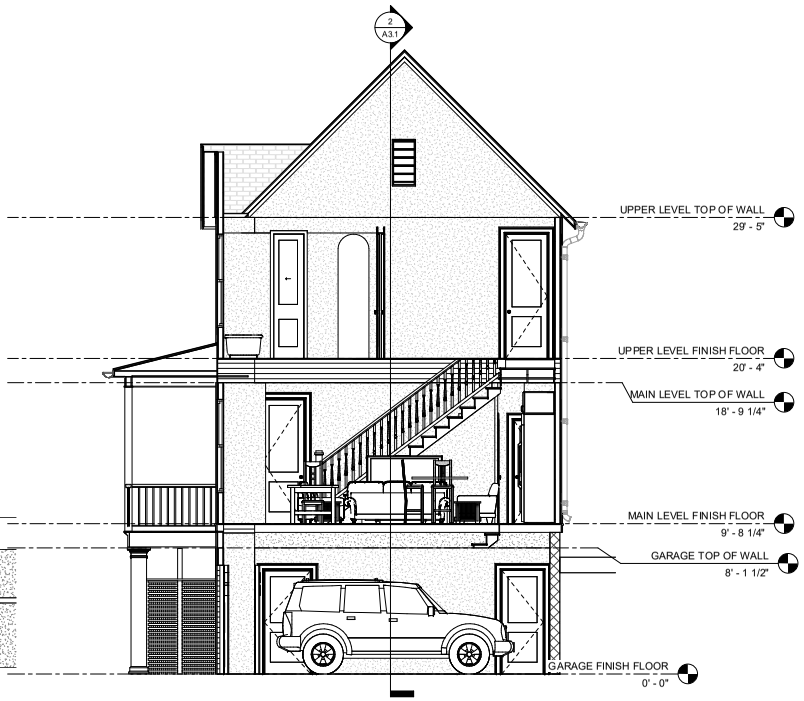
ELEVATIONS

SHEET A2.2

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 180 of 602
Page 98 of 372



2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 181 of 602
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BENT HOUSE
ELEVATION 7R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	374 SF
	2433 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

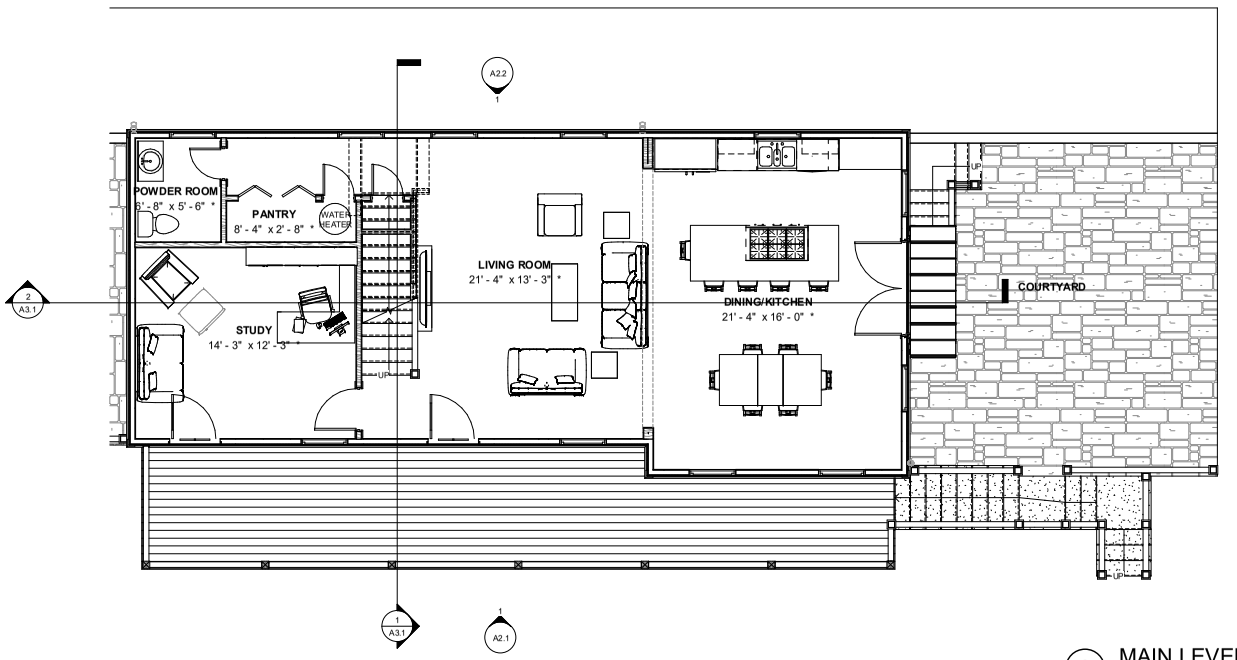
BENT HOUSE
ELEVATION 7R

ISSUED FOR CONSTRUCTION

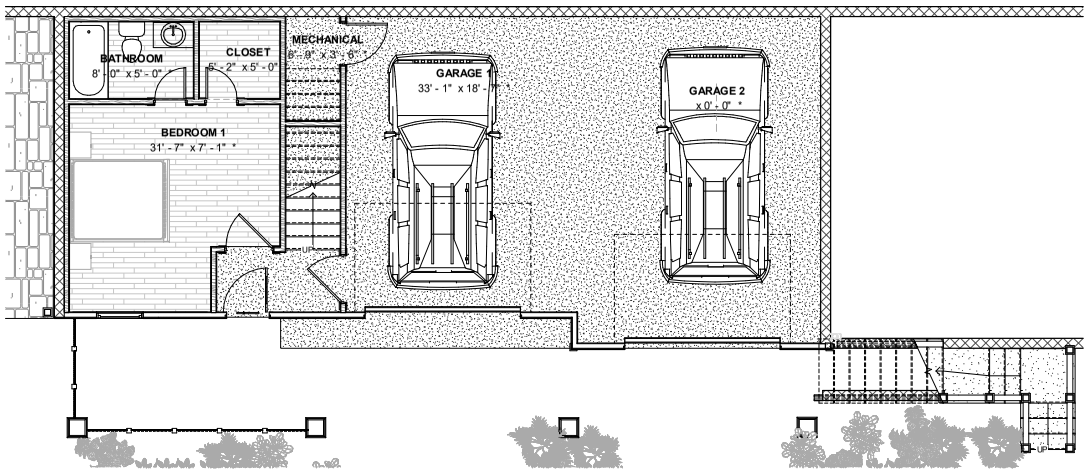
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

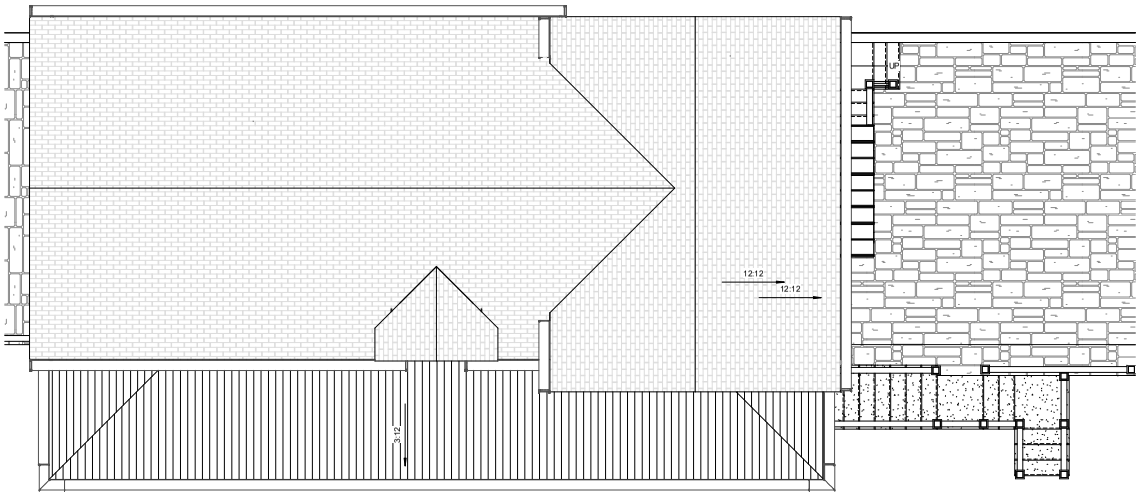
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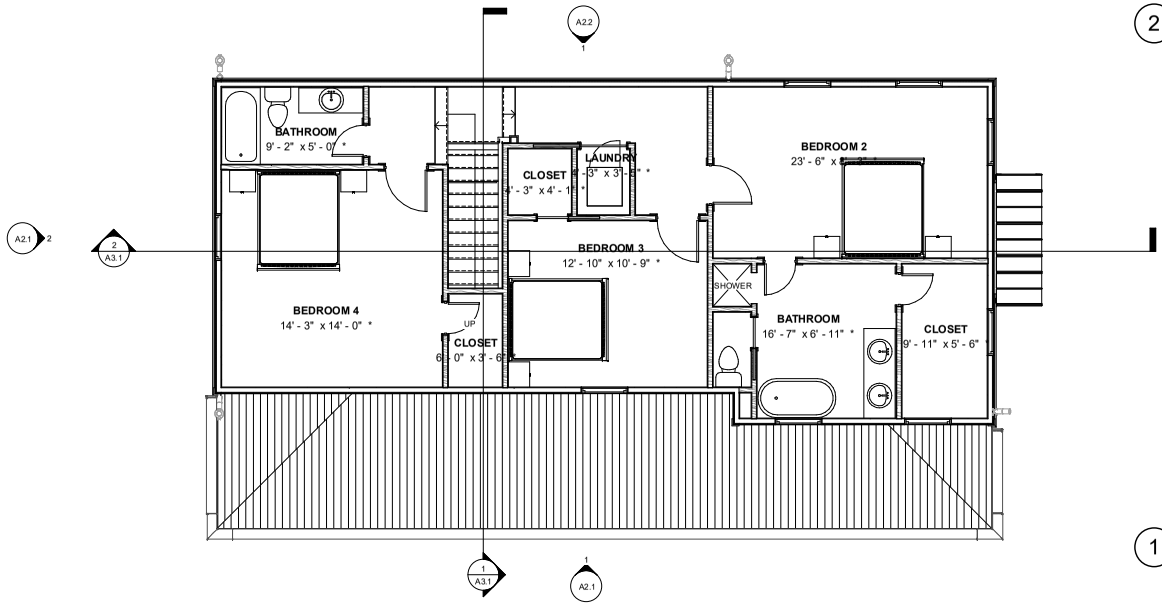
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

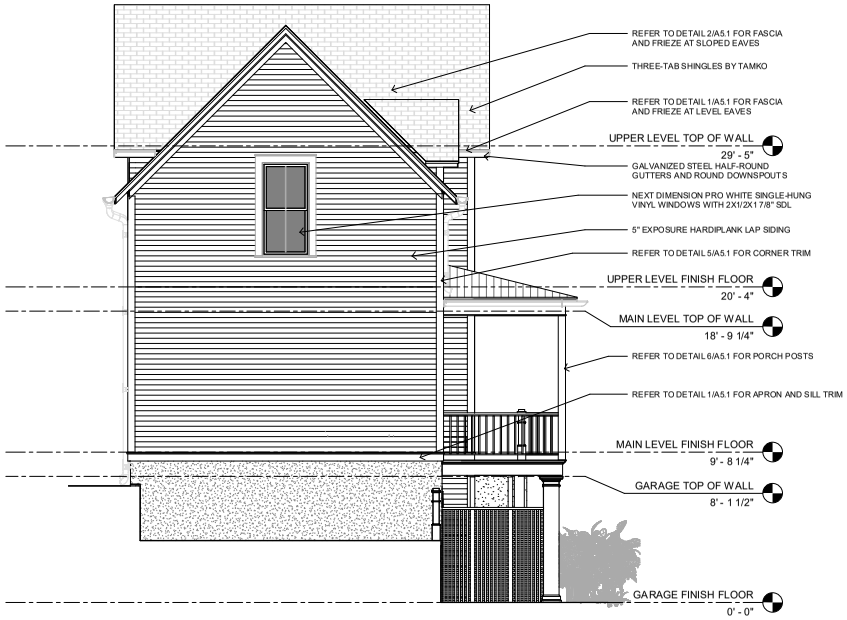
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE
ELEVATION 7R

ISSUED FOR CONSTRUCTION

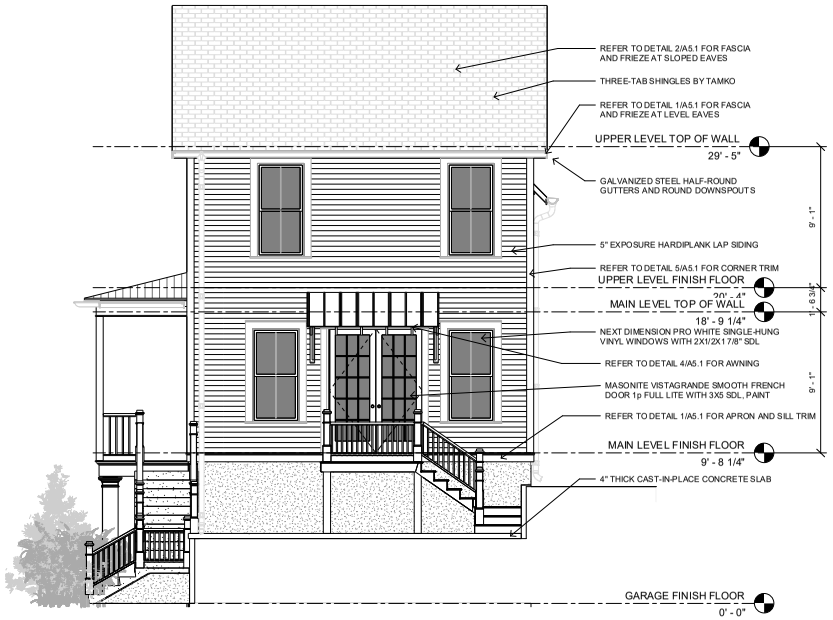
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.1



1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

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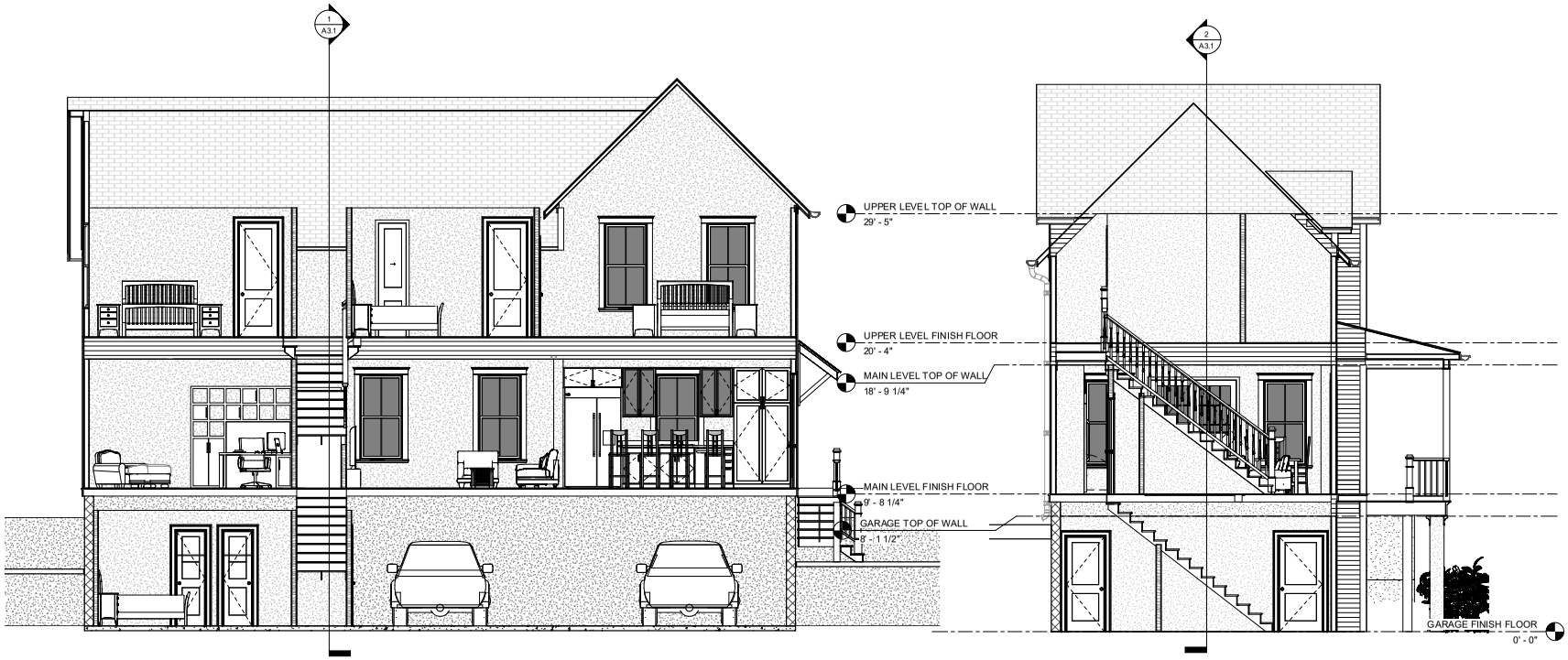
BENT HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



2 LONG SECTION
1/4" = 1'-0"

1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

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BENT HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

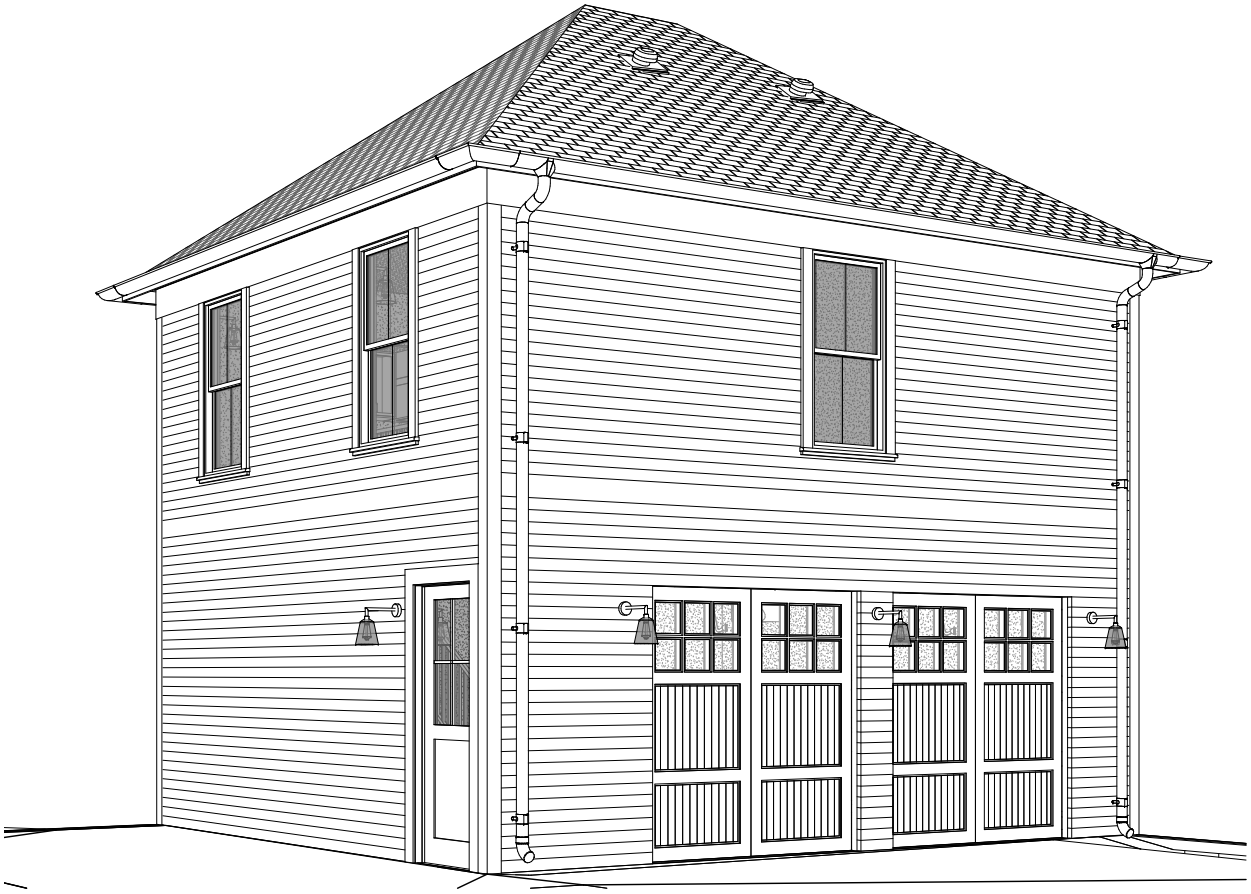
SHEET A3.1

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOHN BRIAN TACKETT
No. 13945

CERTIFICATE OF AUTHORIZATION NO.
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#1504
ARKANSAS - ENGINEER

Planning Commission
July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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CARRIAGE HOUSE

OLD FARMINGTON ROAD

REVISION 0

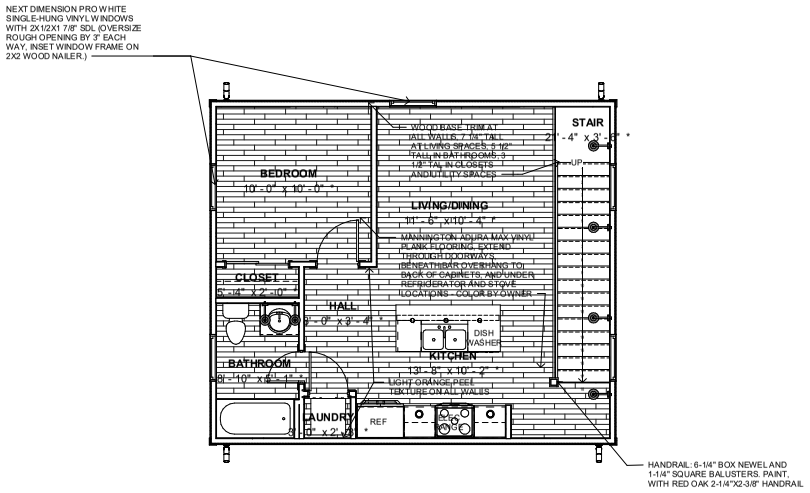
CARRIAGE HOUSE

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

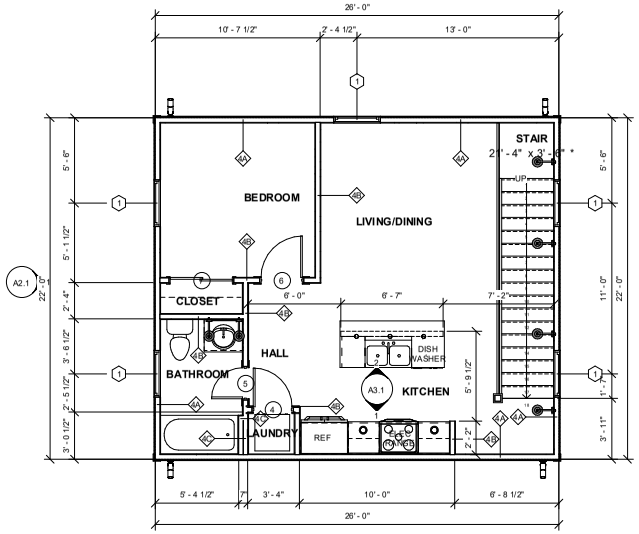
SHEET A0



4 SECOND FLOOR FINISH PLAN

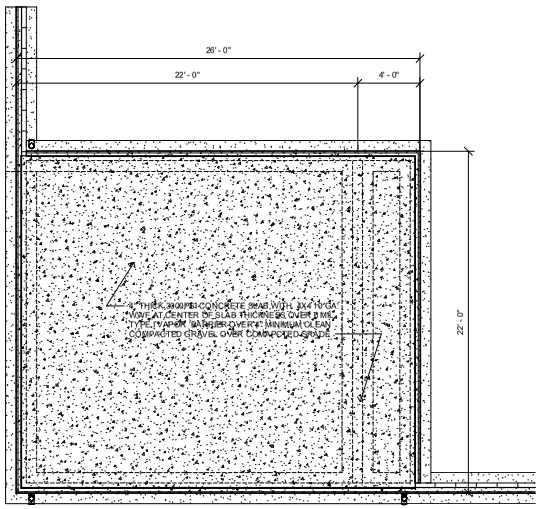
1/4" = 1'-0"

* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.



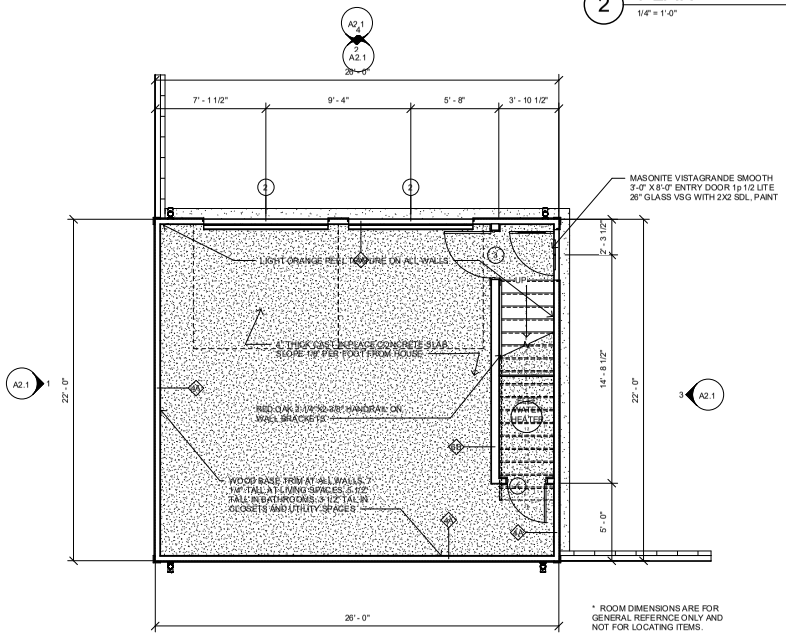
2 SECOND FLOOR DINEMSION PLAN

1/4" = 1'-0"



3 FOUNDATION PLAN

1/4" = 1'-0"



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

1 GROUND FLOOR PLAN

1/4" = 1'-0"

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Community Development
July 10, 2023
Page 106 of 372
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 188 of 602

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13845
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

REVISION 0

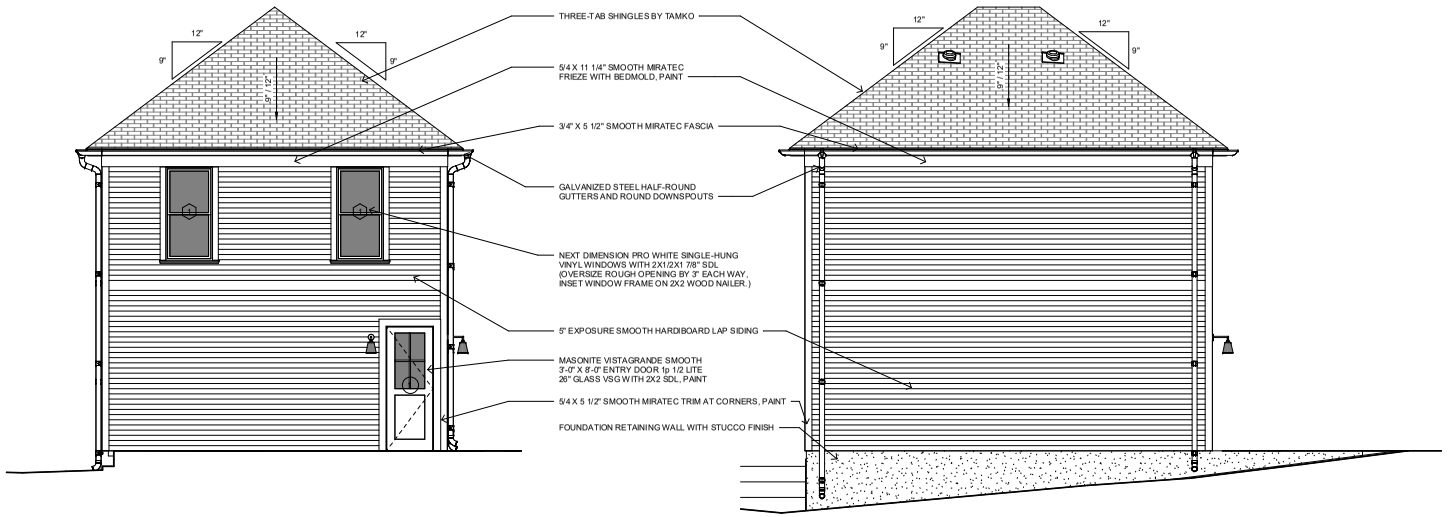
CARRIAGE HOUSE

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE 04/29/23

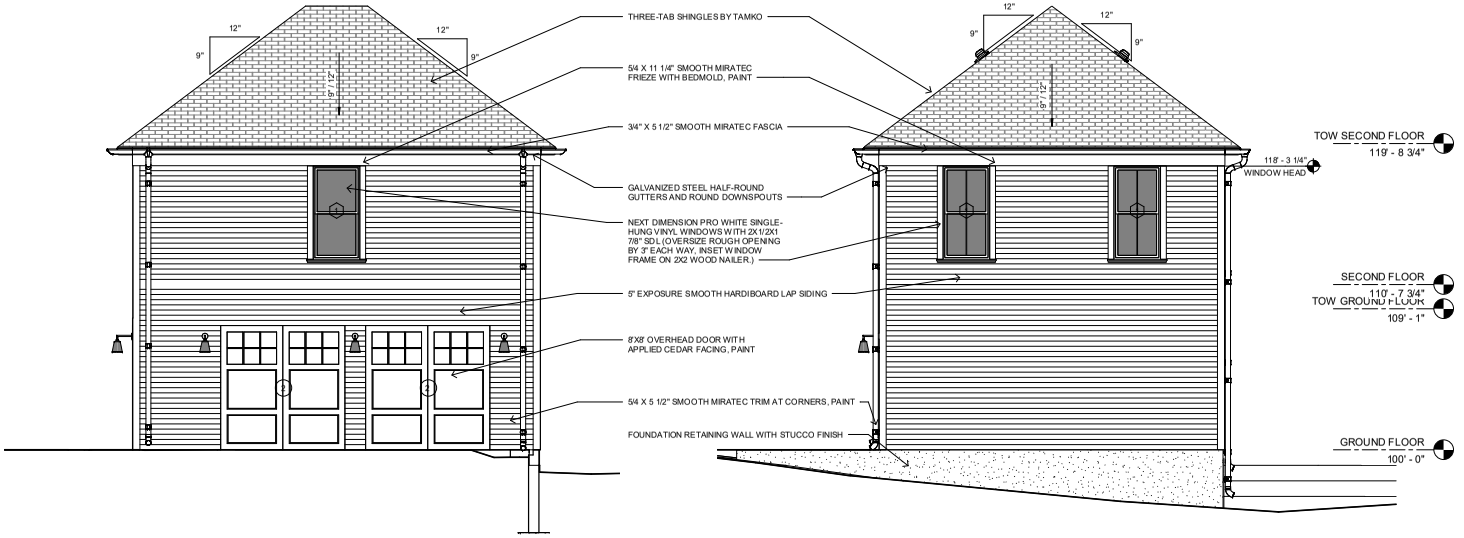
PLANS

SHEET A1.1



3 EAST ELEVATION
1/4" = 1'-0"

4 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

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COMMUNITY BY DESIGN, L.L.C. #1504

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CARRIAGE HOUSE

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DATE 04/29/23

ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 107 of 372
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CENTRAL HALL
ELEVATION 5R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	1060 SF
SECOND FLOOR AREA	597 SF
	1657 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 5R

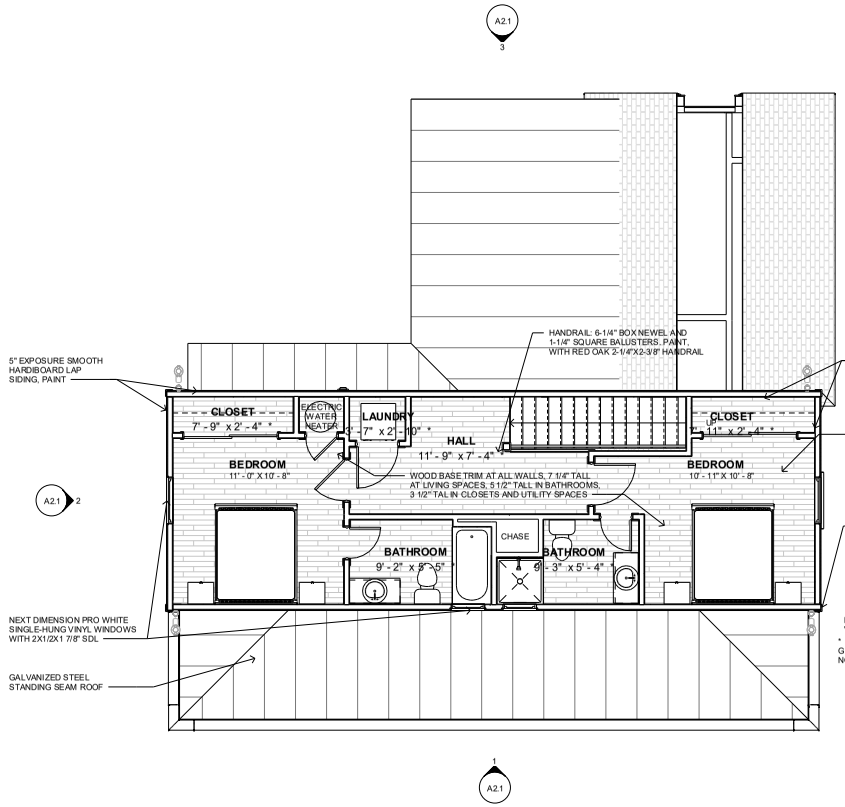
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

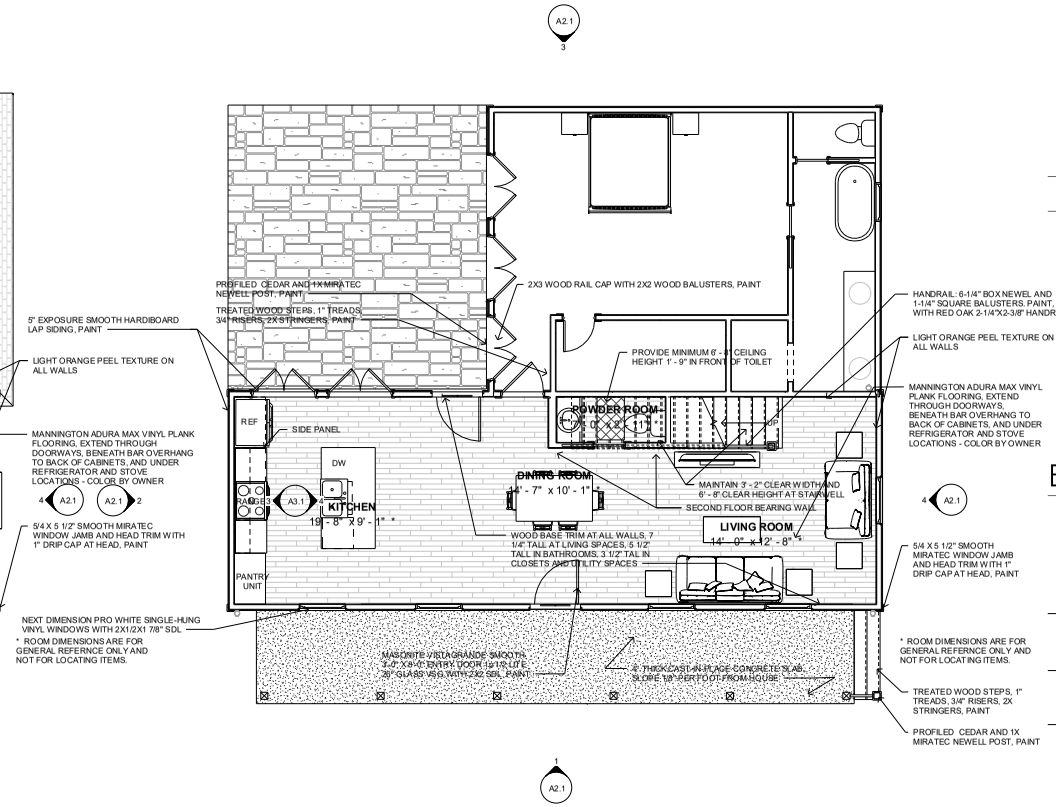
SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commercial July 10, 2023 Page 190 of 602
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2 SECOND FLOOR FINISH PLAN

1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 5R

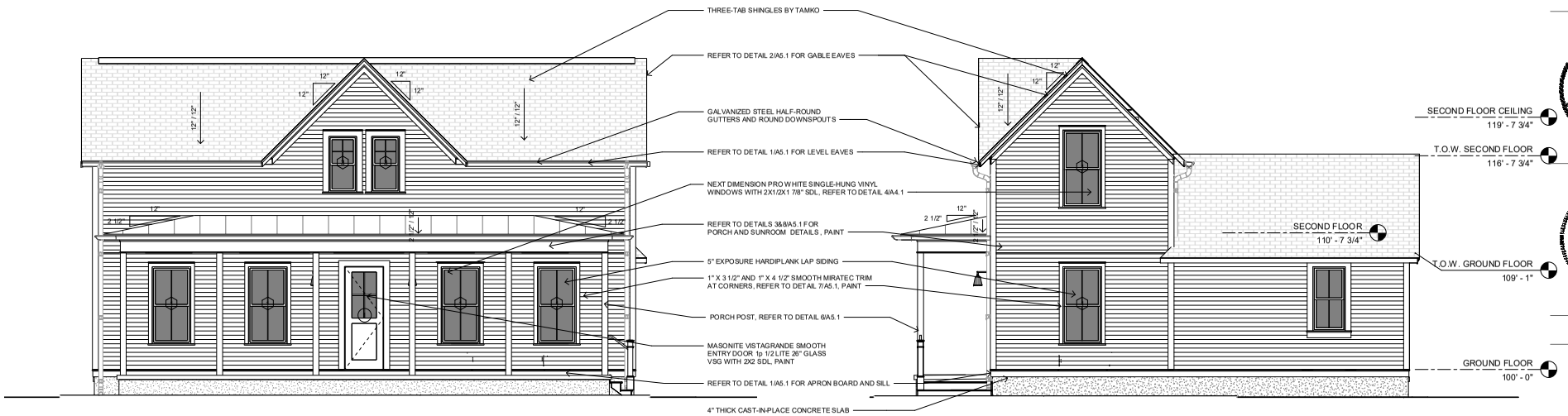
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

FINISH PLANS

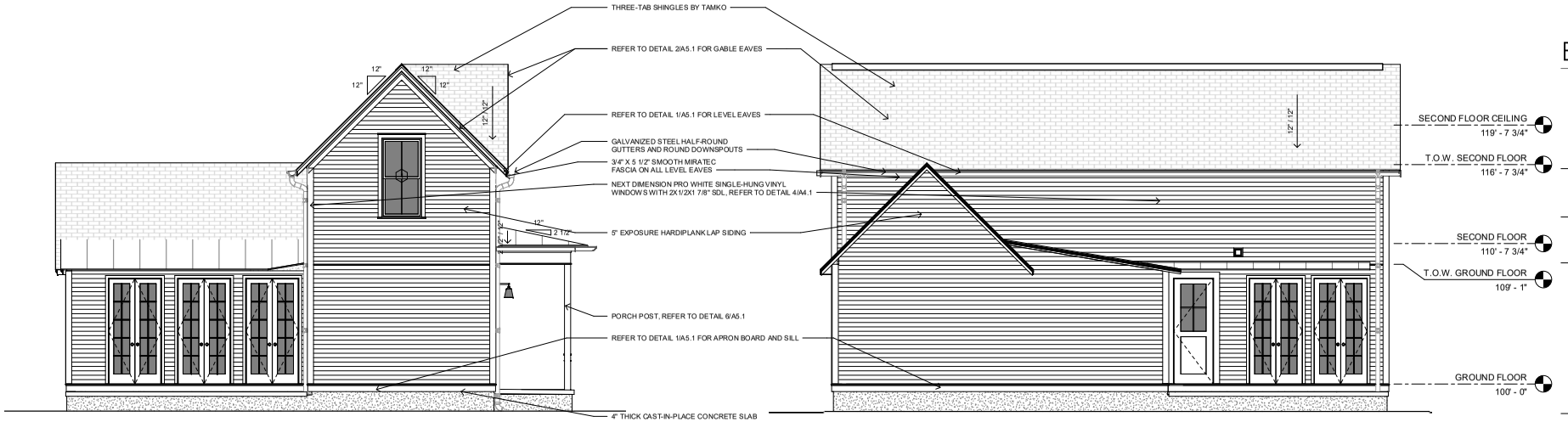
SHEET A1.3

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 110 of 372
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1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12240 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 5R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

ELEVATIONS

SHEET A2.1



CENTRAL HALL
ELEVATION 1L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR PLAN	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 1L

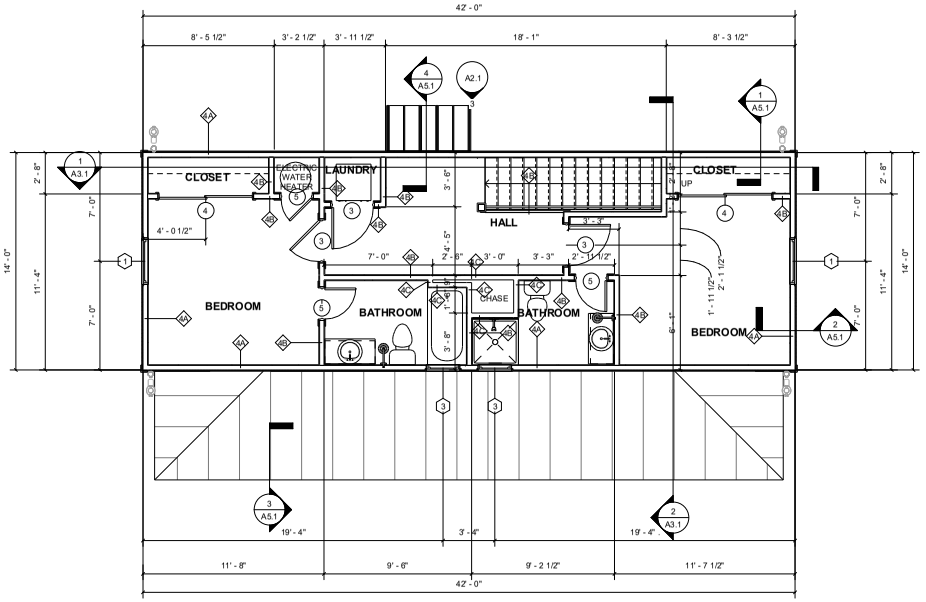
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

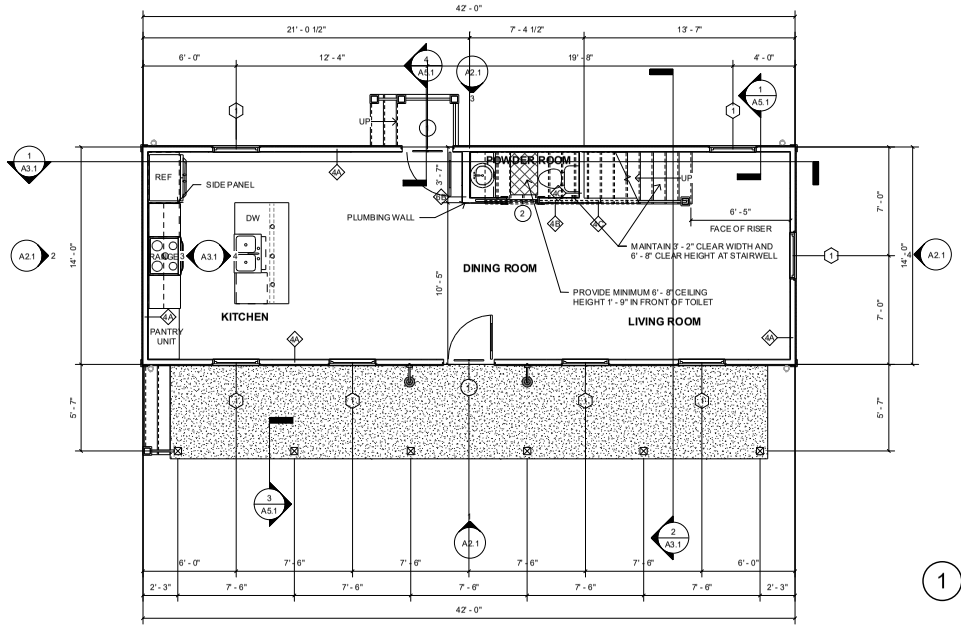
COVER

SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 111 of 372
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2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

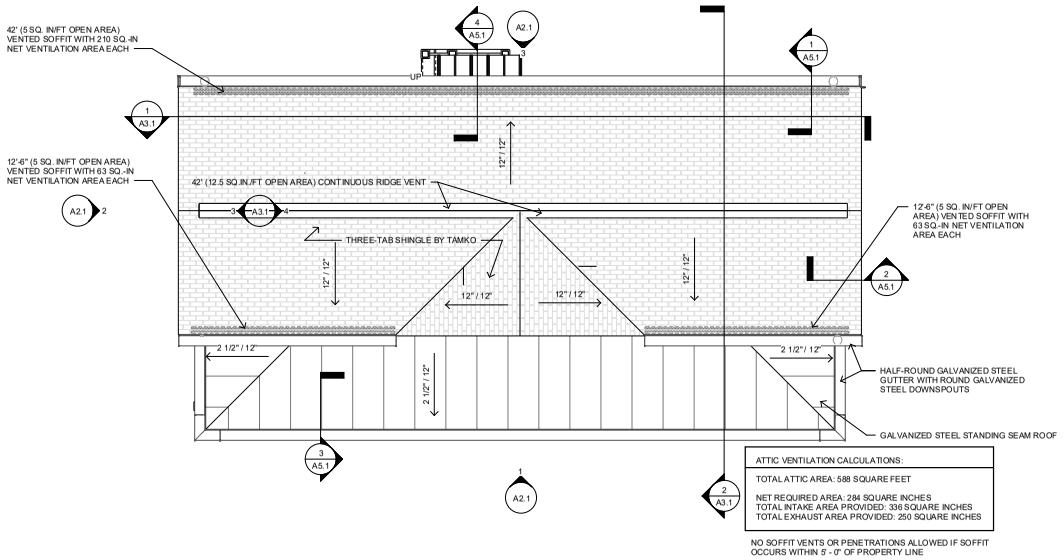
CENTRAL HALL ELEVATION 1L

ISSUED FOR CONSTRUCTION

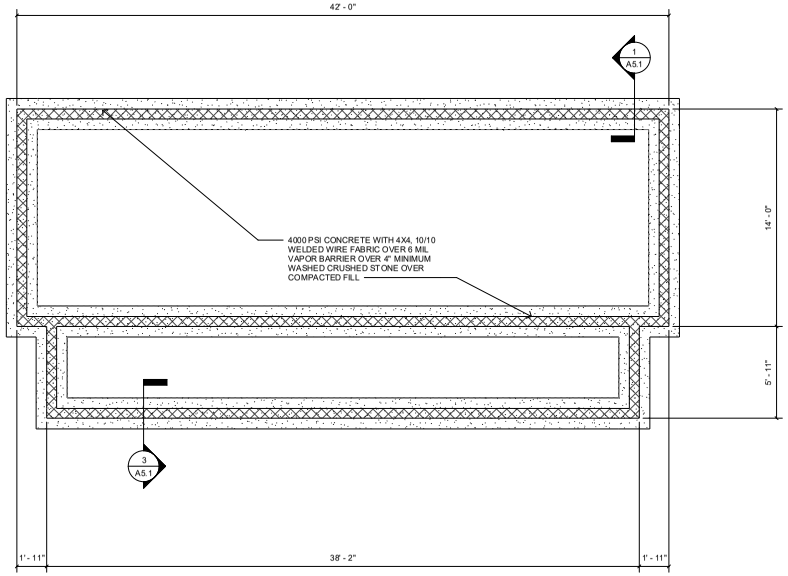
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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REVISION 0

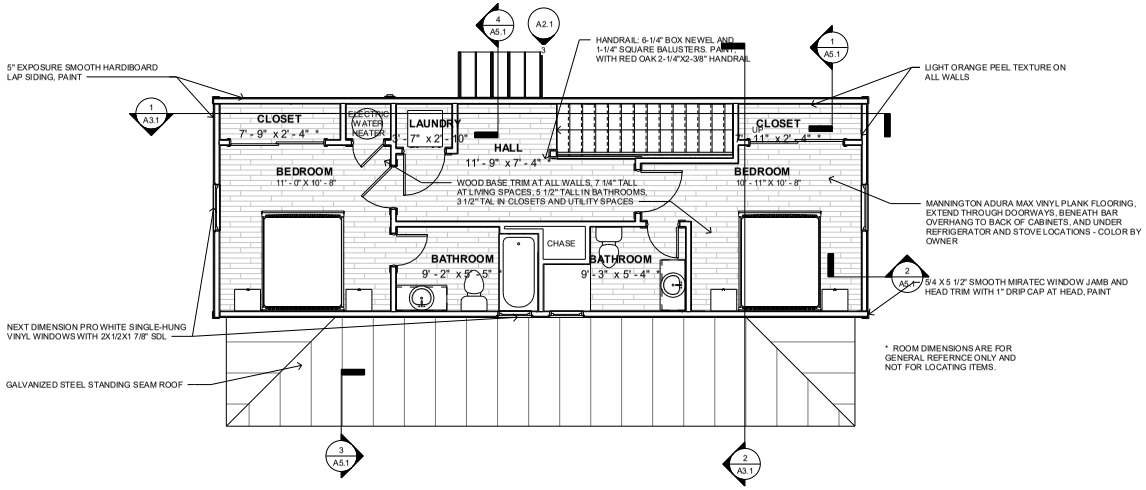
CENTRAL HALL ELEVATION 1L

ISSUED FOR CONSTRUCTION

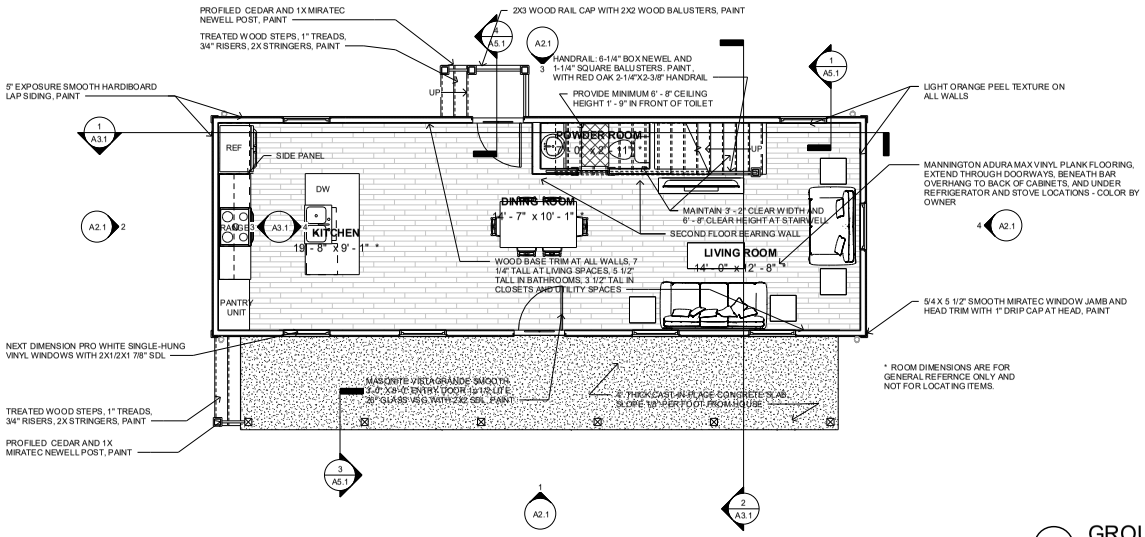
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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REVISION 0

CENTRAL HALL ELEVATION 1L

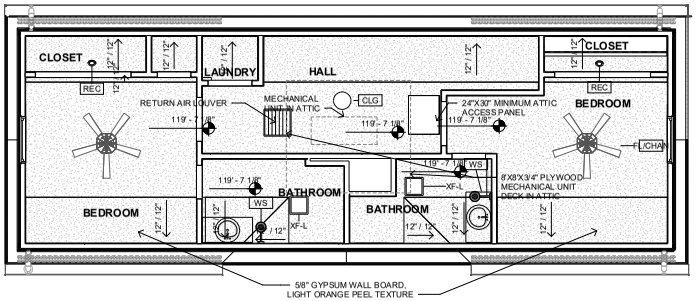
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ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

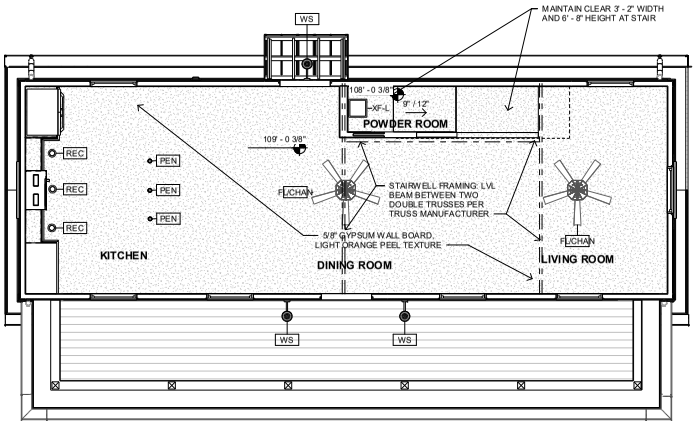
FINISH PLANS

SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Commission Plat
July 10

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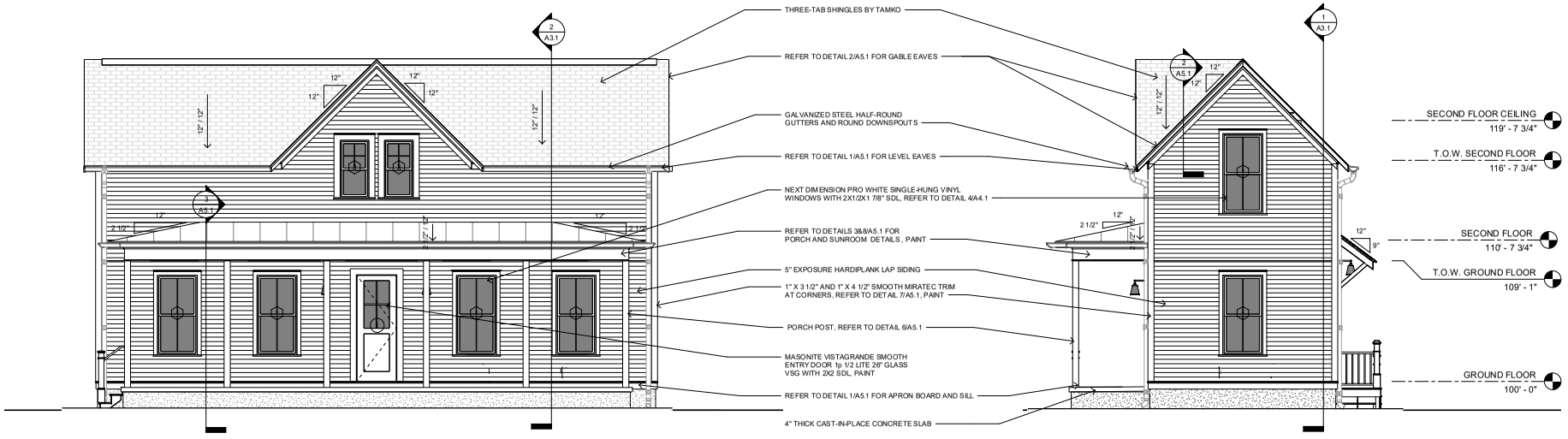
CENTRAL HALL ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

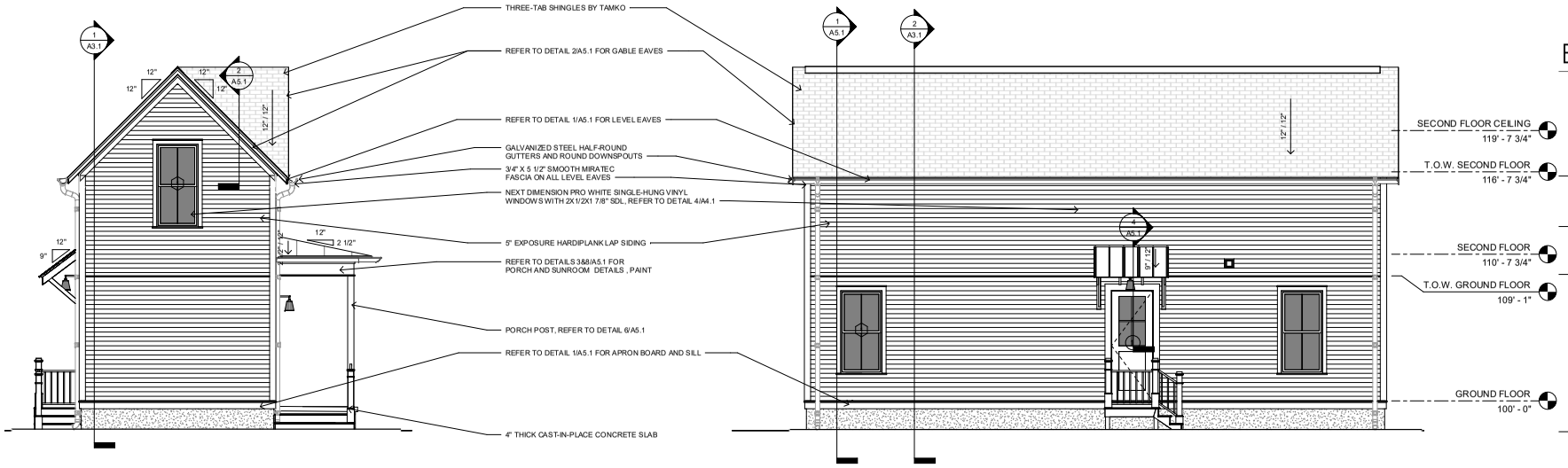
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 1L

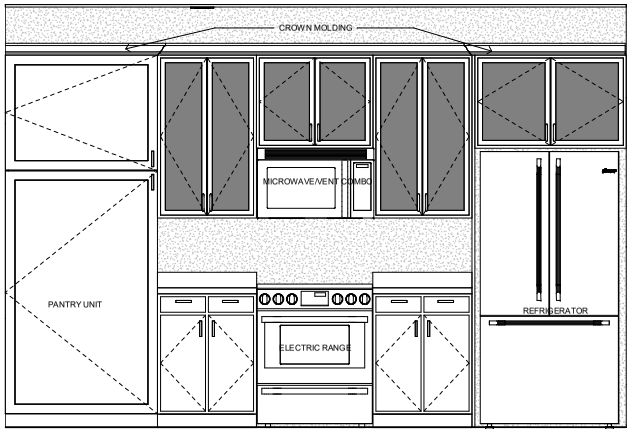
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DRAWN BY: TK
DATE: 03/06/2023

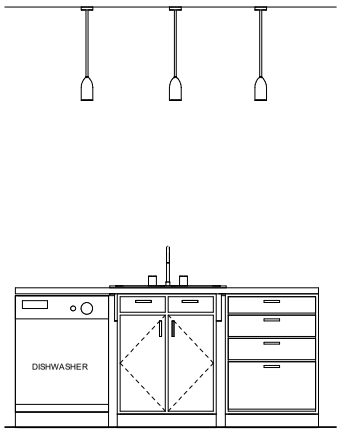
ELEVATIONS

SHEET A2.1

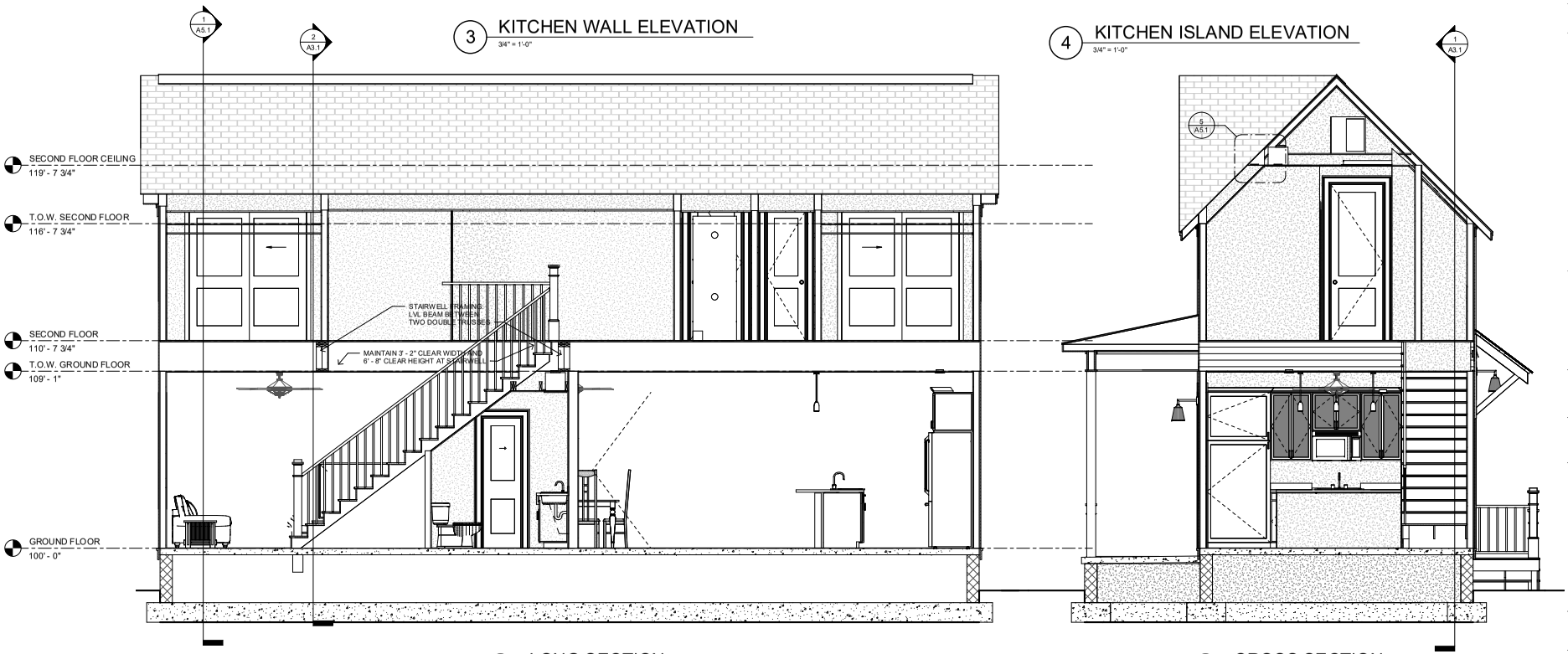
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 198 of 602
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3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"

2 CROSS SECTION
3/8" = 1'-0"

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REVISION 0

CENTRAL HALL ELEVATION 1L

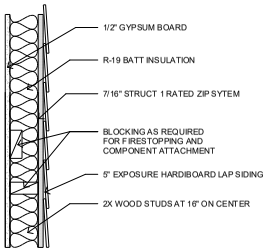
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

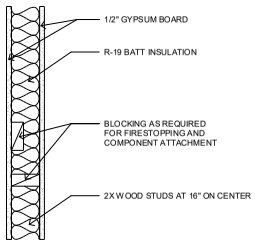
SECTIONS

SHEET A3.1

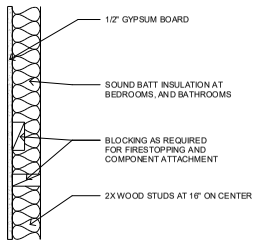
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 199 of 602
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

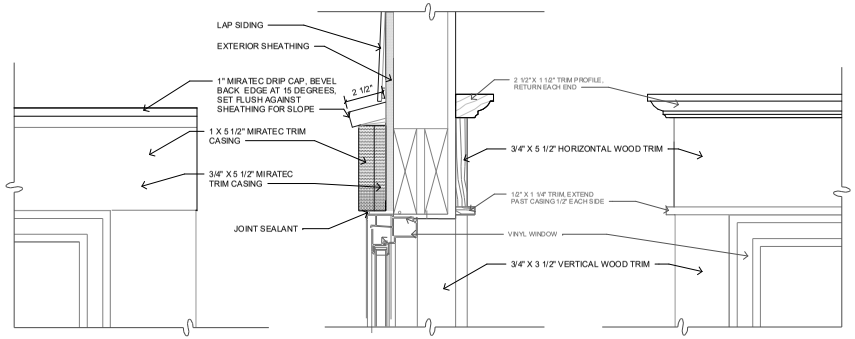


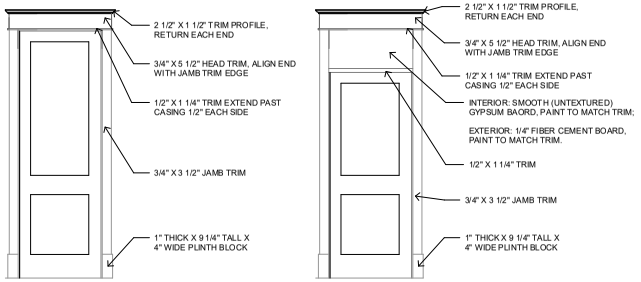
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
3	2' - 2"	4' - 4"	7' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

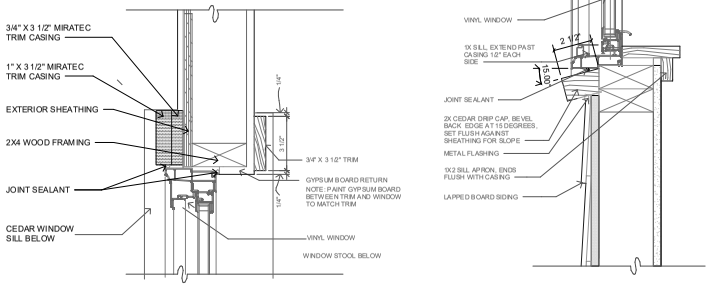
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

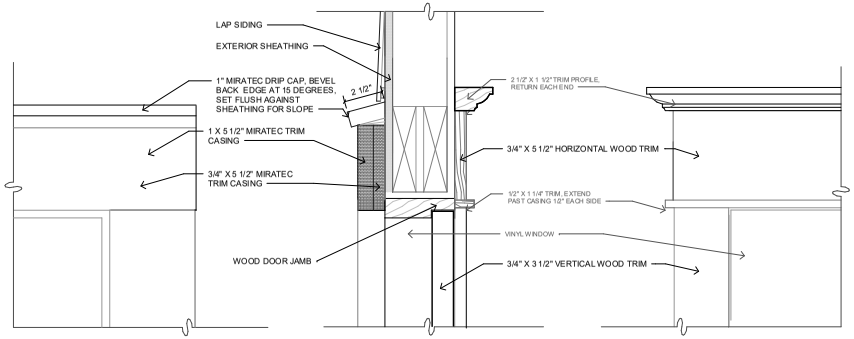




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12206 JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

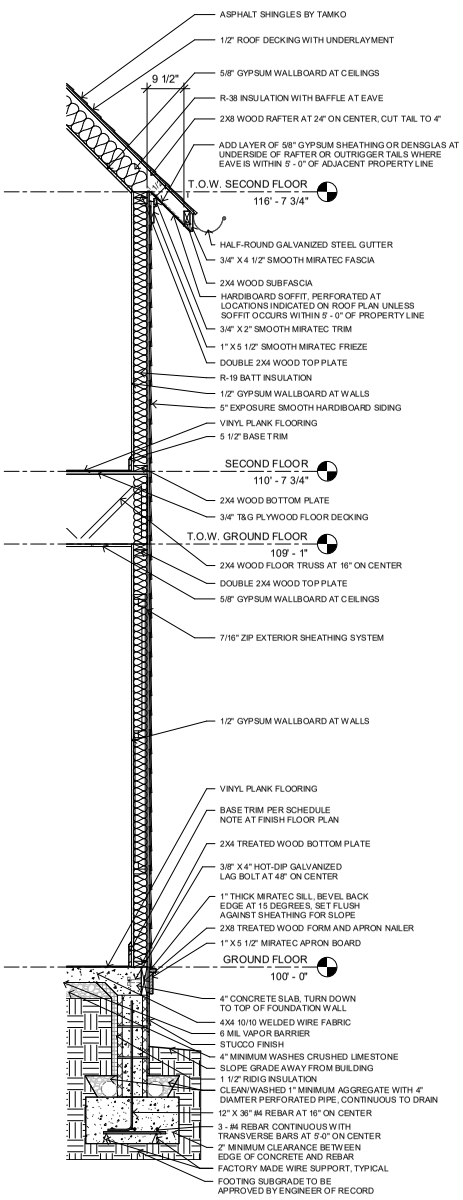
CENTRAL HALL ELEVATION 1L

ISSUED FOR CONSTRUCTION

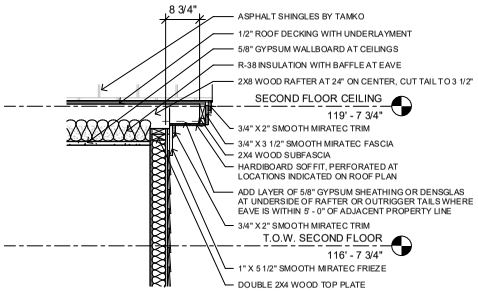
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

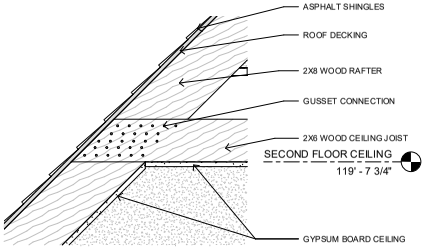
SHEET A4.1



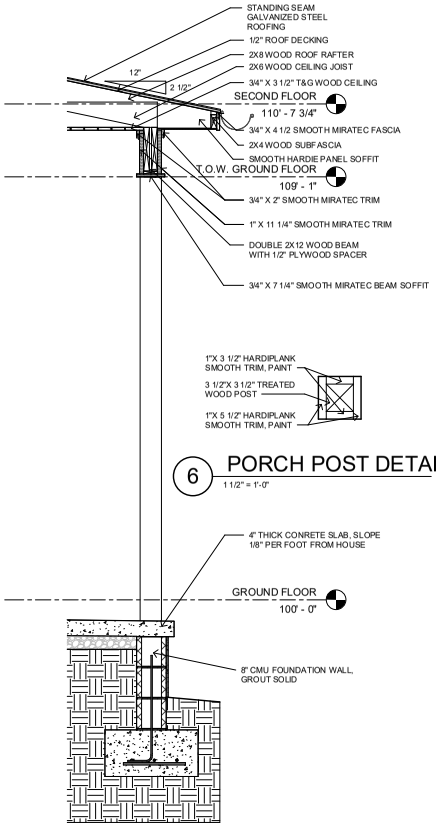
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

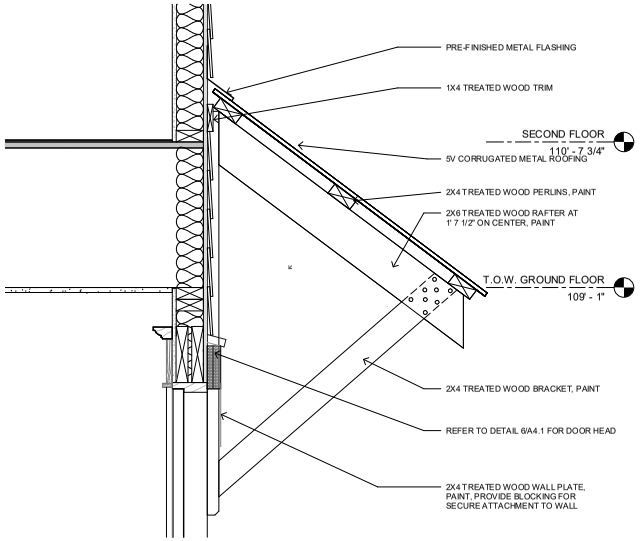


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

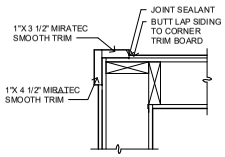


6 PORCH POST DETAIL
1 1/2" = 1'-0"

3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



CENTRAL HALL
ELEVATION 1R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

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8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 1R

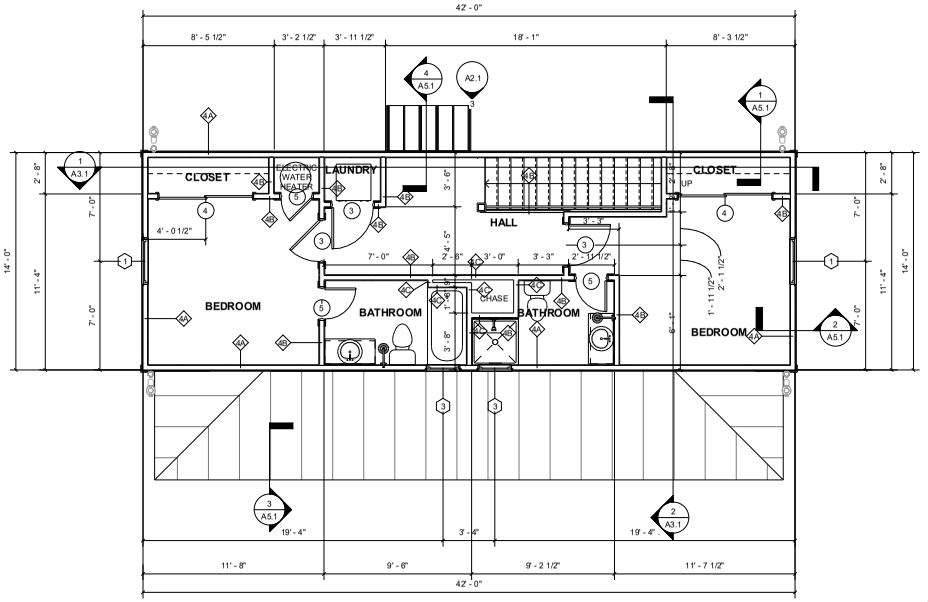
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CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

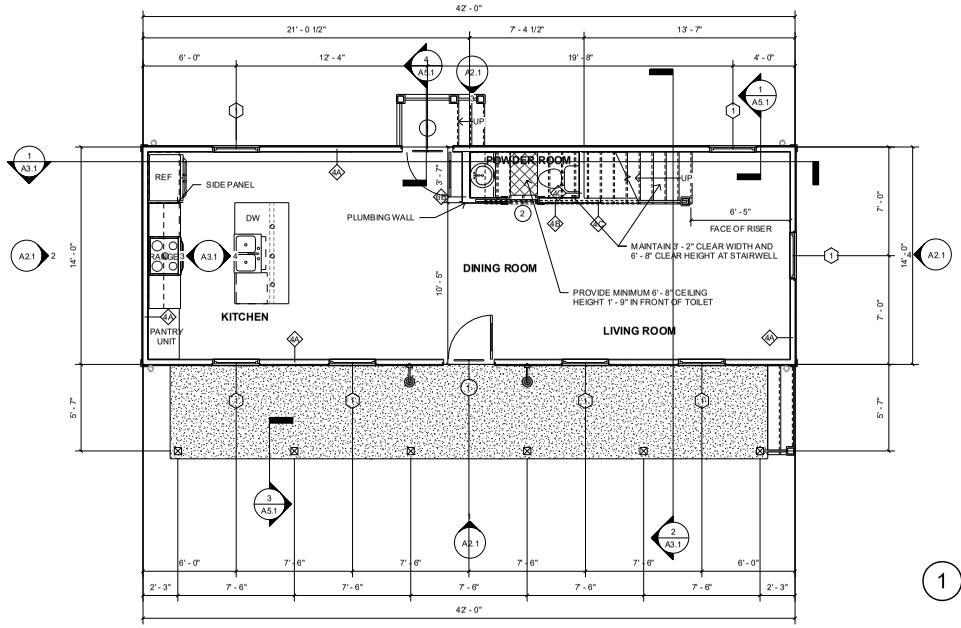
COVER

SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commercial July 10, 2023 202 of 602
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2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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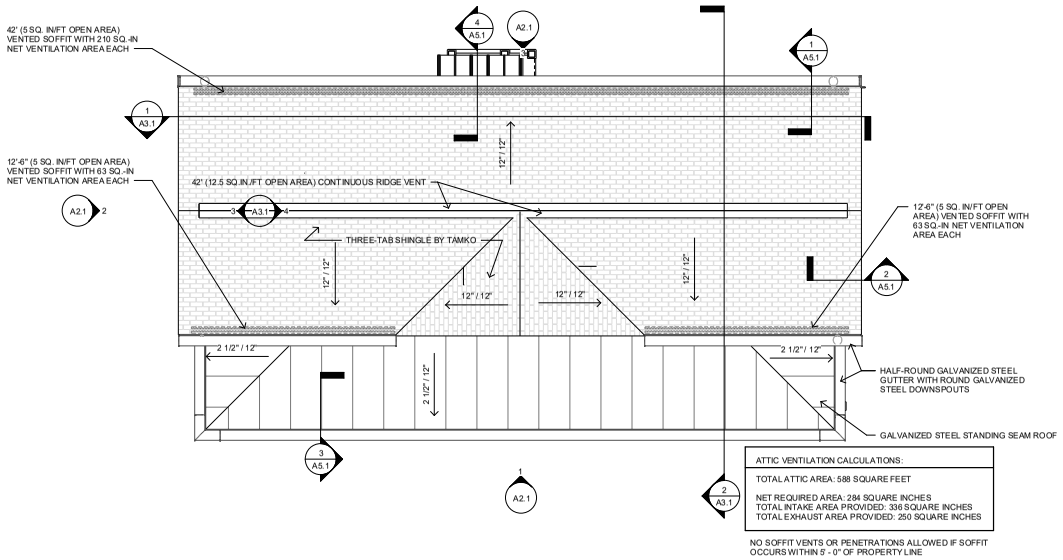
CENTRAL HALL ELEVATION 1R

ISSUED FOR CONSTRUCTION

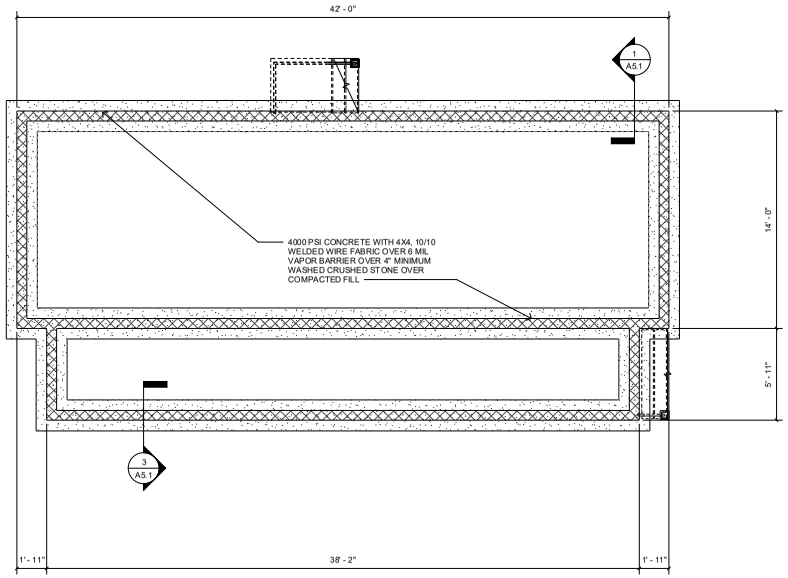
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12946 JOHN BRIAN TAYLOR

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REVISION 0

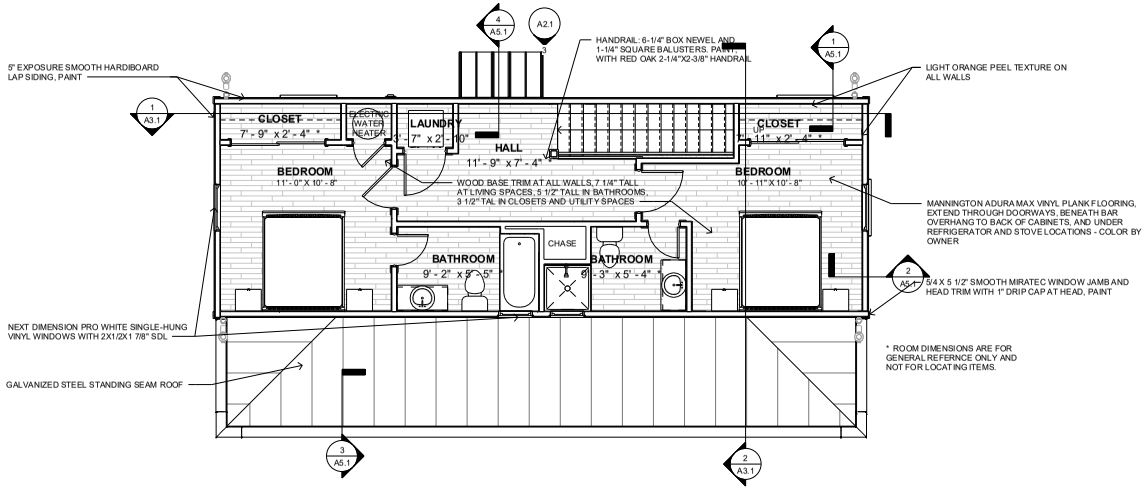
CENTRAL HALL ELEVATION 1R

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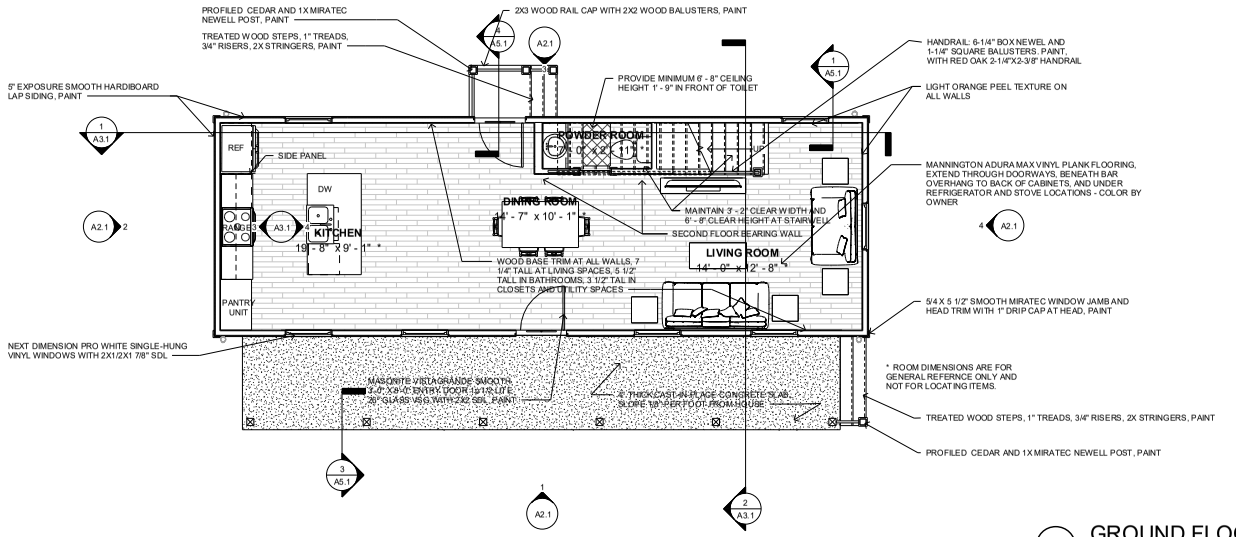
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 1R

ISSUED FOR CONSTRUCTION

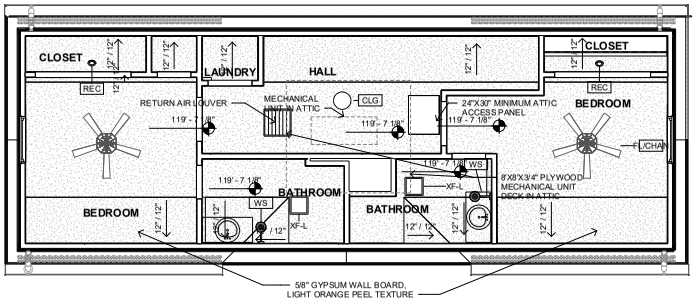
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DATE: 03/06/2023

FINISH PLANS

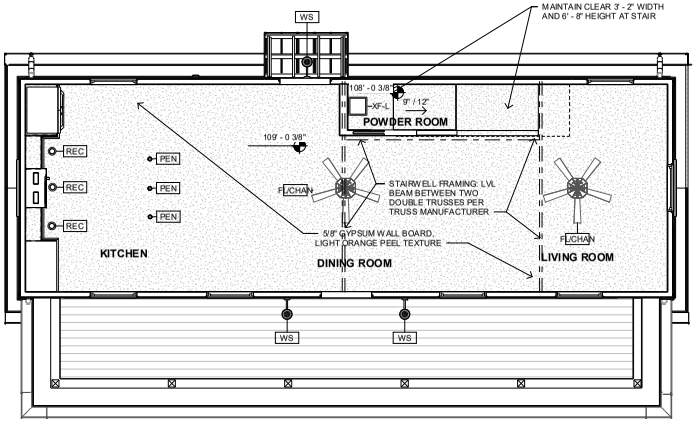
SHEET A1.3

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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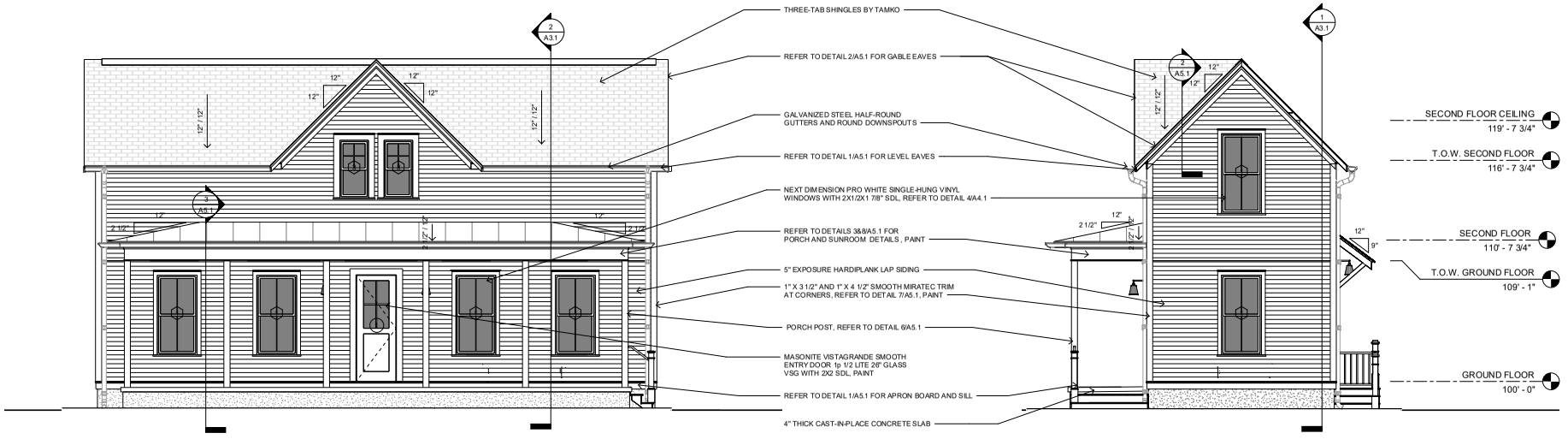
CENTRAL HALL ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

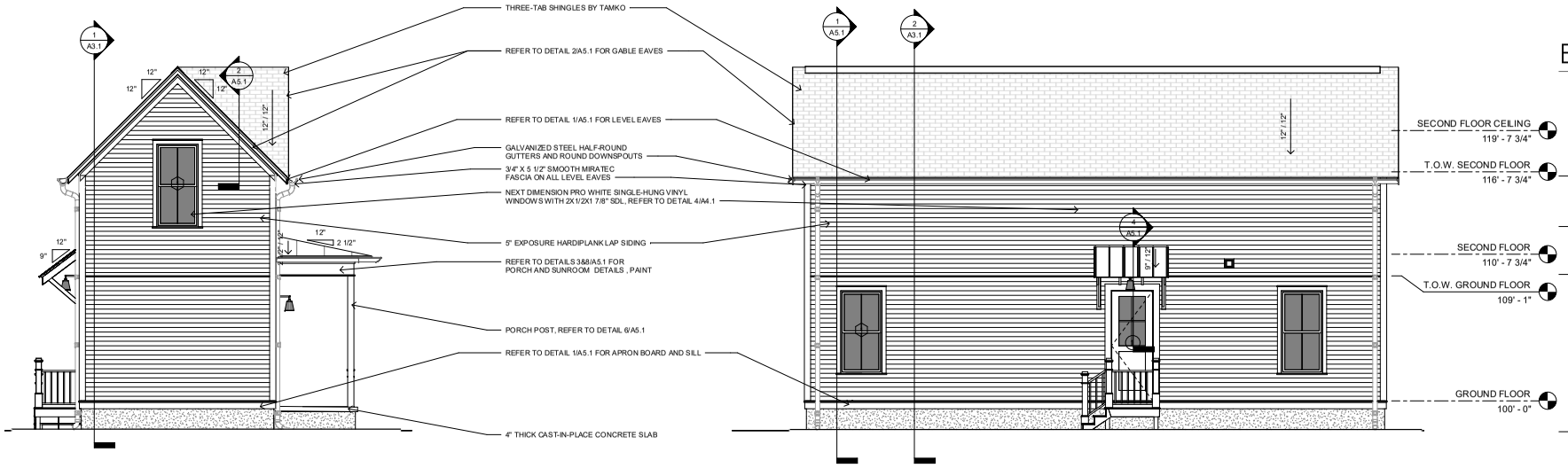
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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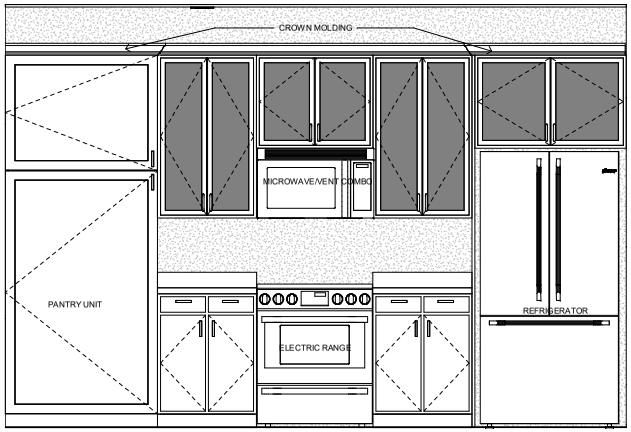
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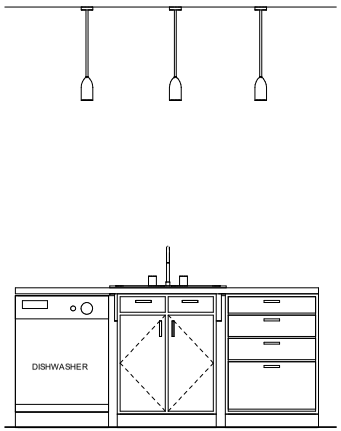
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DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

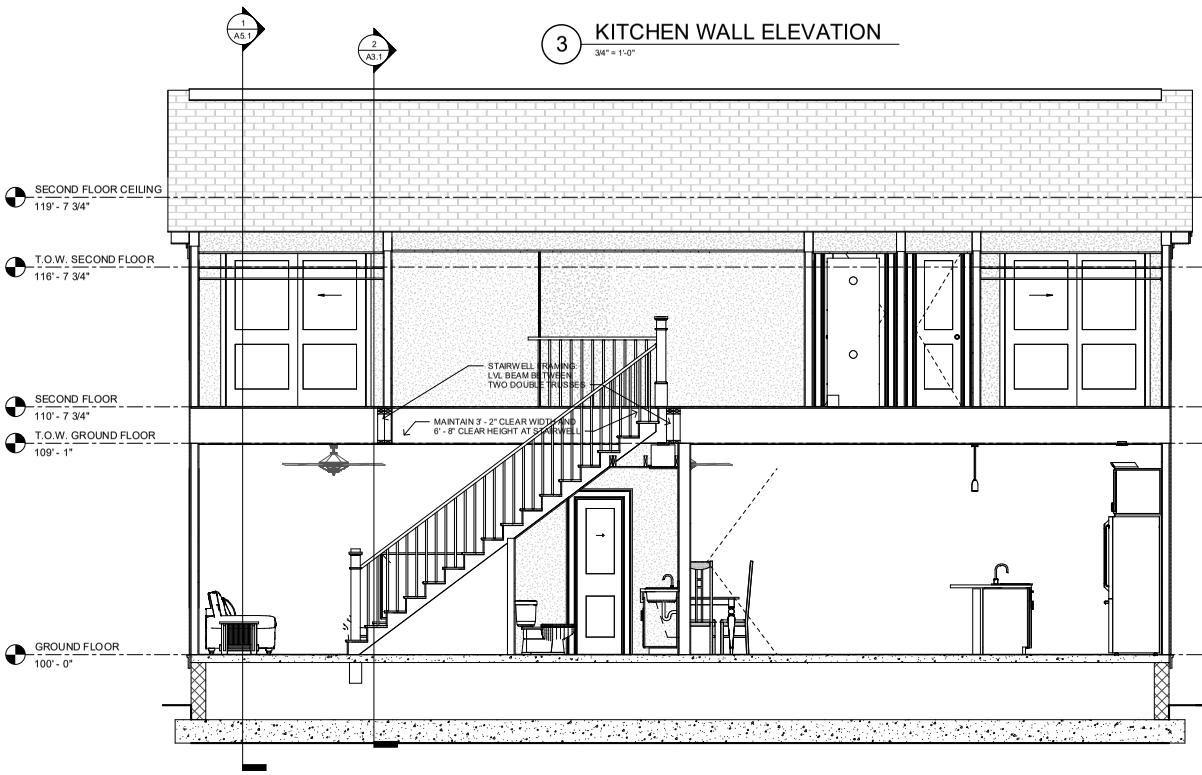
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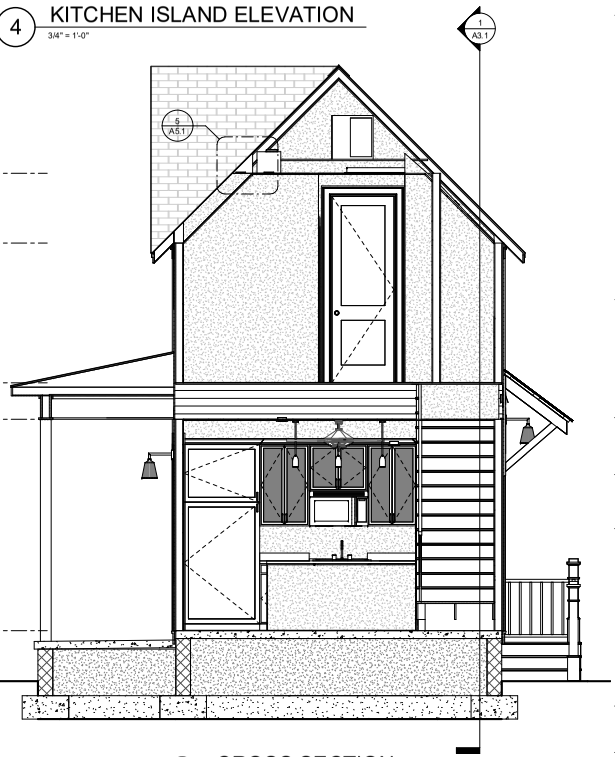
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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REVISION 0

CENTRAL HALL ELEVATION 1R

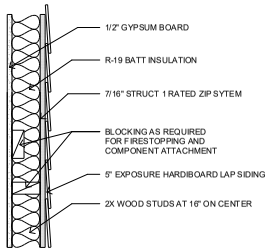
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DATE: 03/06/2023

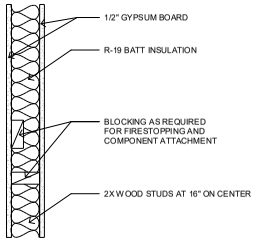
SECTIONS

SHEET A3.1

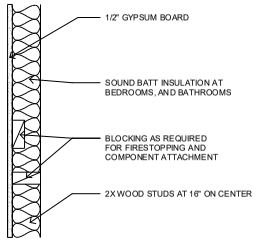
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

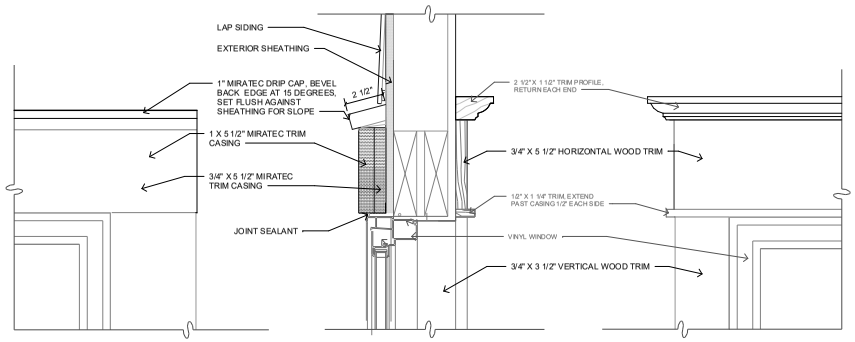


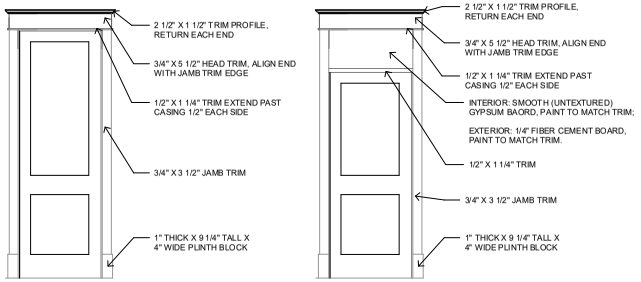
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
3	2' - 2"	4' - 4"	7' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

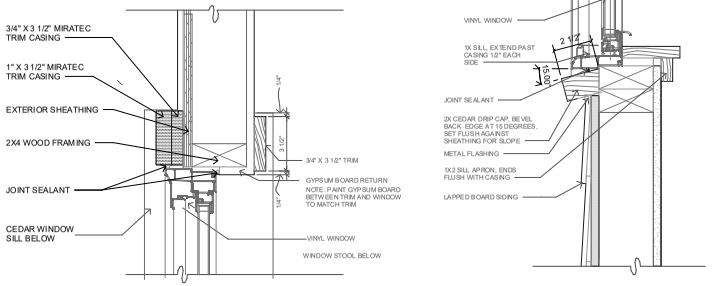
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

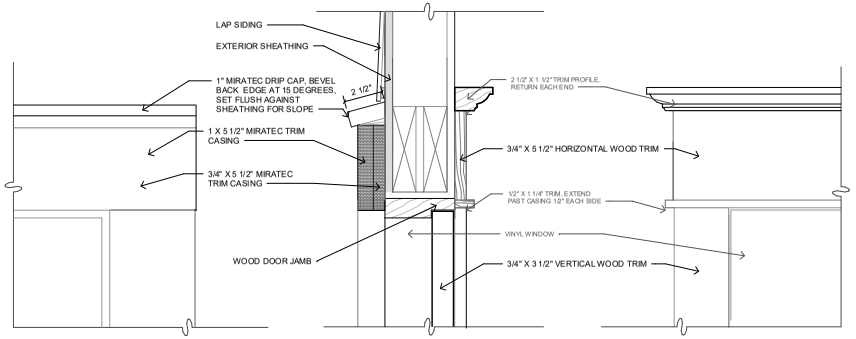




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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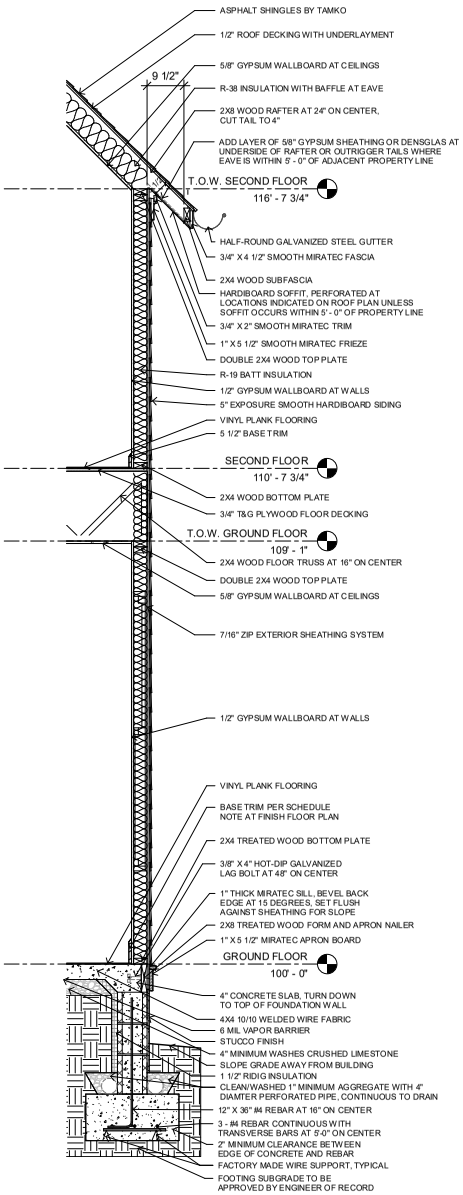
CENTRAL HALL ELEVATION 1R

ISSUED FOR CONSTRUCTION

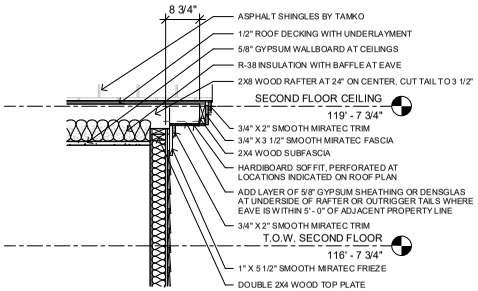
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DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

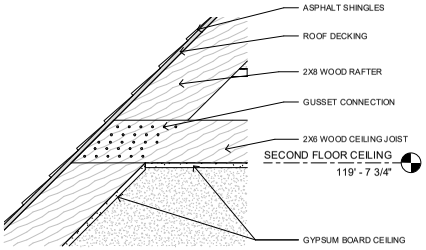
SHEET A4.1



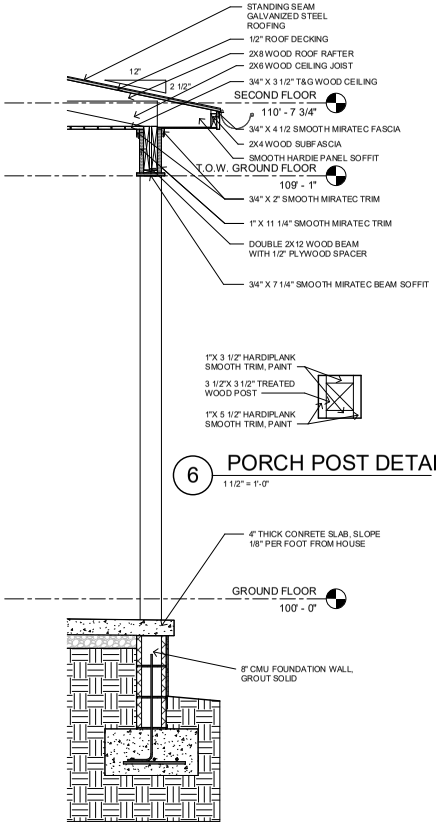
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

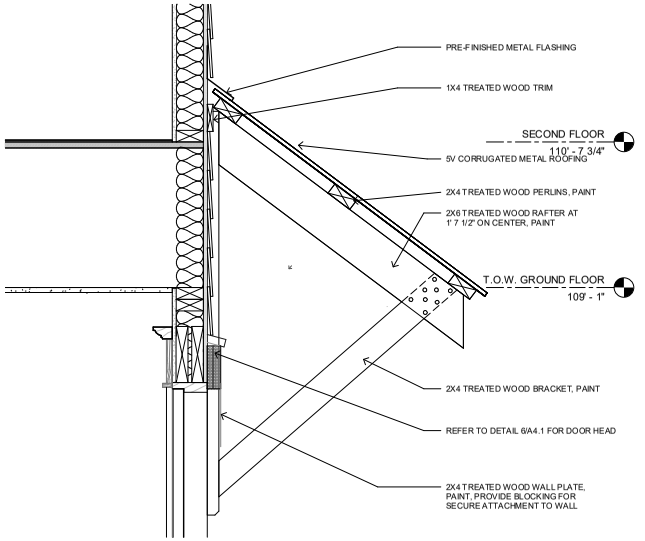


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

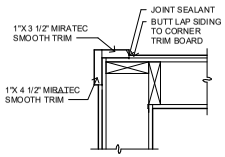


6 PORCH POST DETAIL
1 1/2" = 1'-0"

3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 1R

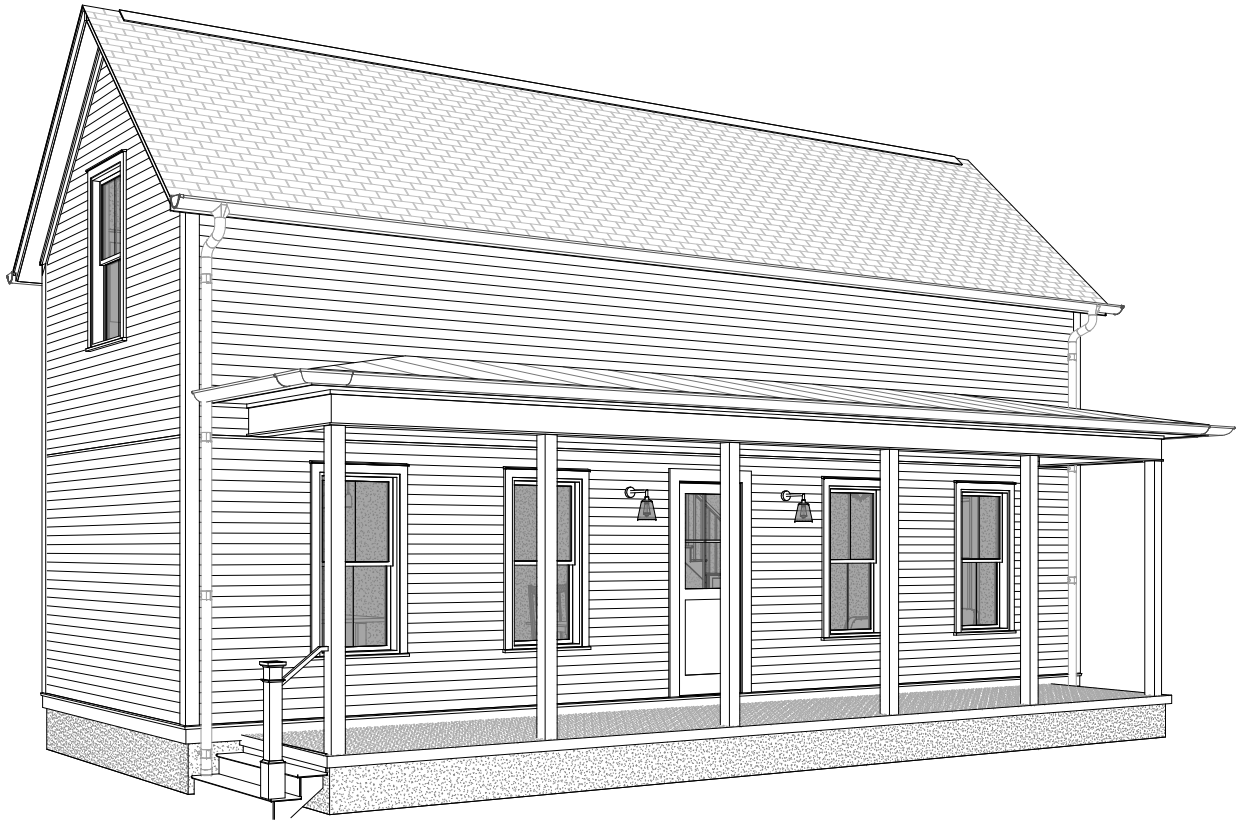
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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CENTRAL HALL
ELEVATION 2L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
GROUND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 2L

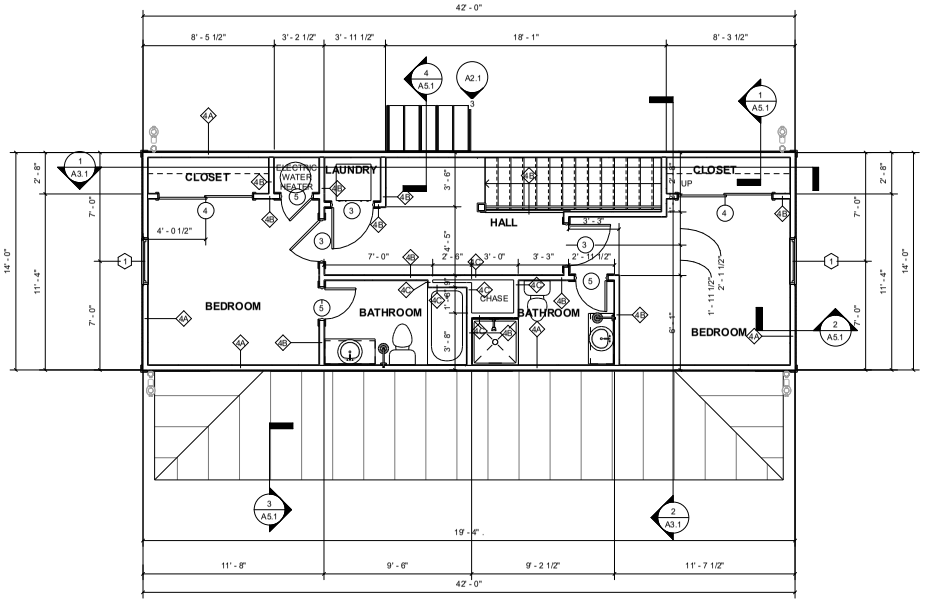
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DRAWN BY: TK
DATE: 03/06/2023

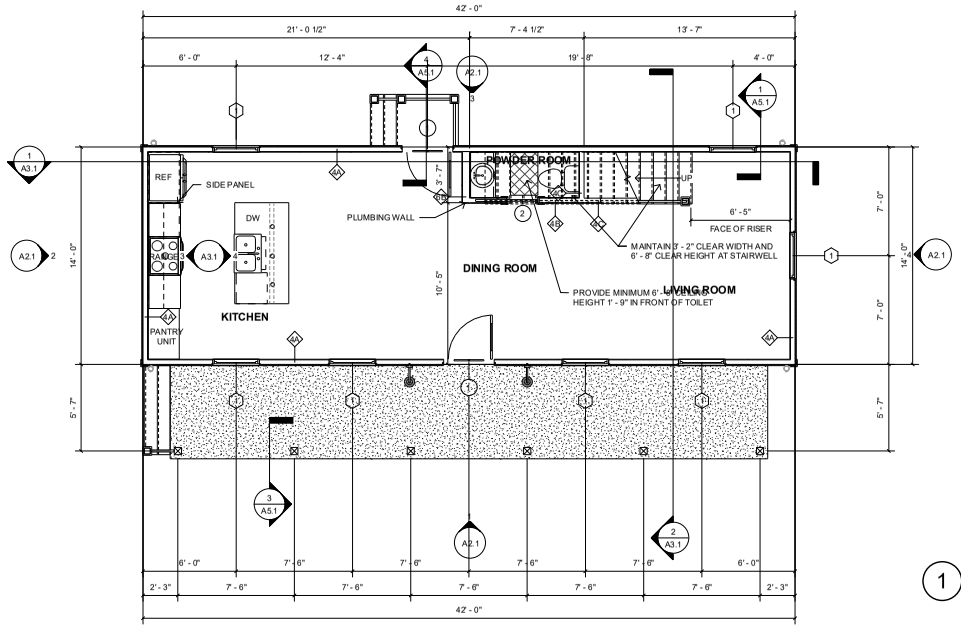
COVER

SHEET A0

Commission Packet July 10, 2023
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2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

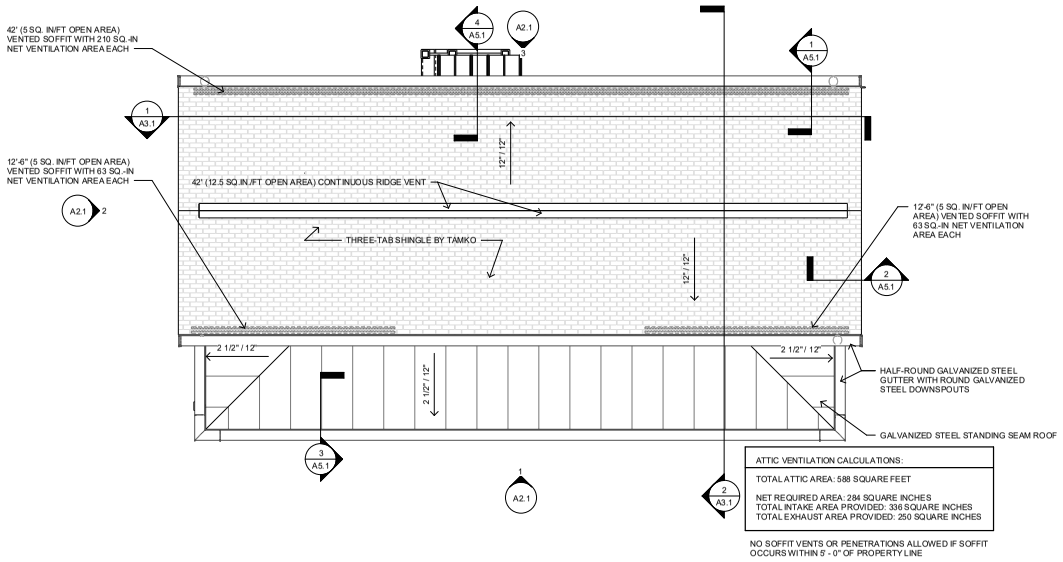
CENTRAL HALL ELEVATION 2L

ISSUED FOR CONSTRUCTION

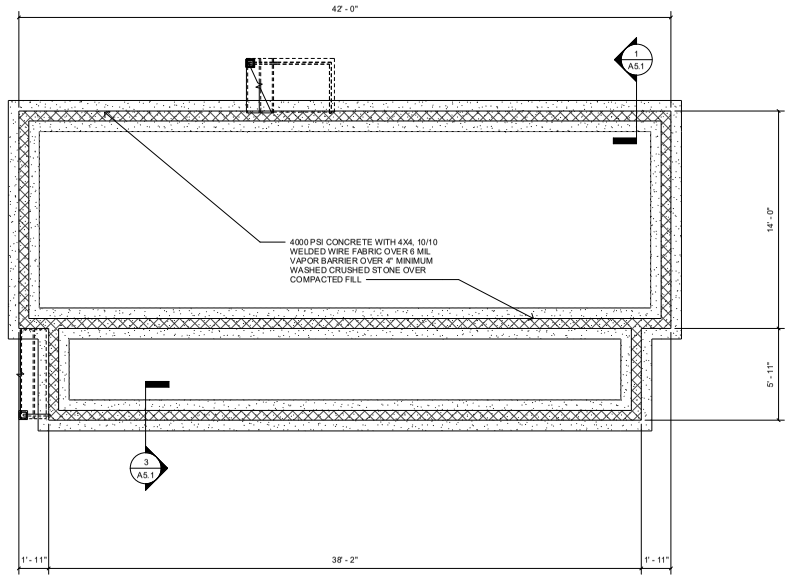
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12946 JOHN BRIAN TAYLOR

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REVISION 0

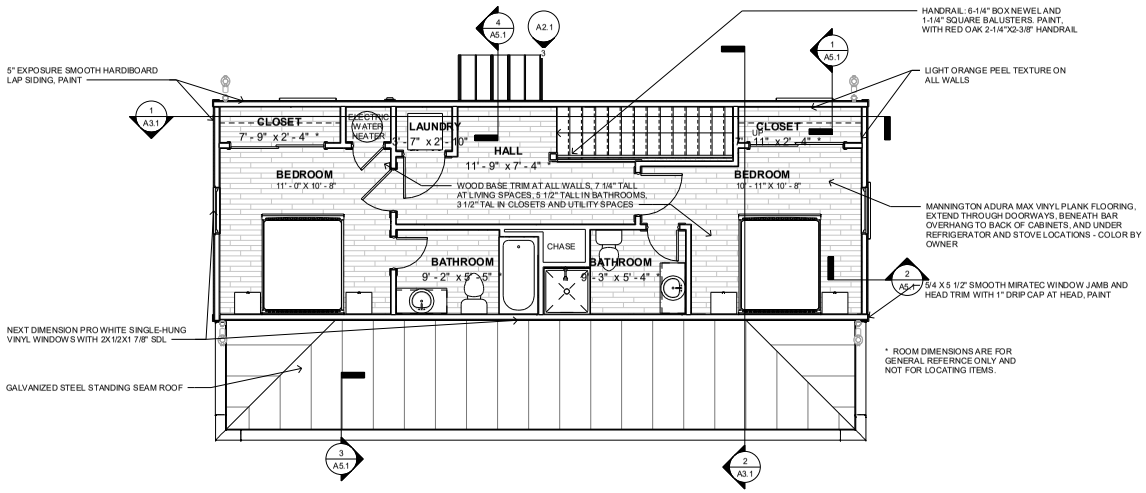
CENTRAL HALL ELEVATION 2L

ISSUED FOR CONSTRUCTION

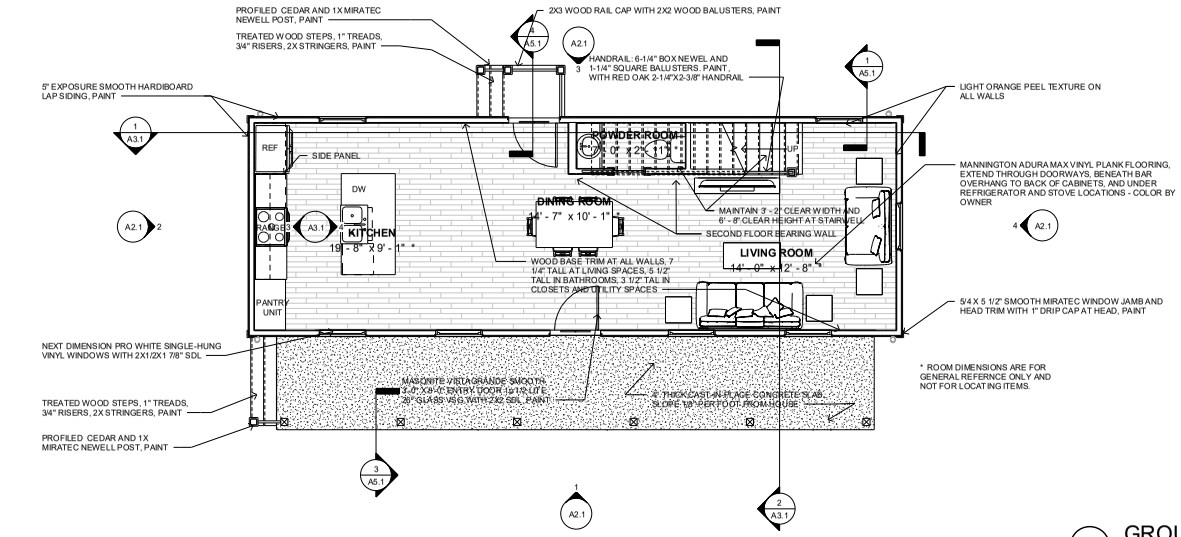
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

CENTRAL HALL ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

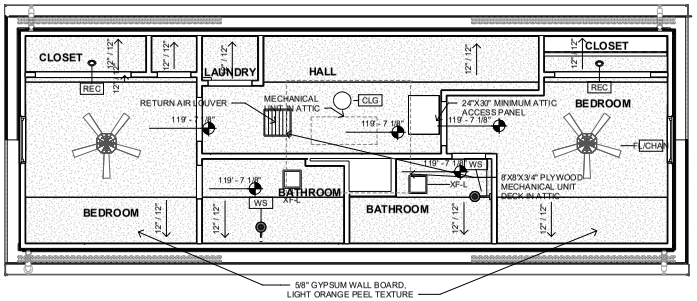
FINISH PLANS

SHEET A1.3

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July 10, 2023 Planning Commission

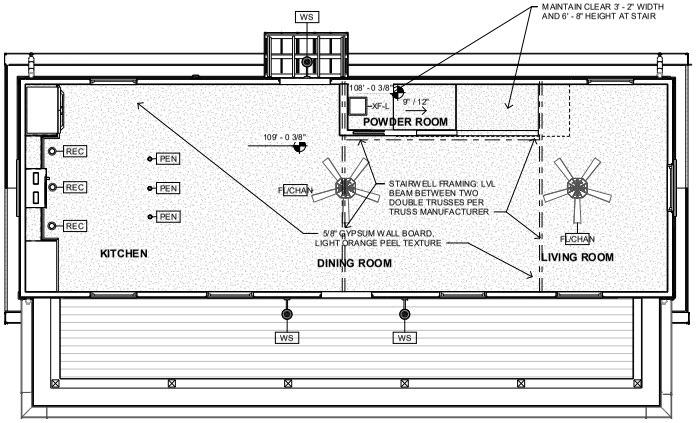
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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12240 JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

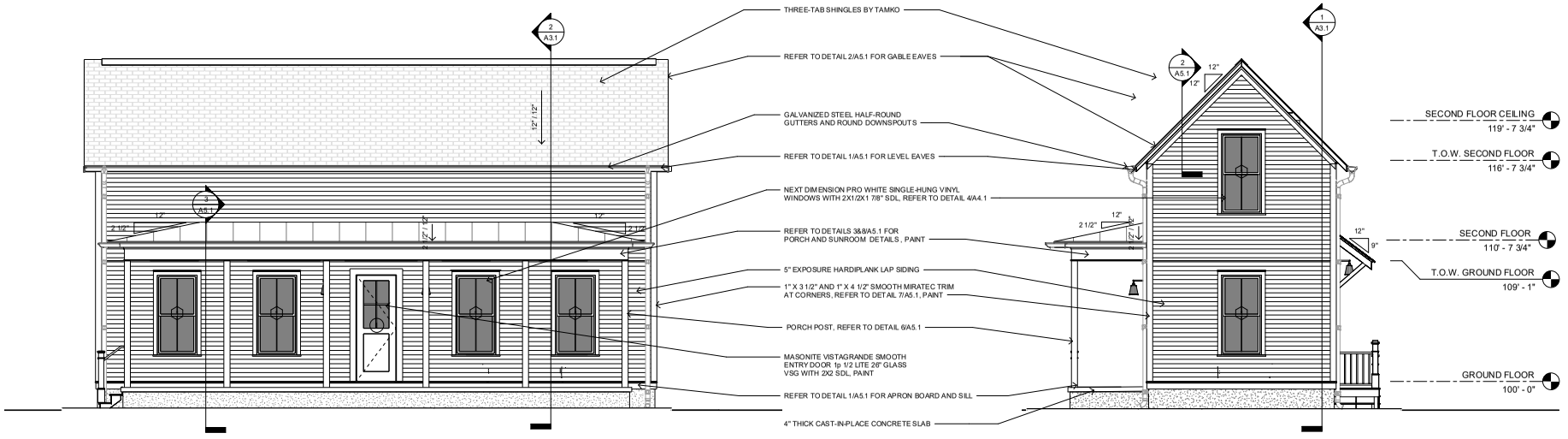
CENTRAL HALL ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

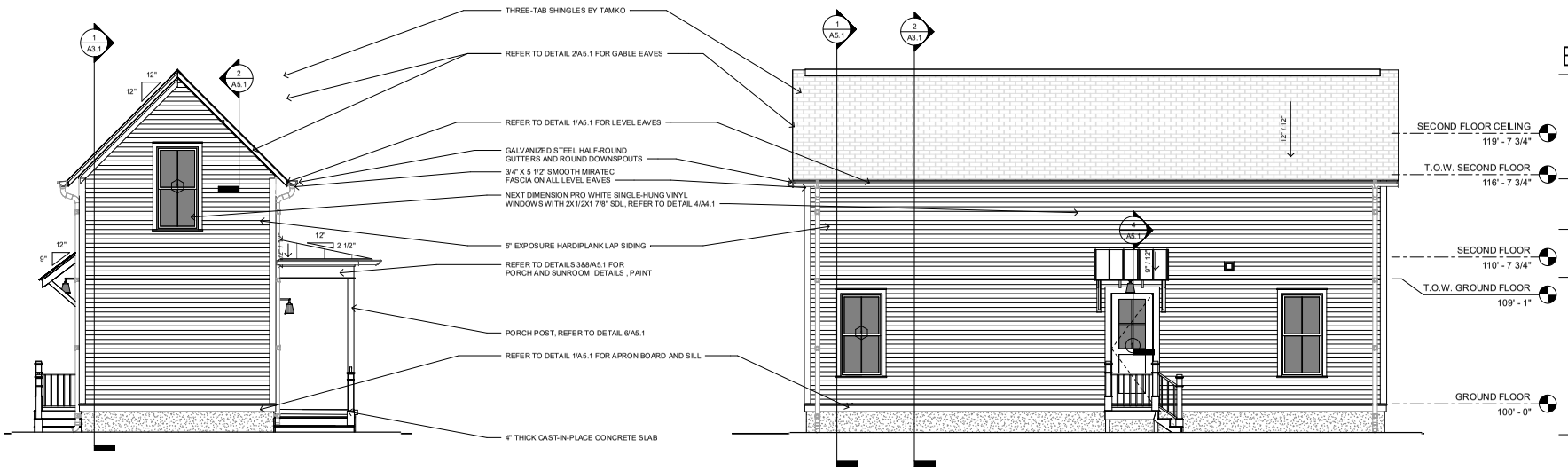
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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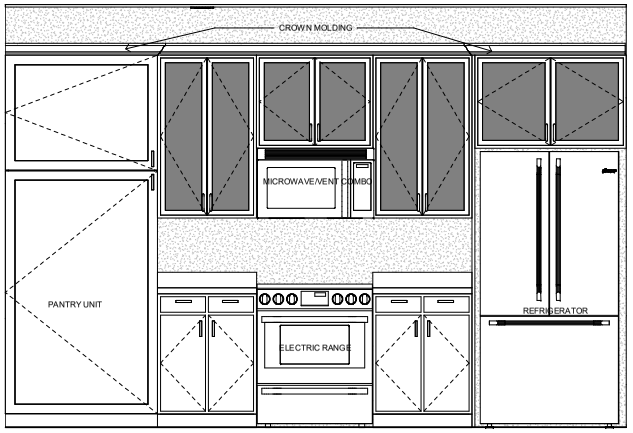
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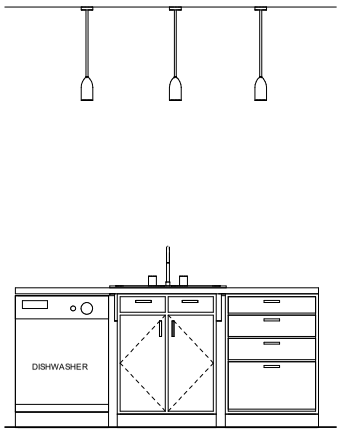
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

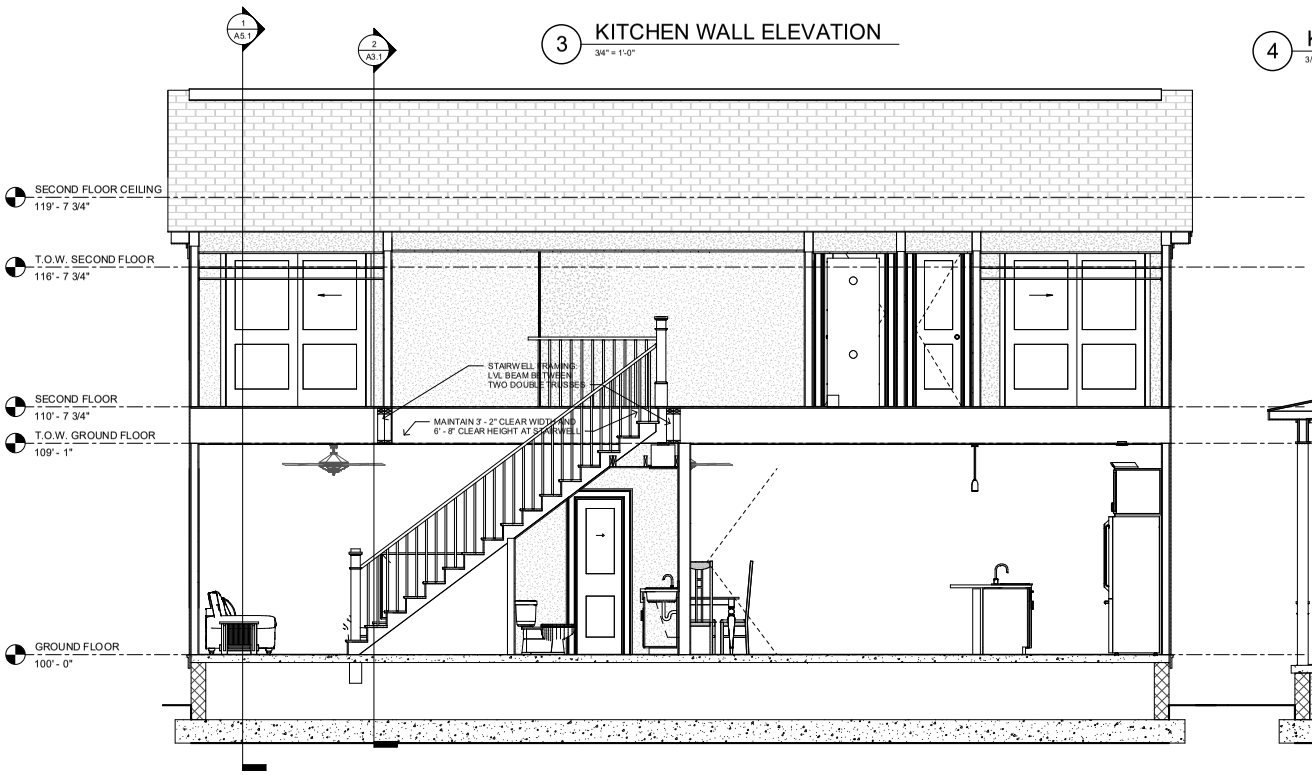
SHEET A2.1



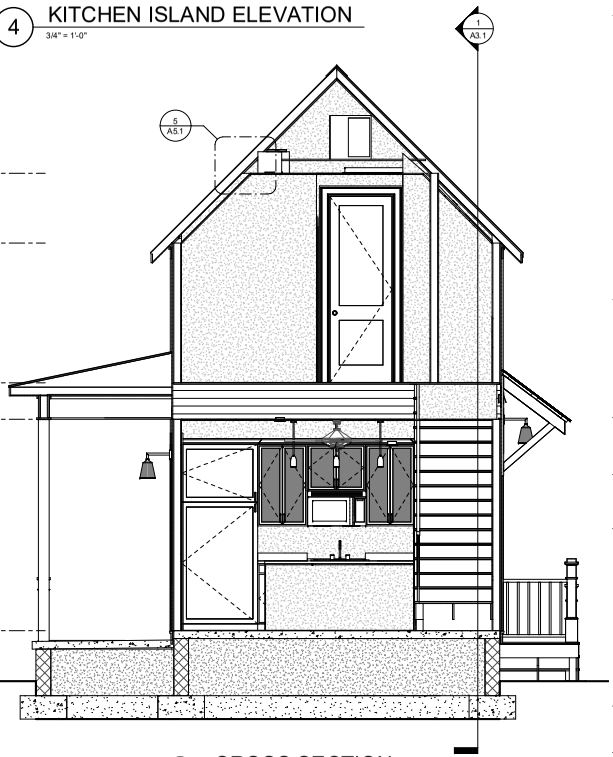
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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REVISION 0

CENTRAL
HALL
ELEVATION 2L

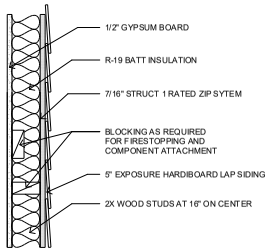
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

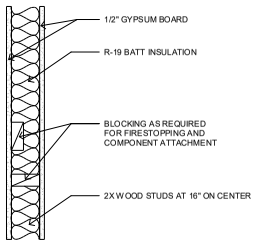
SECTIONS

SHEET A3.1

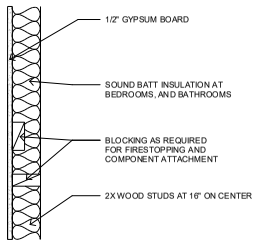
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

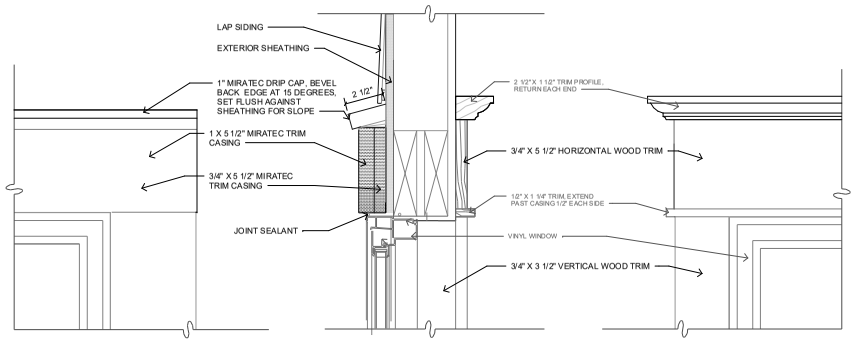


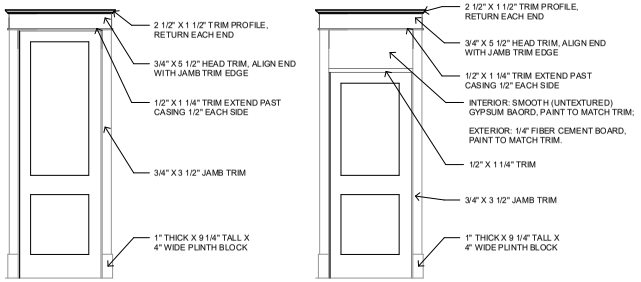
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

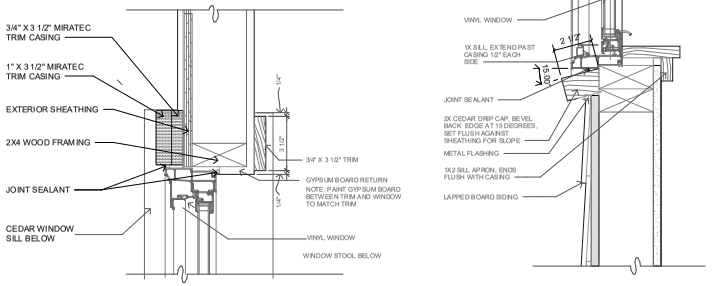
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

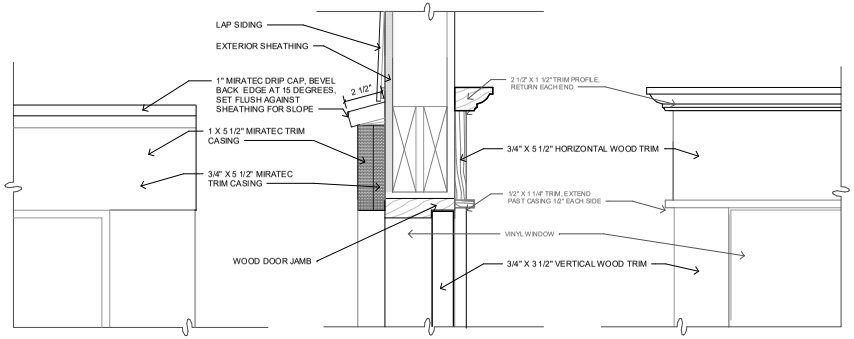




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 2L

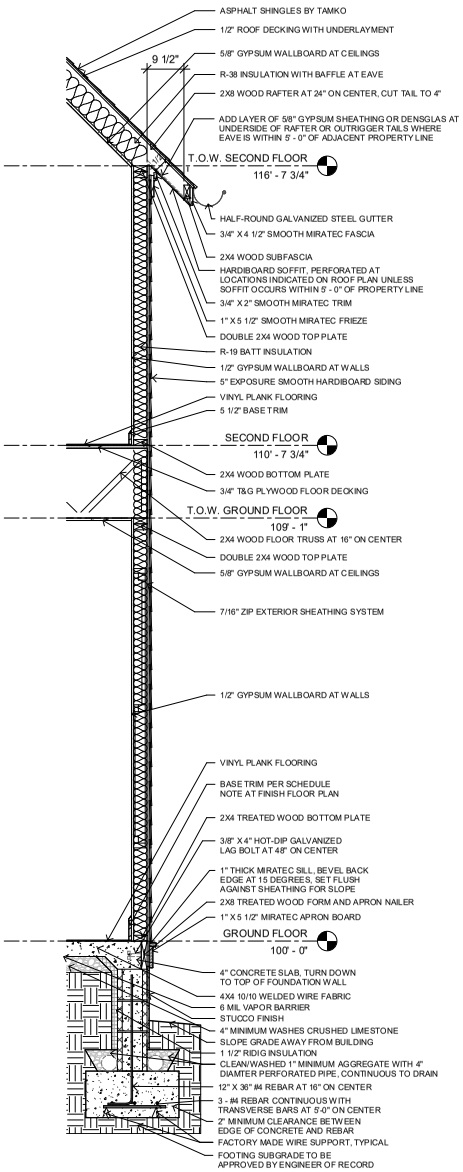
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

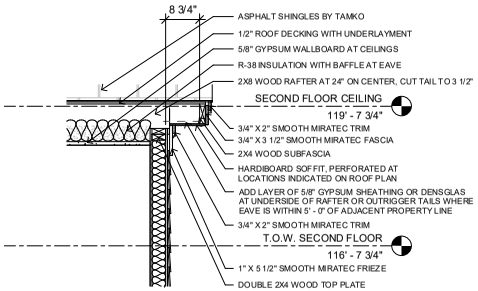
SCHEDULES

SHEET A4.1

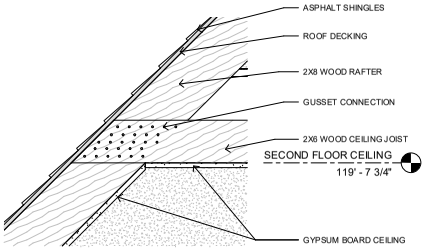
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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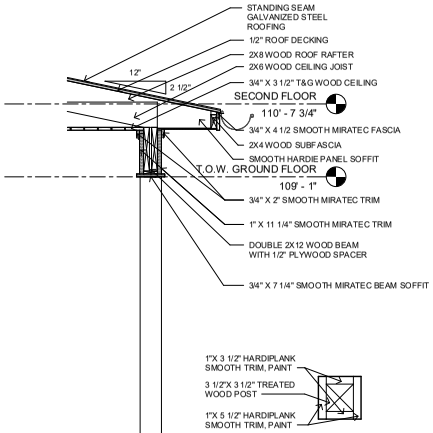
1 WALL SECTION AT EAVE
3/4" = 1'-0"



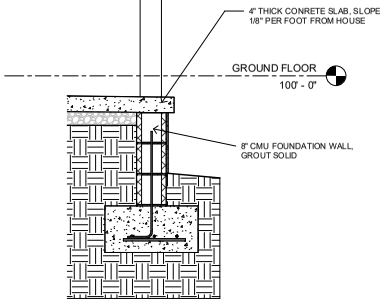
2 WALL SECTION AT RAKE
3/4" = 1'-0"



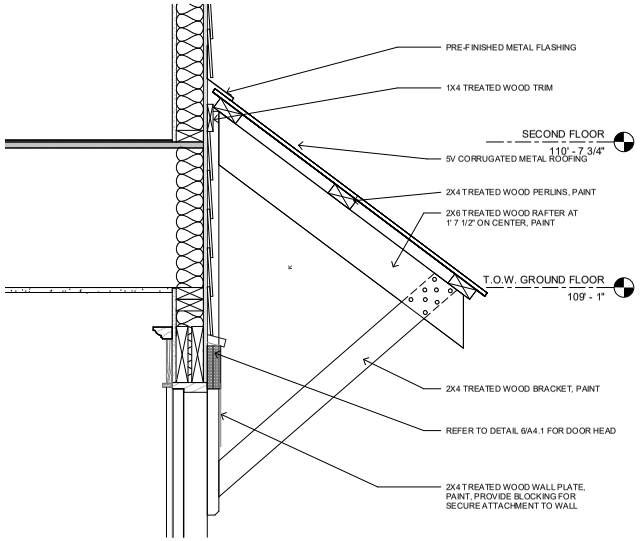
5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



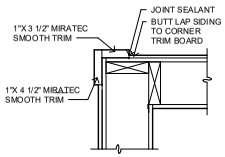
6 PORCH POST DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 2L

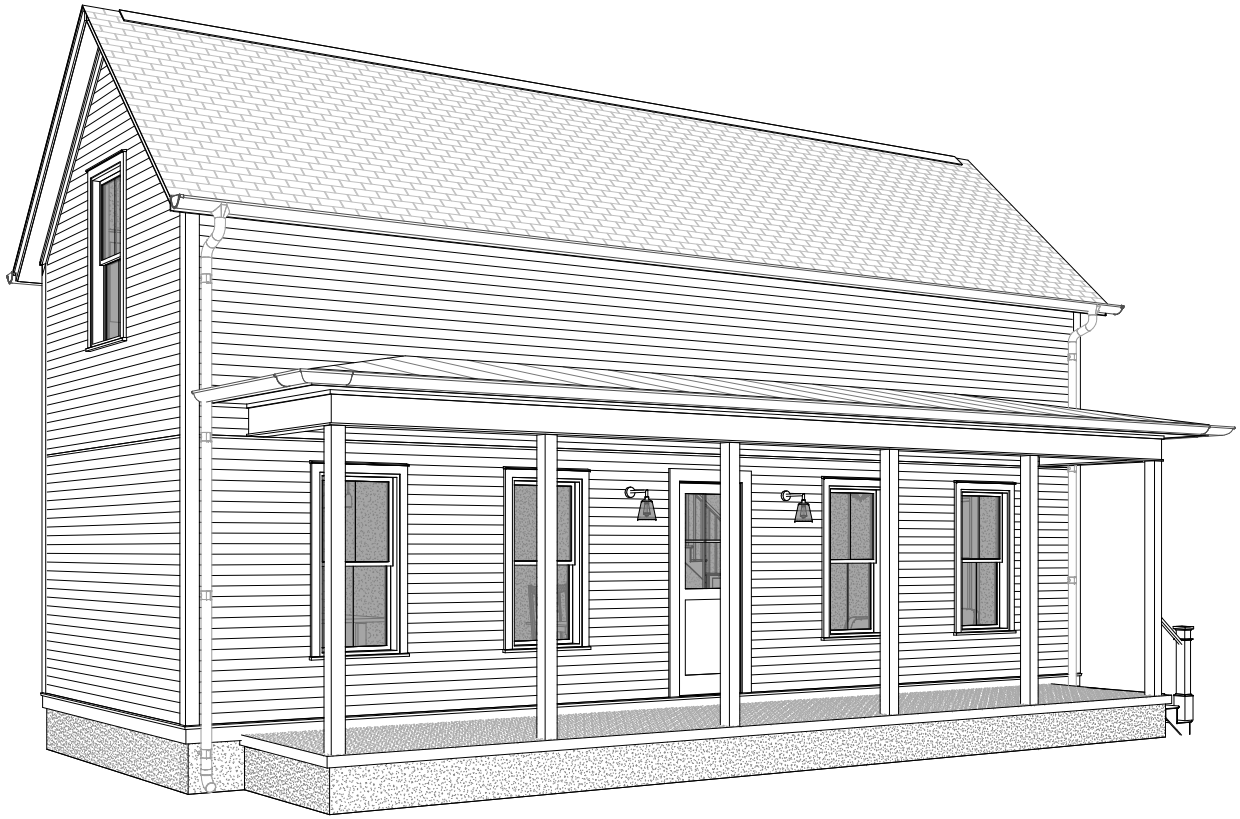
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

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APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
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A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR PLAN	597 SF
	1195 SF

CENTRAL HALL
ELEVATION 2R

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 2R

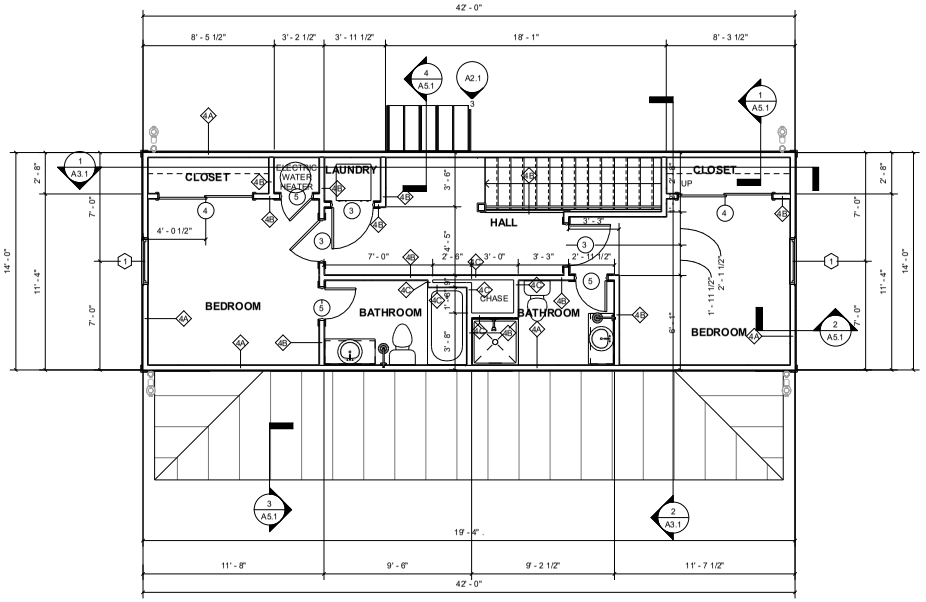
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CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

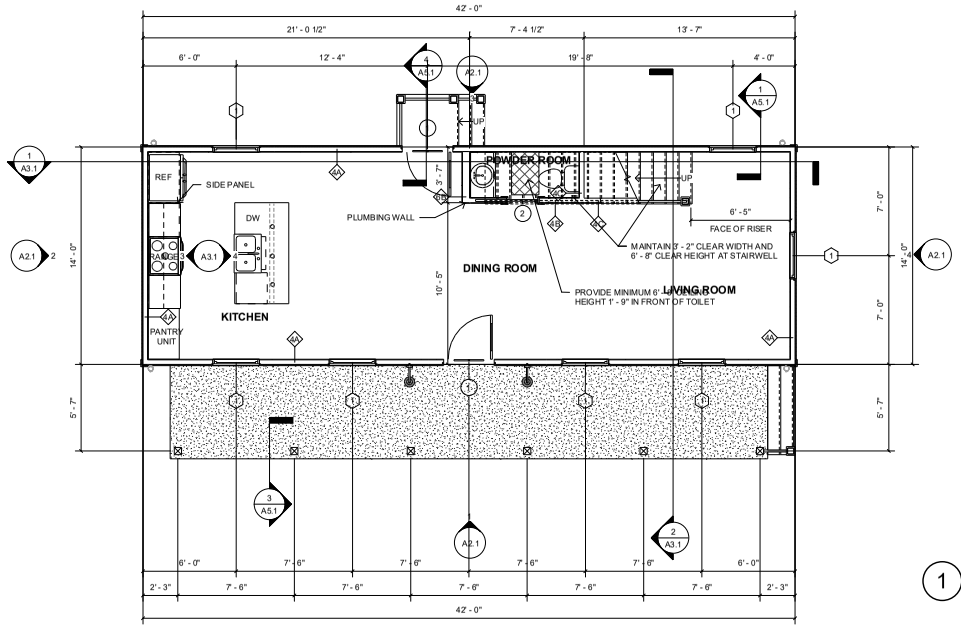
COVER

SHEET A0

Commercial Plan Review July 10, 2023



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

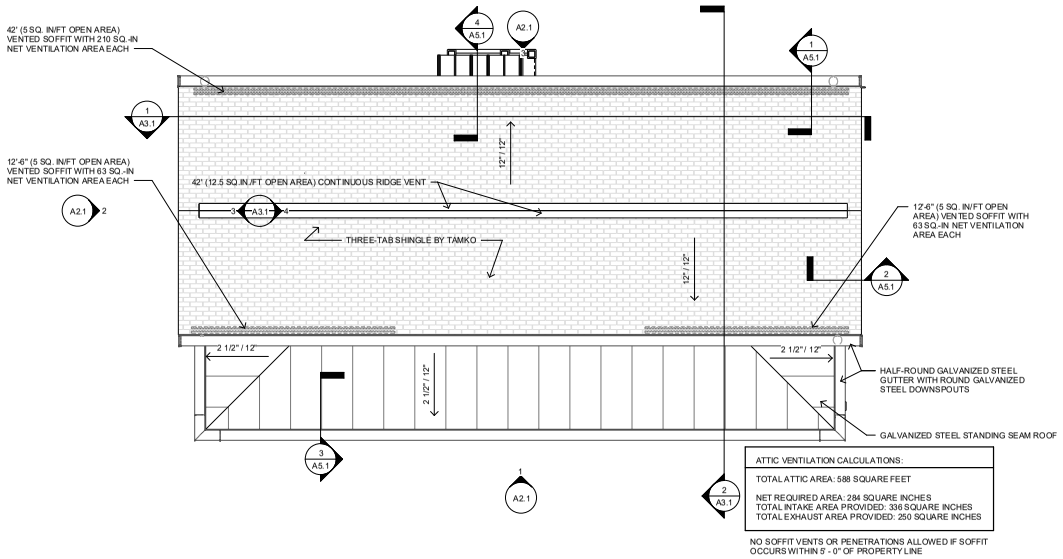
CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

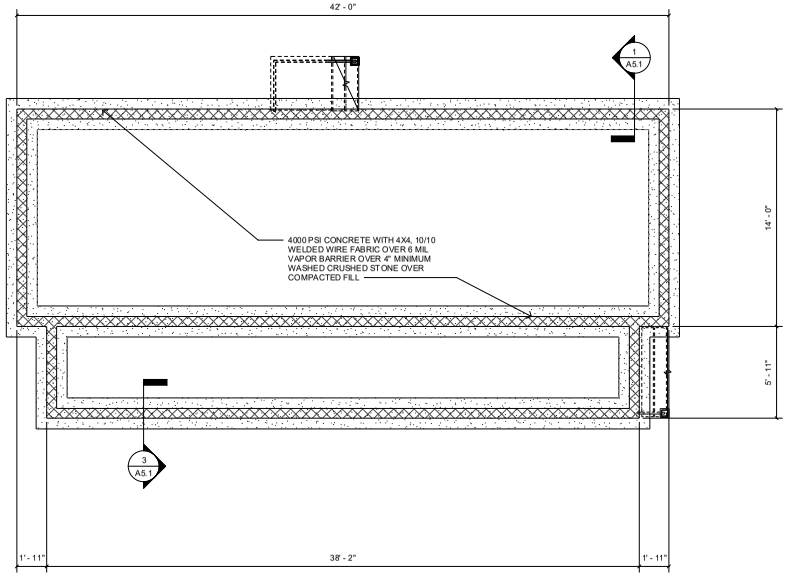
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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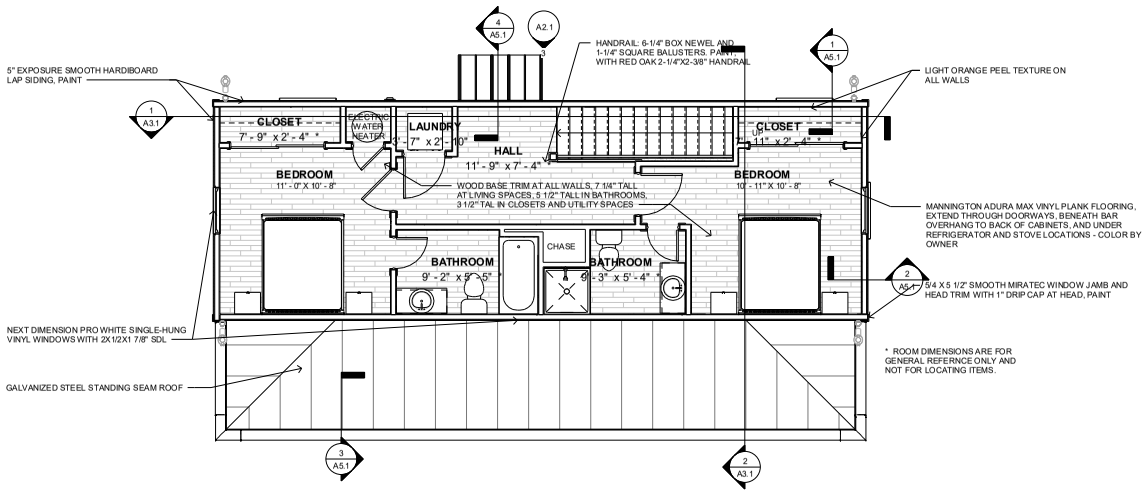
CENTRAL HALL ELEVATION 2R

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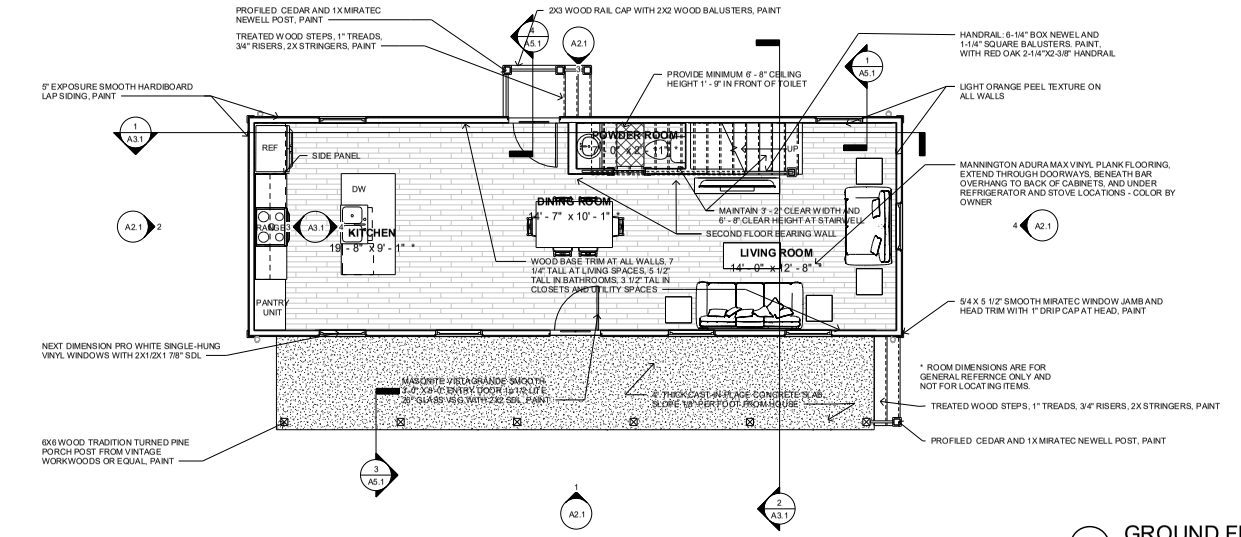
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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REVISION 0

CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

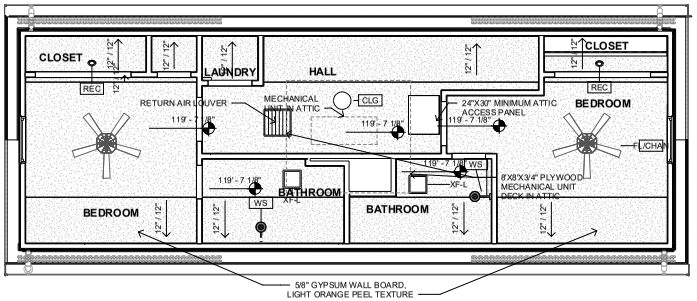
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DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

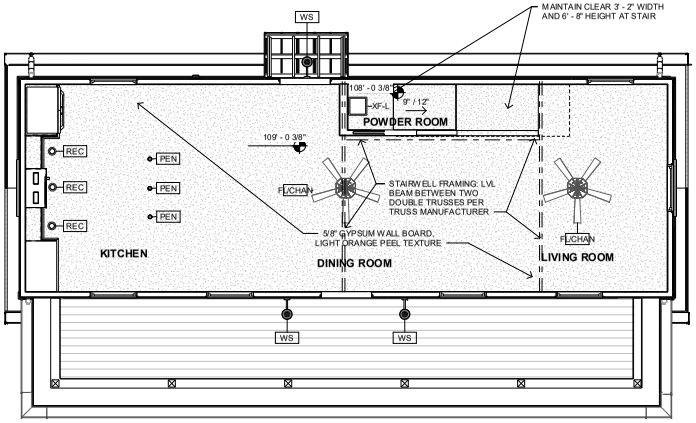
SHEET A1.3

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 141 of 372

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
P/END	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

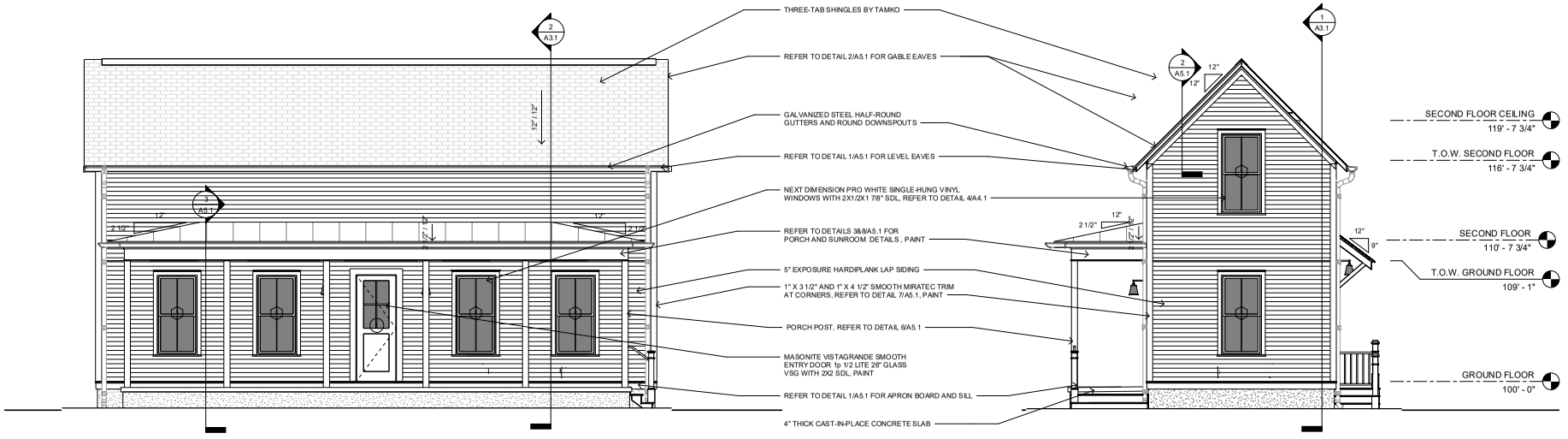
CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

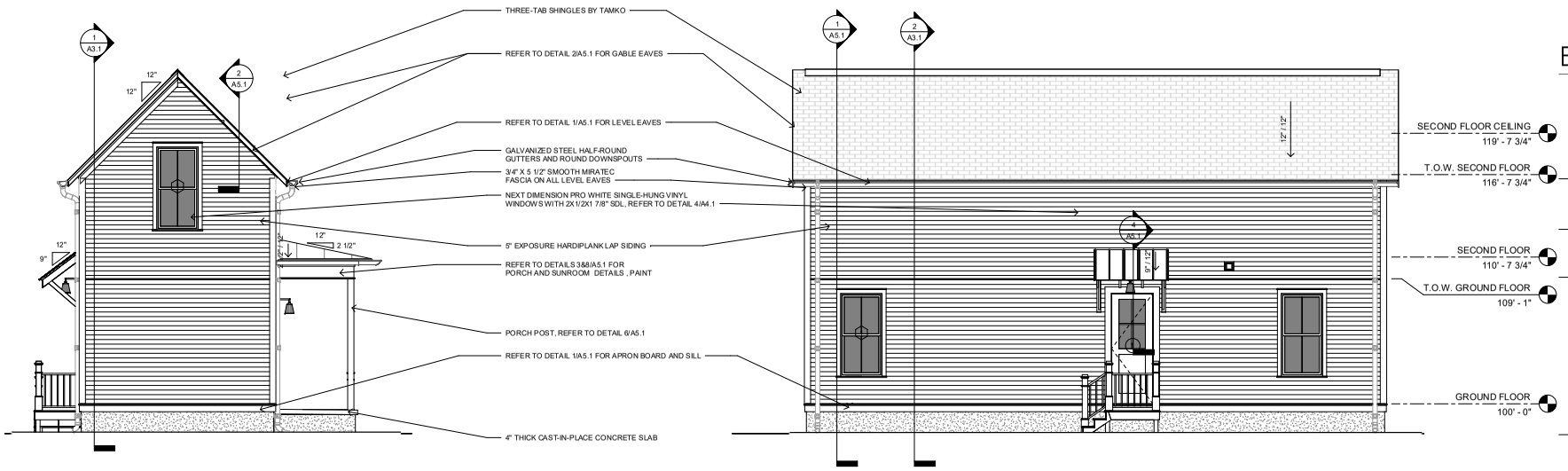
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Community Plan July 10

REVISION 0

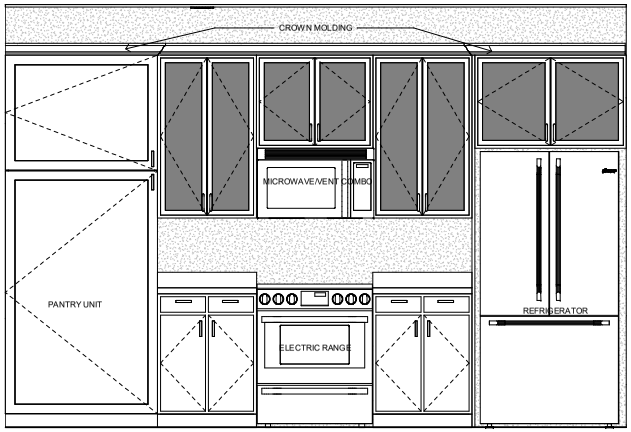
CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

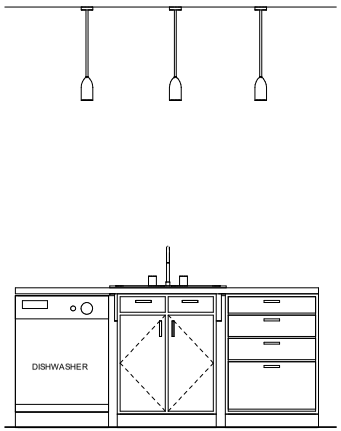
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

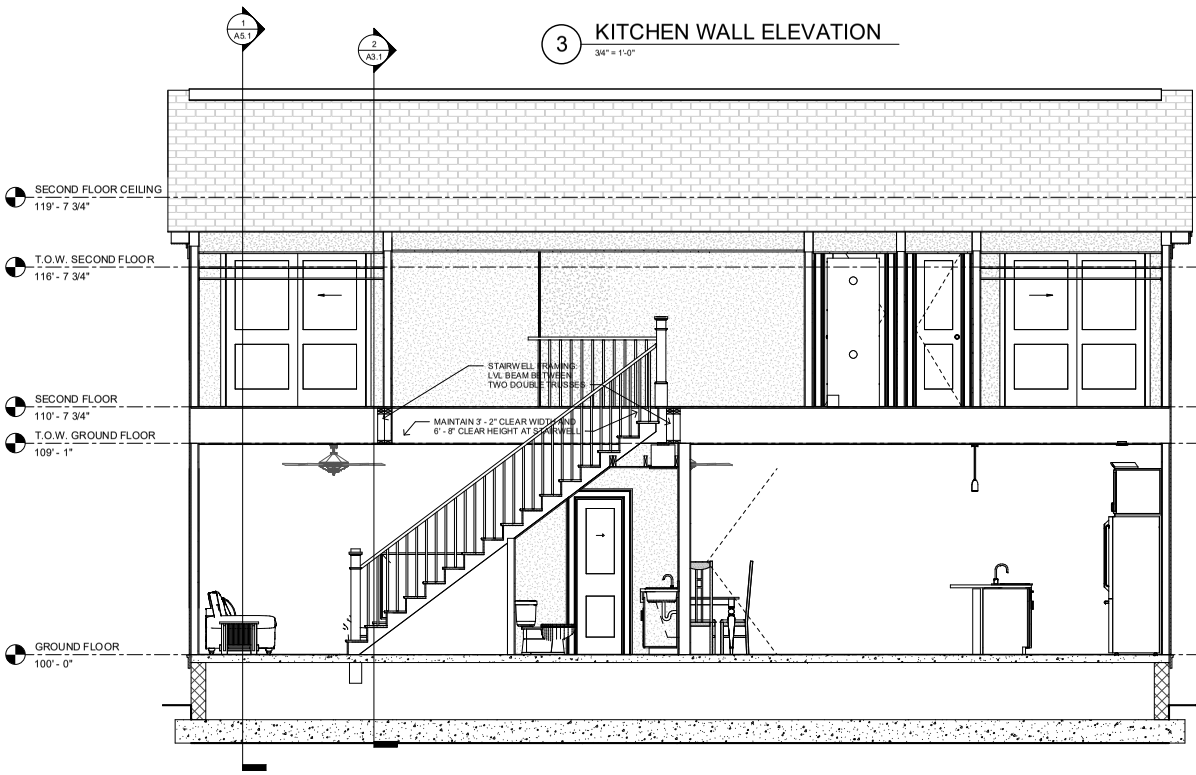
SHEET A2.1



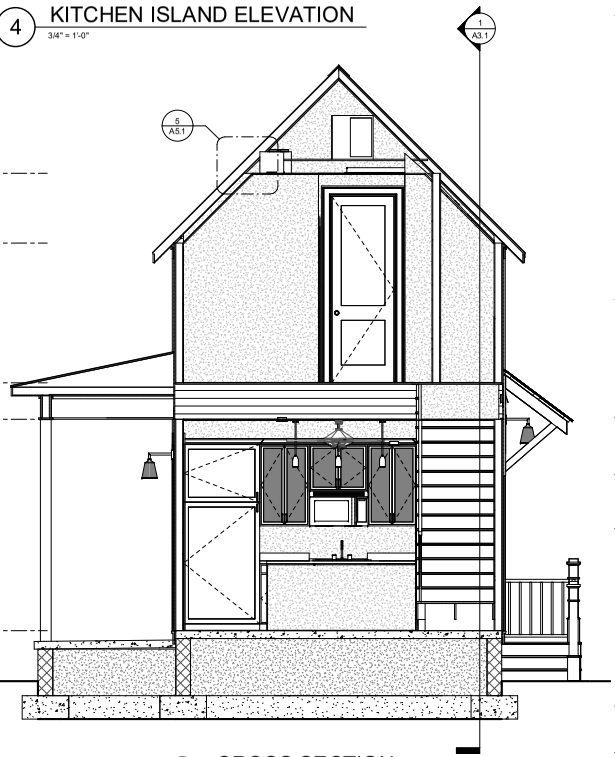
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
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ARKANSAS - ENGINEER

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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 144 of 372

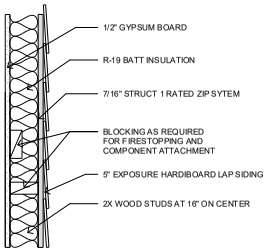
CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

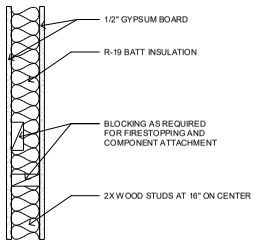
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

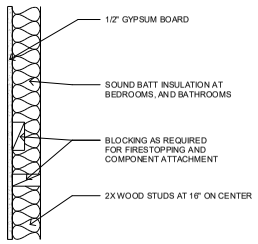
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

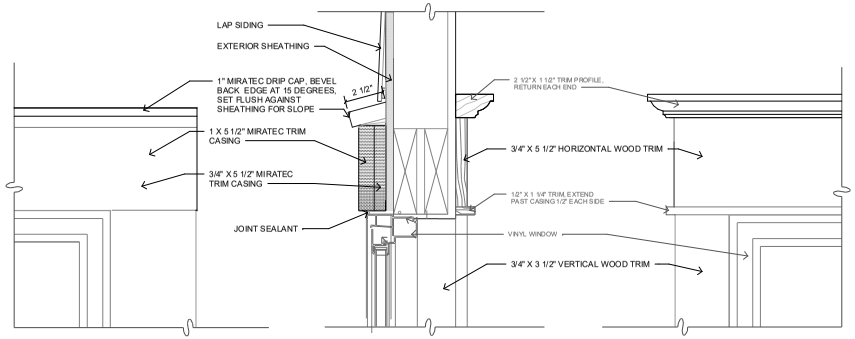


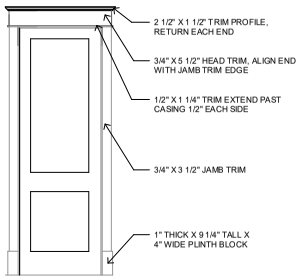
3 WALL TYPE C
1 1/2" = 1'-0"

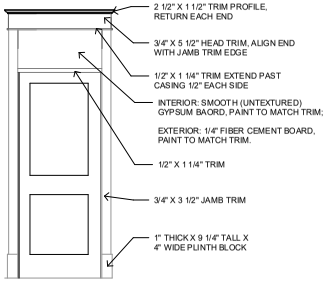
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

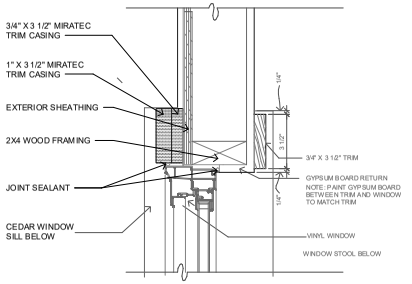
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

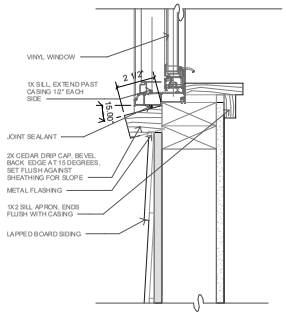




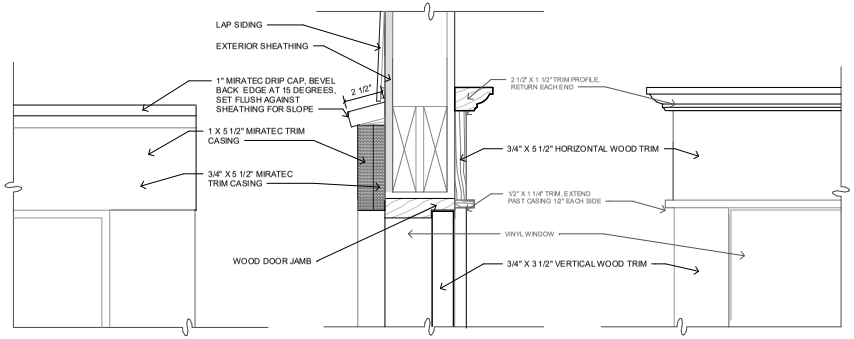


5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"





4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 2R

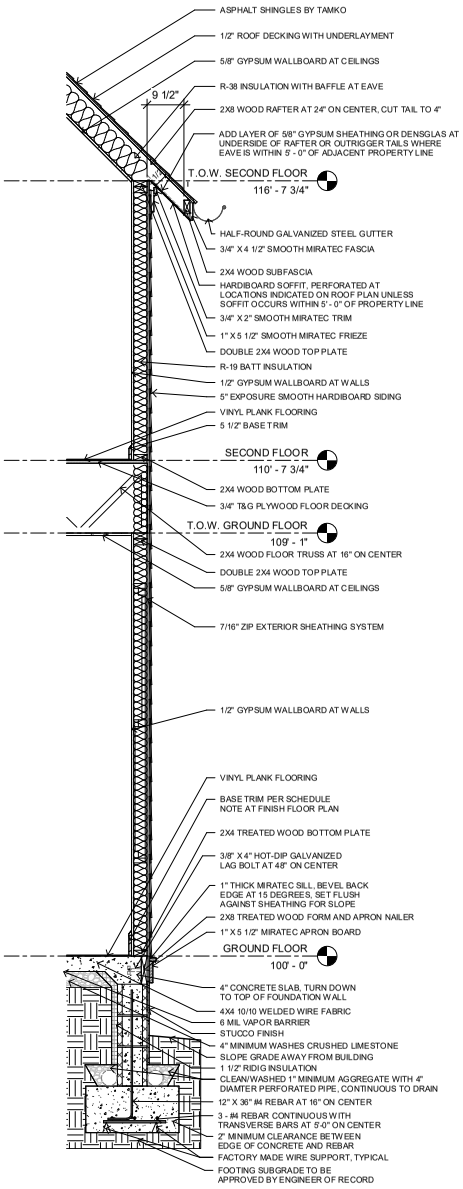
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

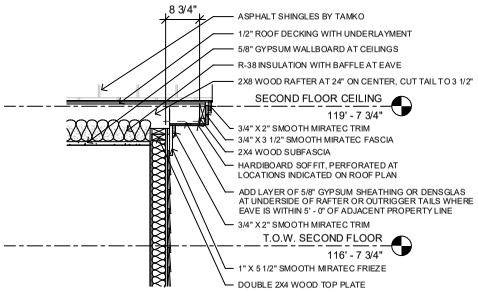
SCHEDULES

SHEET A4.1

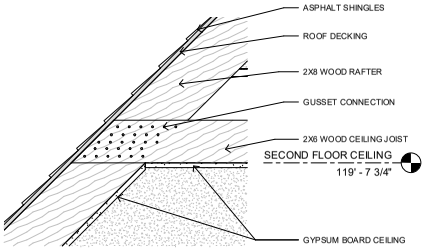
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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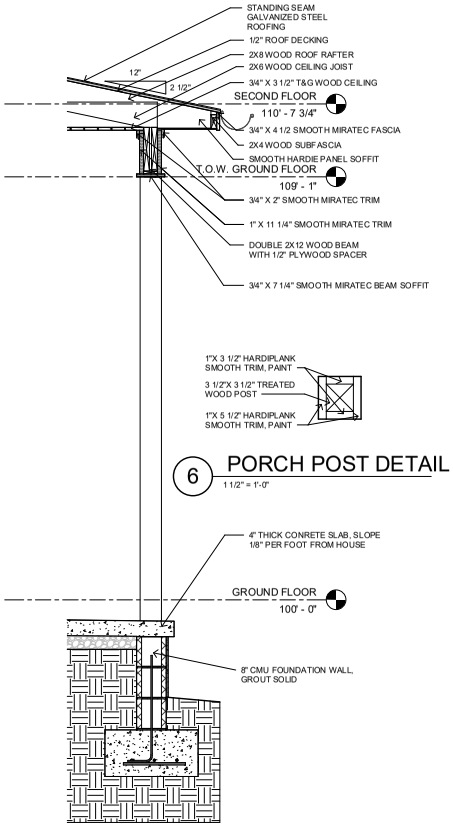
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

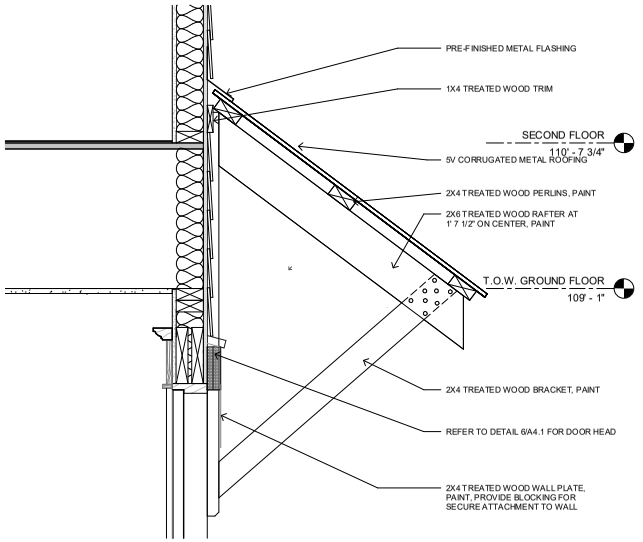


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

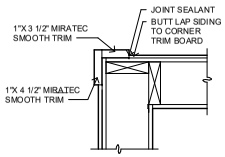


6 PORCH POST DETAIL
1 1/2" = 1'-0"

3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



CENTRAL HALL
ELEVATION 3L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
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PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

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ARKANSAS - ENGINEER

REVISION 0

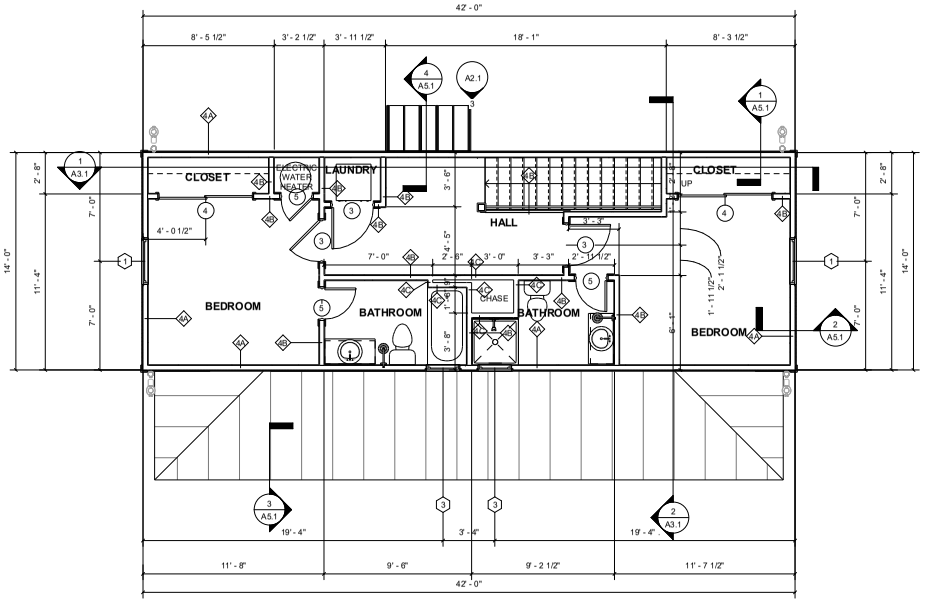
CENTRAL
HALL
ELEVATION 3L

ISSUED FOR
CONSTRUCTION

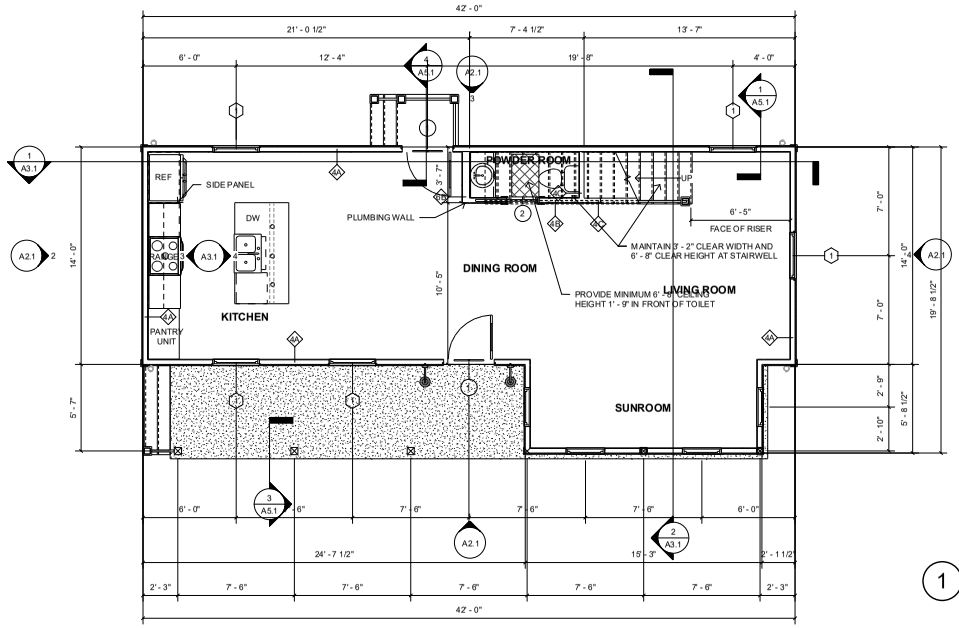
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

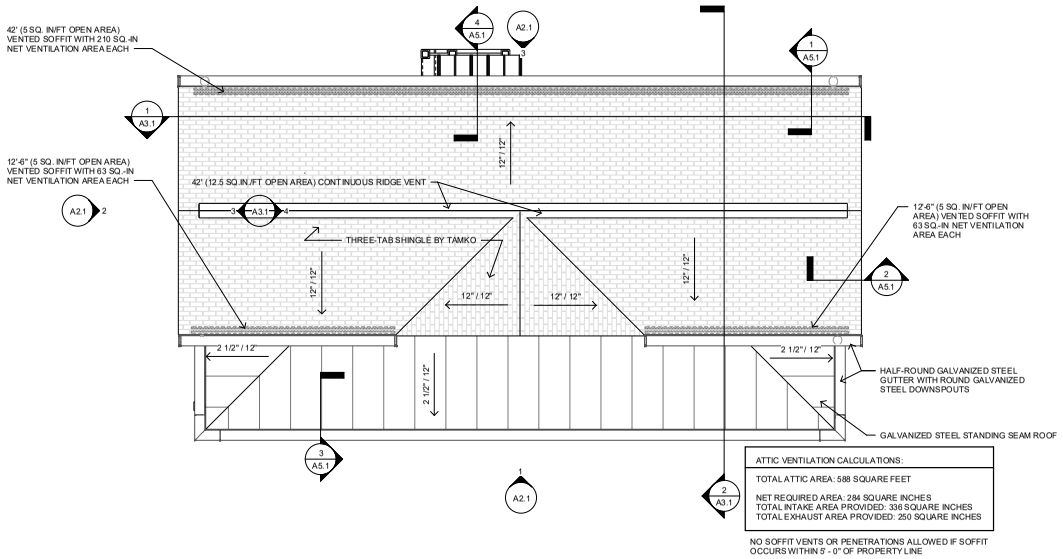
CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



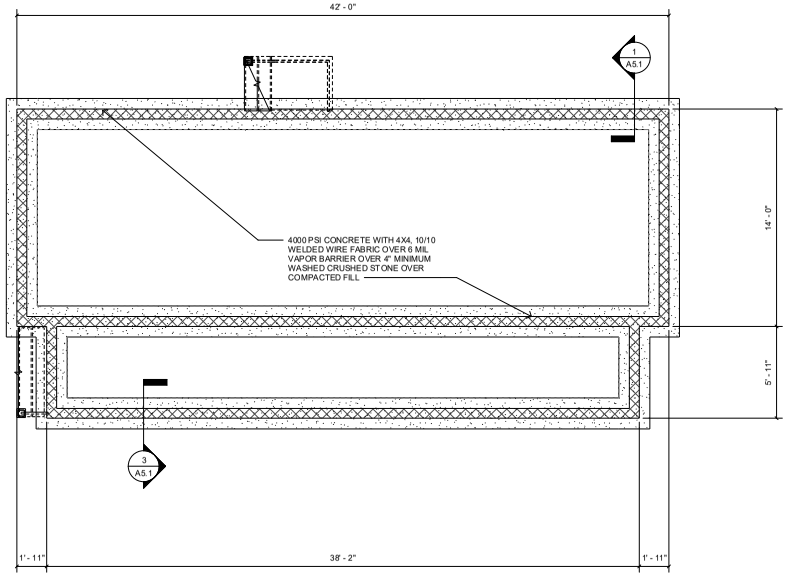
ATTIC VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 588 SQUARE FEET

NET REQUIRED AREA: 284 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 336 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12946 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

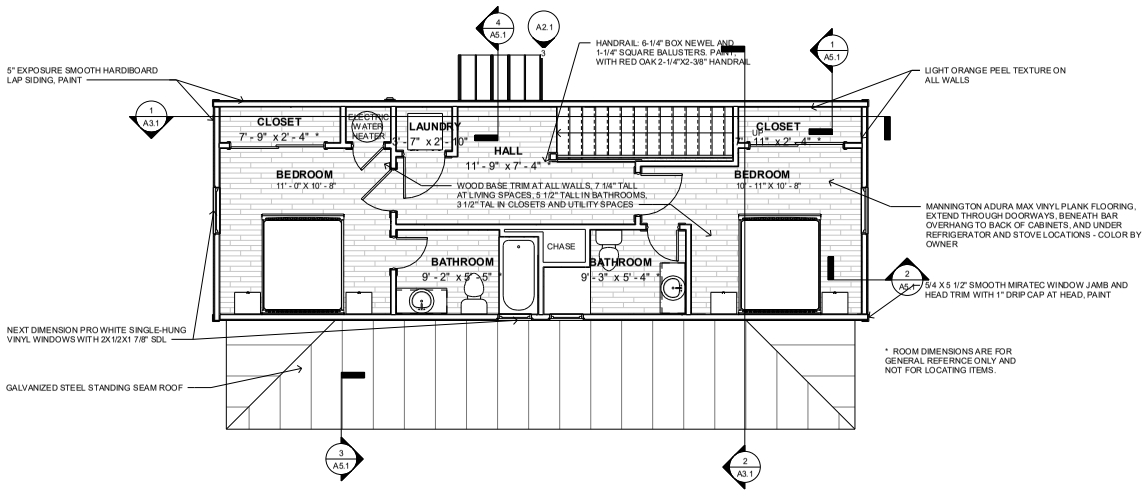
CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

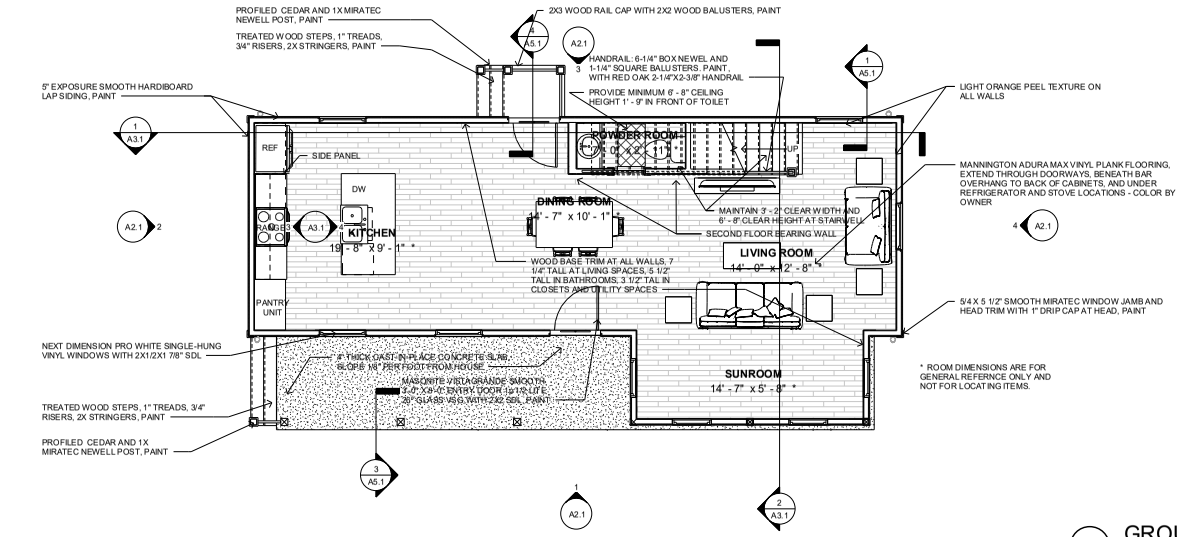
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12506
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

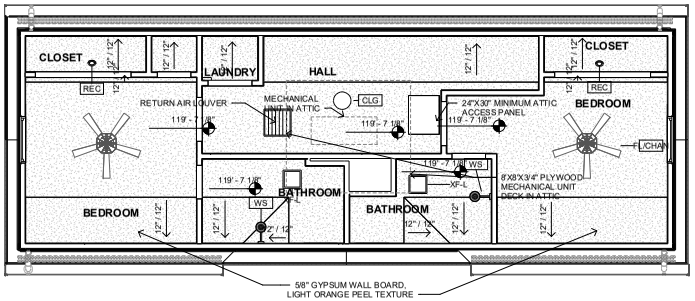
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

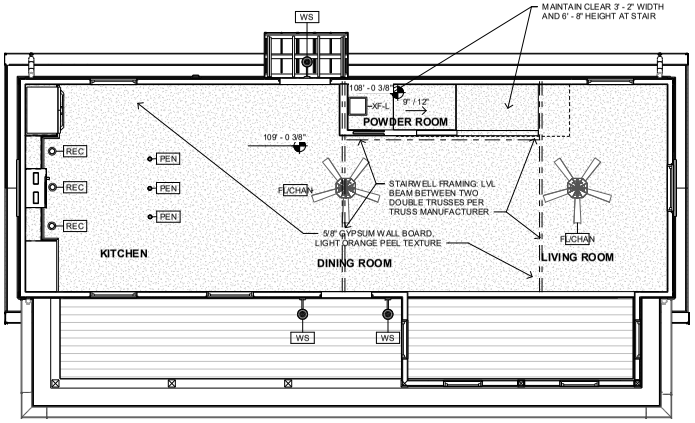
SHEET A1.3

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 232 of 602
Commercial Plans July 10, 2023 Page 150 of 372

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

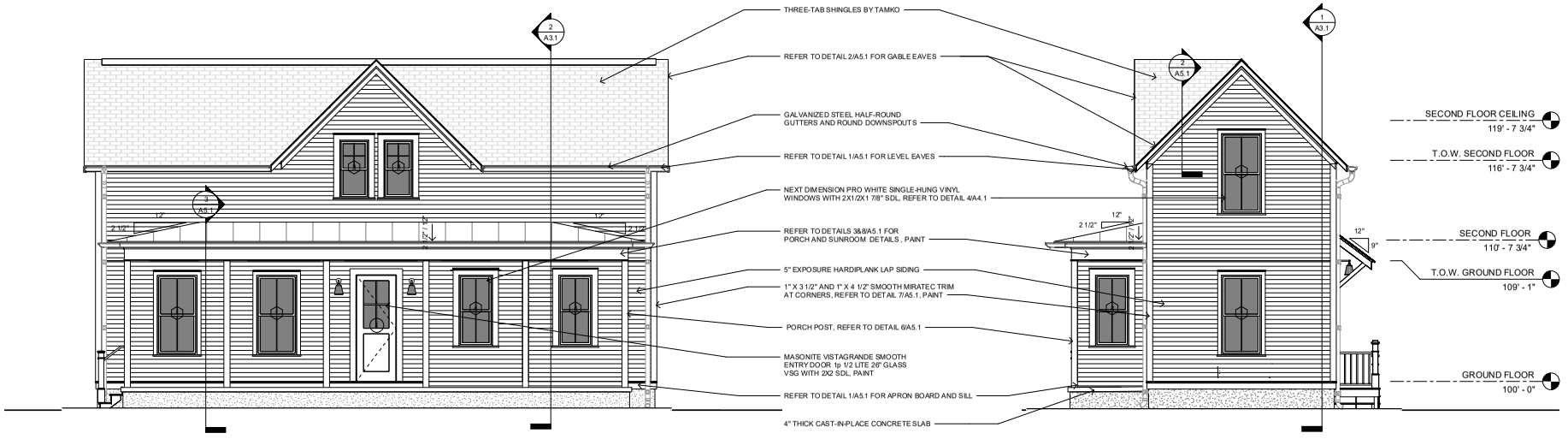
CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

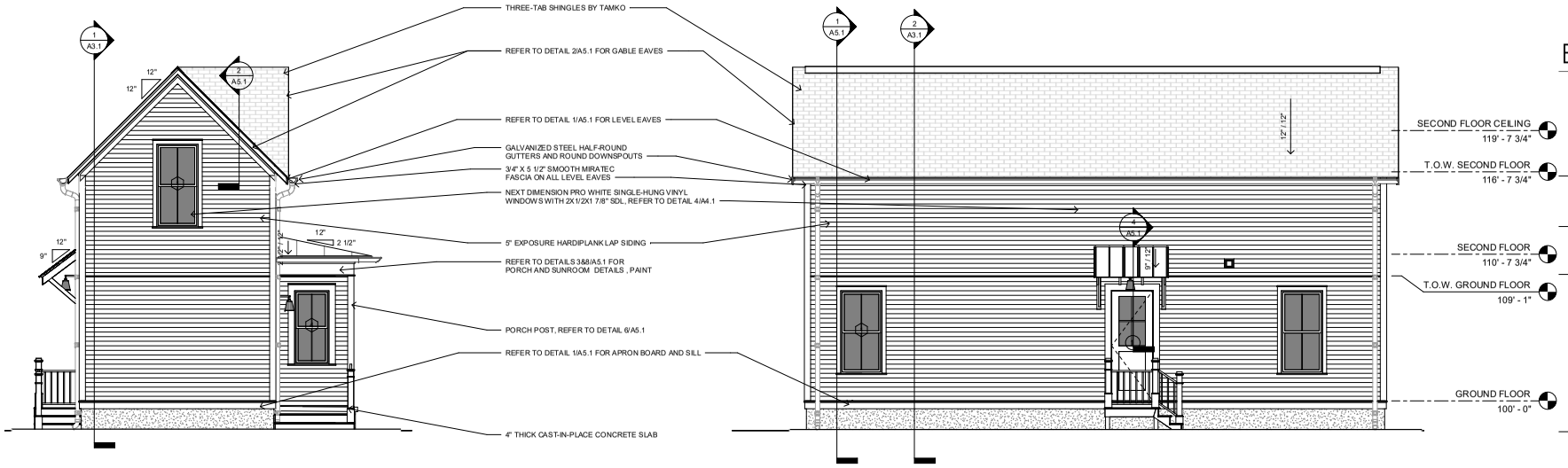
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

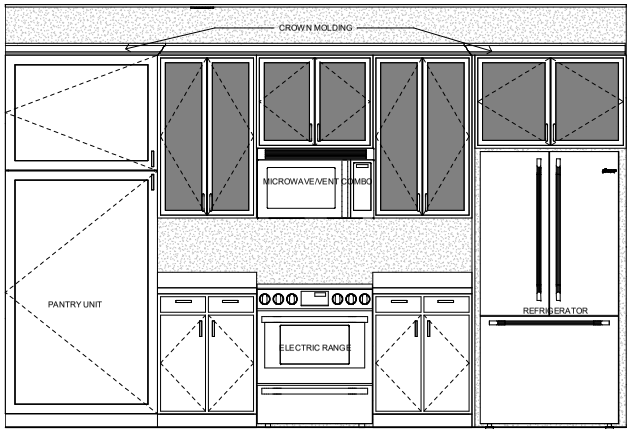
CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

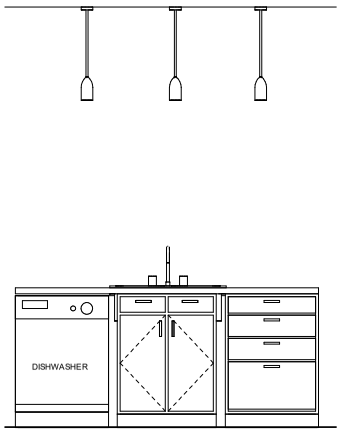
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

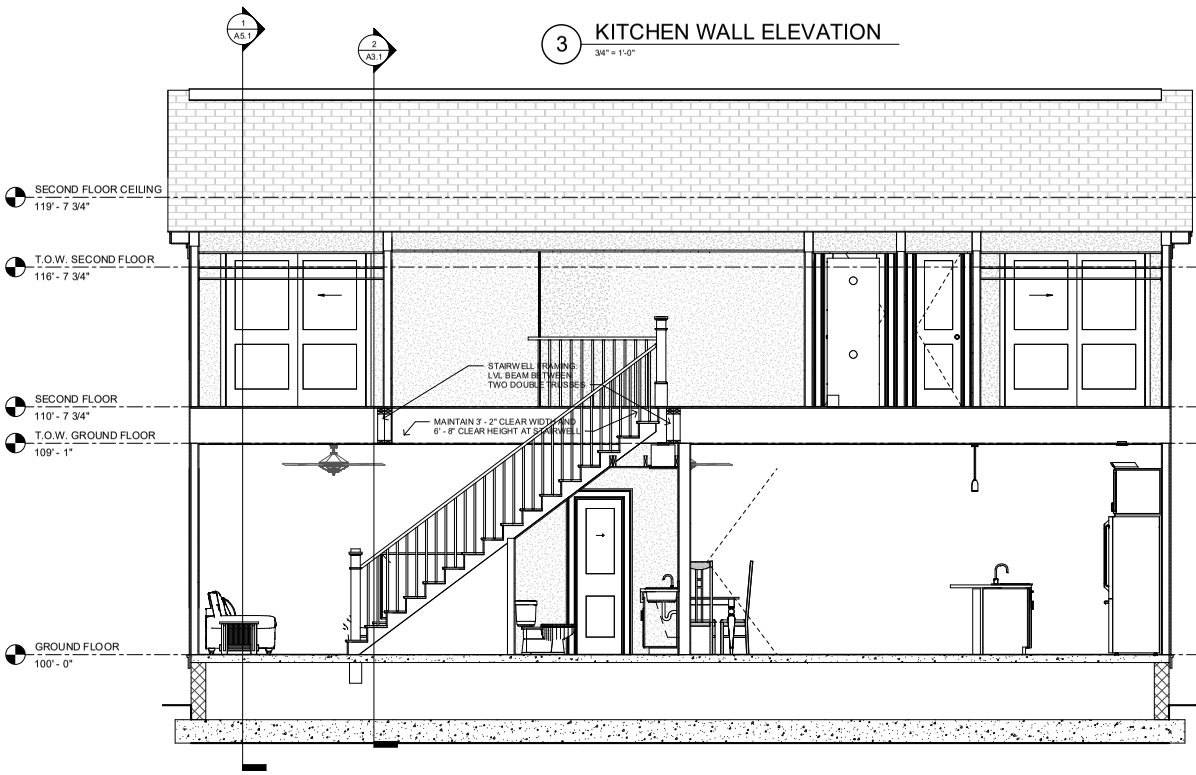
SHEET A2.1



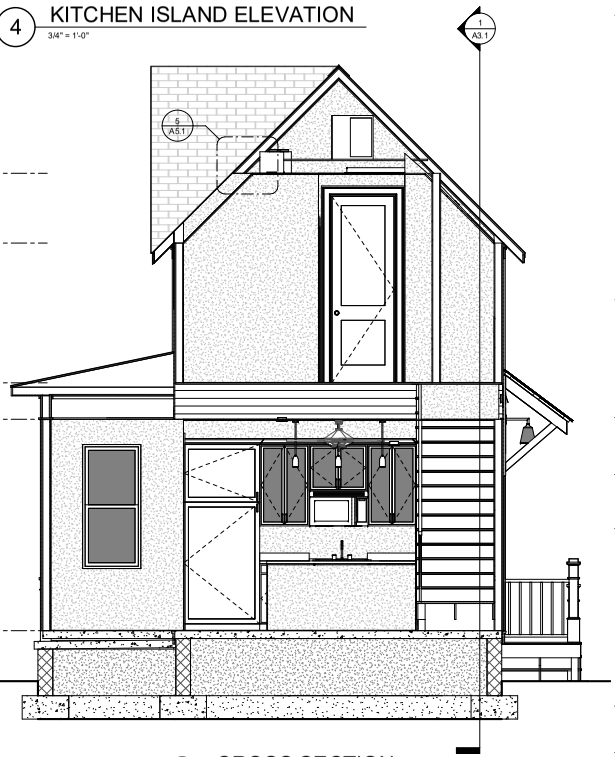
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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CENTRAL HALL ELEVATION 3L

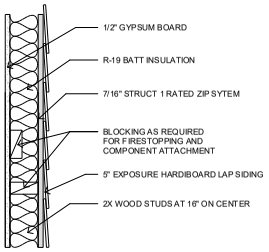
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

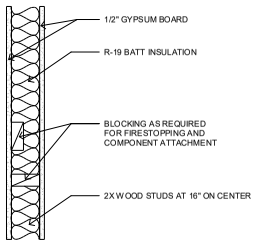
SECTIONS

SHEET A3.1

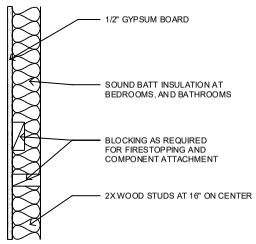
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 153 of 372
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

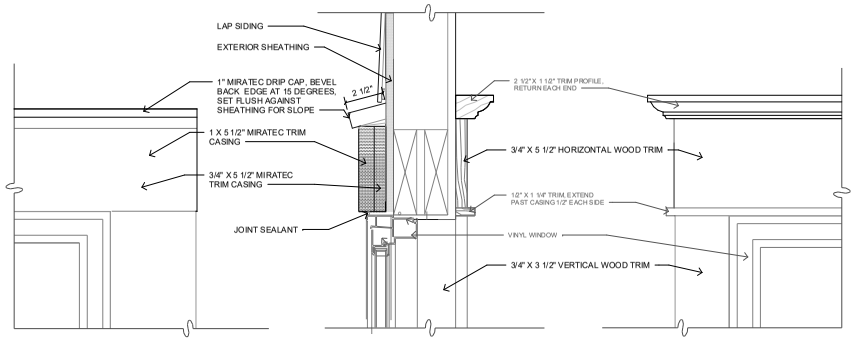


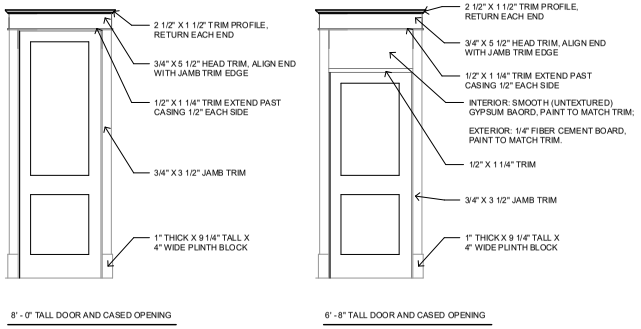
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
3	2' - 2"	4' - 4"	7' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
4	2' - 6"	5' - 4"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

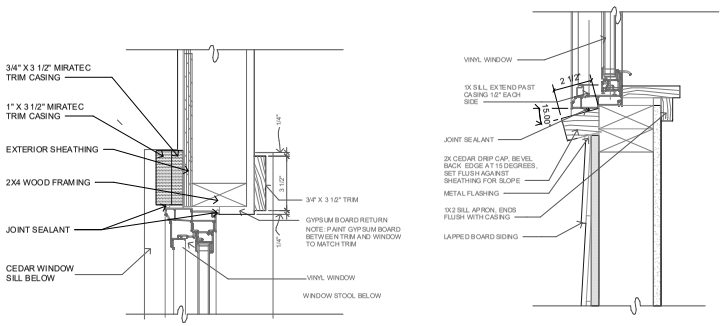
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

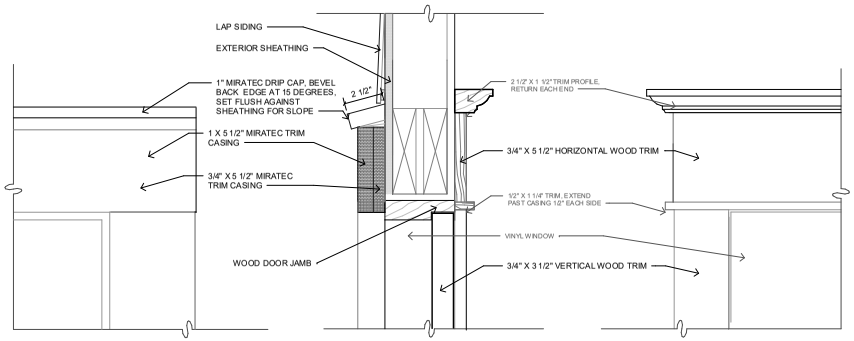




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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REVISION 0

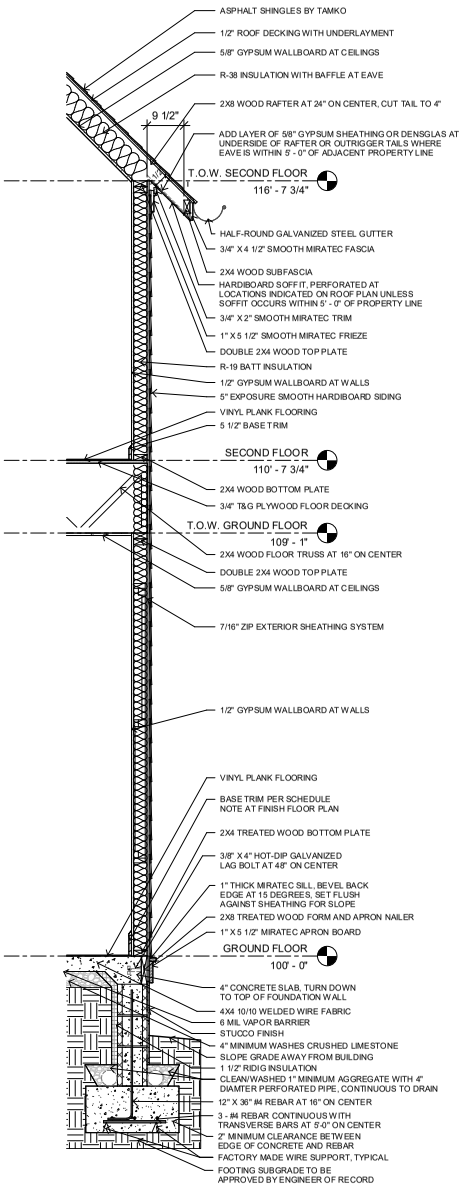
CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

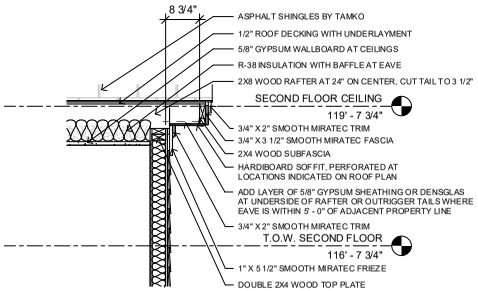
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

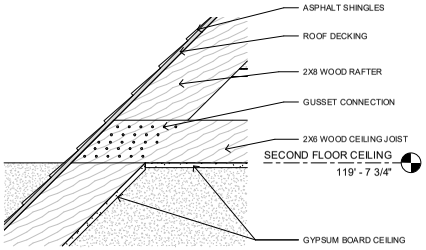
SHEET A4.1



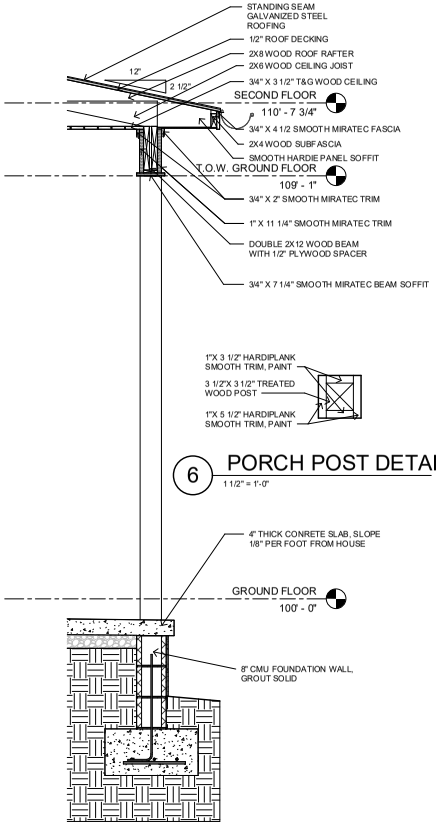
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

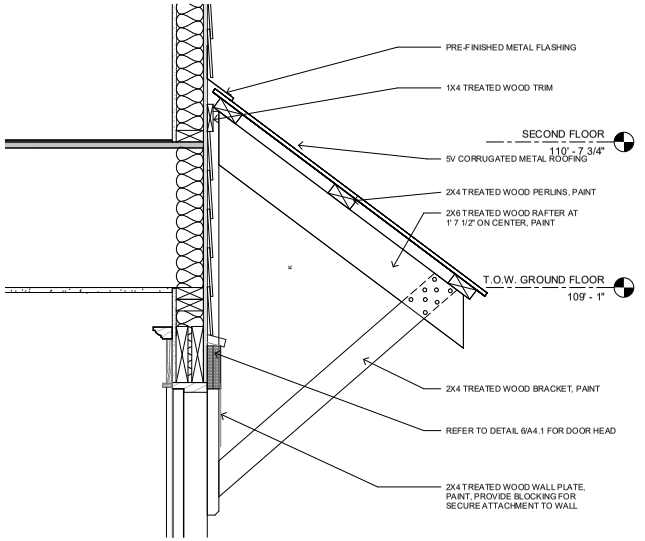


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

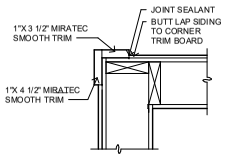


6 PORCH POST DETAIL
1 1/2" = 1'-0"

3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

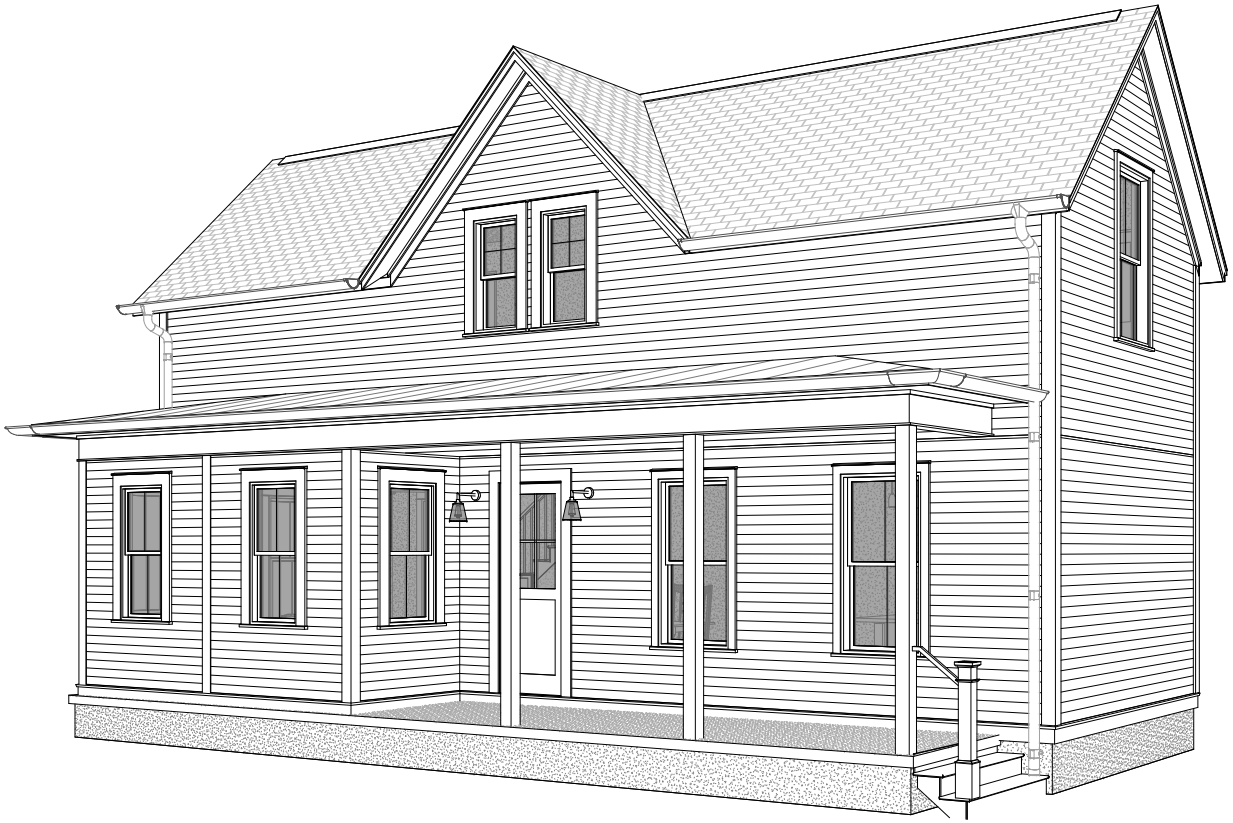
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 237 of 602
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July 10, 2023 Planning Commission Agenda Packet Page 238 of 602



CENTRAL HALL
ELEVATION 3R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5\16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

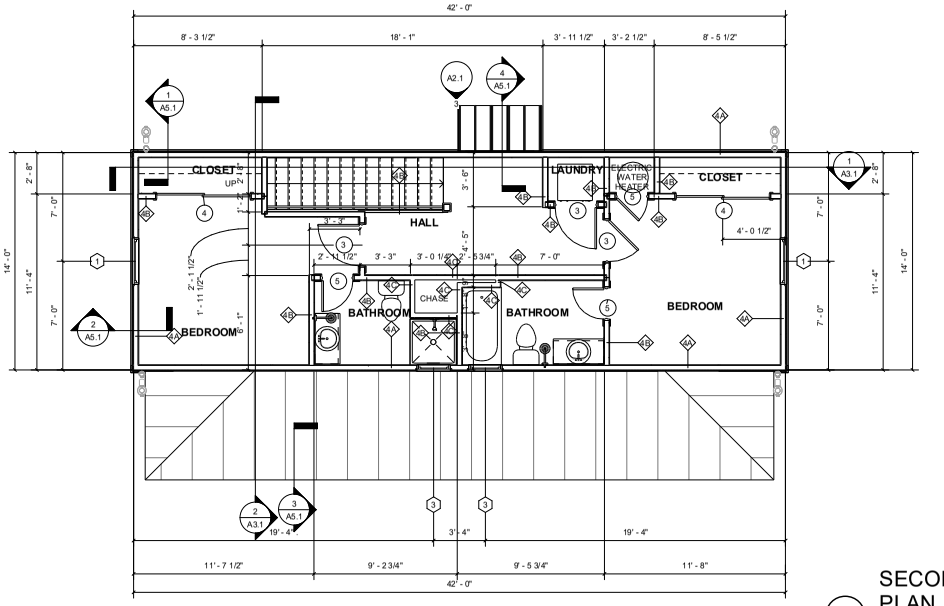
CENTRAL
HALL
ELEVATION 3R

ISSUED FOR
CONSTRUCTION

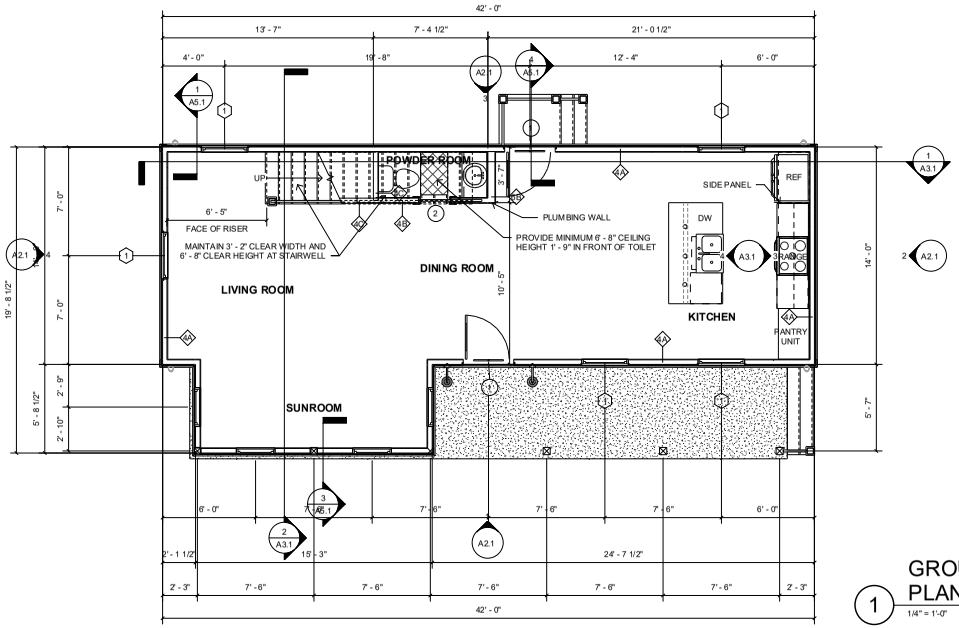
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DRAWN BY: TK
DATE: 03.06/23

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

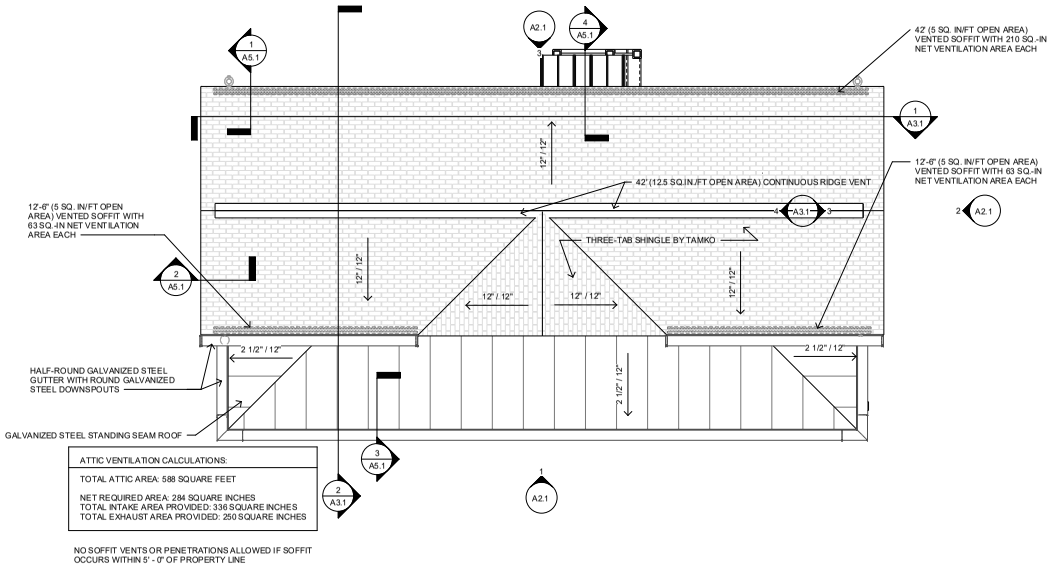
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DRAWN BY: TK
DATE: 03.06/23

DIMENSION PLANS

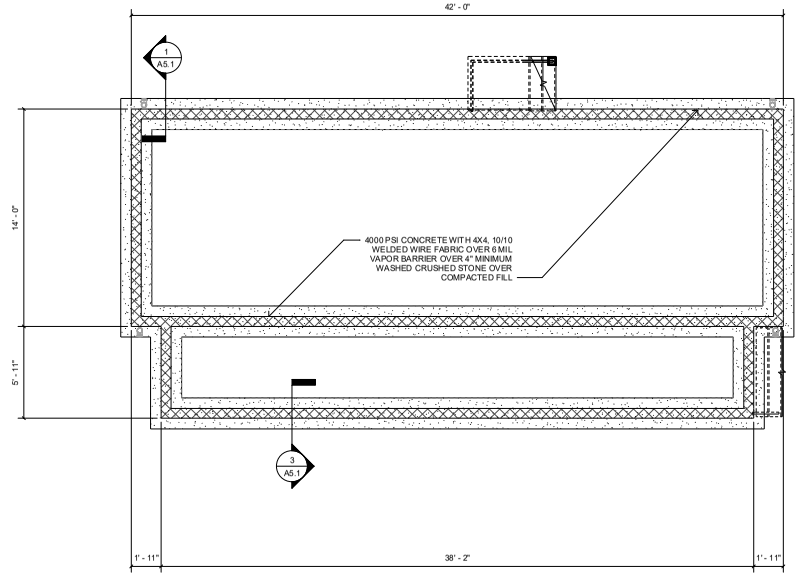
SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 157 of 372 239 of 602

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 240 of 602
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2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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CENTRAL HALL ELEVATION 3R

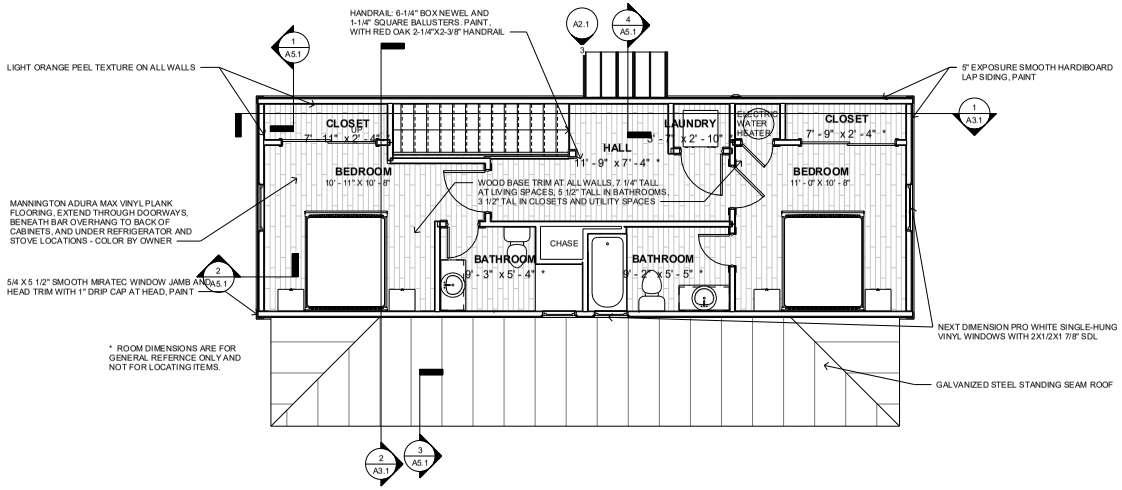
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03.06/23

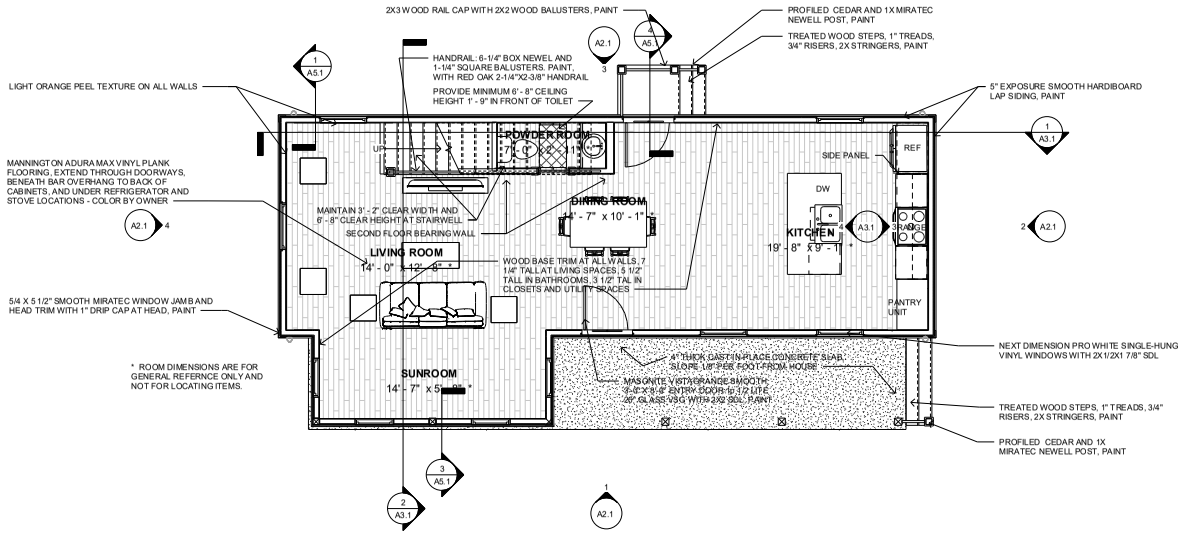
ROOF AND FOUNDATION PLANS

SHEET A1.2

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 241 of 602
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July 10, 2023 Planning Commission



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

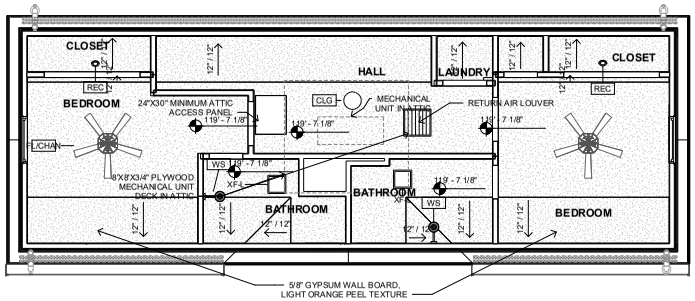
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03.06/23

FINISH PLANS

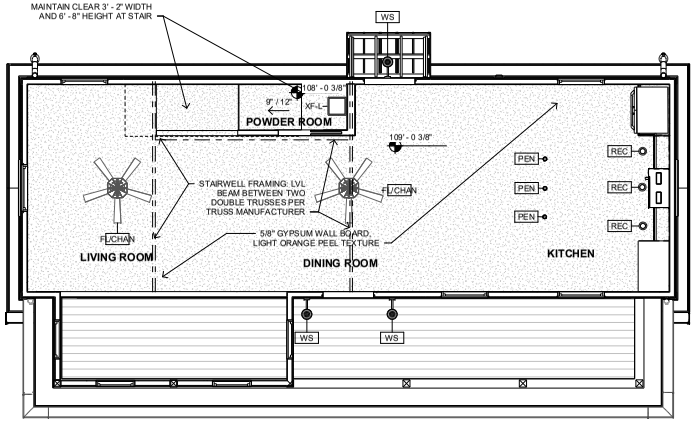
SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Commission Plat July 10

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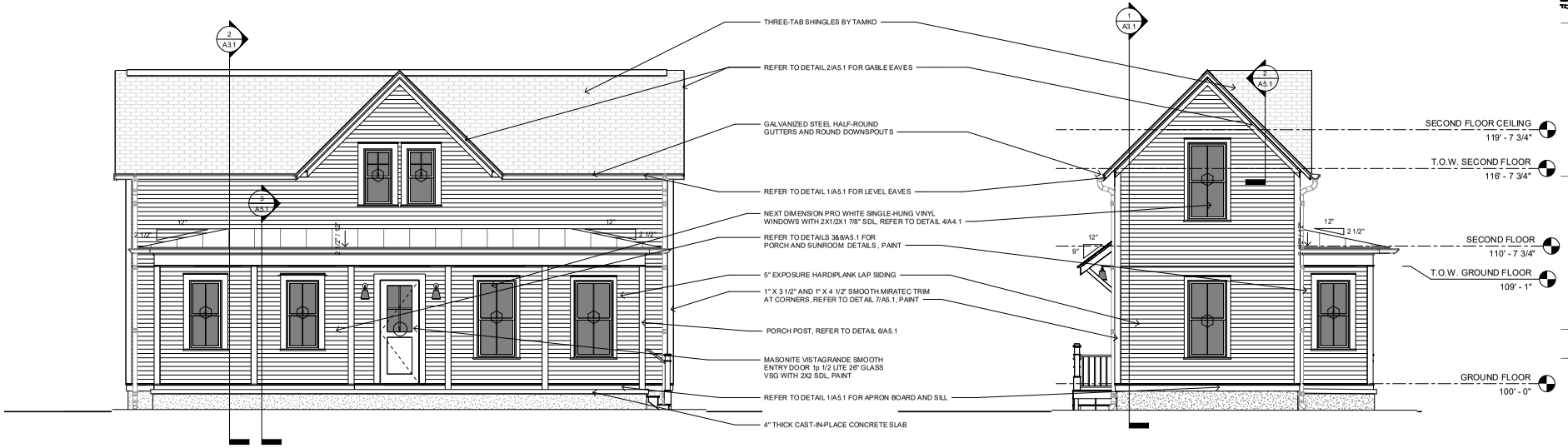
CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

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DRAWN BY: TK
DATE: 03.06/23

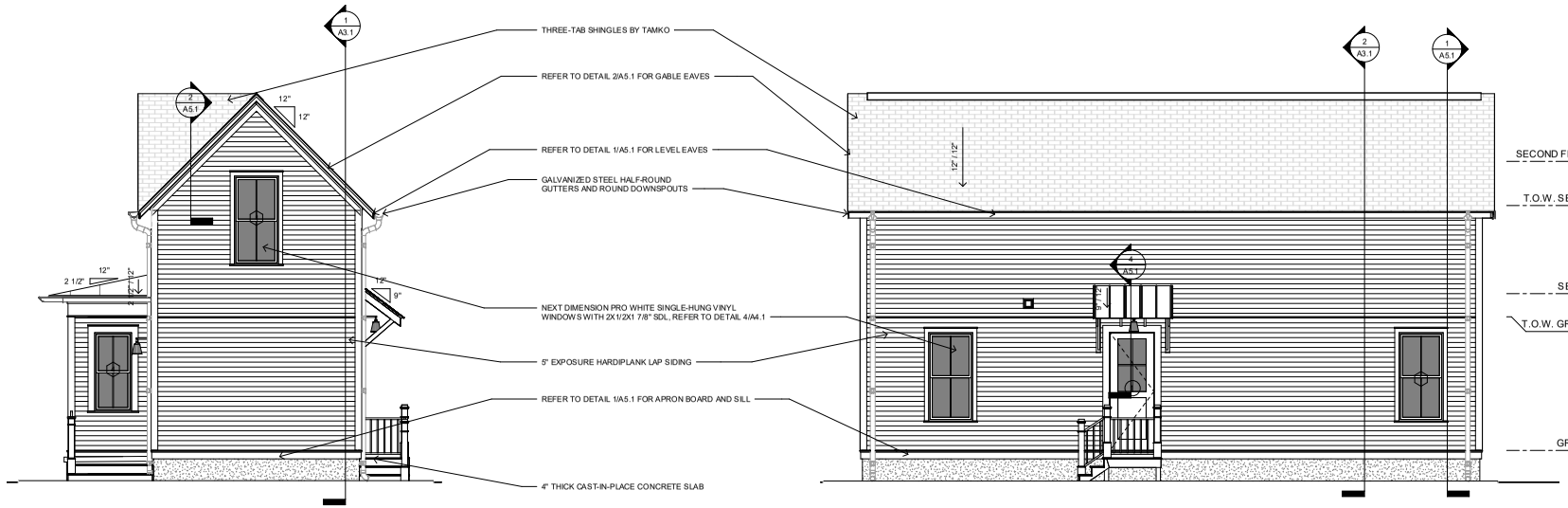
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

CENTRAL HALL ELEVATION 3R

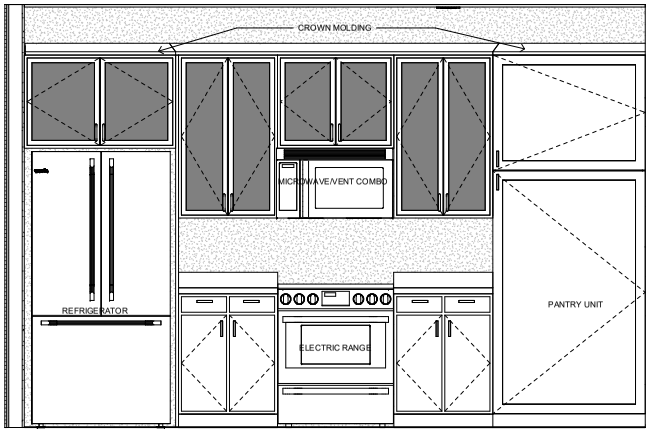
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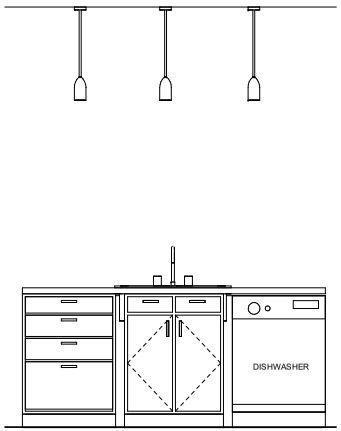
ELEVATIONS

SHEET A2.1

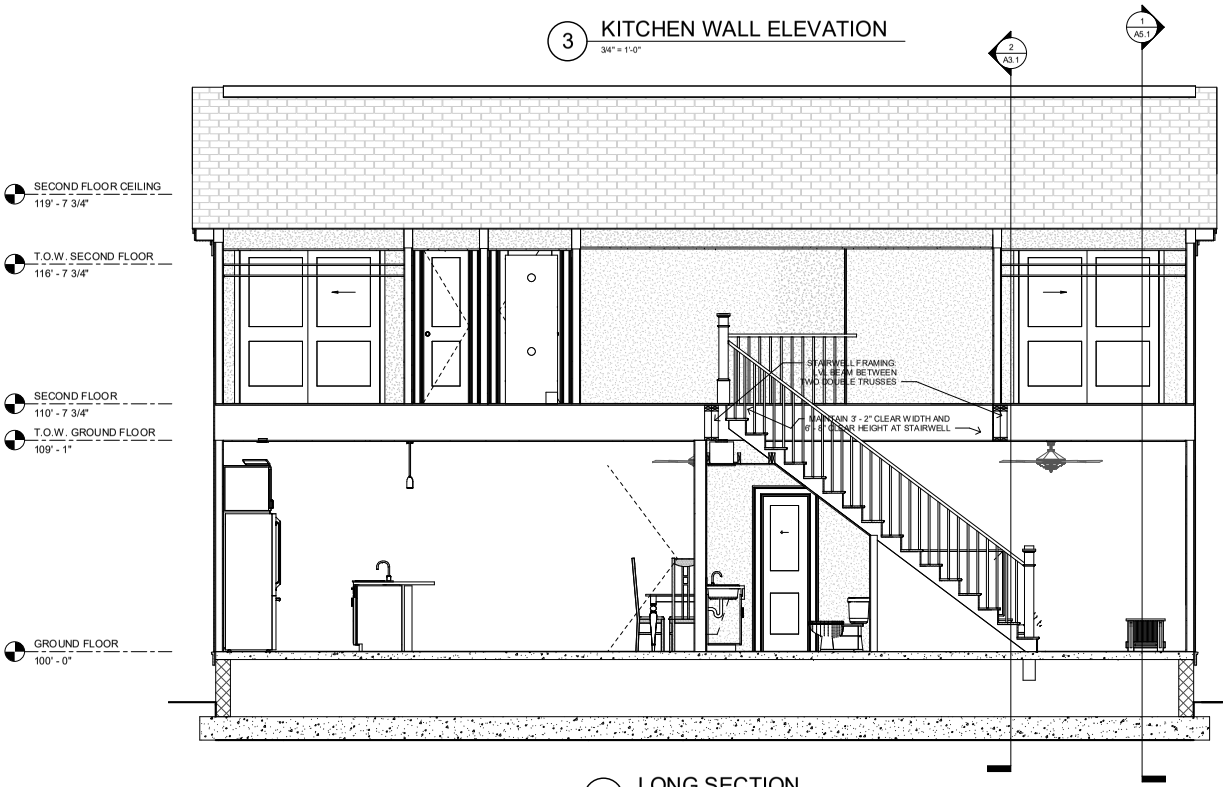
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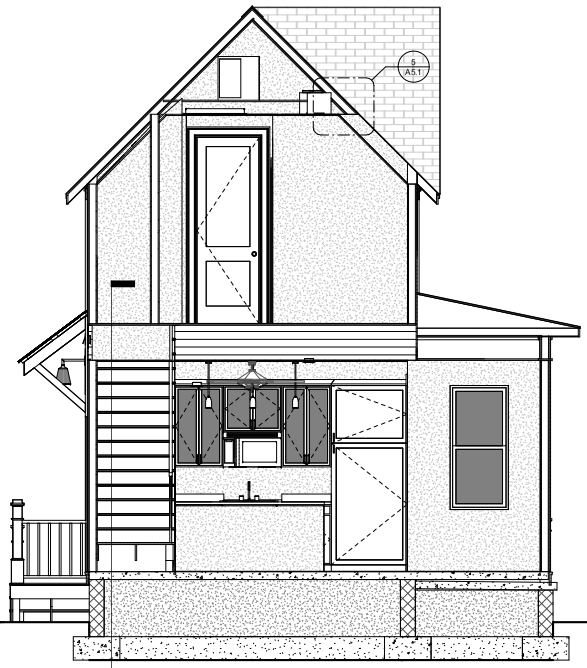
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

REVISION 0

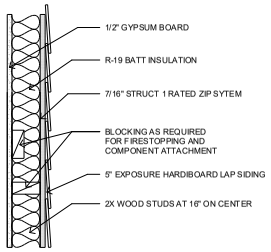
CENTRAL
HALL
ELEVATION 3R

ISSUED FOR
CONSTRUCTION

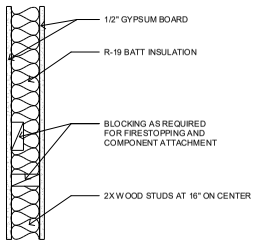
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DRAWN BY: TK
DATE: 03.06.23

SECTIONS

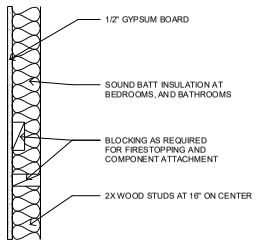
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

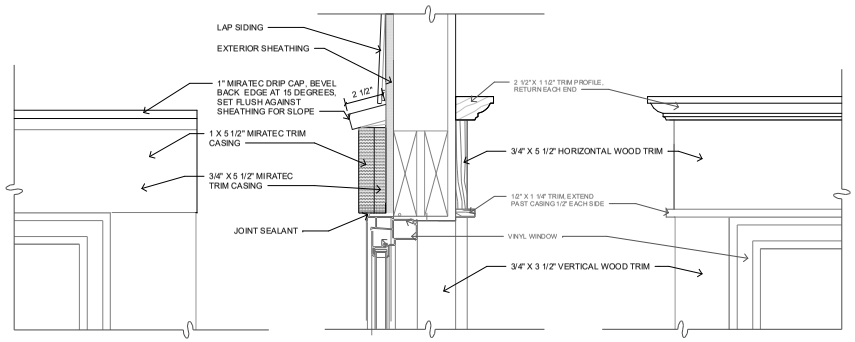


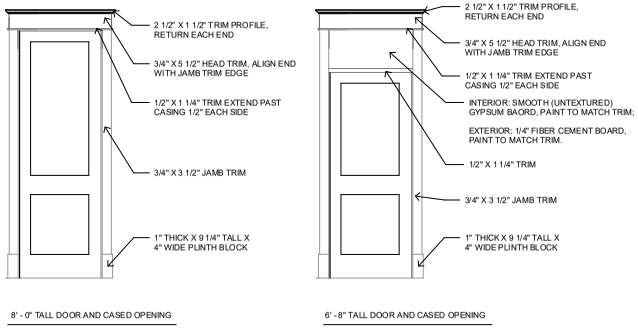
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
3	2' - 2"	4' - 4"	7' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
4	2' - 6"	5' - 4"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

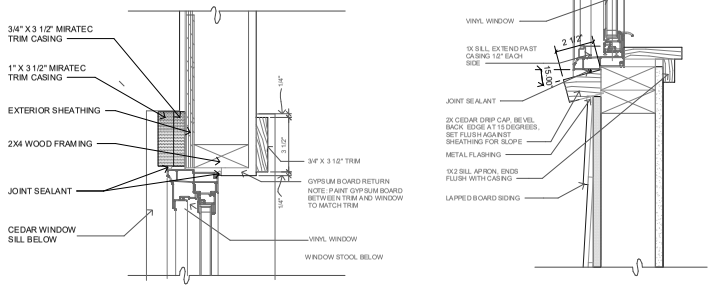
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

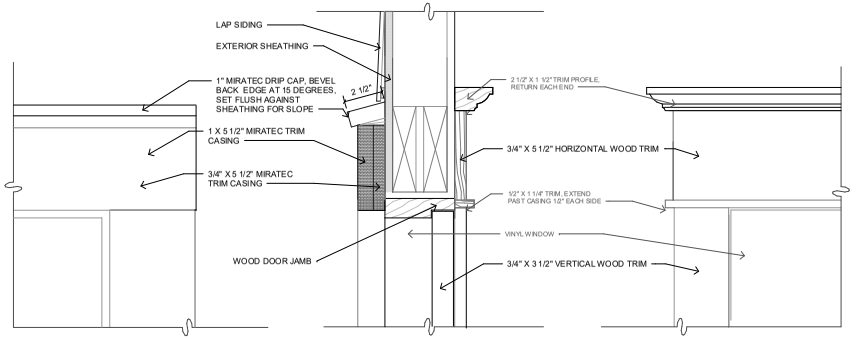




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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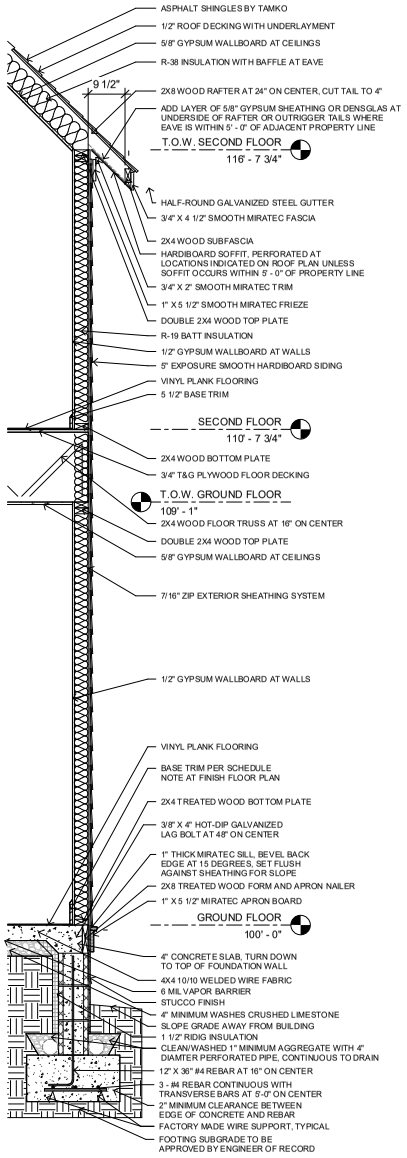
CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

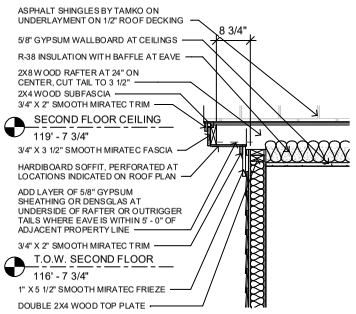
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DRAWN BY: TK
DATE: 03.06/23

SCHEDULES

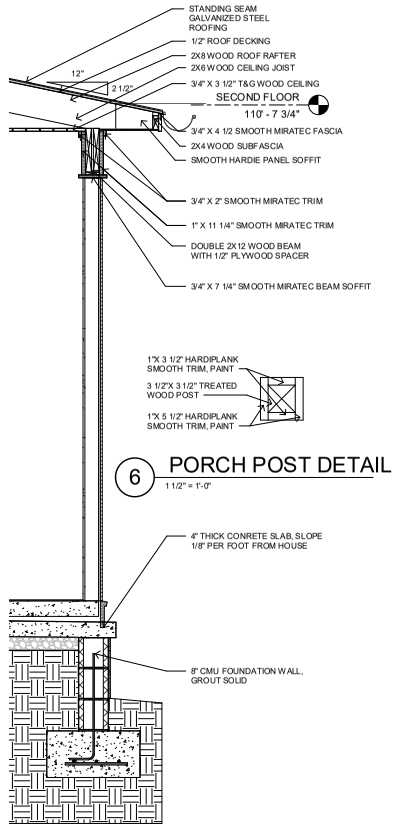
SHEET A4.1



1 WALL SECTION AT EAVE
3/4" = 1'-0"

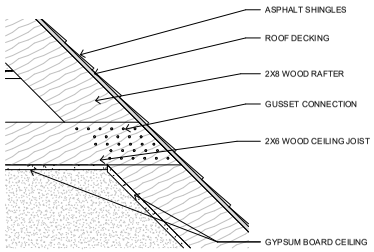


2 WALL SECTION AT RAKE
3/4" = 1'-0"

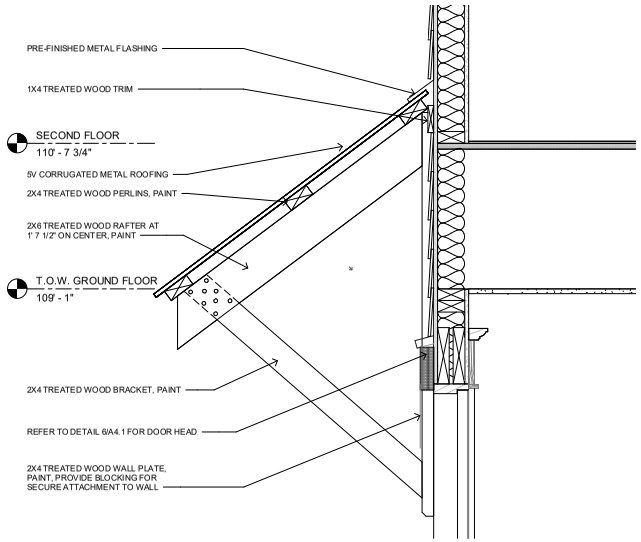


6 PORCH POST DETAIL
1 1/2" = 1'-0"

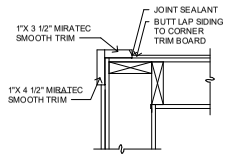
3 PORCH EDGE DETAIL
3/4" = 1'-0"



5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

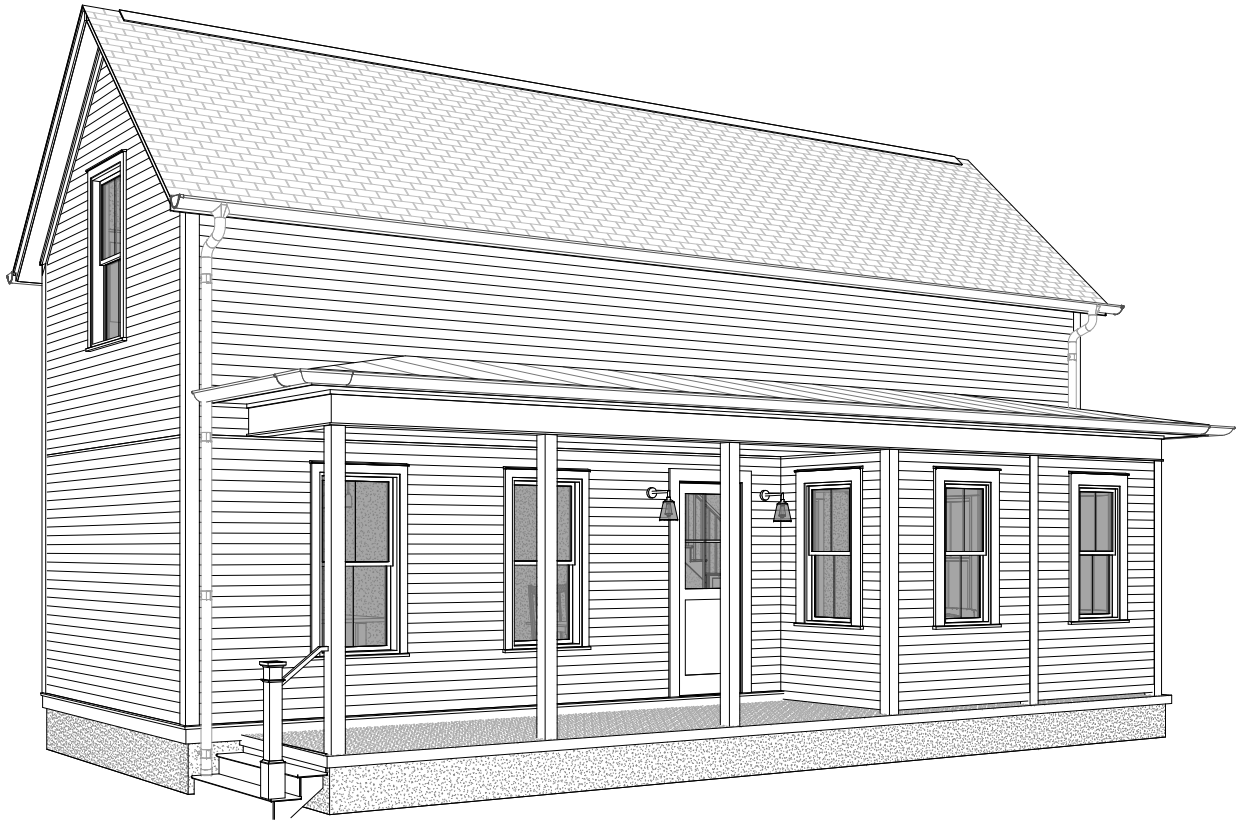
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03.06/23

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Commercial Plan
July 10
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GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5\16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

CENTRAL HALL
ELEVATION 4L

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
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CENTRAL
HALL
ELEVATION 4L

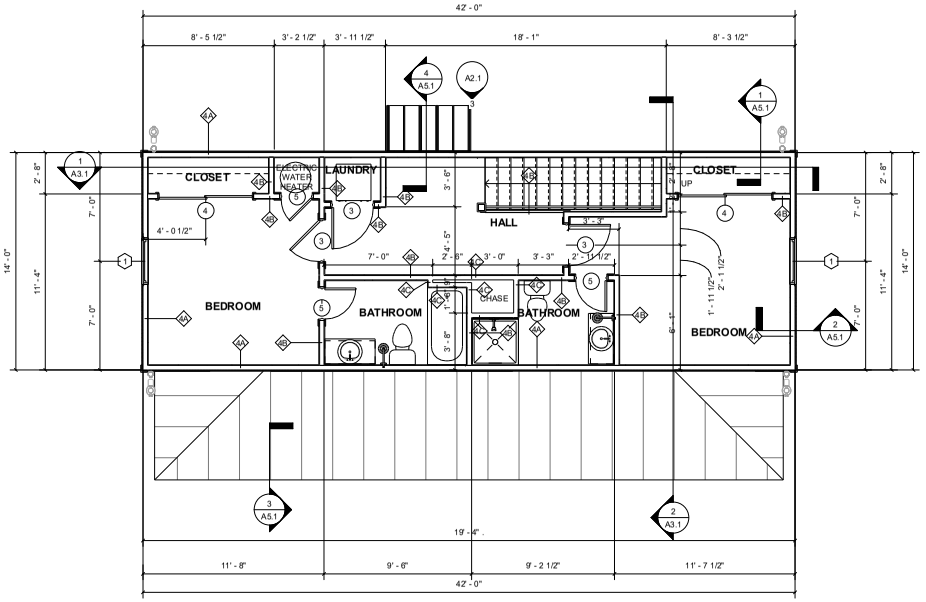
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CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

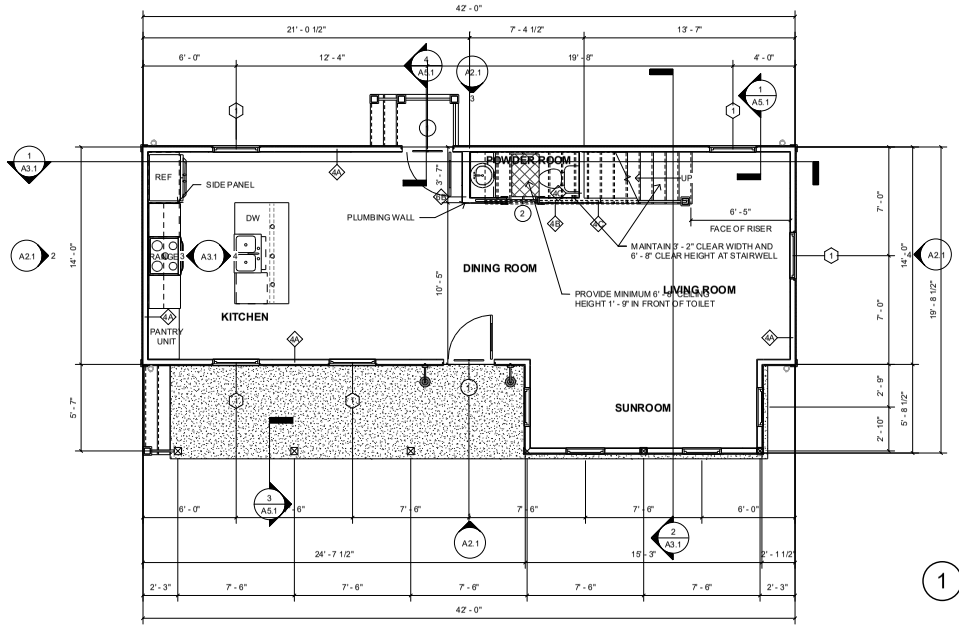
COVER

SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 247 of 602
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2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

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REVISION 0

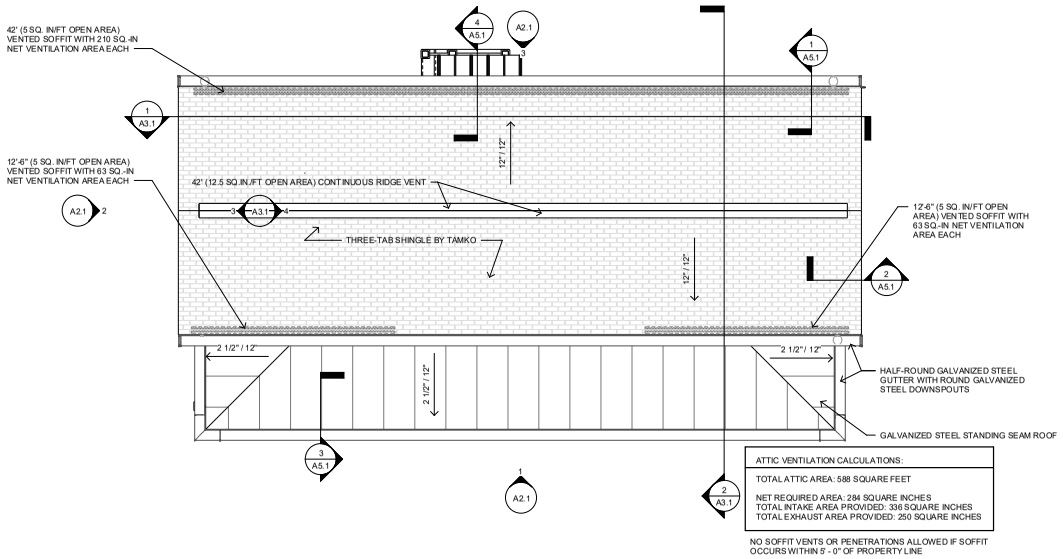
CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

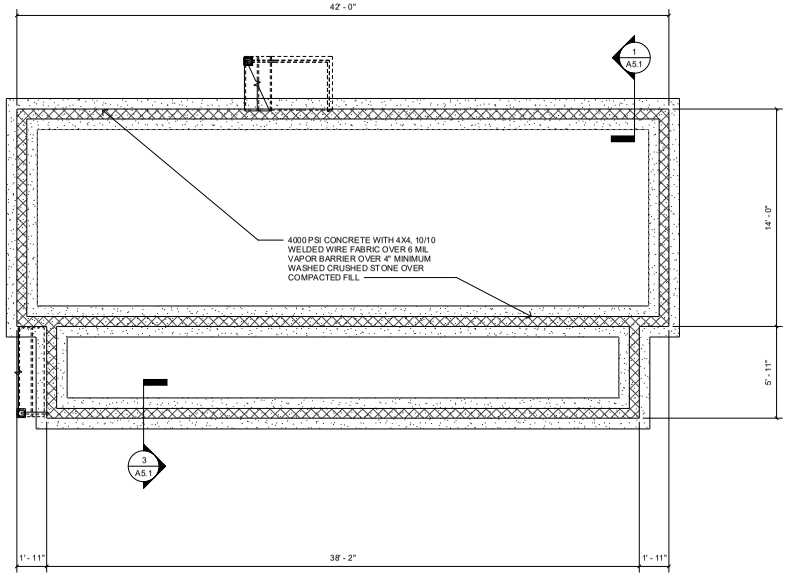
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12946 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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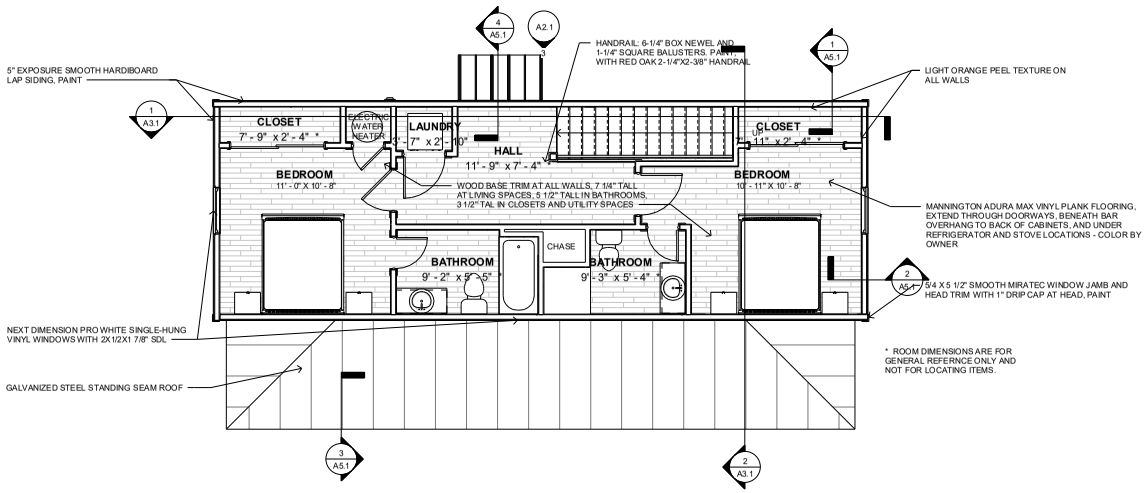
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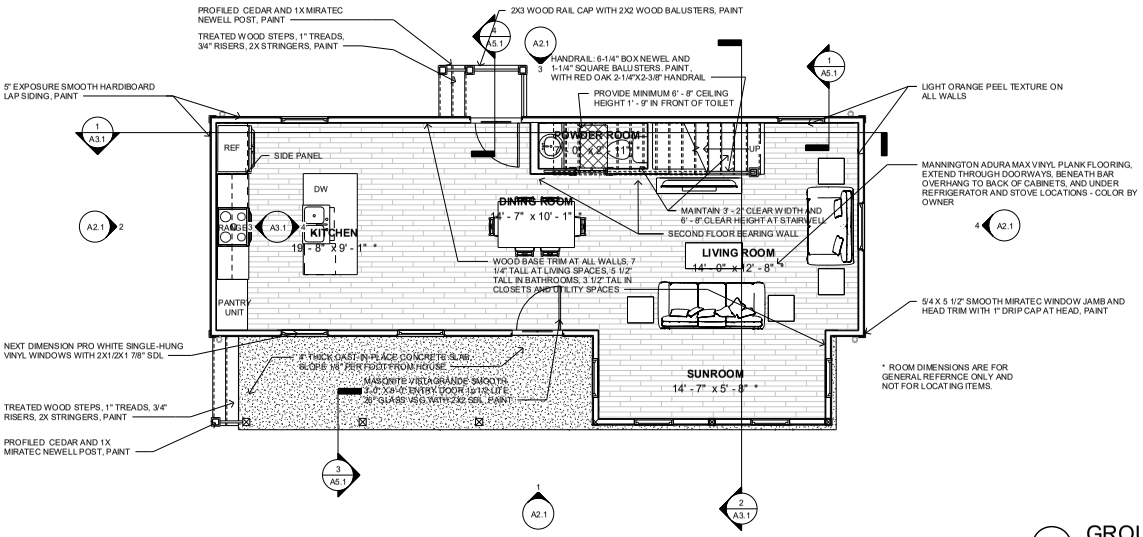
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOHN BRIAN TAYLOR
No. 12906

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC. #1504
ARKANSAS - ENGINEER

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CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

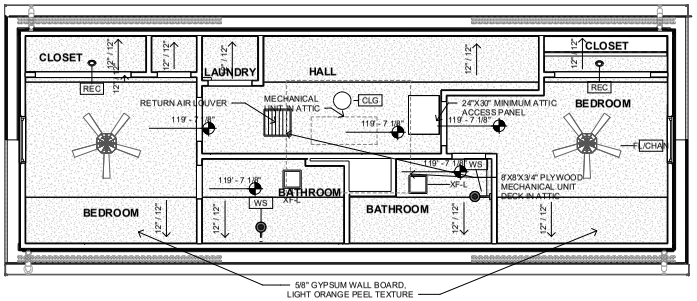
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DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

SHEET A1.3

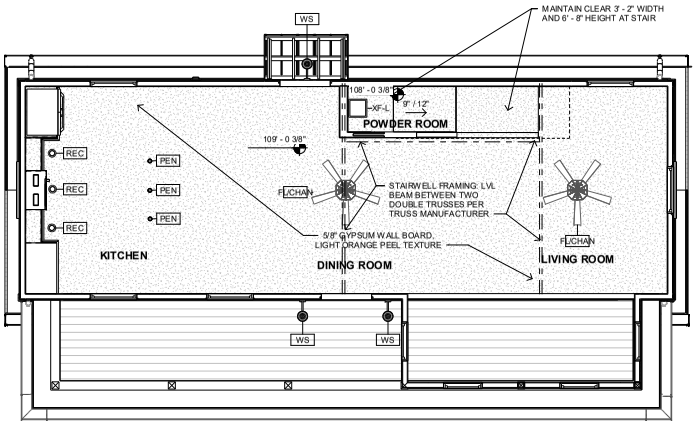
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 168 of 372
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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
P/END	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

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Community Plan
July 10

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAYLOR

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CENTRAL HALL ELEVATION 4L

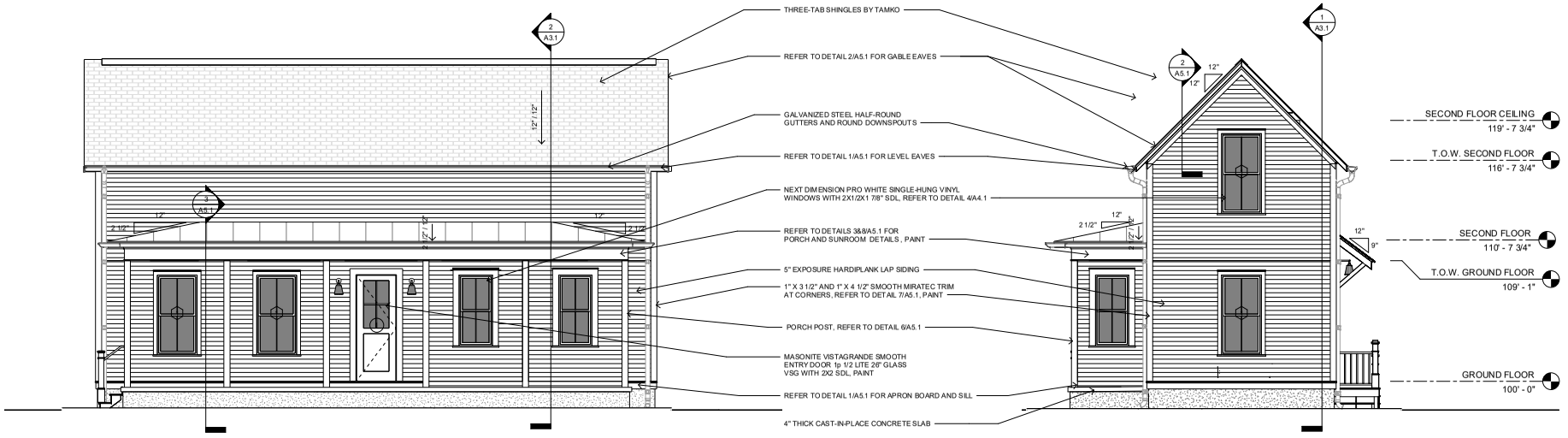
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

REFLECTED CEILING PLANS

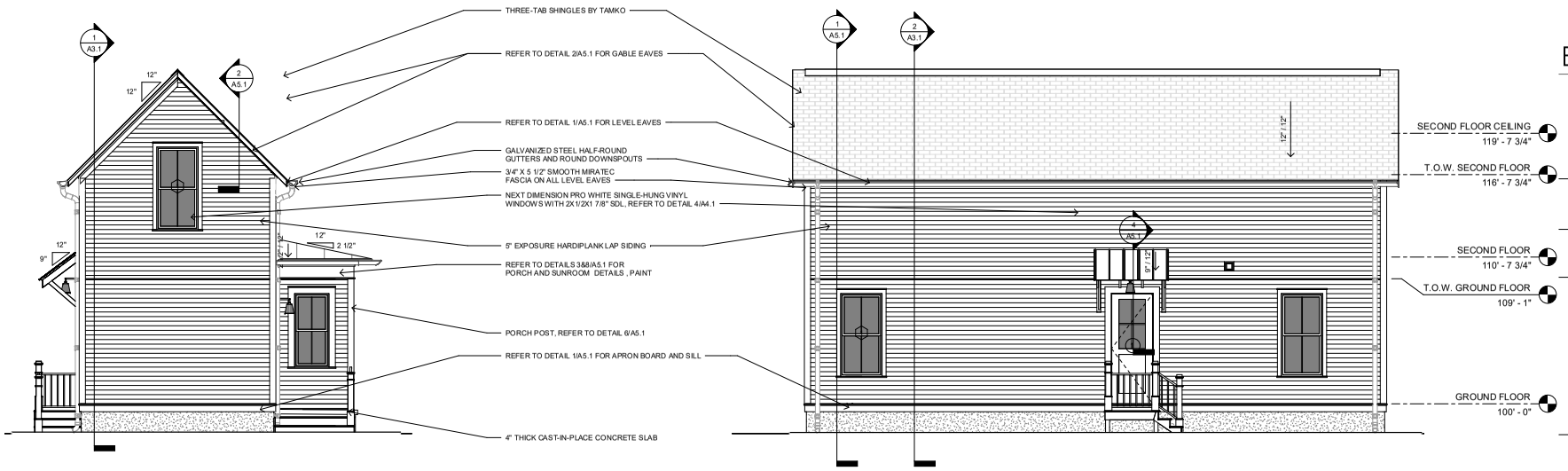
SHEET A1.4

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1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

REVISION 0

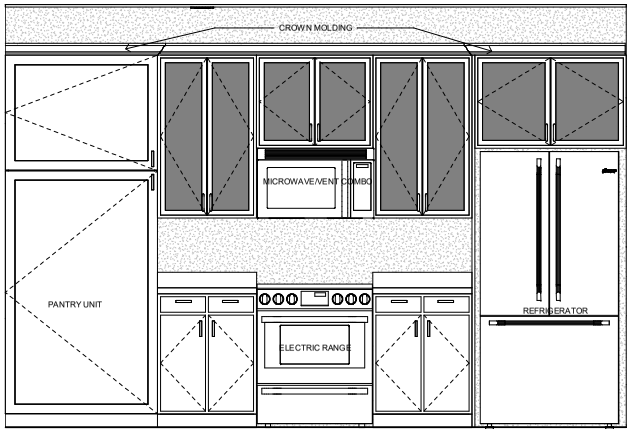
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ISSUED FOR CONSTRUCTION

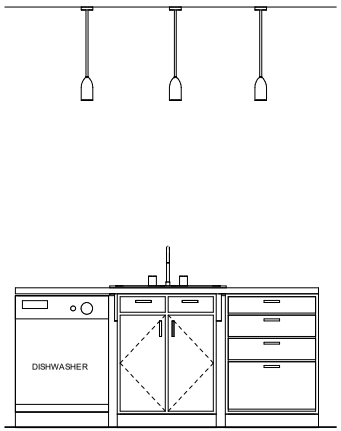
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DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

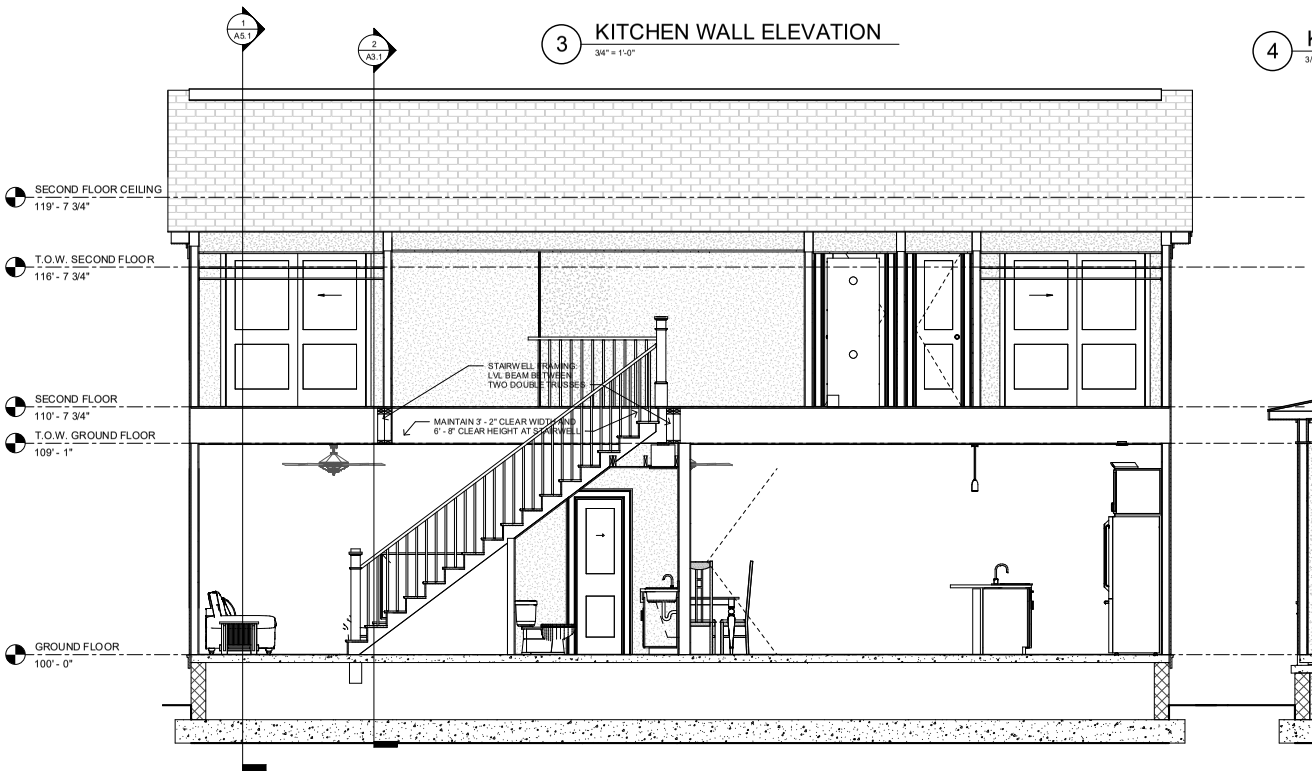
SHEET A2.1



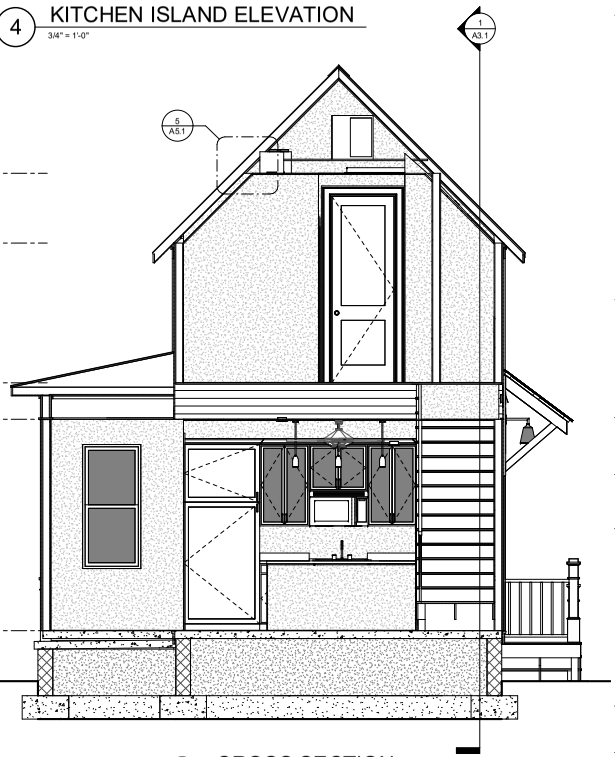
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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CENTRAL
HALL
ELEVATION 4L

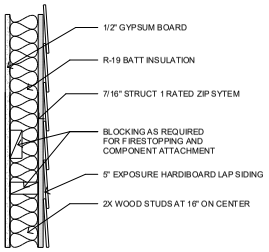
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

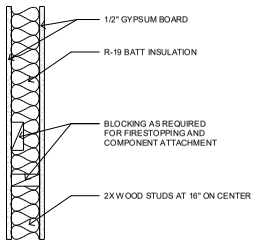
SECTIONS

SHEET A3.1

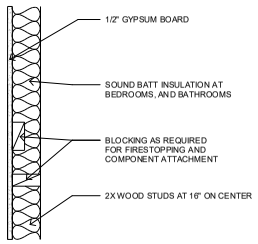
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 253 of 602
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

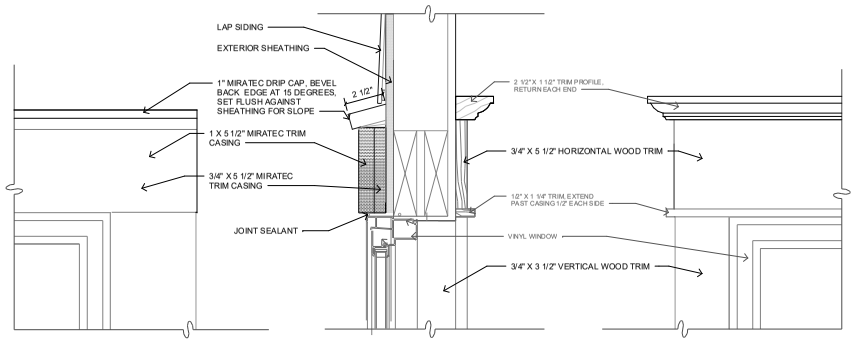


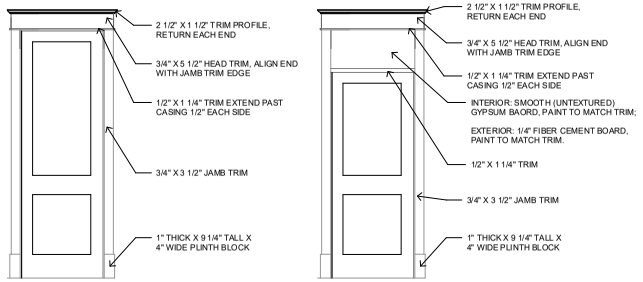
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
4	2' - 6"	5' - 4"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

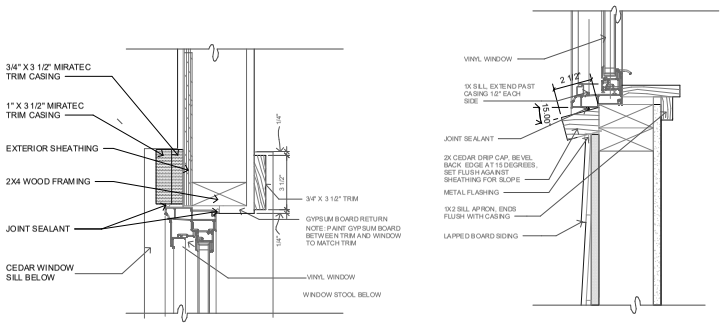
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

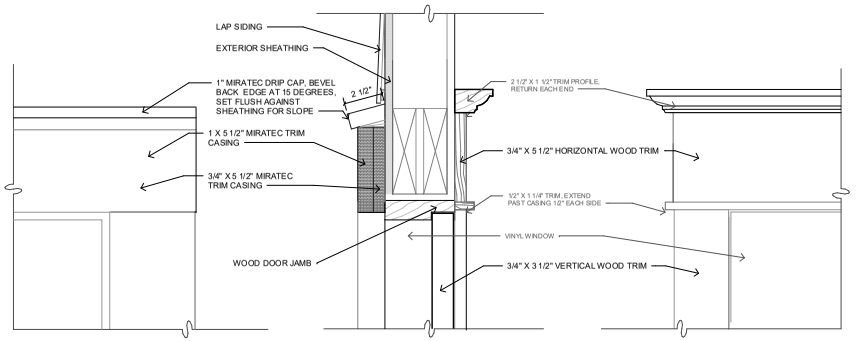




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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JOHN BRIAN TAYLOR
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ARKANSAS - ENGINEER

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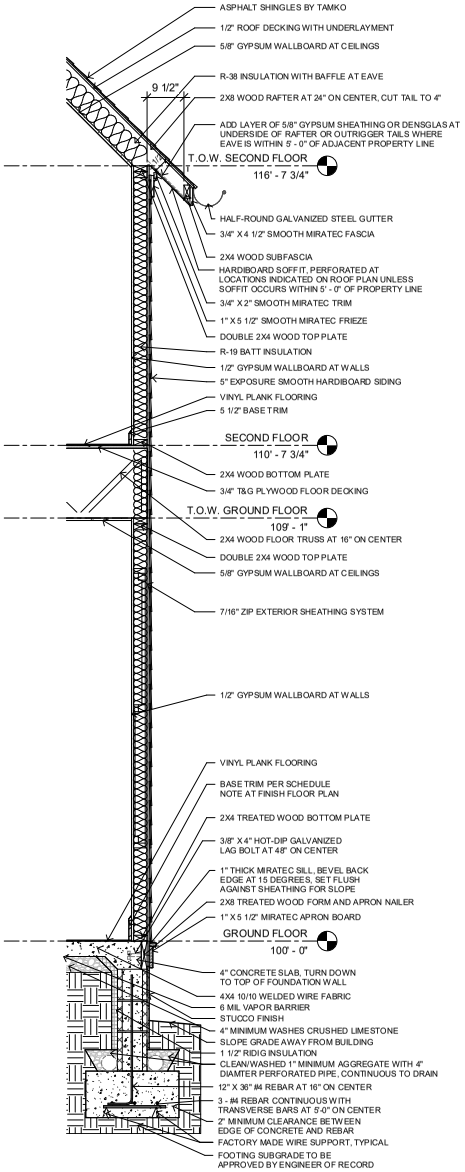
CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

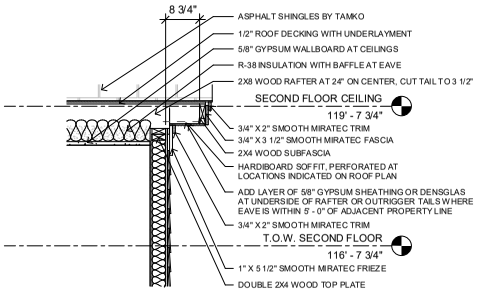
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

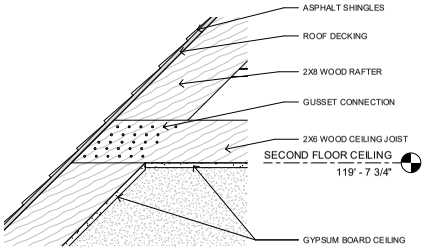
SHEET A4.1



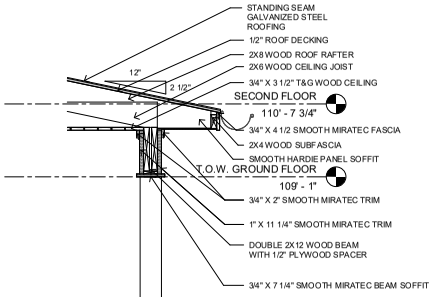
1 WALL SECTION AT EAVE
3/4" = 1'-0"

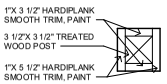


2 WALL SECTION AT RAKE
3/4" = 1'-0"

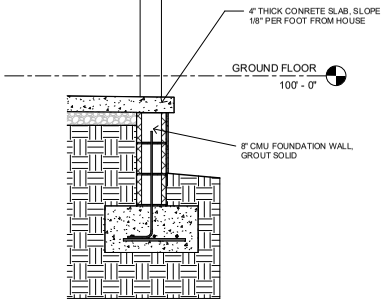


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

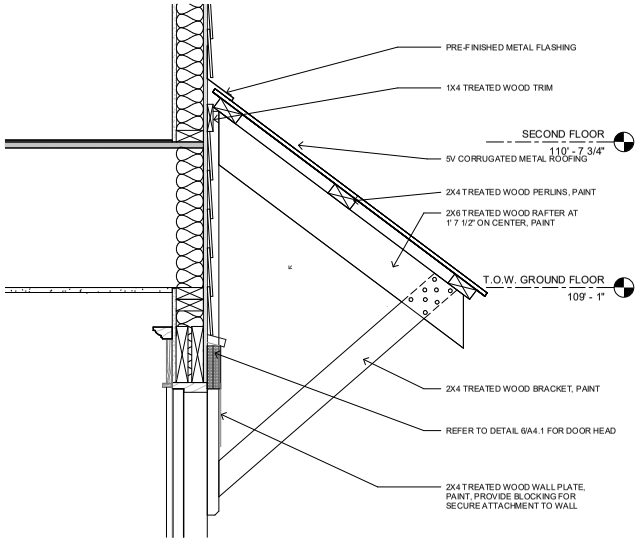




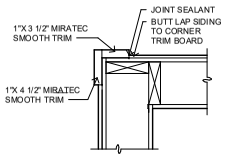
6 PORCH POST DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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CENTRAL HALL ELEVATION 4L

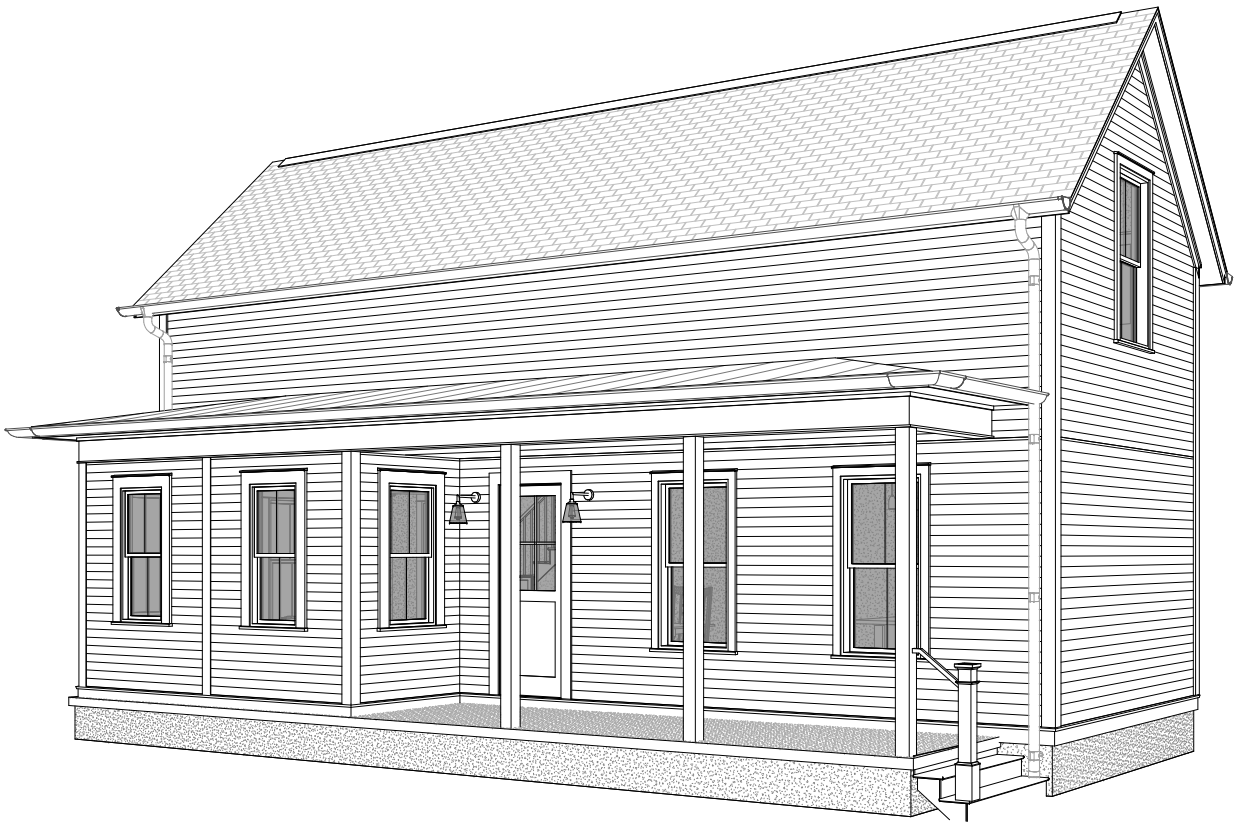
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DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 174 of 372
Planning Commission July 10, 2023 Page 256 of 602



GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5\16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

CENTRAL HALL
ELEVATION 4R

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

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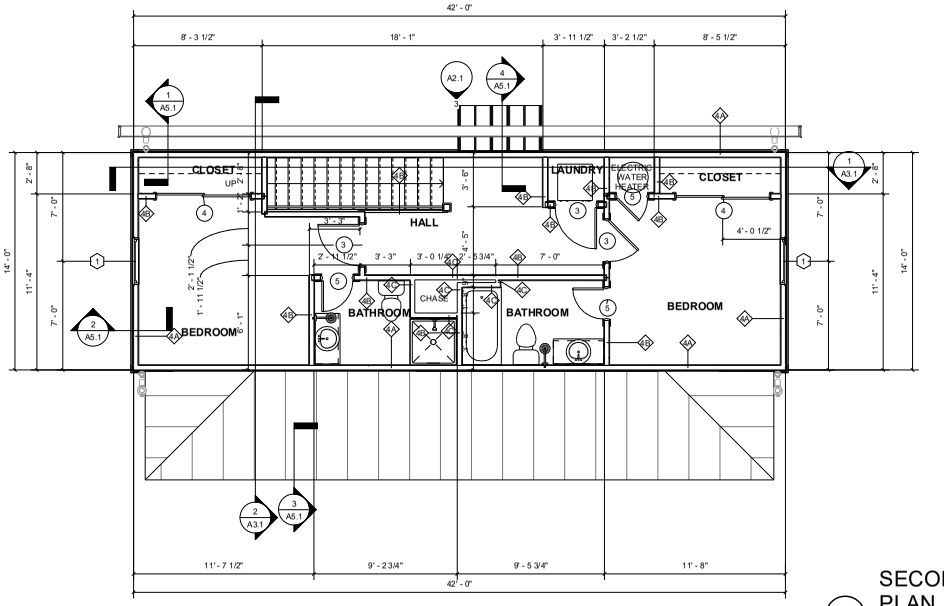
CENTRAL
HALL
ELEVATION 4R

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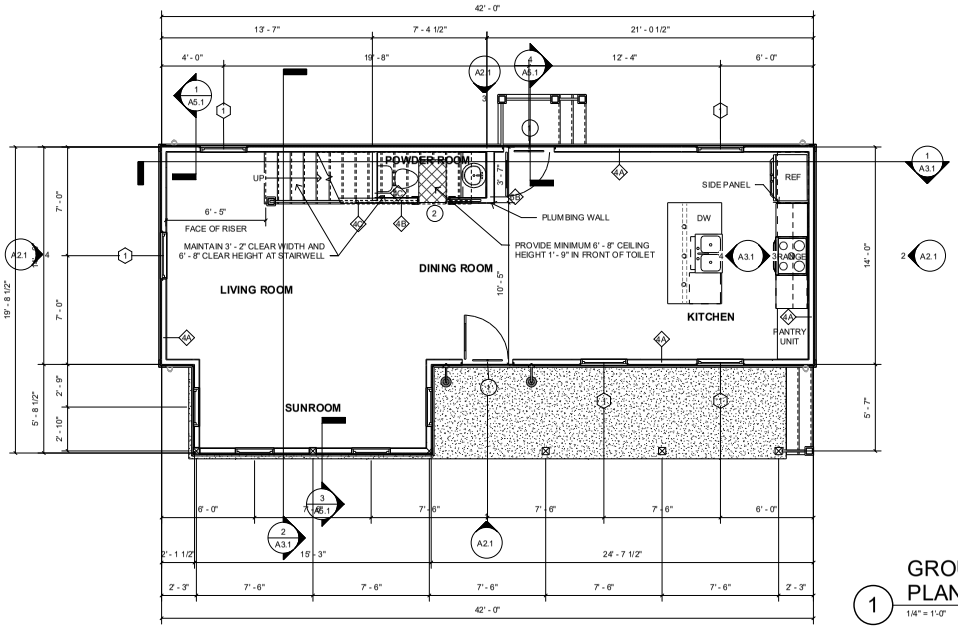
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAGUE

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CENTRAL HALL ELEVATION 4R

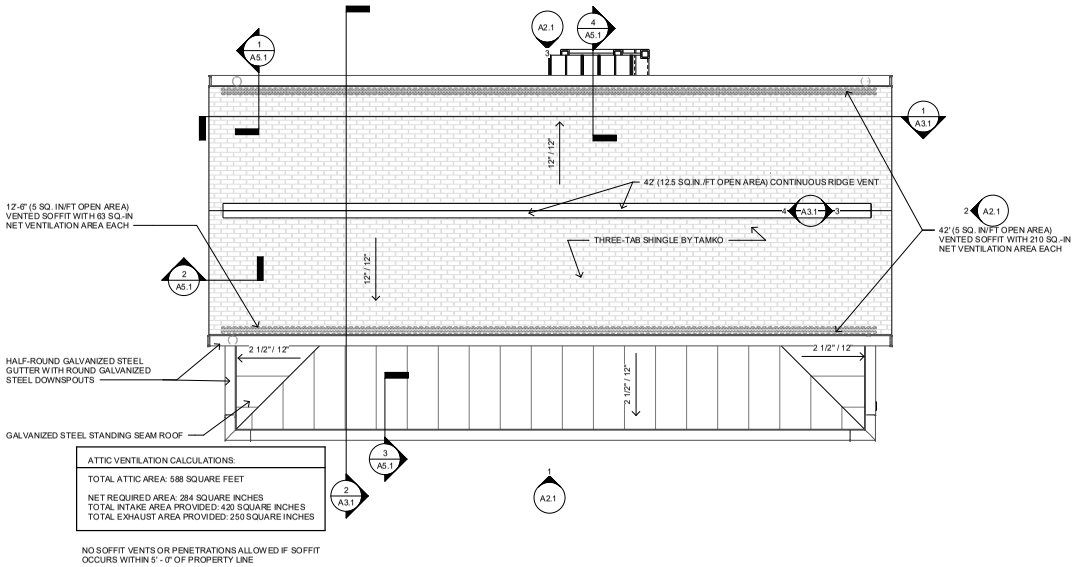
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ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

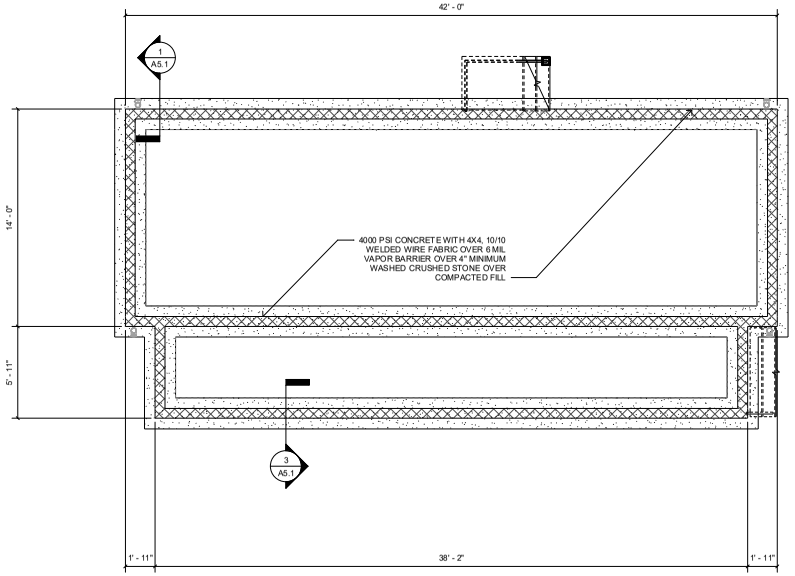
DIMENSION PLANS

SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 257 of 602
Page 175 of 372



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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REVISION 0

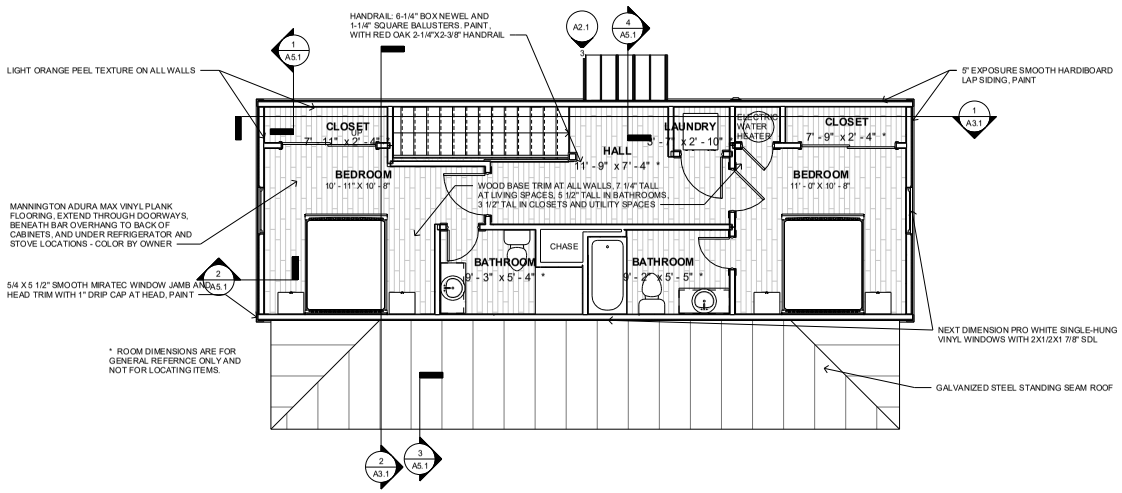
CENTRAL
HALL
ELEVATION 4R

ISSUED FOR
CONSTRUCTION

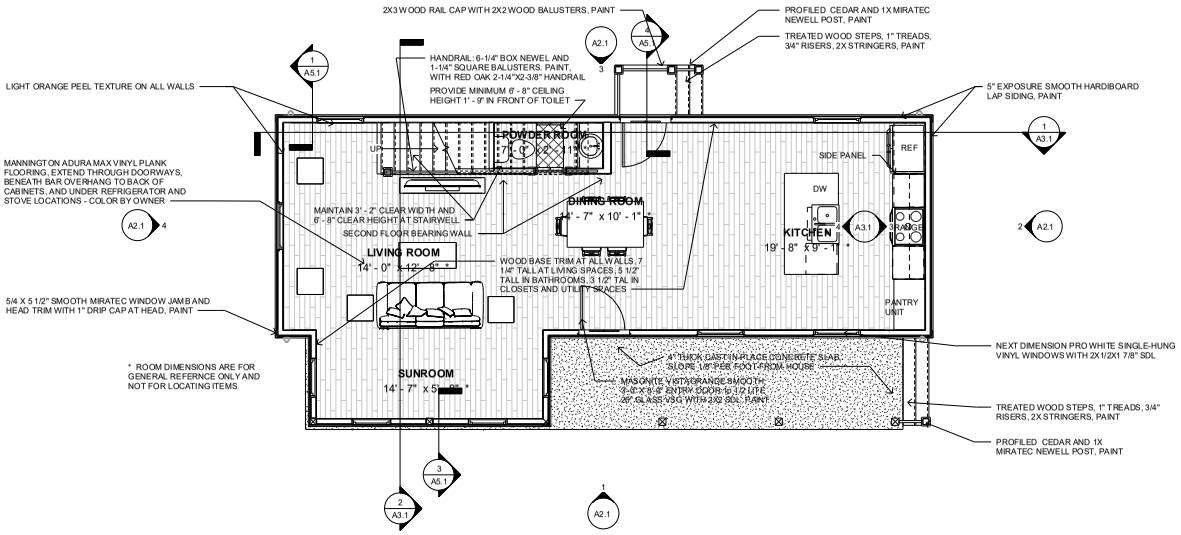
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND
FOUNDATION
PLANS

SHEET A1.2



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

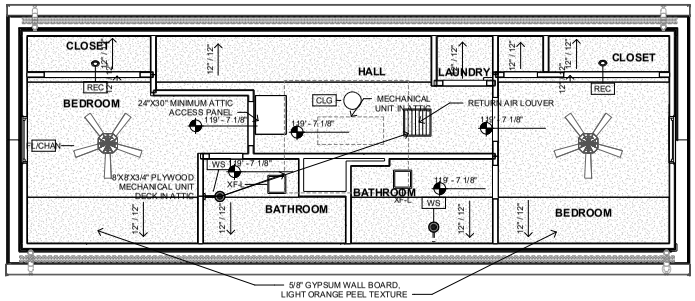
FINISH PLANS

SHEET A1.3

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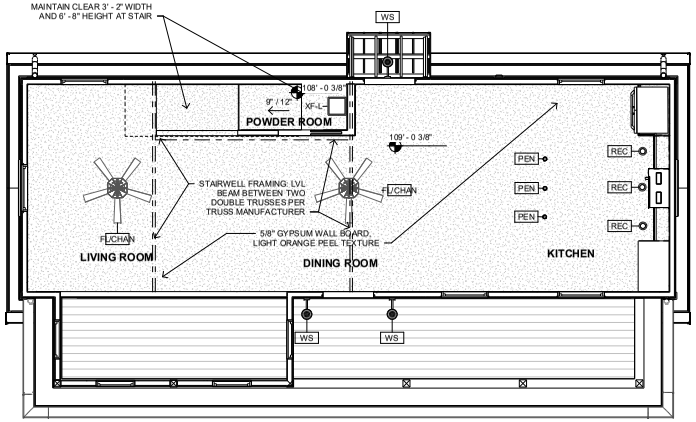
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Planning Commission July 10, 2023

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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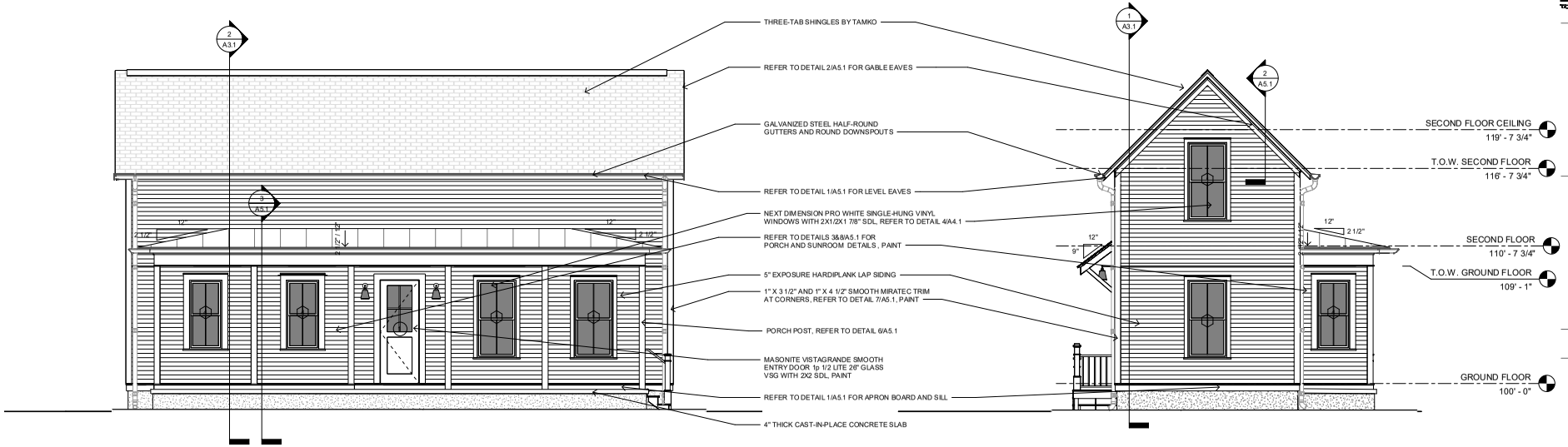
CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

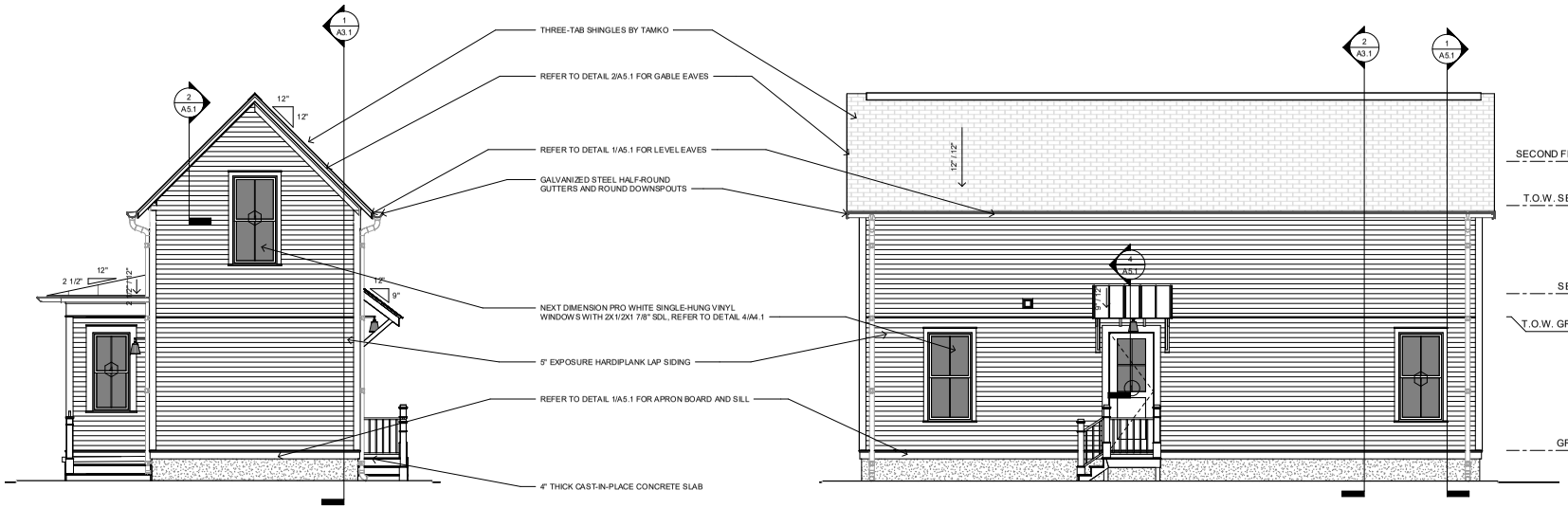
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12240 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

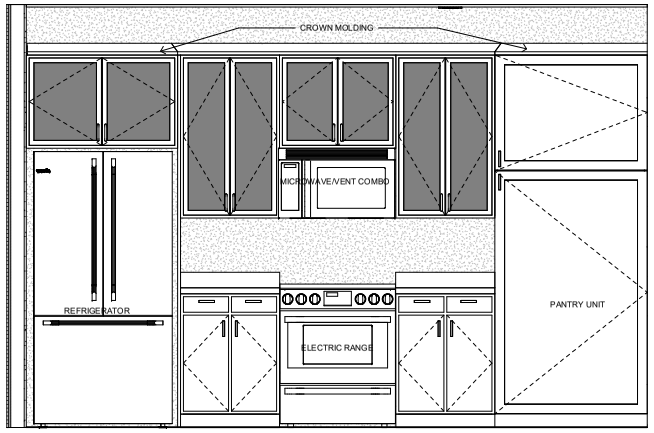
CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

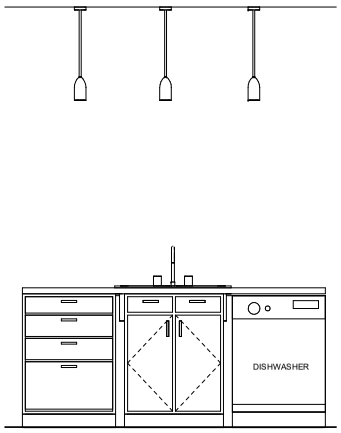
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

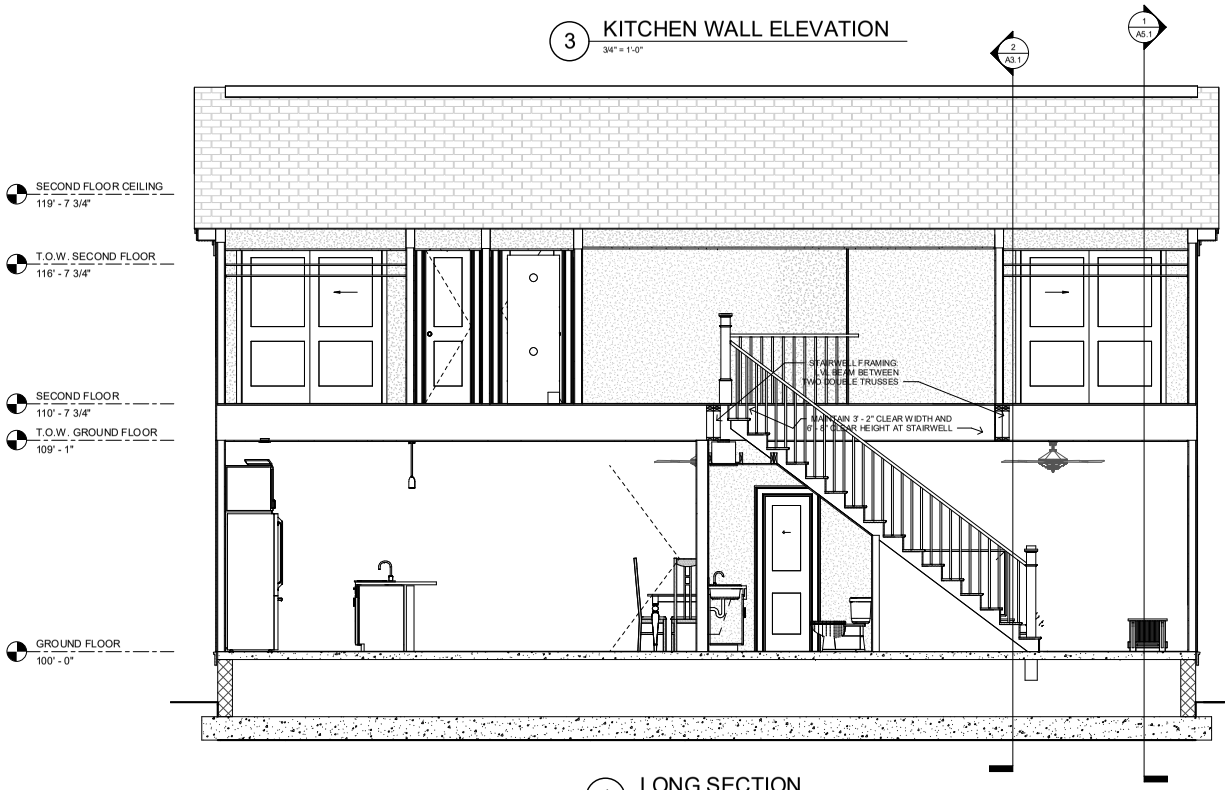
SHEET A2.1



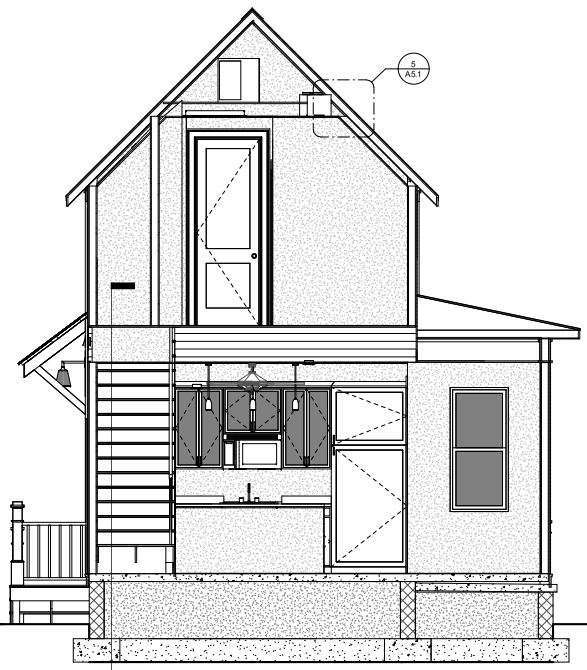
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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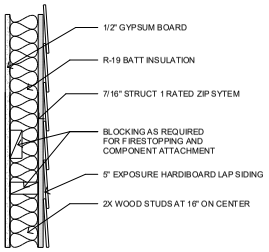
CENTRAL
HALL
ELEVATION 4R

ISSUED FOR
CONSTRUCTION

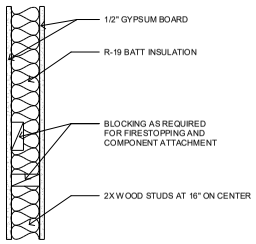
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DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

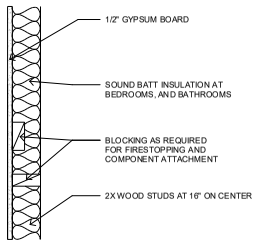
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

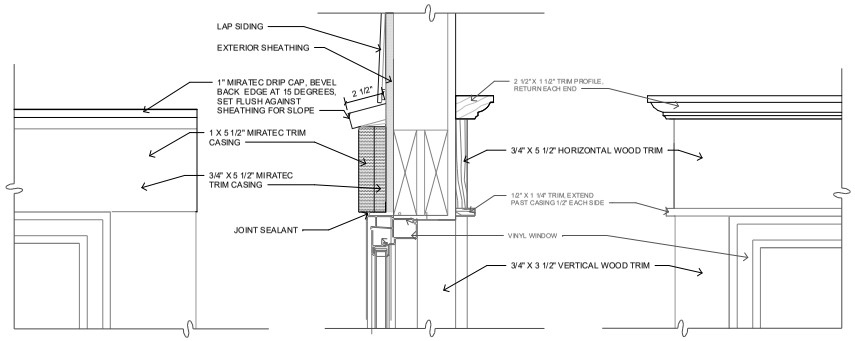


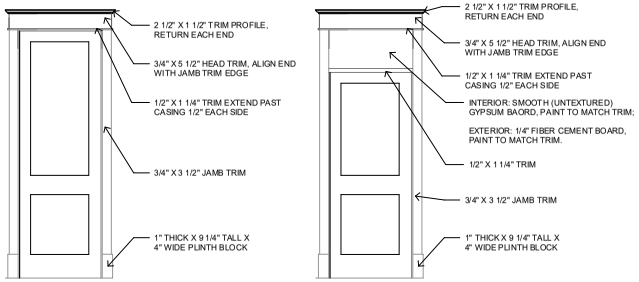
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *
4	2' - 6"	5' - 4"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

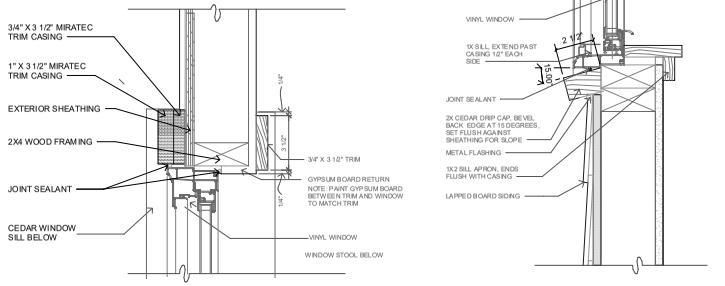
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

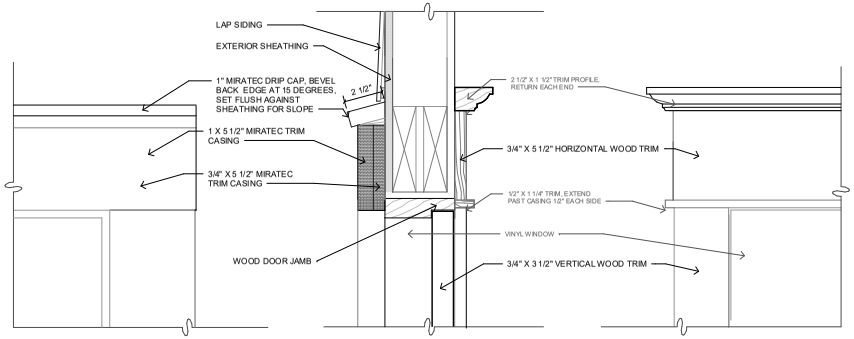




5 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"



4 WINDOW TRIM DETAILS
3" = 1'-0"



6 DOOR HEAD
3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

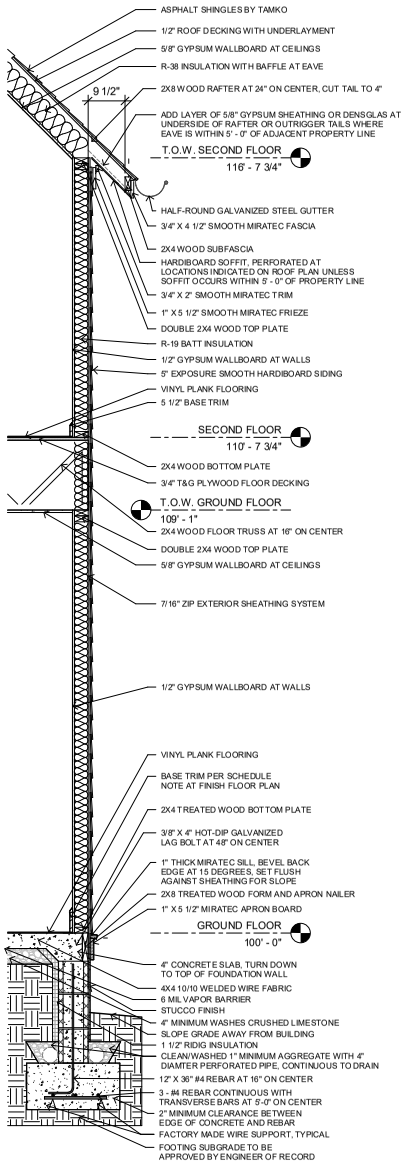
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

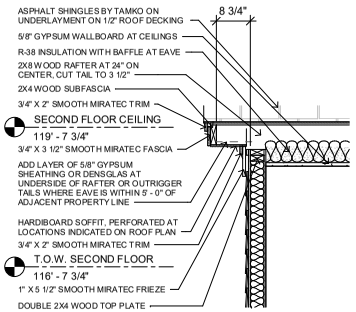
SCHEDULES

SHEET A4.1

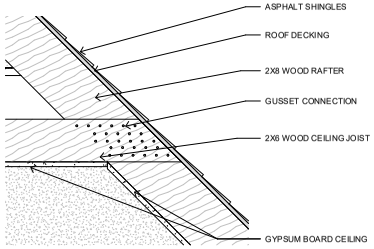
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Commercial Plat
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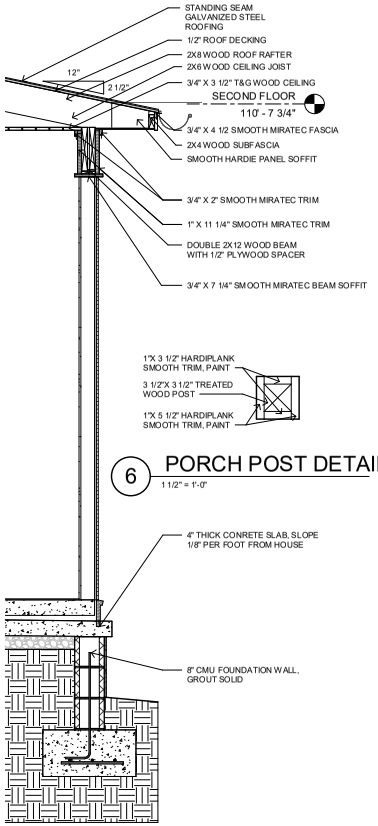
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

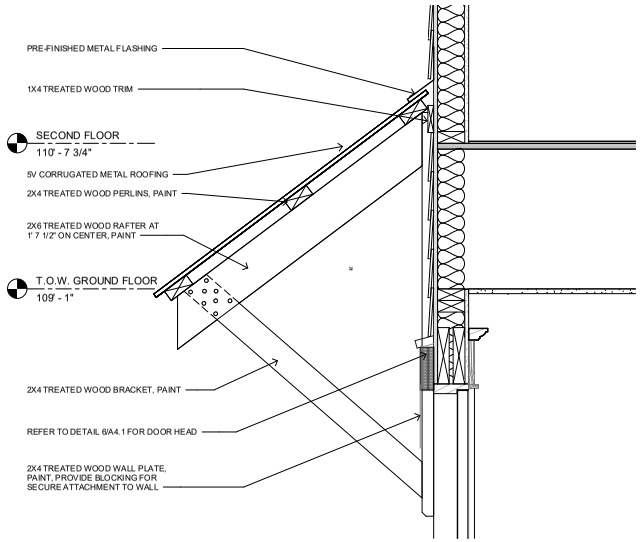


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

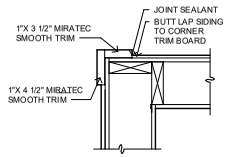


6 PORCH POST DETAIL
1 1/2" = 1'-0"

3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

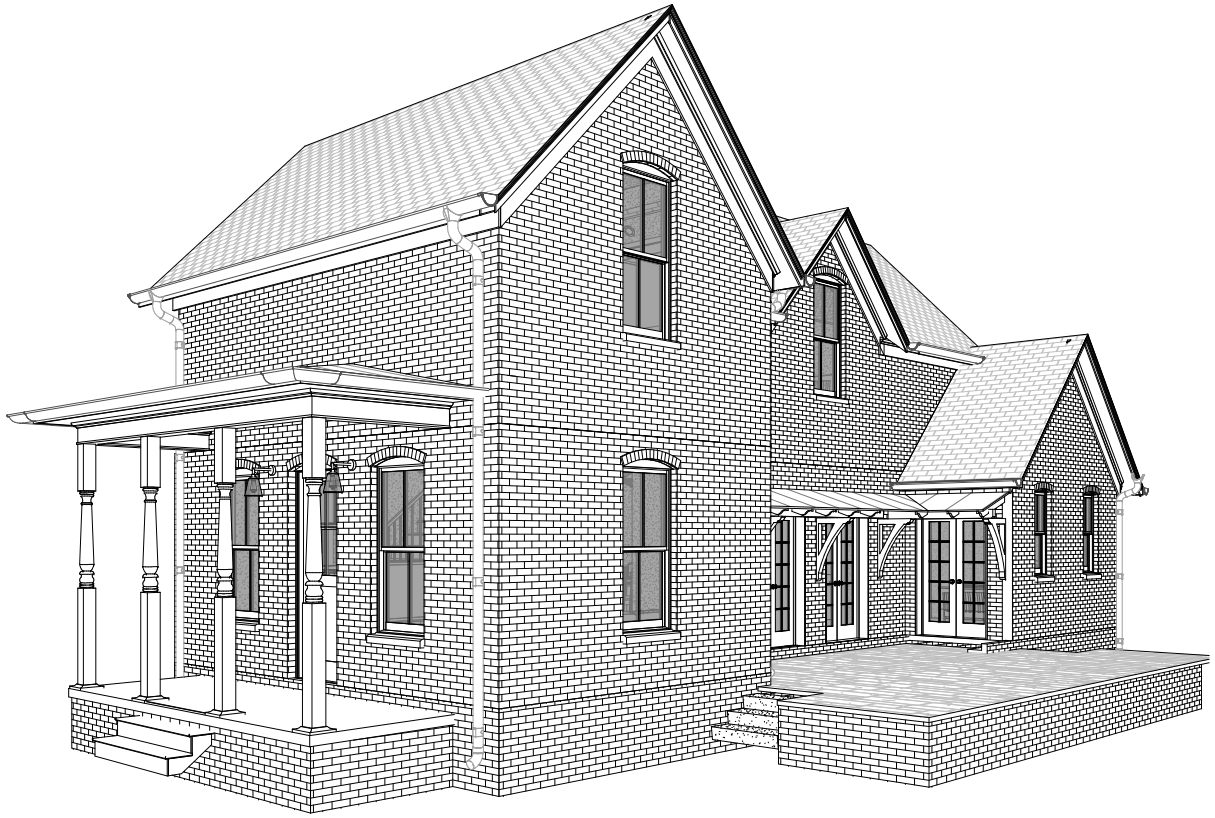
DETAILS

SHEET A5.1

Community Plan Review July 10, 2023
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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 265 of 602
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DUPLE COTTAGE
ELEVATION 4R

REVISION 0

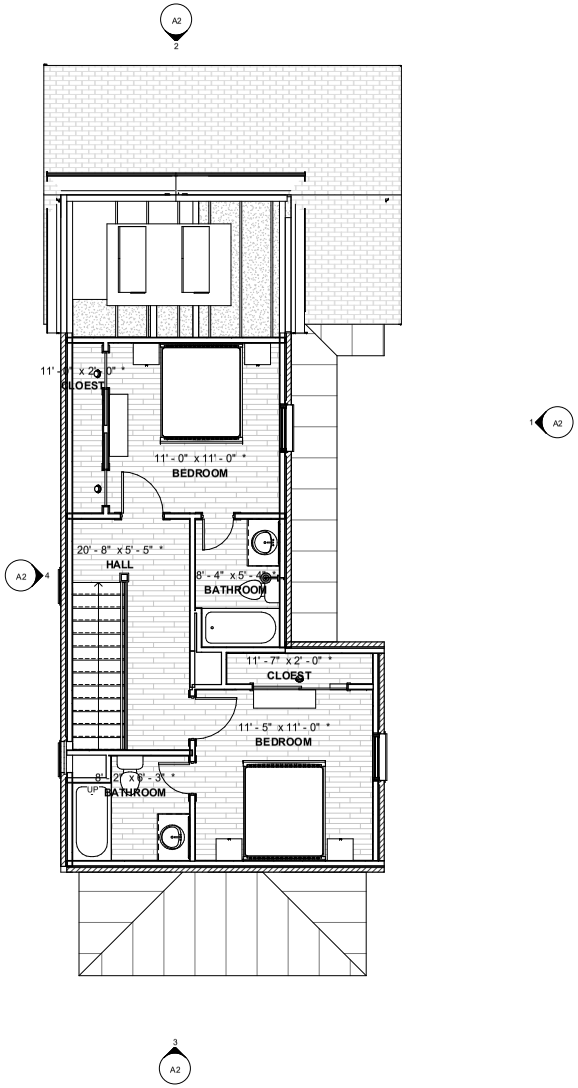
DUPLE COTTAGE
ELEVATION 4R

ISSUED FOR REVIEW

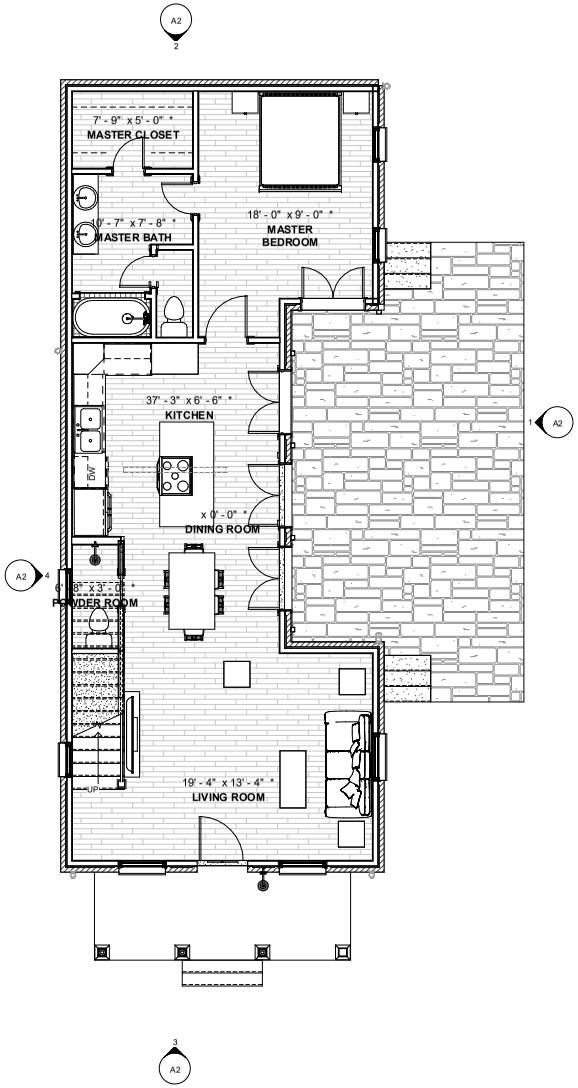
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

SHEET A0



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TACKETT

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

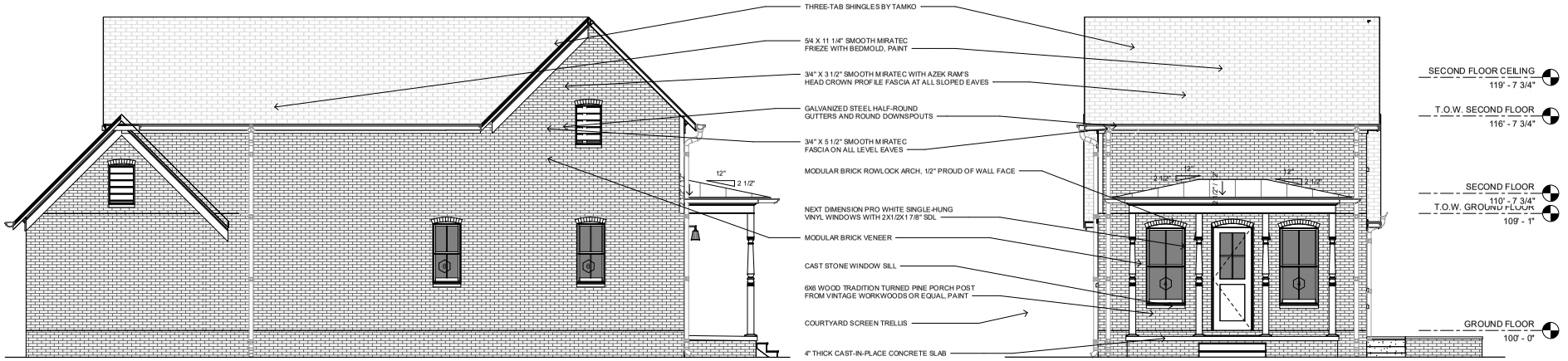
DUPLE COTTAGE ELEVATION 4R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

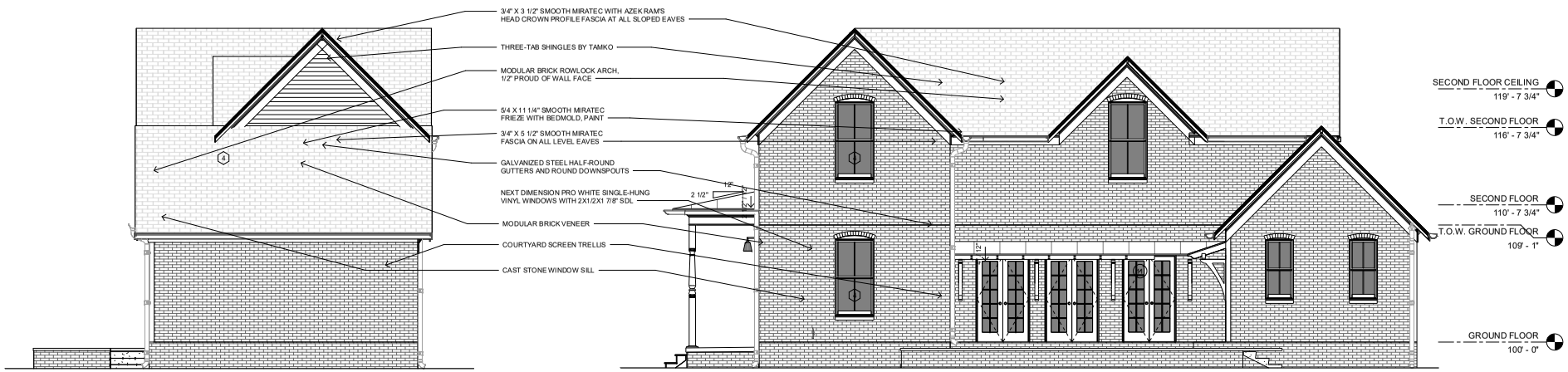
PLANS

SHEET A1



4 LEFT ELEVATION
1/4" = 1'-0"

3 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"

1 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

DUPLE COTTAGE
ELEVATION 4R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

ELEVATIONS

SHEET A2

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DUPLE COTTAGE
ELEVATION 5R

REVISION 0

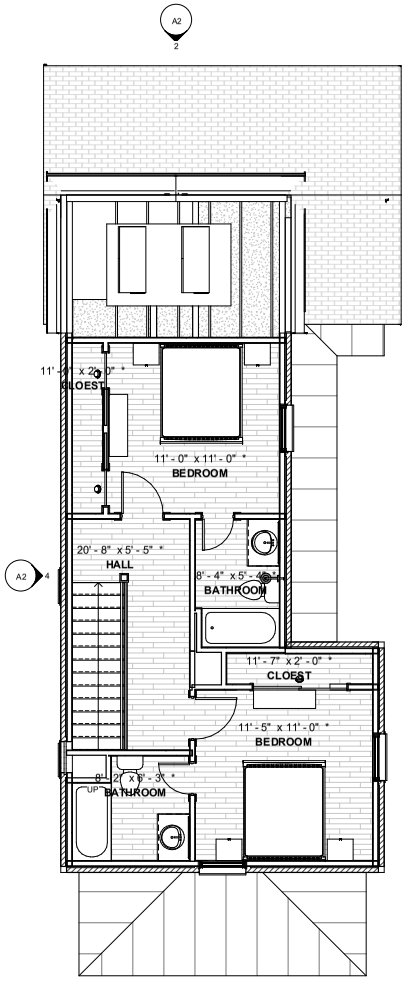
DUPLE COTTAGE
ELEVATION 5R

ISSUED FOR REVIEW

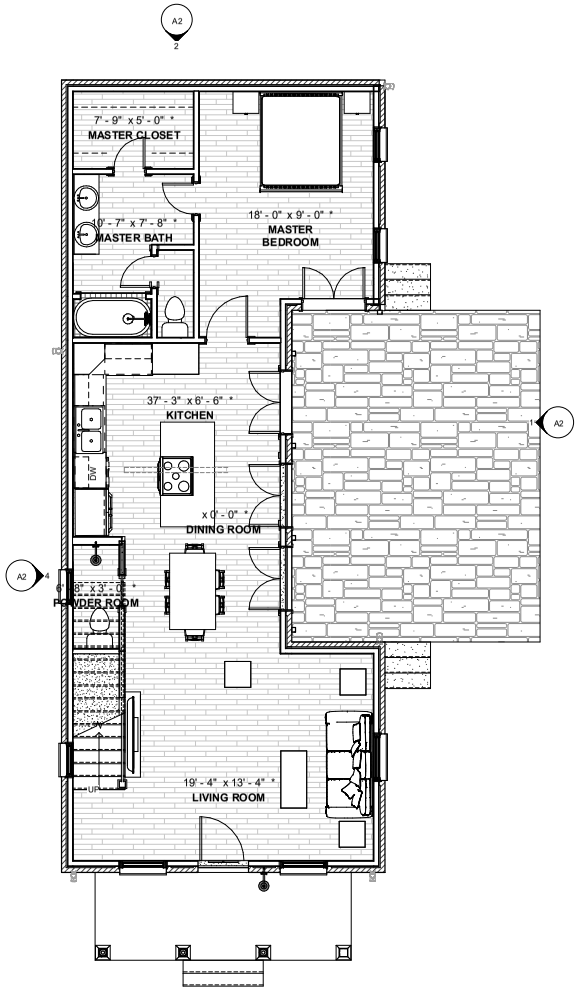
ENGINEER: BT
DRAWN BY: TK
DATE: 04 AUG 2022

COVER

SHEET A0



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE COTTAGE ELEVATION 5R

ISSUED FOR REVIEW

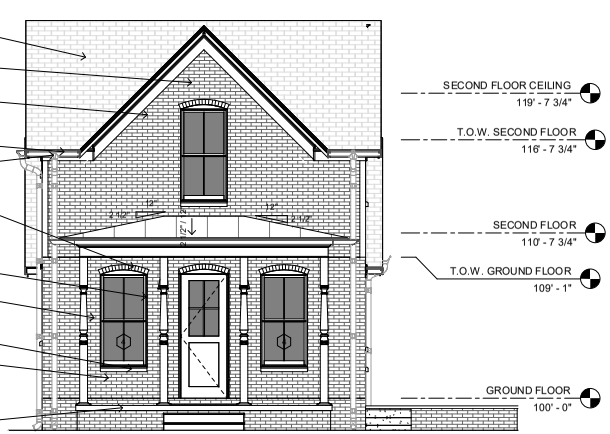
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DRAWN BY: TK
DATE: 04 AUG 2022

PLANS

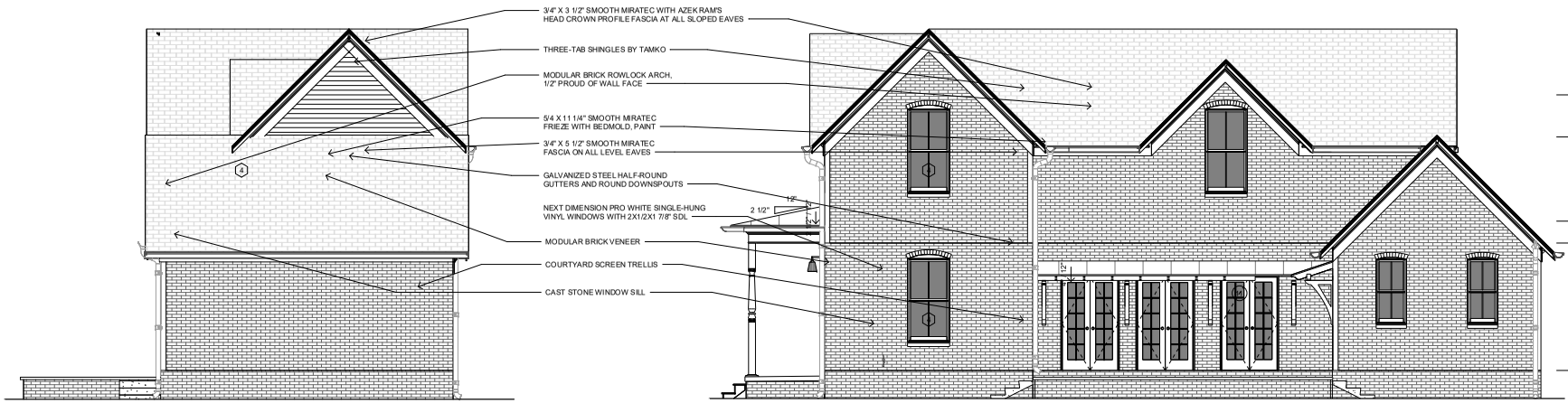
SHEET A1



4 LEFT ELEVATION
1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"

1 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04 AUG 2022

DUPLE COTTAGE
ELEVATION 5R

ELEVATIONS

SHEET A2

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DUPLE COTTAGE
ELEVATION 6L

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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#1504
ARKANSAS - ENGINEER

REVISION 0

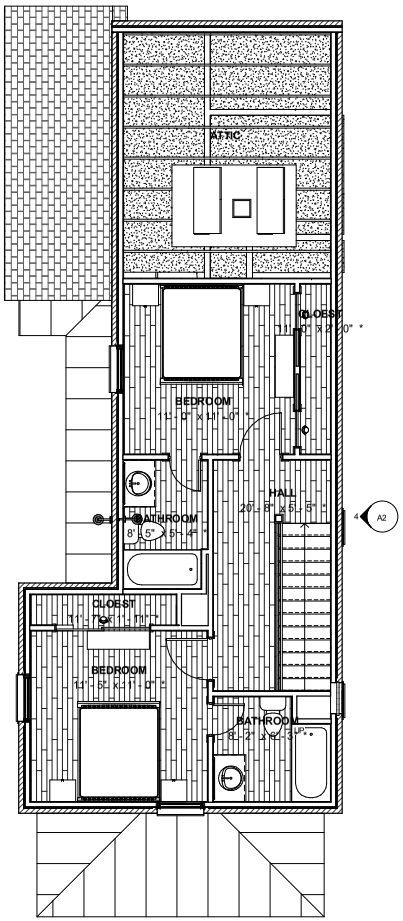
DUPLE COTTAGE
ELEVATION 6L

ISSUED FOR REVIEW

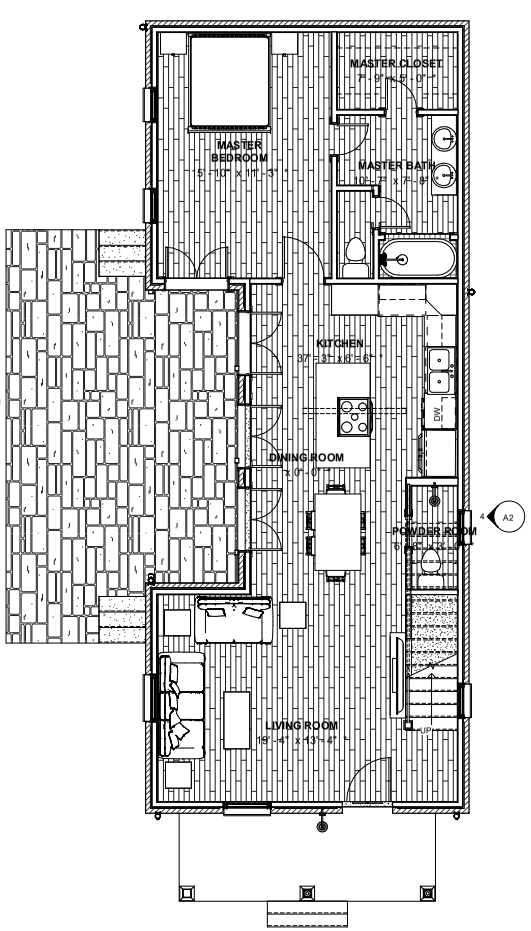
ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

COVER

SHEET A0



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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DUPLE COTTAGE
ELEVATION 6L

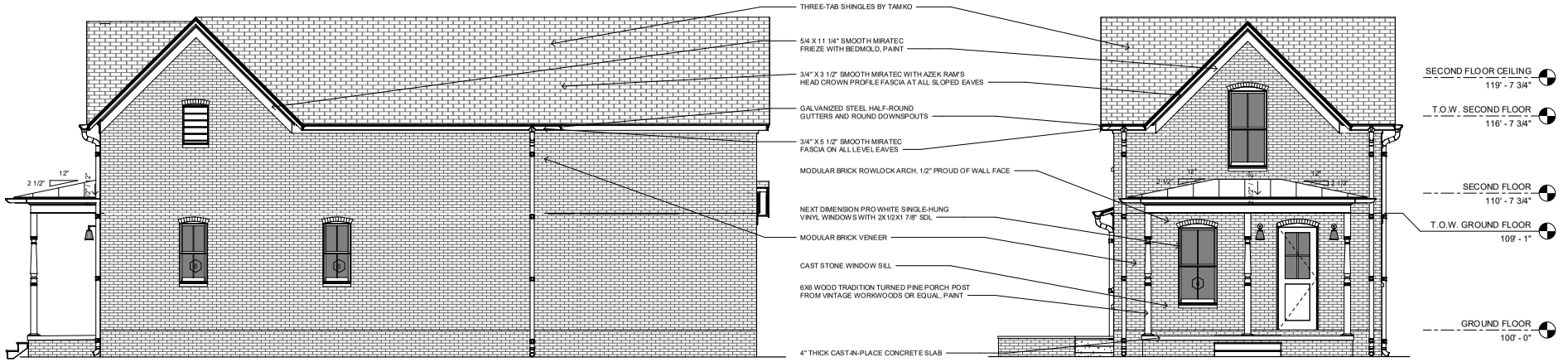
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

FINISH PLANS

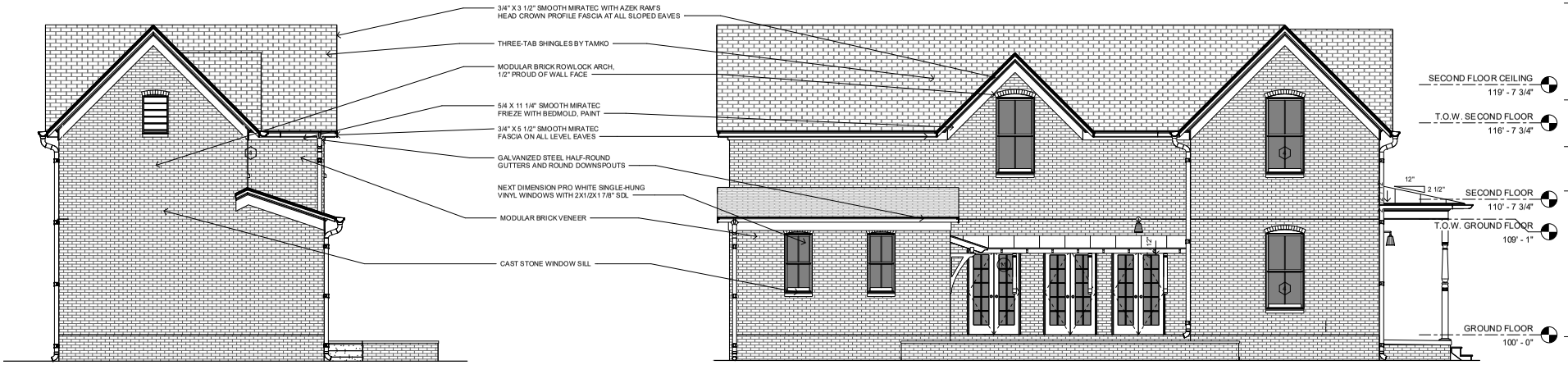
SHEET A1

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4 LEFT ELEVATION
1/4" = 1'-0"

3 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"

1 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - INCHES

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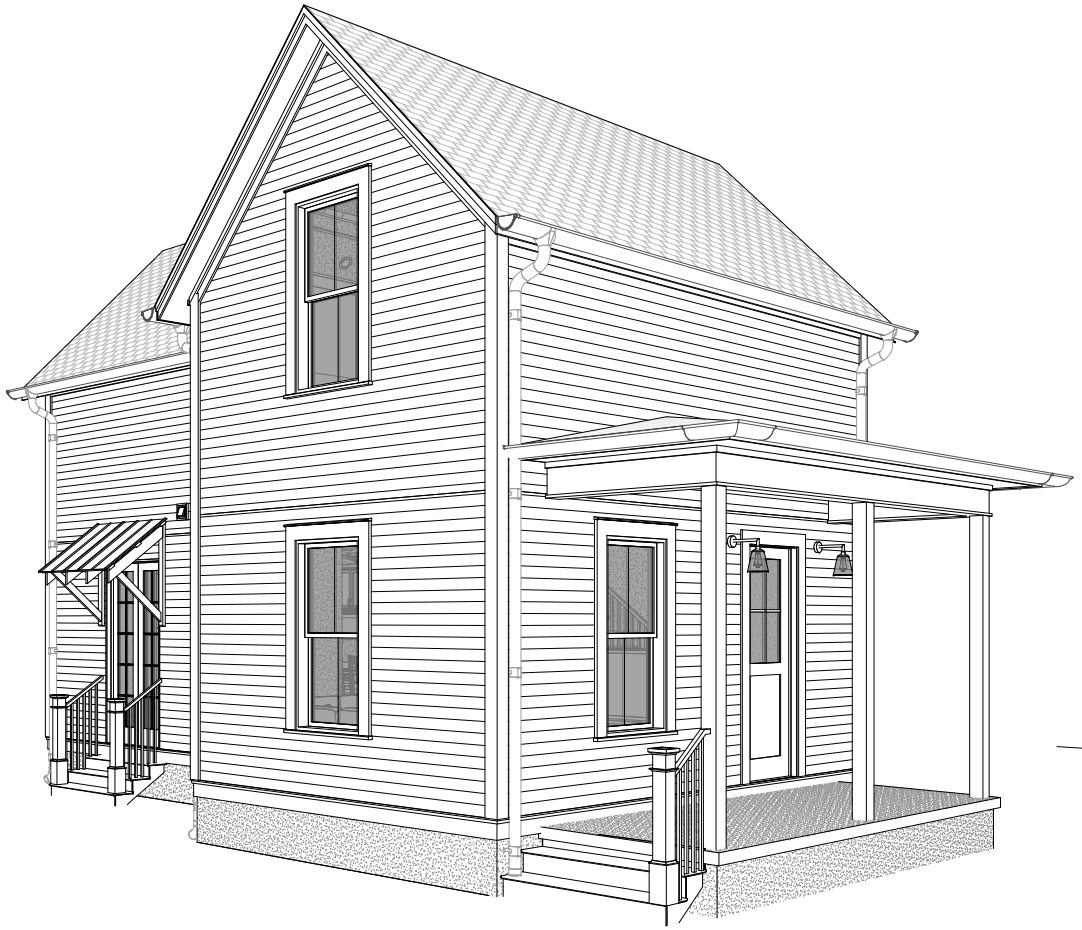
DUPLE COTTAGE
ELEVATION 6L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE 04/29/23

ELEVATIONS

SHEET A2



DUPLE COTTAGE

ELEVATION 1L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	569 SF
SECOND FLOOR AREA	569 SF
	1138 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - INCHES

REVISION 0

DUPLE
COTTAGE
ELEVATION 1L

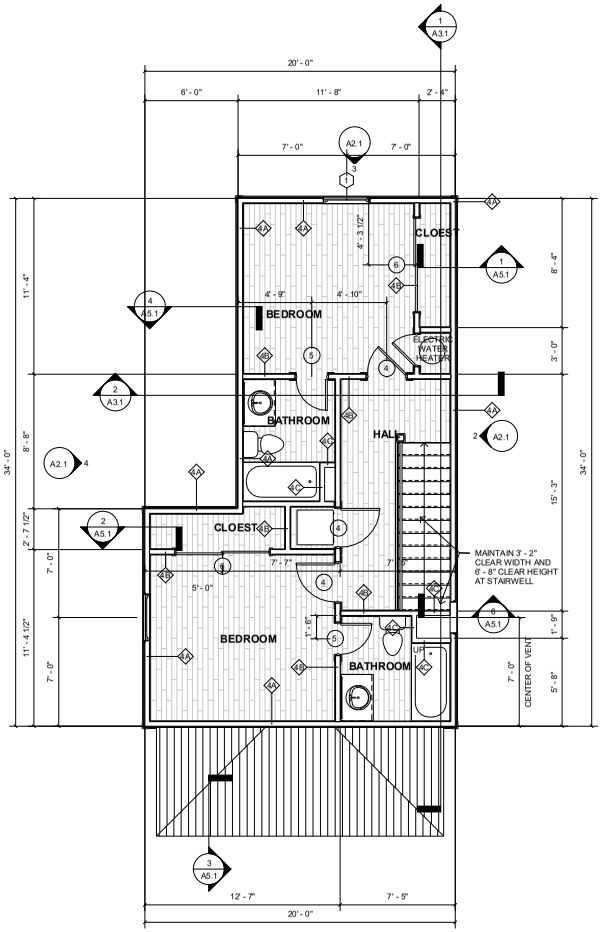
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CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

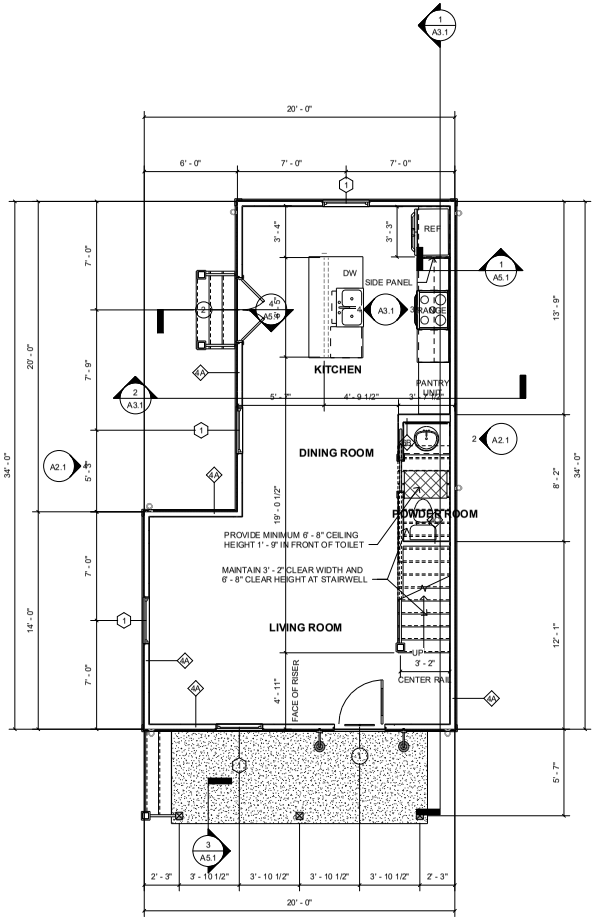
COVER

SHEET A0

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SECOND FLOOR DIMENSION PLAN
2
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1
1/4" = 1'-0"

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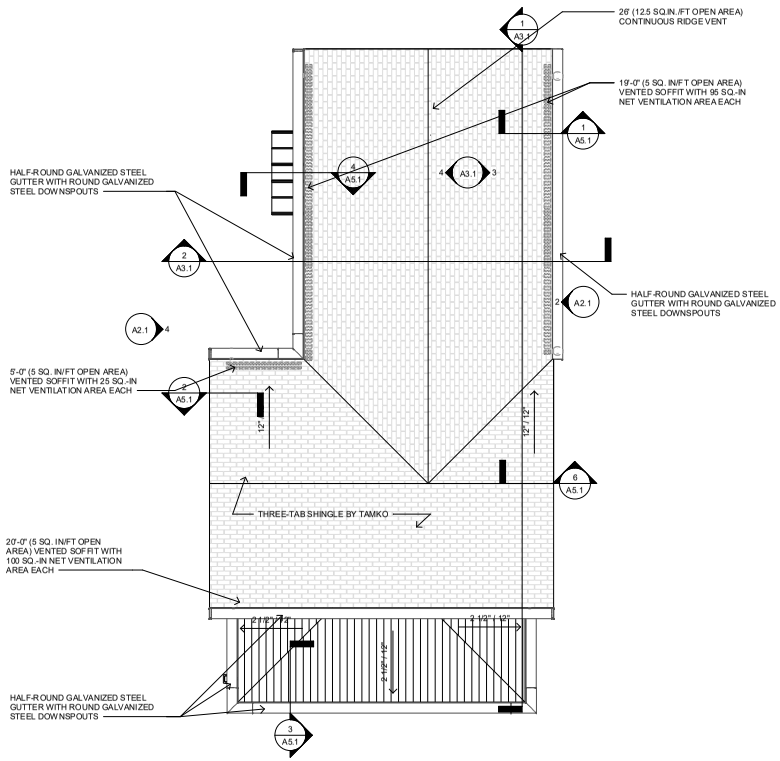
DUPLE COTTAGE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

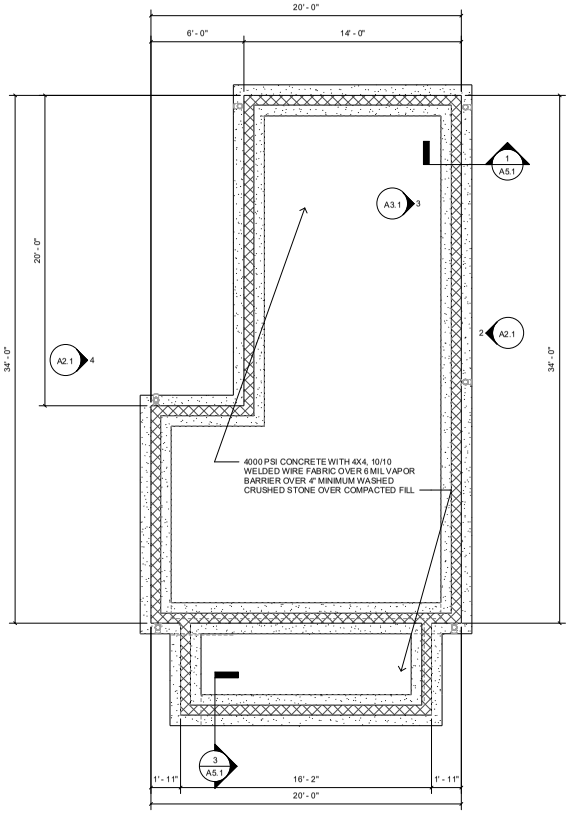
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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No. 13845
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

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DUPLE COTTAGE ELEVATION 1L

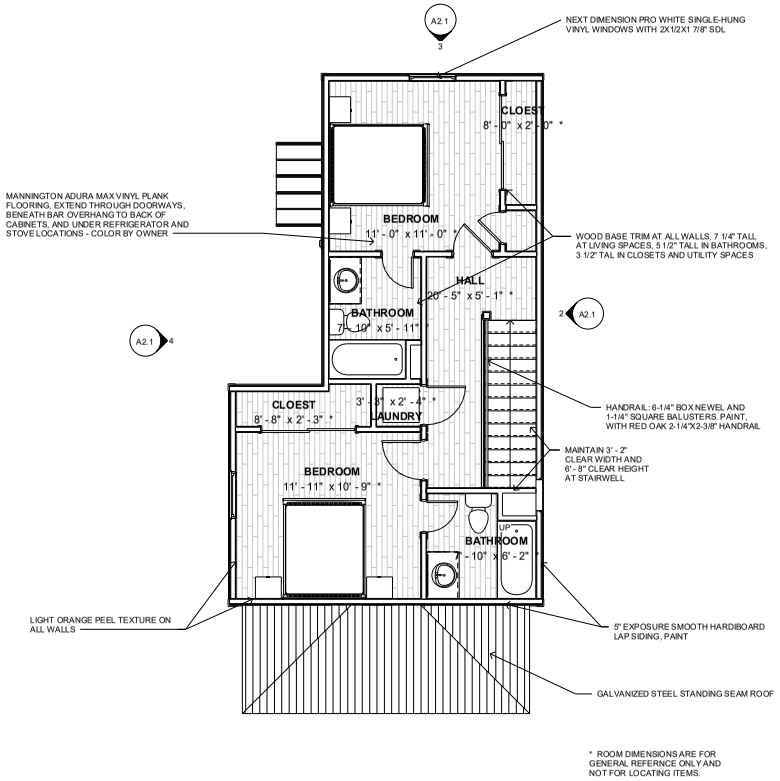
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FOUNDATION AND ROOF PLANS

SHEET A1.2

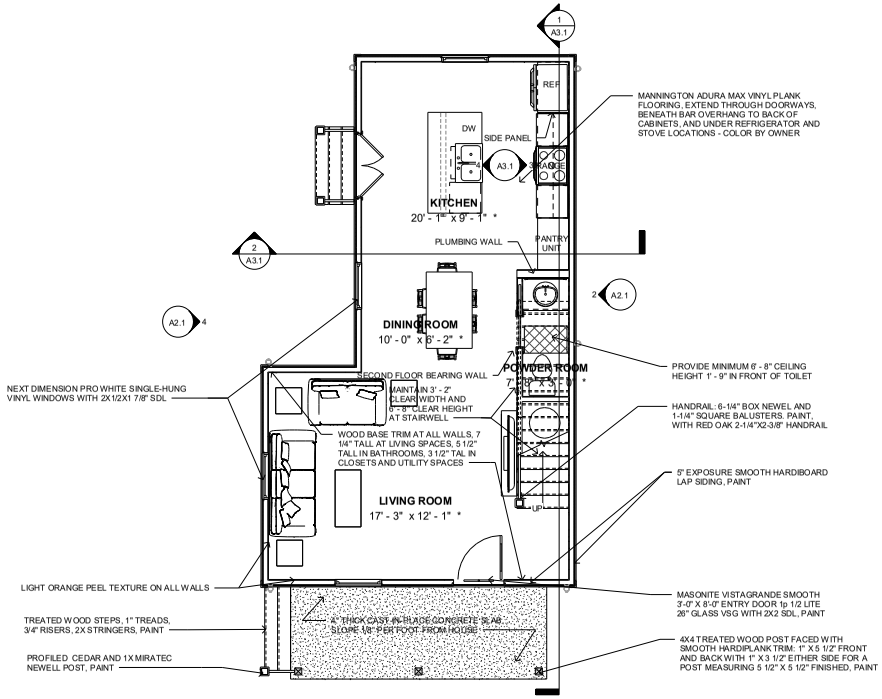
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* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

2 SECOND FLOOR PLAN

1/4" = 1'-0"



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

1 GROUND FLOOR PLAN

1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 1L

ISSUED FOR CONSTRUCTION

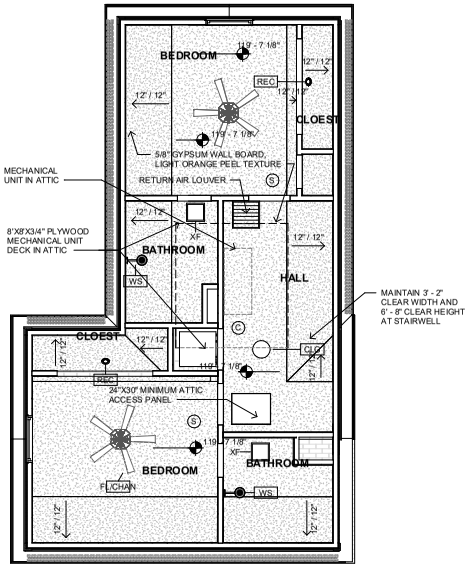
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DATE: 03/06/2023

FINISH PLANS

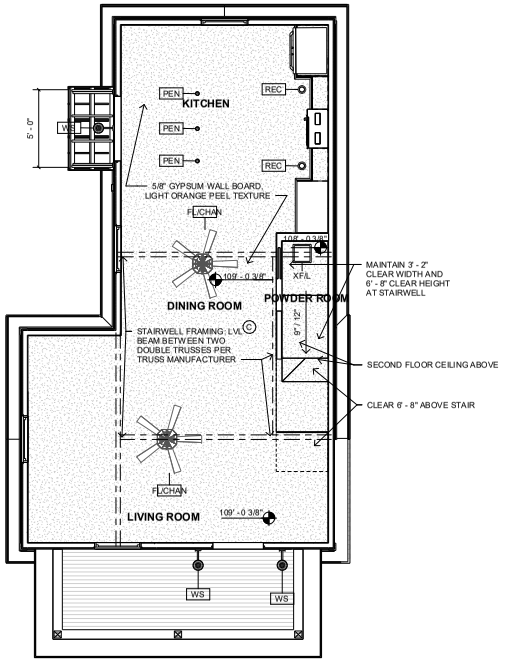
SHEET A1.3

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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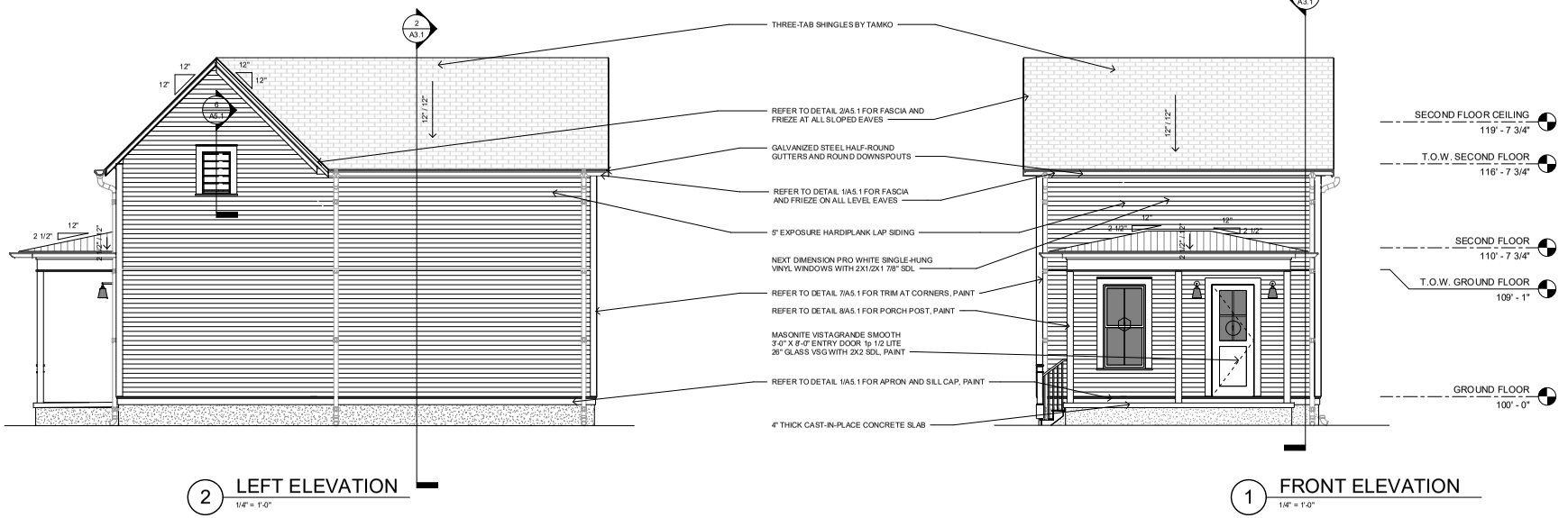
DUPLE COTTAGE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

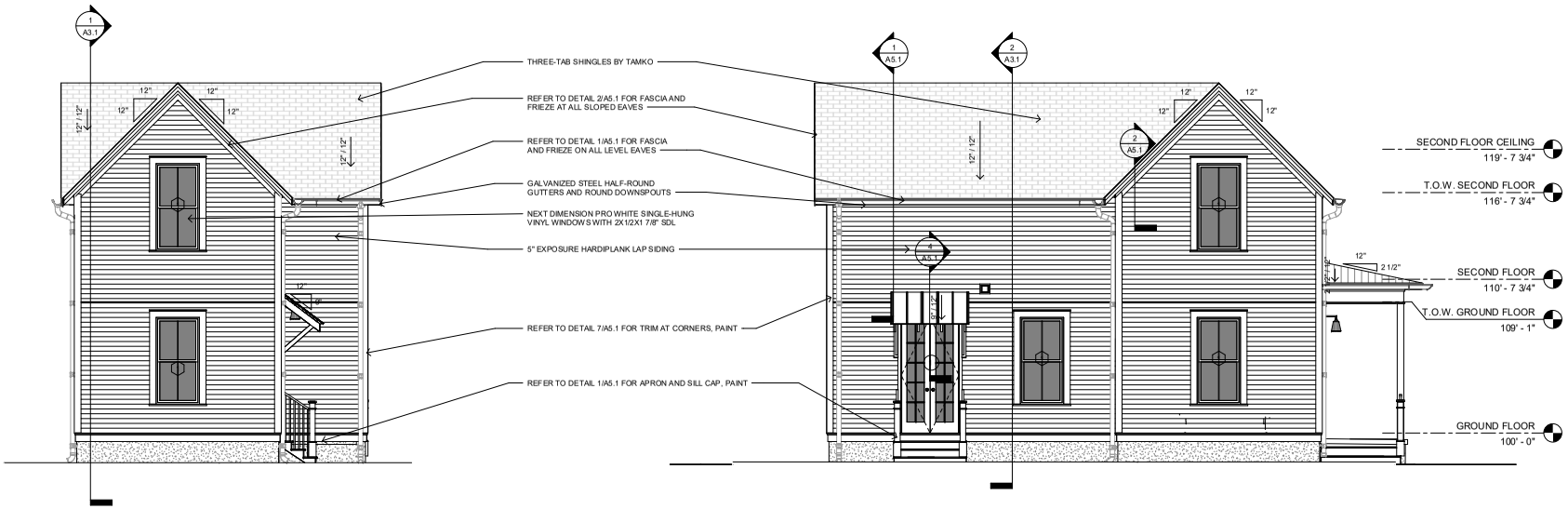
REFLECTED CEILING PLANS

SHEET A1.4



2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

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JOHN BRIAN TAGUE

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DUPLE COTTAGE ELEVATION 1L

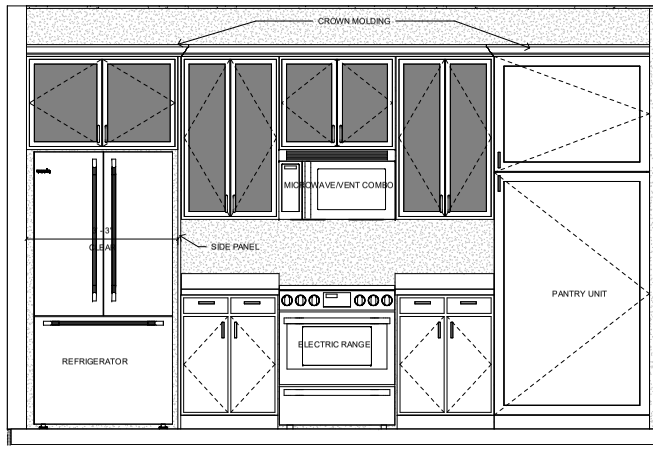
ISSUED FOR CONSTRUCTION

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DATE: 03/06/2023

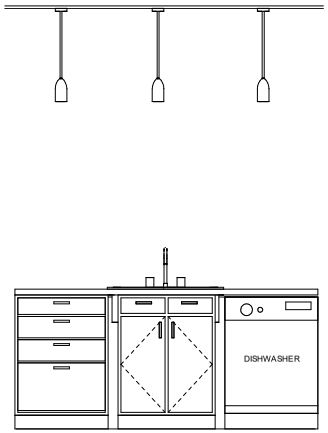
ELEVATIONS

SHEET A2.1

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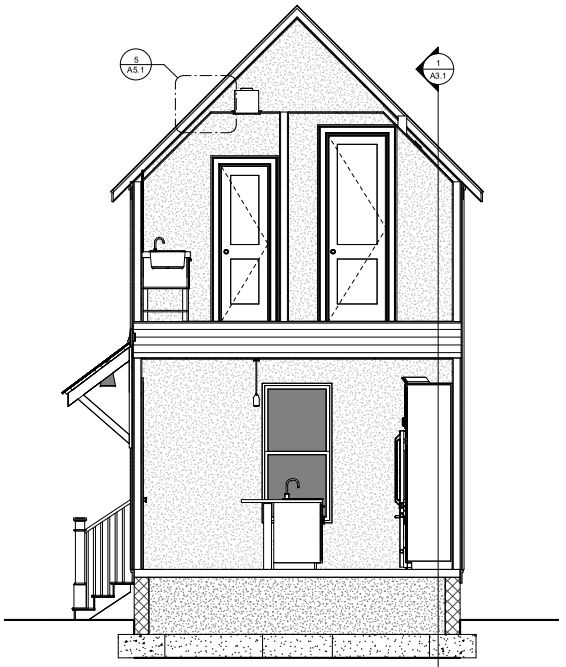
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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DUPLE COTTAGE ELEVATION 1L

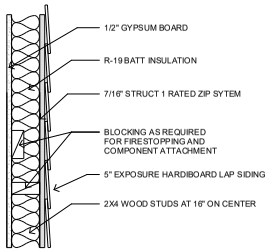
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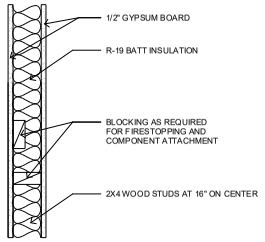
SECTIONS

SHEET A3.1

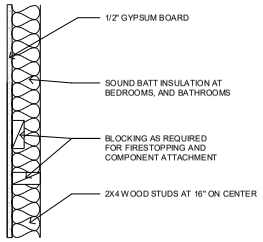
Planning Commission July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

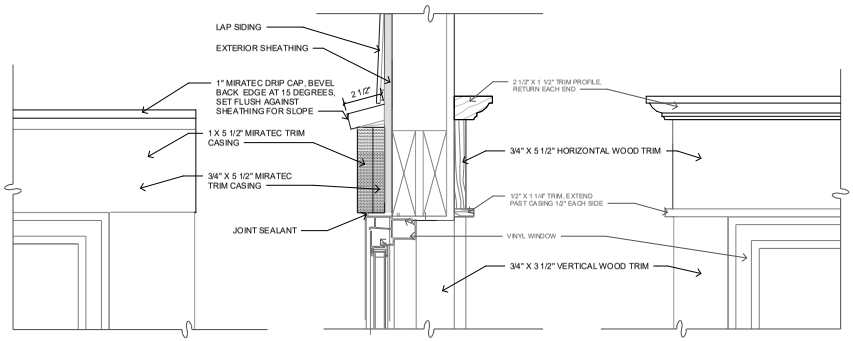


3 WALL TYPE C
1 1/2" = 1'-0"

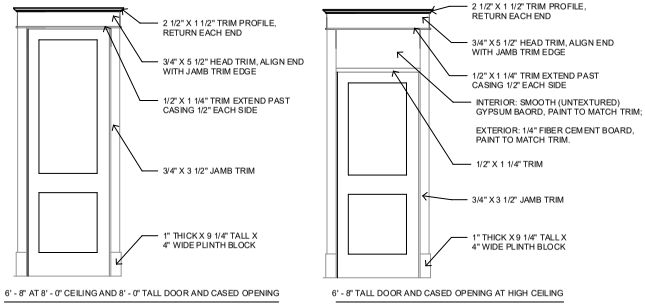
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL *

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

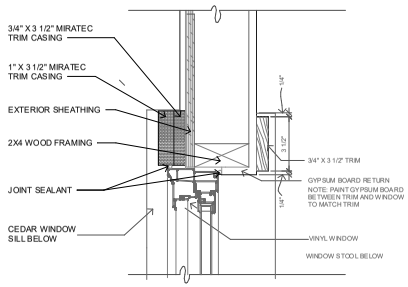
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-PASS DOOR, SMOOTH FINISH



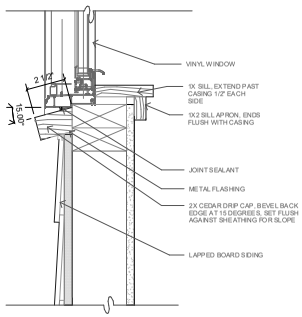
4 WINDOW HEAD
3" = 1'-0"



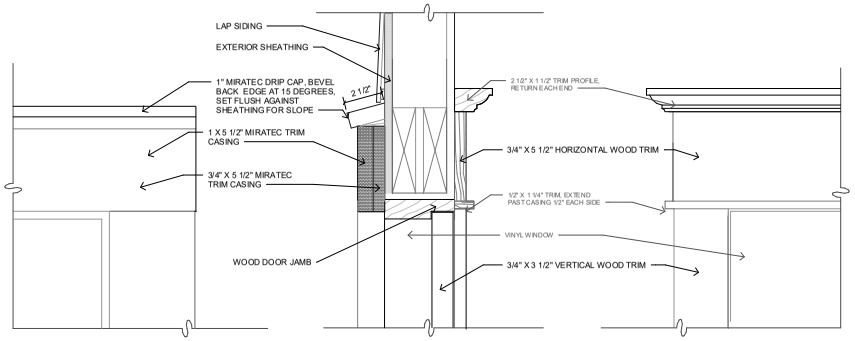
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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ARKANSAS - INCHES

REVISION 0

DUPLE COTTAGE ELEVATION 1L

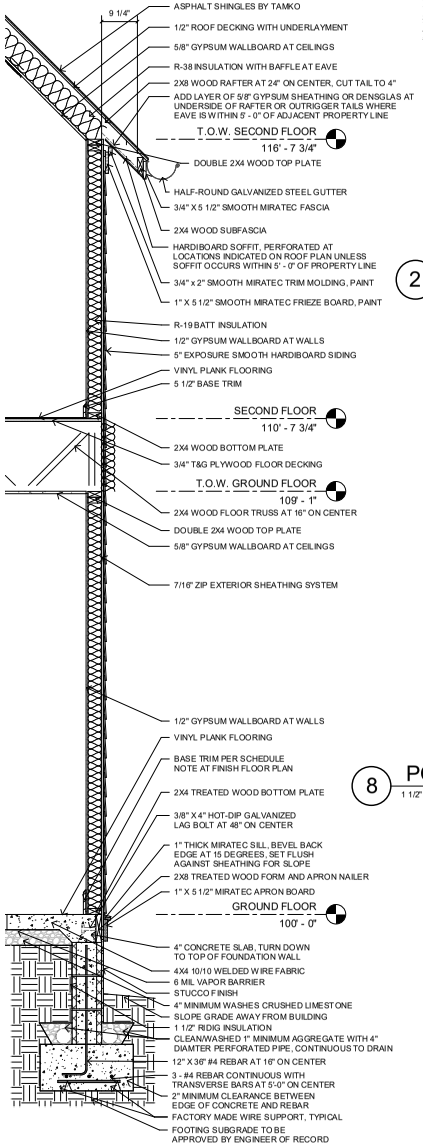
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

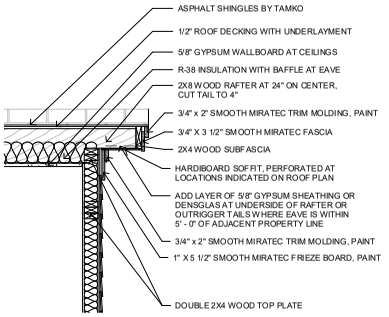
SCHEDULES

SHEET A4.1

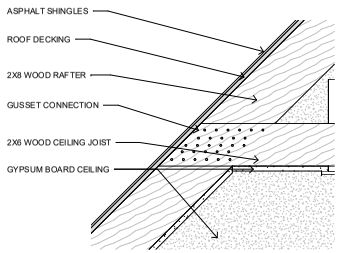
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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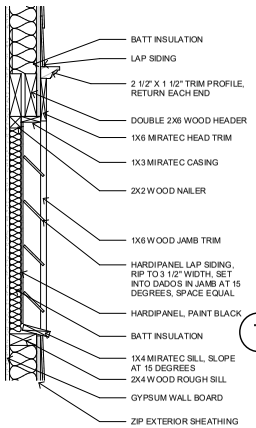
1 WALL SECTION AT EAVE
3/4" = 1'-0"



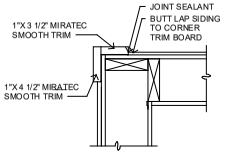
2 WALL SECTION AT RAKE
3/4" = 1'-0"



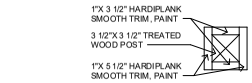
5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



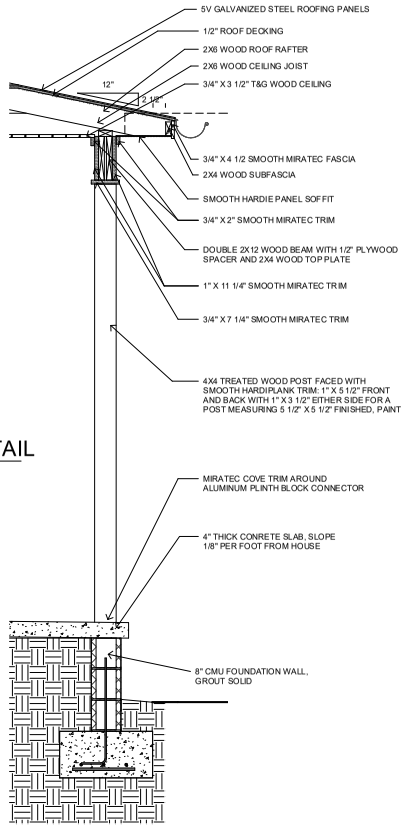
6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"



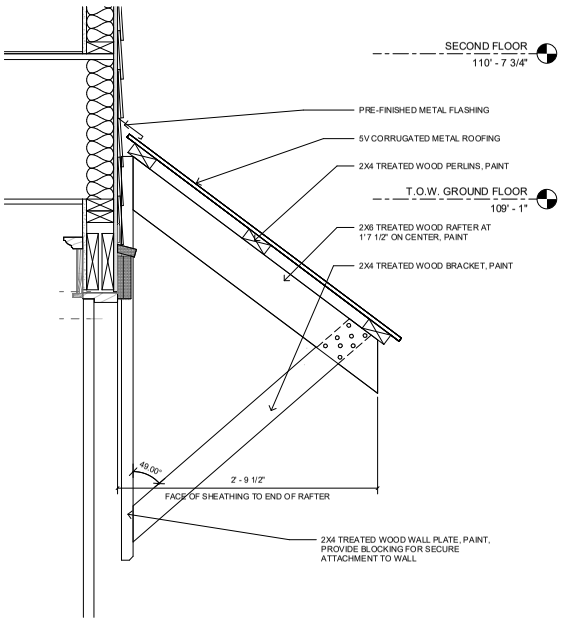
7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13941
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC
#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE COTTAGE ELEVATION 1L

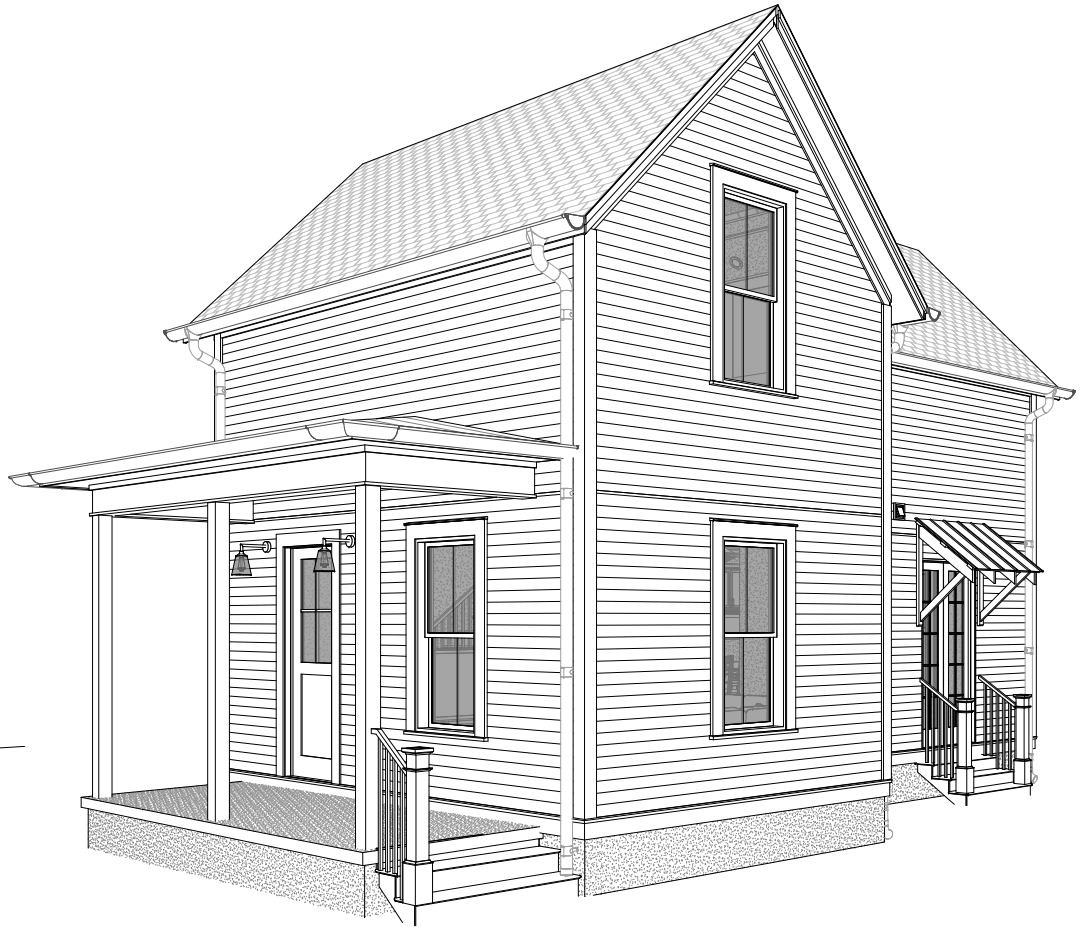
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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DUPLE COTTAGE

ELEVATION 1R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	569 SF
SECOND FLOOR AREA	569 SF
	1138 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE
COTTAGE
ELEVATION 1R

ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

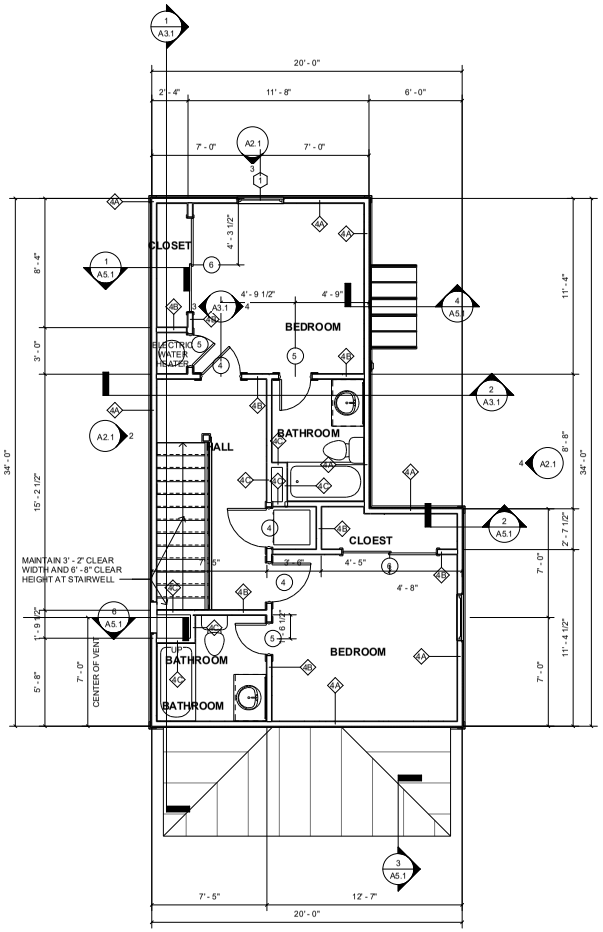
COVER

SHEET A0

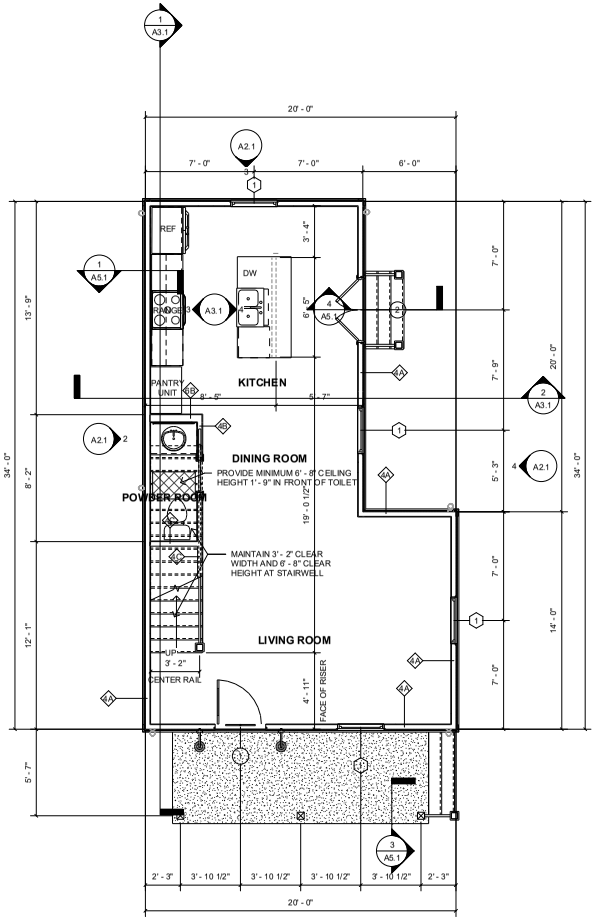
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SECOND FLOOR DIMENSION PLAN
2
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1
1/4" = 1'-0"

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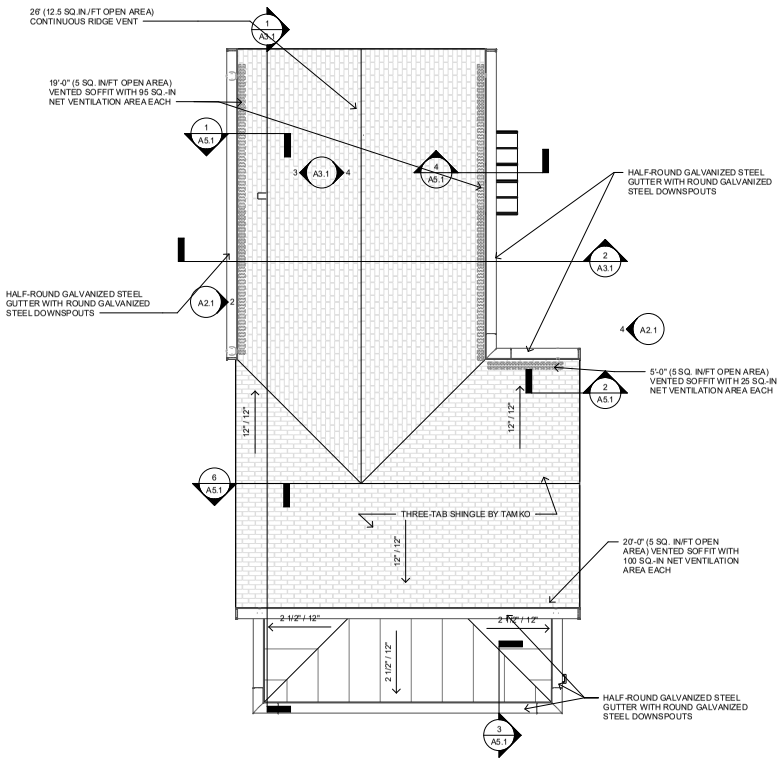
DUPLE COTTAGE ELEVATION 1R

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ENGINEER: BT
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DIMENSION PLANS

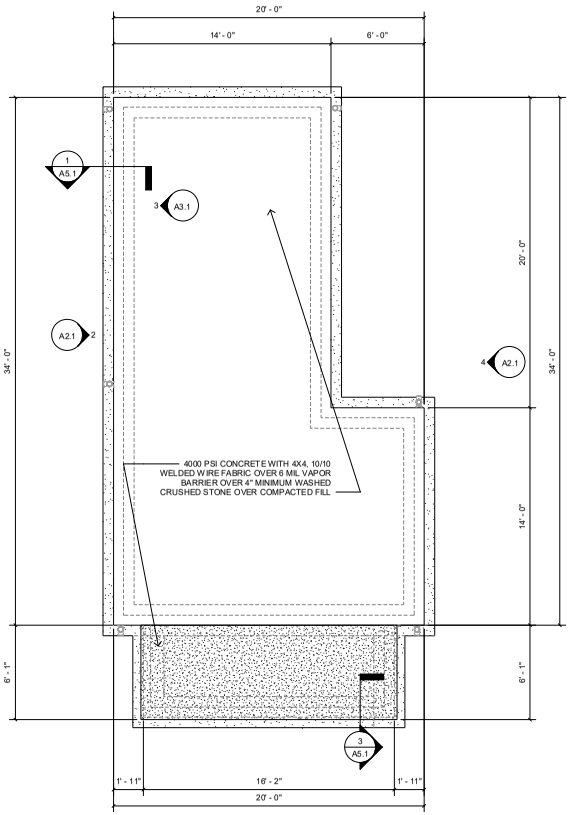
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 1R

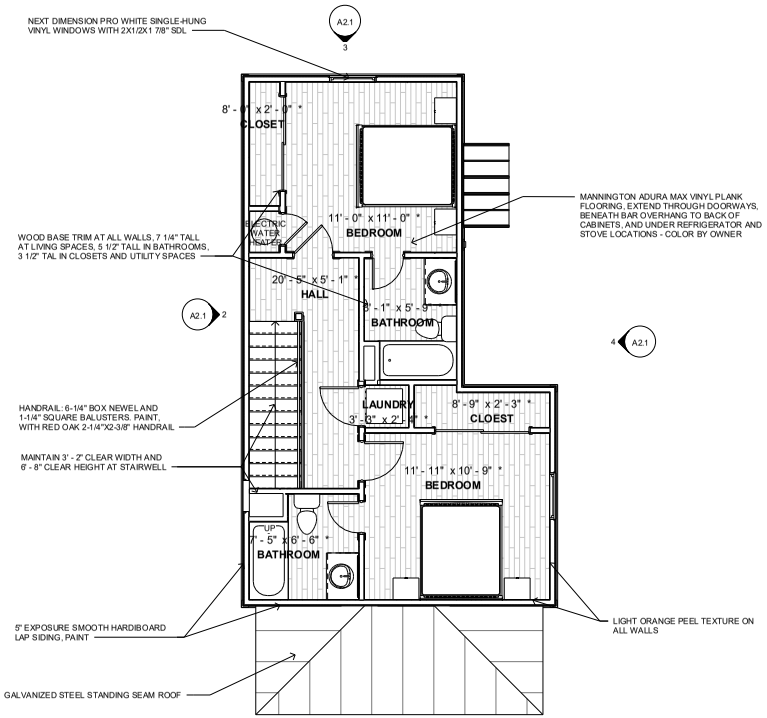
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ENGINEER: BT
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DATE: 03/06/2023

FOUNDATION AND ROOF PLANS

SHEET A1.2

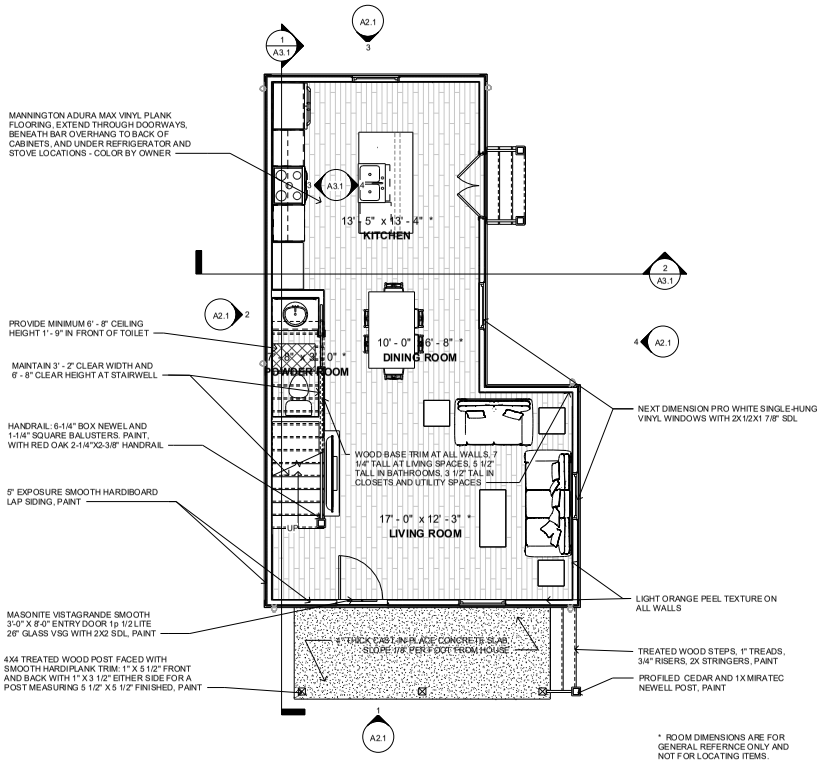
Planning Commission July 10, 2023 LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 203 of 372 Page 285 of 602



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

2 SECOND FLOOR PLAN

1/4" = 1'-0"



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

1 GROUND FLOOR PLAN

1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 1R

ISSUED FOR CONSTRUCTION

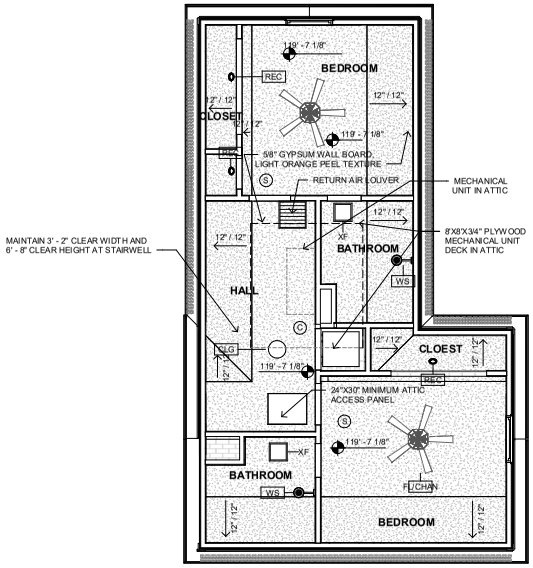
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

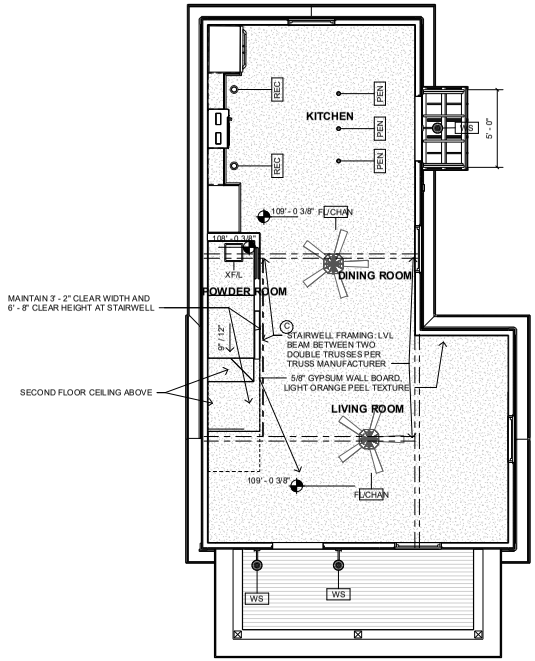
SHEET A1.3

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 1R

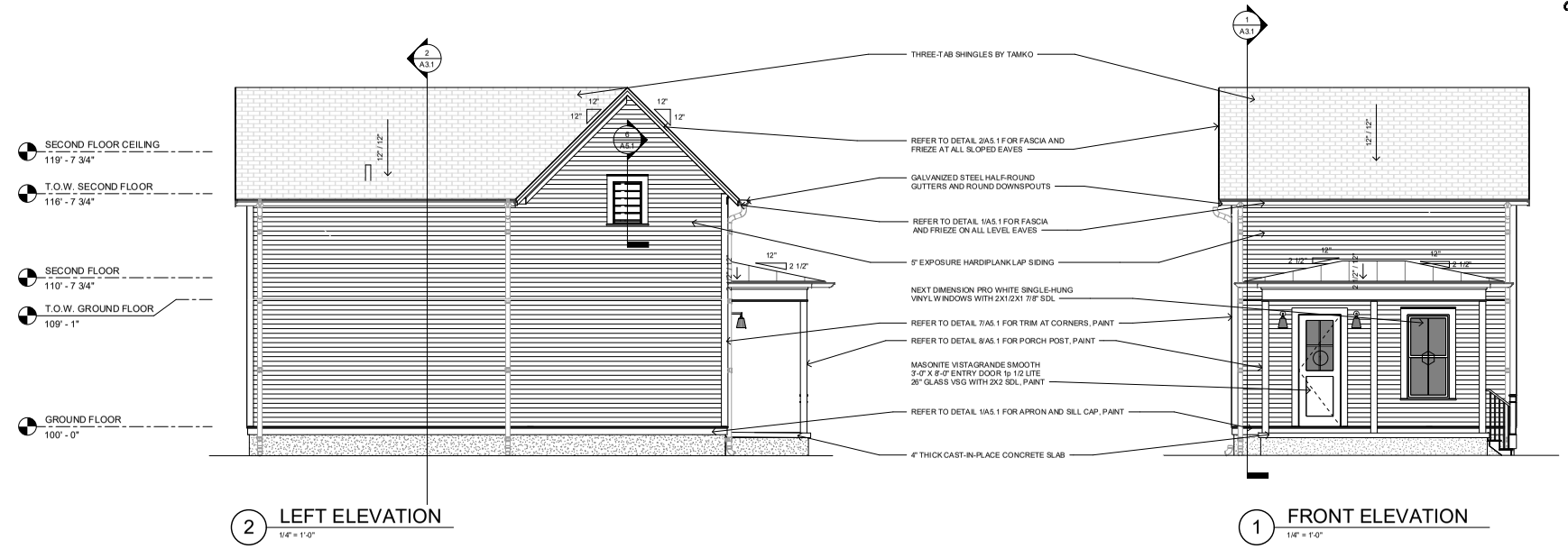
ISSUED FOR CONSTRUCTION

ENGINEER: BT
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DATE: 03/06/2023

REFLECTED CEILING PLANS

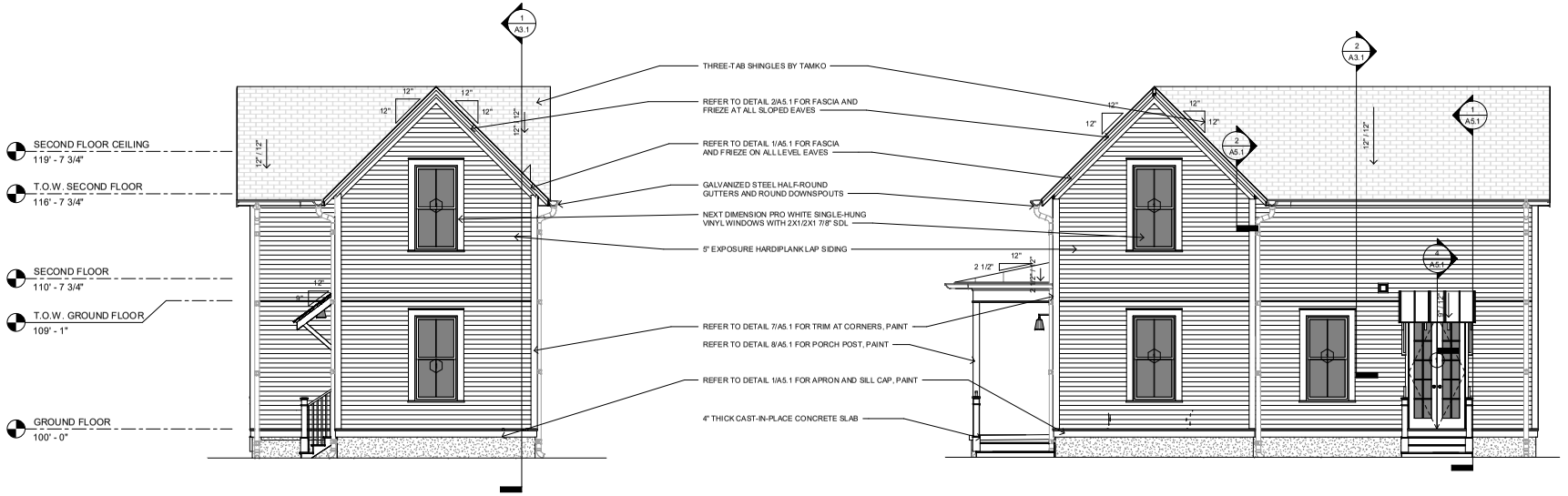
SHEET A1.4

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2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

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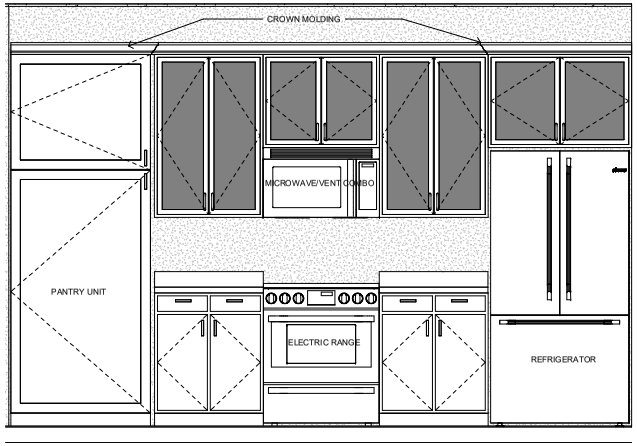
ISSUED FOR CONSTRUCTION

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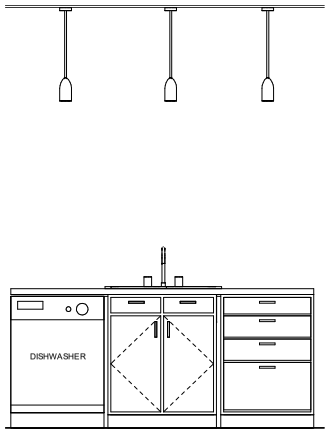
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 206 of 372 288 of 602



3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

1 LONG SECTION
3/8" = 1'-0"

SECOND FLOOR CEILING 119' - 7 3/4"
T.O.W. SECOND FLOOR 116' - 7 3/4"
SECOND FLOOR 110' - 7 3/4"
T.O.W. GROUND FLOOR 109' - 1"
GROUND FLOOR 100' - 0"

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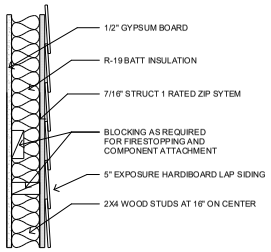
DUPLE COTTAGE ELEVATION 1R

ISSUED FOR CONSTRUCTION

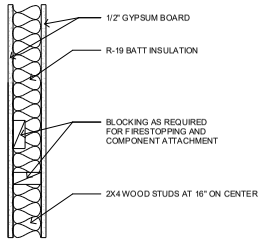
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DATE: 03/06/2023

SECTIONS

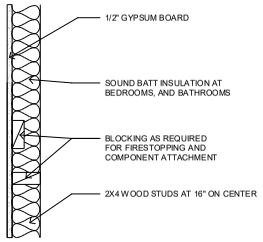
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



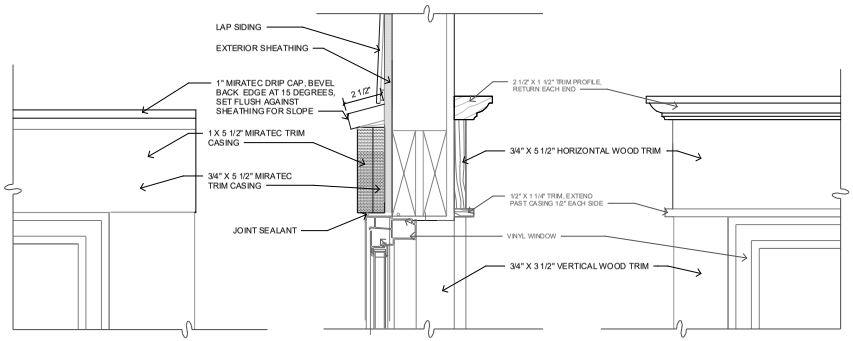
2 WALL TYPE B
1 1/2" = 1'-0"



3 WALL TYPE C
1 1/2" = 1'-0"

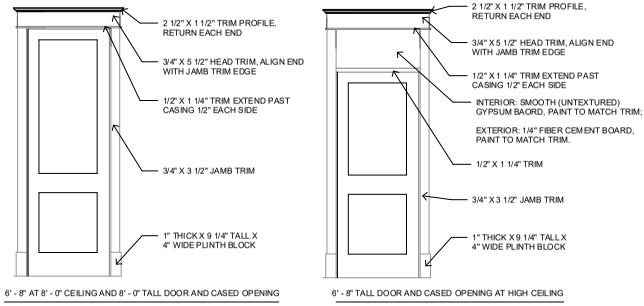
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

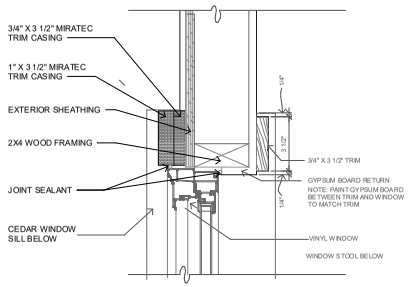


4 WINDOW HEAD
3" = 1'-0"

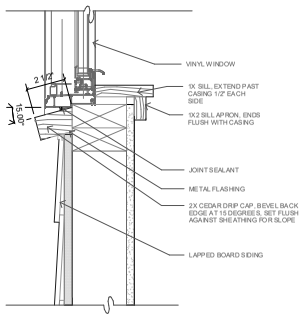
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-PASS DOOR, SMOOTH FINISH



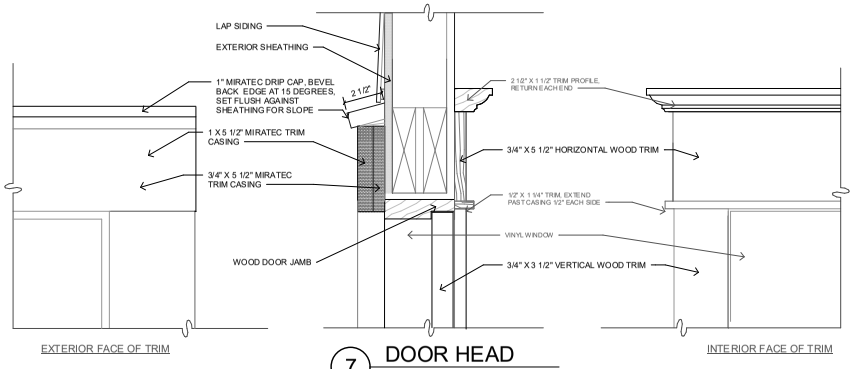
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC #1504
ARKANSAS - INCHES

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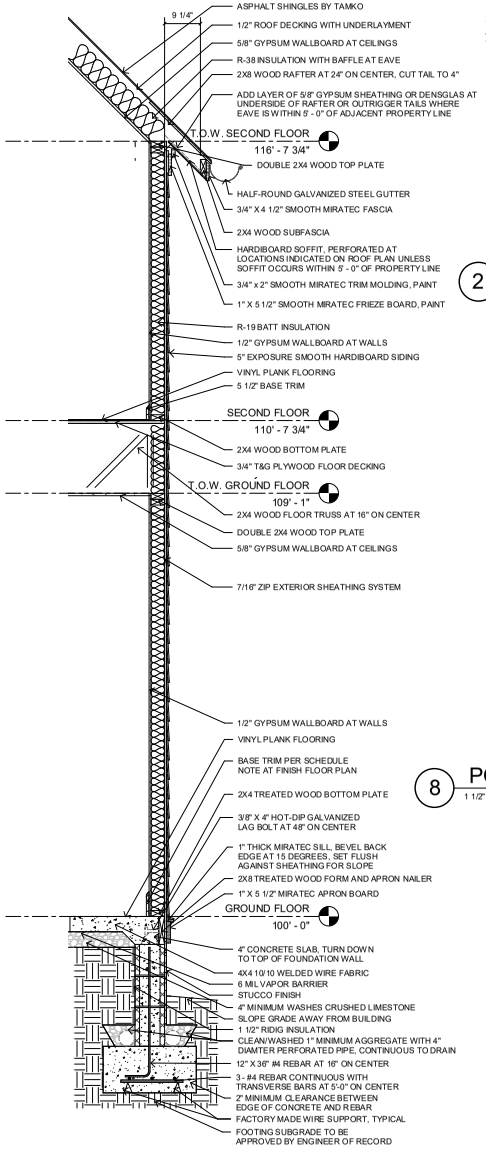
DUPLE COTTAGE ELEVATION 1R

ISSUED FOR CONSTRUCTION

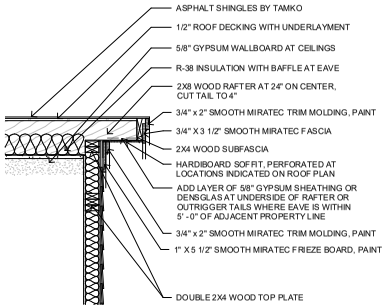
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

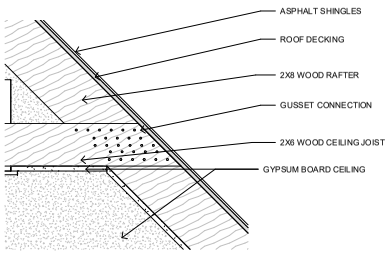
SHEET A4.1



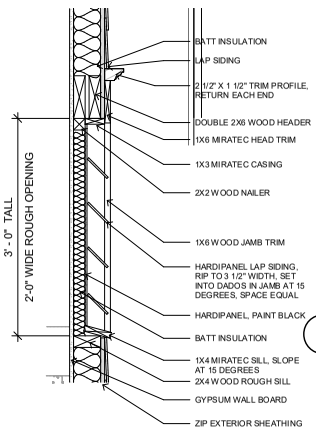
1 WALL SECTION AT EAVE
3/4" = 1'-0"



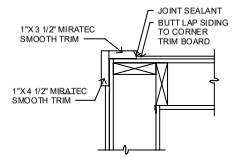
2 WALL SECTION AT RAKE
3/4" = 1'-0"



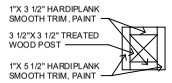
5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



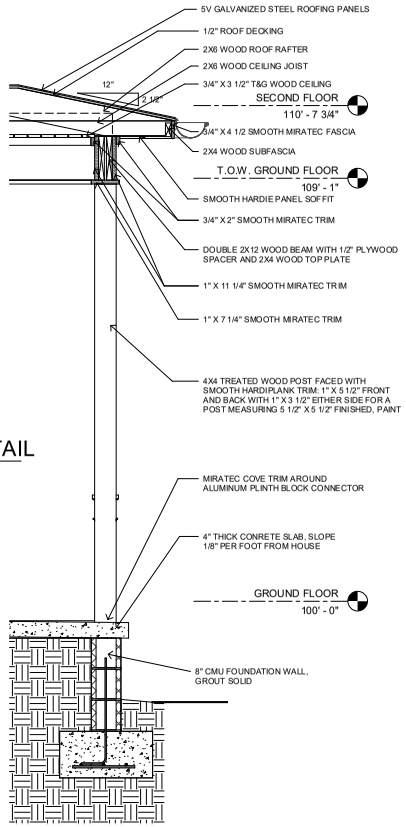
6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"



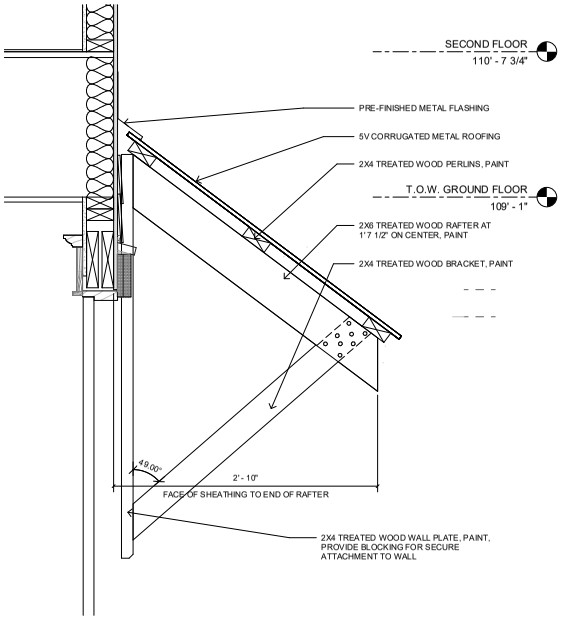
7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 13245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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ARKANSAS - ENGINEER

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DUPLE COTTAGE ELEVATION 1R

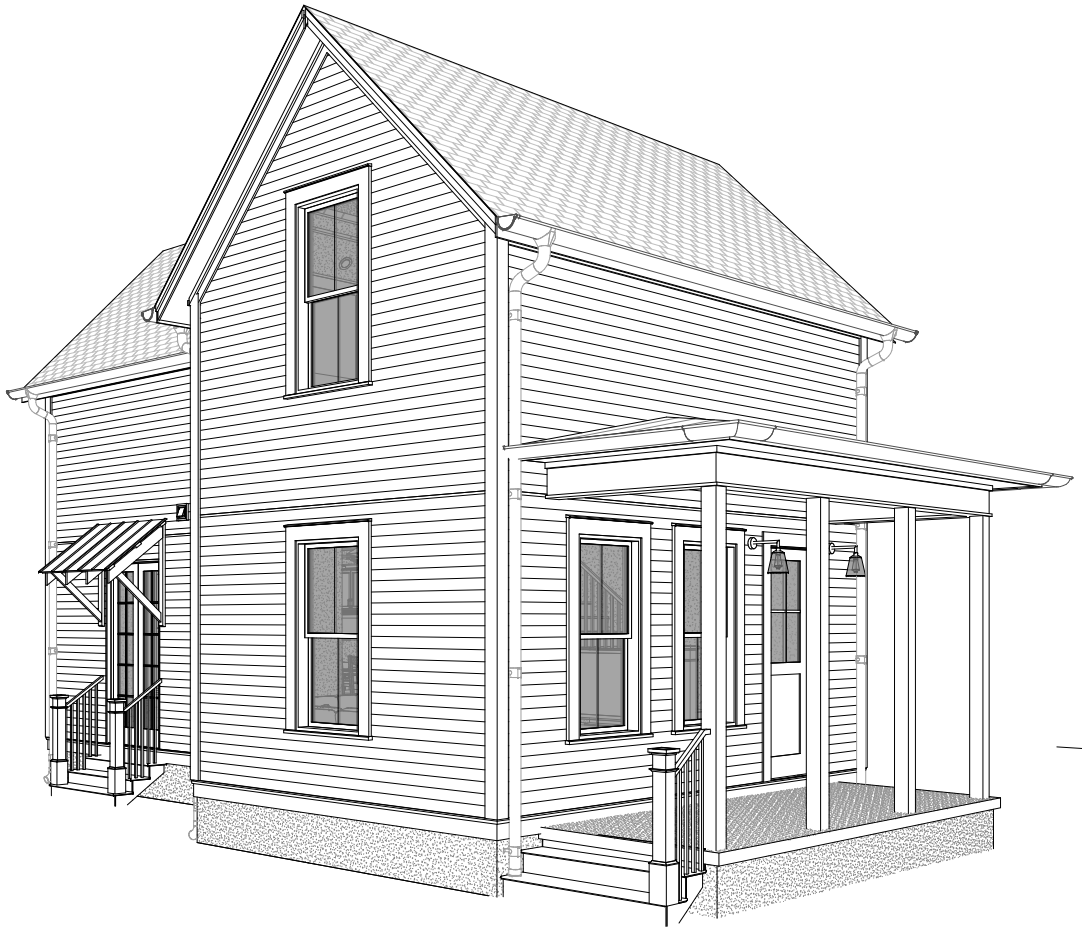
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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DUPLE COTTAGE

ELEVATION 2L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE
COTTAGE
ELEVATION 2L

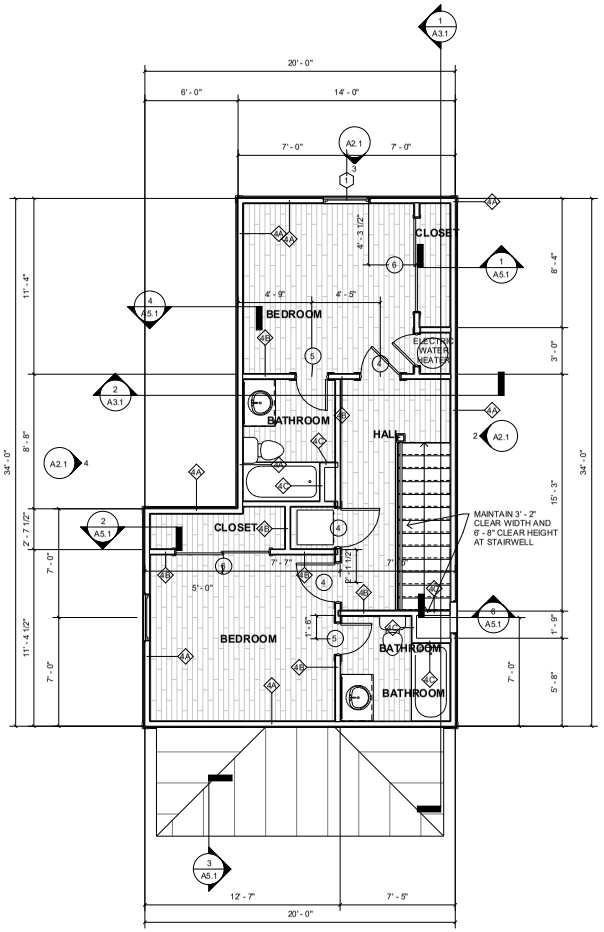
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

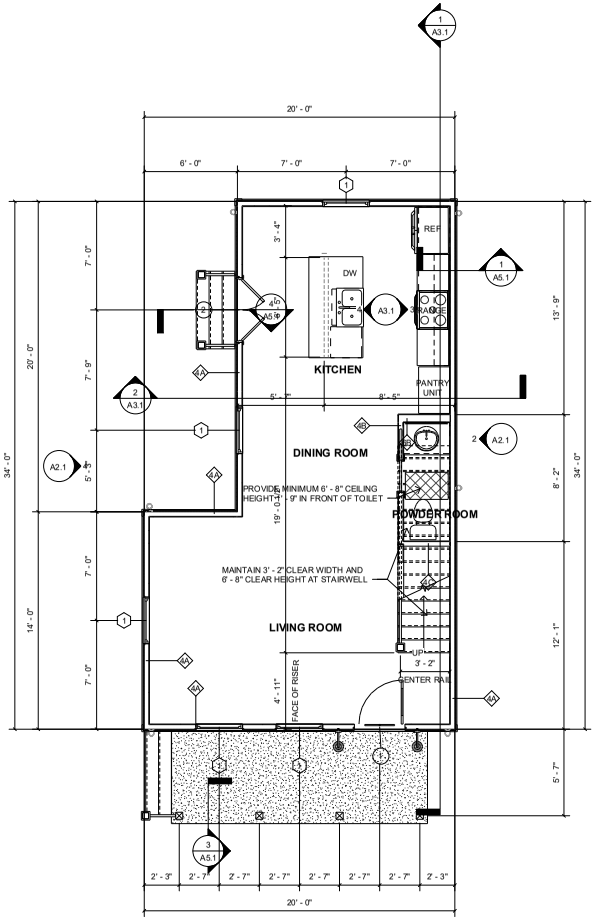
COVER

SHEET A0

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SECOND FLOOR DIMENSION PLAN
2
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1
1/4" = 1'-0"

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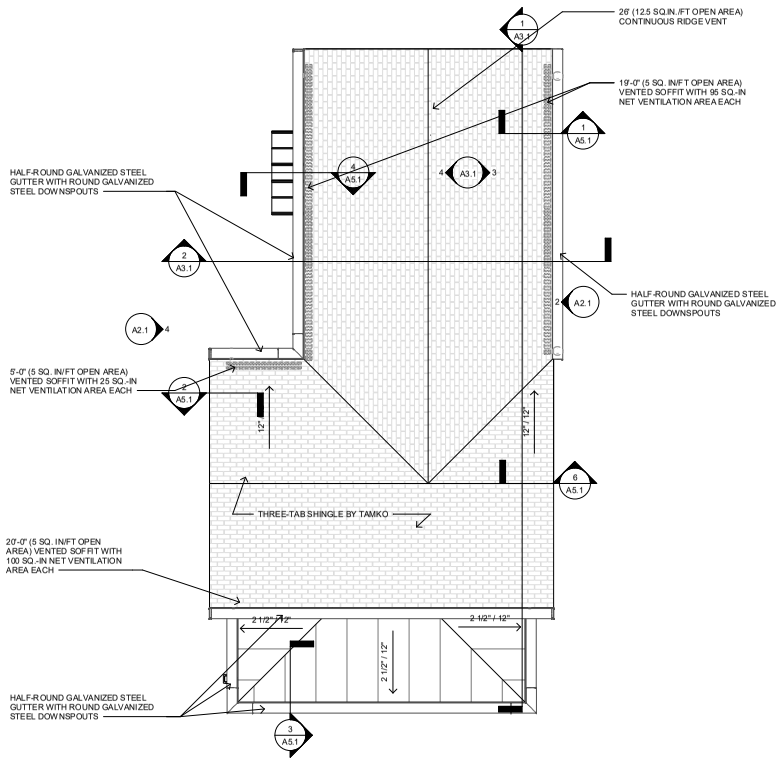
DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

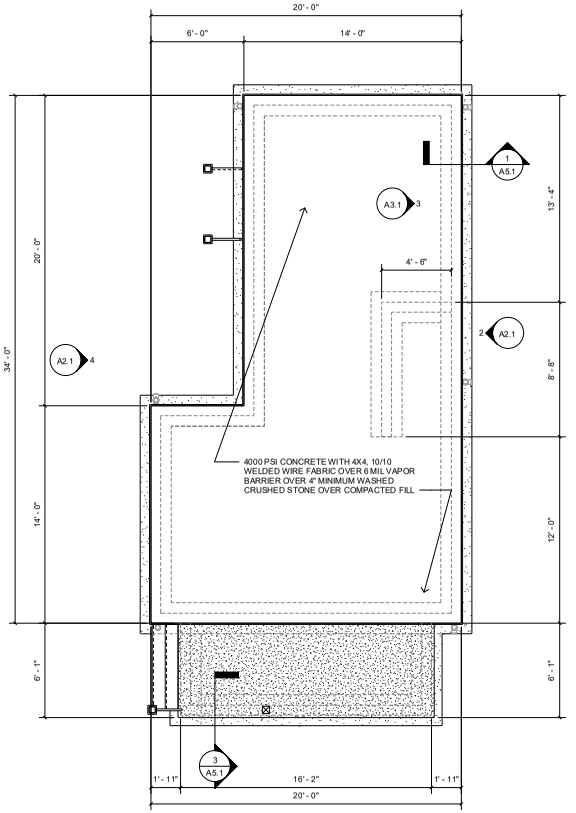
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 2L

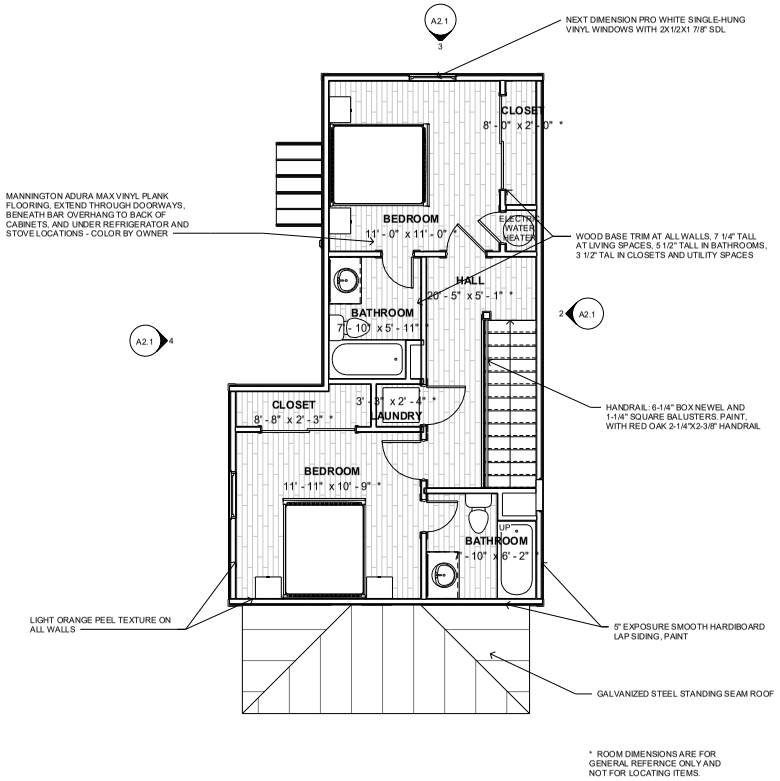
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DATE: 03/06/2023

FOUNDATION AND ROOF PLANS

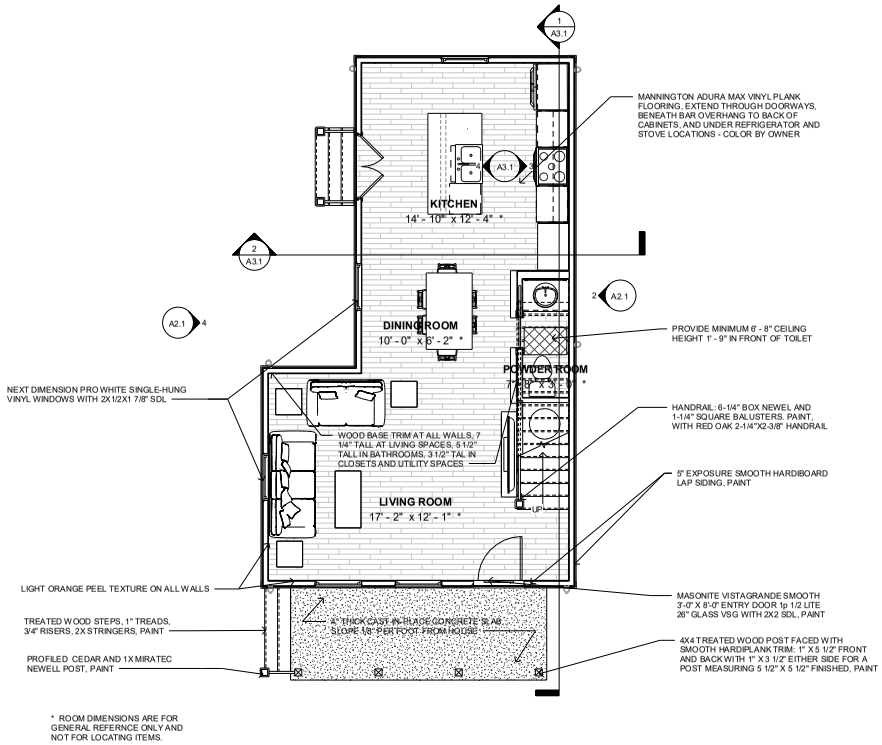
SHEET A1.2

Planning Commission July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 GROUND FLOOR PLAN

1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

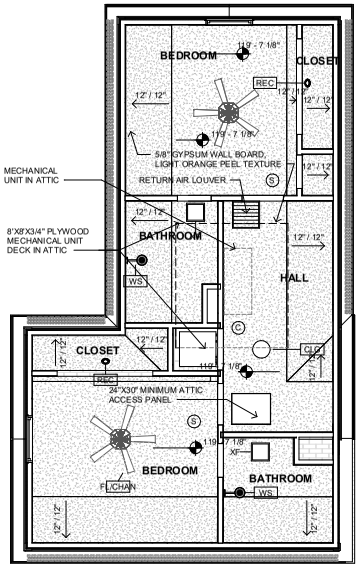
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DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

SHEET A1.3

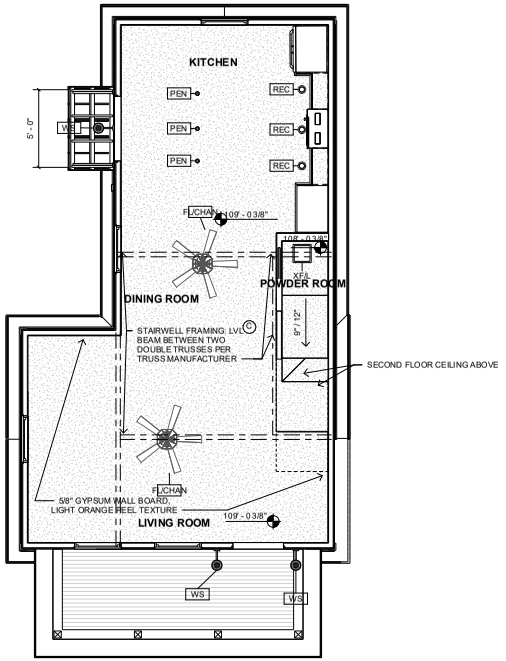
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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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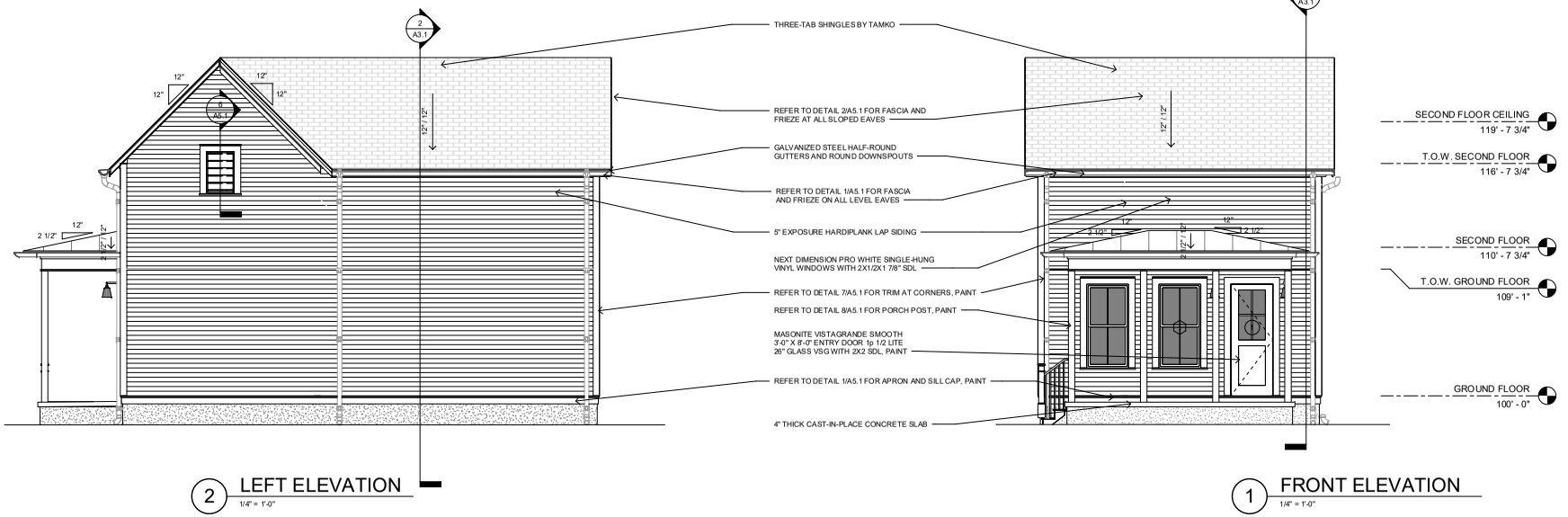
DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

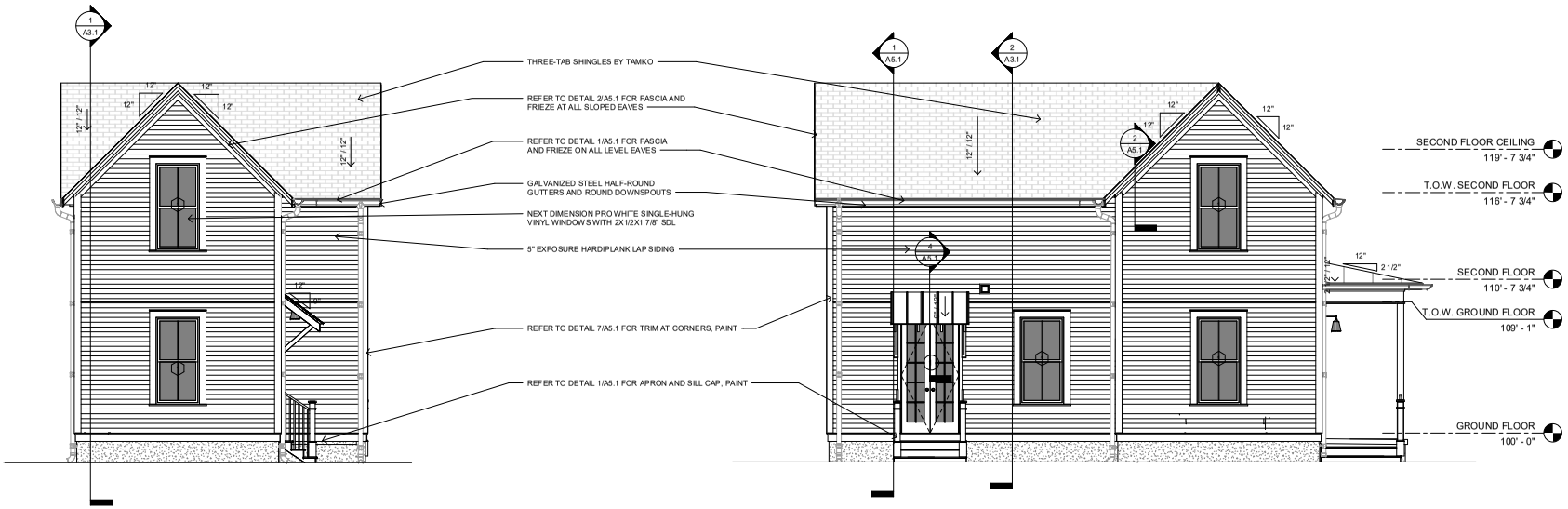
REFLECTED CEILING PLANS

SHEET A1.4



2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

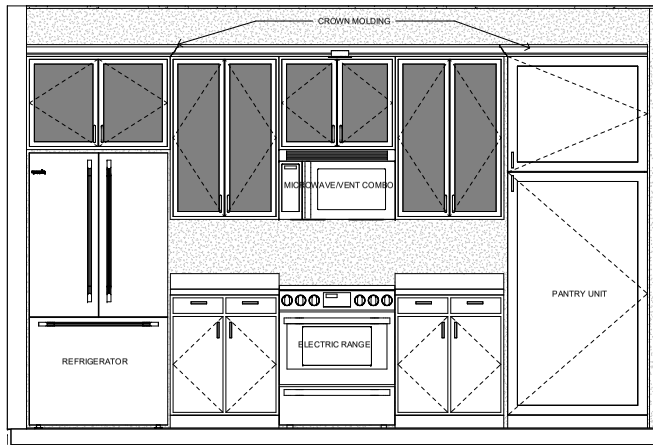
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

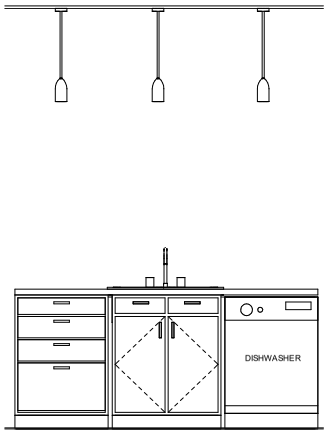
SHEET A2.1

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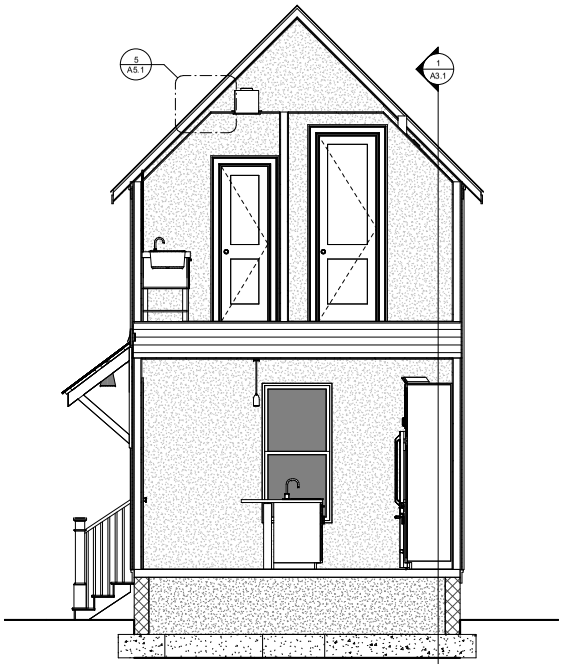
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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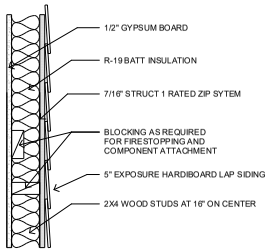
DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

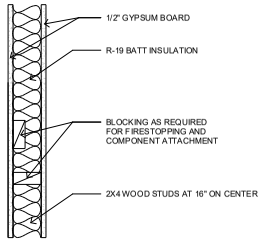
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

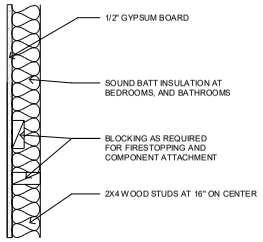
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

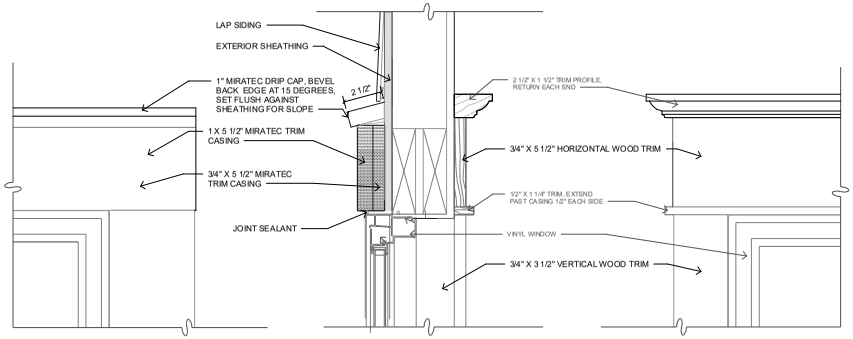


3 WALL TYPE C
1 1/2" = 1'-0"

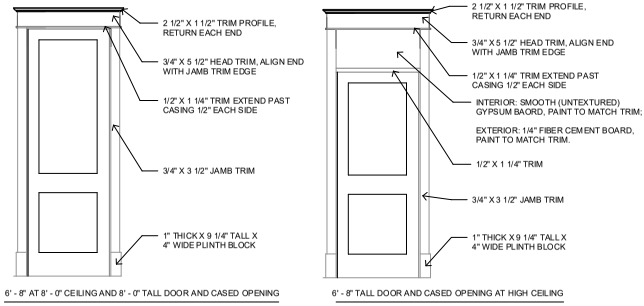
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

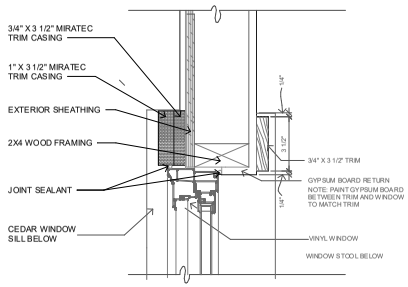
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-PASS DOOR, SMOOTH FINISH



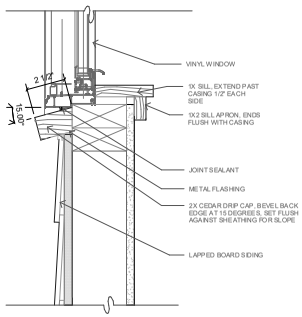
4 WINDOW HEAD
3" = 1'-0"



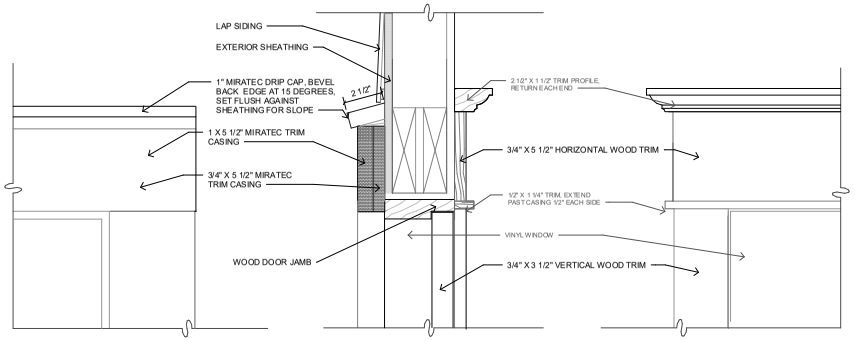
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13245
JOHN BRIAN TACKETT
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC #1504
ARKANSAS - INCHES

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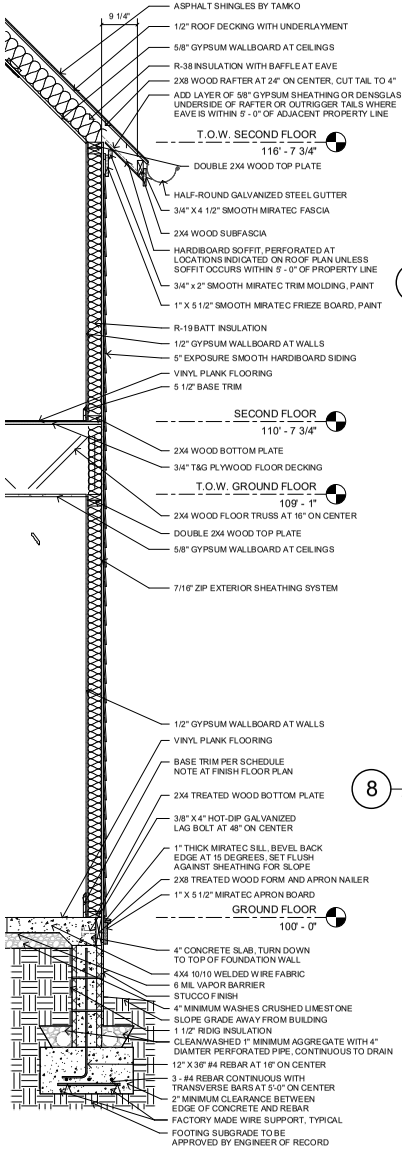
DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

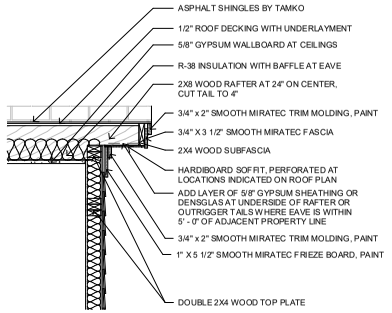
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

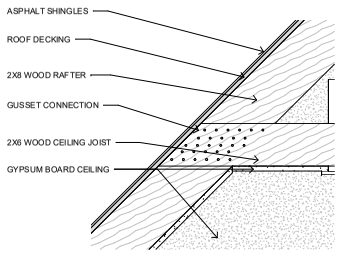
SHEET A4.1



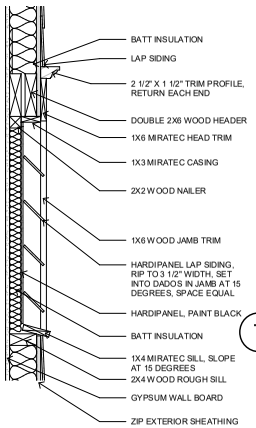
1 WALL SECTION AT EAVE
3/4" = 1'-0"



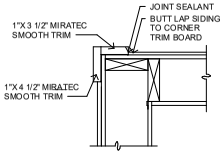
2 WALL SECTION AT RAKE
3/4" = 1'-0"



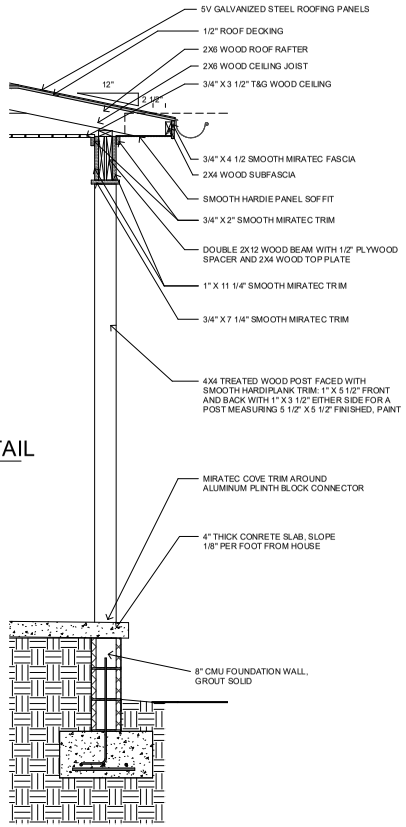
5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



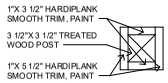
6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"



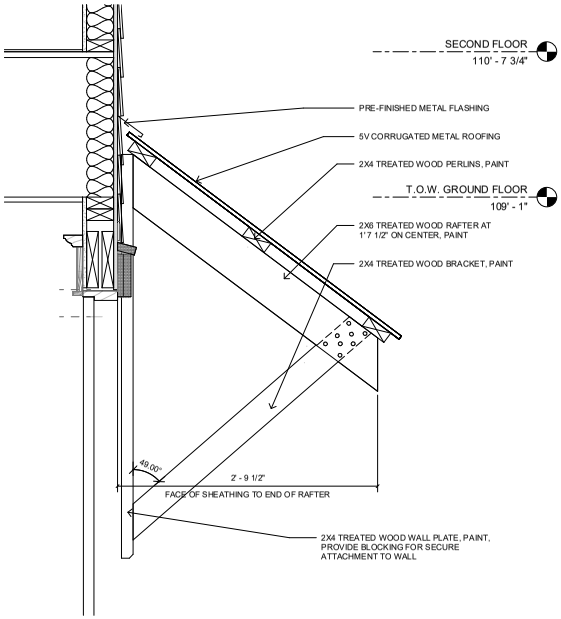
7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 13941
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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ARKANSAS - ENGINEER

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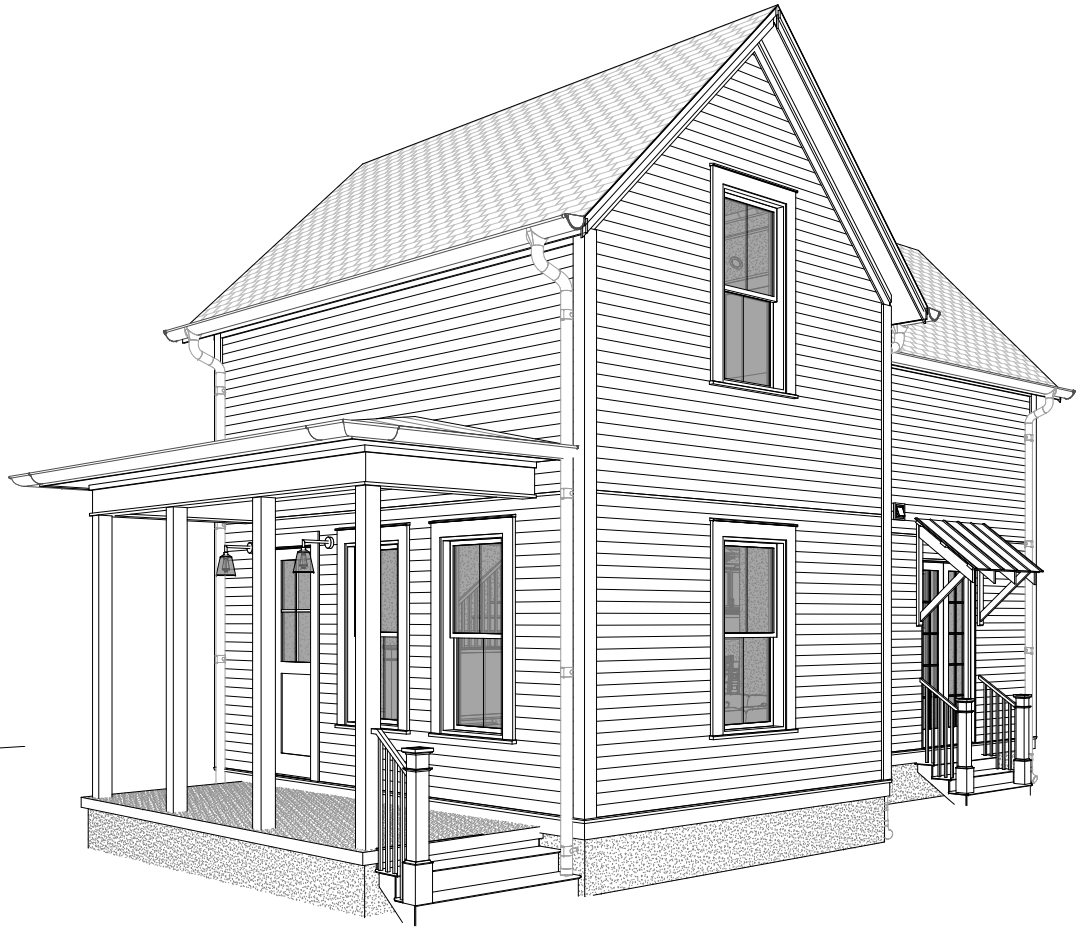
DUPLE COTTAGE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



DUPLE COTTAGE

ELEVATION 2R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	569 SF
SECOND FLOOR AREA	569 SF
	1138 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE
COTTAGE
ELEVATION 2R

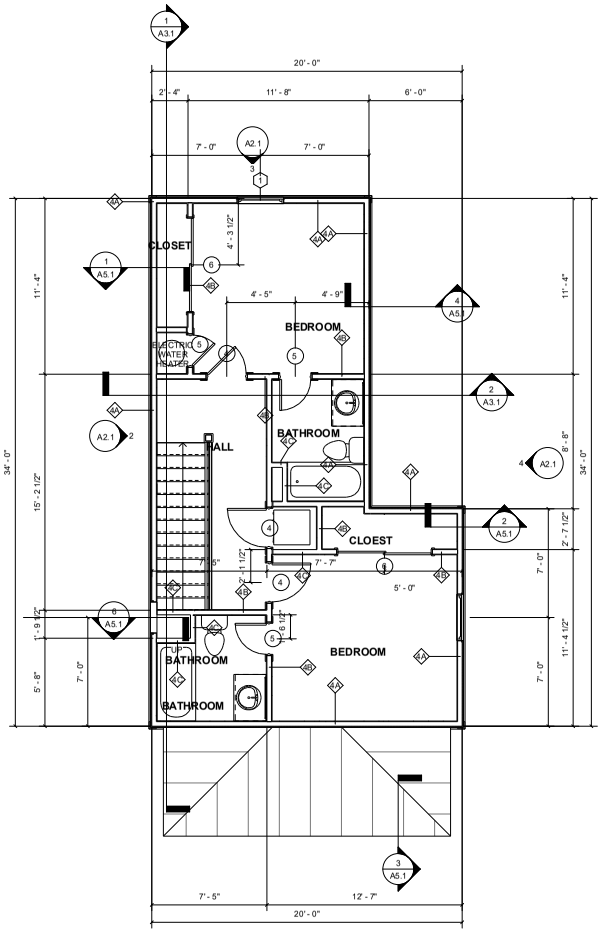
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

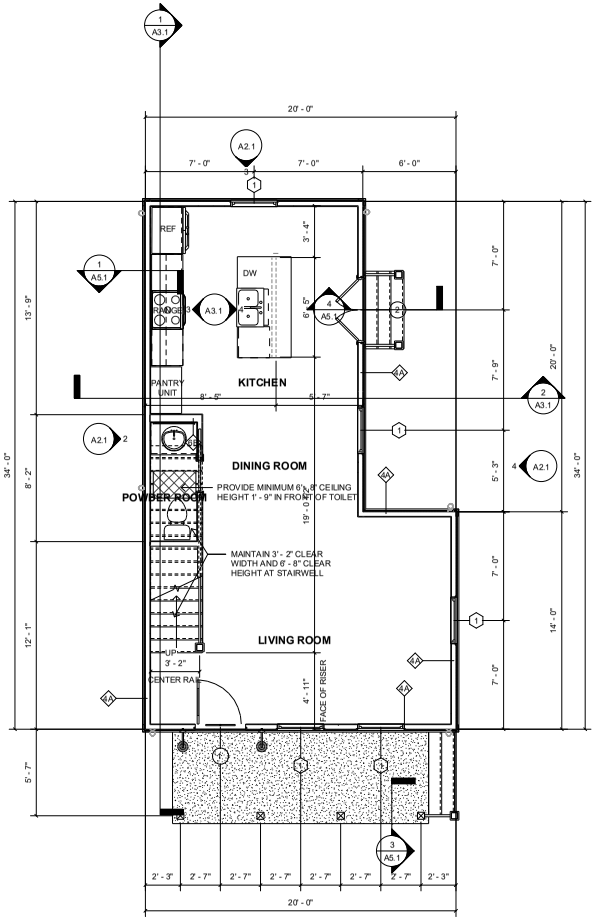
COVER

SHEET A0

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SECOND FLOOR DIMENSION PLAN
2
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1
1/4" = 1'-0"

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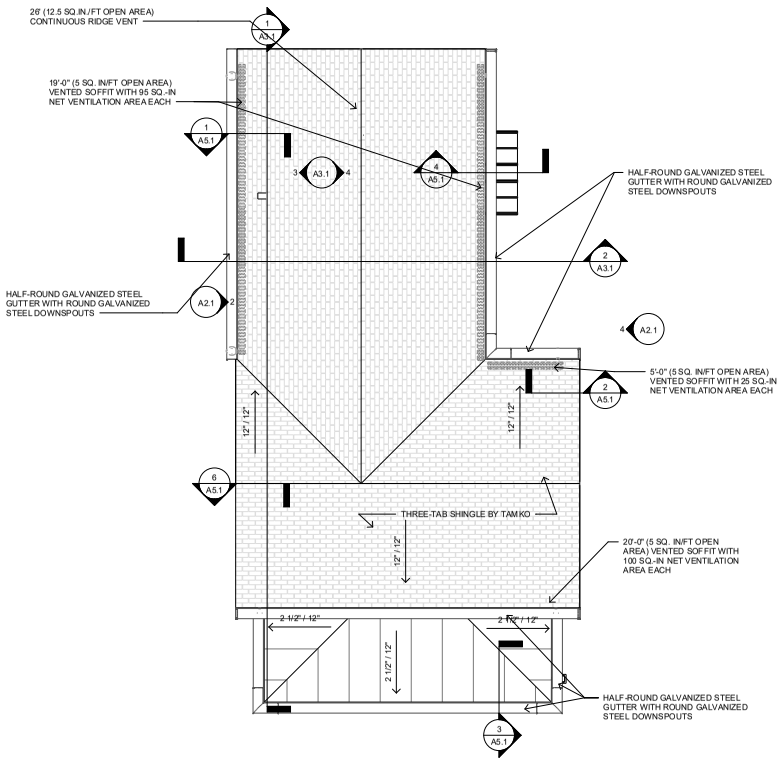
DUPLE COTTAGE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

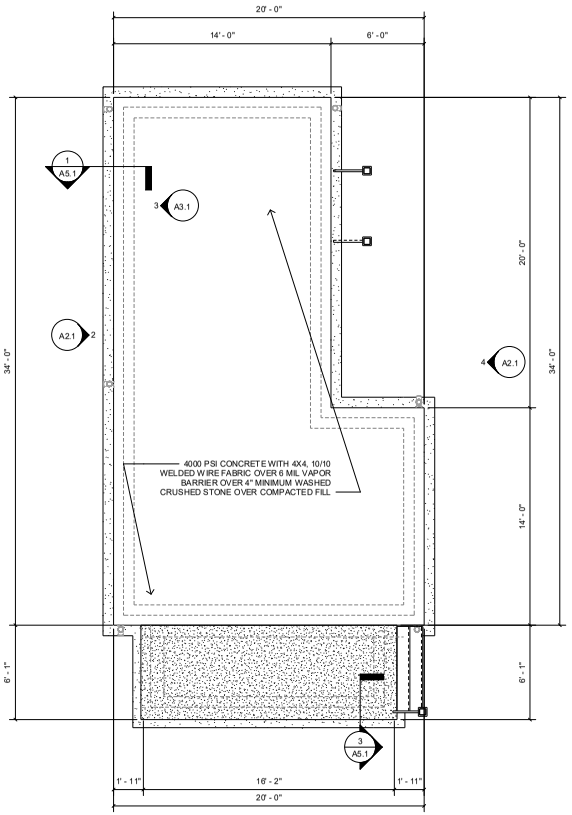
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13504
JOHN BRIAN TACKETT

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#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE
COTTAGE
ELEVATION 2R

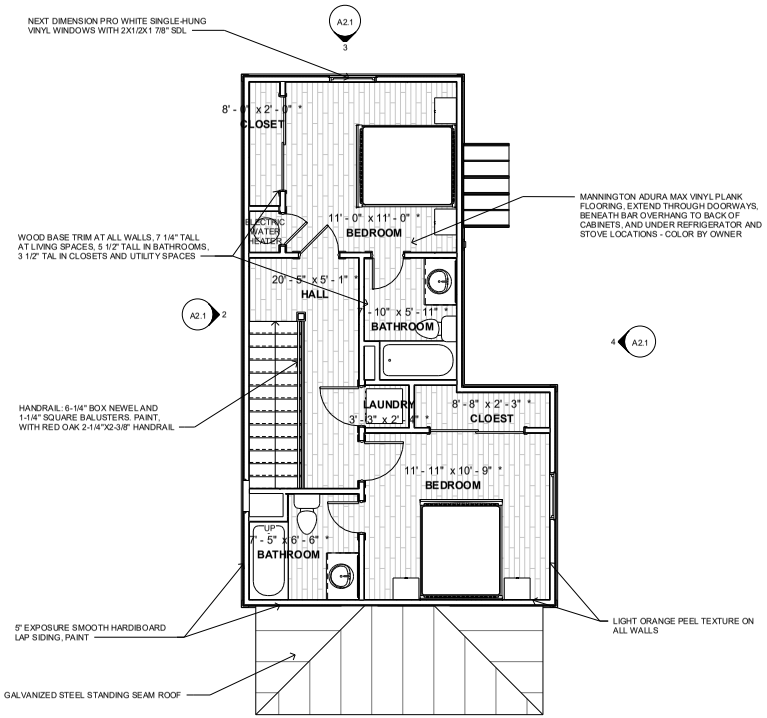
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CONSTRUCTION

ENGINEER: BT
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DATE: 03/06/2023

FOUNDATION AND
ROOF PLANS

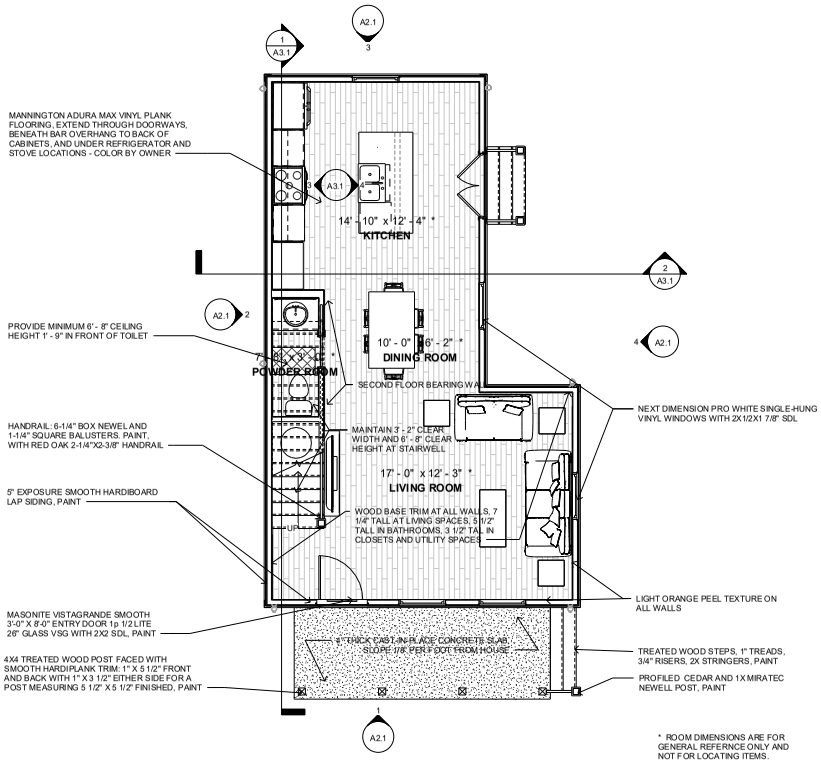
SHEET A1.2

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2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 GROUND FLOOR PLAN

1/4" = 1'-0"

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COMMUNITY BY DESIGN, LLC
#1504
ARKANSAS - INCORPORATED

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DUPLE COTTAGE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

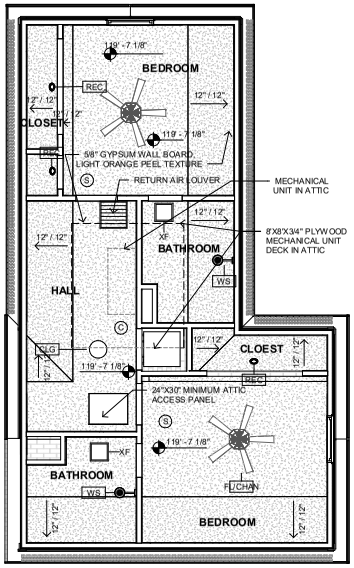
FINISH PLANS

SHEET A1.3

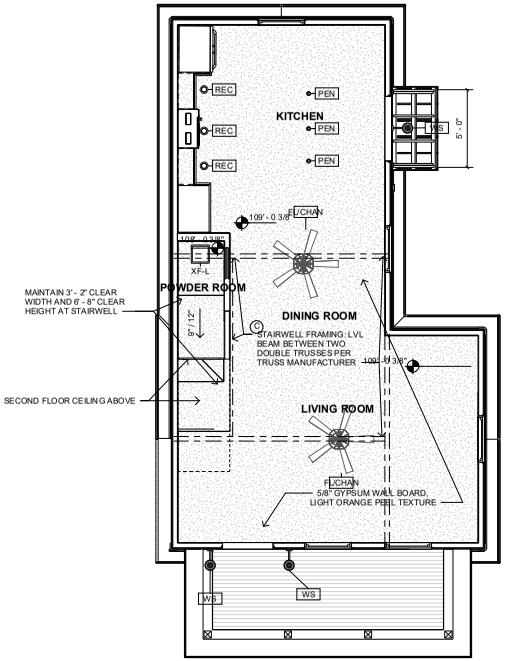
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

REVISION 0

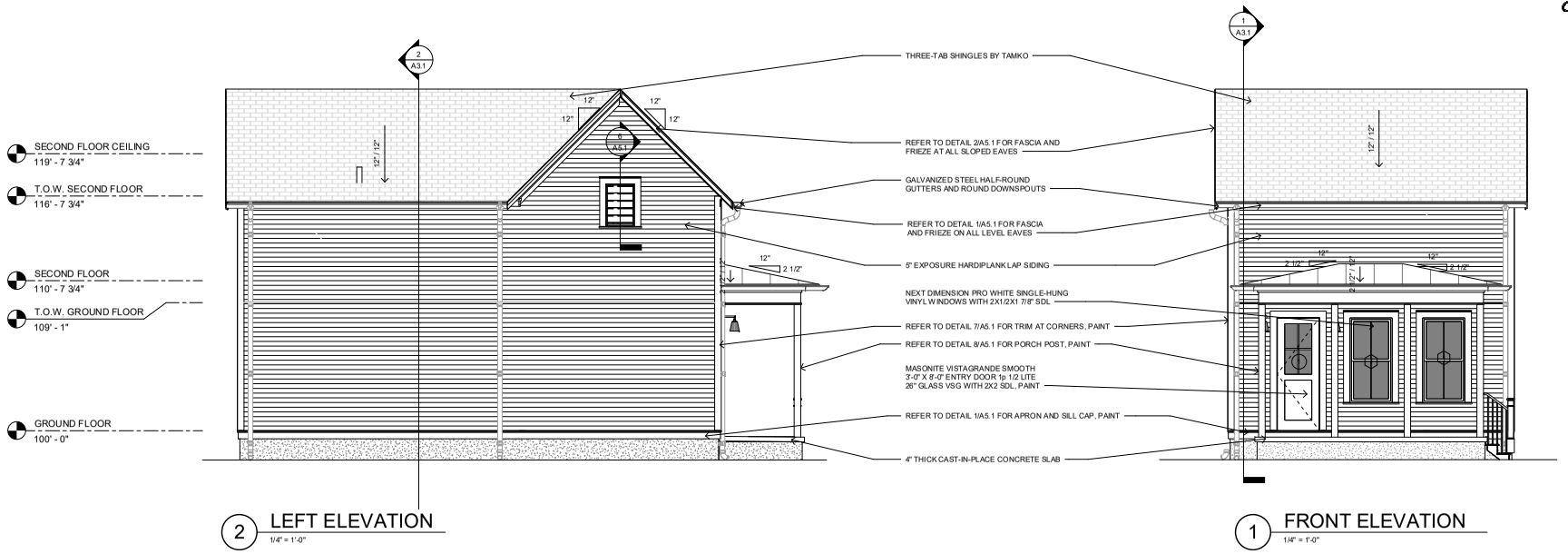
DUPLE COTTAGE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

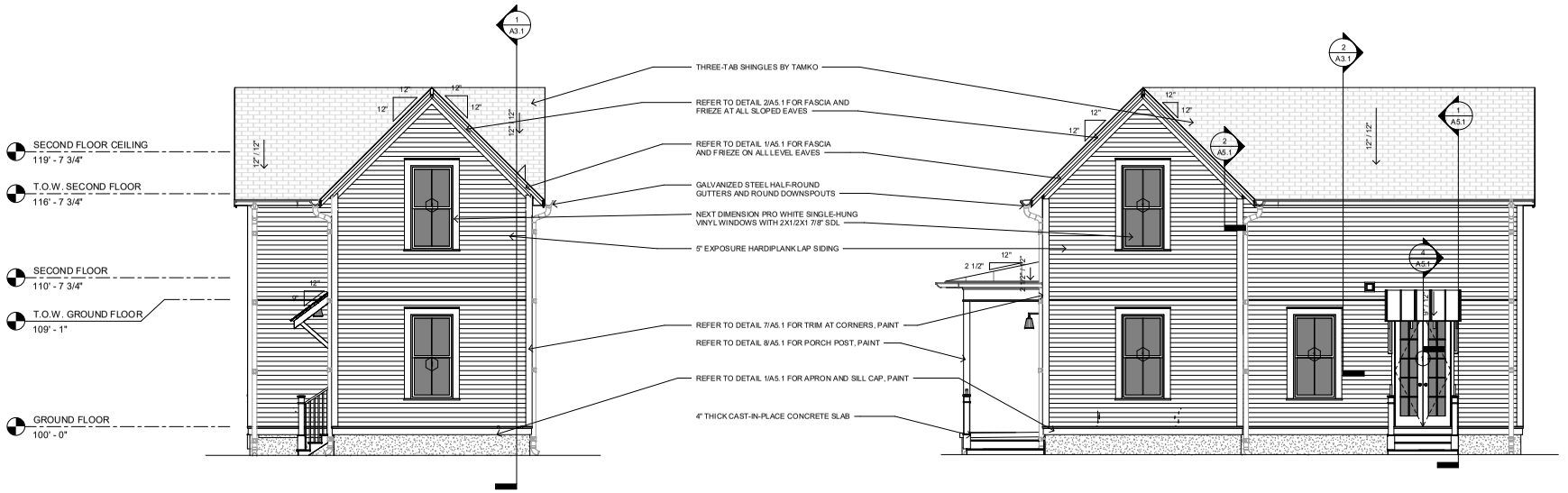
REFLECTED CEILING PLANS

SHEET A1.4



2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
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No. 13645
JOHN BRIAN TAGUE

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#1504
ARKANSAS - ENGINEER

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DUPLE COTTAGE ELEVATION 2R

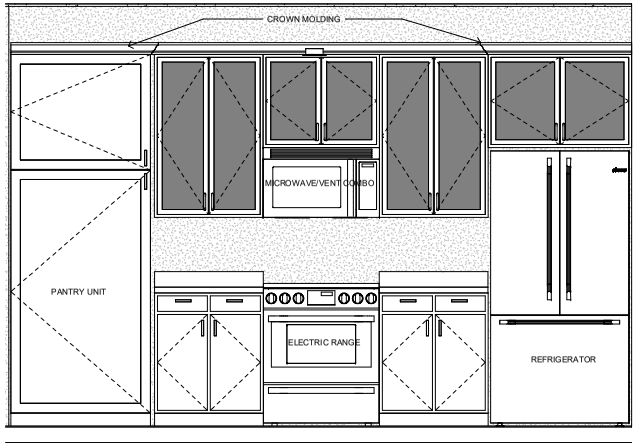
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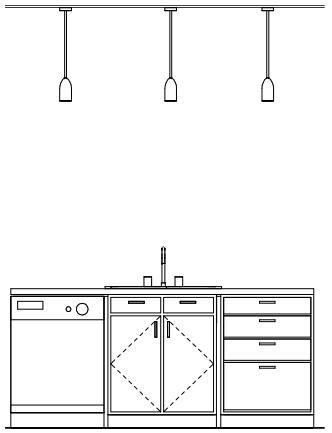
ELEVATIONS

SHEET A2.1

Planning Commission July 10, 2023
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3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

1 LONG SECTION
3/8" = 1'-0"

SECOND FLOOR CEILING 119' - 7 3/4"
T.O.W. SECOND FLOOR 116' - 7 3/4"
SECOND FLOOR 110' - 7 3/4"
T.O.W. GROUND FLOOR 109' - 1"
GROUND FLOOR 100' - 0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN LANGE

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DUPLE COTTAGE ELEVATION 2R

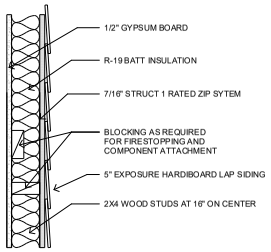
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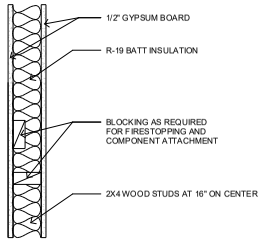
SECTIONS

SHEET A3.1

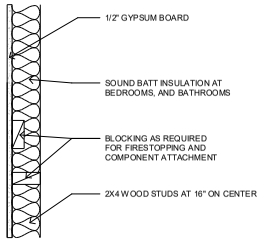
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 225 of 372 307 of 602



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

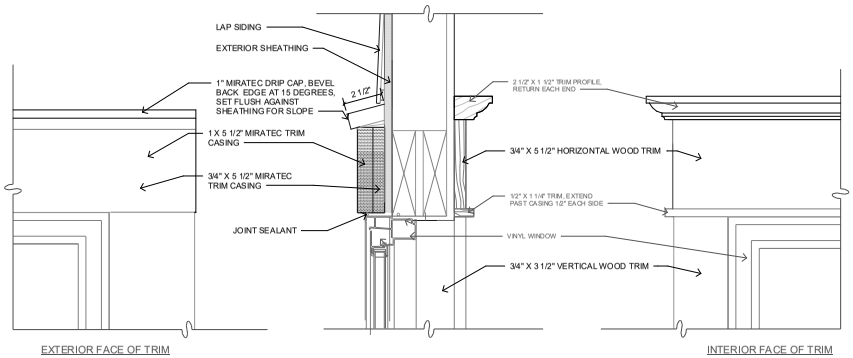


3 WALL TYPE C
1 1/2" = 1'-0"

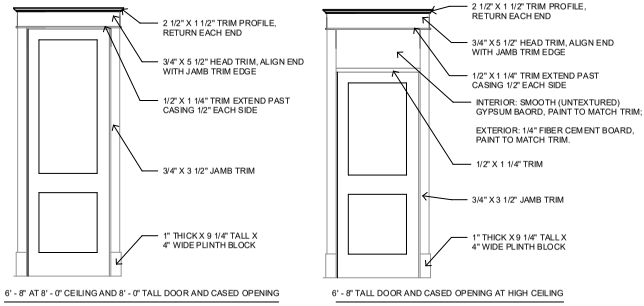
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

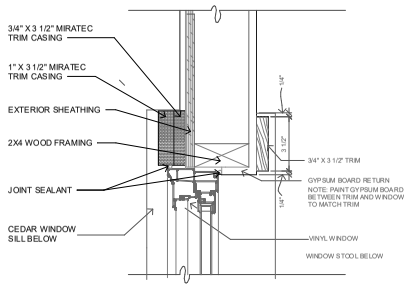
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	<varies>



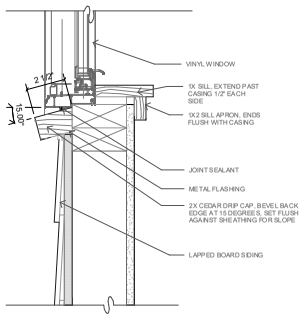
4 WINDOW HEAD
3" = 1'-0"



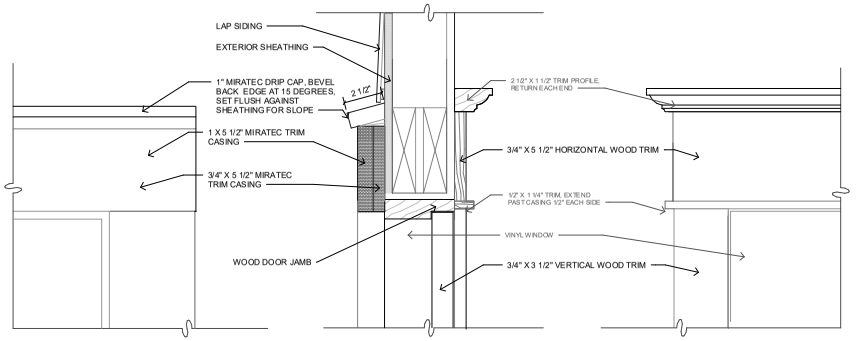
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC #1504
ARKANSAS - INCHES

REVISION 0

DUPLE COTTAGE ELEVATION 2R

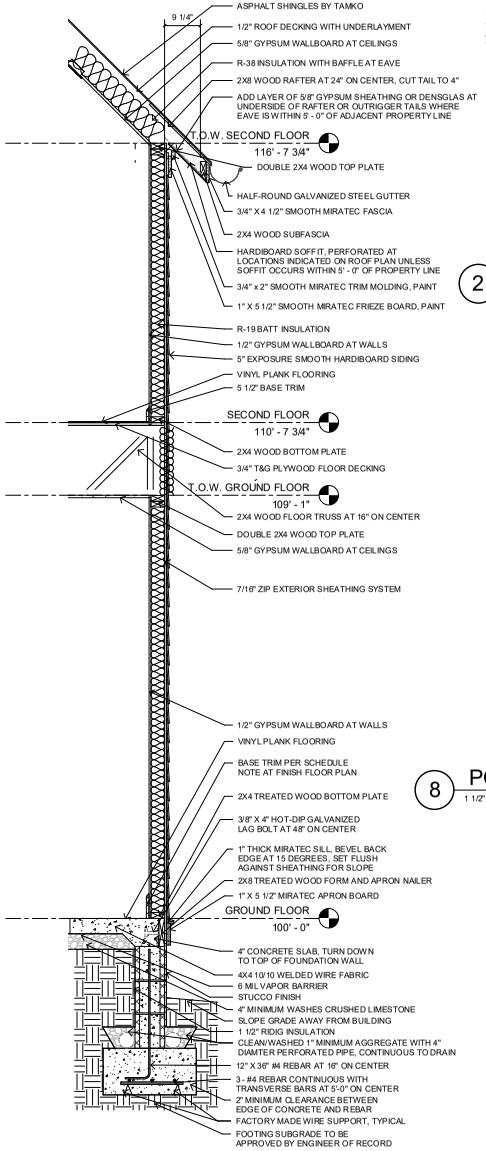
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

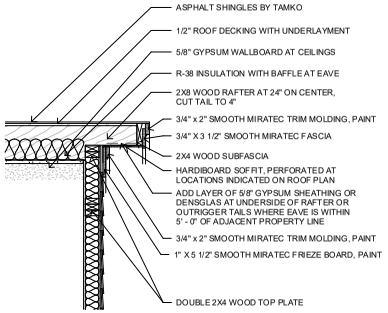
SCHEDULES

SHEET A4.1

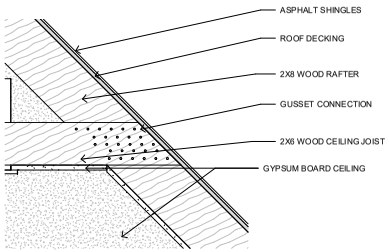
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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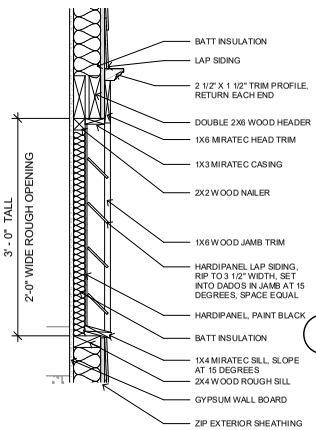
1 WALL SECTION AT EAVE
3/4" = 1'-0"



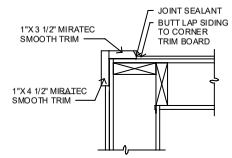
2 WALL SECTION AT RAKE
3/4" = 1'-0"



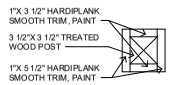
5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



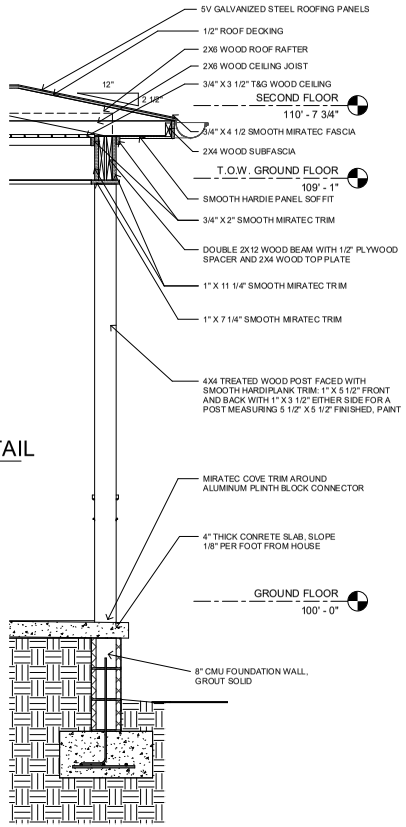
6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"



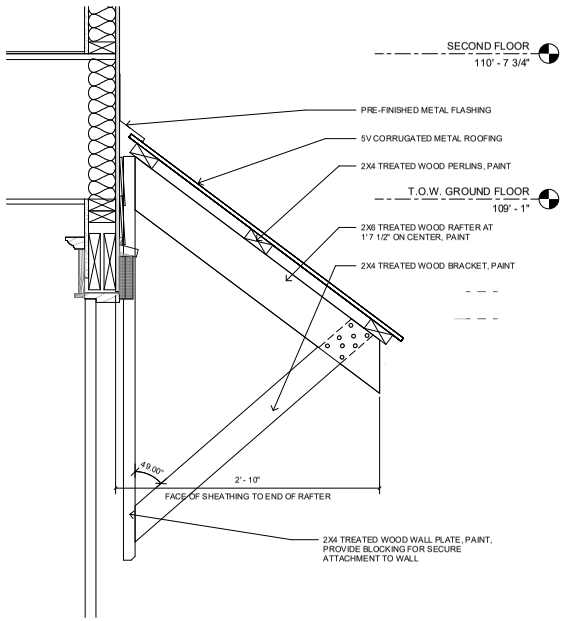
7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 13504
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE COTTAGE ELEVATION 2R

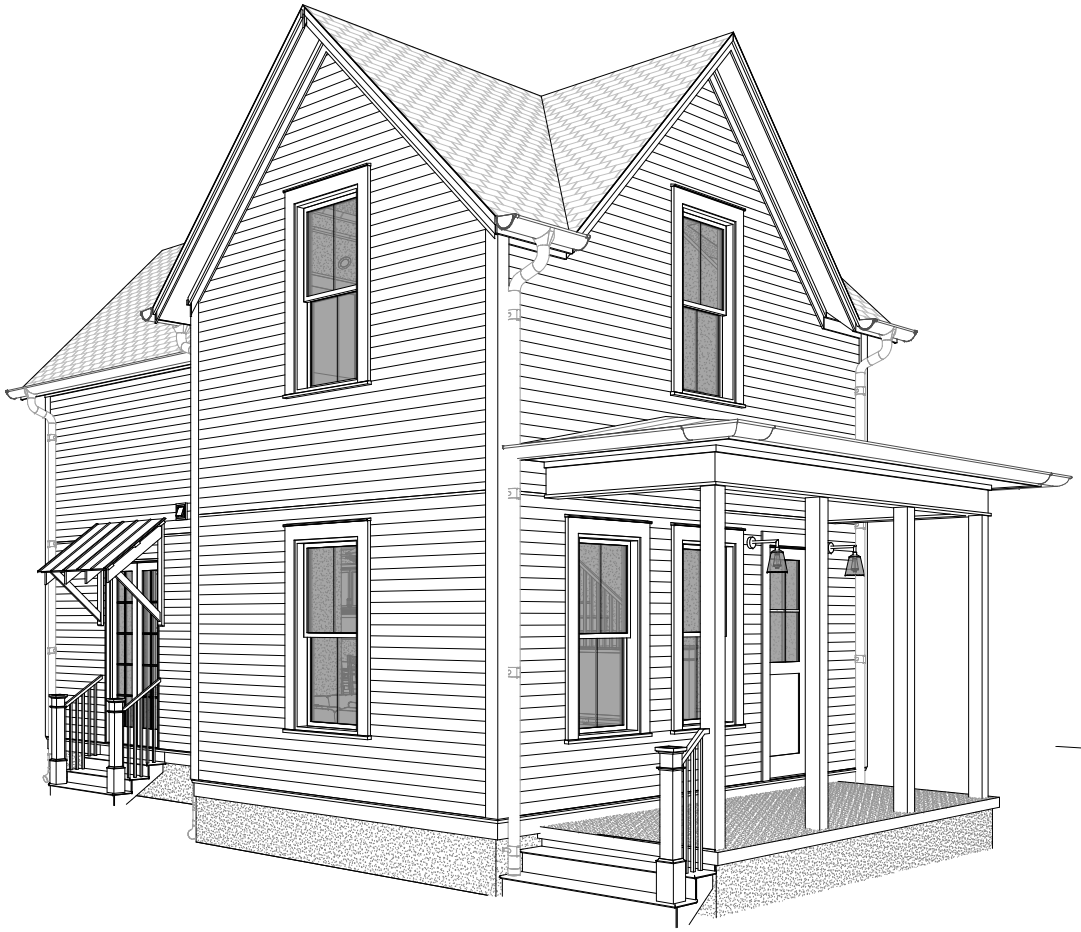
ISSUED FOR CONSTRUCTION

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DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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DUPLE COTTAGE

ELEVATION 3L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	569 SF
SECOND FLOOR AREA	569 SF
	1138 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE
COTTAGE
ELEVATION 3L

ISSUED FOR
CONSTRUCTION

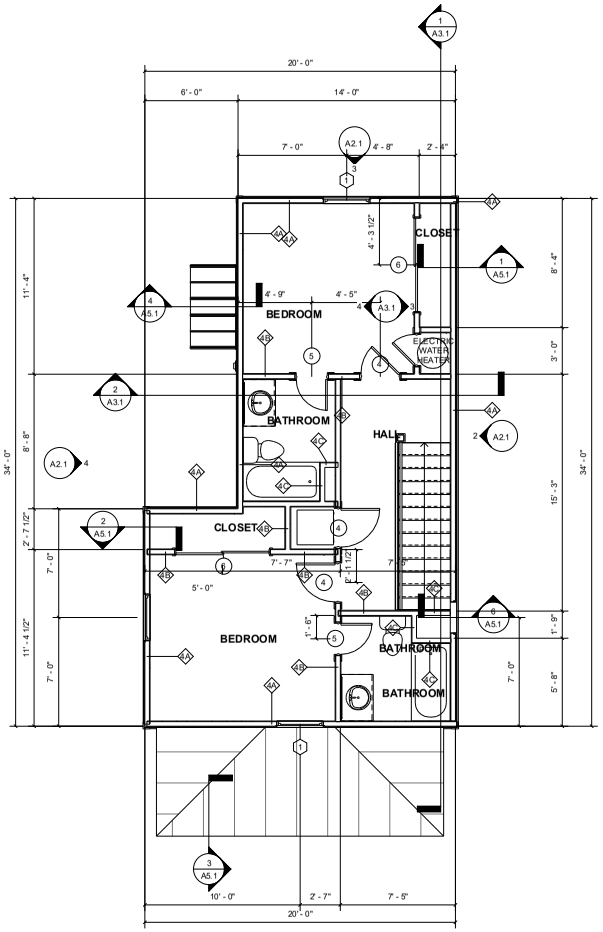
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DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0

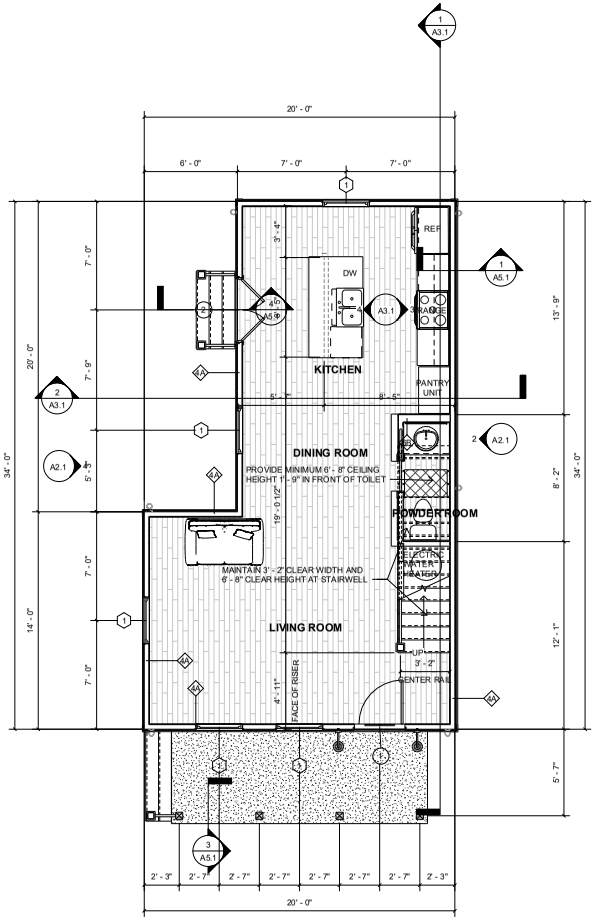
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SECOND FLOOR DIMENSION PLAN

2 1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN

1 1/4" = 1'-0"

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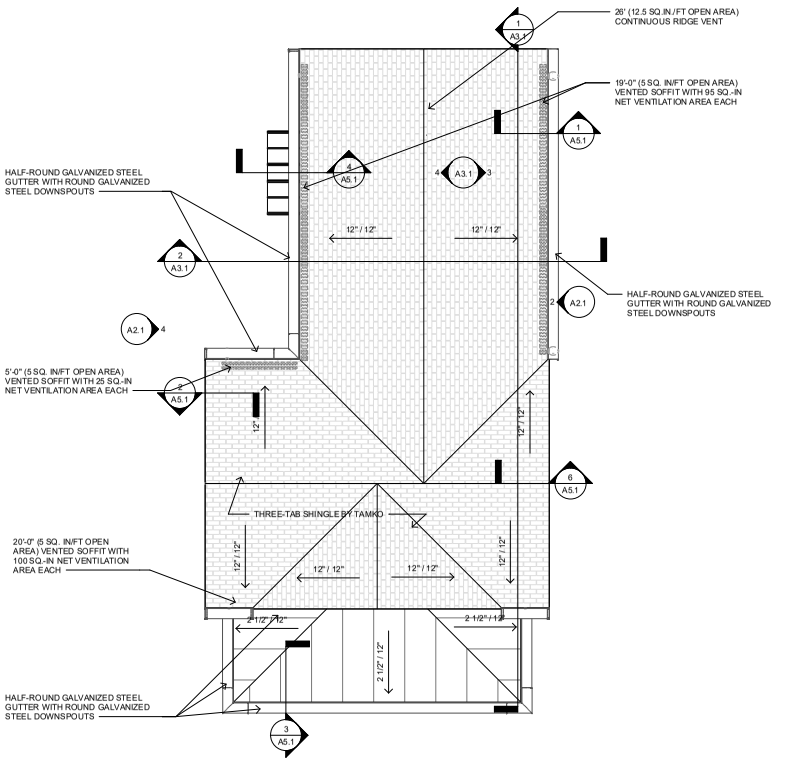
DUPLE COTTAGE ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

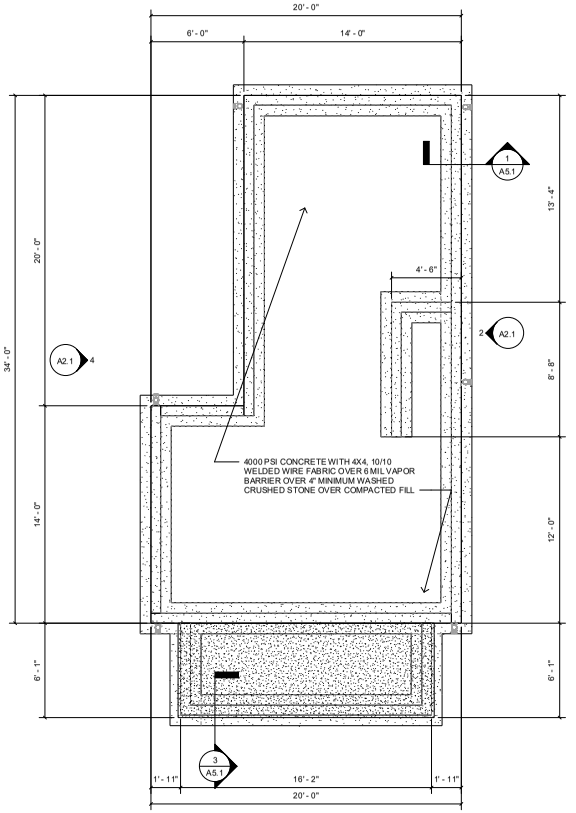
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3L

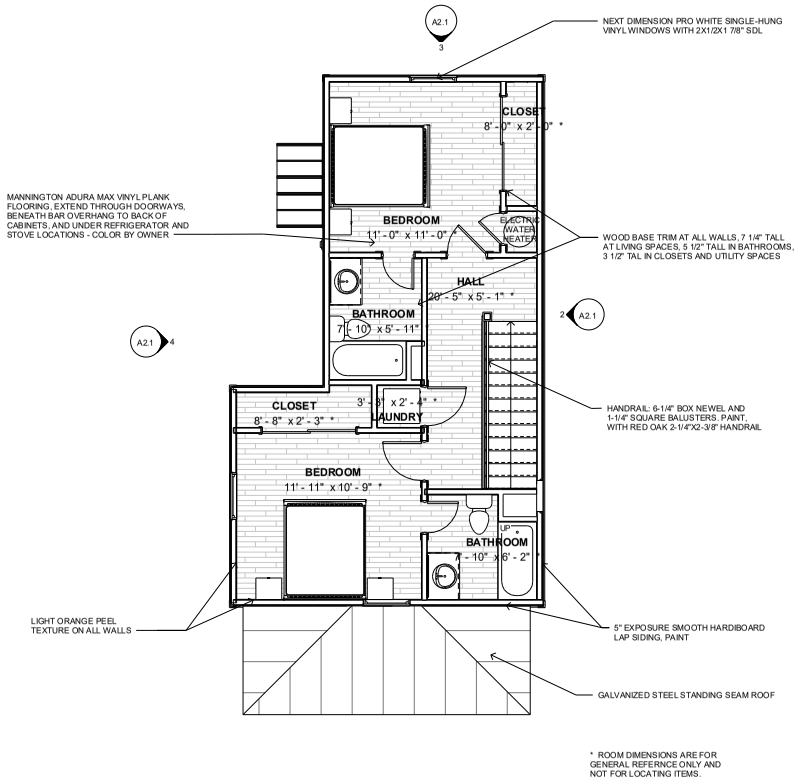
ISSUED FOR CONSTRUCTION

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DRAWN BY: TK
DATE: 03/06/2023

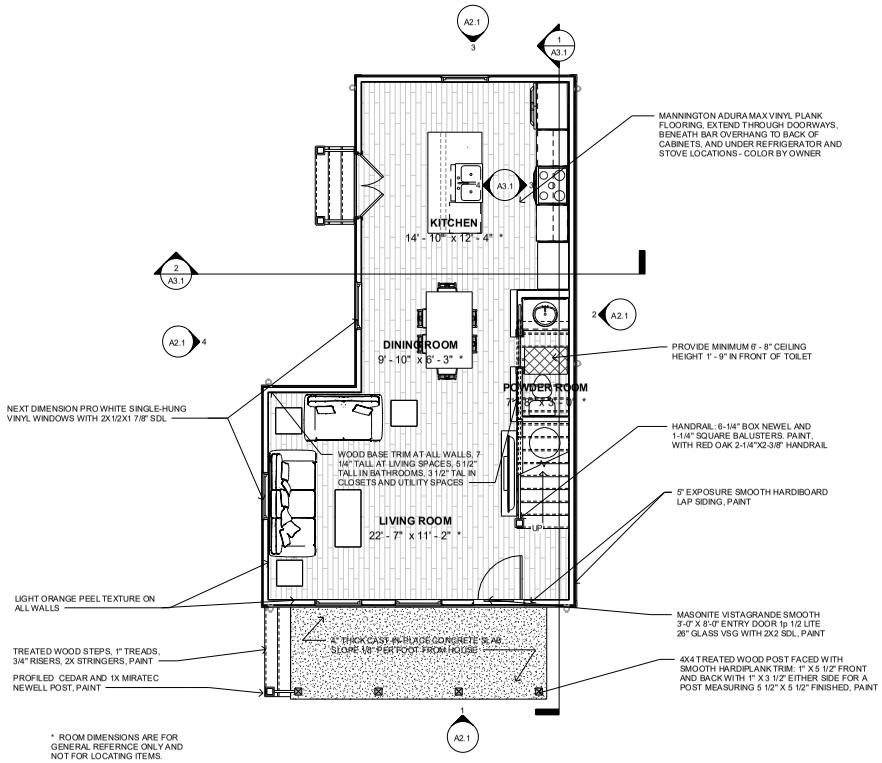
FOUNDATION AND ROOF PLANS

SHEET A1.2

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2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3L

ISSUED FOR CONSTRUCTION

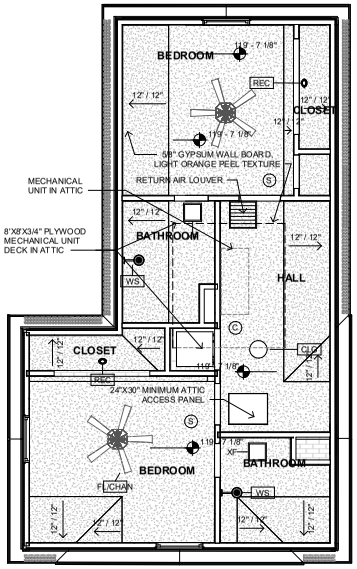
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FINISH PLANS

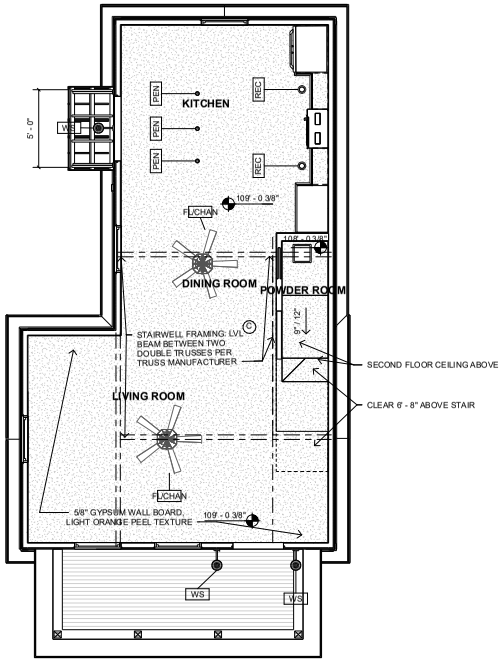
SHEET A1.3

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3L

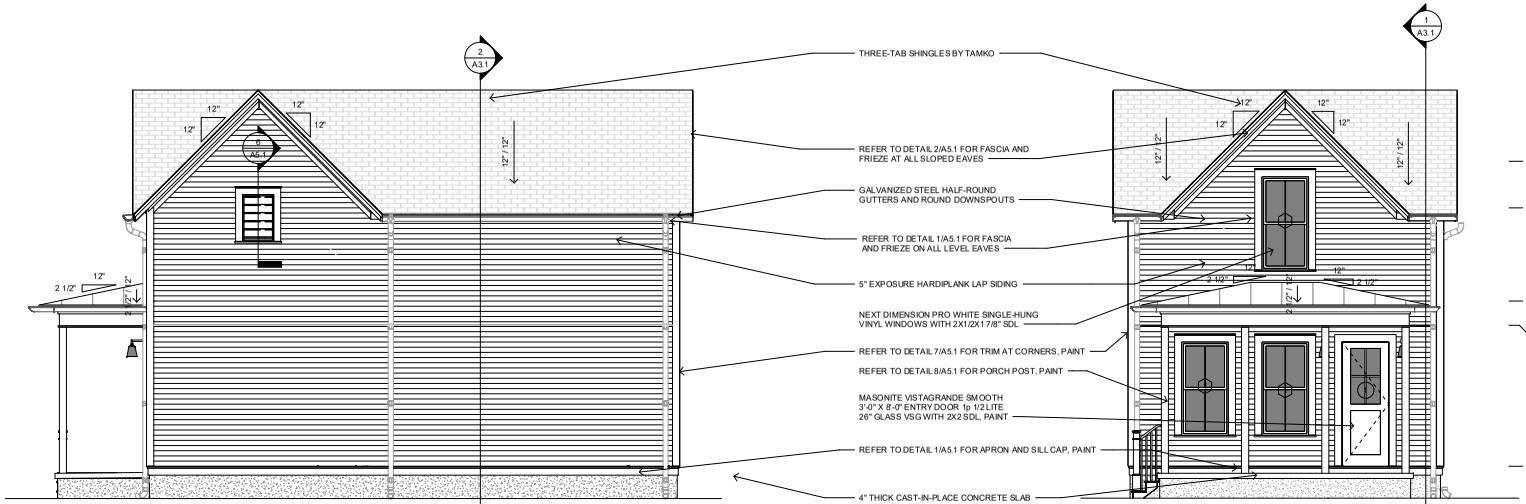
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DATE: 03/06/2023

REFLECTED CEILING PLANS

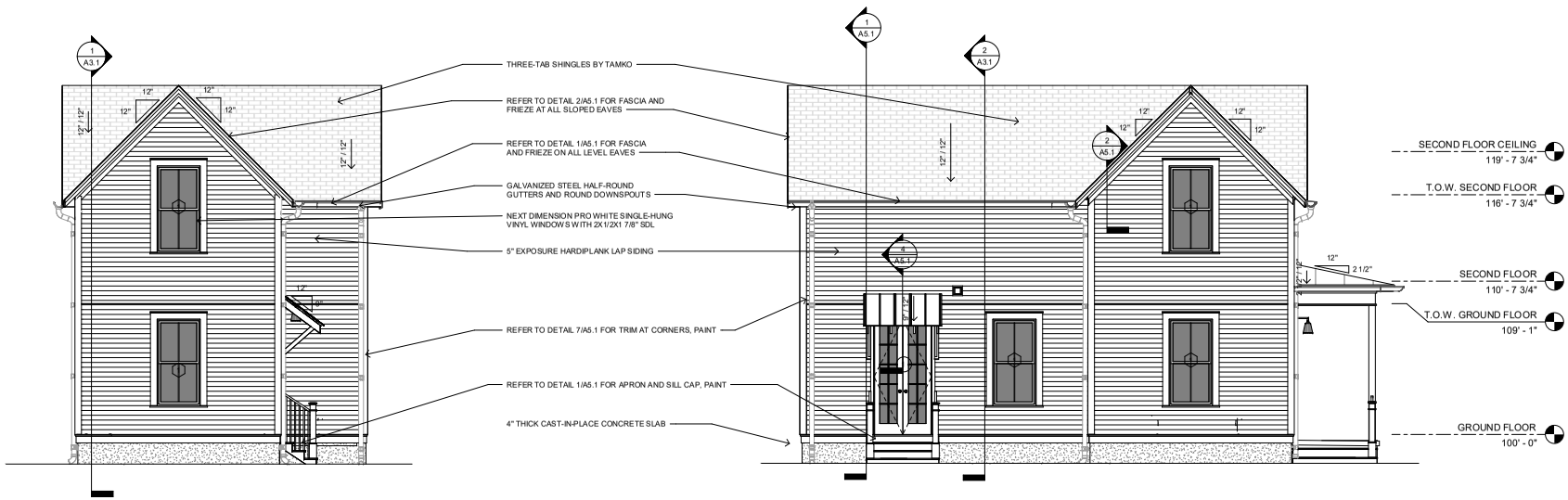
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Planning Commission July 10, 2023 Item 3 315 of 602
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2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

REVISION 0

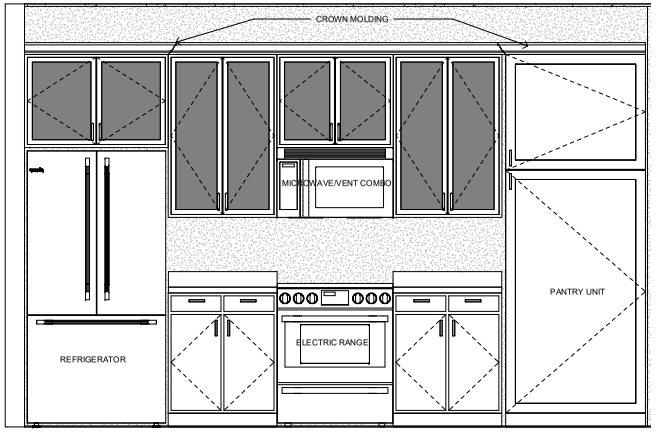
DUPLE COTTAGE ELEVATION 3L

ISSUED FOR CONSTRUCTION

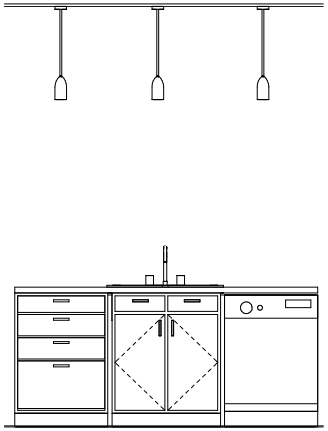
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DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

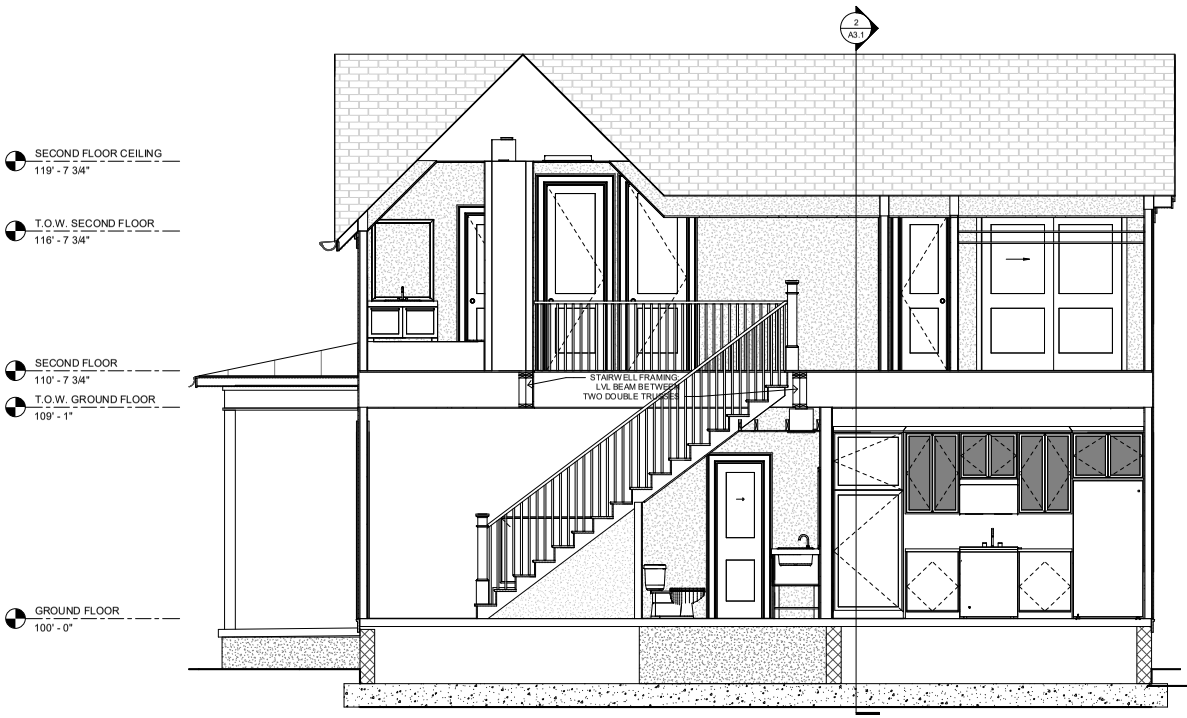
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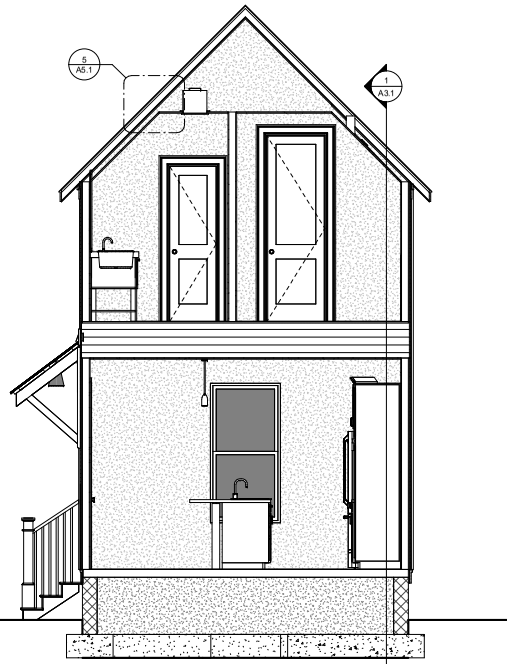
3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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DUPLE COTTAGE ELEVATION 3L

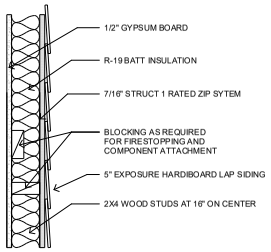
ISSUED FOR CONSTRUCTION

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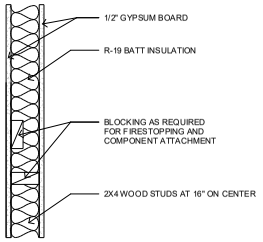
SECTIONS

SHEET A3.1

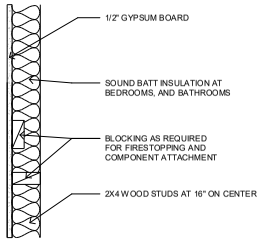
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

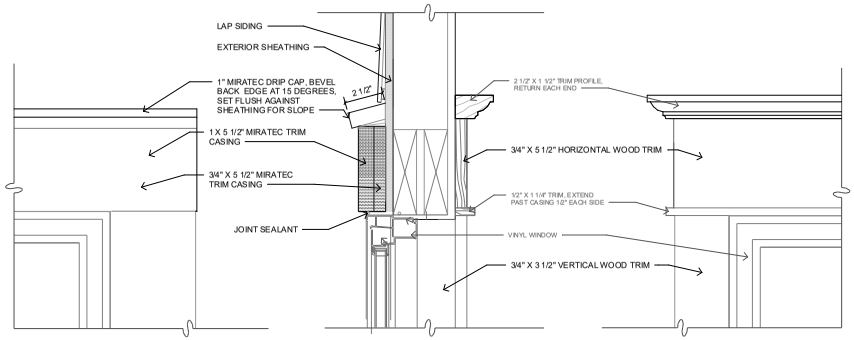


3 WALL TYPE C
1 1/2" = 1'-0"

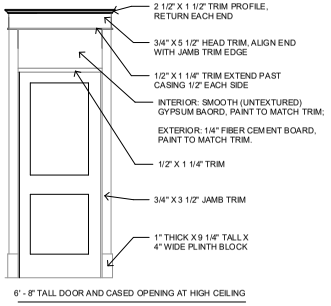
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

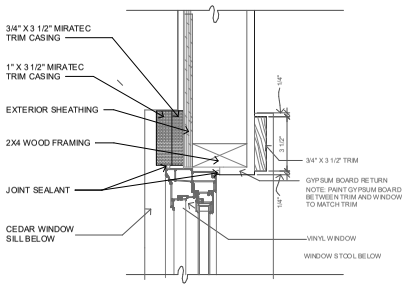
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-PASS DOOR, SMOOTH FINISH



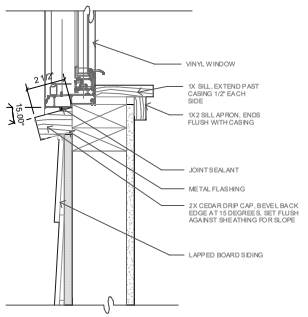
4 WINDOW HEAD
3" = 1'-0"



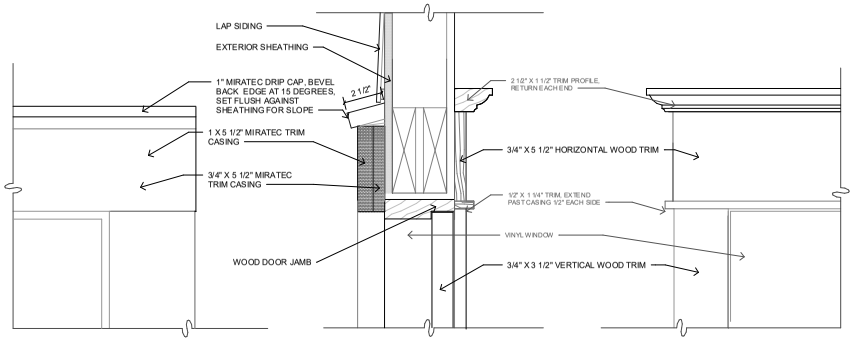
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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No. 13945
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DUPLE COTTAGE ELEVATION 3L

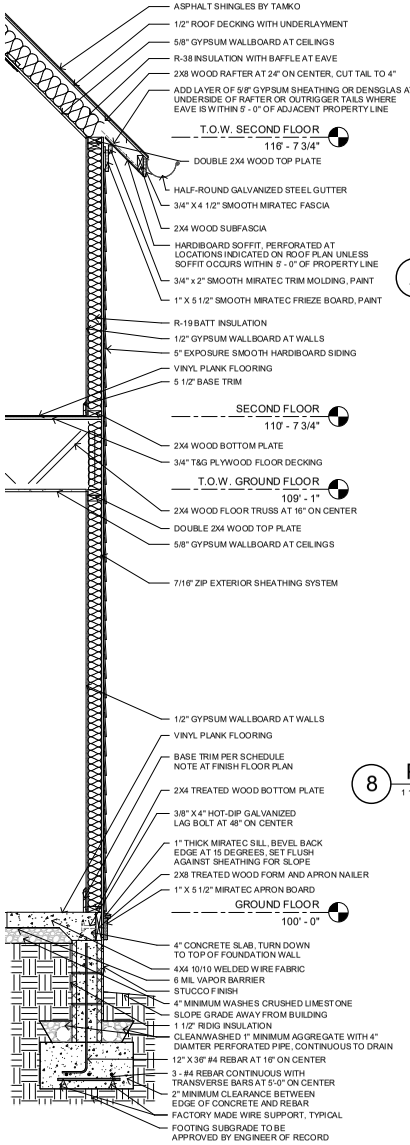
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

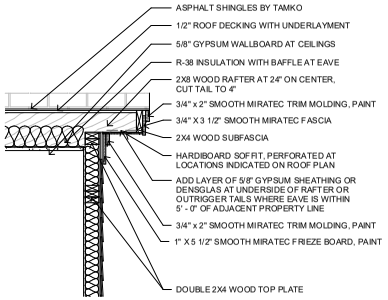
SCHEDULES

SHEET A4.1

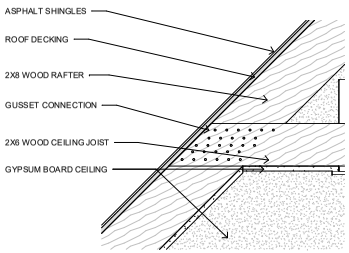
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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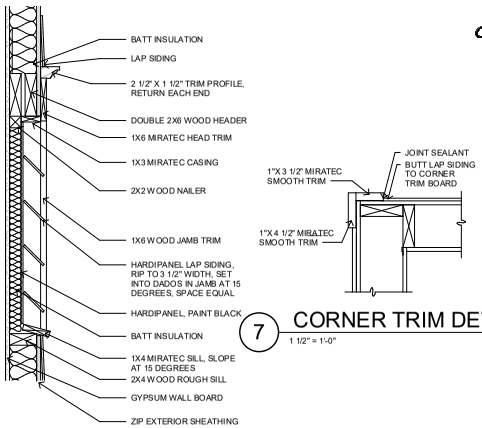
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

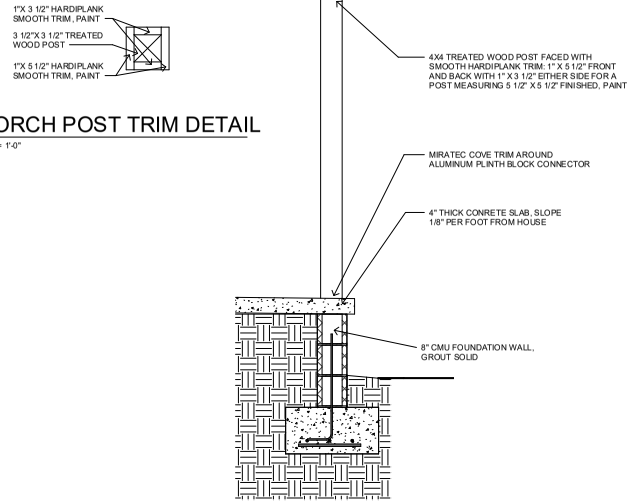


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"



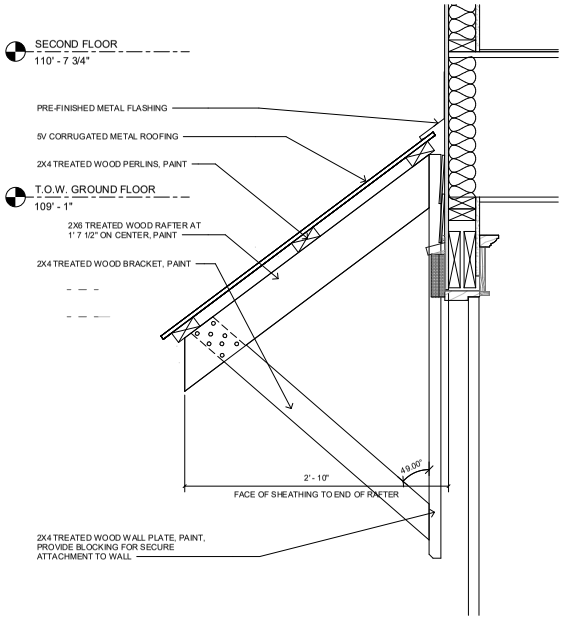
6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"

7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"

8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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DUPLE COTTAGE ELEVATION 3L

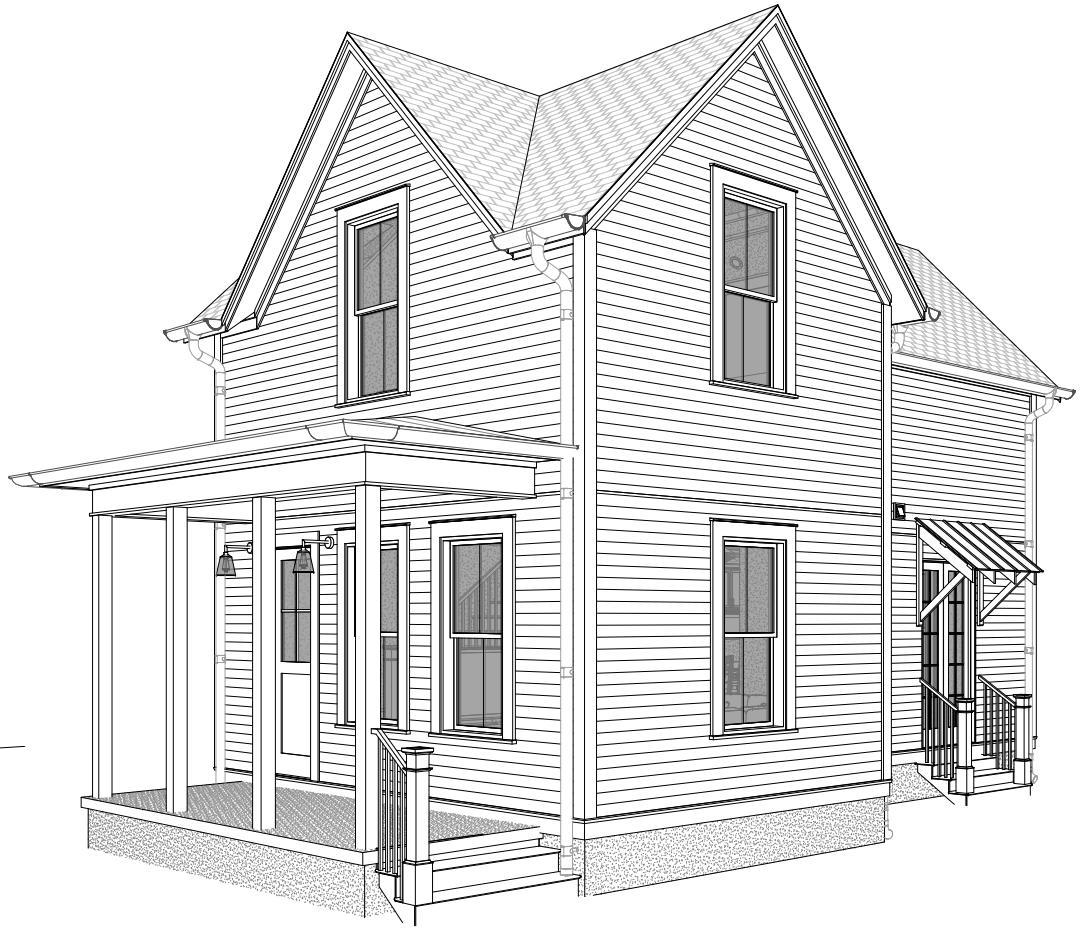
ISSUED FOR CONSTRUCTION

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DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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DUPLE COTTAGE

ELEVATION 3R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	569 SF
SECOND FLOOR AREA	569 SF
	1138 SF

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REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

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REVISION 0

DUPLE
COTTAGE
ELEVATION 3R

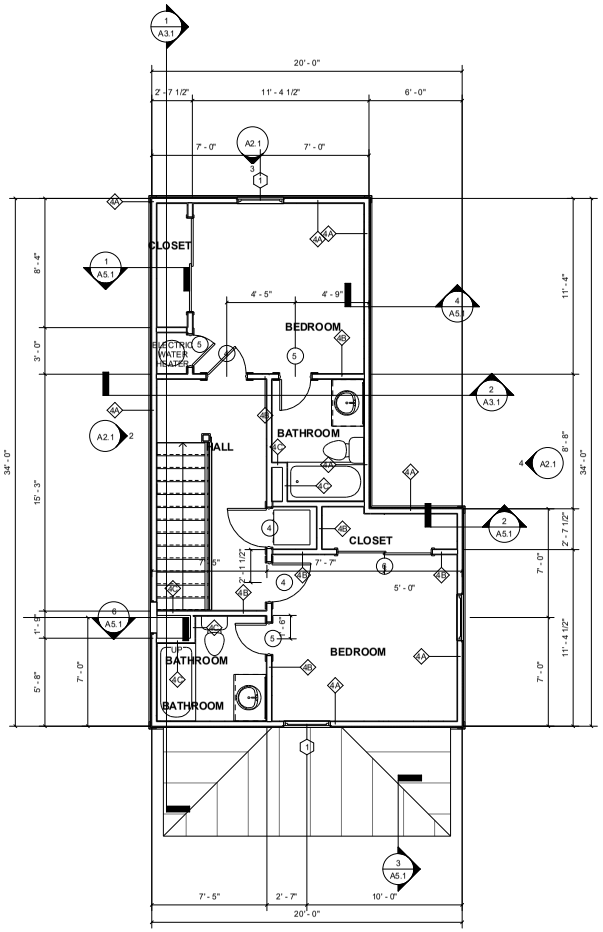
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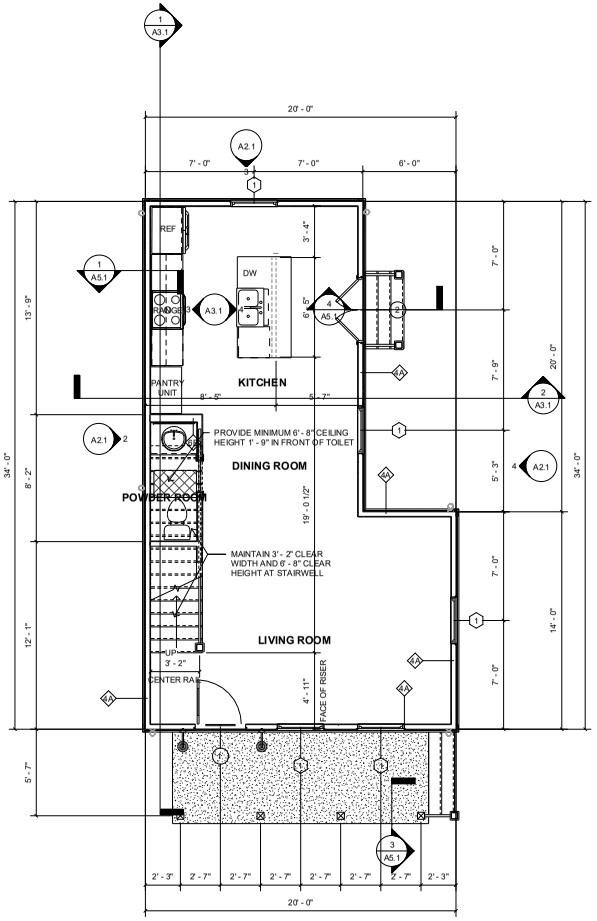
COVER

SHEET A0

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SECOND FLOOR DIMENSION PLAN
2
1/4" = 1'-0"



GROUND FLOOR DIMENSION PLAN
1
1/4" = 1'-0"

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TOWN PLANNING URBAN DESIGN

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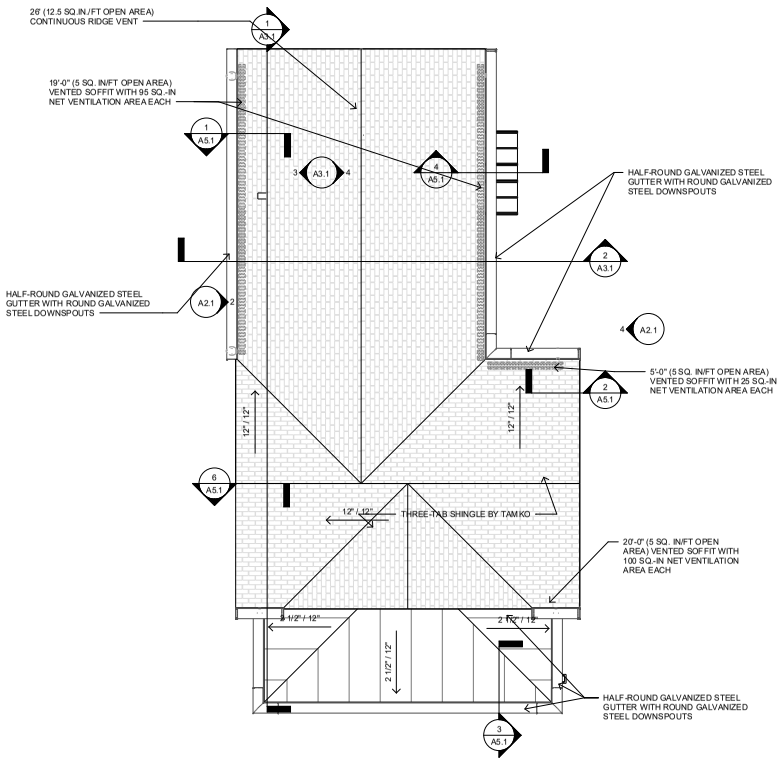
DUPLE COTTAGE ELEVATION 3R

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DATE: 03/06/2023

DIMENSION PLANS

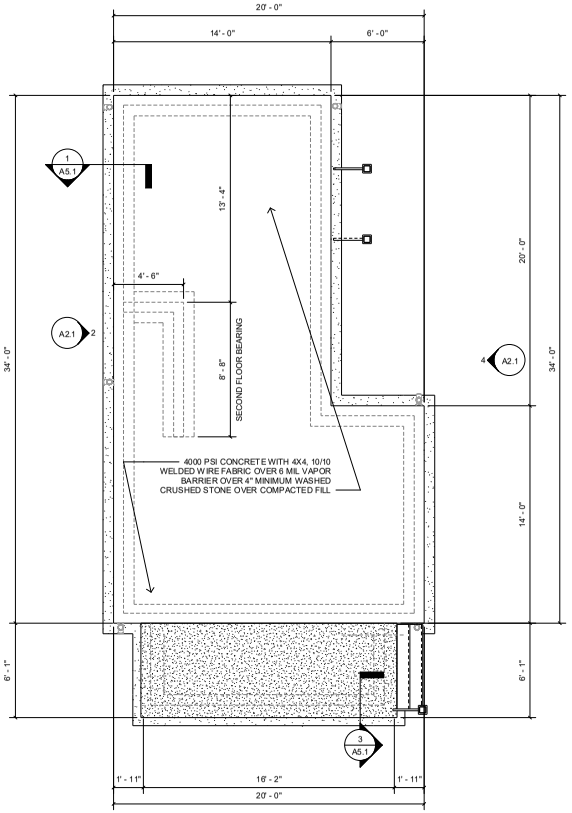
SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 315 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 325 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5 - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3R

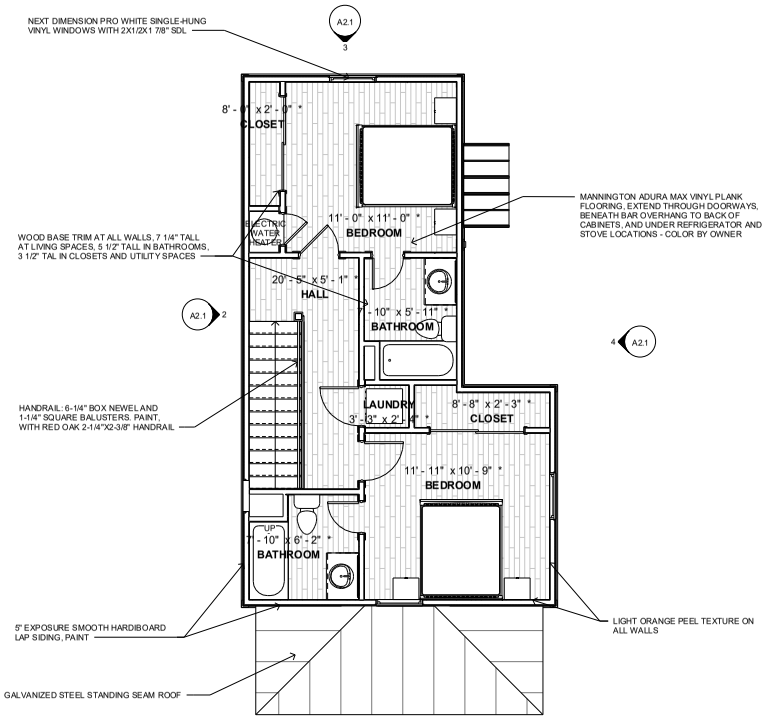
ISSUED FOR CONSTRUCTION

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DRAWN BY: TK
DATE: 03/06/2023

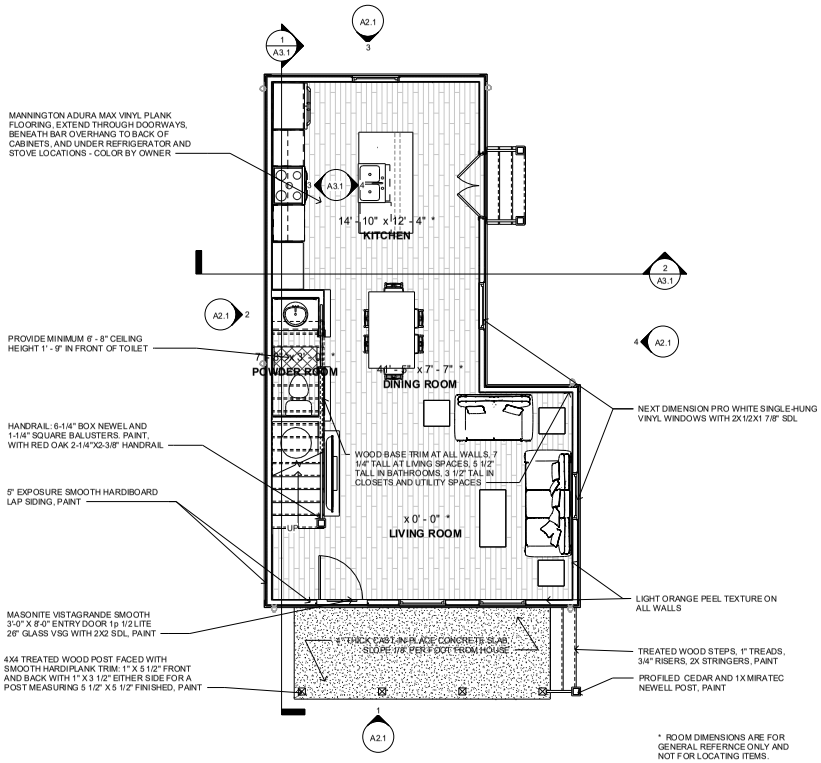
FOUNDATION AND ROOF PLANS

SHEET A1.2

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 GROUND FLOOR PLAN
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3R

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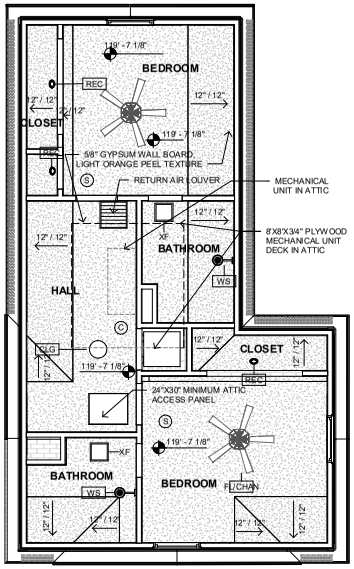
FINISH PLANS

SHEET A1.3

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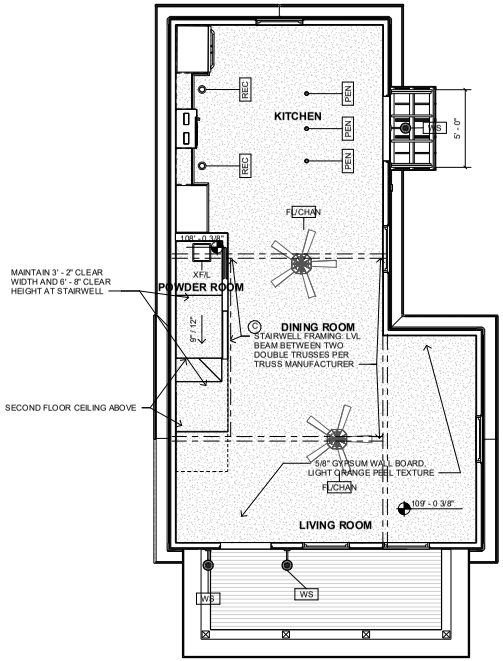
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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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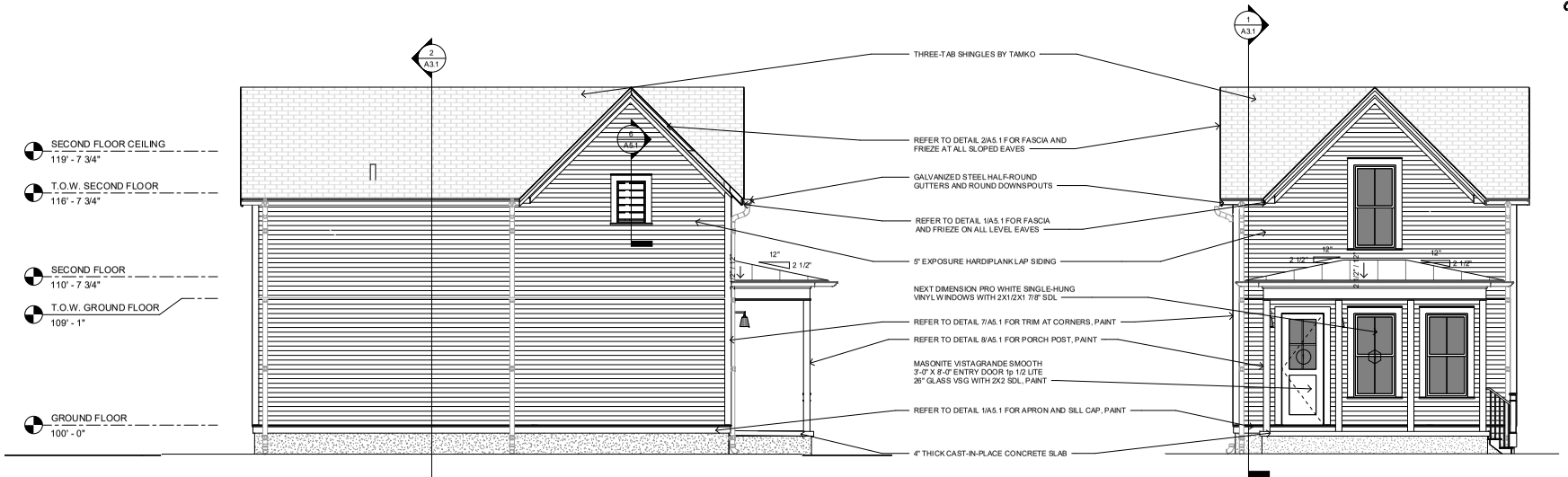
DUPLE COTTAGE ELEVATION 3R

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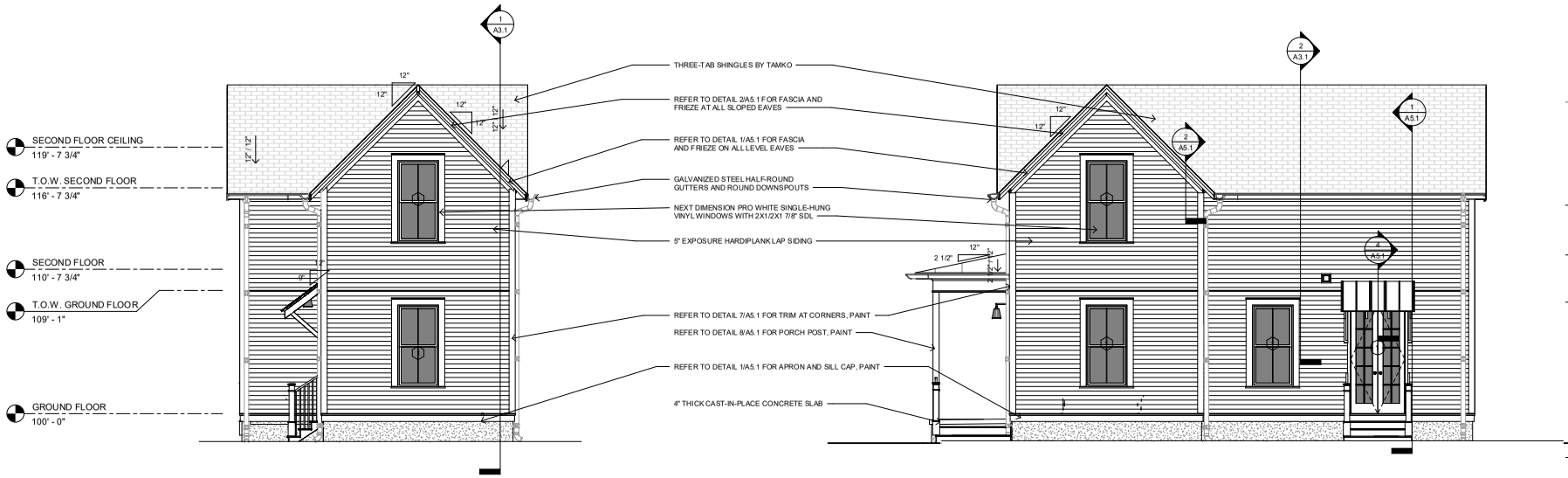
REFLECTED CEILING PLANS

SHEET A1.4



2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

4 RIGHT ELEVATION
1/4" = 1'-0"

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DUPLE COTTAGE ELEVATION 3R

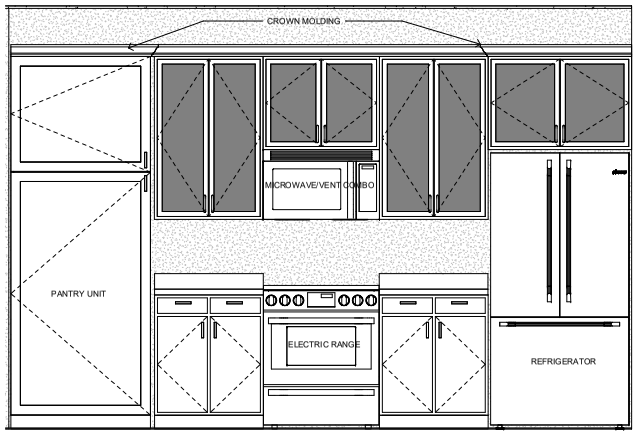
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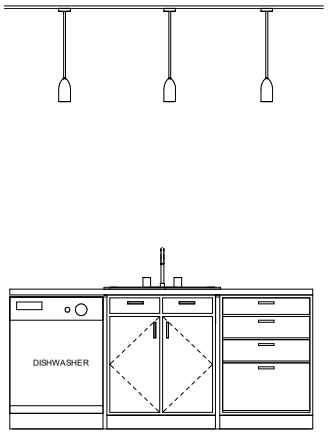
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 324 of 602
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3 KITCHEN WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

1 LONG SECTION
3/8" = 1'-0"

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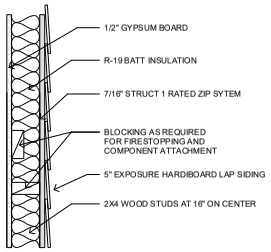
DUPLE COTTAGE ELEVATION 3R

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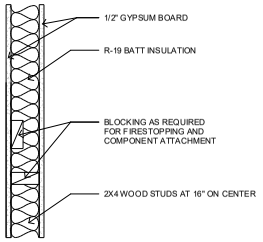
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DATE: 03/06/2023

SECTIONS

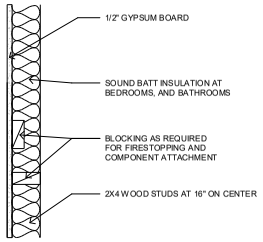
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

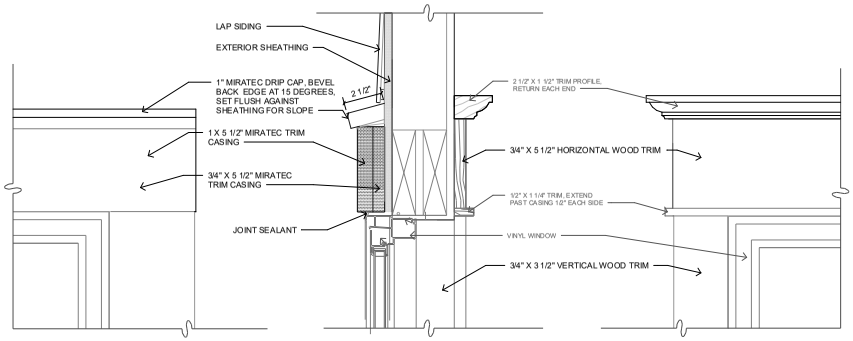


3 WALL TYPE C
1 1/2" = 1'-0"

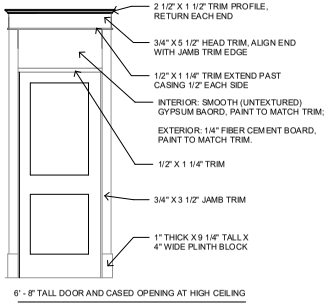
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

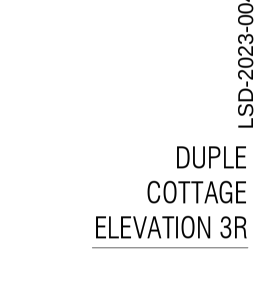
* NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	4' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH DOUBLE 2'-0" X 8'-0" FRENCH DOOR 1p FULL LITE VSG WITH 2X5 SDL
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-PASS DOOR, SMOOTH FINISH

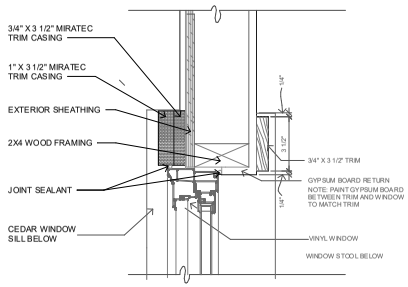


4 WINDOW HEAD
3" = 1'-0"

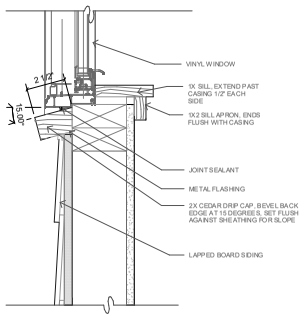




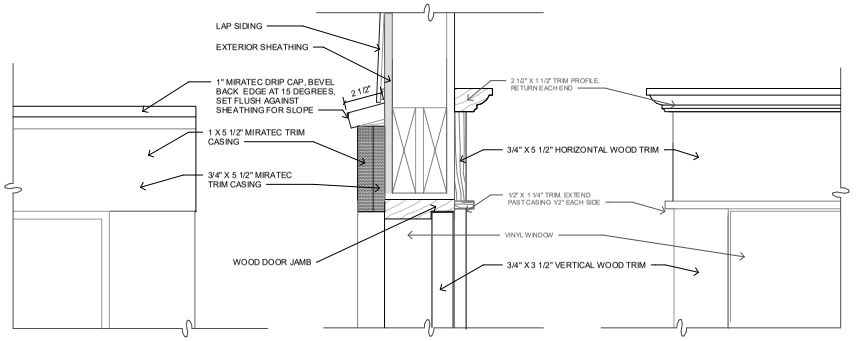
8 DOOR TRIM ELEVATIONS
1/2" = 1'-0"



5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC #1504
ARKANSAS - INCHES

REVISION 0

DUPLE
COTTAGE
ELEVATION 3R

ISSUED FOR CONSTRUCTION

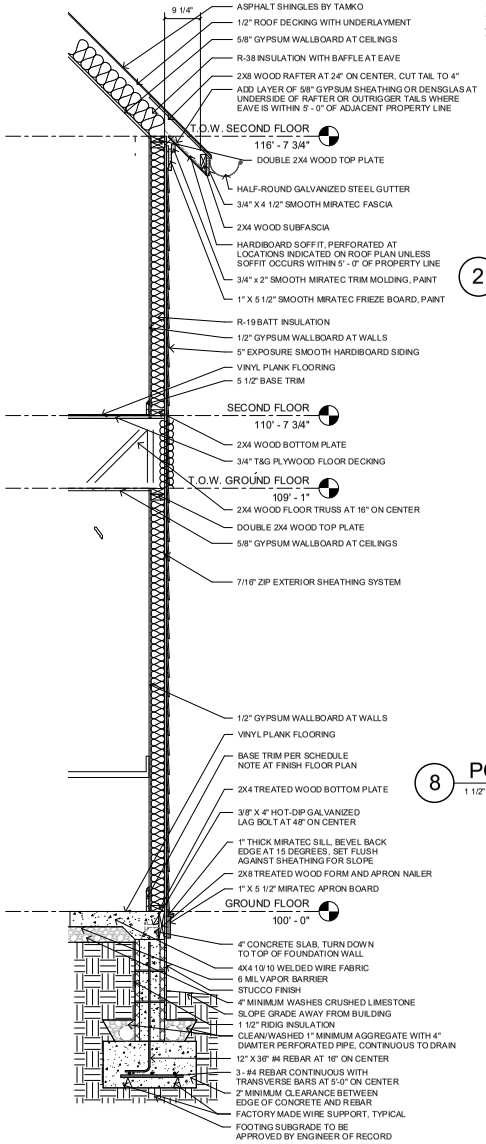
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

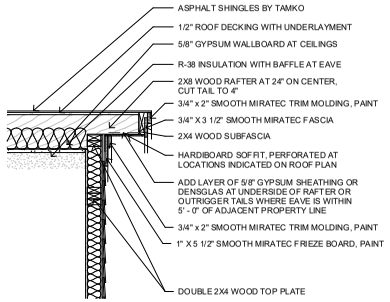
SHEET A4.1

Duple Commercial
July 10, 2023
Page 244 of 372
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 326 of 602

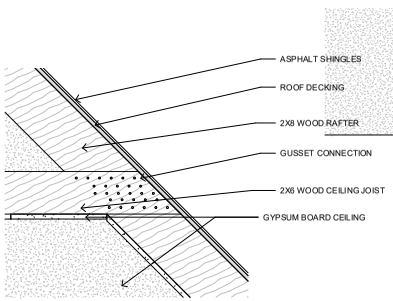
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 327 of 602
Planning Commission July 10, 2023 Page 245 of 372



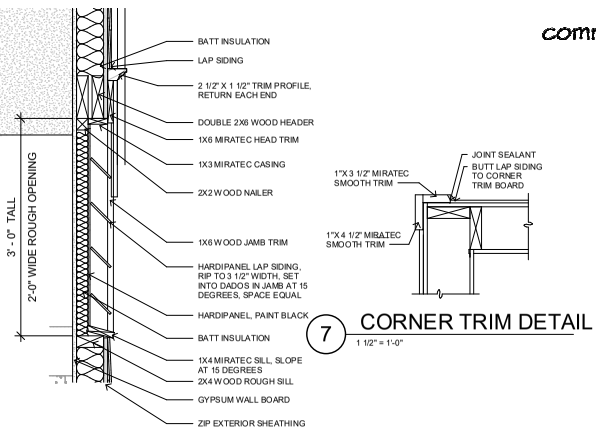
1 WALL SECTION AT EAVE
3/4" = 1'-0"



2 WALL SECTION AT RAKE
3/4" = 1'-0"

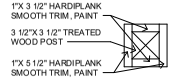


5 CEILING JOIST TIE DETAIL
1 1/2" = 1'-0"

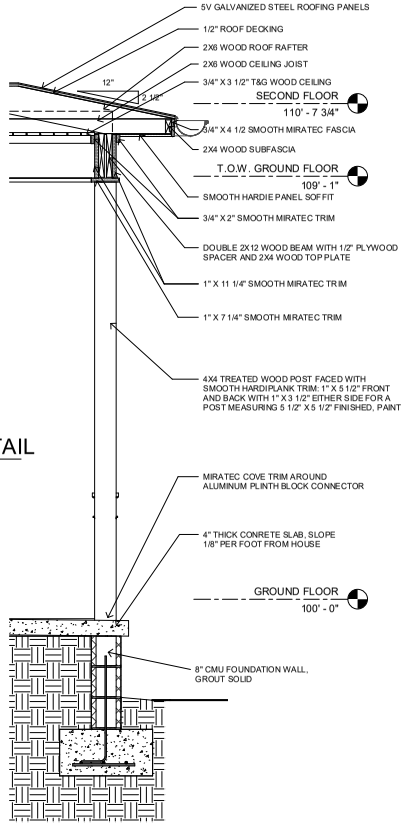


6 FALSE VENT SECTION DETAIL
1 1/2" = 1'-0"

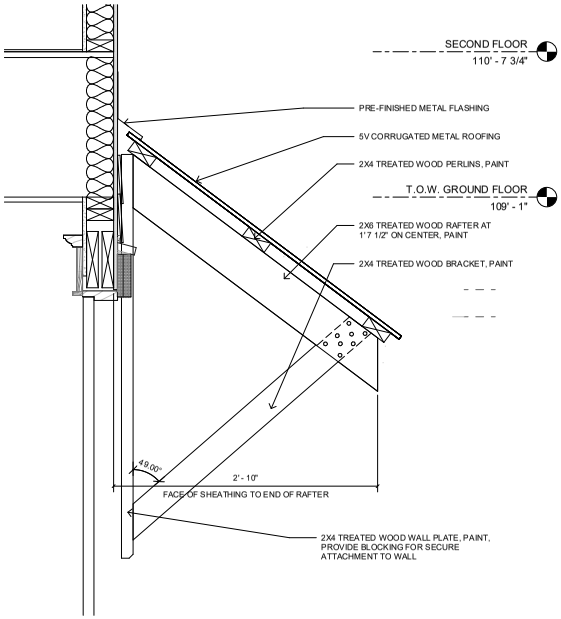
7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



8 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"



3 PORCH EDGE DETAIL
3/4" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"

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JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

DUPLE COTTAGE ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

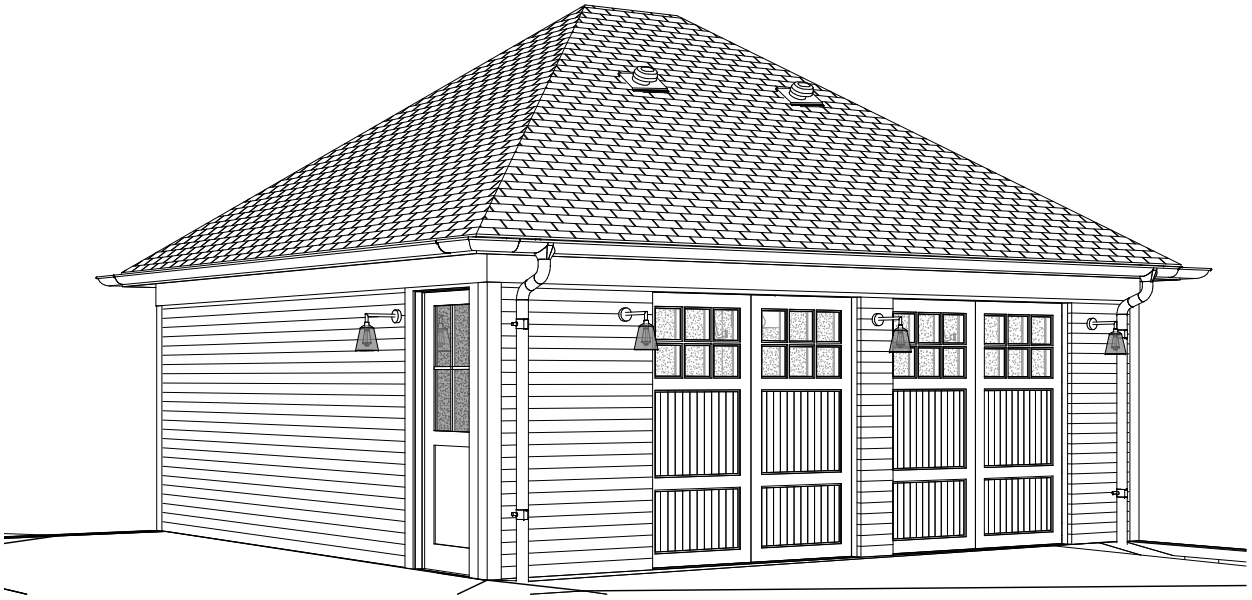
SHEET A5.1

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Planning Commission
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GARAGE

OLD FARMINGTON ROAD

REVISION 0

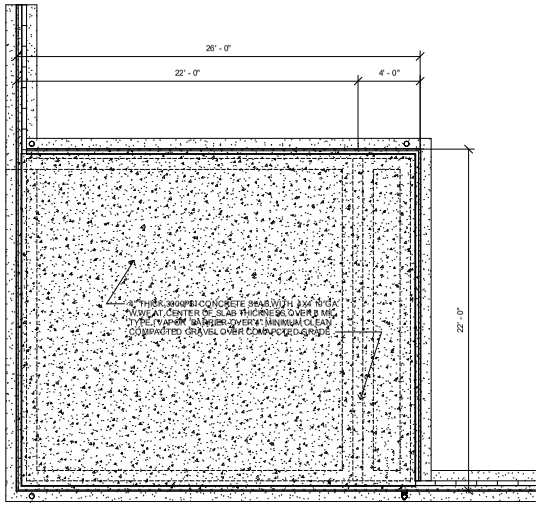
CARRIAGE HOUSE

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/29/23

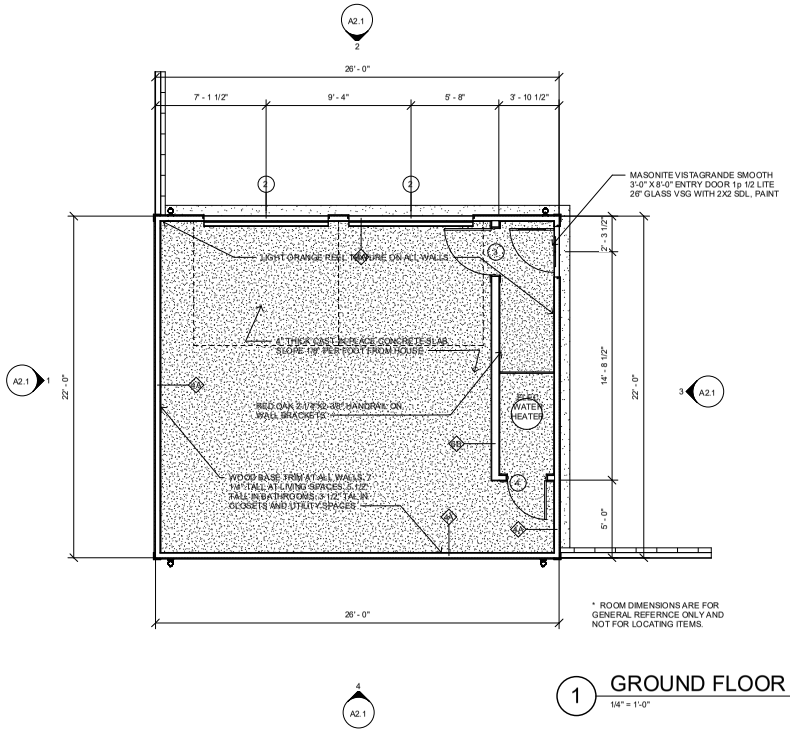
COVER

SHEET A0



2 FOUNDATION PLAN

1/4" = 1'-0"



1 GROUND FLOOR PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TACKETT

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REVISION 0

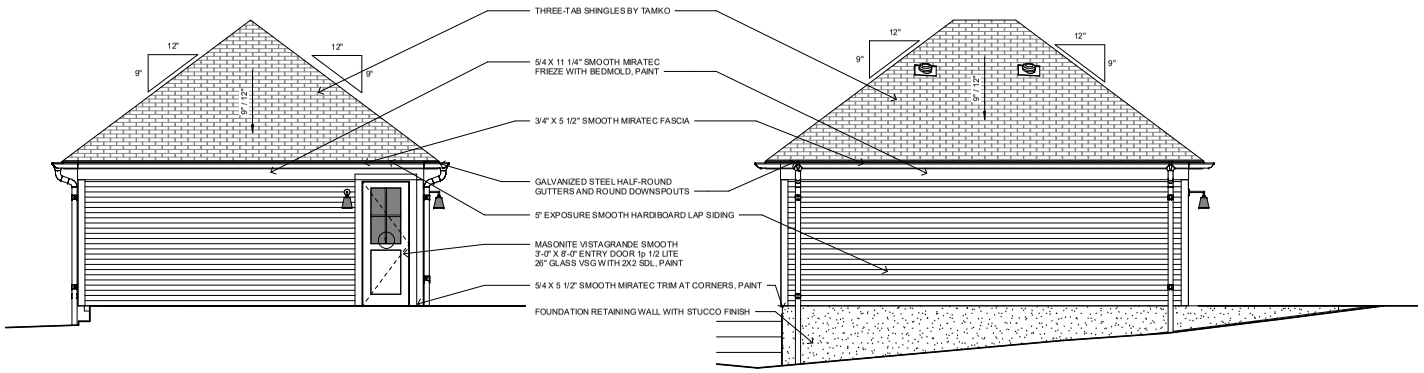
CARRIAGE HOUSE

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE 04/29/23

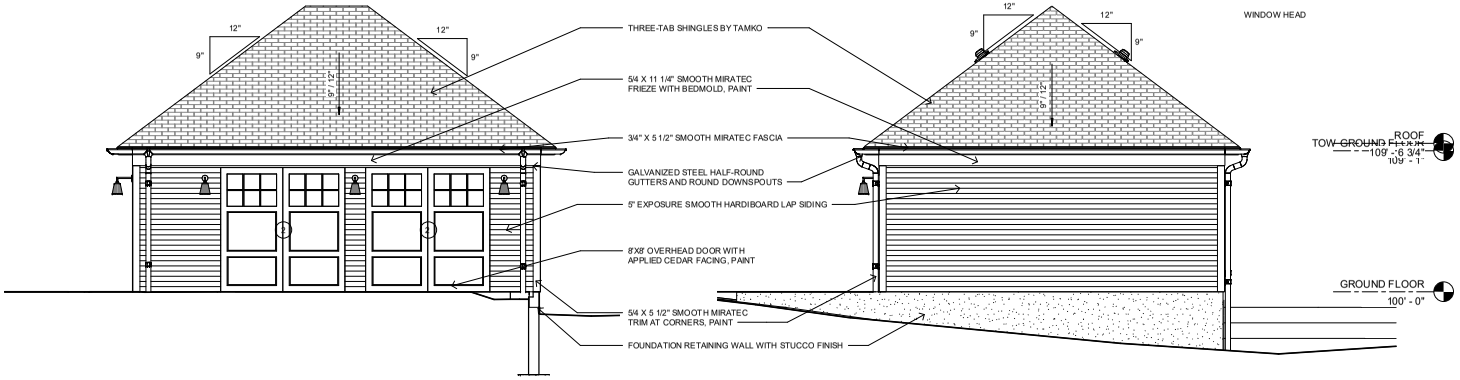
PLANS

SHEET A1.1



3 EAST ELEVATION
1/4" = 1'-0"

4 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

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CARRIAGE HOUSE

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DRAWN BY: TK
DATE 04/29/23

ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 330 of 602
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Planning Commission July 10, 2023



I HOUSE
ELEVATION 6R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	374 SF
	2433 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12246 JOHN BRIAN TAGUE

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REVISION 0

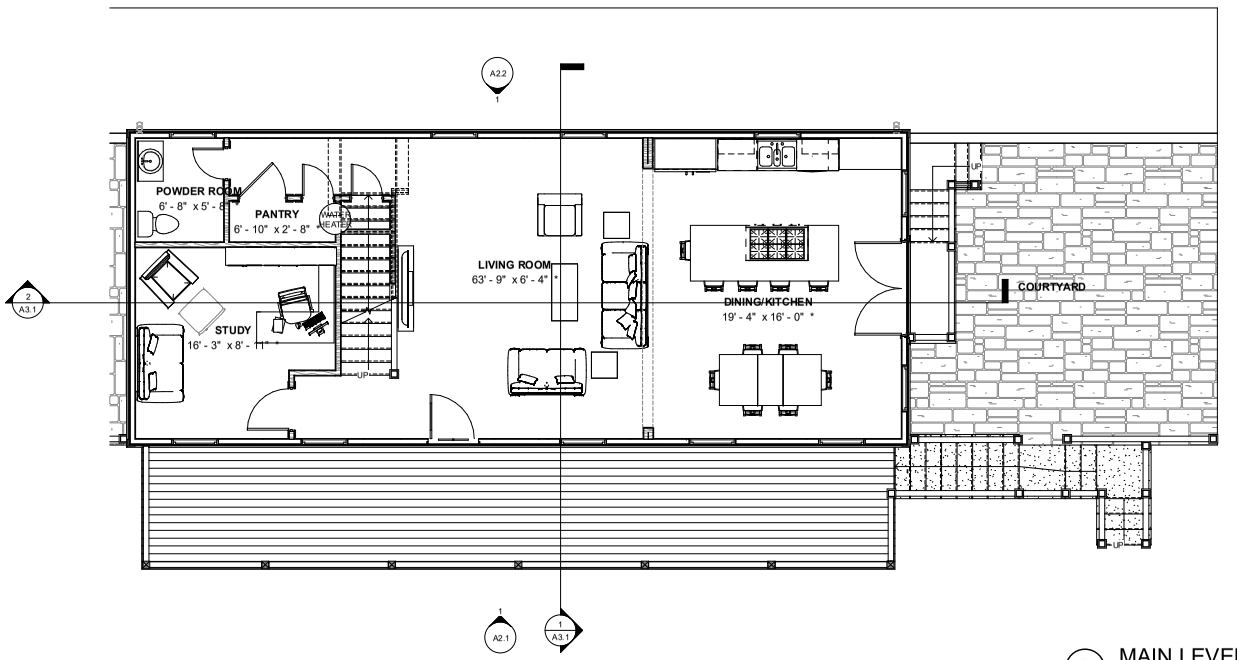
I HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

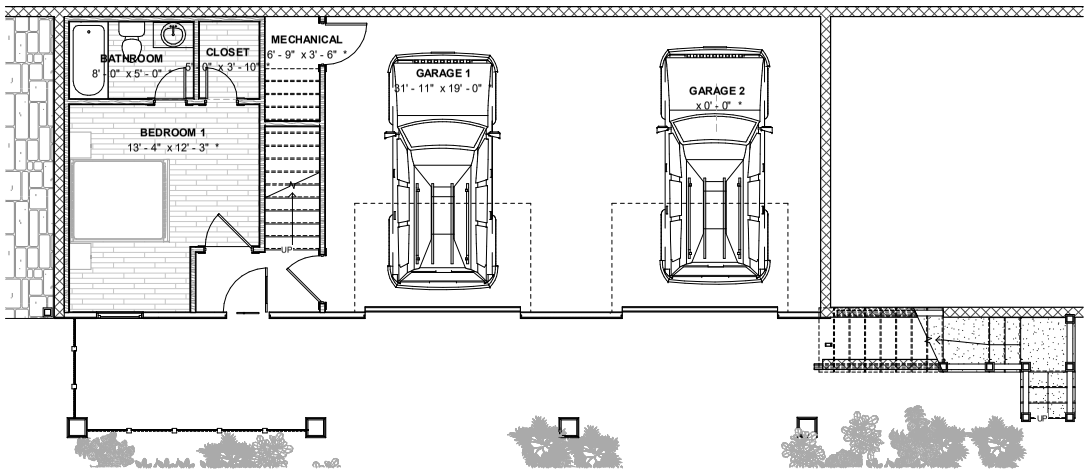
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
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No. 12345
JOHN BRIAN TAYLOR

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

I HOUSE ELEVATION 6R

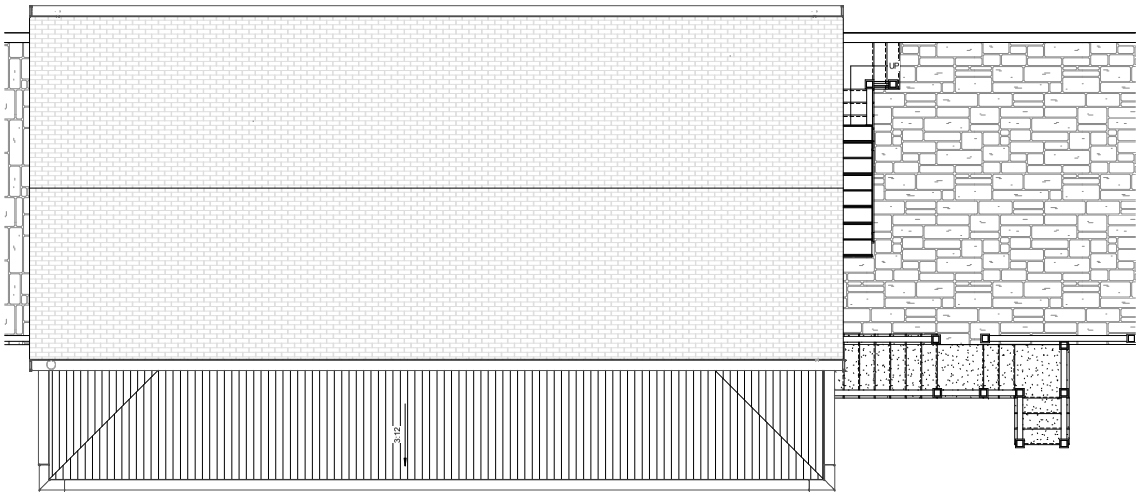
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

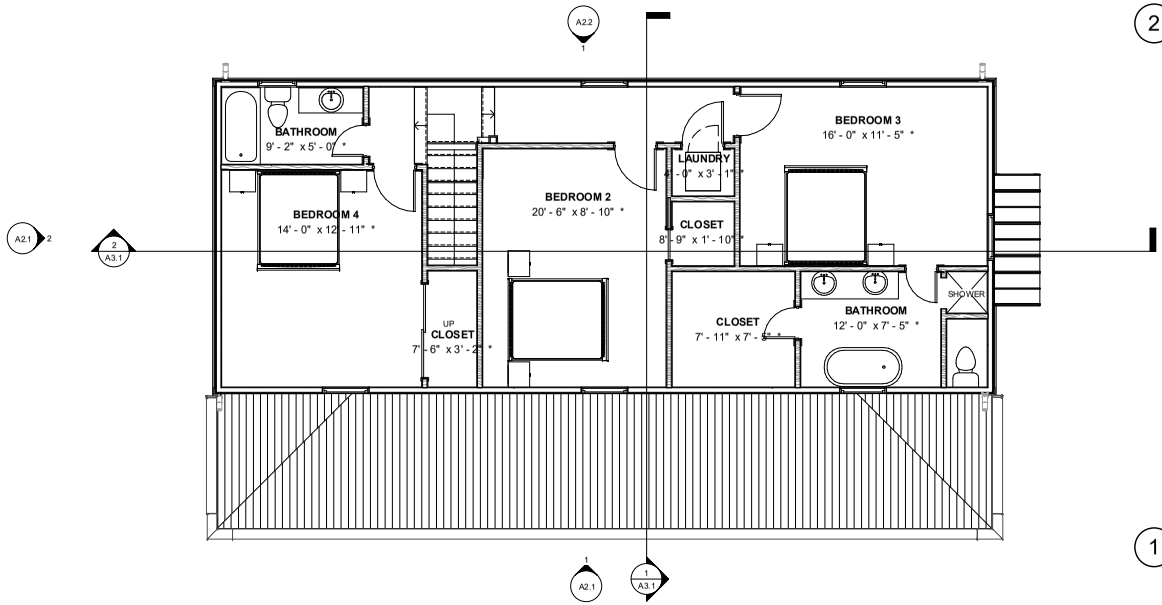
PLANS

SHEET A1.1

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2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

I HOUSE
ELEVATION 6R

REVISION 0

ISSUED FOR
CONSTRUCTION

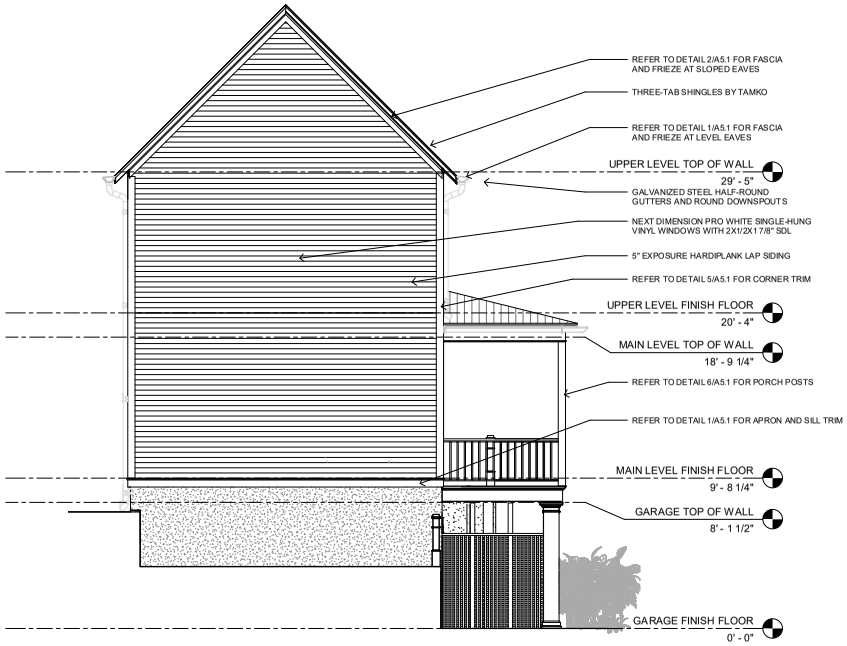
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

I HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

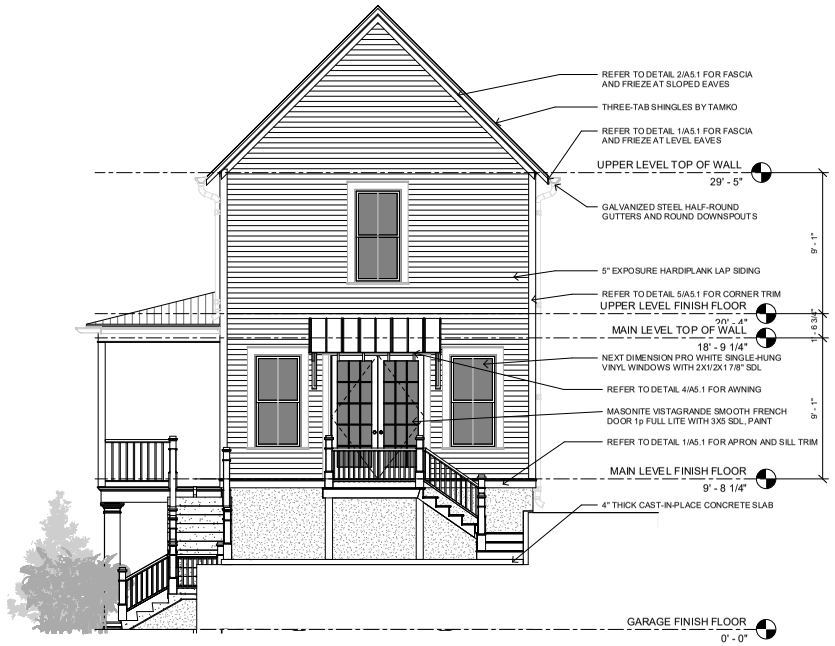
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 252 of 372 334 of 602



1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
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ARKANSAS - ENGINEER

REVISION 0

I HOUSE
ELEVATION 6R

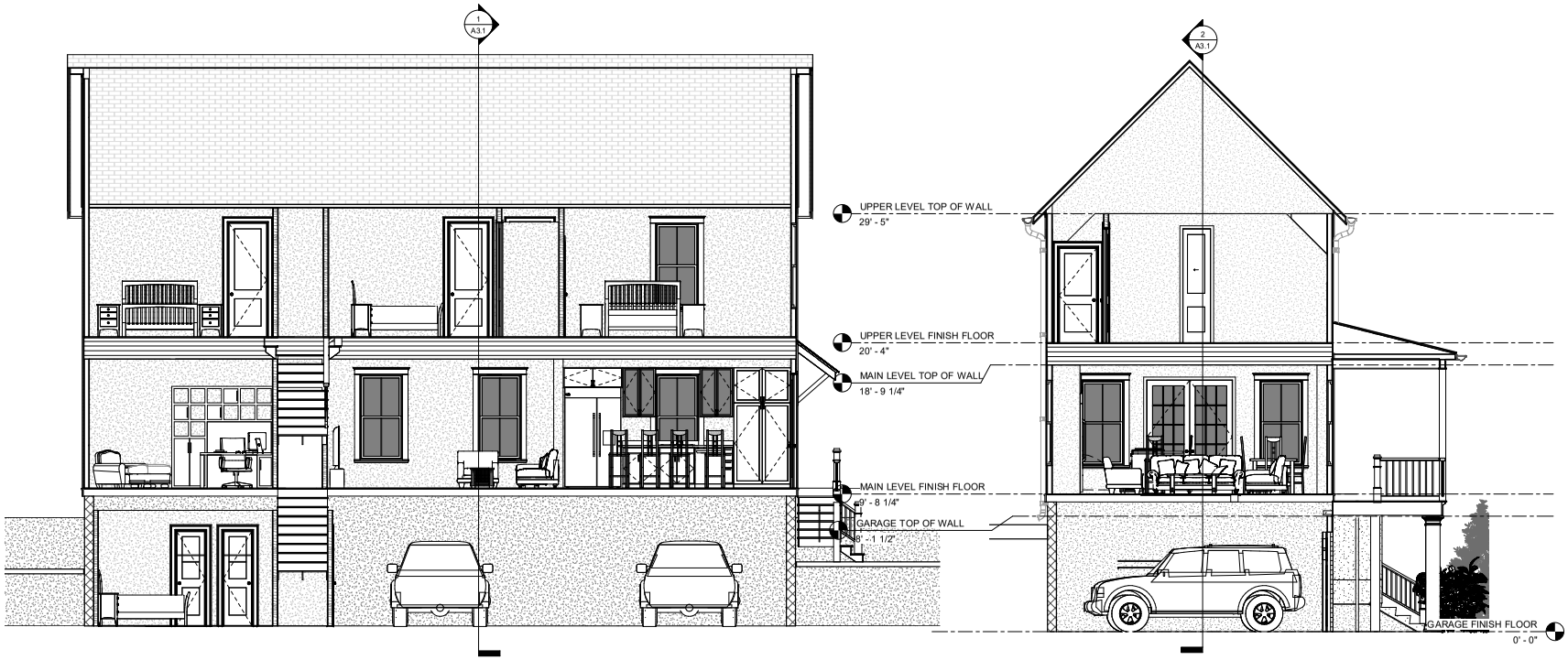
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 336 of 602
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2 LONG SECTION
1/4" = 1'-0"

1 CROSS SECTION
1/4" = 1'-0"

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I HOUSE ELEVATION 6R

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DATE: 01/20/2023

SECTIONS

SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 337 of 602
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Planning Commission July 10, 2023



I HOUSE
ELEVATION 7R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	374 SF
	2433 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

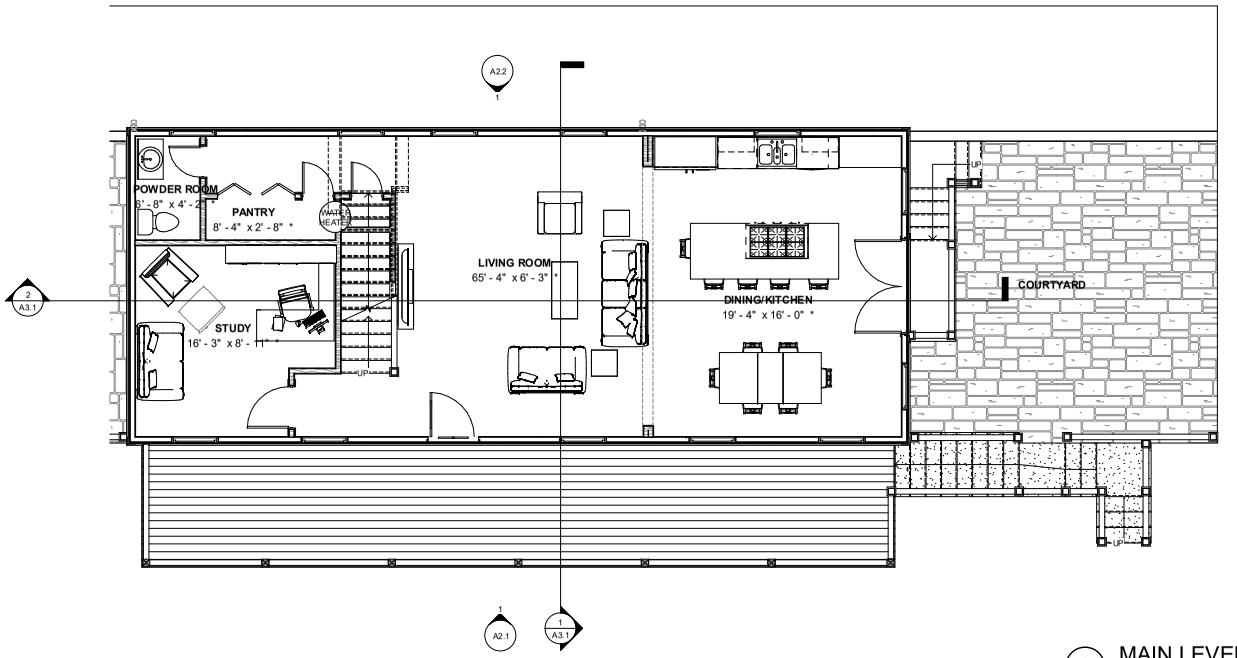
I HOUSE
ELEVATION 7R

ISSUED FOR CONSTRUCTION

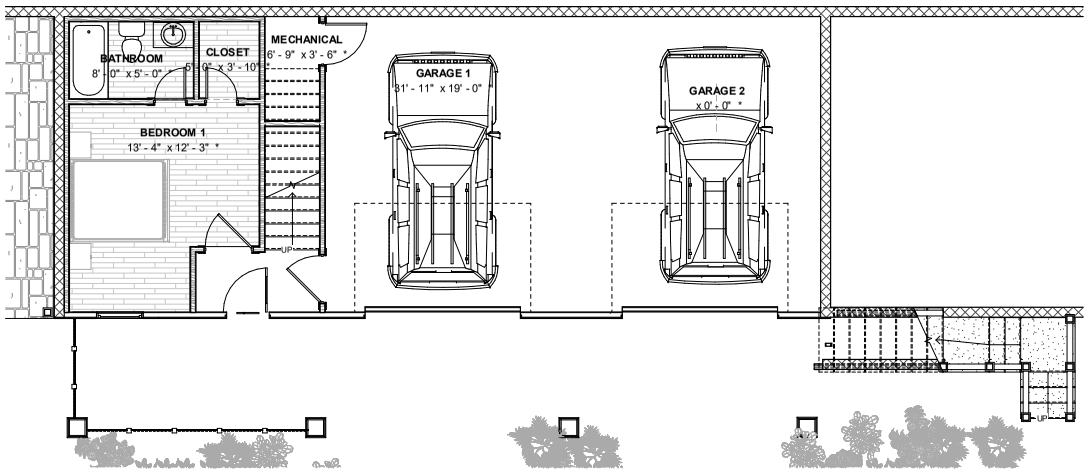
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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Commission Plans July 10, 2023

STATE OF ARKANSAS
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JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

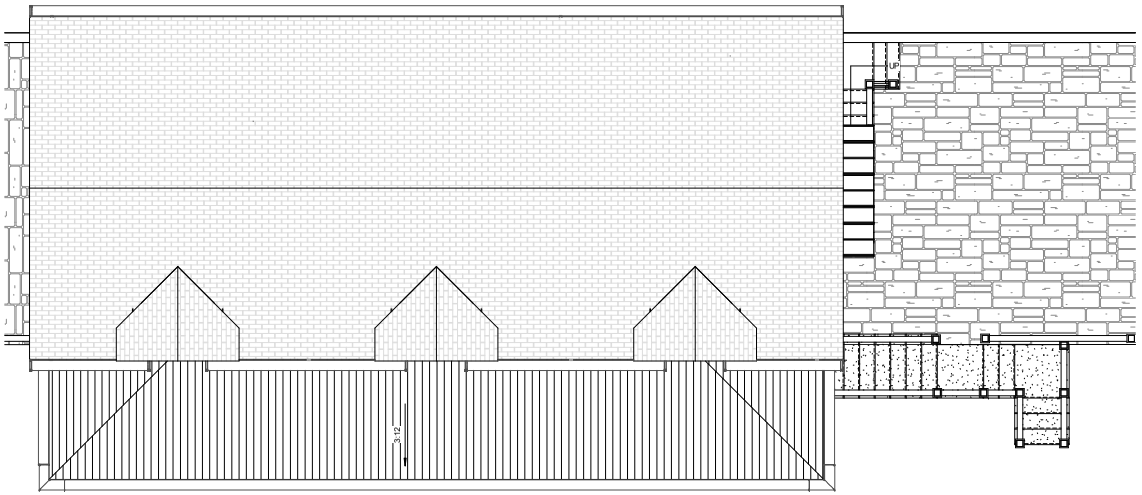
I HOUSE
ELEVATION 7R

ISSUED FOR CONSTRUCTION

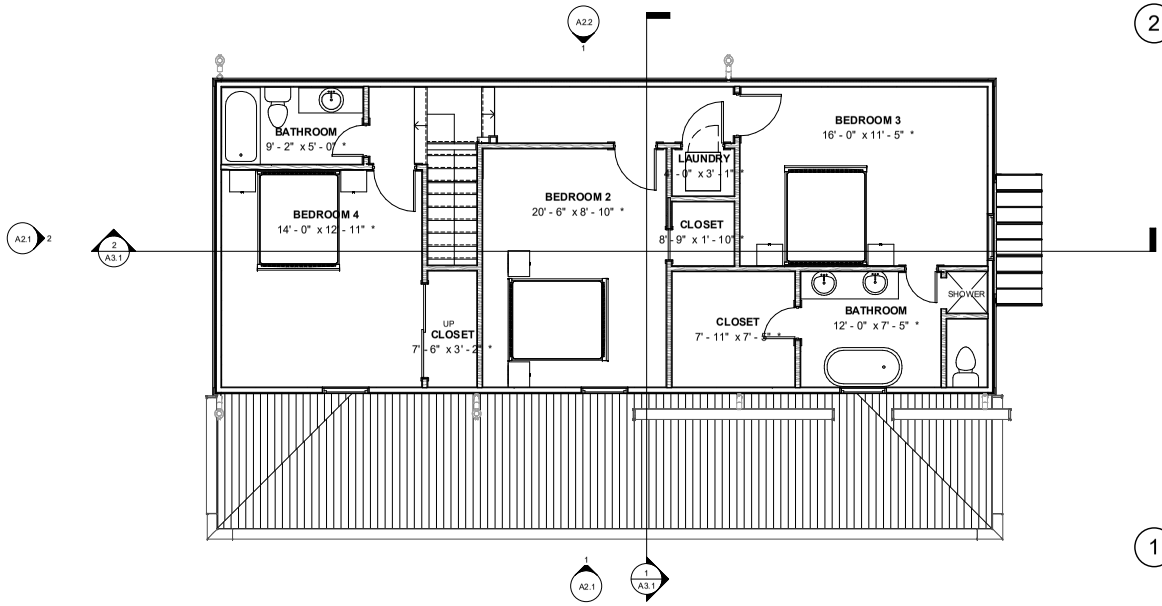
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
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JOHN BRIAN TAYLOR

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

I HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

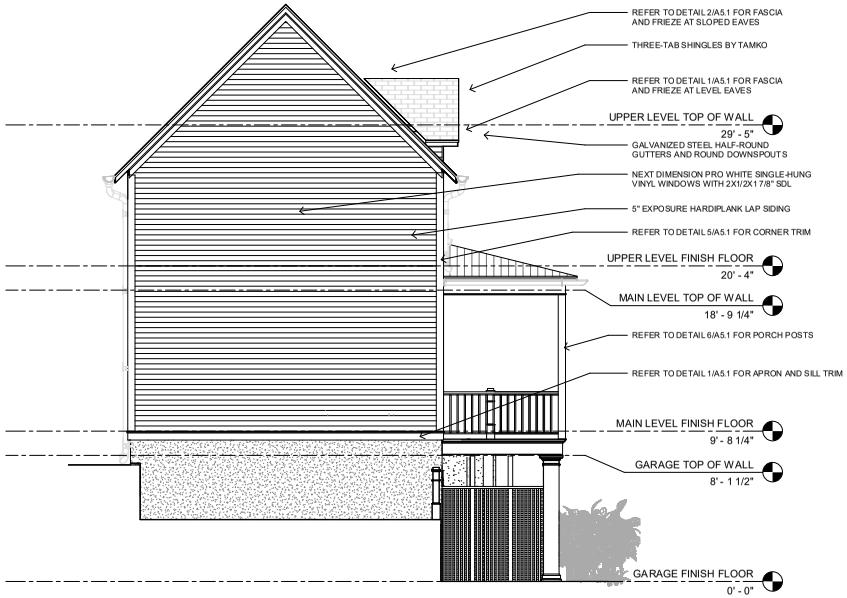
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

I HOUSE
ELEVATION 7R

ISSUED FOR CONSTRUCTION

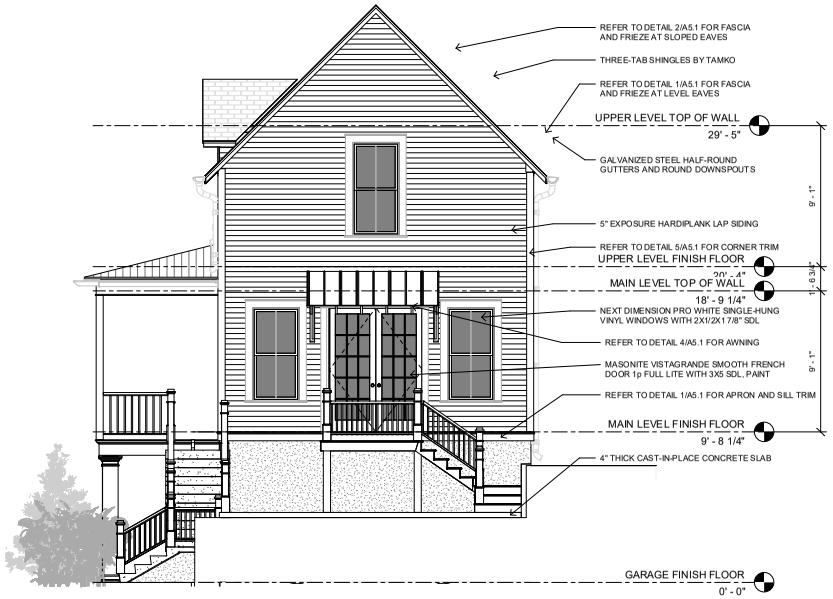
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.1



1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Commission
July 10

REVISION 0

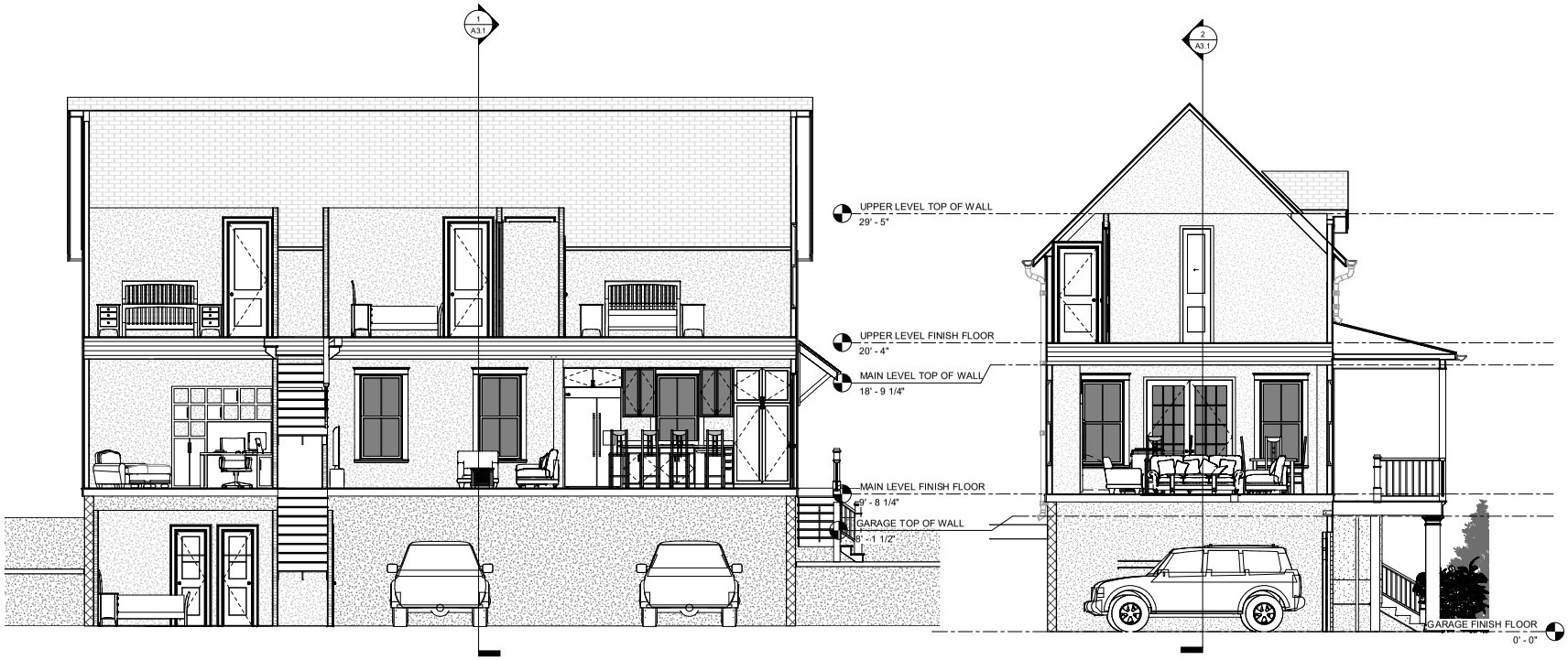
I HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



2 LONG SECTION
1/4" = 1'-0"

1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

I HOUSE ELEVATION 7R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

SHEET A3.1



PROW HOUSE
ELEVATION 1L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	DIMENSION PLANS
A1.2	DETAIL PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

REVISION 0

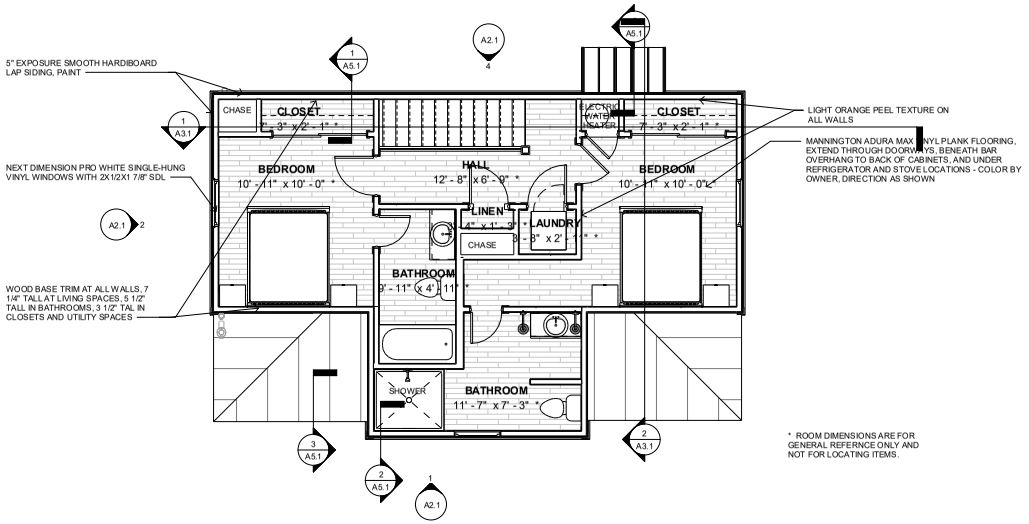
PROW HOUSE
ELEVATION 1L

ISSUED FOR CONSTRUCTION

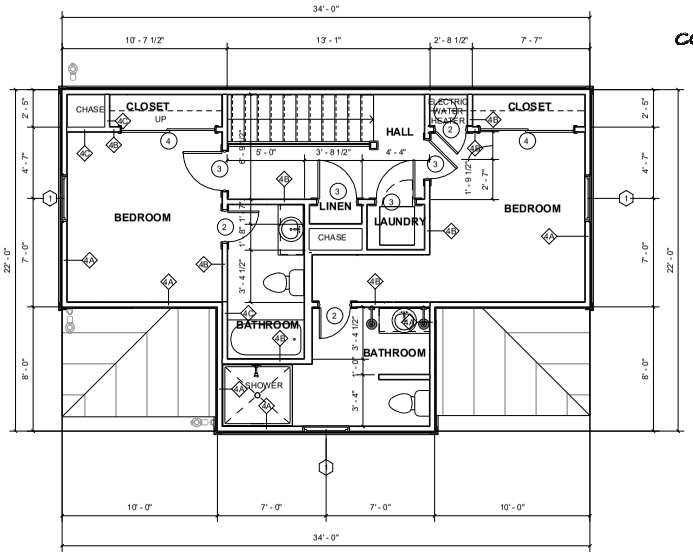
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

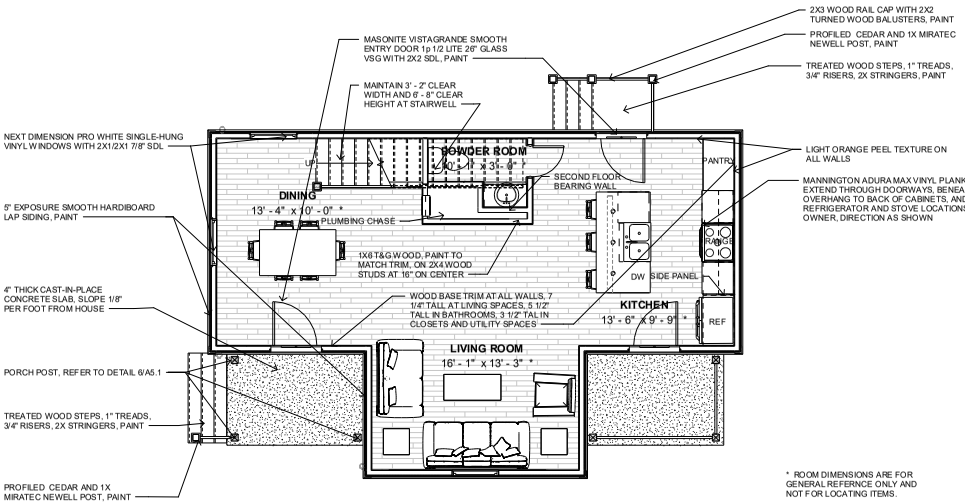
SHEET A0



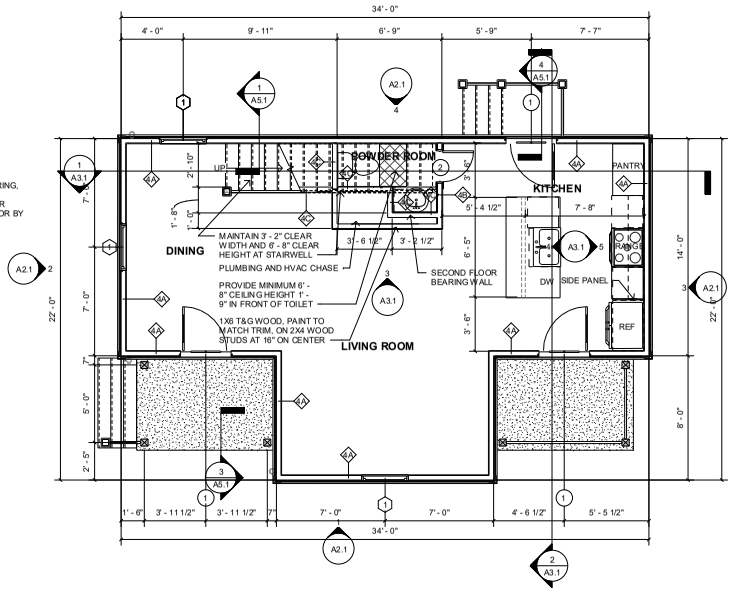
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13241
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

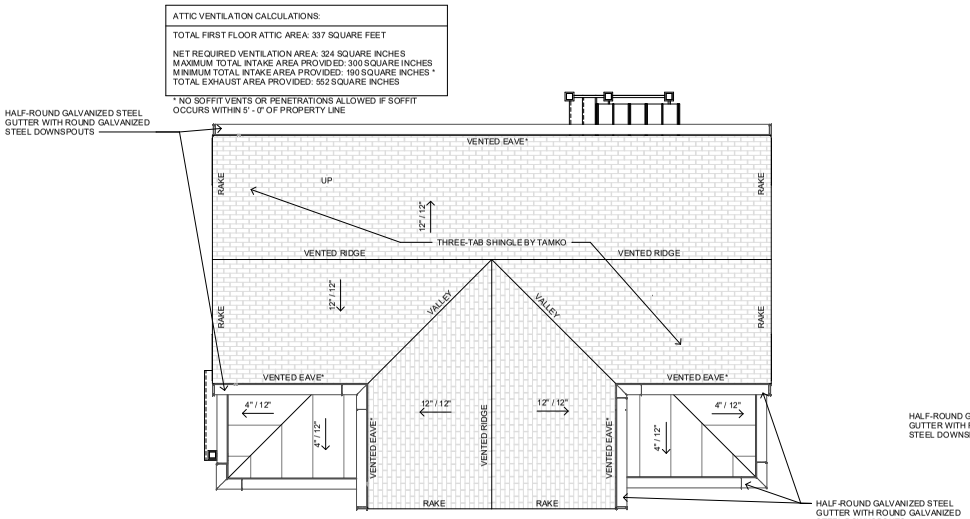
PROW HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

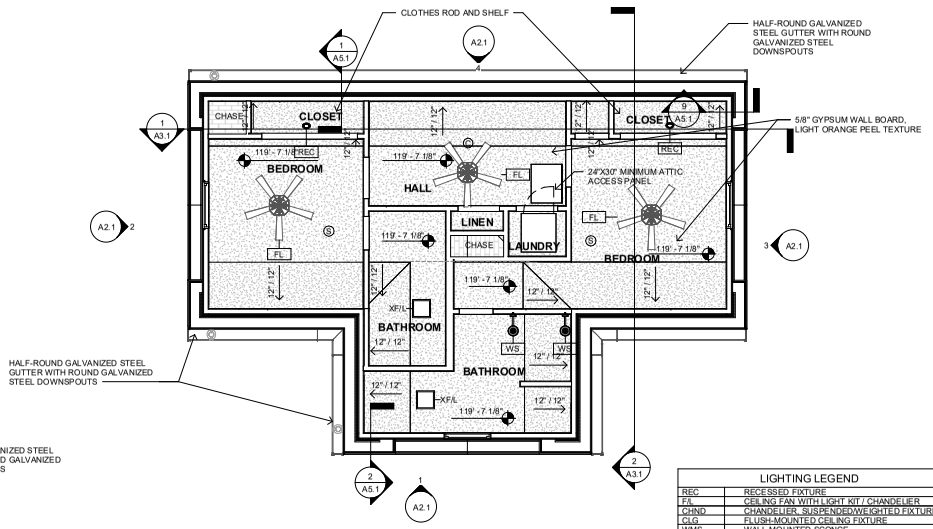
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1

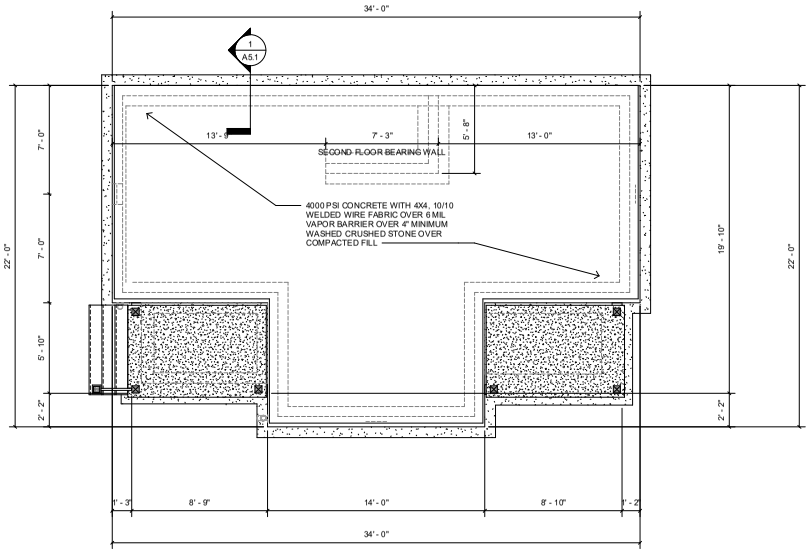


4 ROOF PLAN
1/4" = 1'-0"

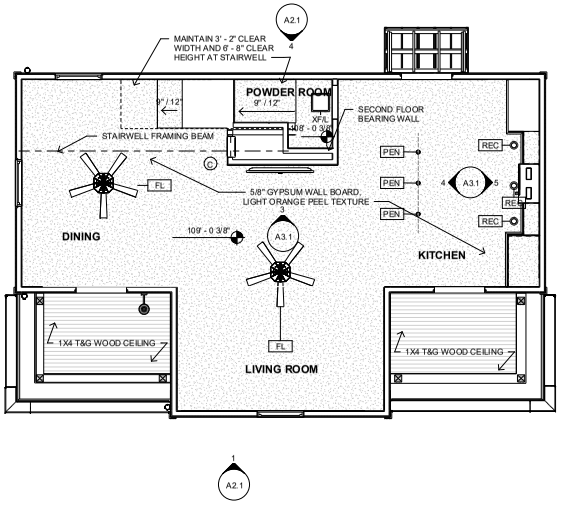


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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TOWN PLANNING/URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13941
JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

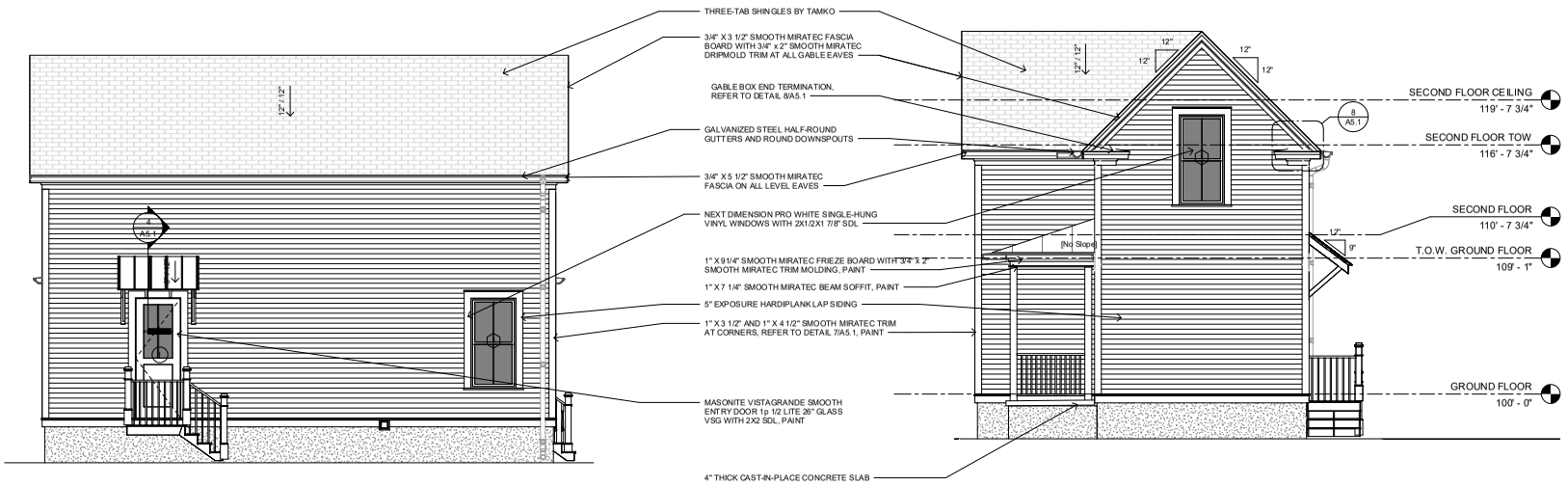
PROW HOUSE
ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

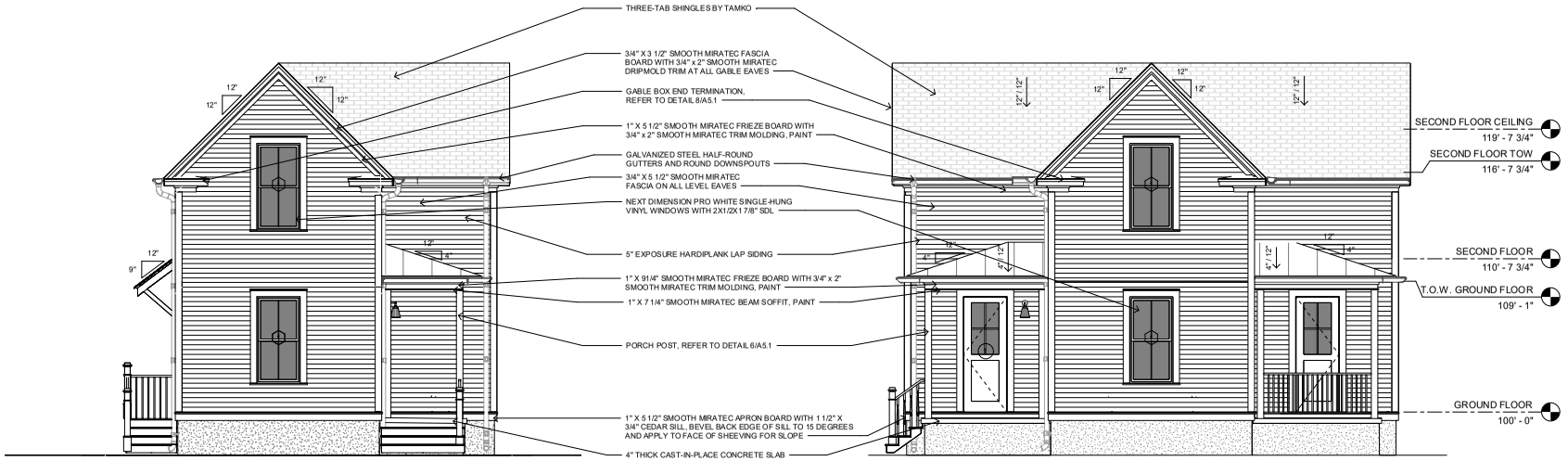
DETAIL PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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REVISION 0

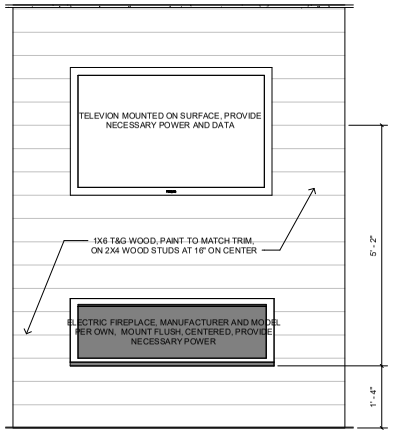
PROW HOUSE ELEVATION 1L

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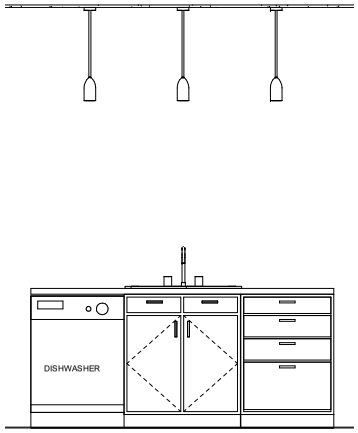
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

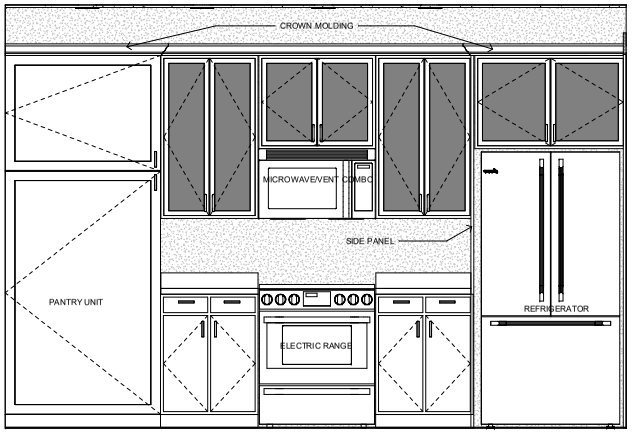
SHEET A2.1



3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



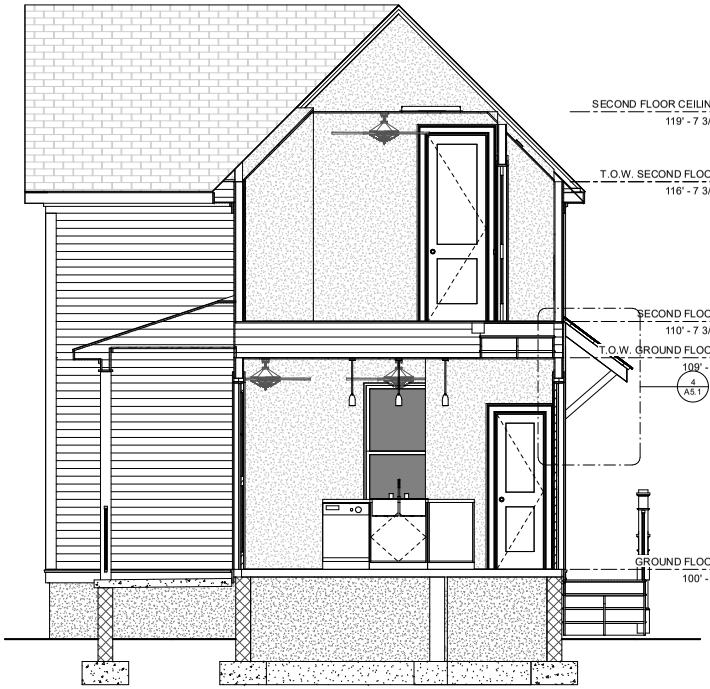
4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12845
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION NO.
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - INCHES

REVISION 0

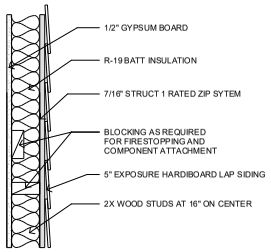
PROW HOUSE
ELEVATION 1L

ISSUED FOR CONSTRUCTION

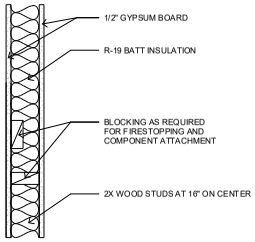
ENGINEER: BT
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DATE: 03/06/2023

SECTIONS

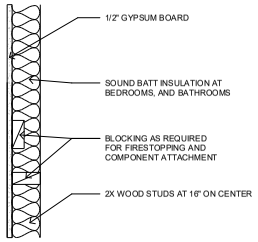
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

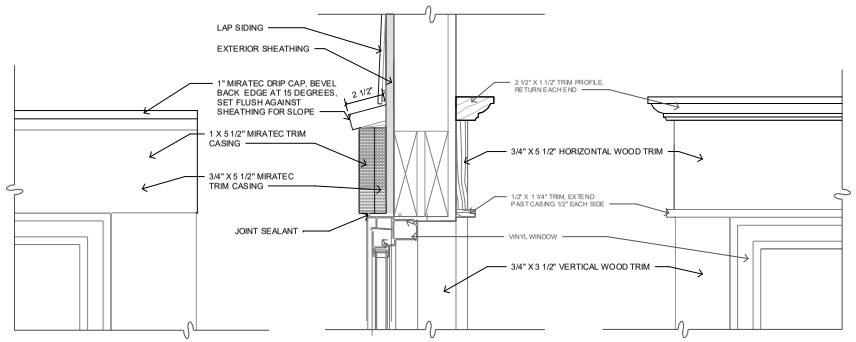


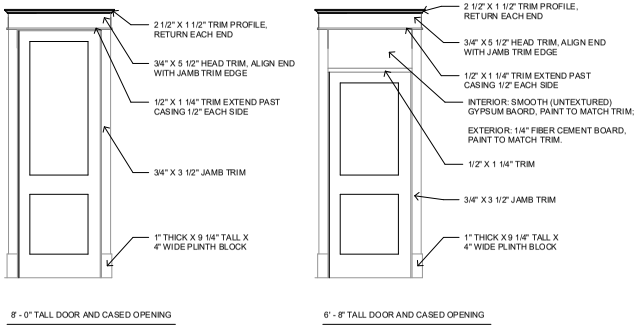
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

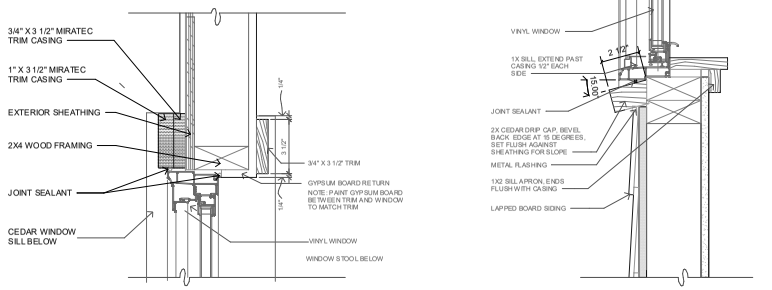
NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS

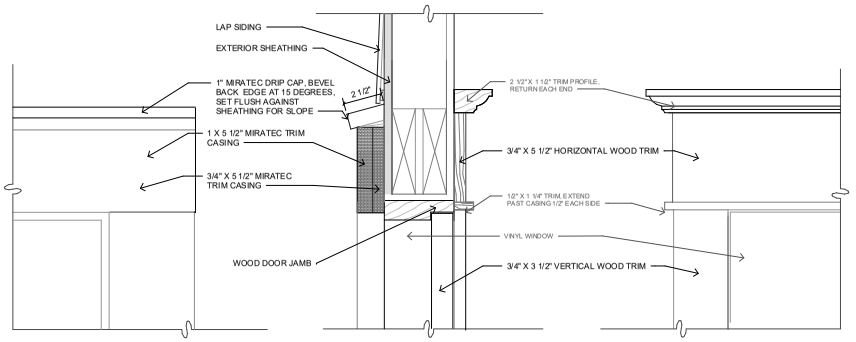




6 DOOR TRIM ELEVATION
1/2" = 1'-0"



4 WINDOW HEAD
3" = 1'-0"



5 DOOR HEAD
3" = 1'-0"

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TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC #1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1L

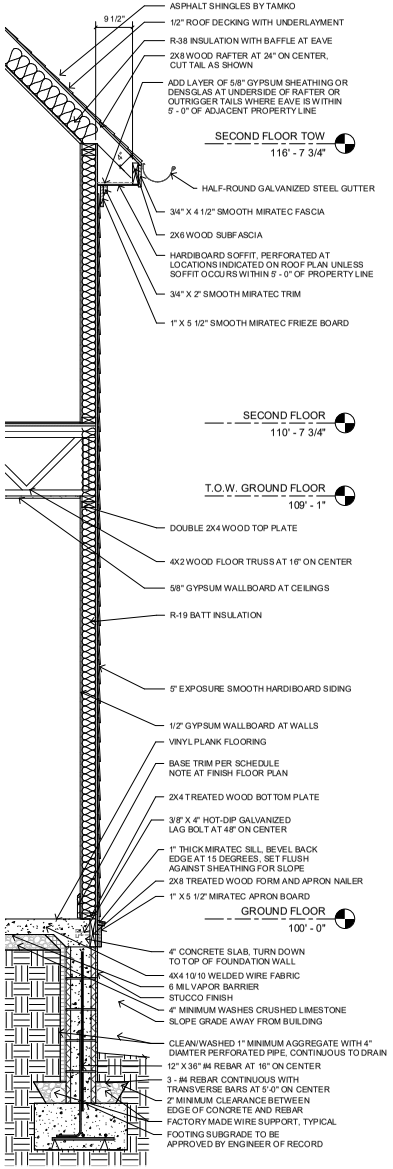
ISSUED FOR CONSTRUCTION

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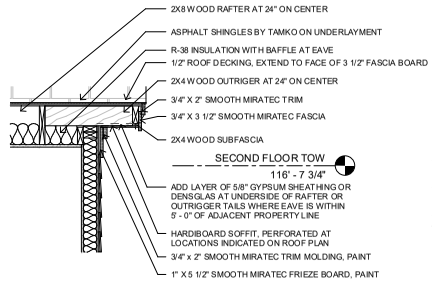
SCHEDULES

SHEET A4.1

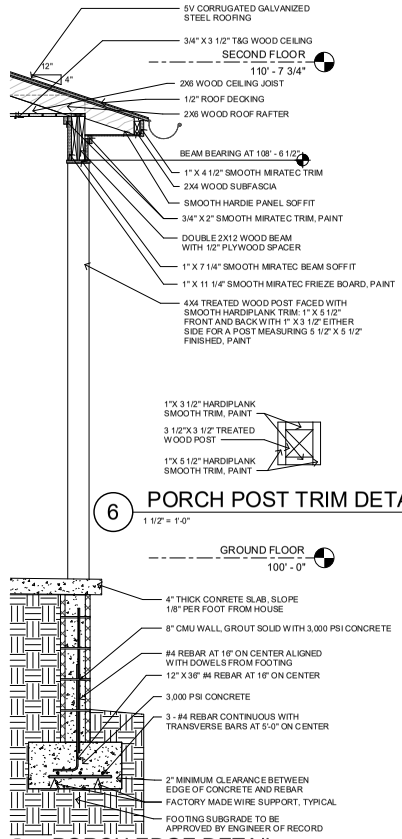
Planning Commission July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Page 266 of 372
Page 348 of 602



1 WALL SECTION AT EAVE
3/4" = 1'-0"

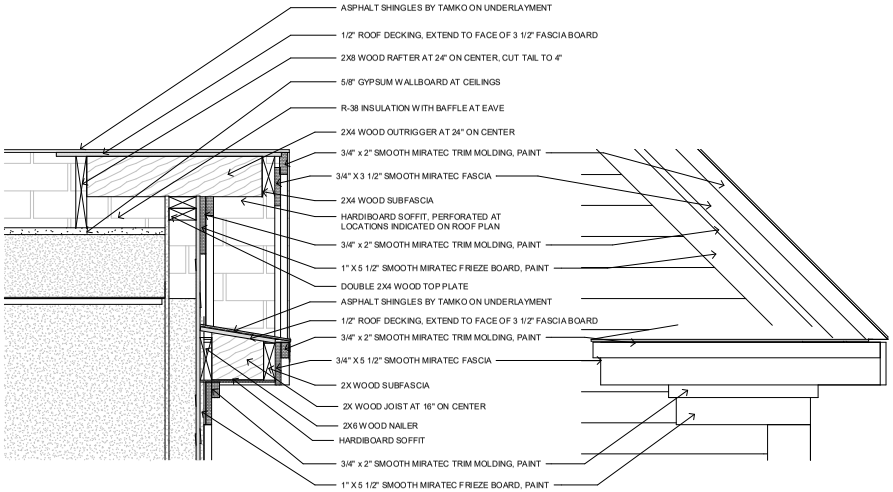


2 WALL SECTION AT RAKE
3/4" = 1'-0"

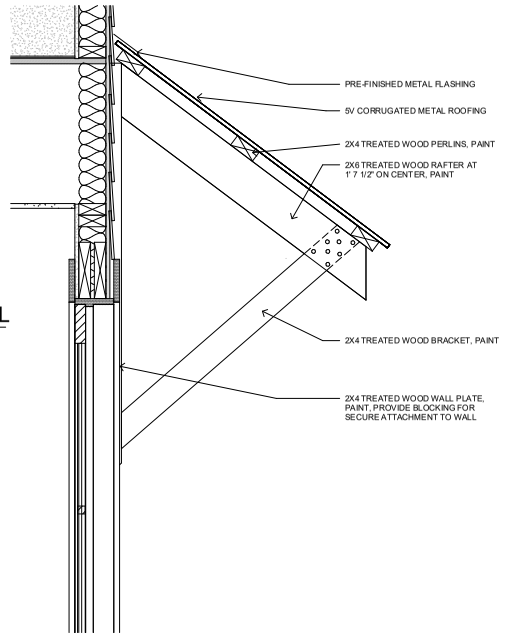


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

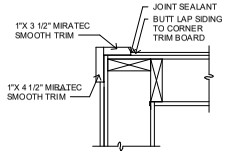
3 PORCH EDGE DETAIL
3/4" = 1'-0"



8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13904
JOHN BRIAN TAGUE

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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1L

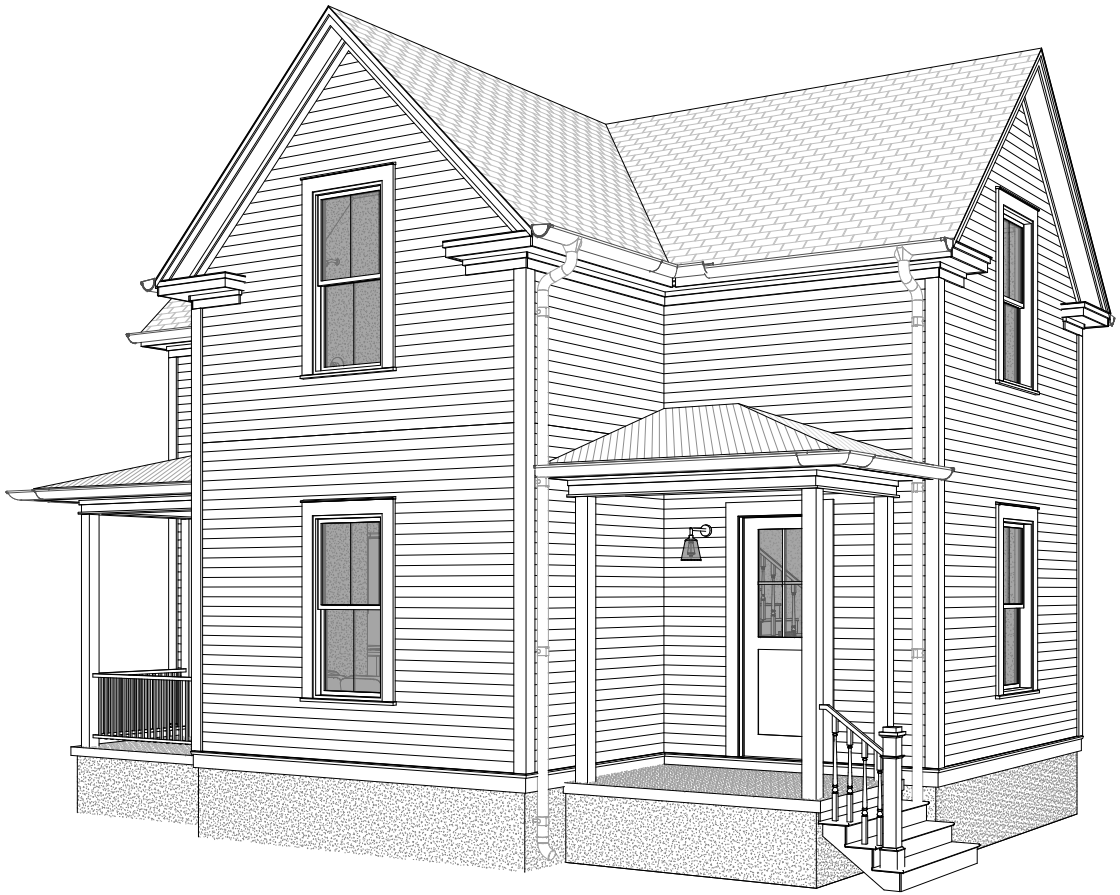
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

Community Development
July 10, 2023
Page 267 of 372
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 349 of 602



PROW HOUSE
ELEVATION 1R

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8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	DIMENSION PLANS
A1.2	DETAIL PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1R

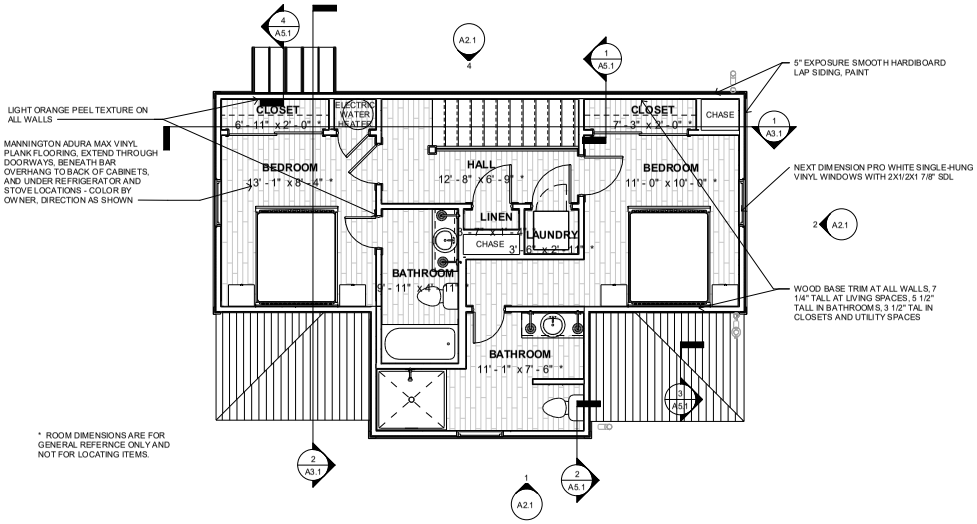
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

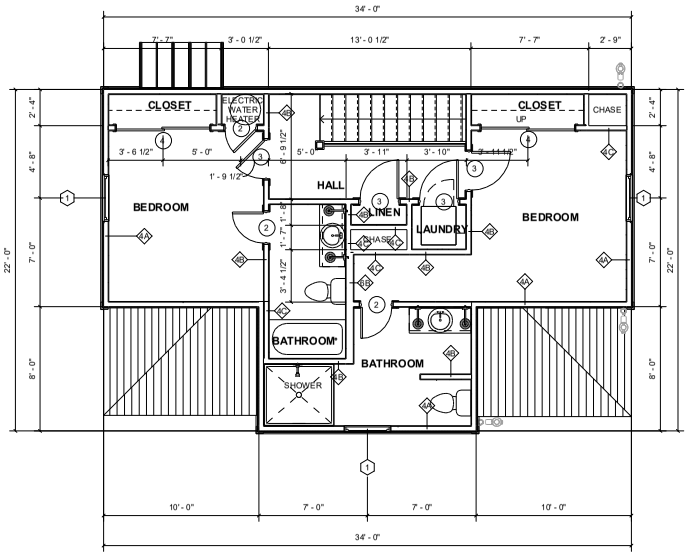
COVER

SHEET A0

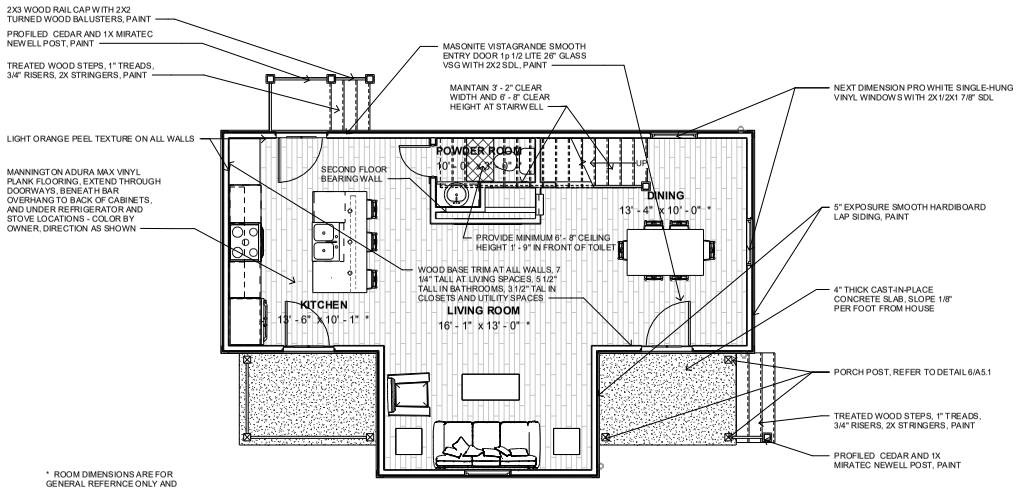
Commercial Plan Review
July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Page 268 of 372
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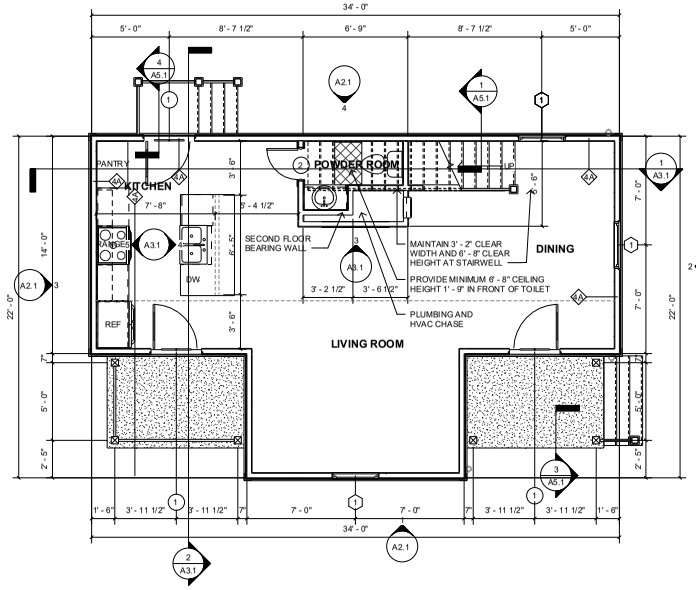
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TIMMONS

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#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

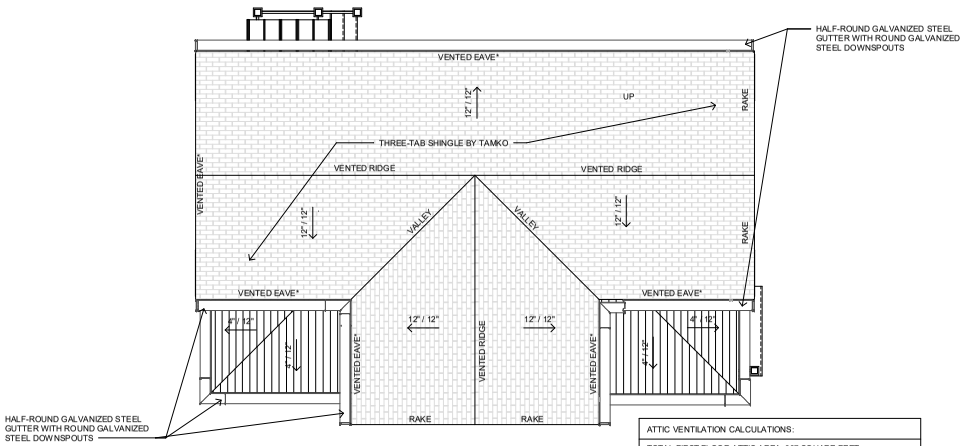
PROW HOUSE
ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



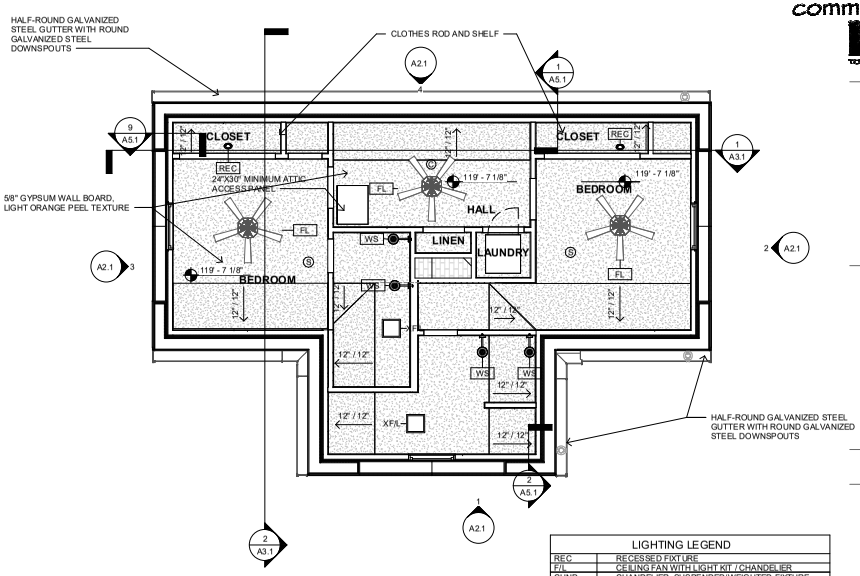
ATTIC VENTILATION CALCULATIONS:

TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET

NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES
MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES
MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES *
TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

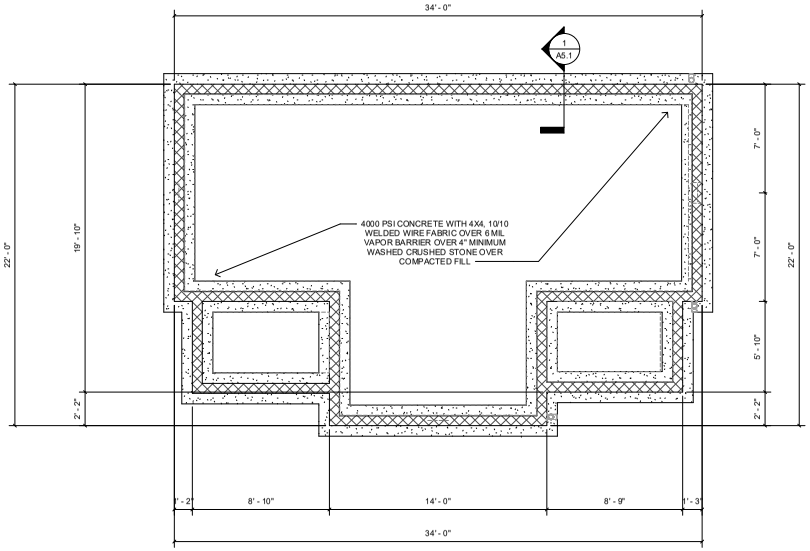
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

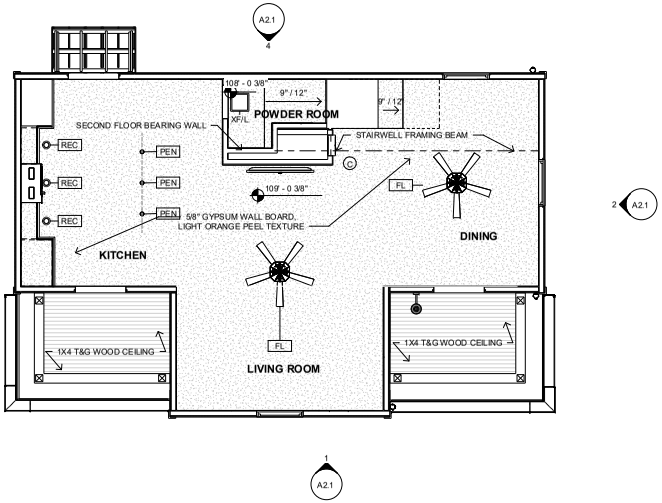


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DEDECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR
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#1504
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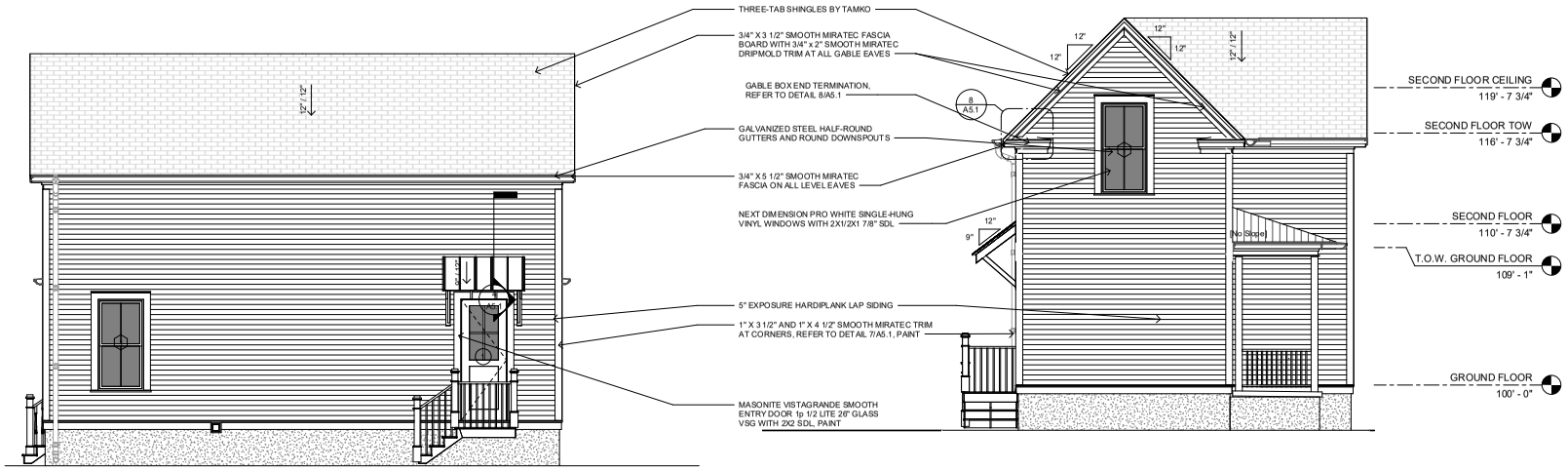
PROW HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

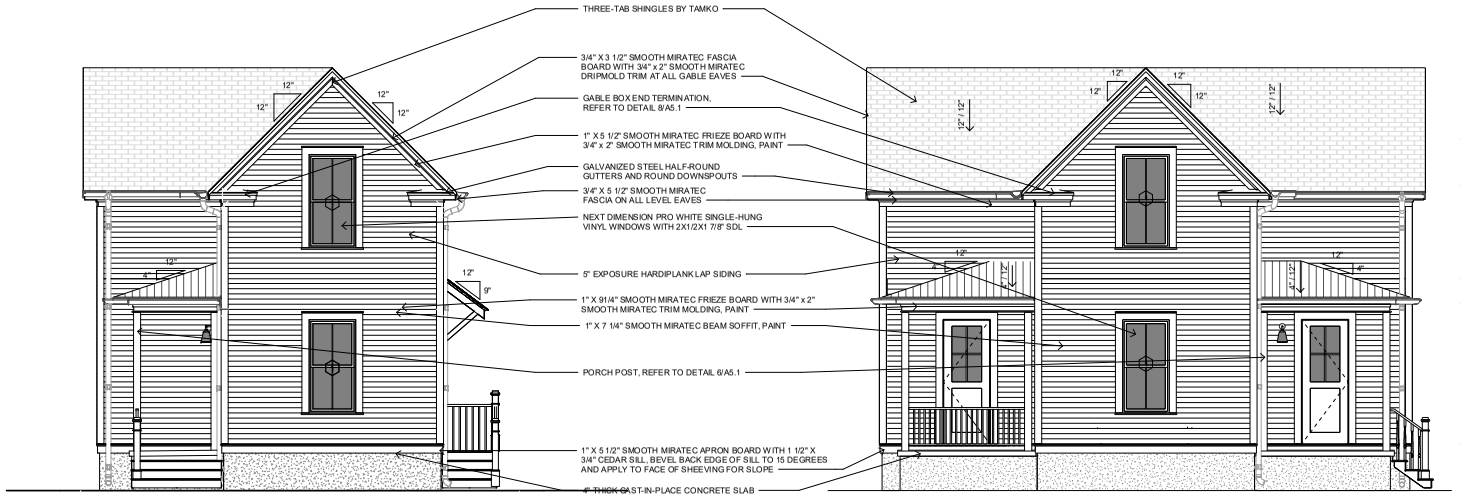
DETAIL PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR No. 12245

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

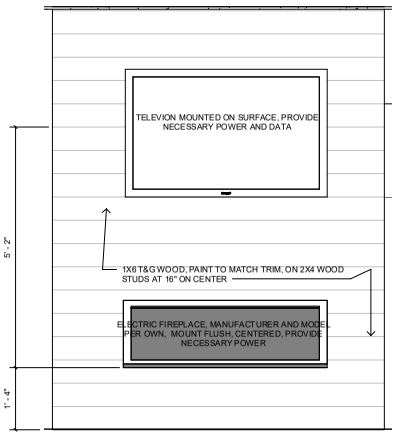
PROW HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

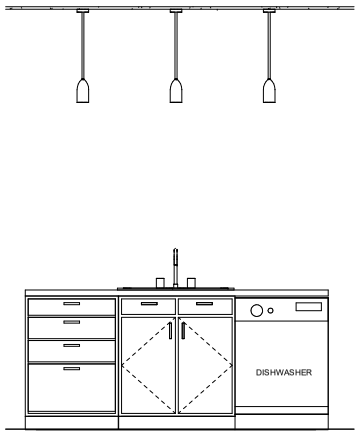
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

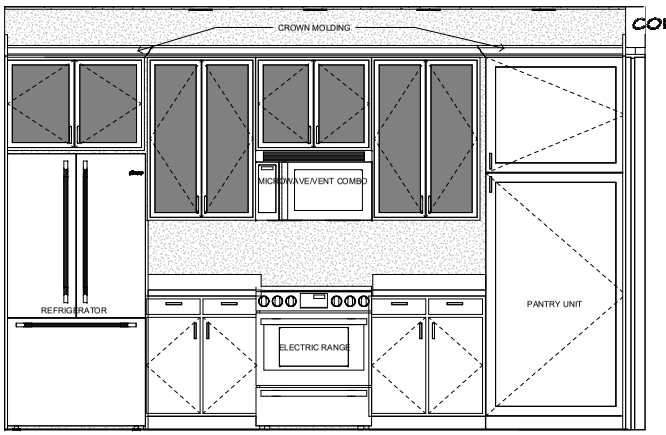
SHEET A2.1



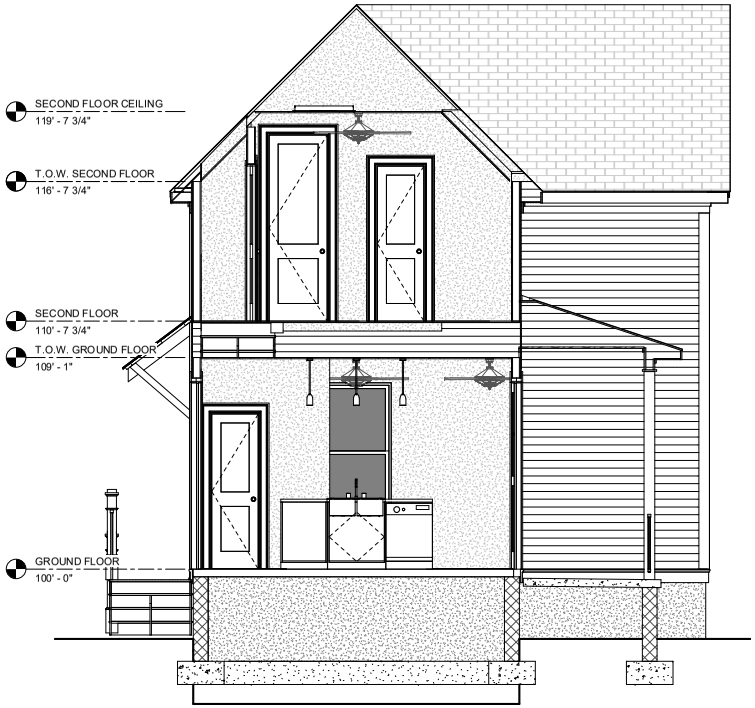
3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1R

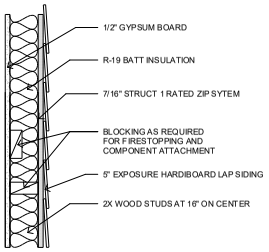
ISSUED FOR CONSTRUCTION

ENGINEER: BT
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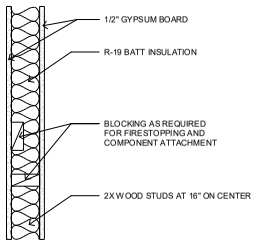
SECTIONS

SHEET A3.1

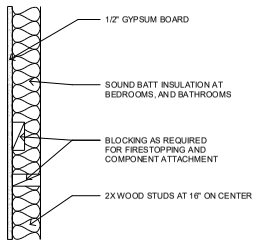
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 272 of 372 354 of 602



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

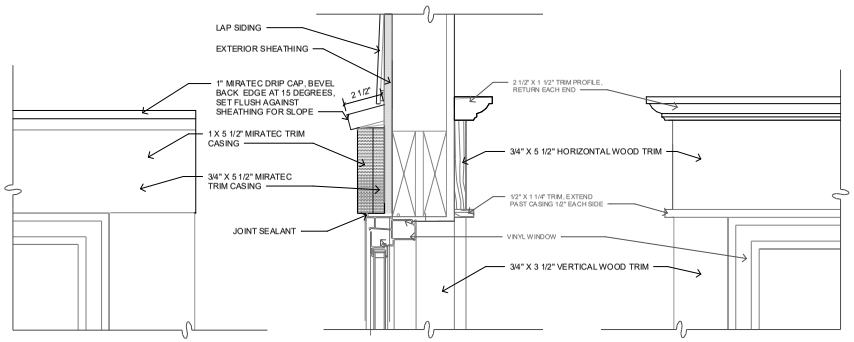


3 WALL TYPE C
1 1/2" = 1'-0"

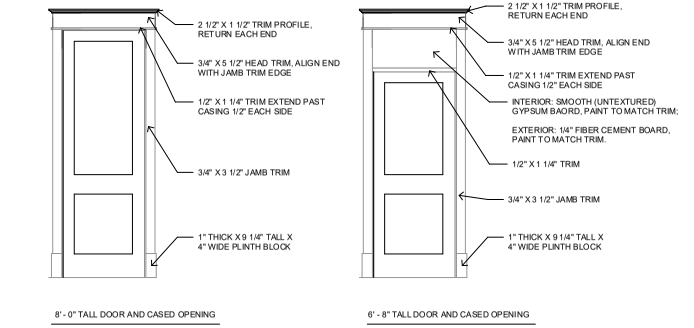
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6'- 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

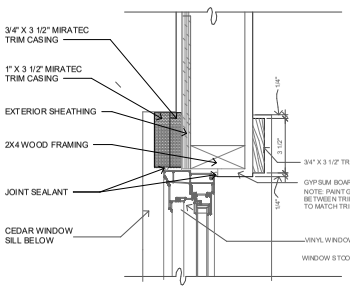
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS



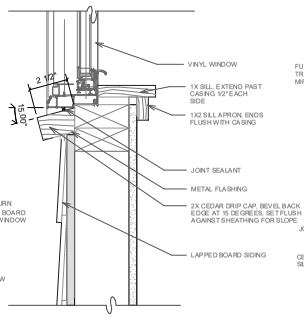
4 WINDOW HEAD
3" = 1'-0"



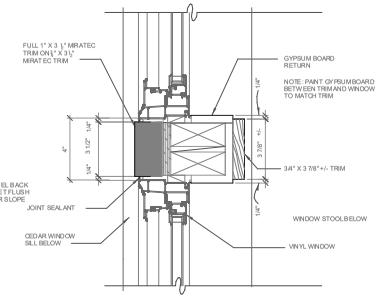
8 DOOR TRIM ELEVATION
1/2" = 1'-0"



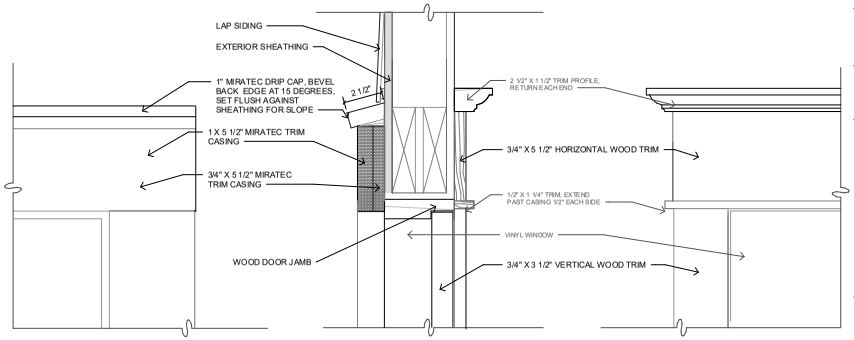
5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



9 WINDOW MULLION
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1R

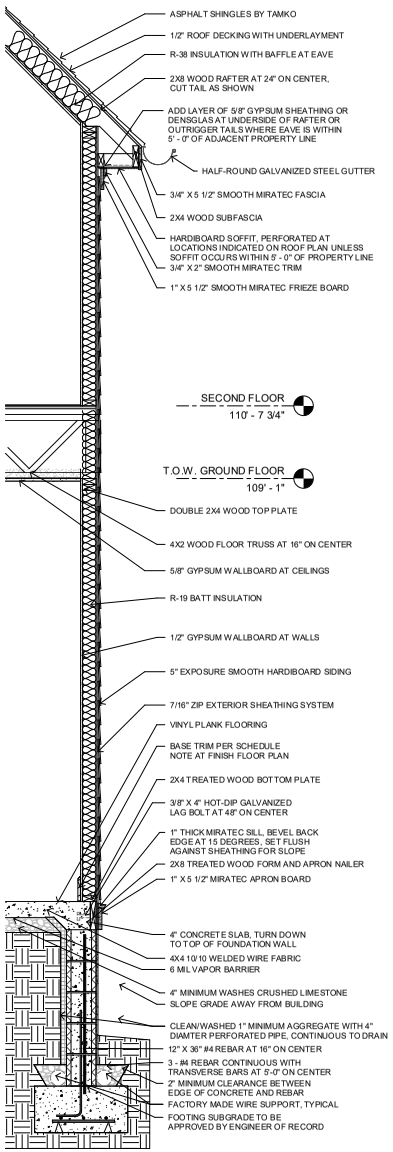
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

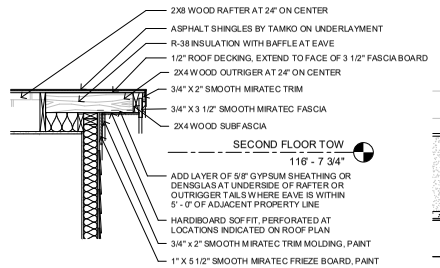
SCHEDULES

SHEET A4.1

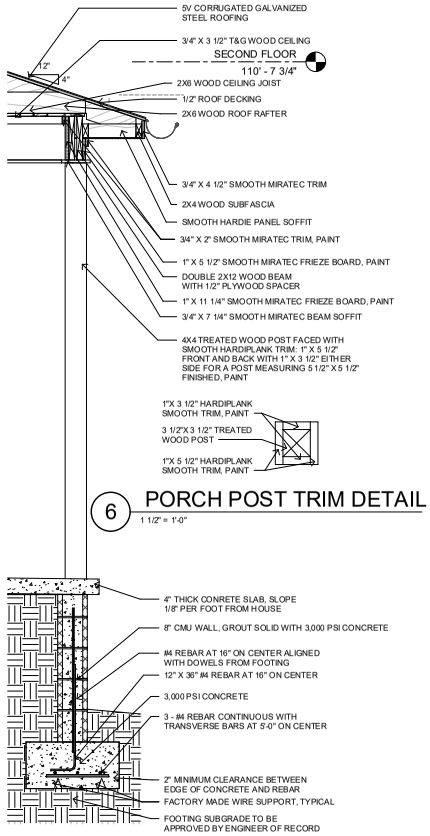
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 273 of 372



1 WALL SECTION AT EAVE
3/4" = 1'-0"

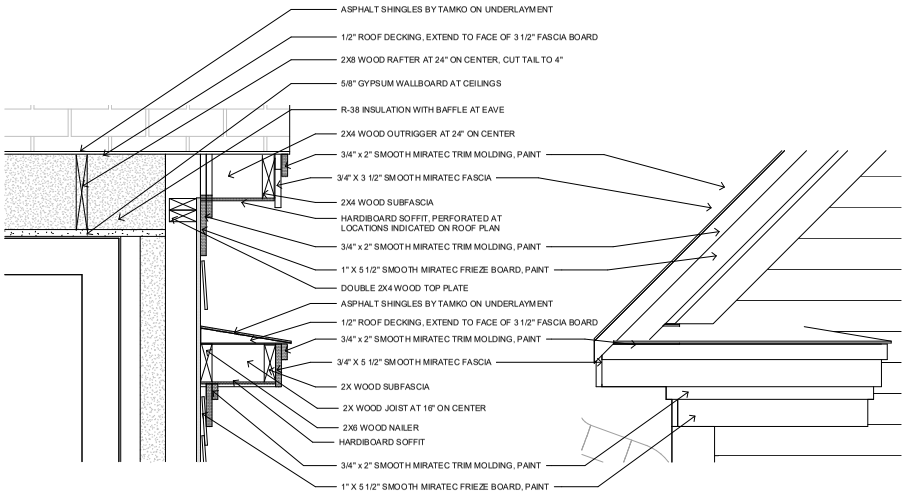


2 WALL SECTION AT RAKE
3/4" = 1'-0"

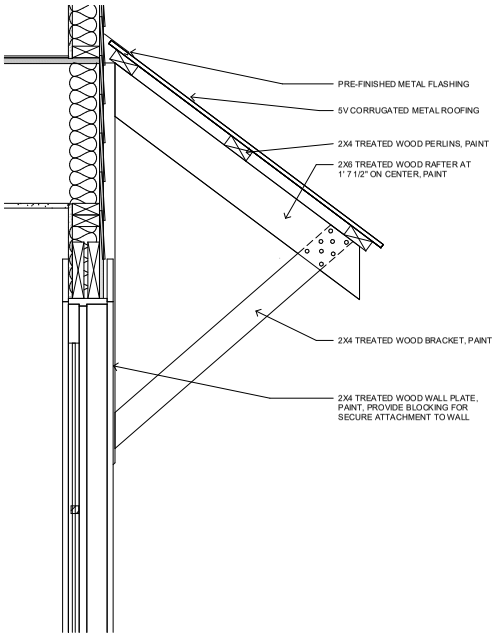


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

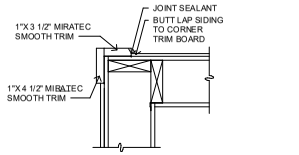
3 PORCH EDGE DETAIL
3/4" = 1'-0"



8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12205
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 356 of 602
Planning Commission July 10, 2023 Page 274 of 372



PROW HOUSE
ELEVATION 2L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

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10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
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SHEET INDEX	
A0	COVER
A1.1	DIMENSION PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

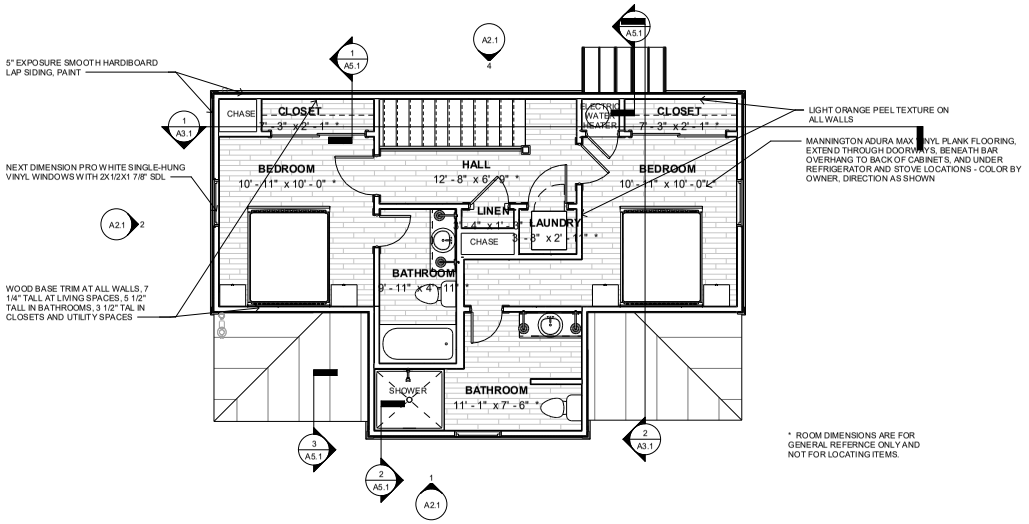
PROW HOUSE
ELEVATION 2L

ISSUED FOR CONSTRUCTION

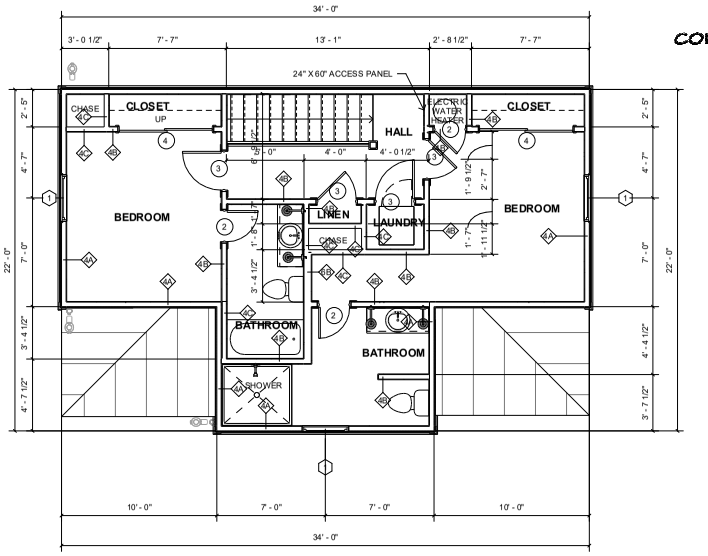
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

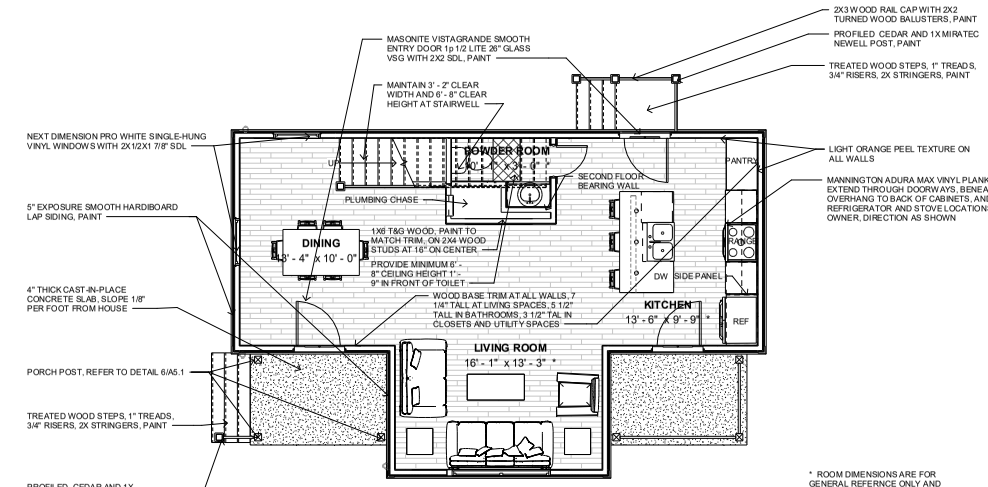
SHEET A0



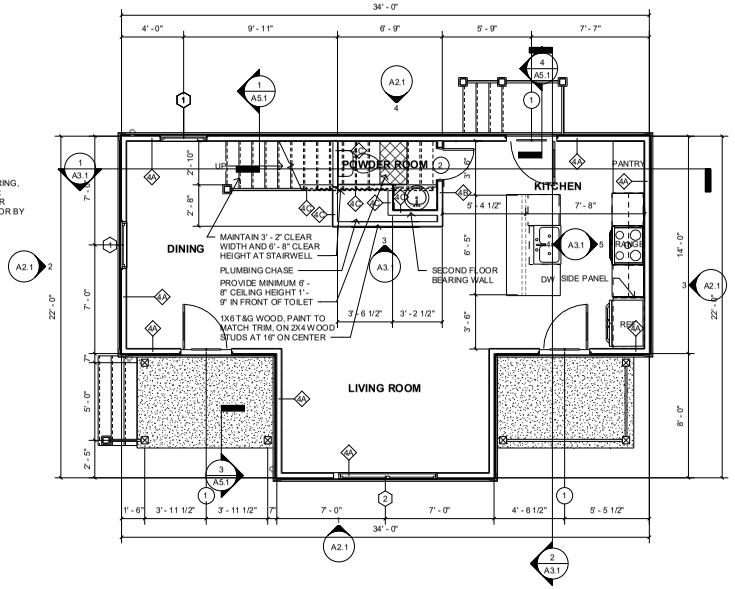
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

PROW HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

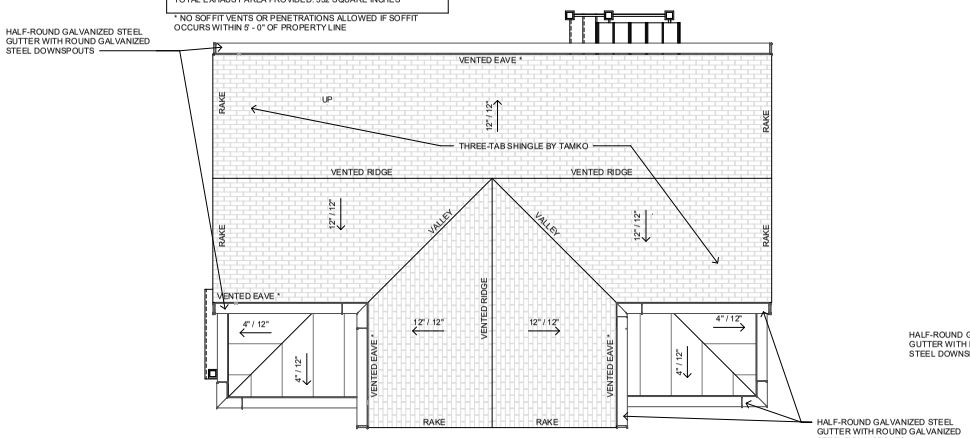
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

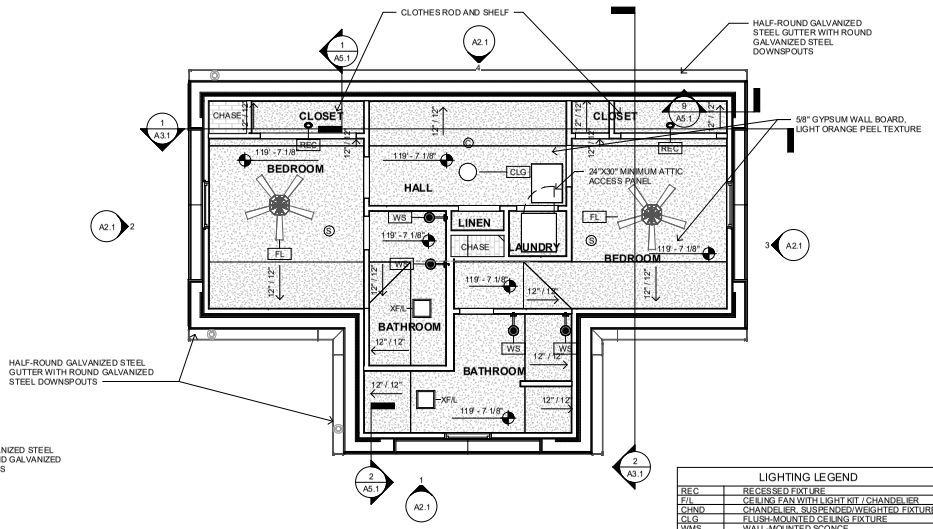
SHEET A1.1

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

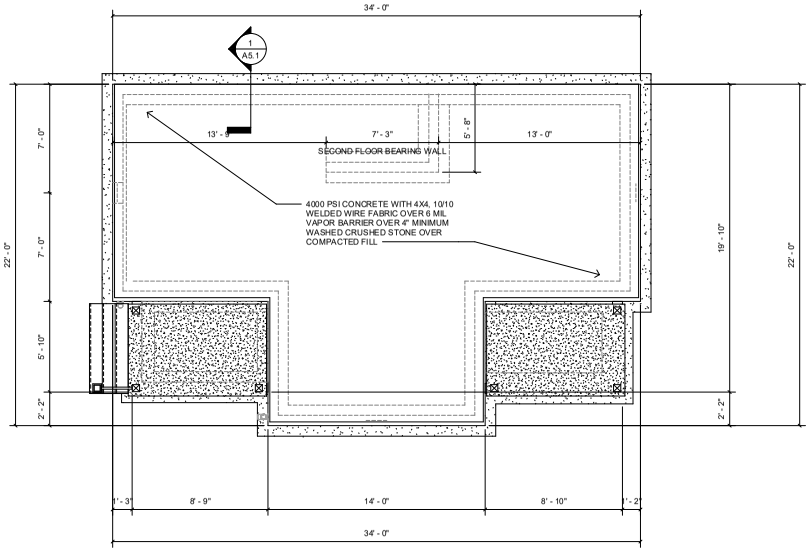


4 ROOF PLAN
1/4" = 1'-0"

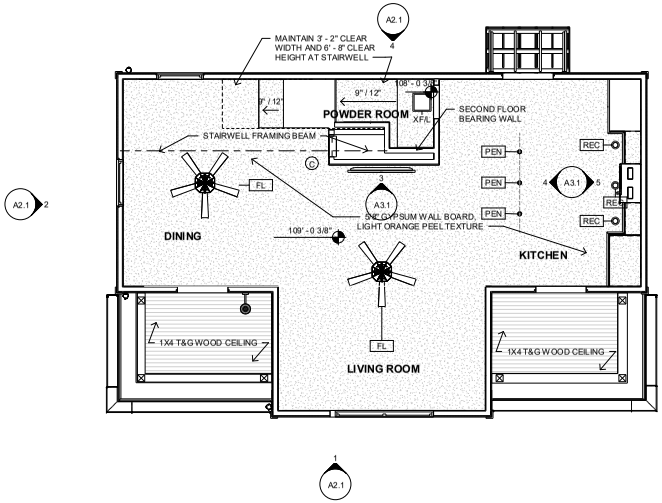


LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

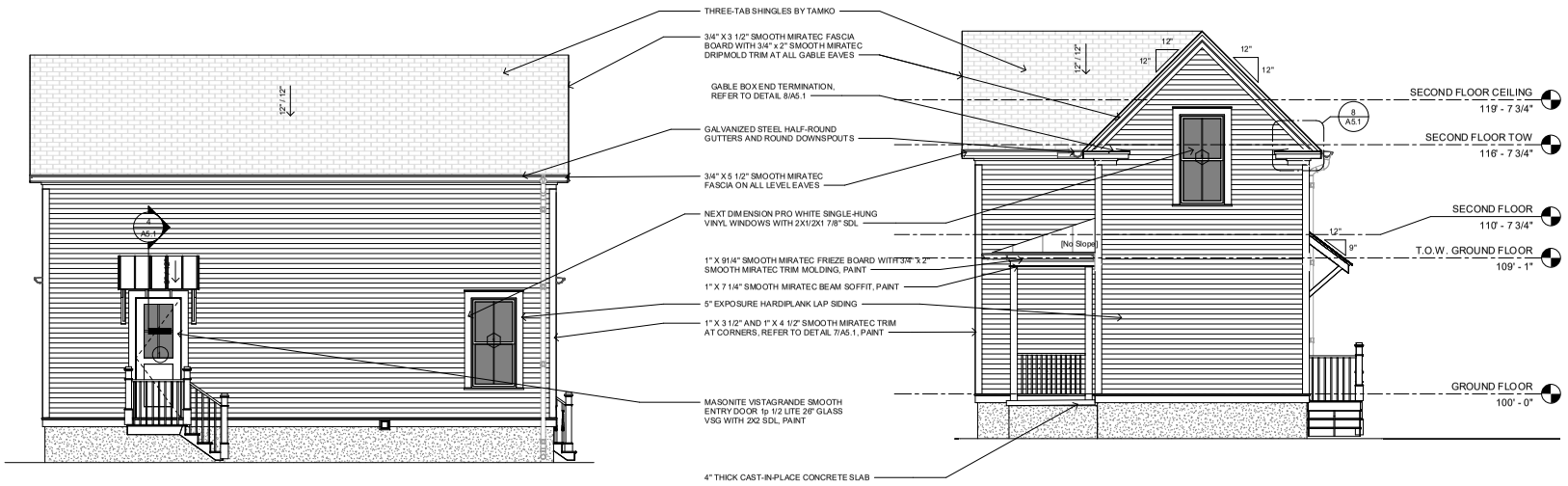
PROW HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

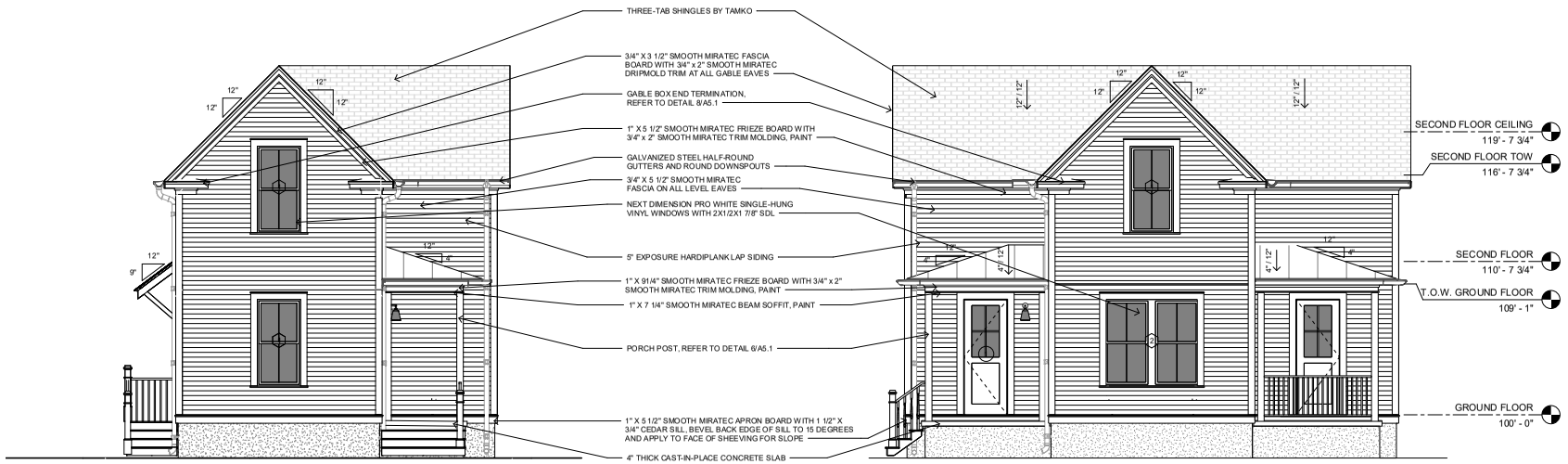
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12240 JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

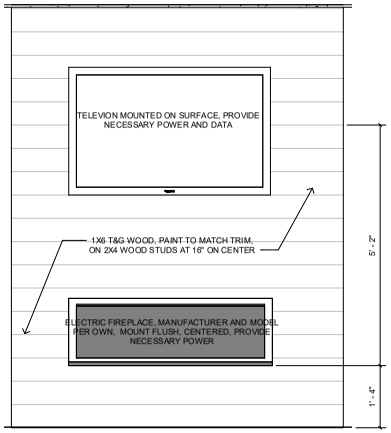
PROW HOUSE
ELEVATION 2L

ISSUED FOR CONSTRUCTION

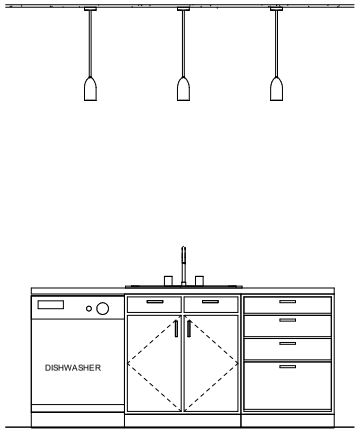
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

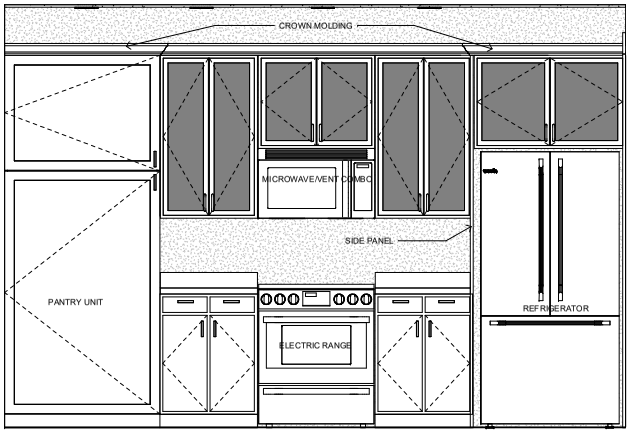
SHEET A2.1



3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



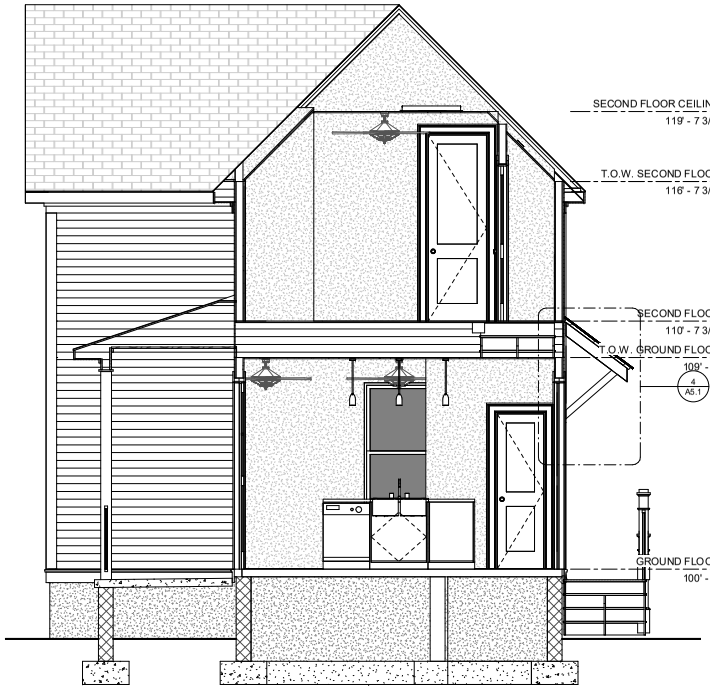
4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

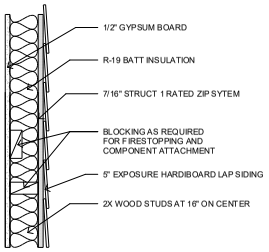
PROW HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

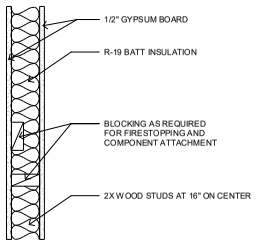
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DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

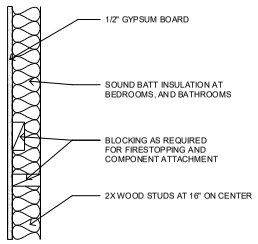
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

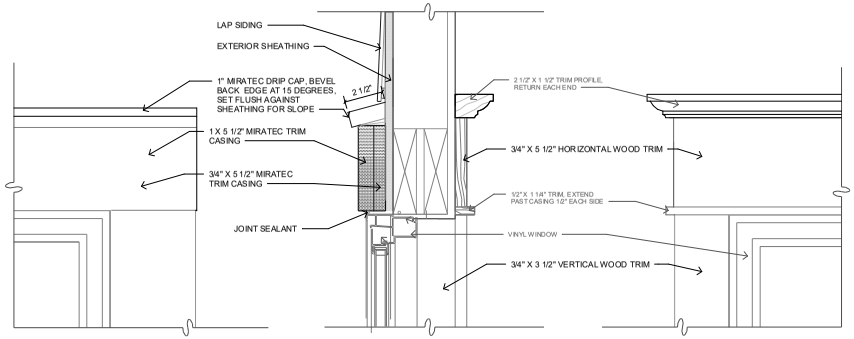


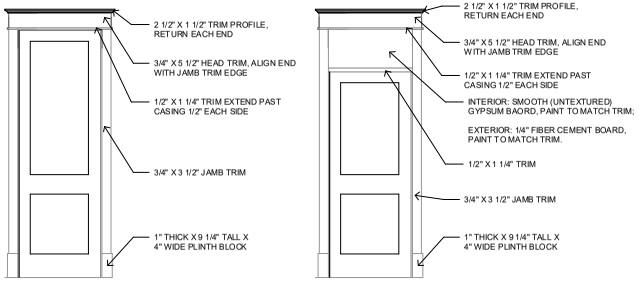
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLED PER DETAIL 4/A4.1

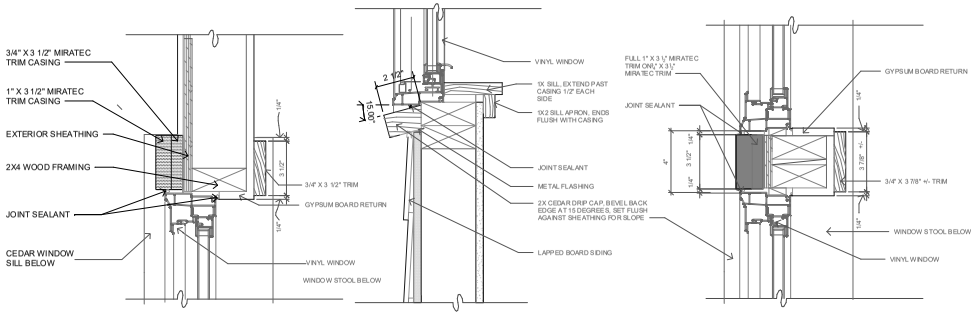
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	<varies>
3	2' - 6"	8' - 0"	<varies>
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

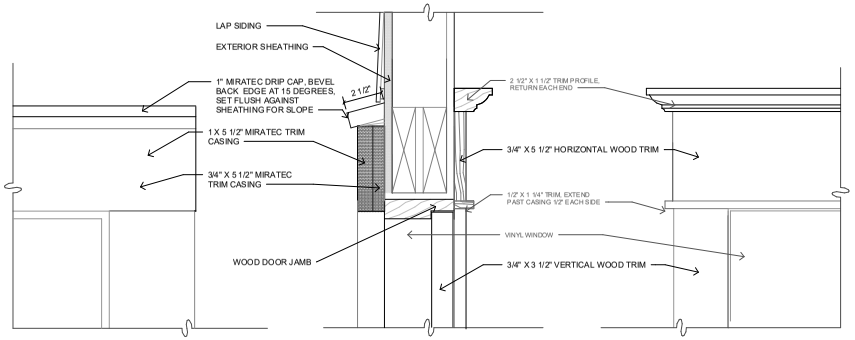




6 DOOR TRIM ELEVATION
1/2" = 1'-0"



4 WINDOW HEAD
3" = 1'-0"



5 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 2L

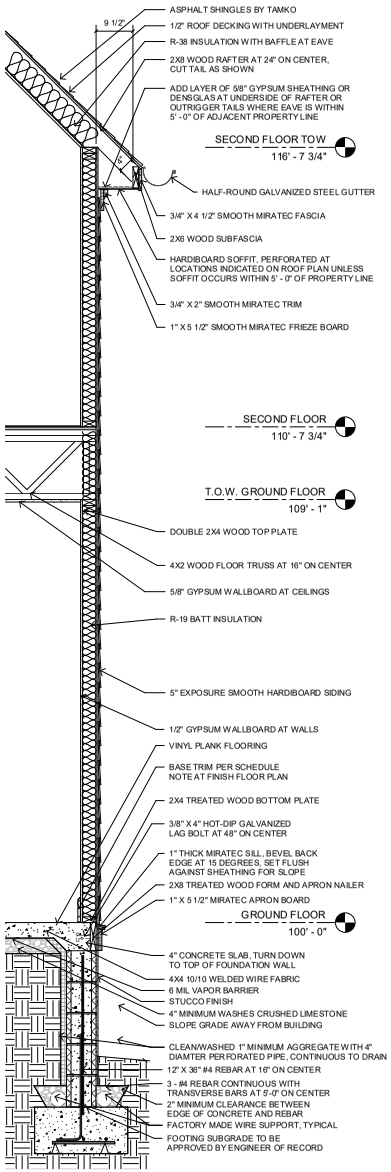
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

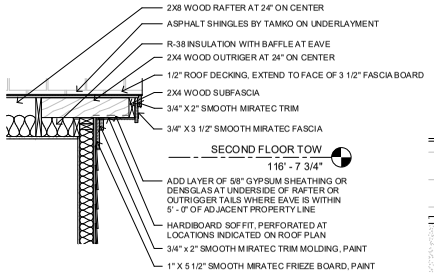
SCHEDULES

SHEET A4.1

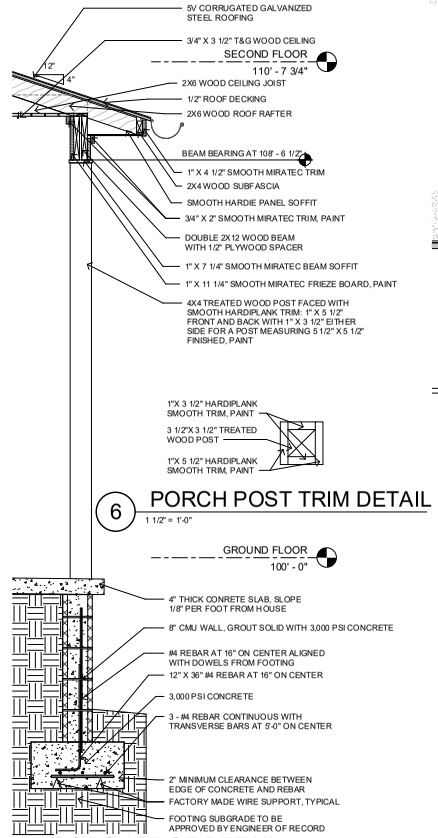
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 362 of 602
Planning Commission July 10, 2023 Page 280 of 372



1 WALL SECTION AT EAVE
3/4" = 1'-0"

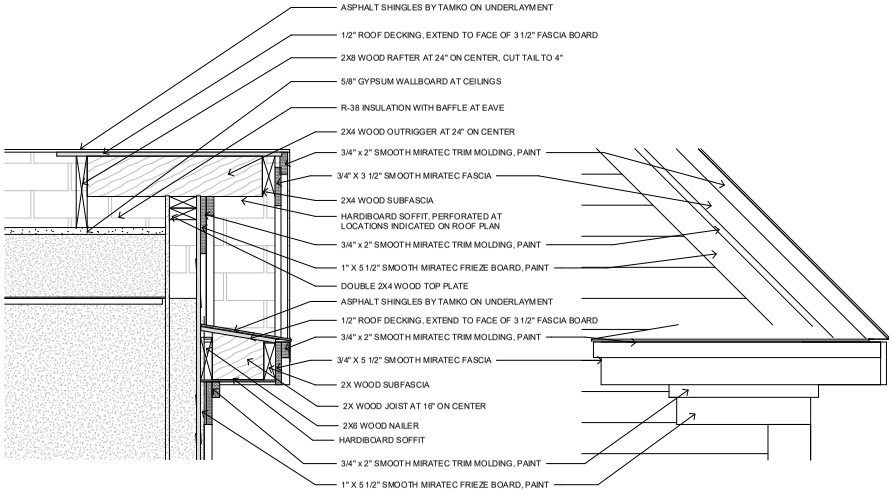


2 WALL SECTION AT RAKE
3/4" = 1'-0"

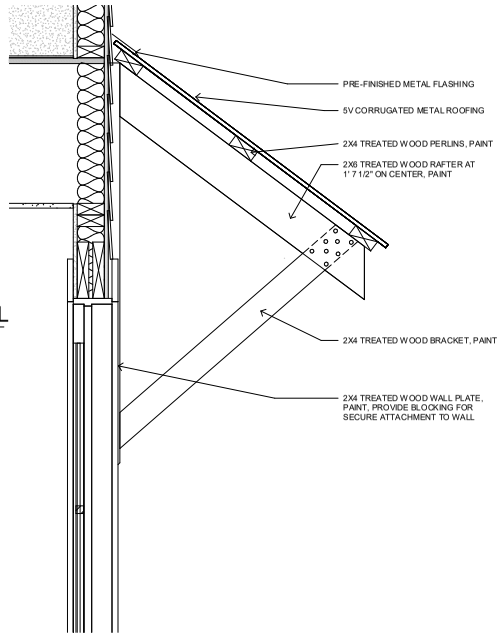


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

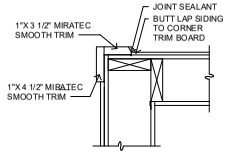
3 PORCH EDGE DETAIL
3/4" = 1'-0"



8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
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No. 12245
JOHN BRIAN TAGUE

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COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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PROW HOUSE
ELEVATION 2R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 2R

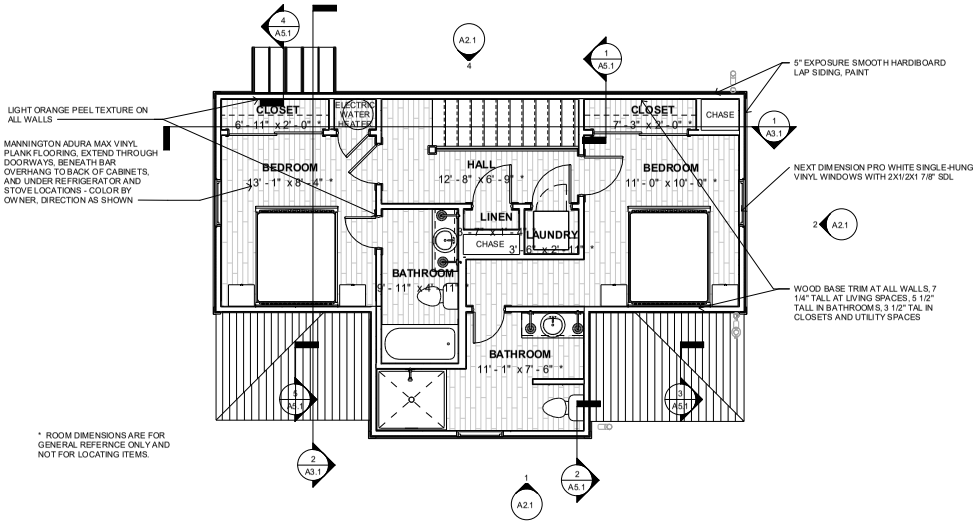
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

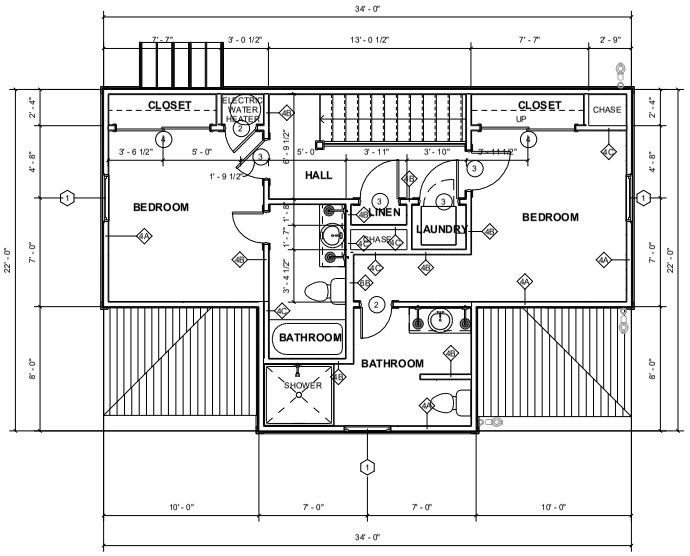
COVER

SHEET A0

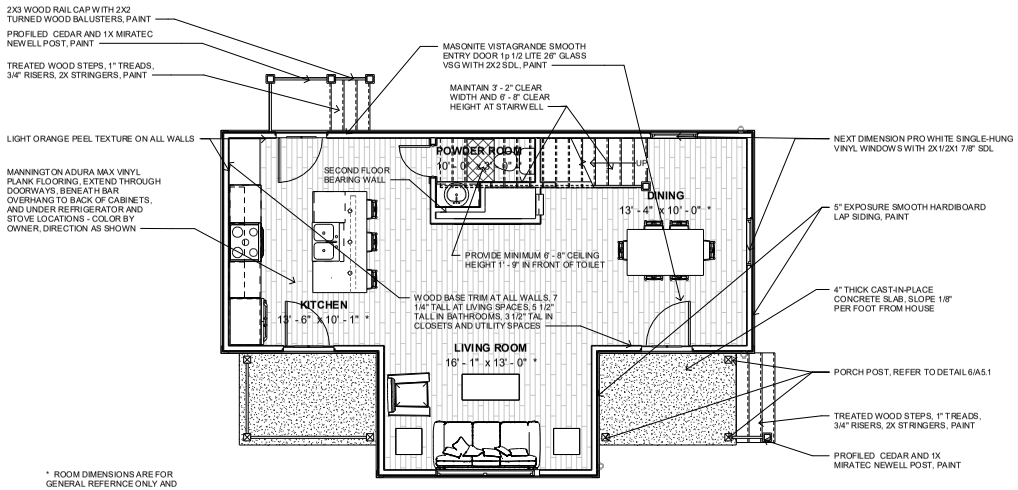
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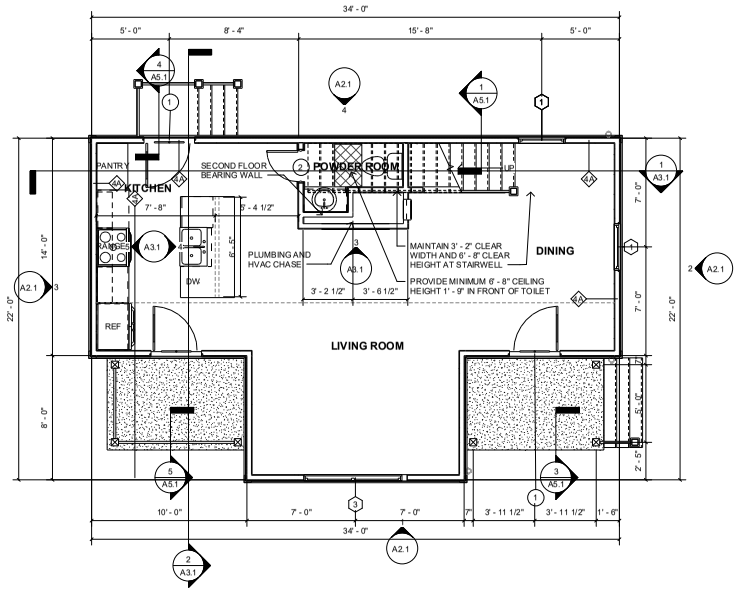
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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No. 13240
JOHN BRIAN TAYLOR
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REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

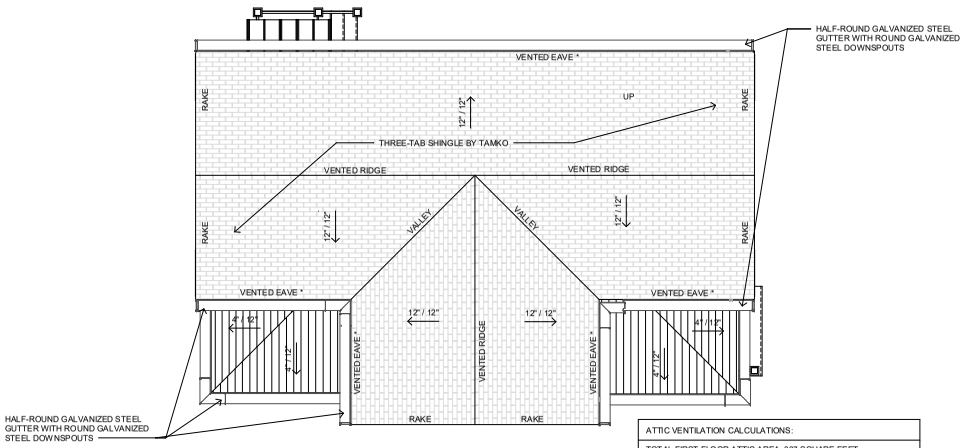
PROW HOUSE
ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1



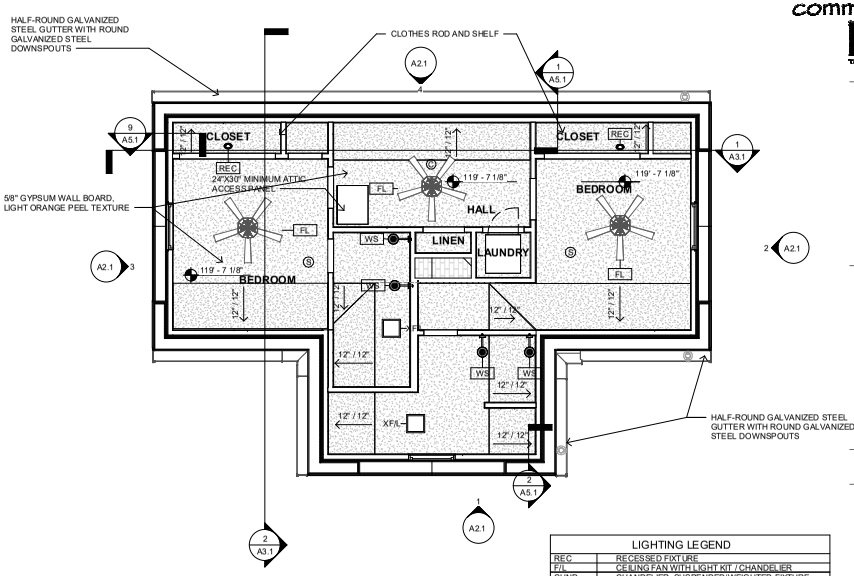
ATTIC VENTILATION CALCULATIONS:

TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET

NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES
MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES
MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES *
TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

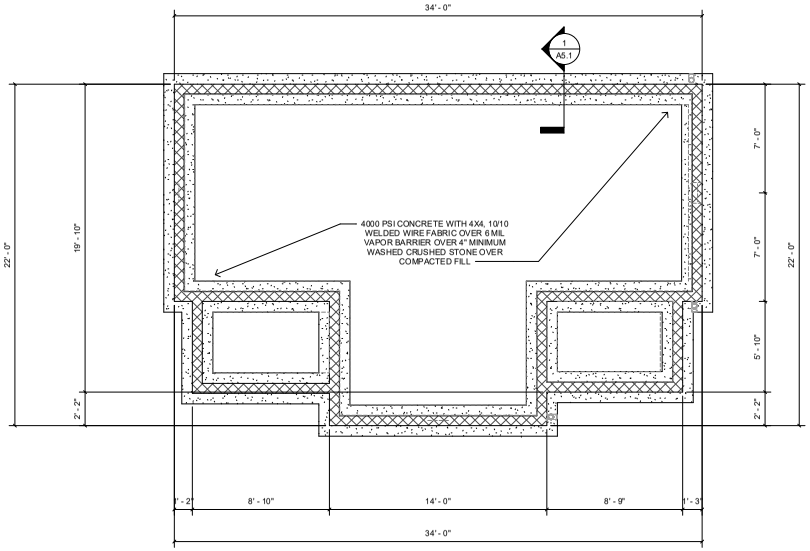
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

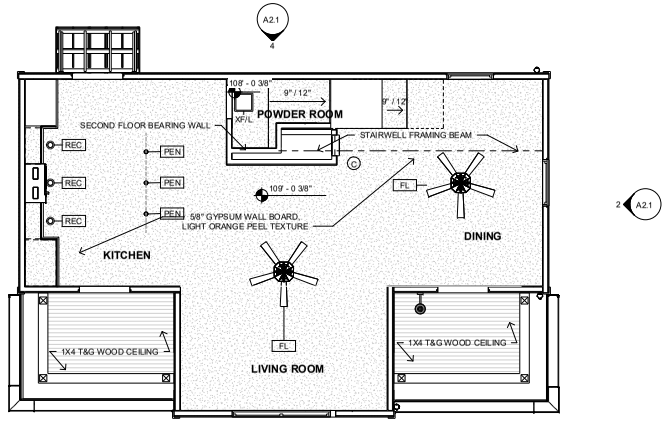


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DEDECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

PROW HOUSE
ELEVATION 2R

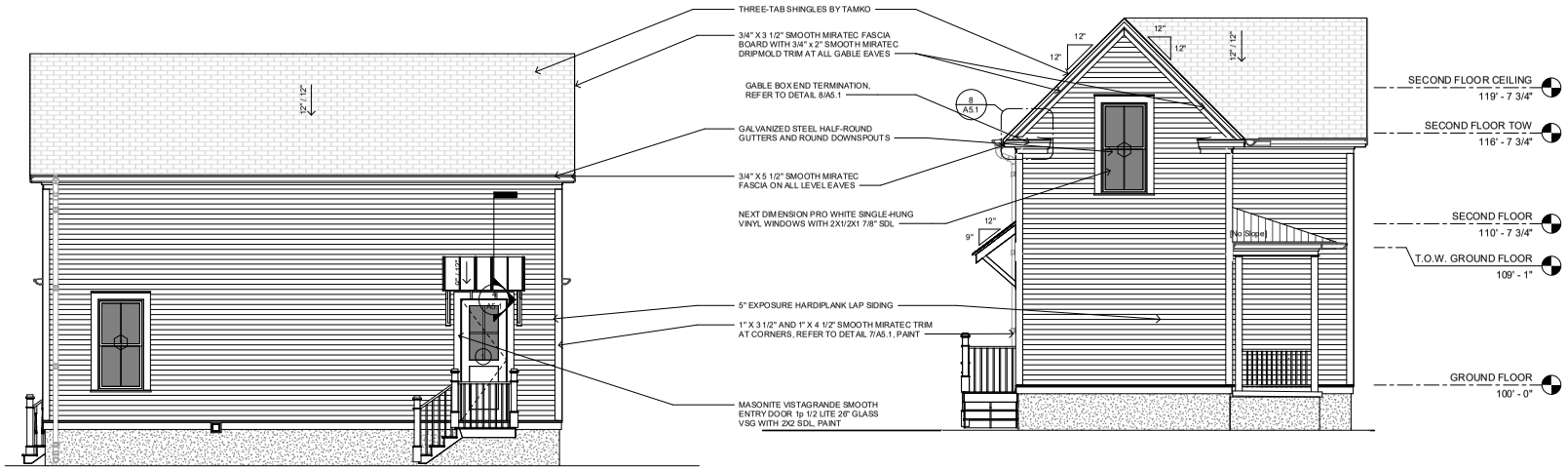
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

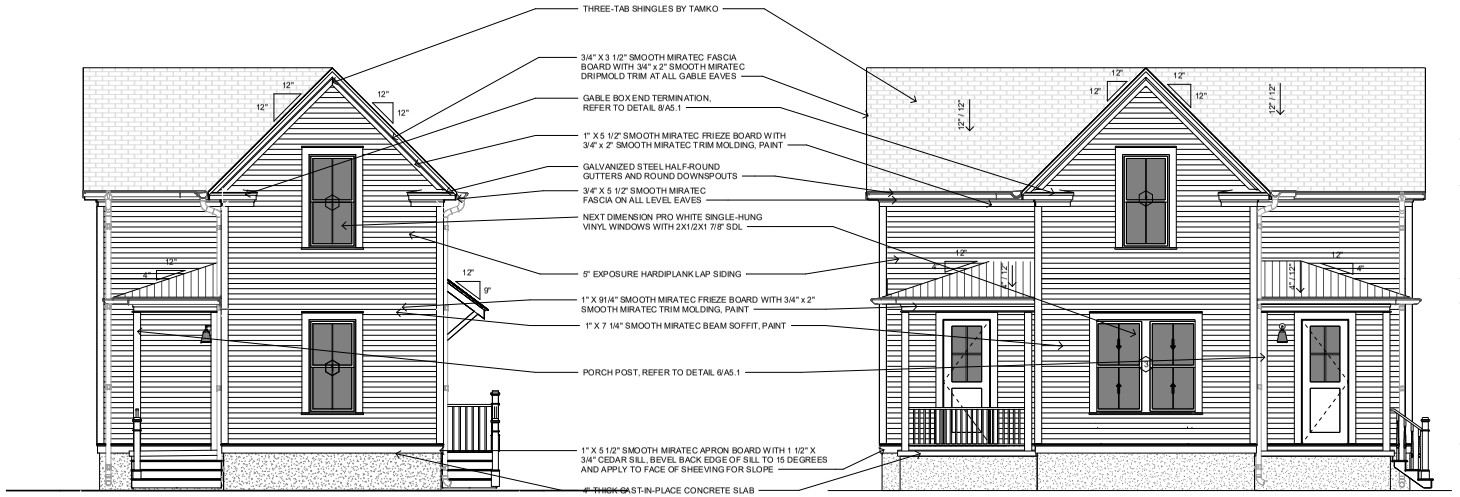
SHEET A1.2

REVISION 0



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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REVISION 0

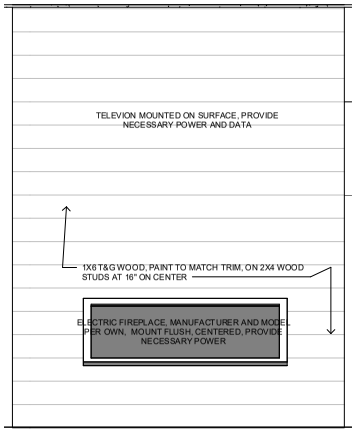
PROW HOUSE ELEVATION 2R

ISSUED FOR CONSTRUCTION

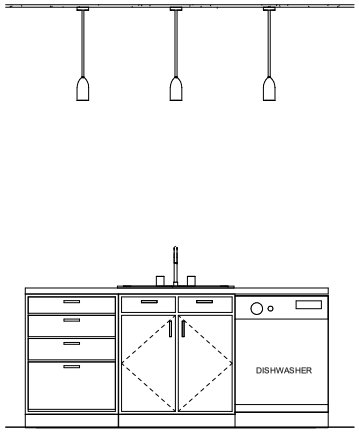
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

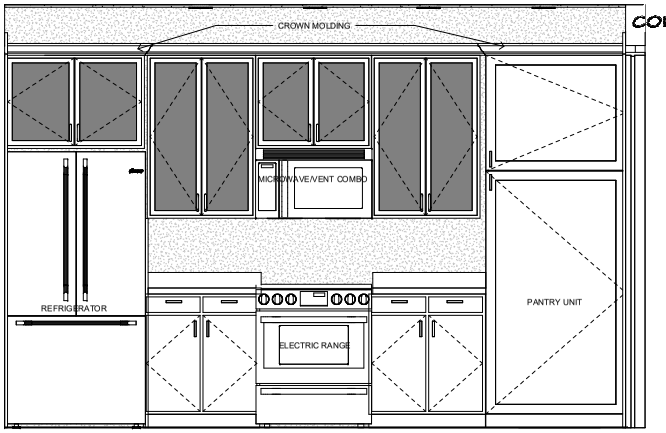
SHEET A2.1



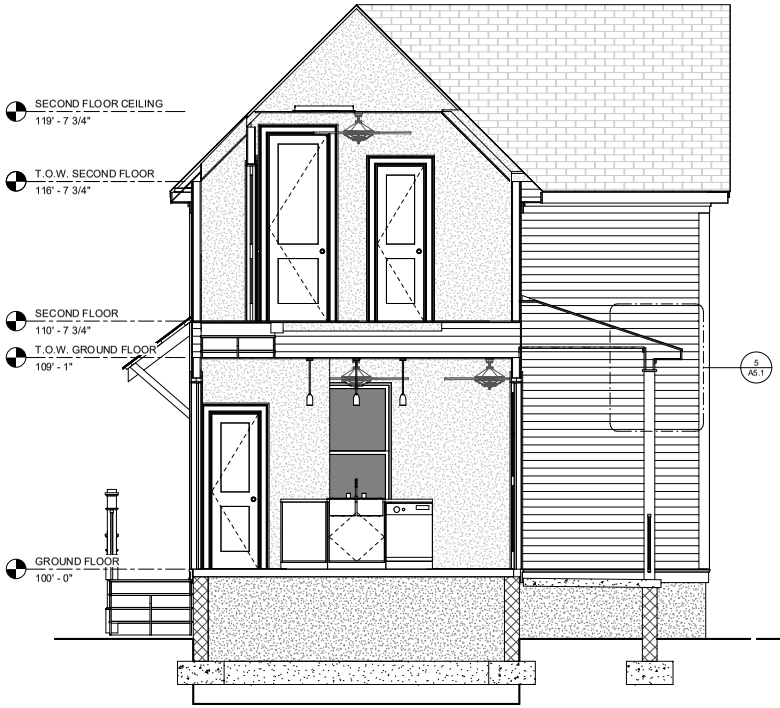
3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"

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PROW HOUSE
ELEVATION 2R

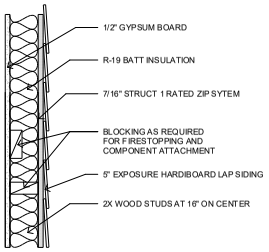
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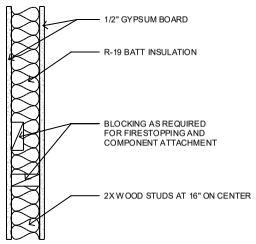
SECTIONS

SHEET A3.1

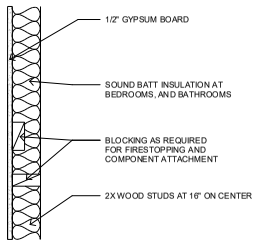
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

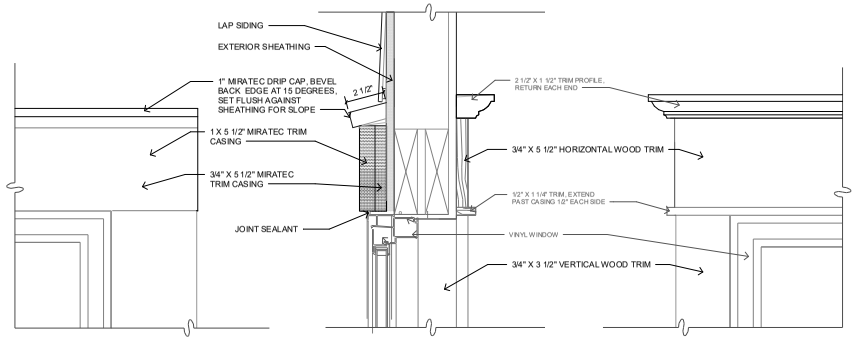


3 WALL TYPE C
1 1/2" = 1'-0"

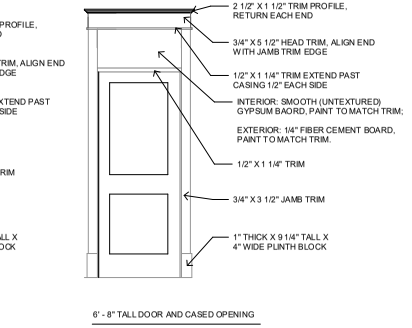
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
3	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLED PER DETAIL 9/A4.1

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

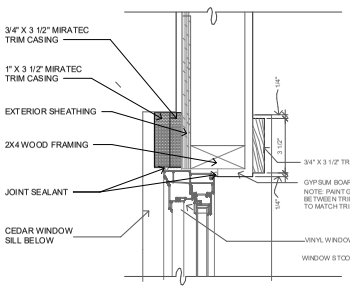
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS



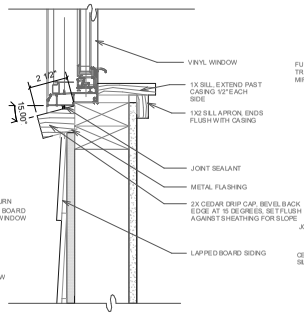
4 WINDOW HEAD
3" = 1'-0"



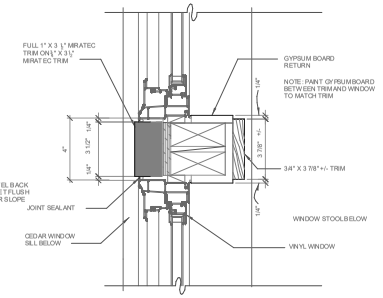
8 DOOR TRIM ELEVATION
1/2" = 1'-0"



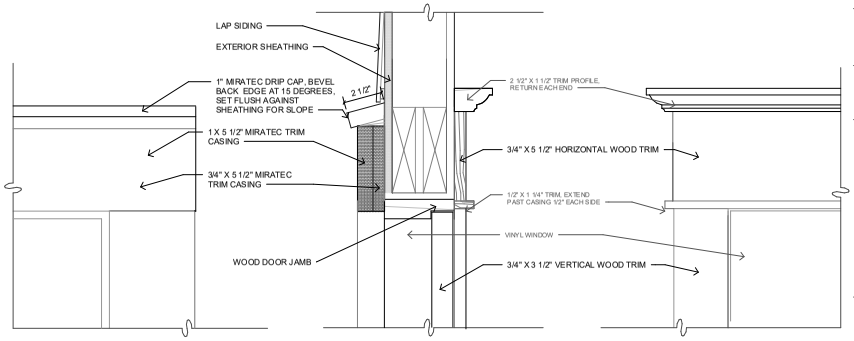
5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



9 WINDOW MULLION
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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#1504
ARKANSAS - ENGINEER

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PROW HOUSE
ELEVATION 2R

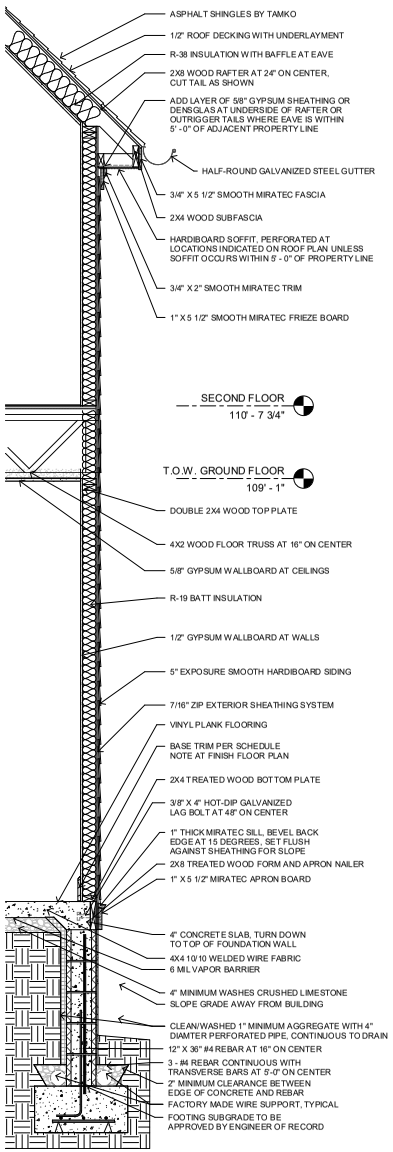
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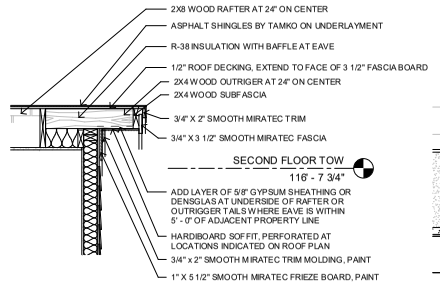
SCHEDULES

SHEET A4.1

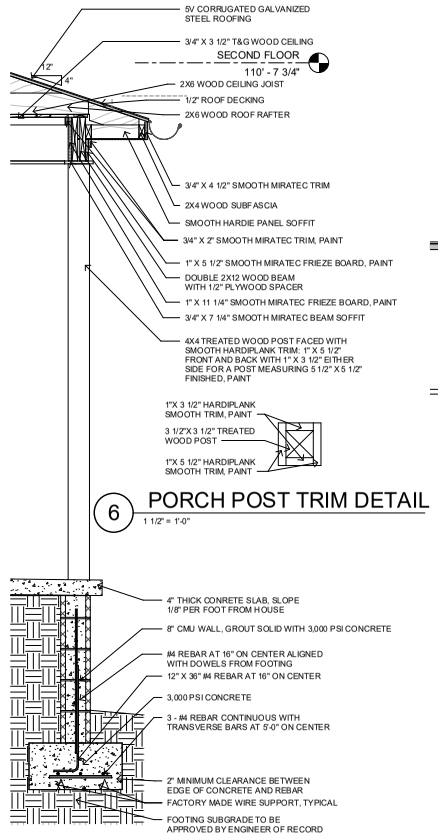
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1 WALL SECTION AT EAVE
3/4" = 1'-0"

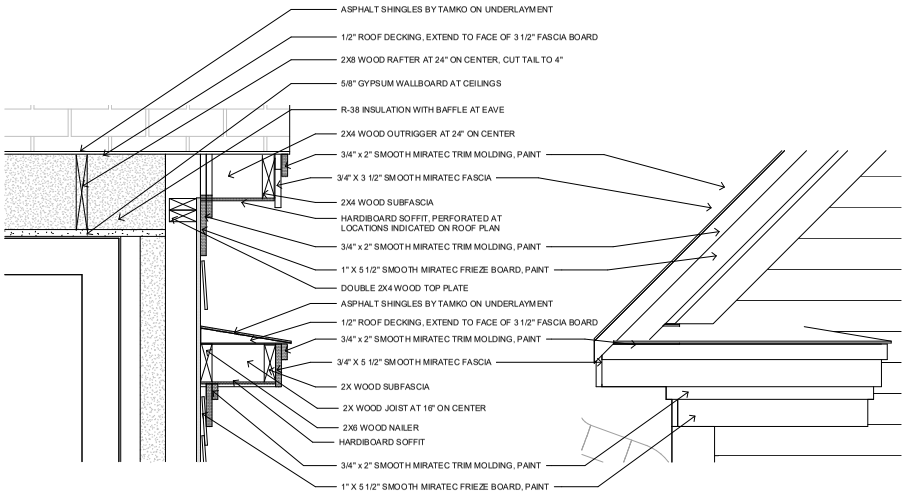


2 WALL SECTION AT RAKE
3/4" = 1'-0"

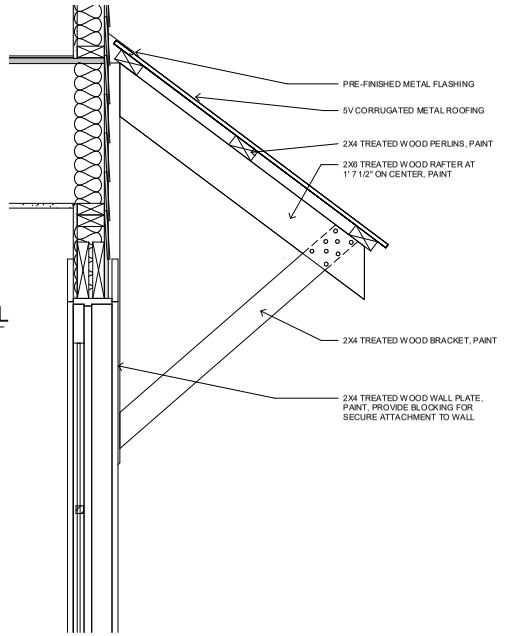


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

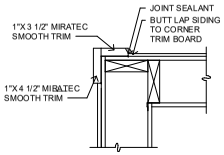
3 PORCH EDGE DETAIL
3/4" = 1'-0"



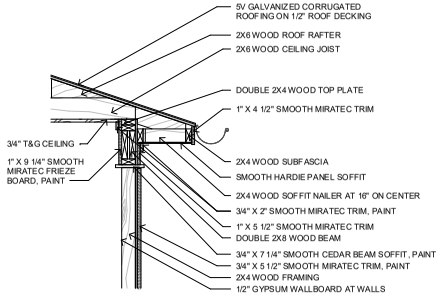
8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



5 ROOF EDGE AT BREAKFAST NOOK
3/4" = 1'-0"

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REVISION 0

PROW HOUSE
ELEVATION 2R

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DETAILS

SHEET A5.1

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PROW HOUSE
ELEVATION 3L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	647 SF
SECOND FLOOR AREA	597 SF
	1244 SF

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July 10, 2023

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PROW HOUSE
ELEVATION 3L

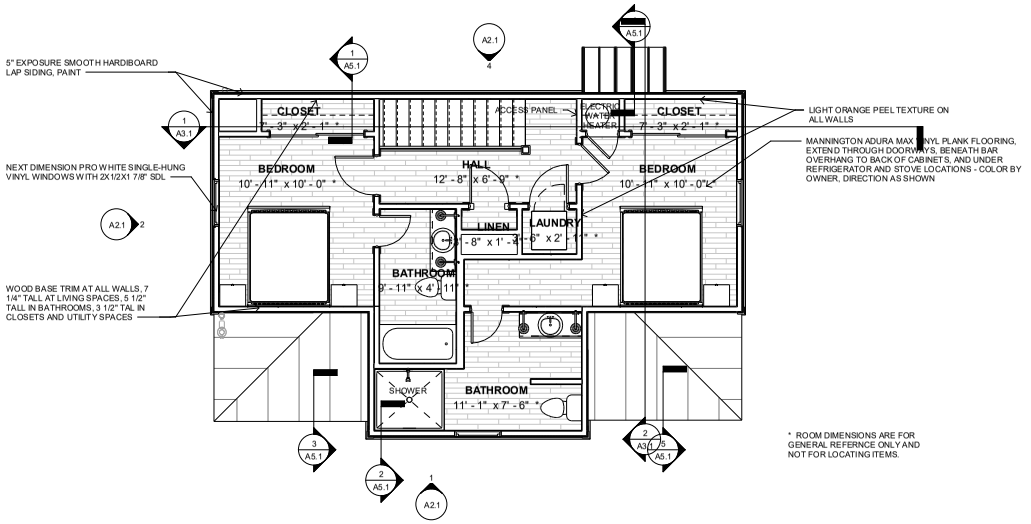
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

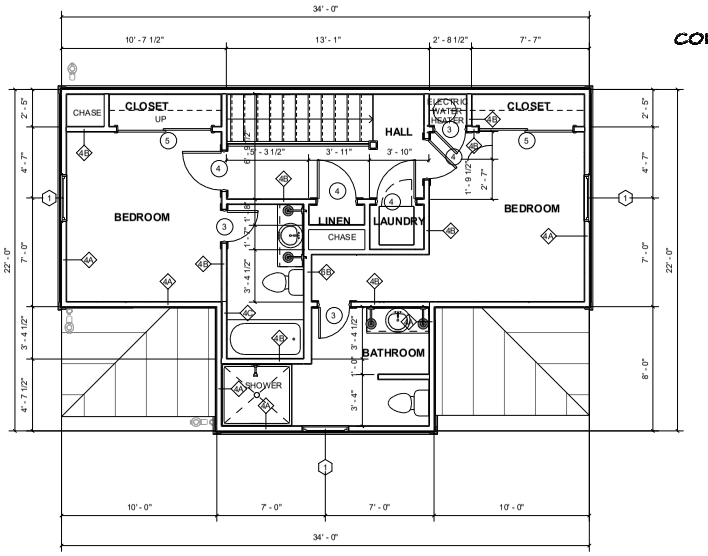
COVER

SHEET A0

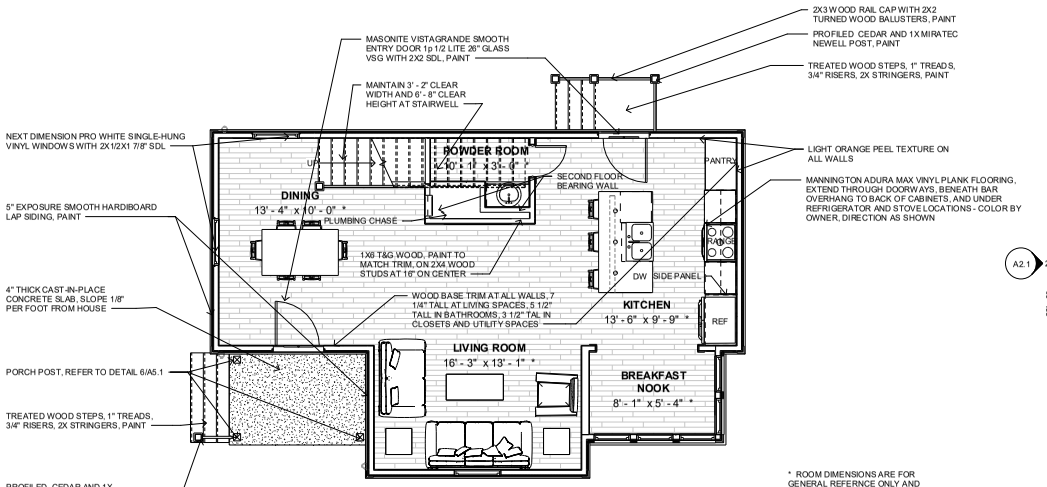
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 372 of 602
Planning Commission July 10, 2023
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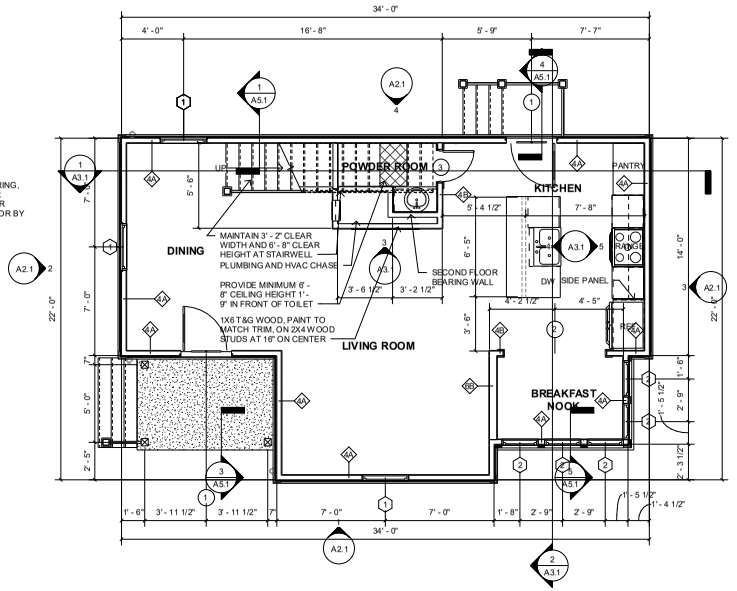
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

PROW HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

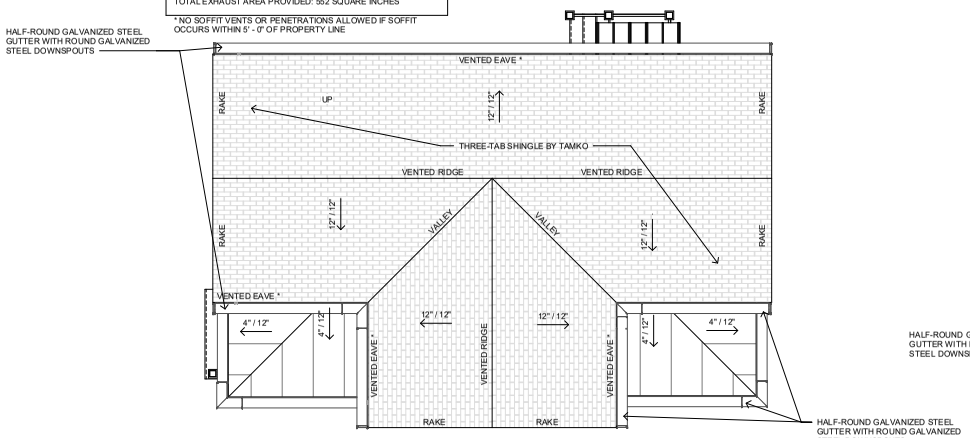
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

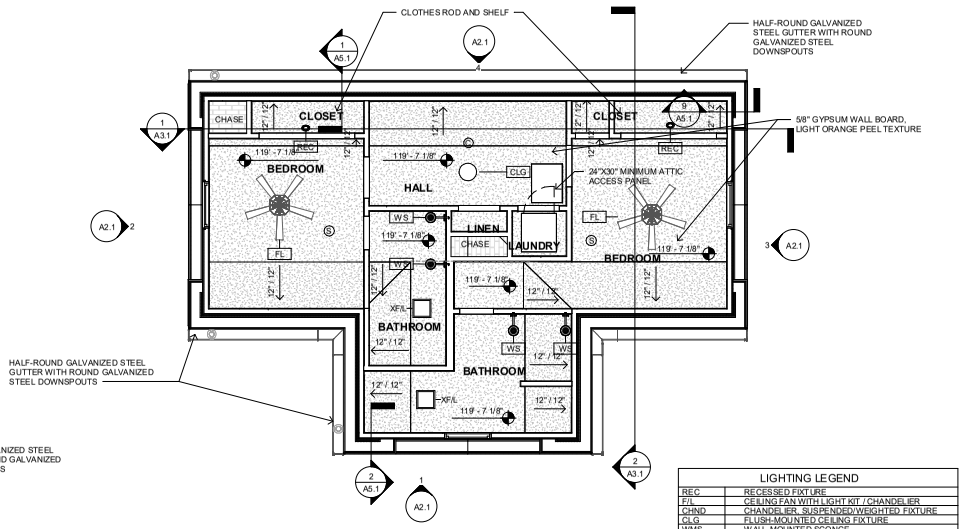
SHEET A1.1

ATTIC VENTILATION CALCULATIONS:
TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET
NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES * TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

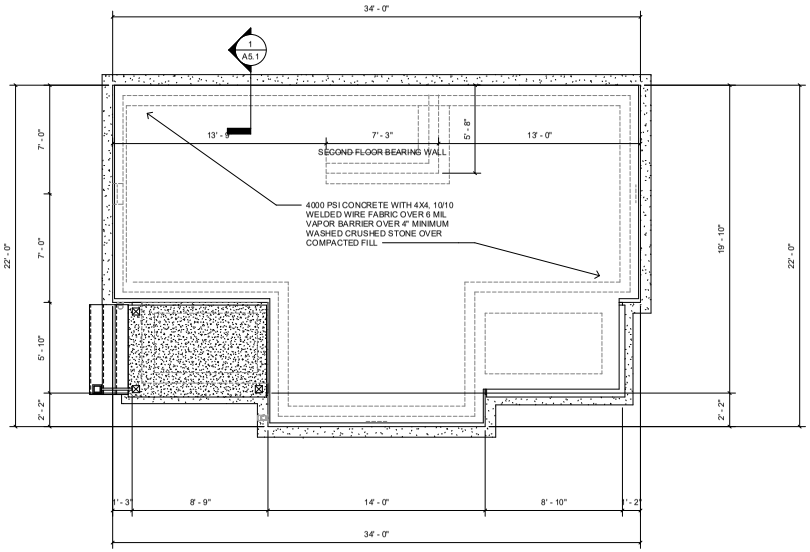


4 ROOF PLAN
1/4" = 1'-0"

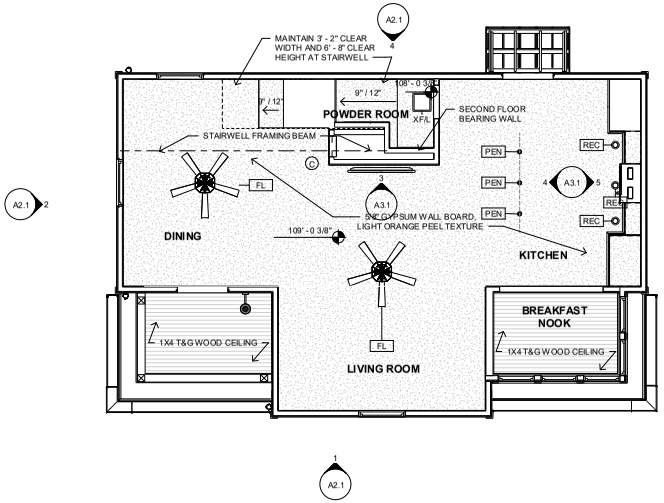


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

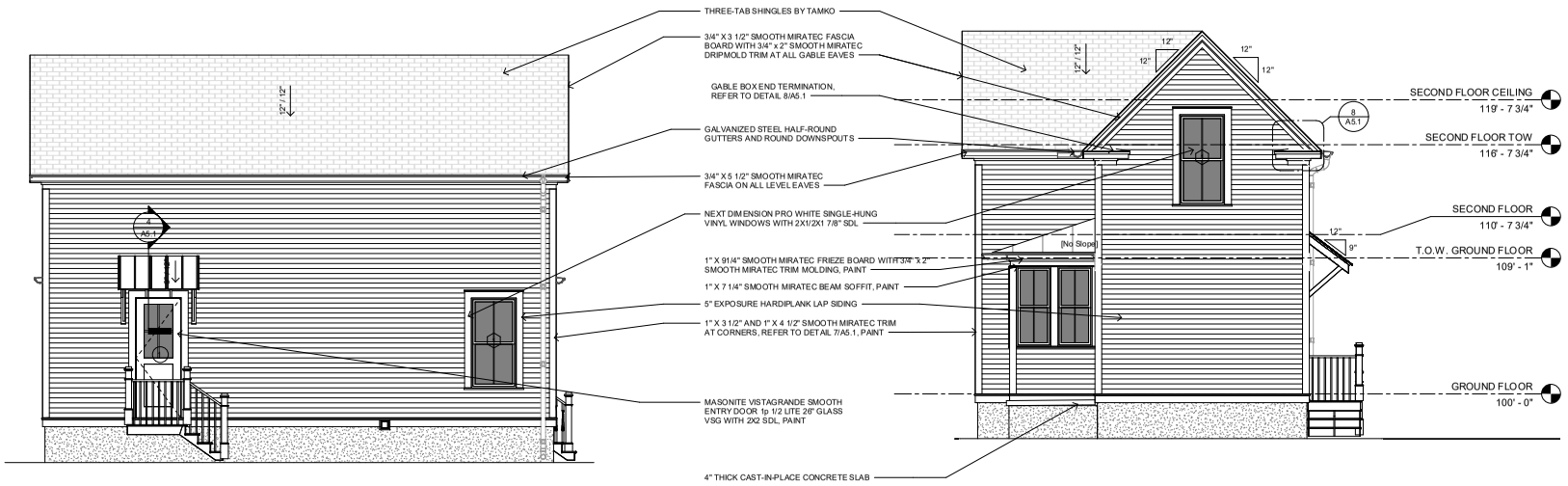
PROW HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

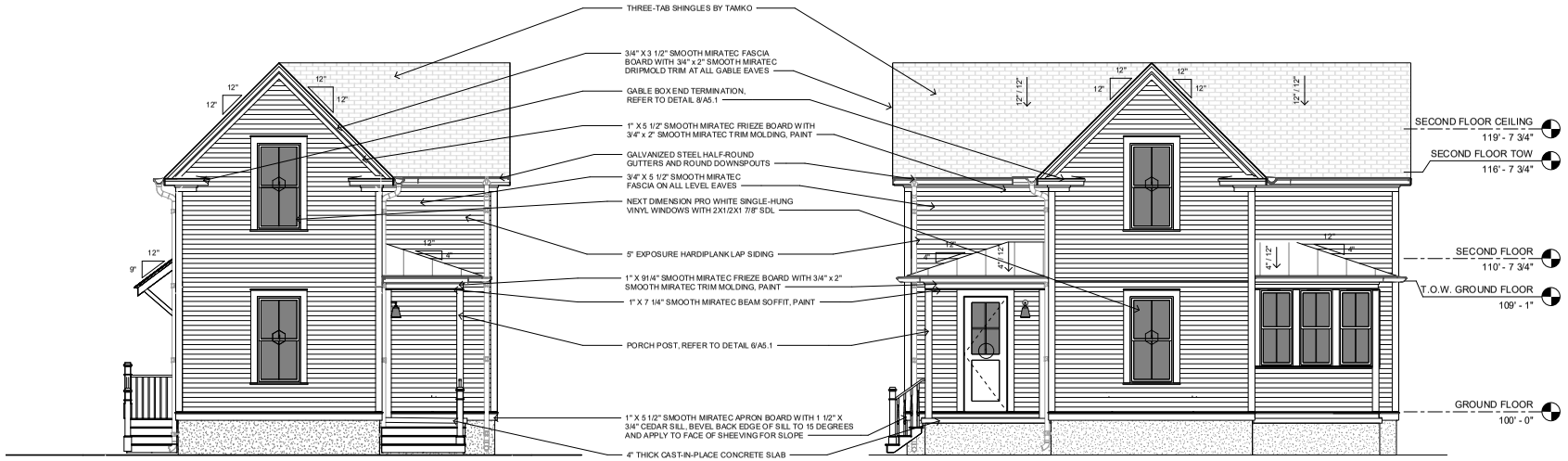
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

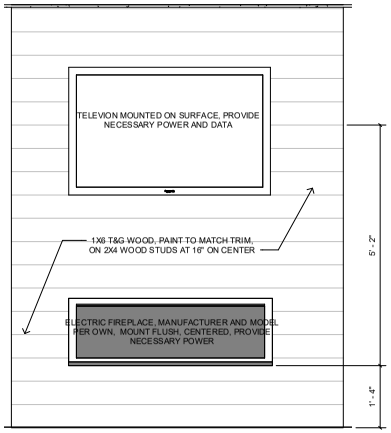
PROW HOUSE
ELEVATION 3L

ISSUED FOR CONSTRUCTION

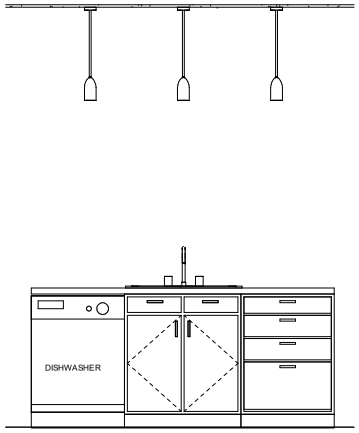
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DATE: 03/06/2023

ELEVATIONS

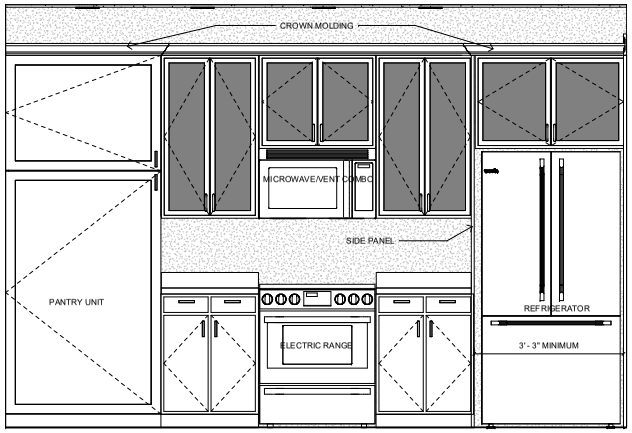
SHEET A2.1



3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



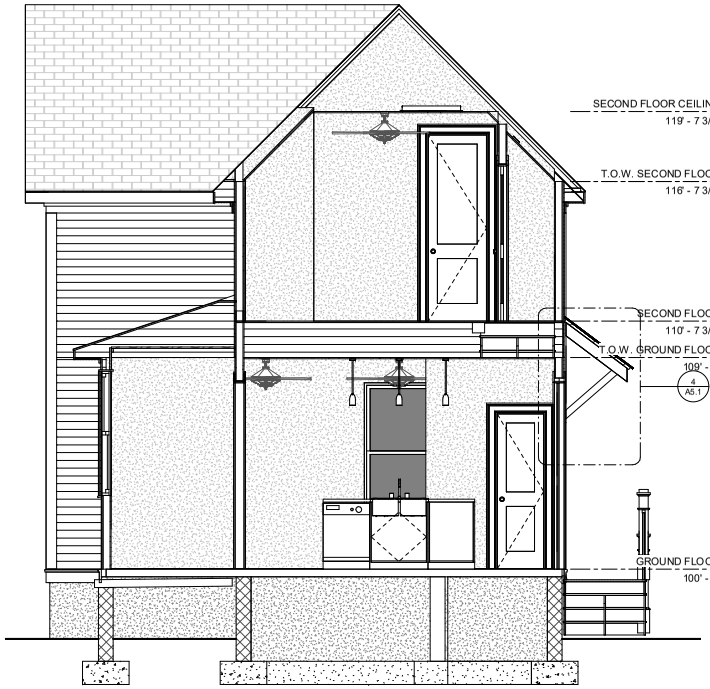
4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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REVISION 0

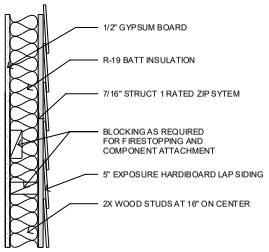
PROW HOUSE
ELEVATION 3L

ISSUED FOR CONSTRUCTION

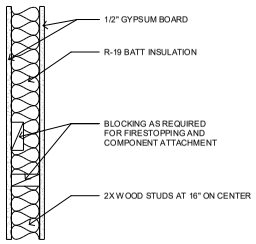
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

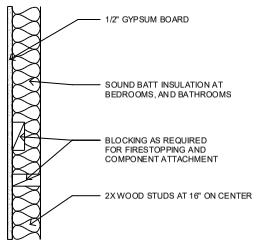
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

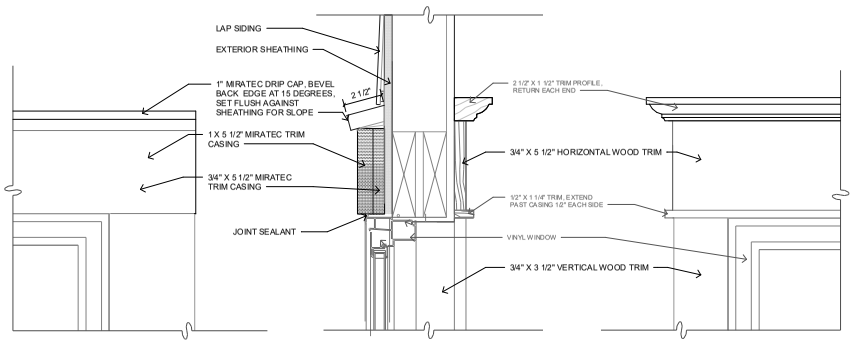


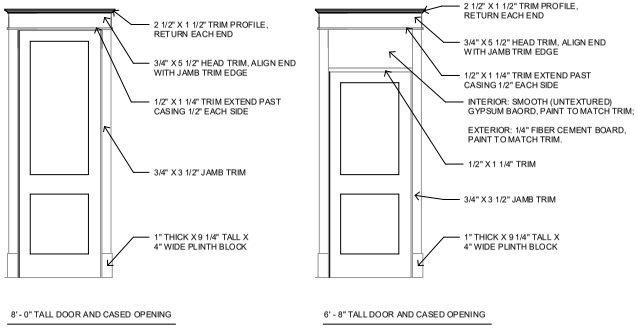
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	2' - 4"	5' - 4"	8' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

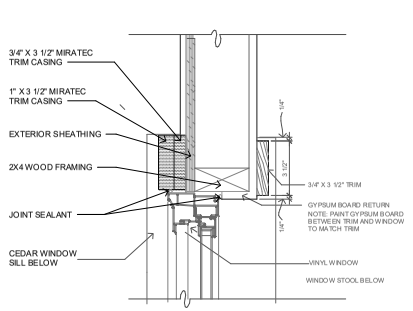
NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

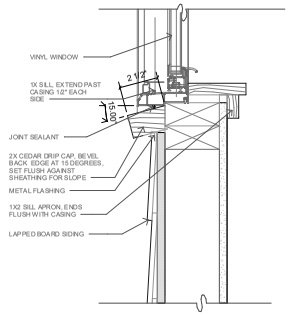
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	6' - 6"	8' - 0"	CASED OPENING
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS



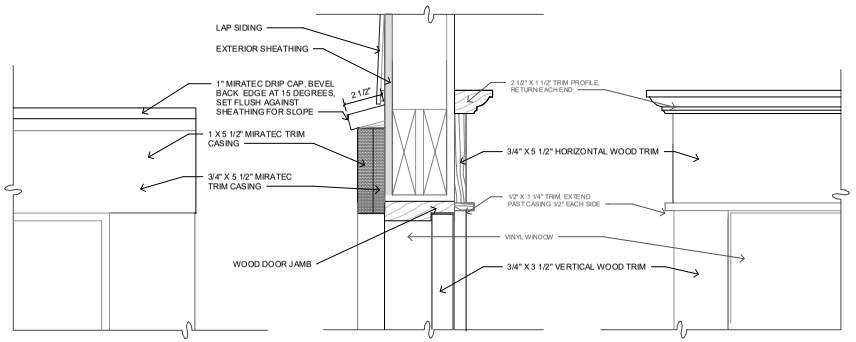


6 DOOR TRIM ELEVATION
1/2" = 1'-0"





4 WINDOW HEAD
3" = 1'-0"



5 DOOR HEAD
3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

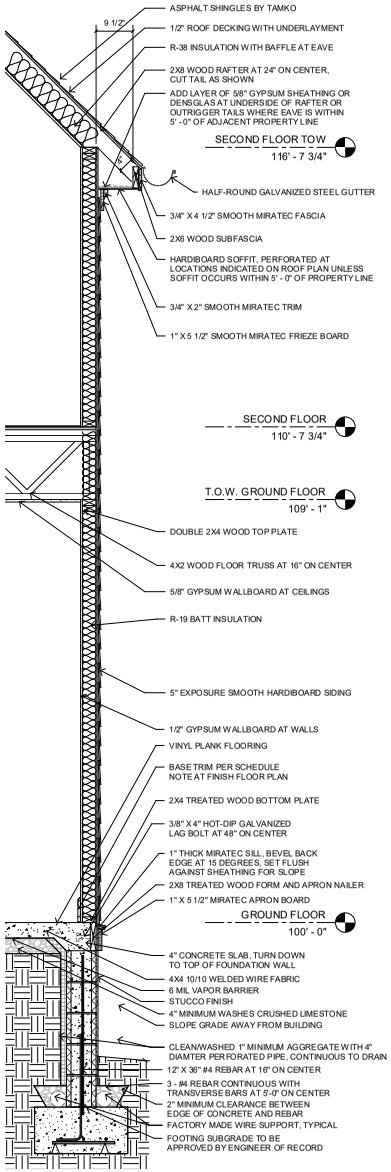
PROW HOUSE
ELEVATION 3L

ISSUED FOR CONSTRUCTION

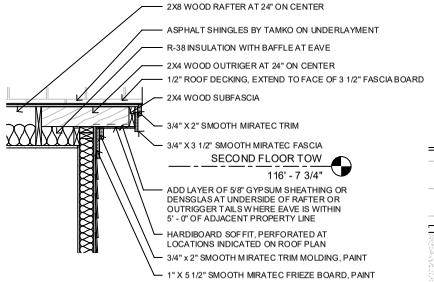
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

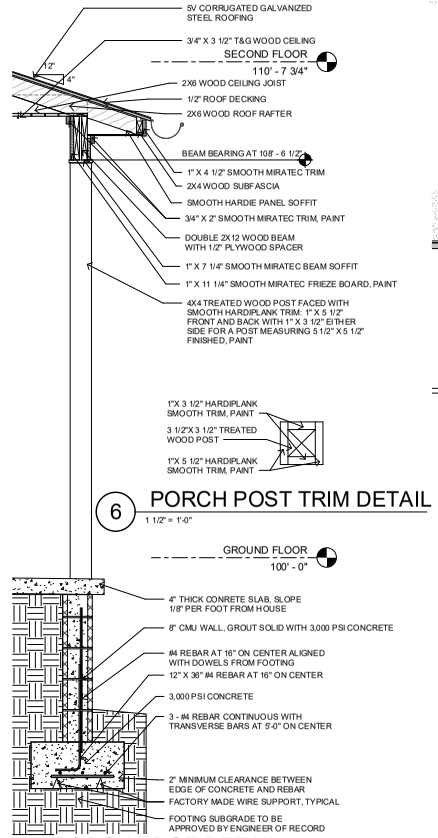
SHEET A4.1



1 WALL SECTION AT EAVE
3/4" = 1'-0"

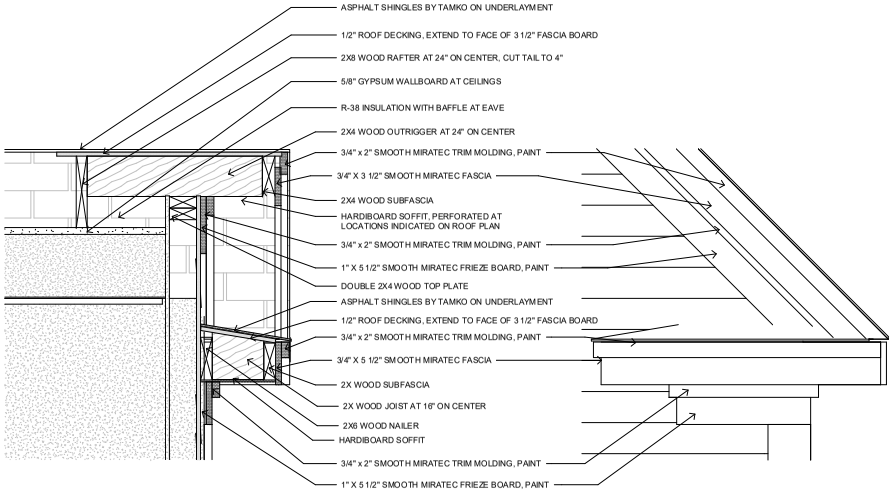


2 WALL SECTION AT RAKE
3/4" = 1'-0"

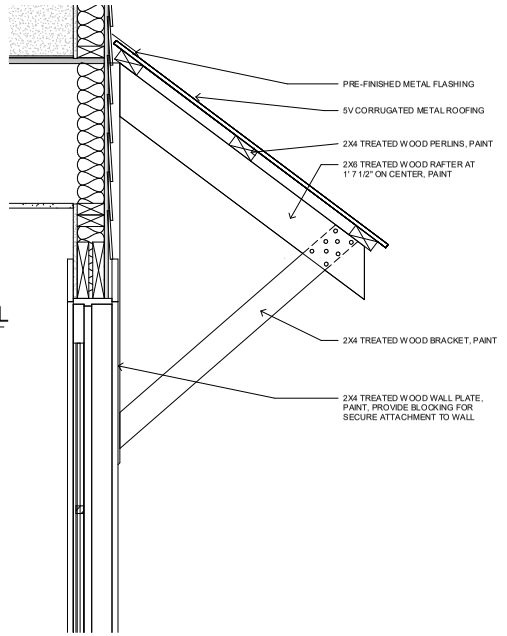


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

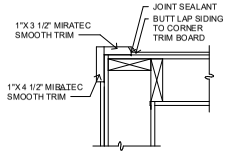
3 PORCH EDGE DETAIL
3/4" = 1'-0"



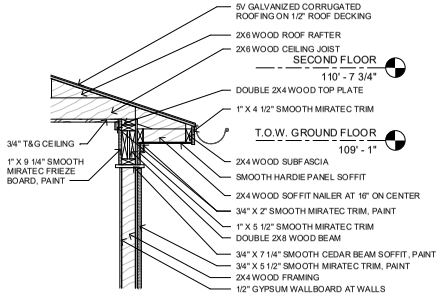
8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



5 ROOF EDGE AT BREAKFAST NOOK
3/4" = 1'-0"

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Planning Commission July 10, 2023

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TACKETT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

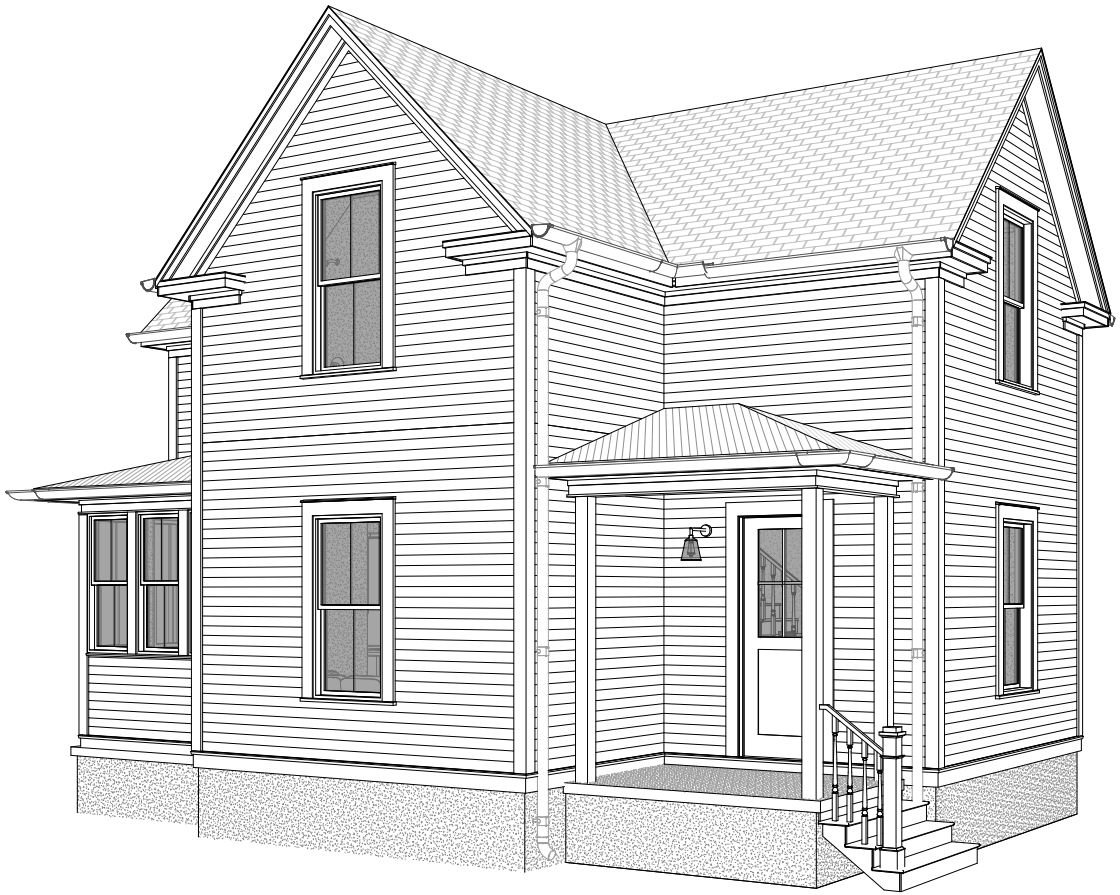
PROW HOUSE ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



PROW HOUSE
ELEVATION 3R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	647 SF
SECOND FLOOR AREA	597 SF
	1244 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

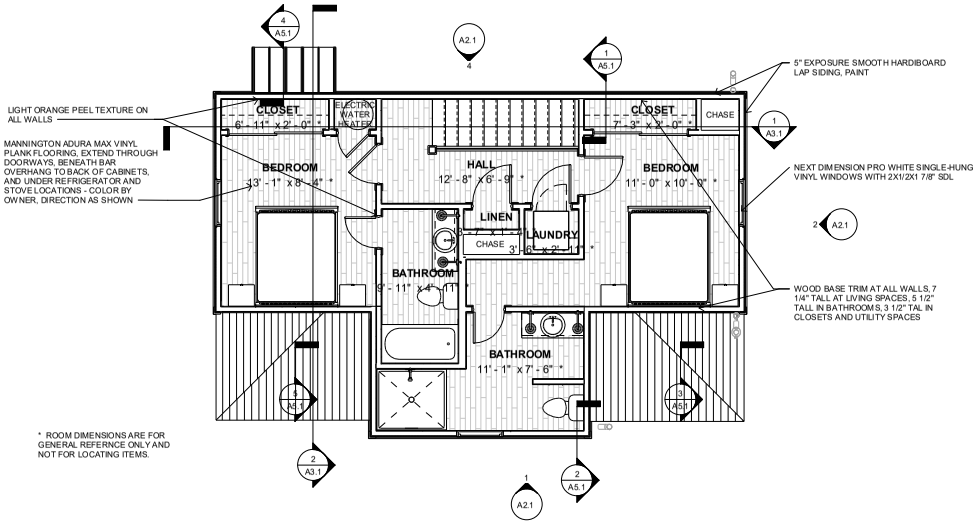
PROW HOUSE
ELEVATION 3R

ISSUED FOR CONSTRUCTION

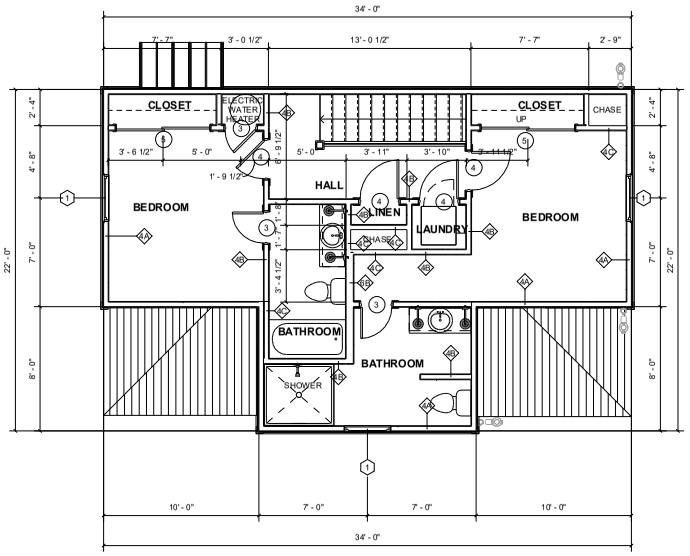
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

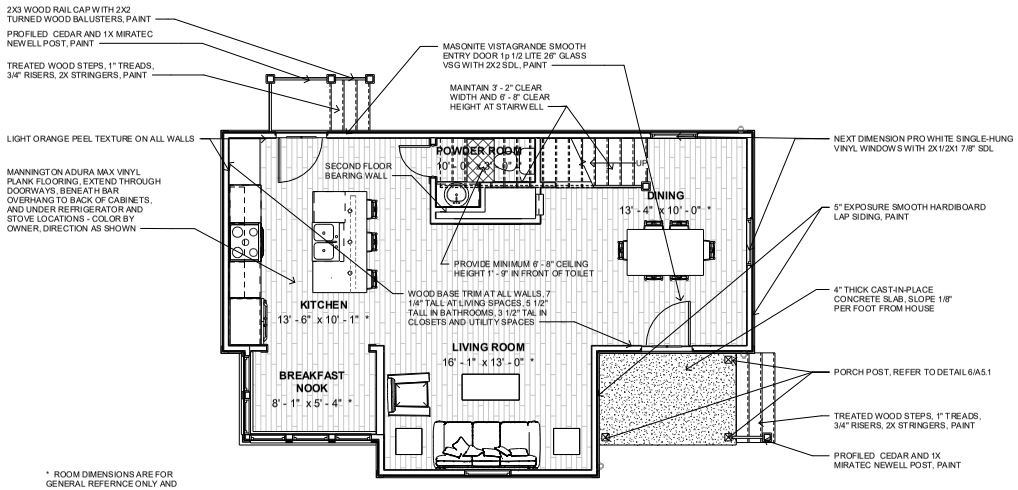
SHEET A0



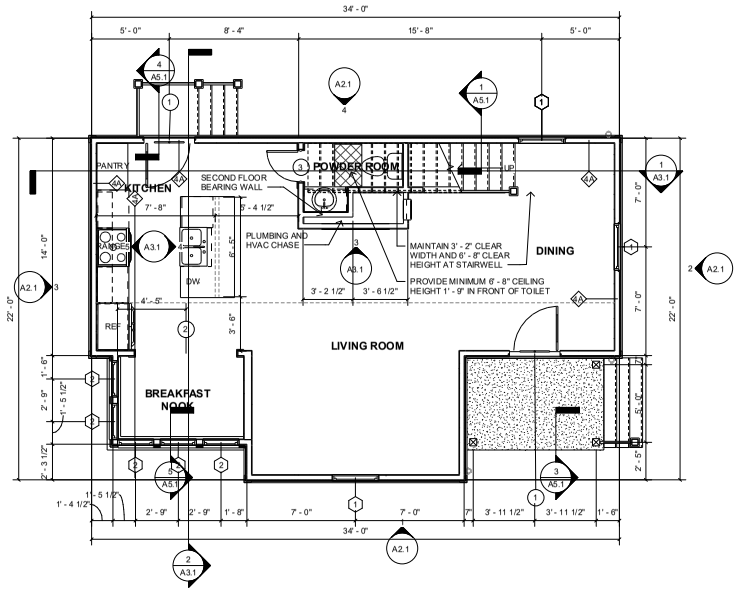
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR No. 12906

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

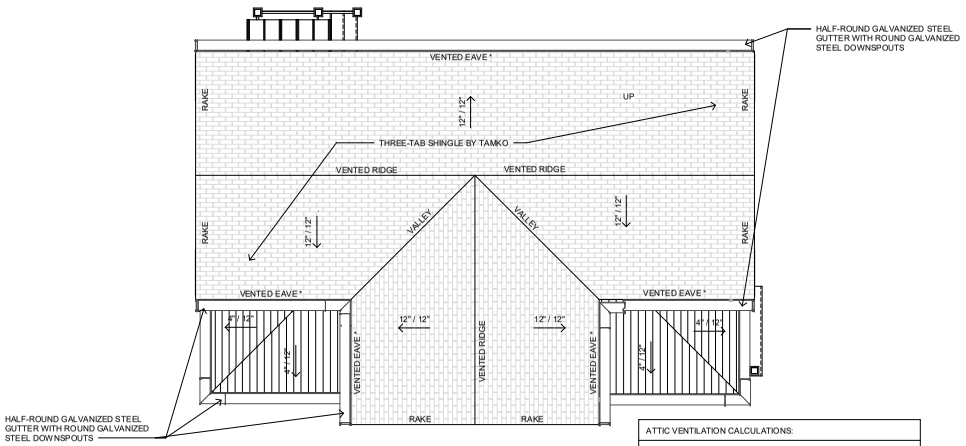
PROW HOUSE ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1



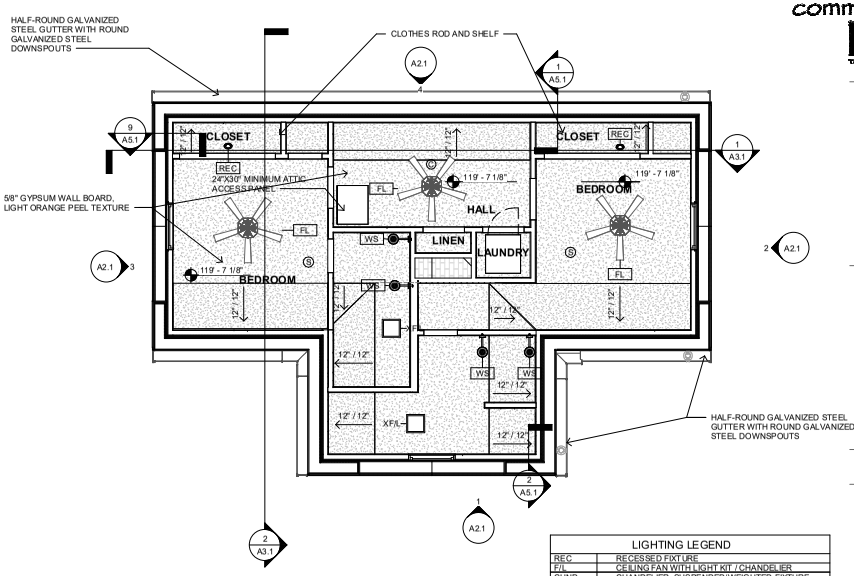
ATTIC VENTILATION CALCULATIONS:

TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET

NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES
MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES
MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES *
TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

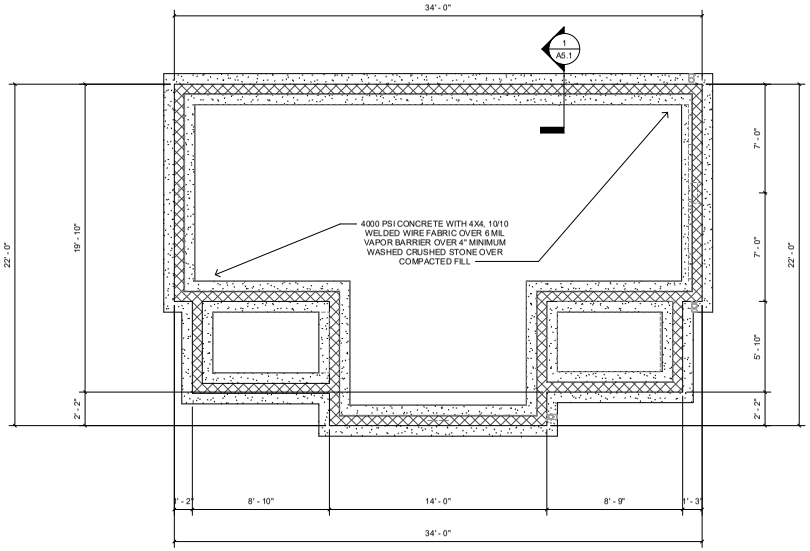
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

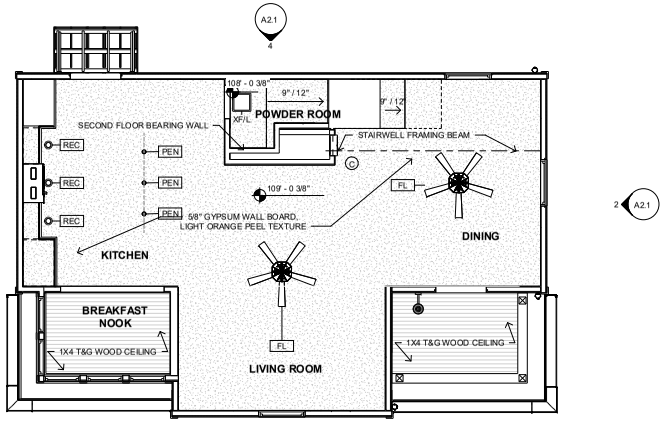


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DEDECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
JOHN BRIAN TAYLOR
No. 12906

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

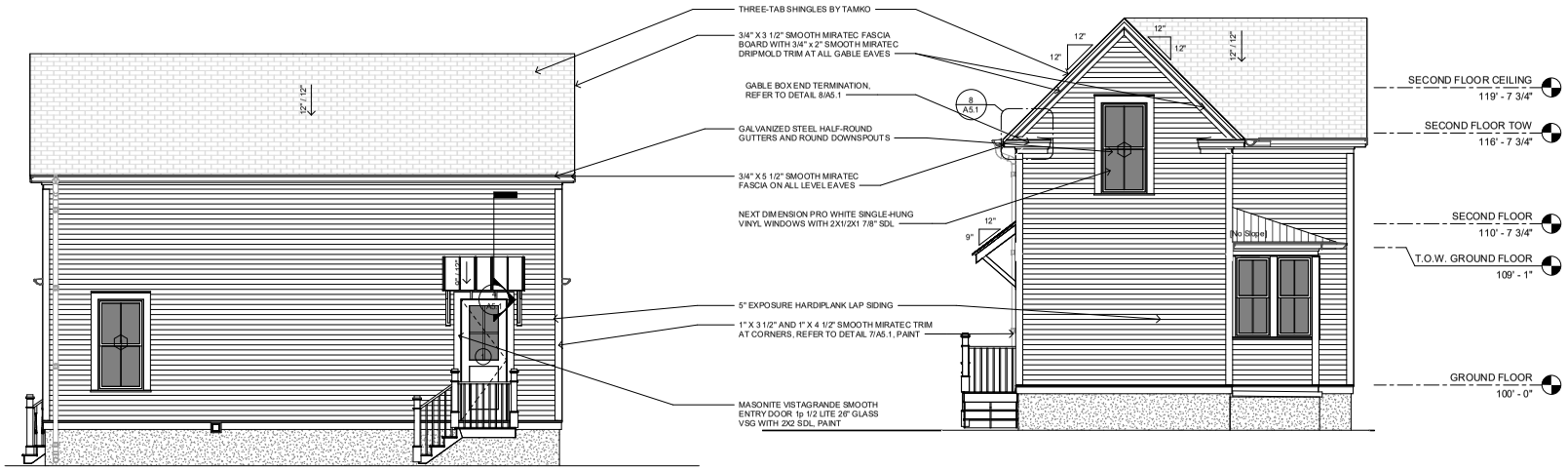
PROW HOUSE ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

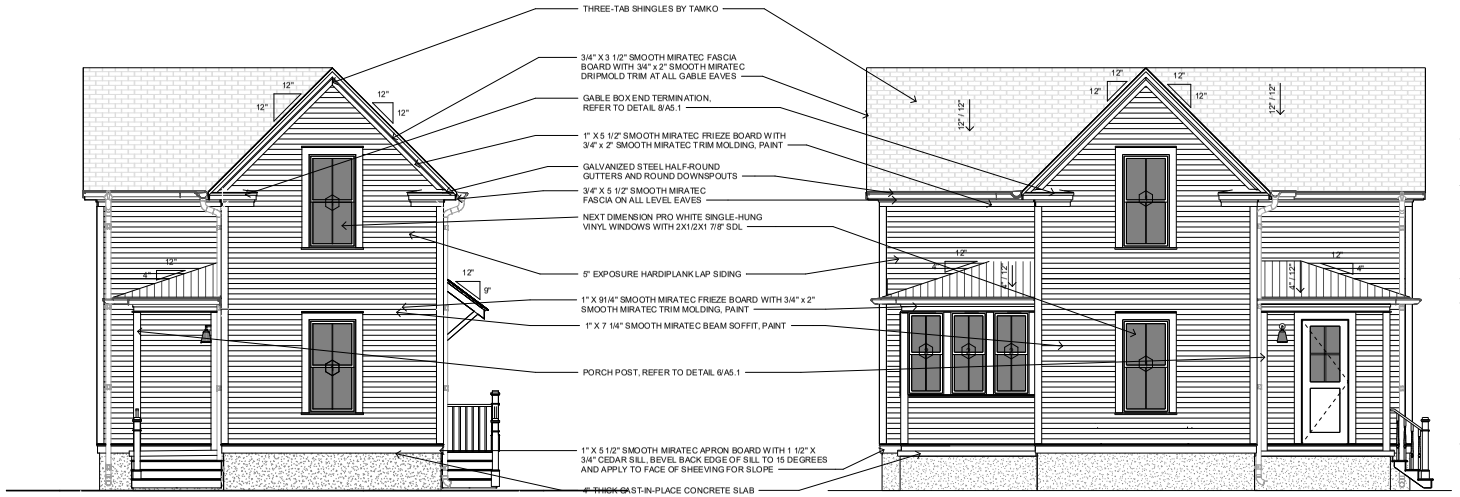
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

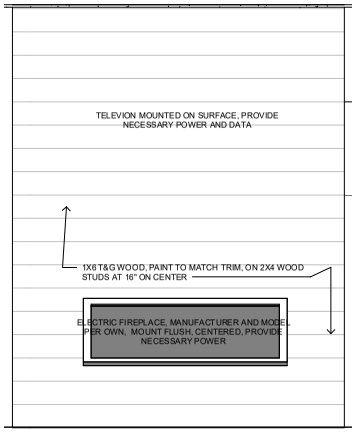
PROW HOUSE ELEVATION 3R

ISSUED FOR CONSTRUCTION

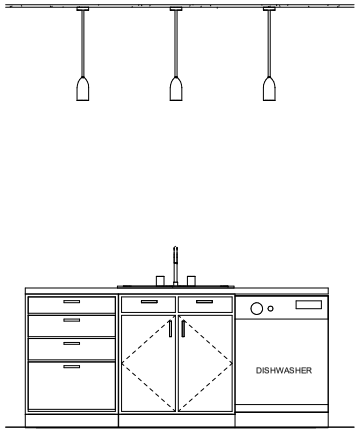
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

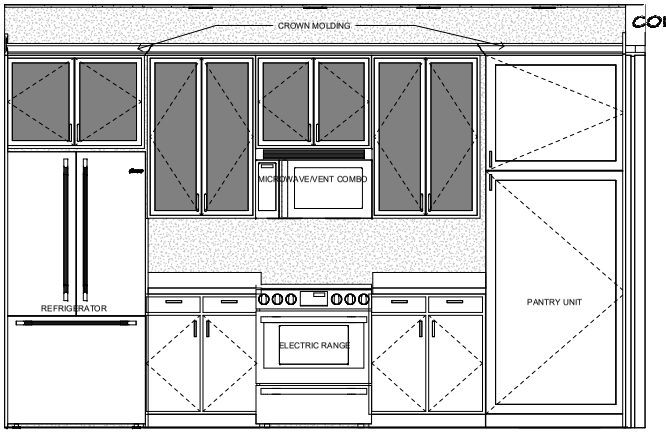
SHEET A2.1



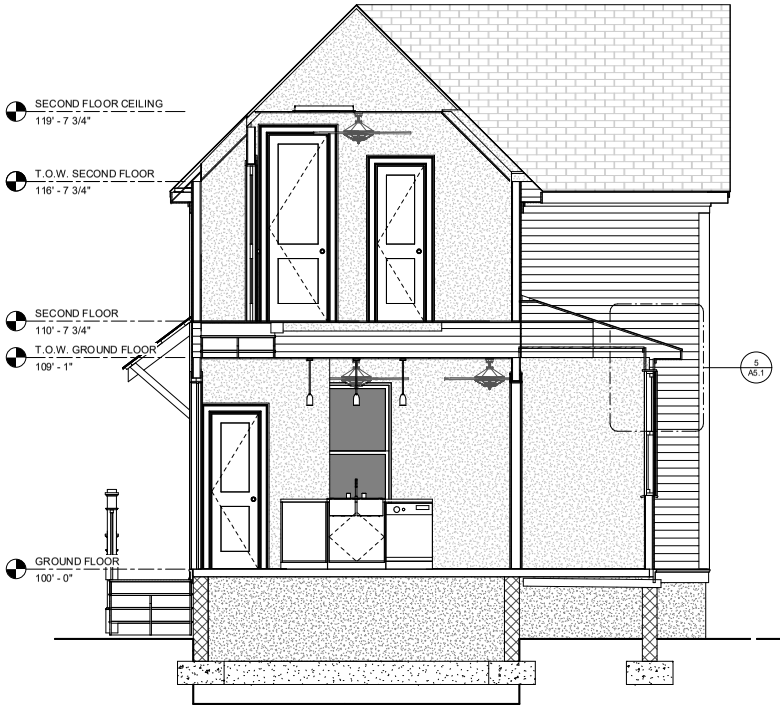
3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12246
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

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PROW HOUSE
ELEVATION 3R

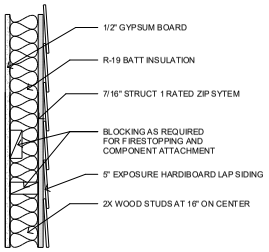
ISSUED FOR CONSTRUCTION

ENGINEER: BT
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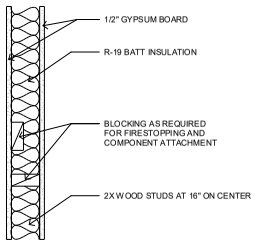
SECTIONS

SHEET A3.1

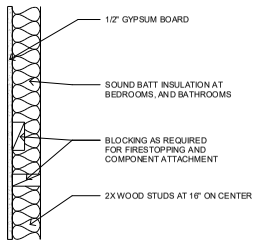
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
Page 300 of 372
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

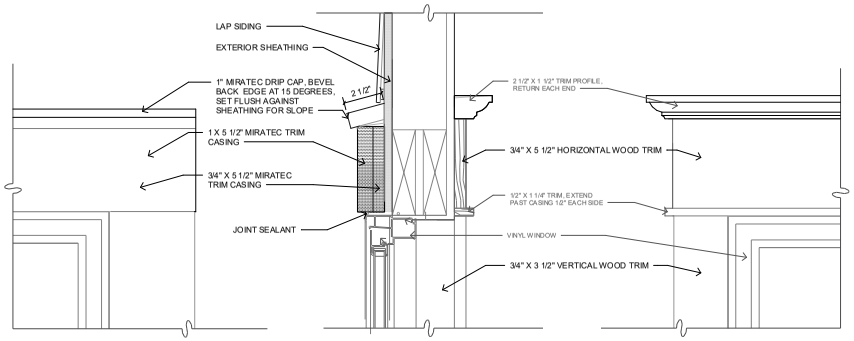


3 WALL TYPE C
1 1/2" = 1'-0"

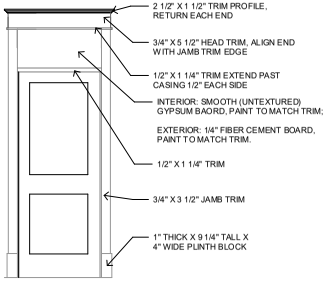
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	2' - 4"	5' - 4"	8' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

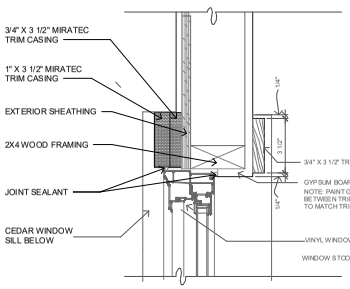
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	6' - 6"	8' - 0"	CASED OPENING
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS



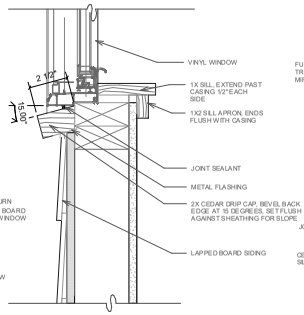
4 WINDOW HEAD
3" = 1'-0"



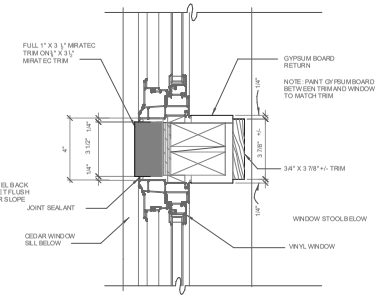
8 DOOR TRIM ELEVATION
1/2" = 1'-0"



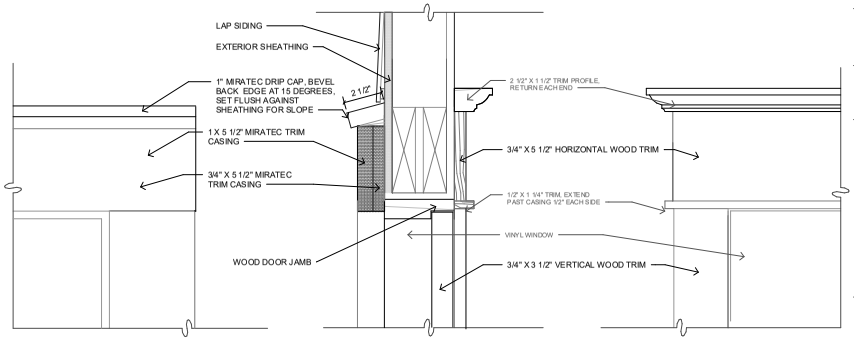
5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



9 WINDOW MULLION
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 3R

ISSUED FOR CONSTRUCTION

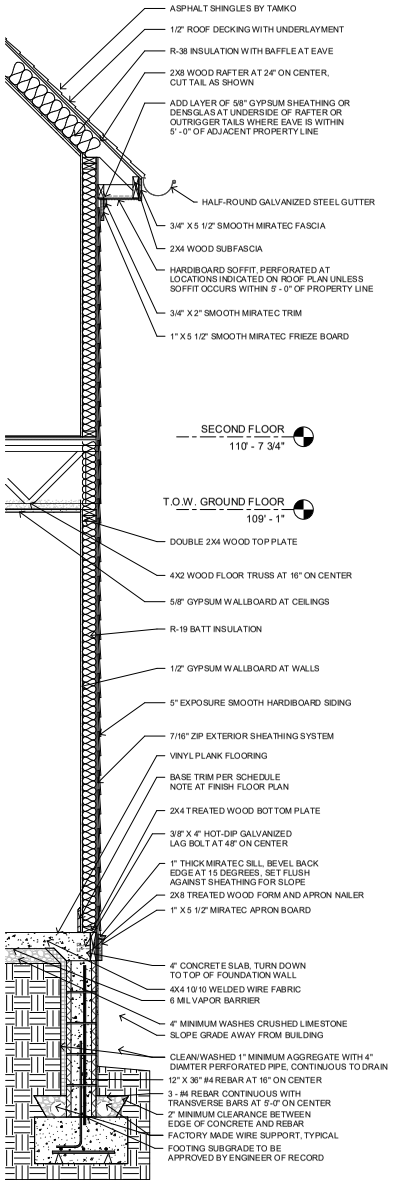
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SCHEDULES

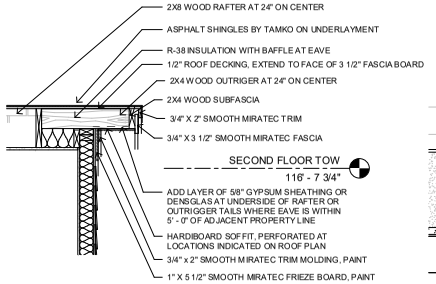
SHEET A4.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commercial July 10, 2023 Page 301 of 372

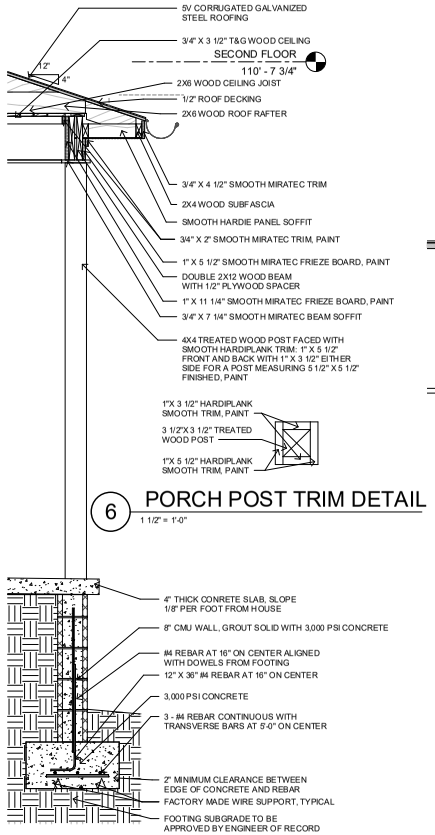
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1 WALL SECTION AT EAVE
3/4" = 1'-0"

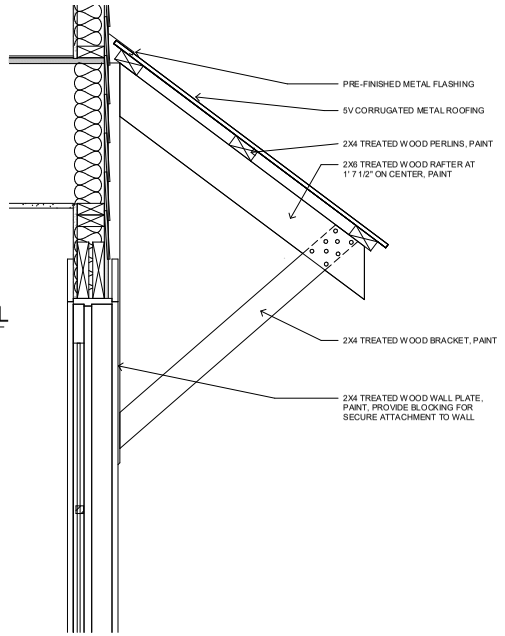


2 WALL SECTION AT RAKE
3/4" = 1'-0"

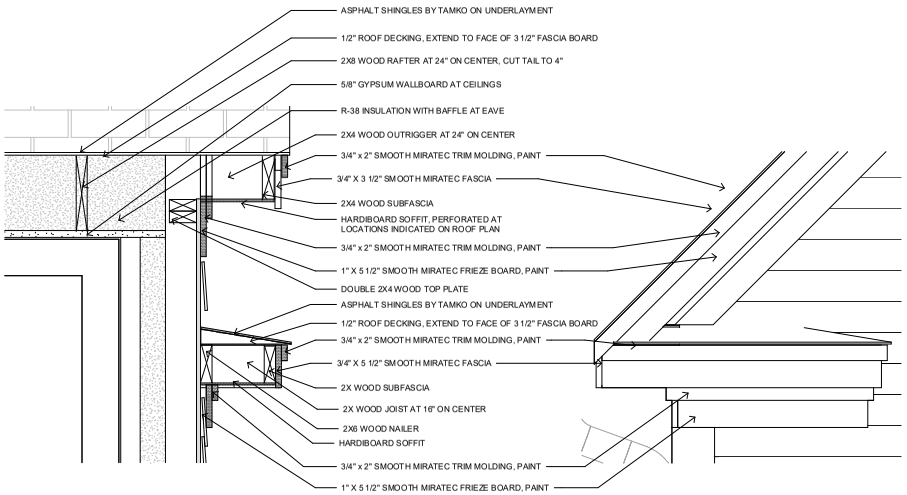


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

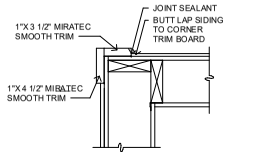
3 PORCH EDGE DETAIL
3/4" = 1'-0"



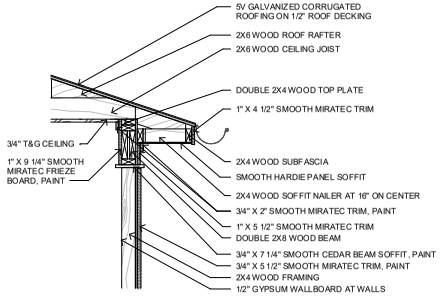
4 AWNING DETAIL
1 1/2" = 1'-0"



8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



5 ROOF EDGE AT BREAKFAST NOOK
3/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1



PROW HOUSE
ELEVATION 4L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5'16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	647 SF
SECOND FLOOR AREA	597 SF
	1244 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

REVISION 0

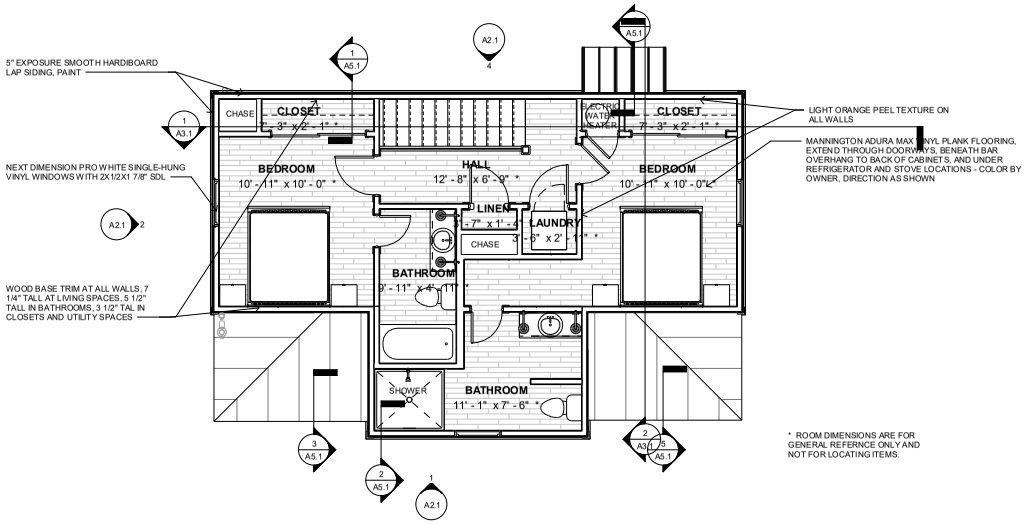
PROW HOUSE
ELEVATION 4L

ISSUED FOR CONSTRUCTION

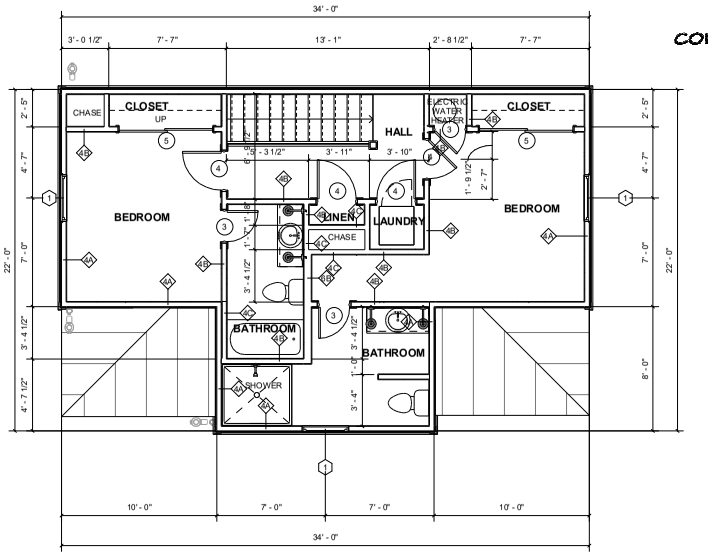
ENGINEER: BT
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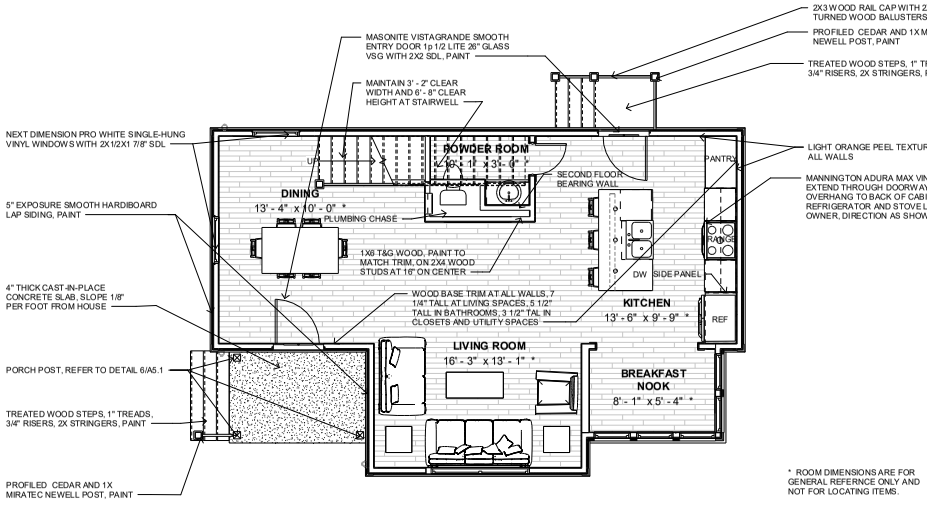
SHEET A0



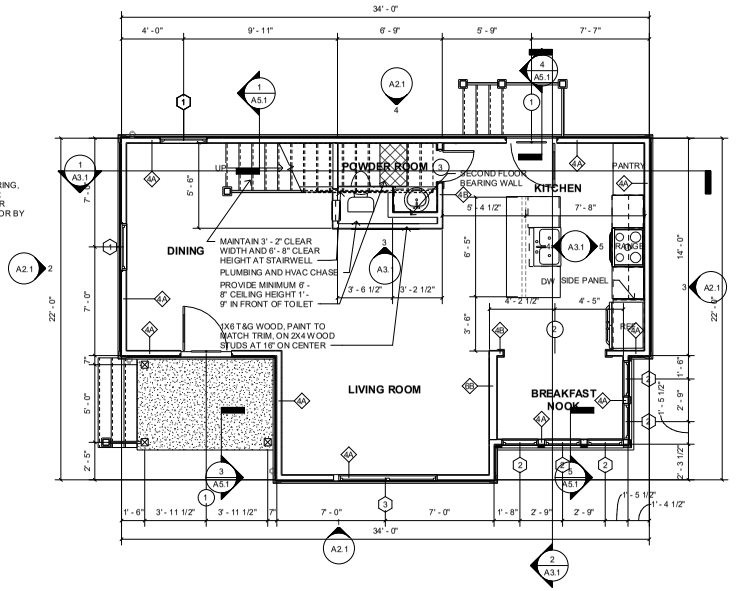
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

PROW HOUSE ELEVATION 4L

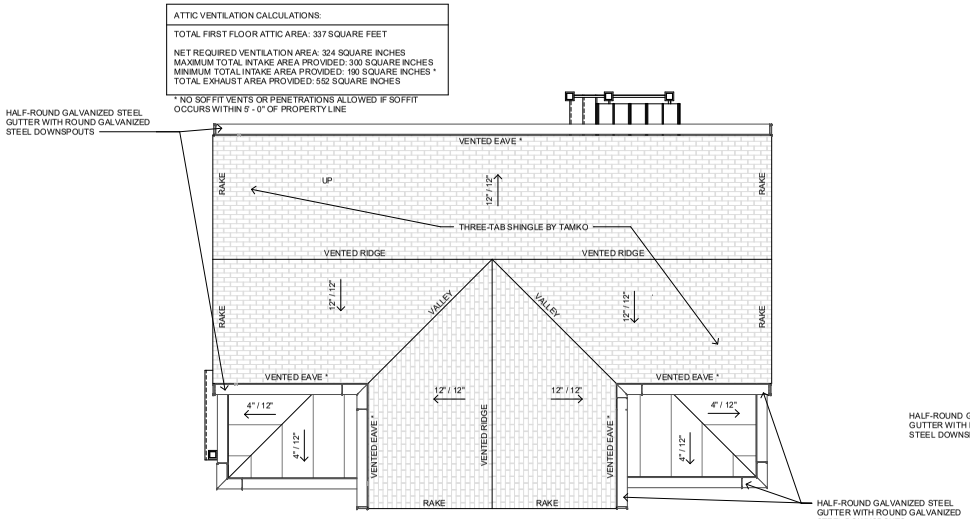
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

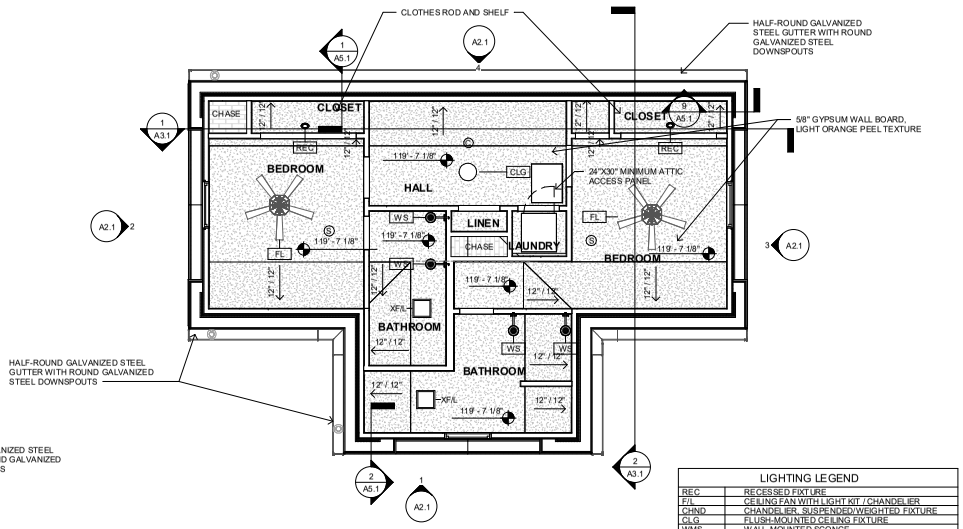
PLANS

SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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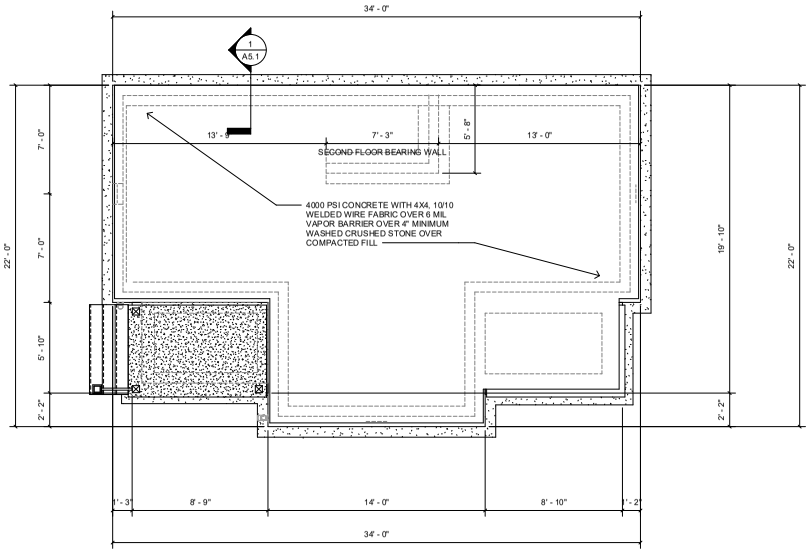


4 ROOF PLAN
1/4" = 1'-0"

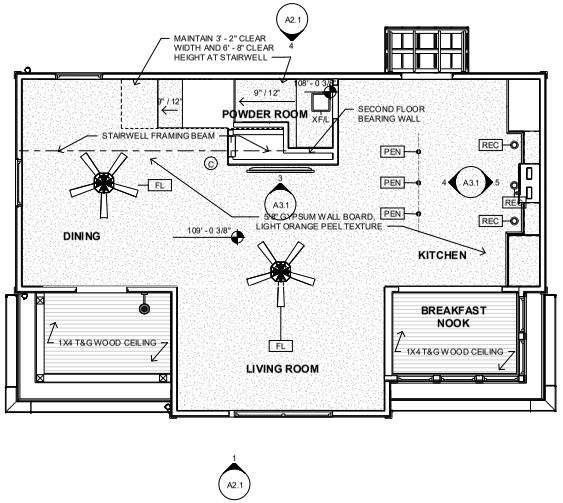


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12965
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

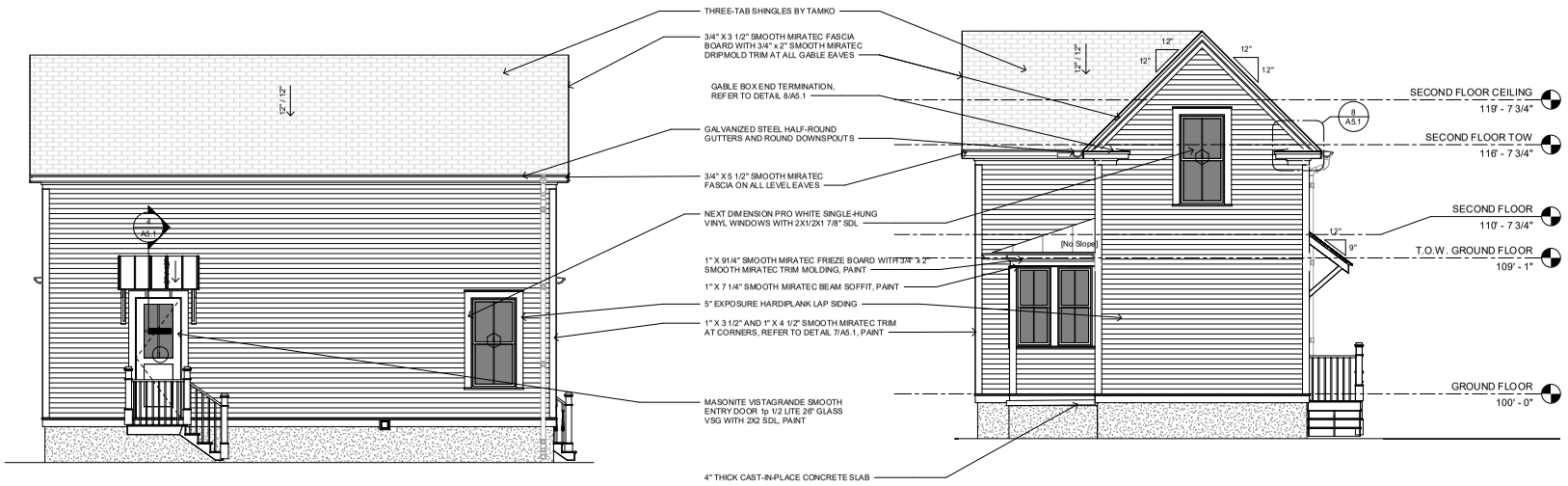
PROW HOUSE ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

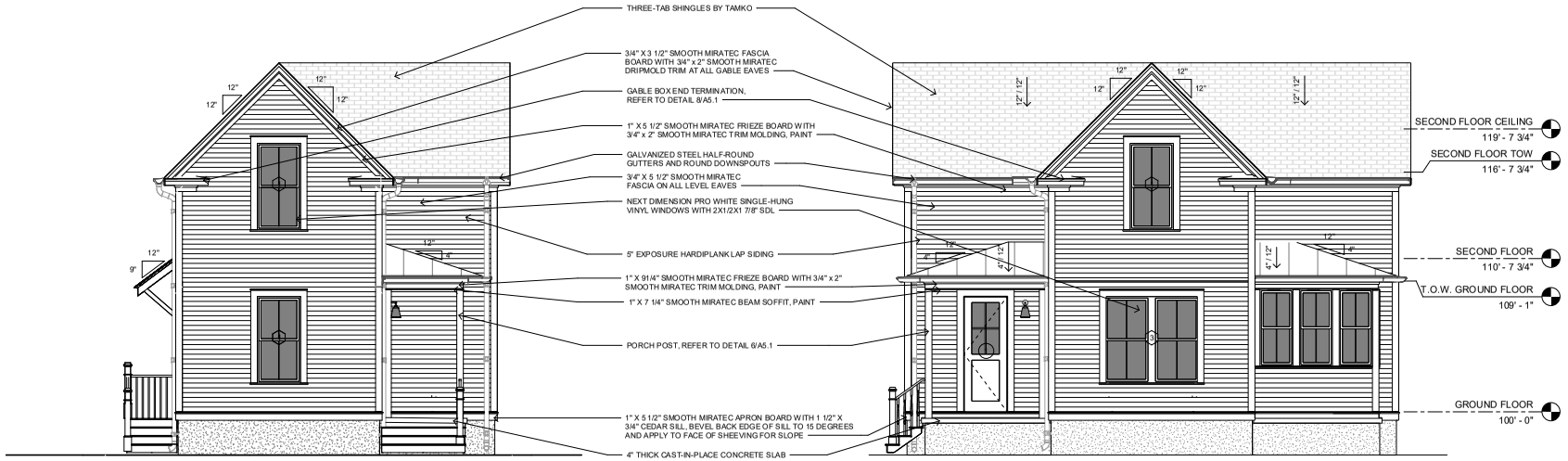
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR No. 12245

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4L

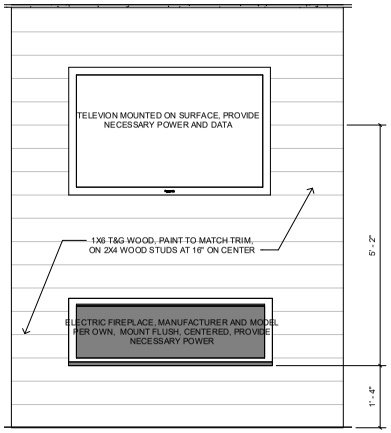
ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

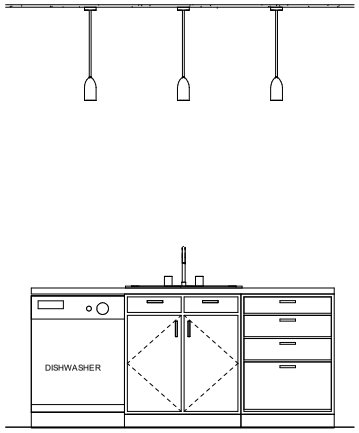
ELEVATIONS

SHEET A2.1

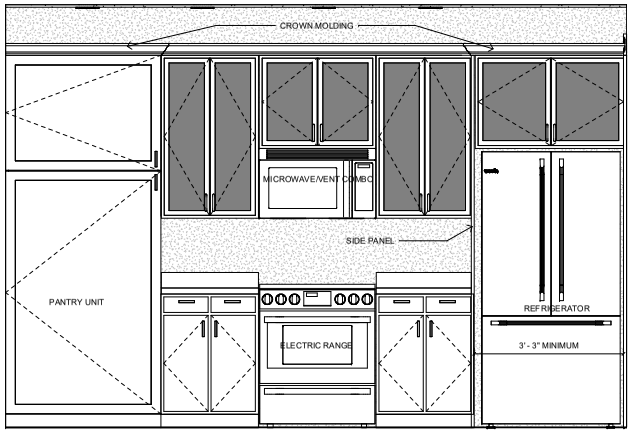
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Planning Commission July 10, 2023 Page 306 of 372 Page 388 of 602



3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



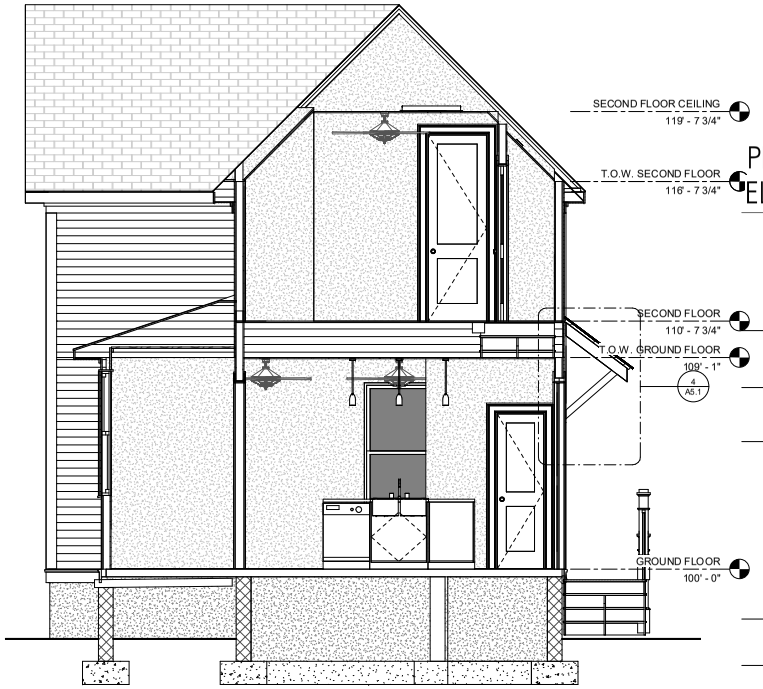
4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

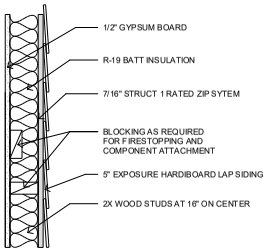
PROW HOUSE ELEVATION 4L

ISSUED FOR CONSTRUCTION

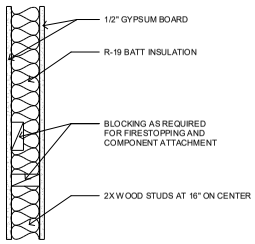
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

SECTIONS

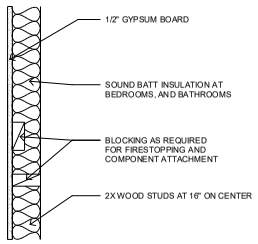
SHEET A3.1



1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

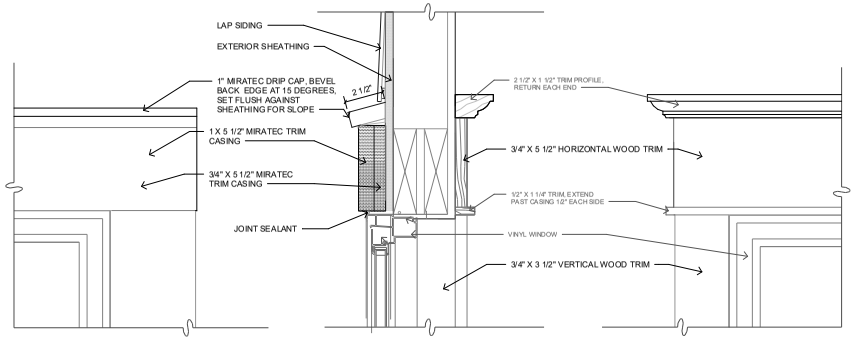


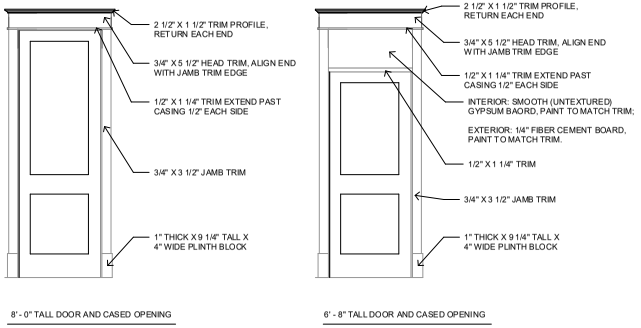
3 WALL TYPE C
1 1/2" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	2' - 4"	5' - 4"	8' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
3	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLED PER DETAIL 4/A4.1

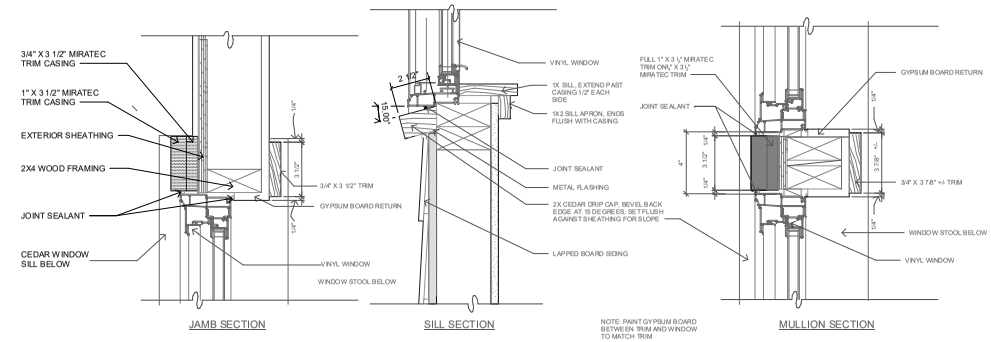
NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	6' - 6"	8' - 0"	CASED OPENING
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS

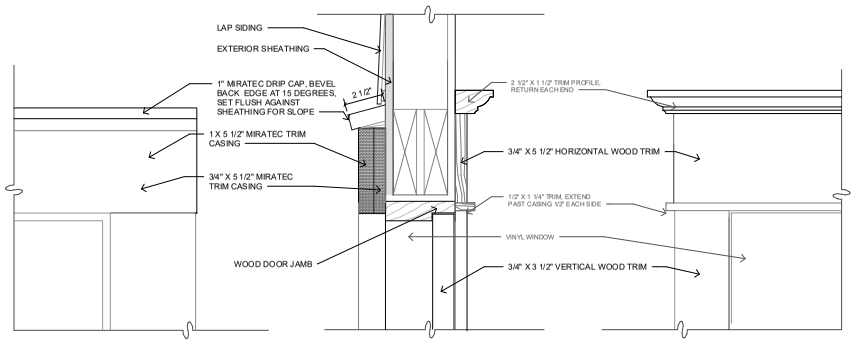




6 DOOR TRIM ELEVATION
1/2" = 1'-0"



4 WINDOW HEAD
3" = 1'-0"



5 DOOR HEAD
3" = 1'-0"

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JOHN BRIAN TAYLOR
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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4L

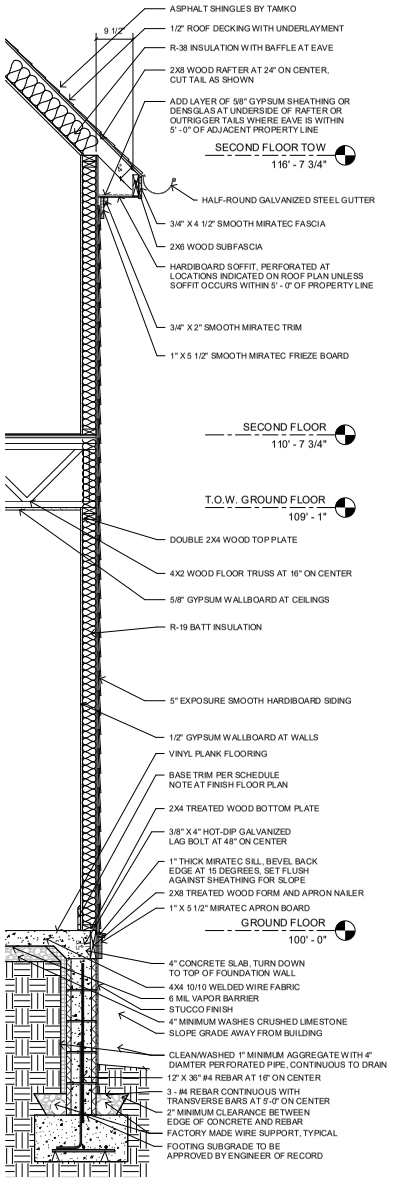
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

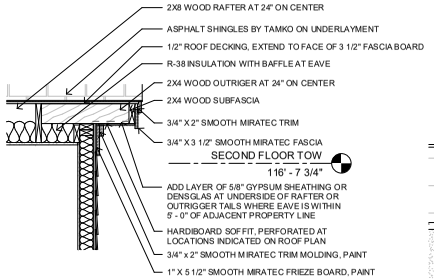
SCHEDULES

SHEET A4.1

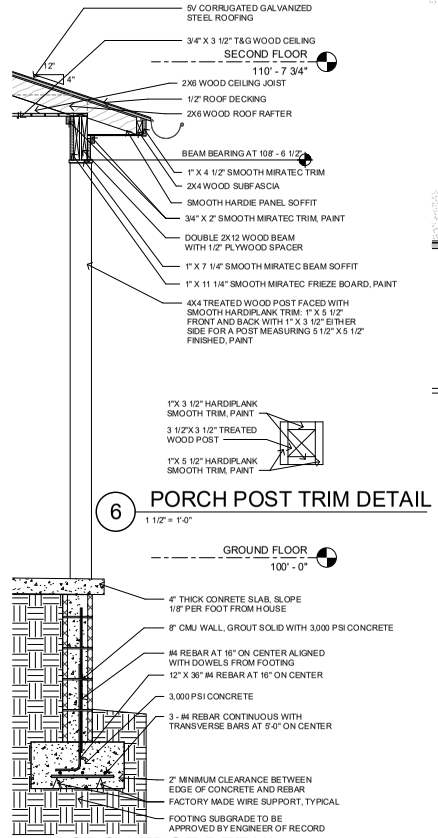
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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1 WALL SECTION AT EAVE
3/4" = 1'-0"

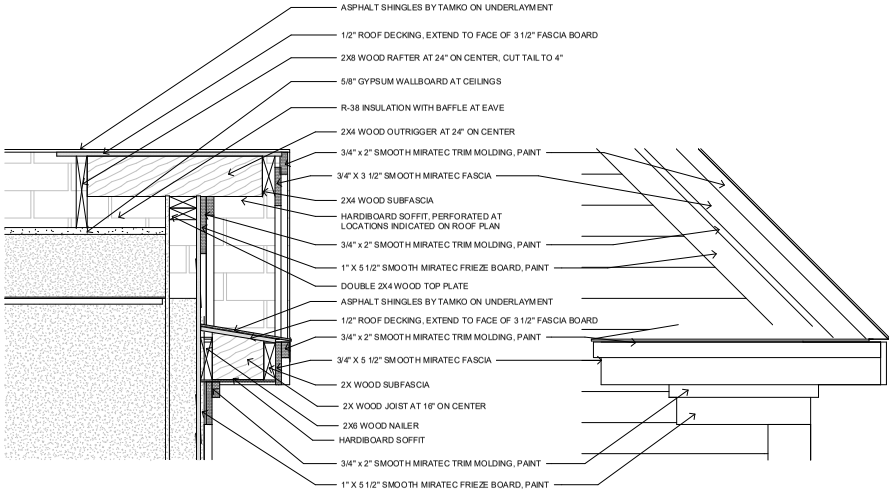


2 WALL SECTION AT RAKE
3/4" = 1'-0"

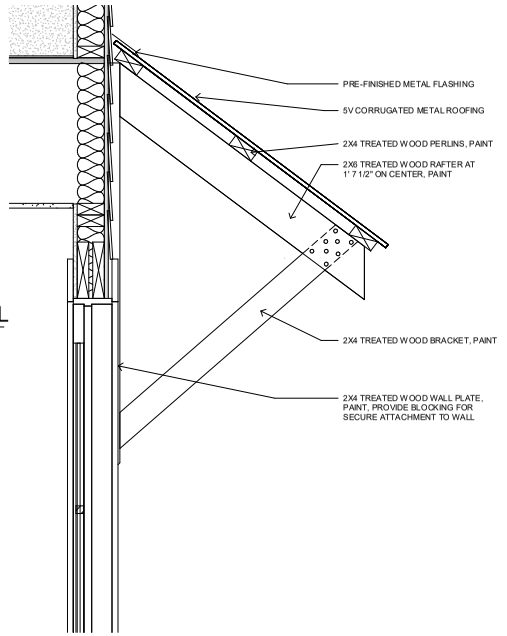


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

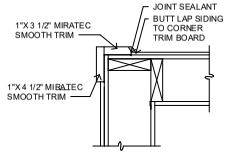
3 PORCH EDGE DETAIL
3/4" = 1'-0"



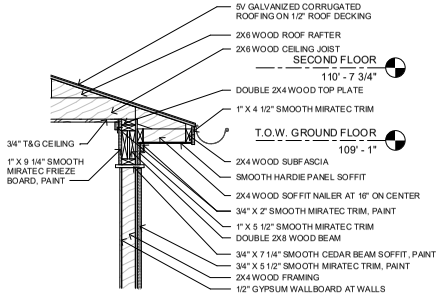
8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



4 AWNING DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



5 ROOF EDGE AT BREAKFAST NOOK
3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12945
JOHN BRIAN TAYLOR
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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4L

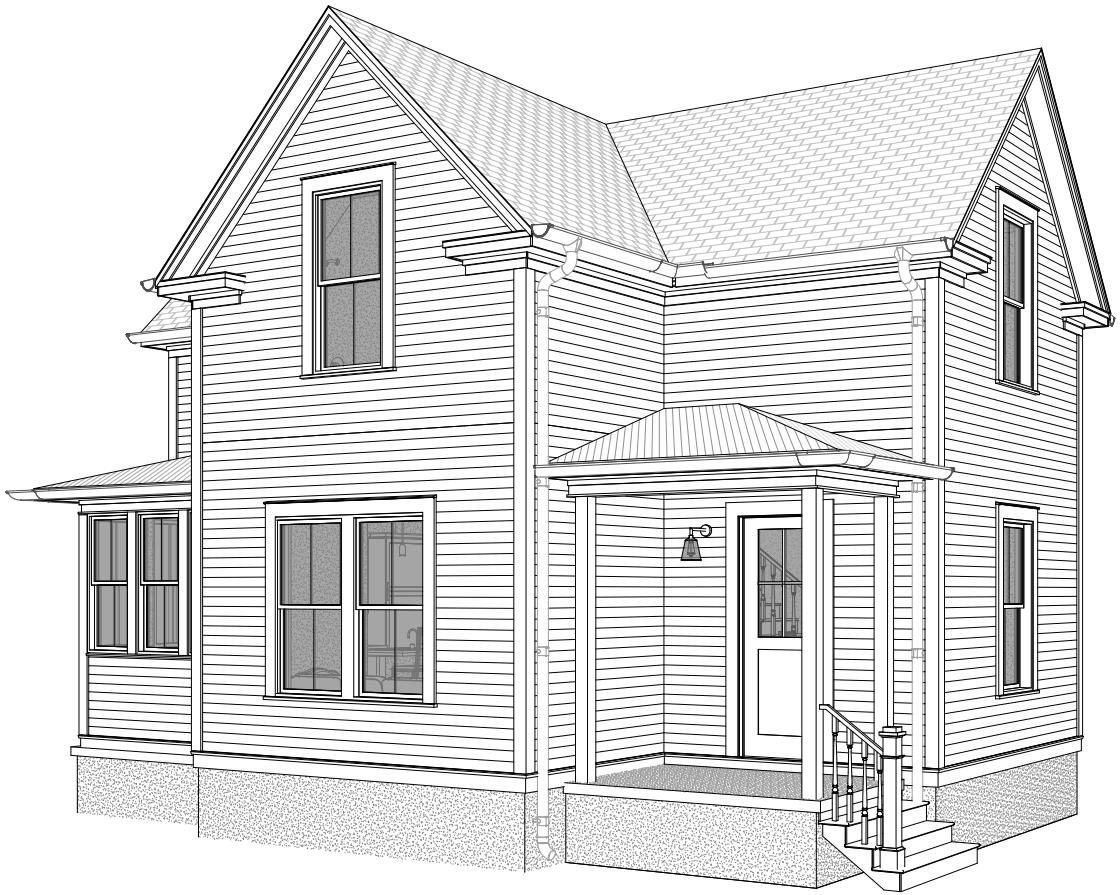
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

Planning Commission July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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PROW HOUSE
ELEVATION 4R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	647 SF
SECOND FLOOR AREA	597 SF
	1244 SF

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STATE OF ARKANSAS
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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4R

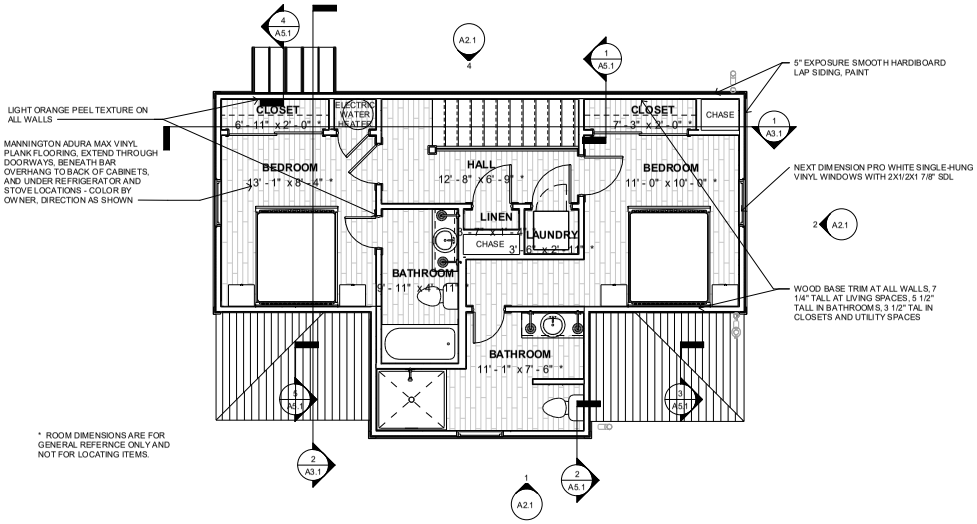
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

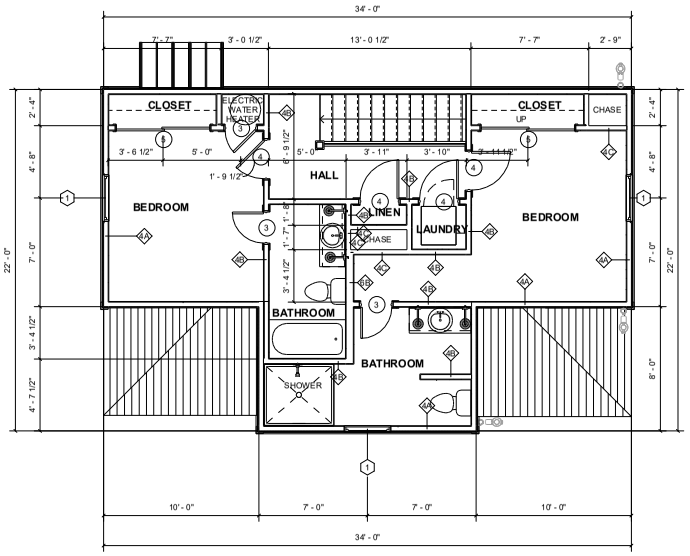
COVER

SHEET A0

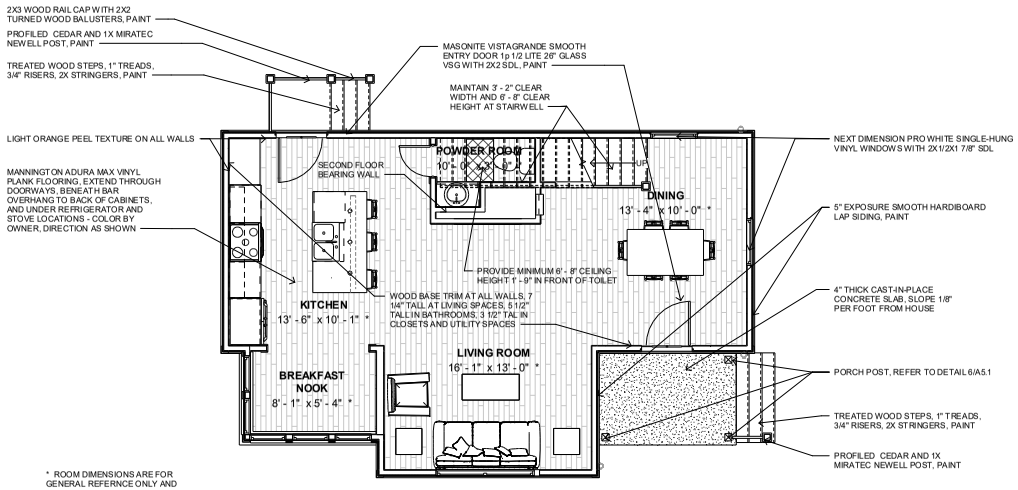
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
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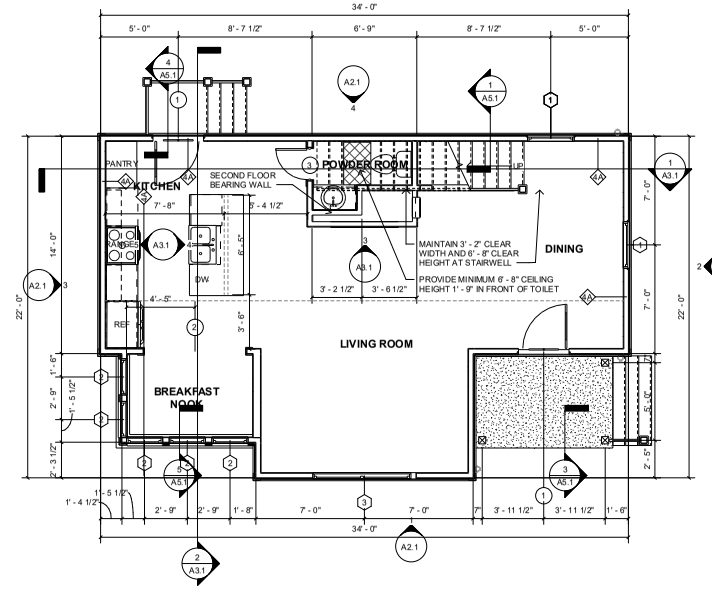
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12906 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0
UTILITY CORE AND POWDER ROOM
1/17/22

PROW HOUSE ELEVATION 4R

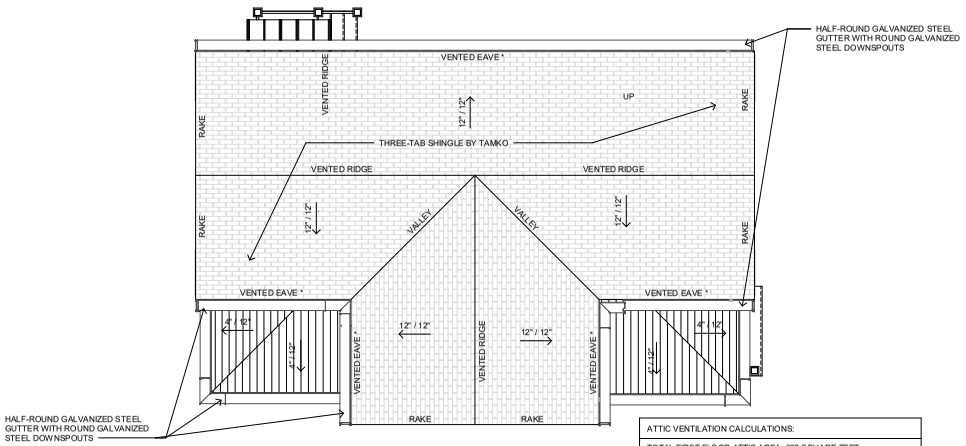
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
Page 311 of 372
Page 393 of 602



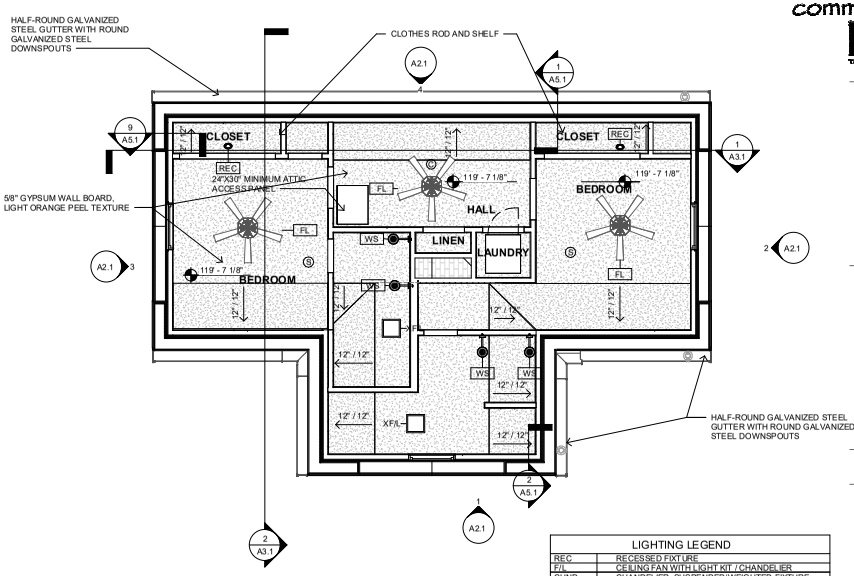
ATTIC VENTILATION CALCULATIONS:

TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET

NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES
MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES
MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES *
TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

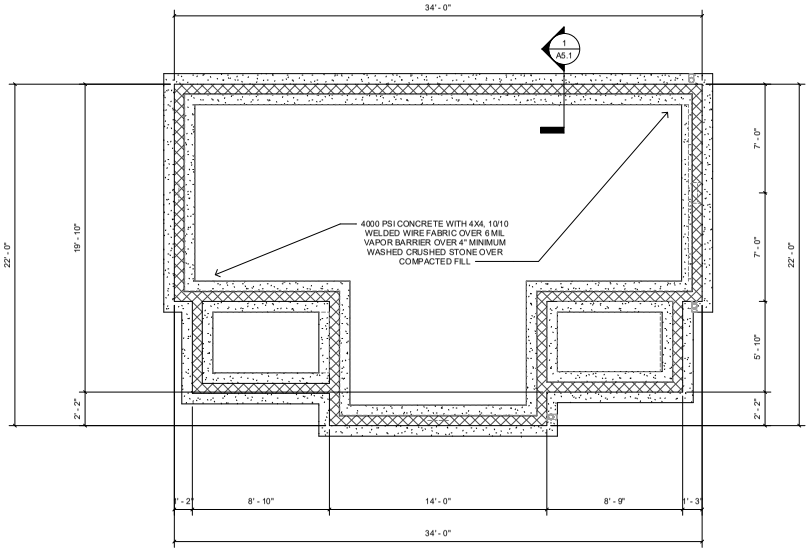
* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

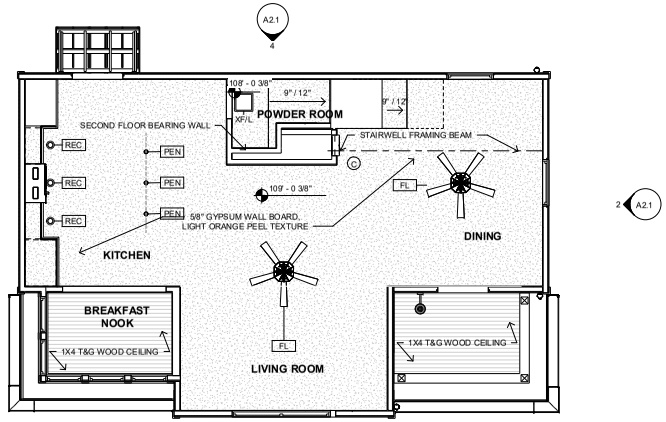


3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DEDECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L	EXHAUST FAN WITH LIGHT



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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REVISION 0

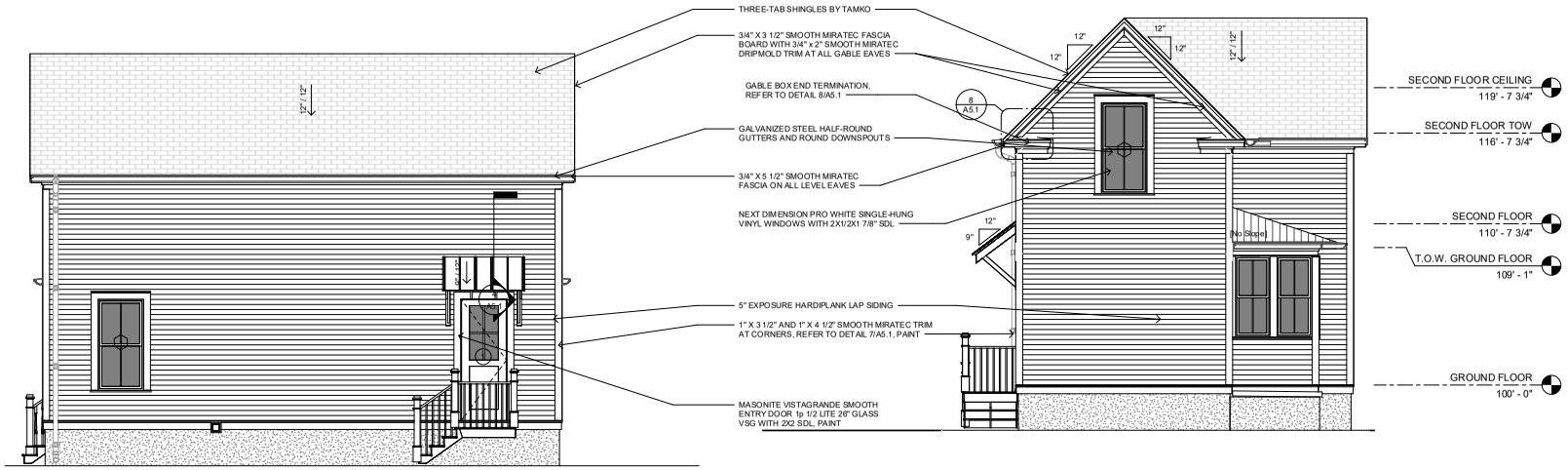
PROW HOUSE
ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

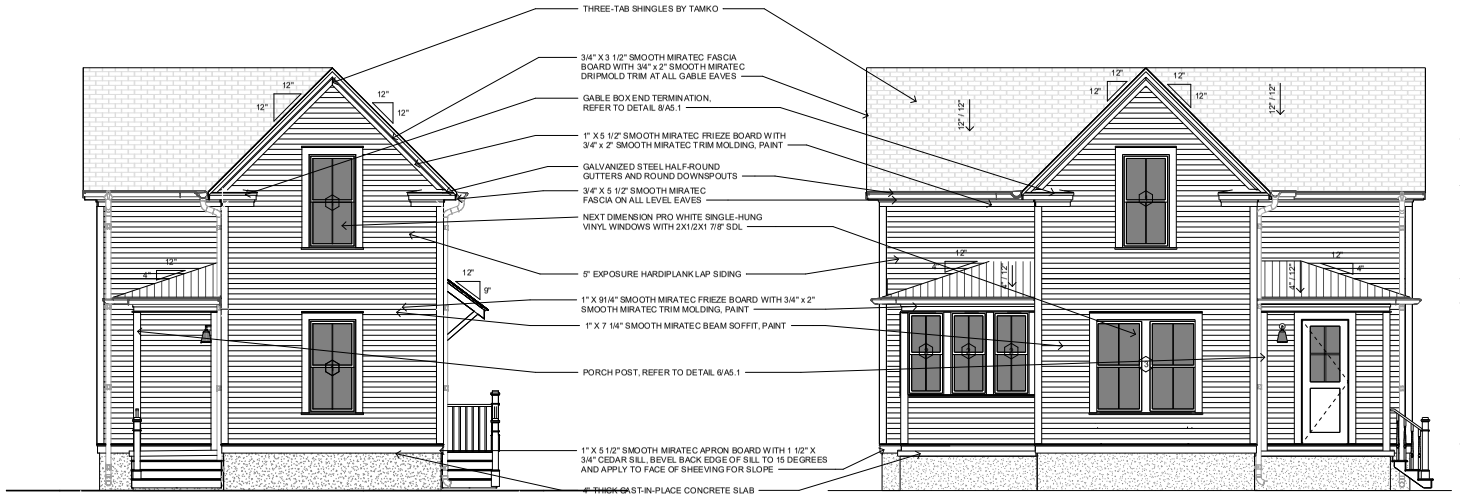
PLANS

SHEET A1.2



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

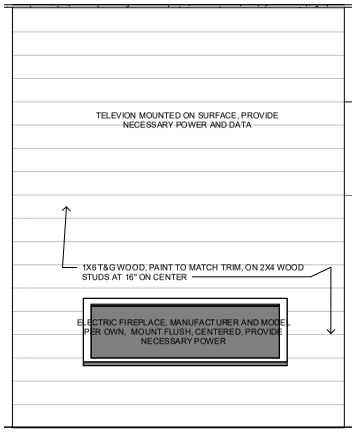
PROW HOUSE ELEVATION 4R

ISSUED FOR CONSTRUCTION

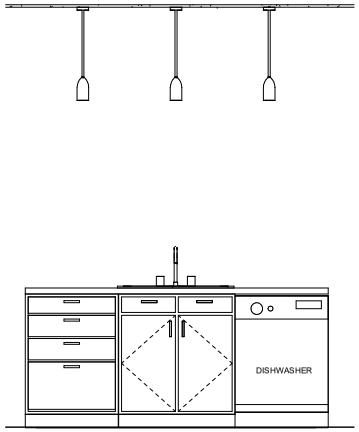
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

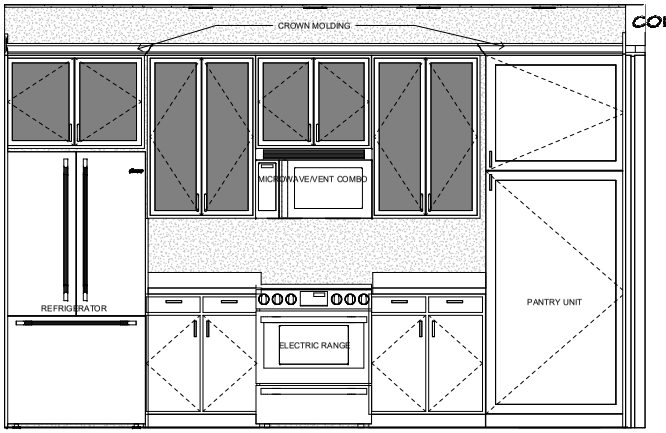
SHEET A2.1



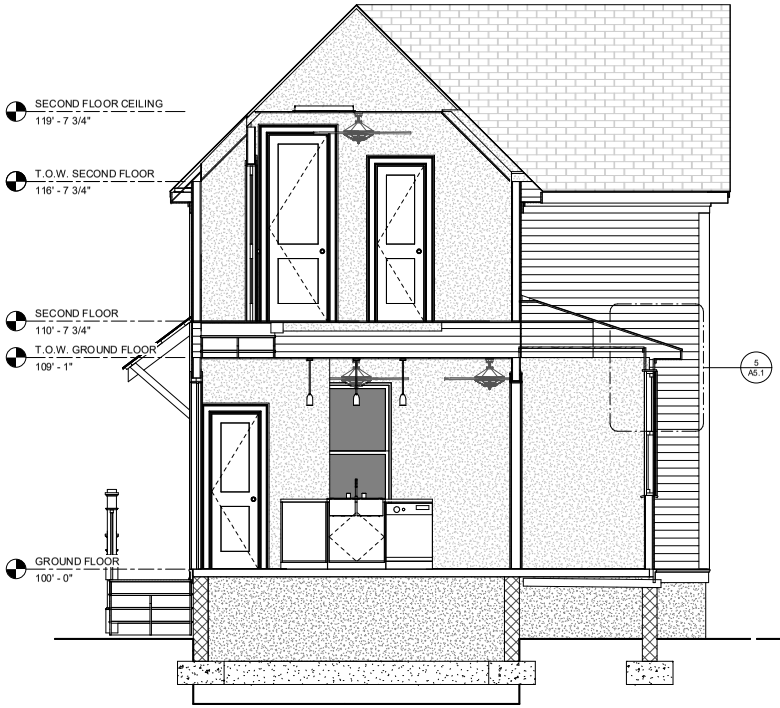
3 FIREPLACE/TELEVISION WALL ELEVATION
3/4" = 1'-0"



4 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



5 KITCHEN WALL ELEVATION
3/4" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"



1 LONG SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12246
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 4R

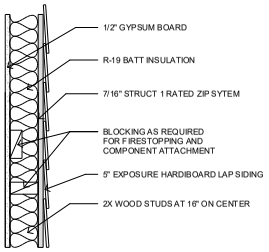
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

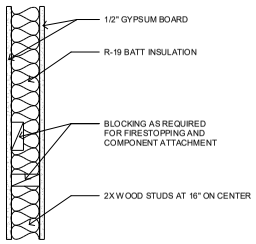
SECTIONS

SHEET A3.1

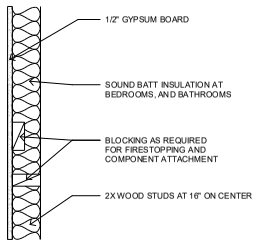
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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1 WALL TYPE A
1 1/2" = 1'-0"



2 WALL TYPE B
1 1/2" = 1'-0"

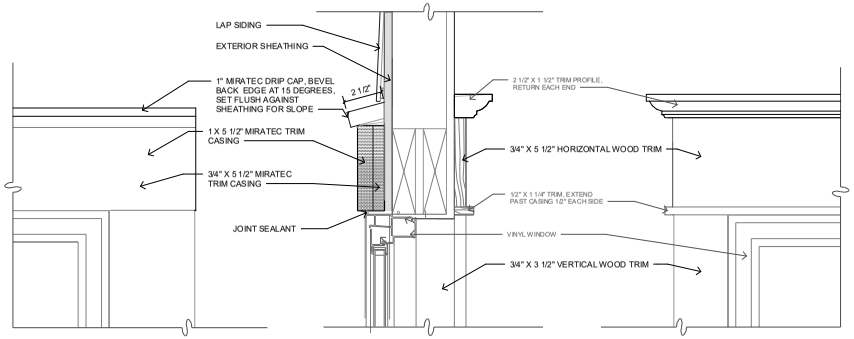


3 WALL TYPE C
1 1/2" = 1'-0"

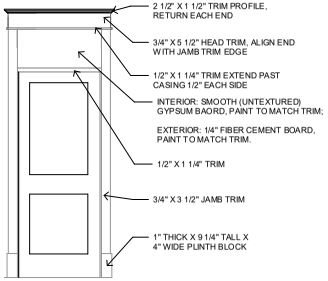
WINDOW SCHEDULE				
Type Mark	Width	Height	Head Height	Comments
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	2' - 4"	5' - 4"	8' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
3	6' - 4"	6' - 0"	8' - 0"	TWO NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL MULLED PER DETAIL 9/A4.1

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

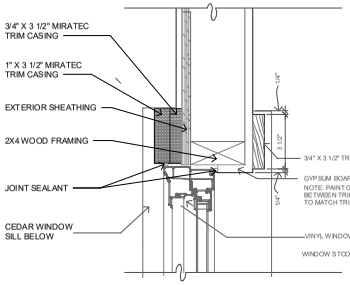
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH 3'-0" X 8'-0" ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	6' - 6"	8' - 0"	CASED OPENING
3	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	6' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH, BYPASS



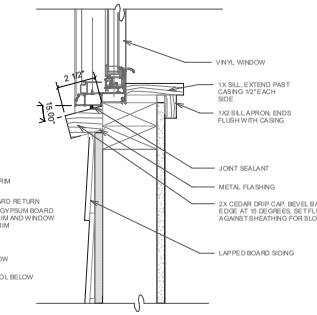
4 WINDOW HEAD
3" = 1'-0"



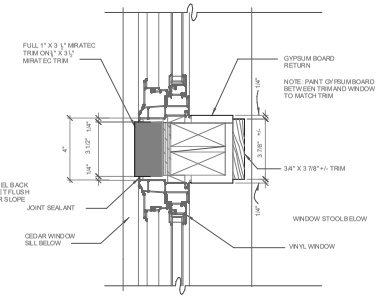
8 DOOR TRIM ELEVATION
1/2" = 1'-0"



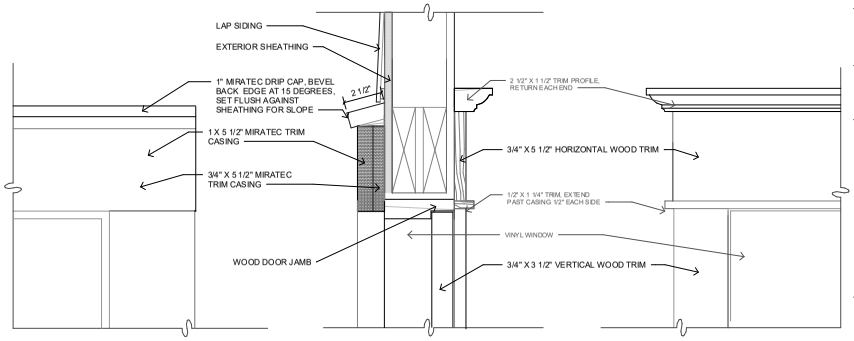
5 WINDOW JAMB
3" = 1'-0"



6 WINDOW SILL
3" = 1'-0"



9 WINDOW MULLION
3" = 1'-0"



7 DOOR HEAD
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4R

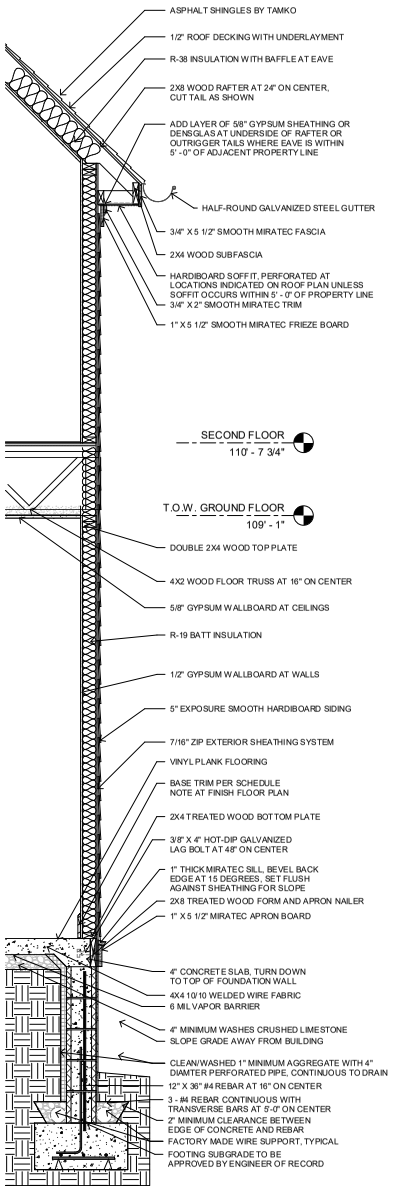
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

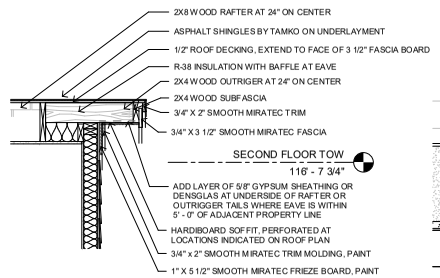
SCHEDULES

SHEET A4.1

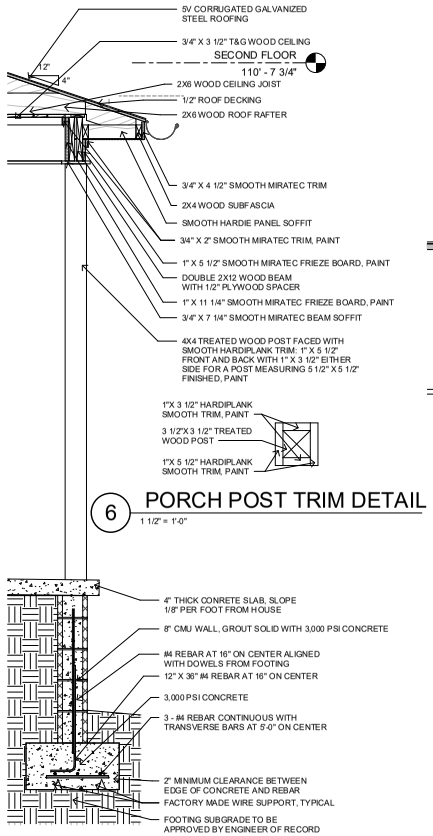
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Commercial Plat
July 10, 2023
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1 WALL SECTION AT EAVE
3/4" = 1'-0"

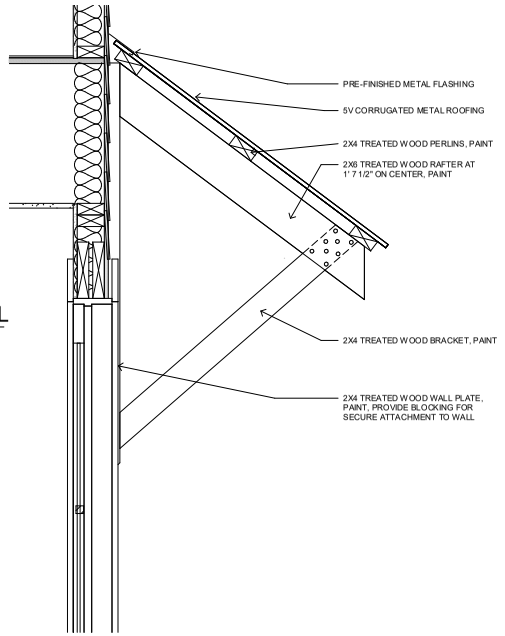


2 WALL SECTION AT RAKE
3/4" = 1'-0"

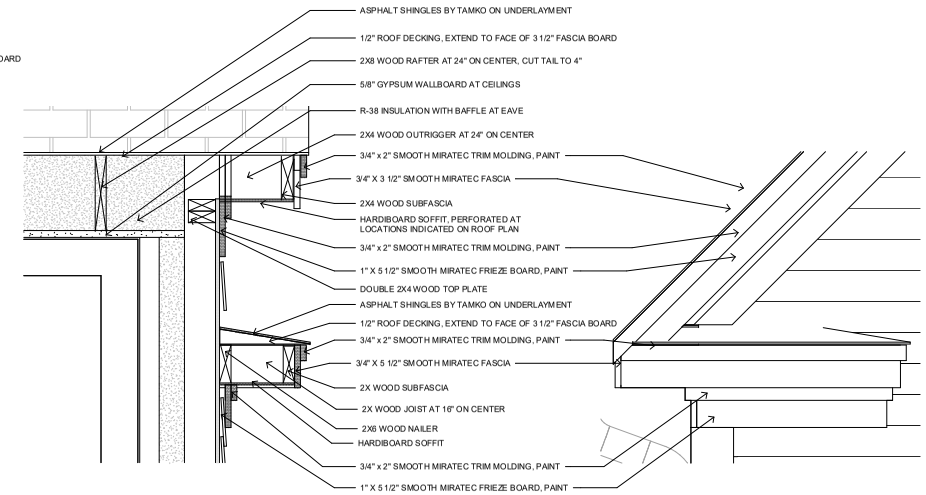


6 PORCH POST TRIM DETAIL
1 1/2" = 1'-0"

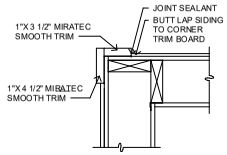
3 PORCH EDGE DETAIL
3/4" = 1'-0"



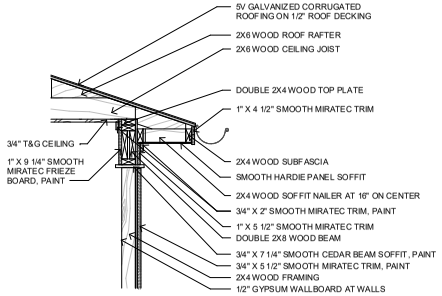
4 AWNING DETAIL
1 1/2" = 1'-0"



8 GABLE BOX END DETAIL
1 1/2" = 1'-0"



7 CORNER TRIM DETAIL
1 1/2" = 1'-0"



5 ROOF EDGE AT BREAKFAST NOOK
3/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
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LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 317 of 372
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PROW HOUSE
ELEVATION 5R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12246 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

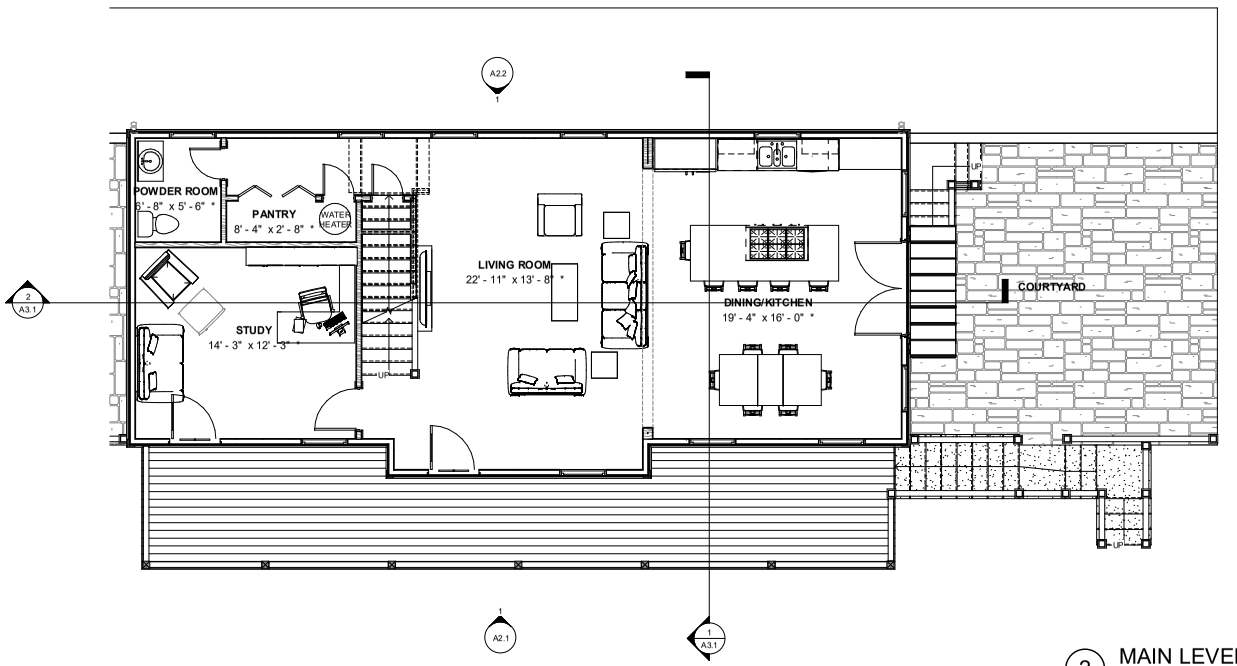
PROW HOUSE
ELEVATION 5R

ISSUED FOR CONSTRUCTION

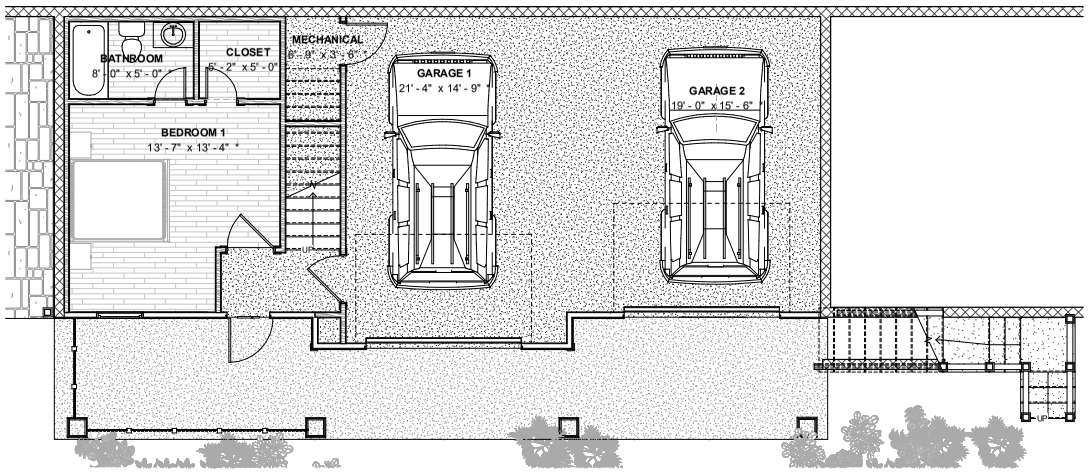
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

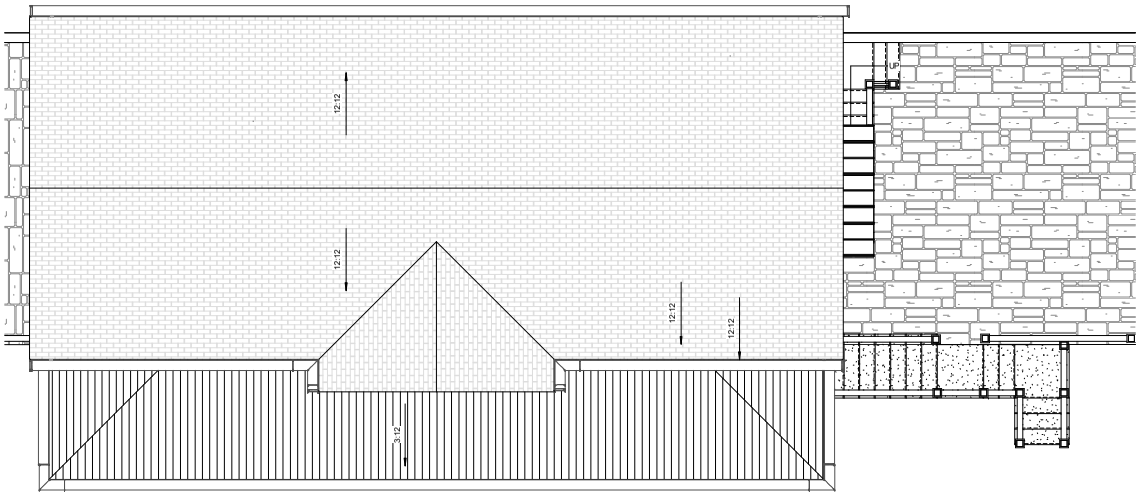
PROW HOUSE
ELEVATION 5R

ISSUED FOR CONSTRUCTION

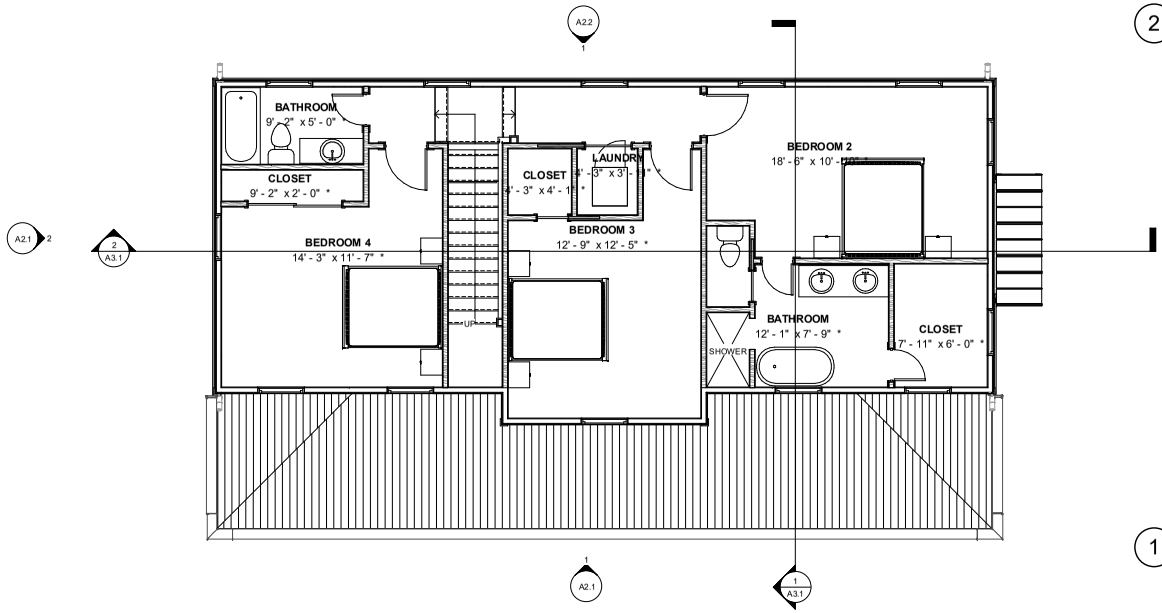
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission July 10, 2023

REVISION 0

PROW HOUSE
ELEVATION 5R

ISSUED FOR
CONSTRUCTION

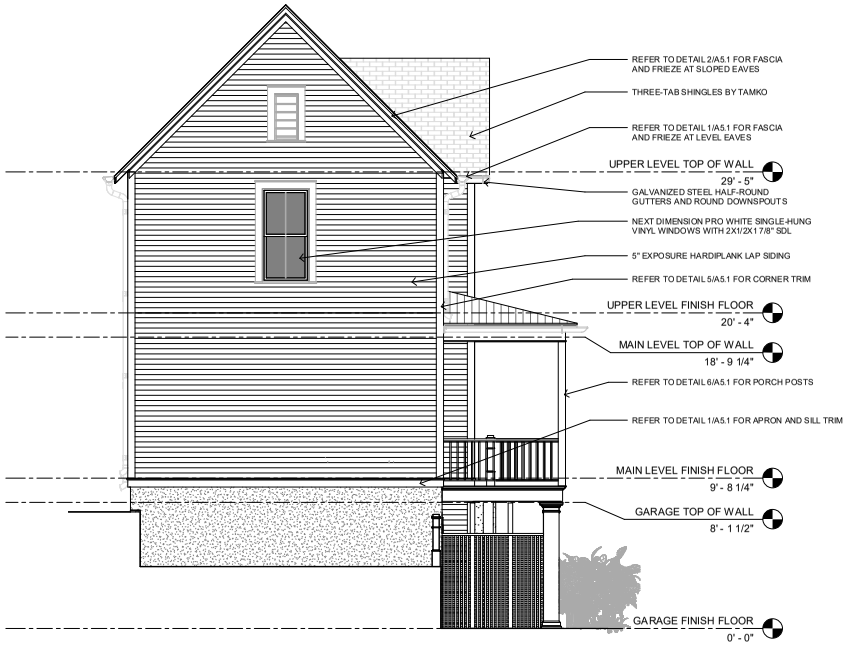
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 5R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

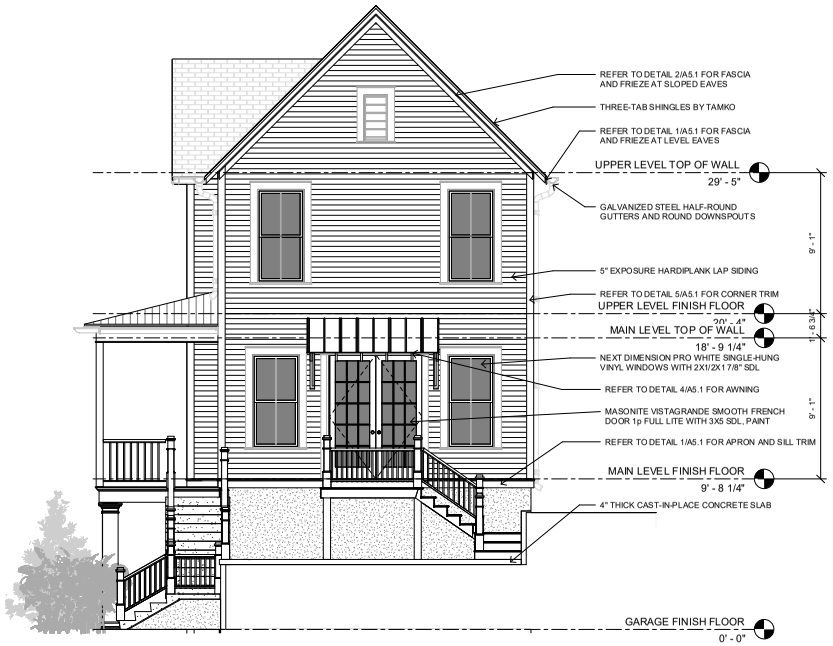
ELEVATIONS

SHEET A2.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 402 of 602
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1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

COMMUNITY BY DESIGN, LLC. #1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 5R

ISSUED FOR CONSTRUCTION

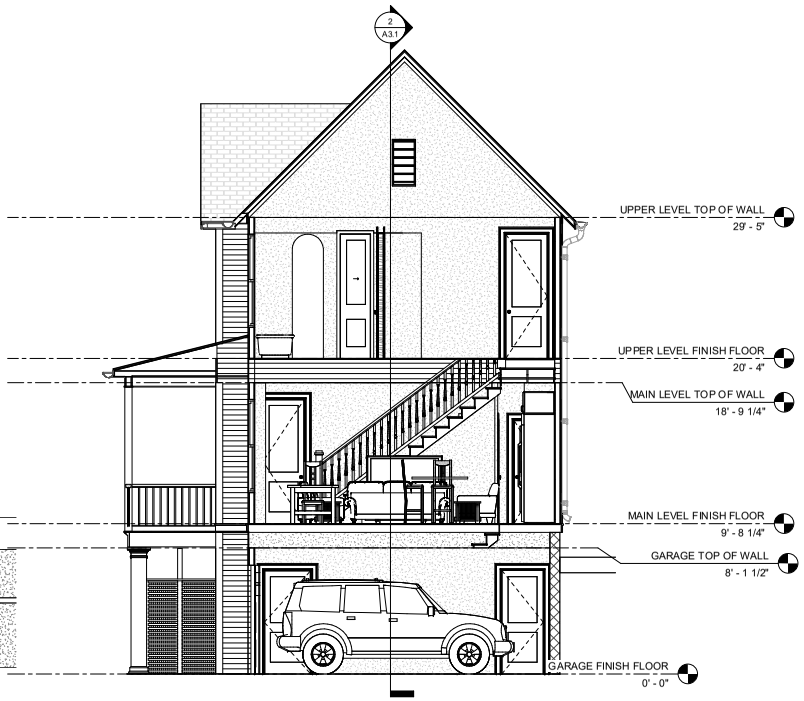
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 5R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 405 of 602
Page 323 of 372



PROW HOUSE
ELEVATION 6R

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

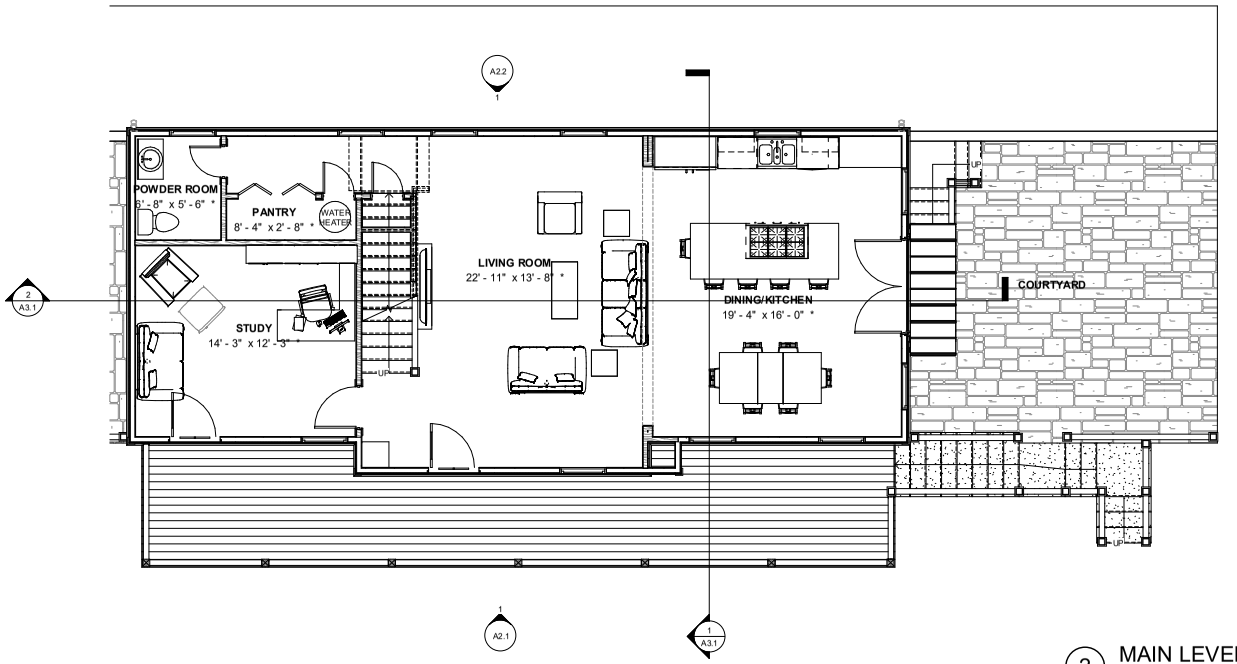
PROW HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

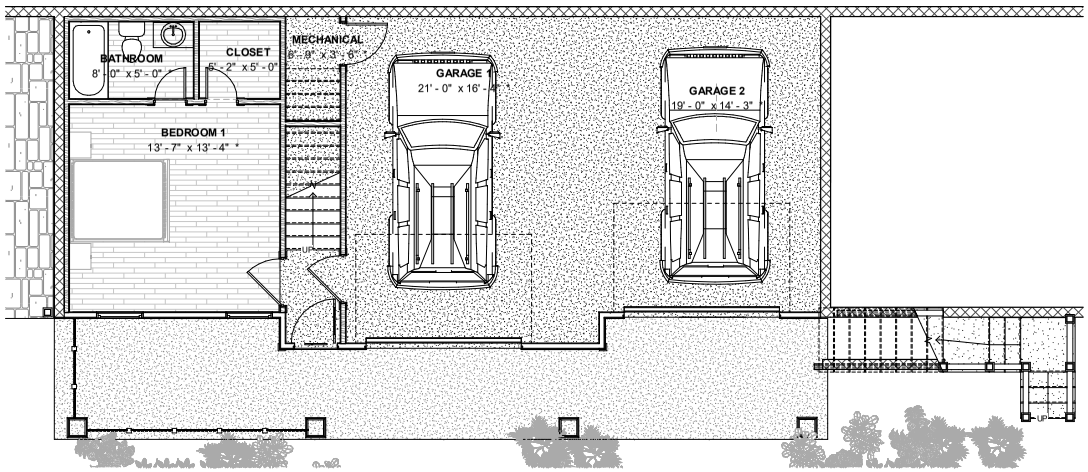
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
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No. 12345
JOHN BRIAN TAYLOR

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COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

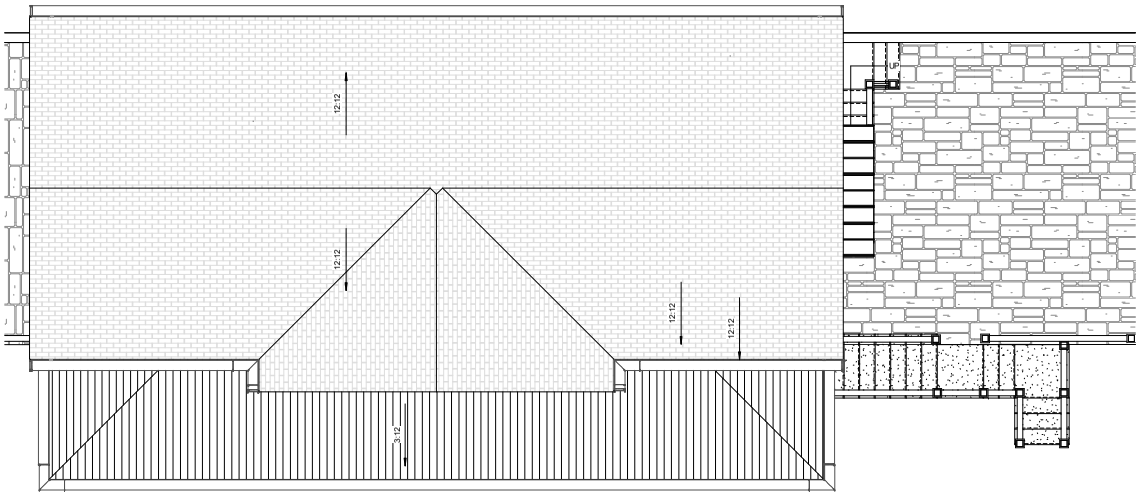
PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

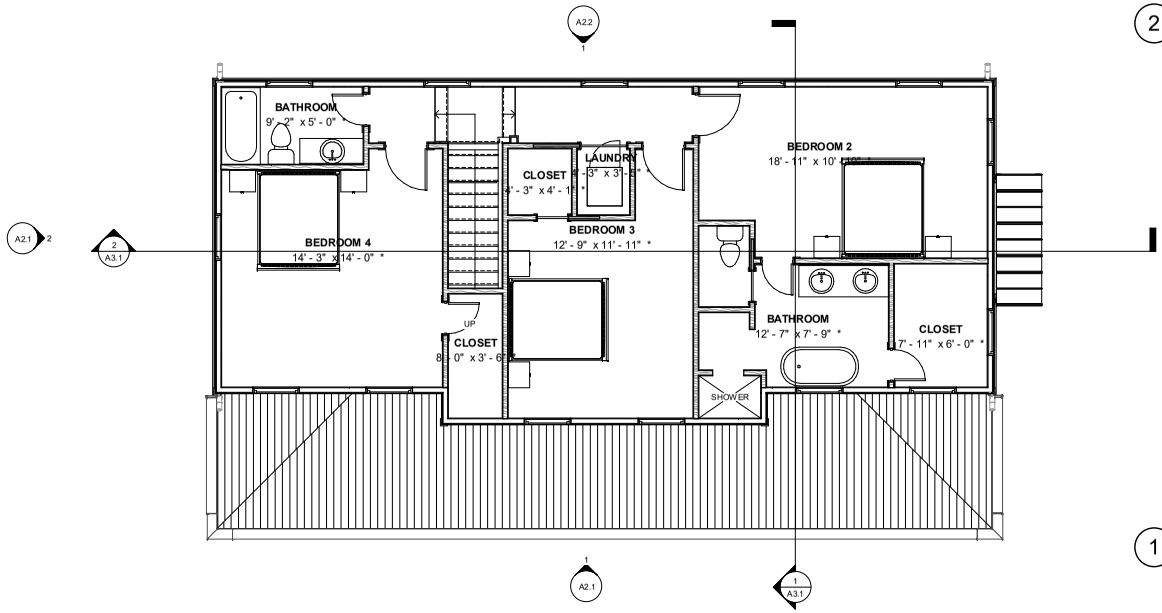
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
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No. 12345
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

Planning Commission July 10

REVISION 0

PROW HOUSE
ELEVATION 6R

ISSUED FOR
CONSTRUCTION

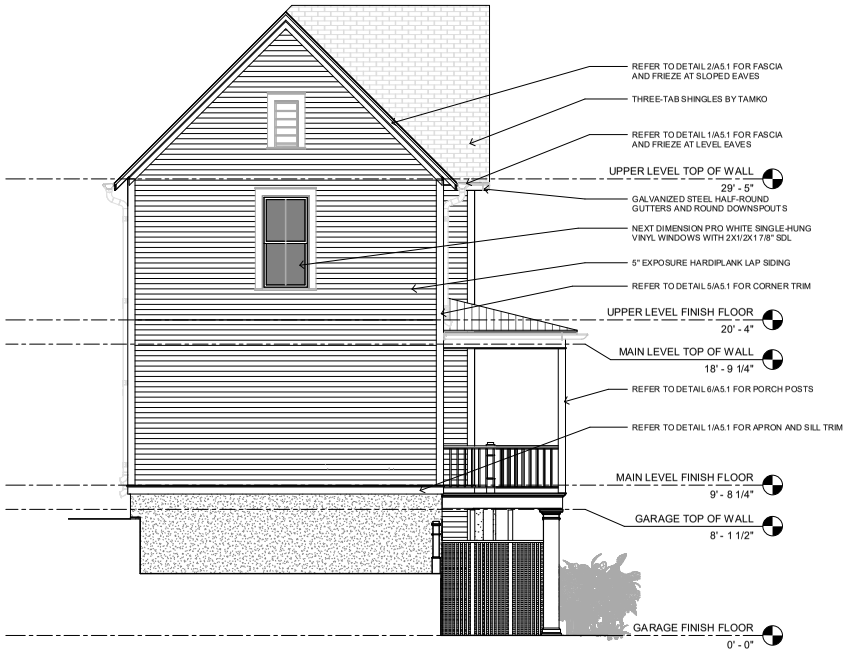
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DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
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PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

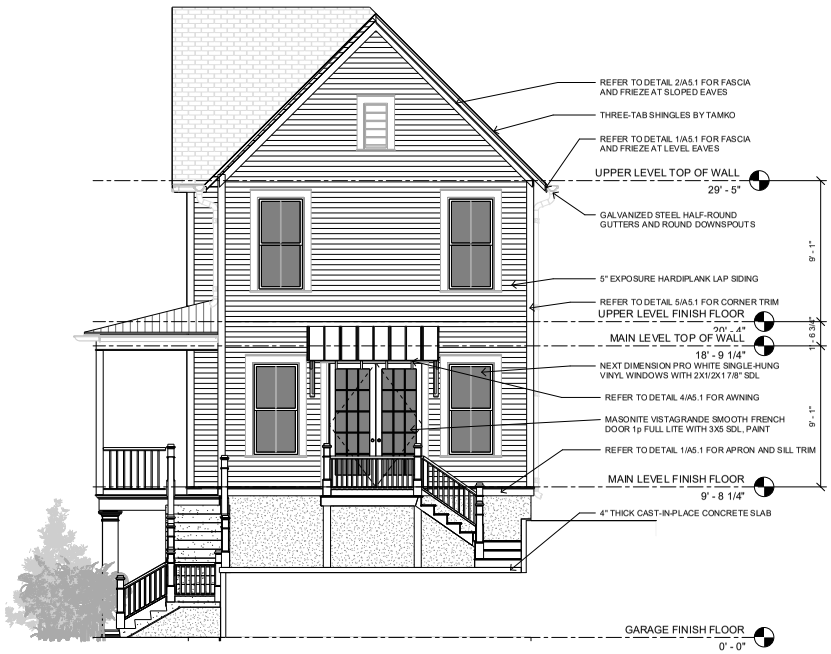
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DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.1



1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
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#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

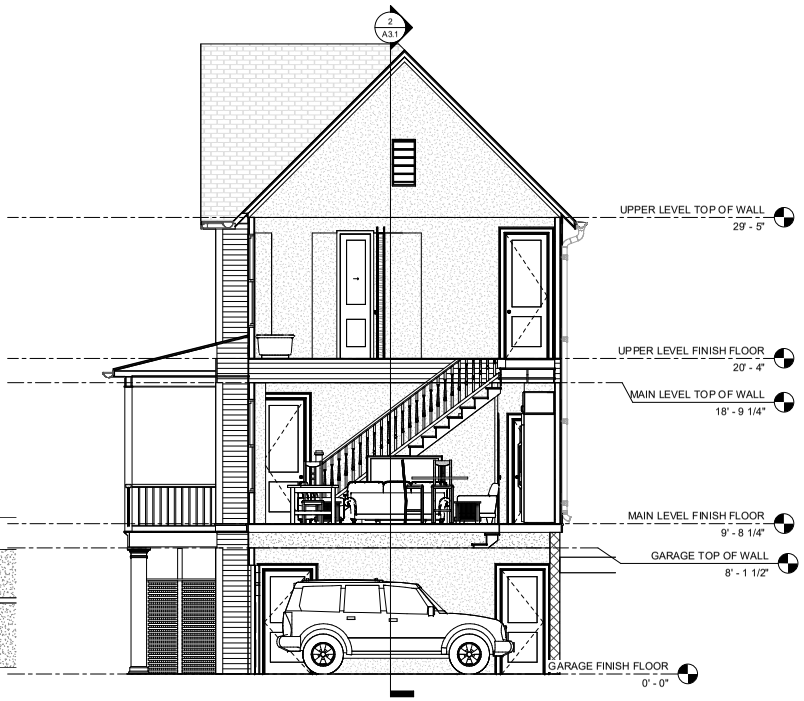
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12240 JOHN BRIAN TAYLOR

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REVISION 0

PROW HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

SHEET A3.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 411 of 602
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PROW HOUSE
ELEVATION 6R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	DIMENSION PLANS
A1.2	DIMENSION PLANS
A1.3	GARAGE LEVEL FINISH PLANS
A1.4	MAIN LEVEL FINISH PLANS
A1.5	UPPER LEVEL FINISH PLANS
A1.6	FOUNDATION PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

GROSS AREA TOTALS	
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

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STATE OF ARKANSAS
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#1504
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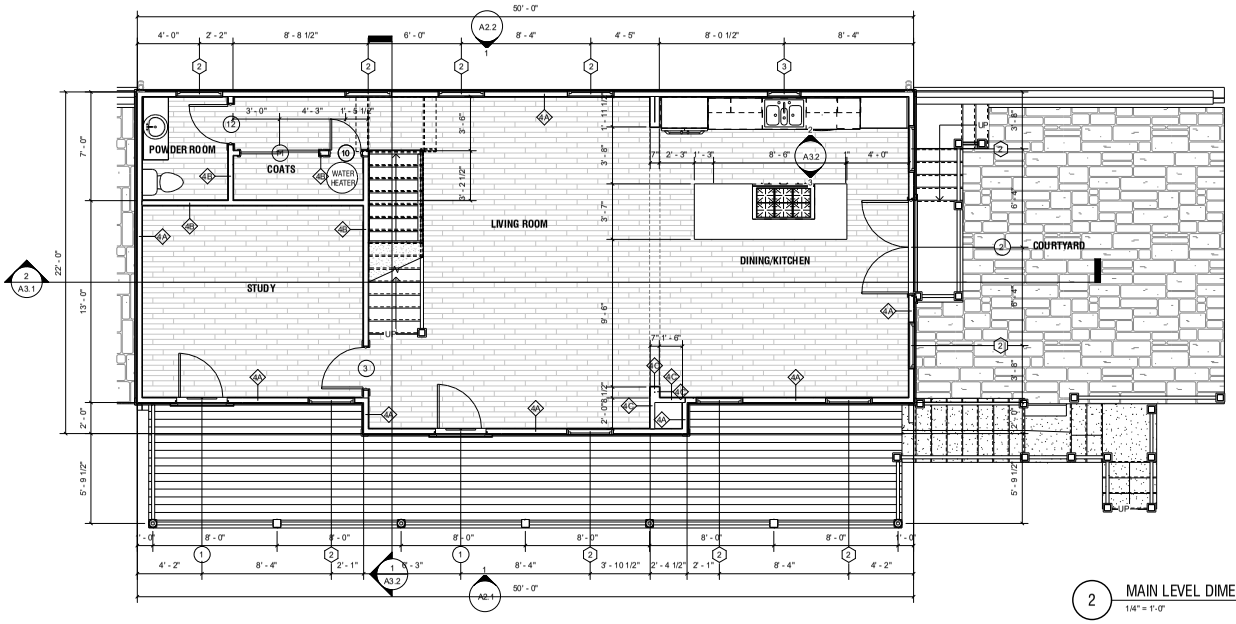
PROW HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

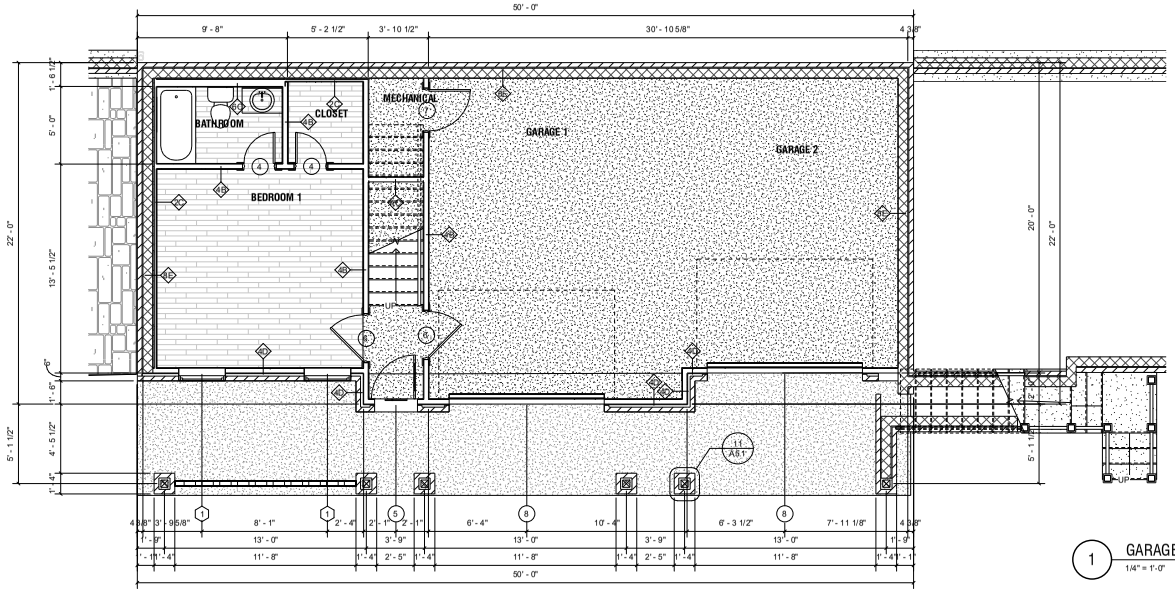
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

COVER

SHEET A0



2 MAIN LEVEL DIMENSION FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR DIMENSION PLAN
1/4" = 1'-0"

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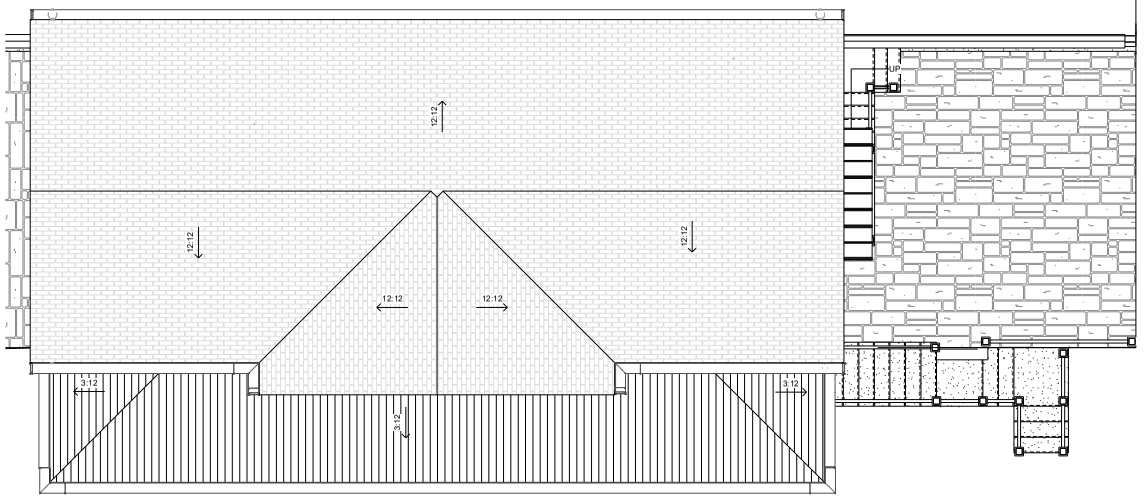
PROW HOUSE
ELEVATION 6R

ISSUED FOR
CONSTRUCTION

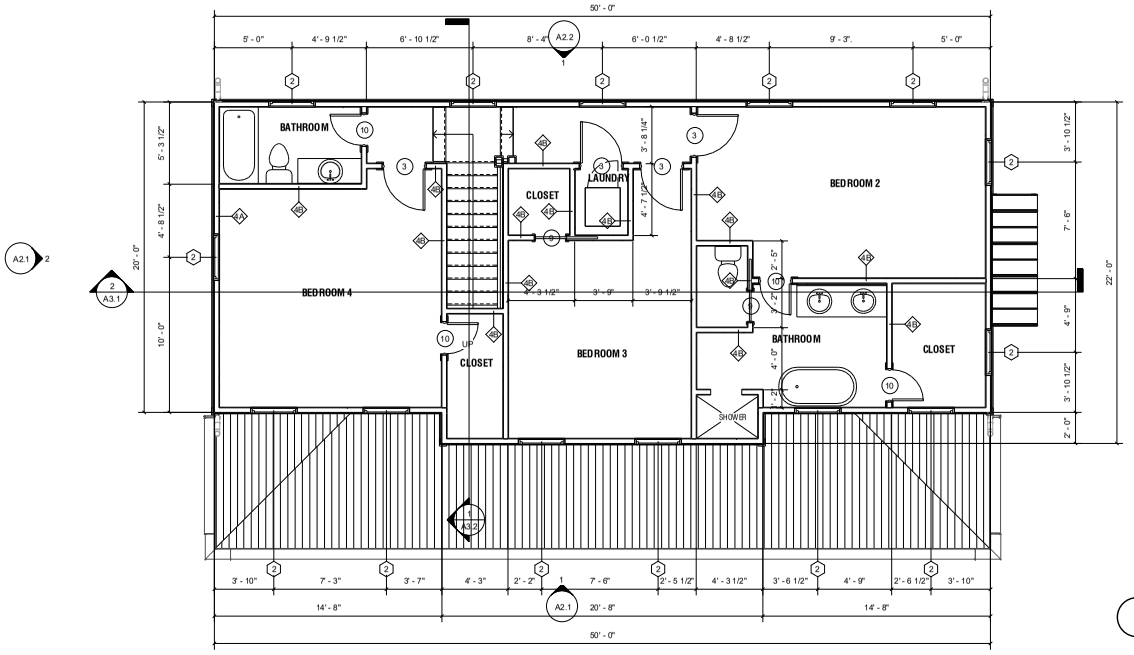
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

DIMENSION PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL DIMENSION FLOOR PLAN
1/4" = 1'-0"

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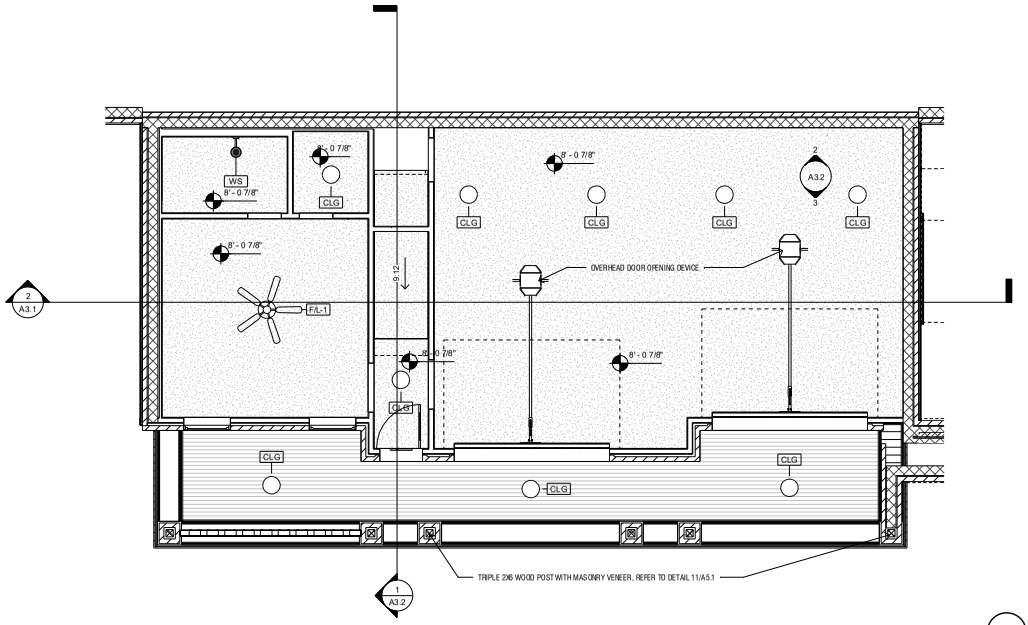
PROW HOUSE
ELEVATION 6R

ISSUED FOR
CONSTRUCTION

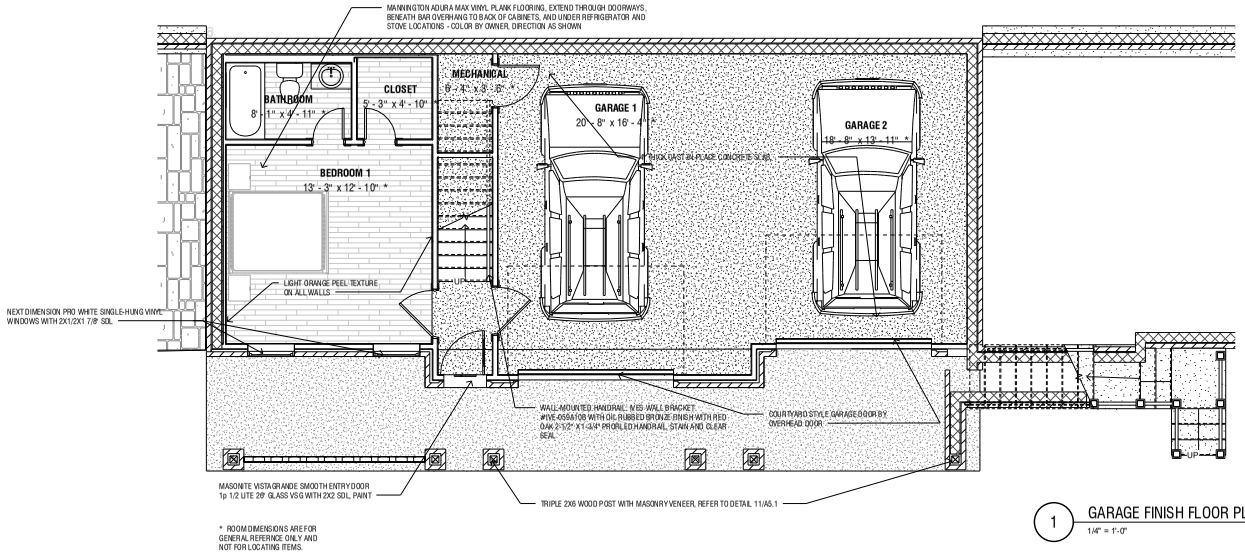
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DRAWN BY: TK
DATE: 03/20/2023

DIMENSION PLANS

SHEET A1.2



2 GARAGE LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

1 GARAGE FINISH FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12240
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

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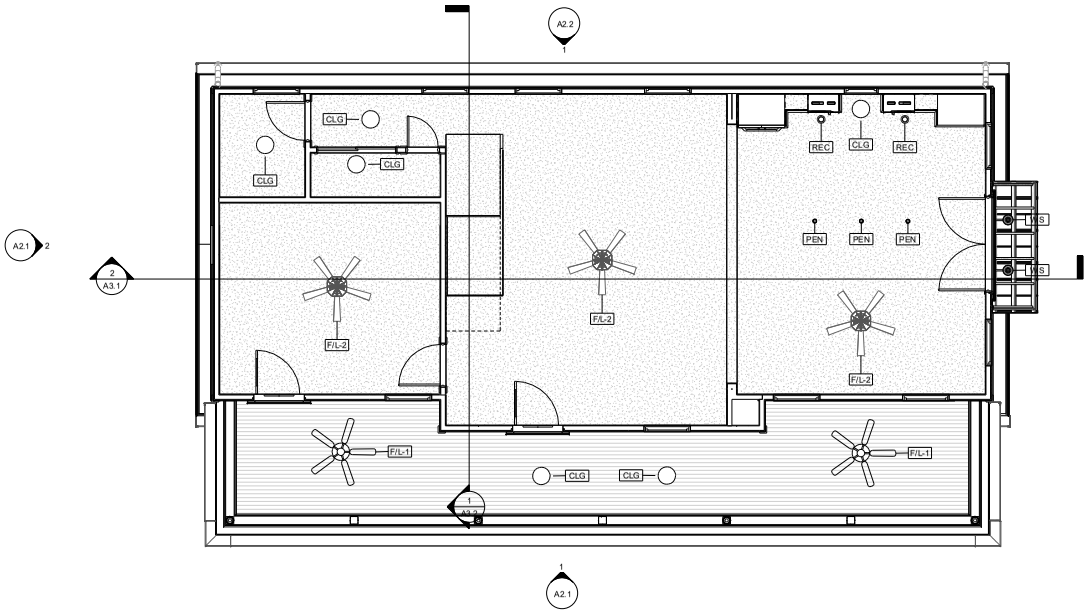
PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

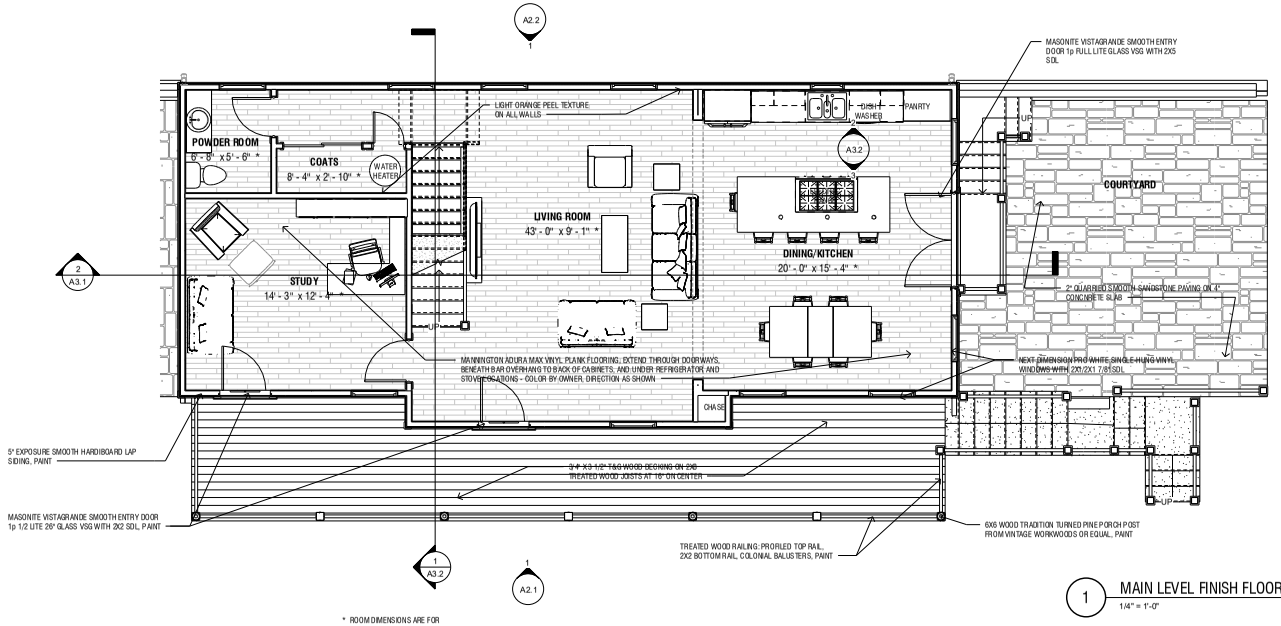
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

GARAGE LEVEL FINISH PLANS

SHEET A1.3



2 MAIN LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"



1 MAIN LEVEL FINISH FLOOR PLAN
1/4" = 1'-0"

* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAGUE

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PROW HOUSE ELEVATION 6R

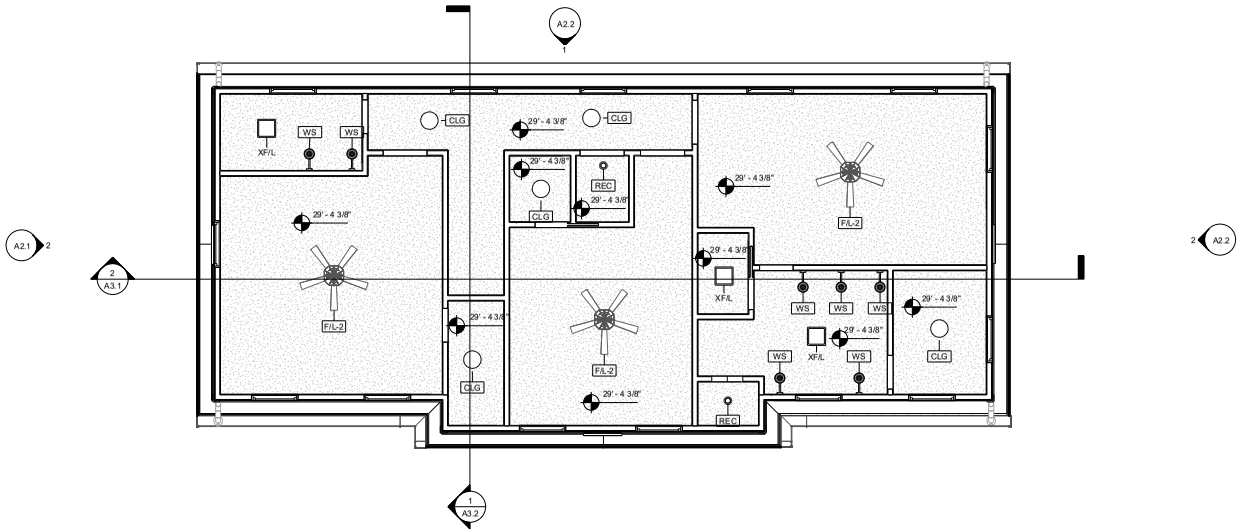
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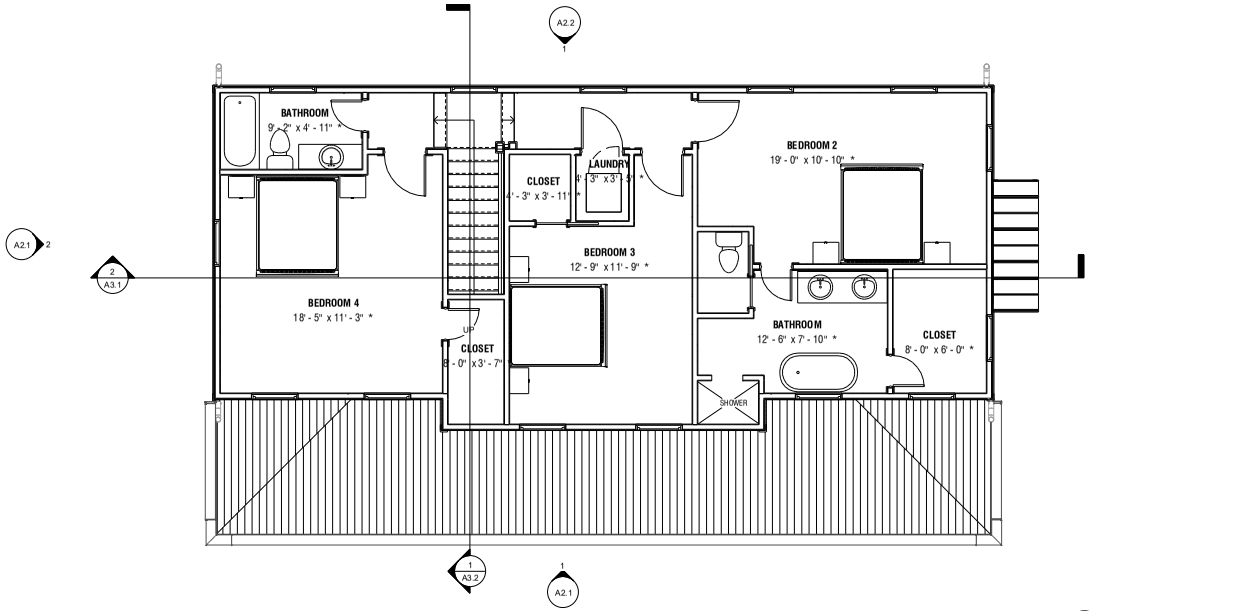
MAIN LEVEL FINISH PLANS

SHEET A1.4

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Planning Commission July 10, 2023 Page 416 of 602



2 UPPER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UPPER LEVEL FINISH FLOOR PLAN
1/4" = 1'-0"

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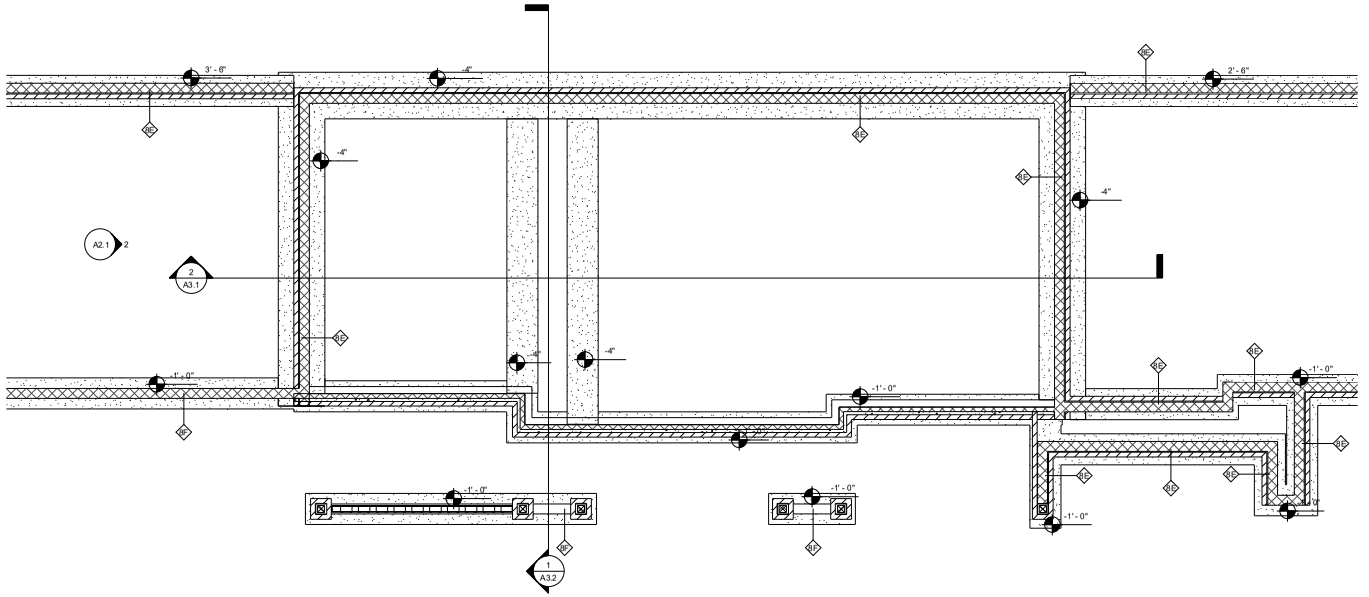
PROW HOUSE
ELEVATION 6R

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CONSTRUCTION

ENGINEER: BT
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DATE: 03/20/2023

UPPER LEVEL
FINISH PLANS

SHEET A1.5



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12906
JOHN BRIAN TAGUE

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ARKANSAS - ENGINEER

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ELEVATION 6R

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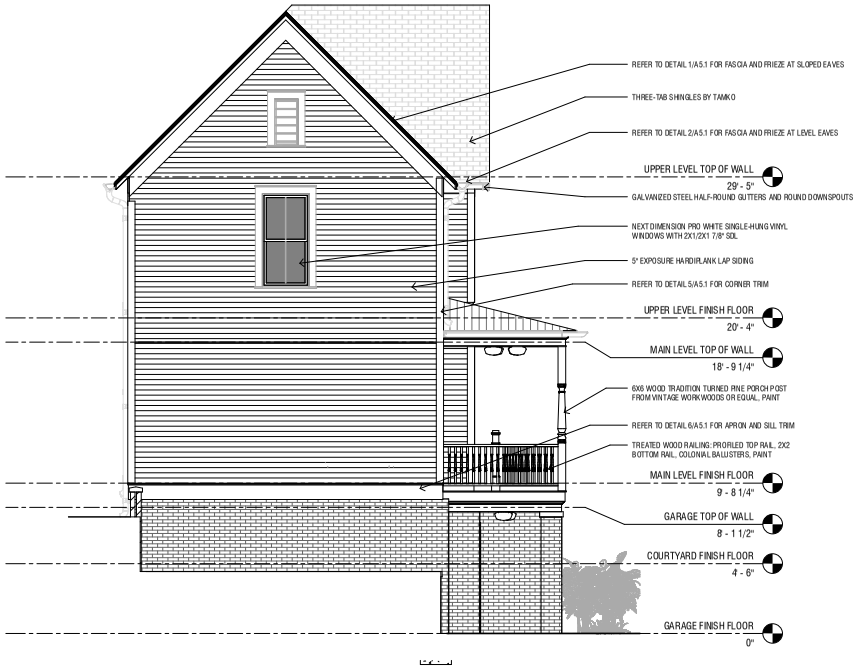
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

FOUNDATION PLAN

SHEET A1.6



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
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ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 6R

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ENGINEER: BT
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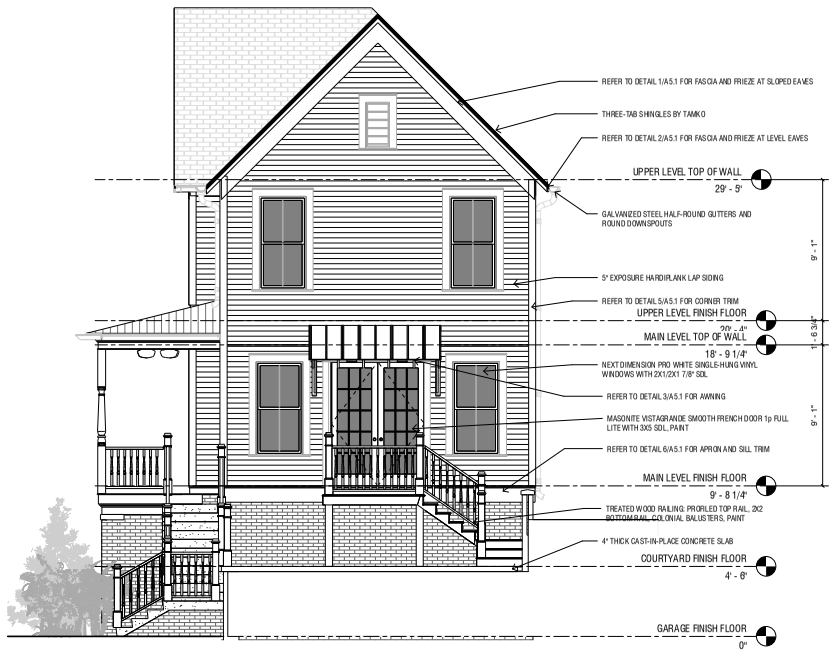
ELEVATIONS

SHEET A2.1

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1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

REVISION 0

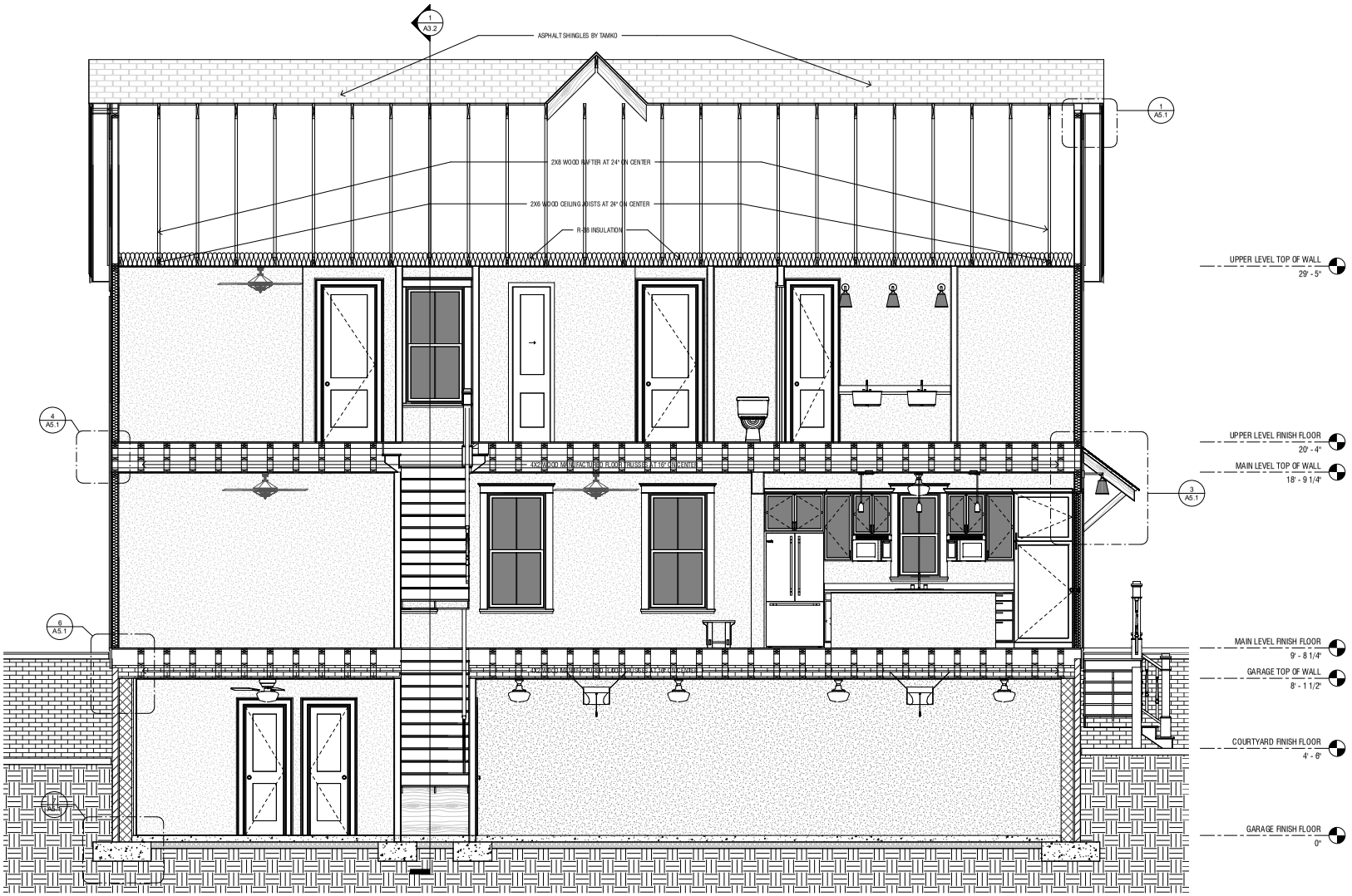
PROW HOUSE ELEVATION 6R

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ENGINEER: BT
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DATE: 03/20/2023

ELEVATIONS

SHEET A2.2



2 LONG SECTION
3/8" = 1'-0"

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STATE OF ARKANSAS
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ARKANSAS - ENGINEER

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PROW HOUSE
ELEVATION 6R

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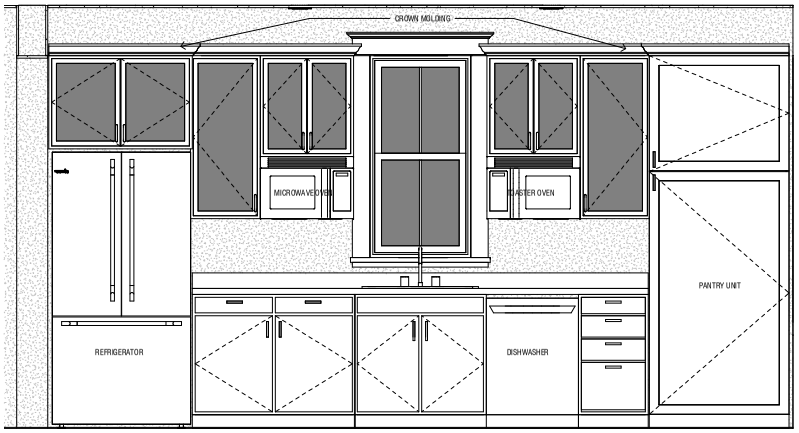
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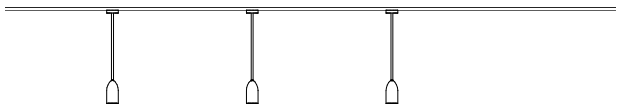
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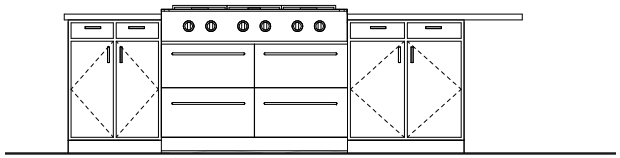
Community Development
July 10, 2023
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Page 338 of 372
Page 420 of 602

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) 421 of 602
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July 10, 2023 Planning Commission

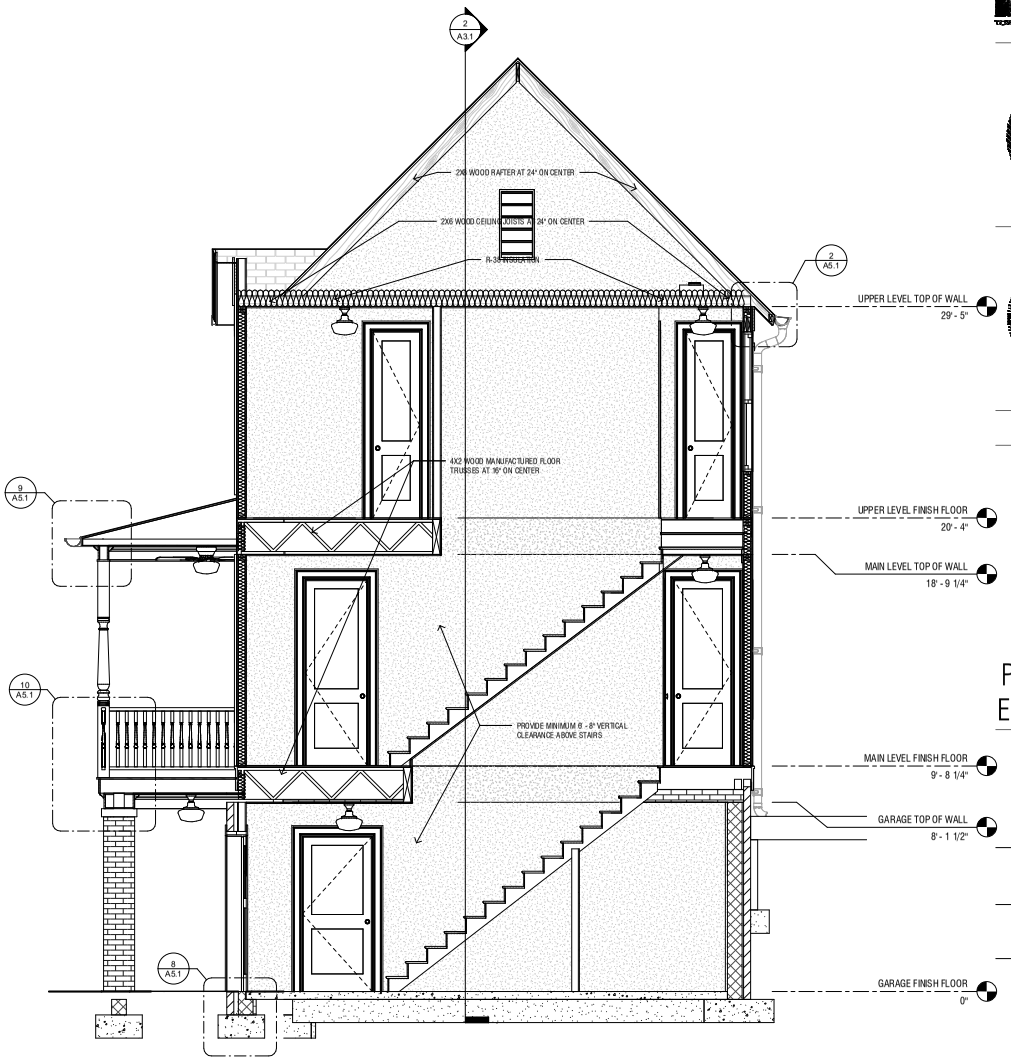


2 KITCHEN WALL ELEVATION
3/4" = 1'-0"





3 KITCHEN ISLAND ELEVATION
3/4" = 1'-0"



1 CROSS SECTION
3/8" = 1'-0"

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REVISION 0

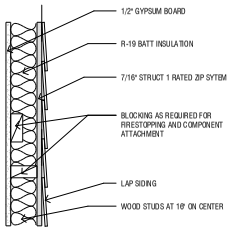
PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

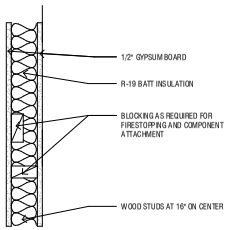
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

SECTIONS

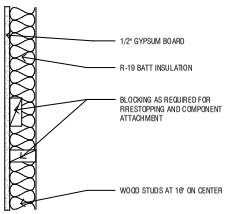
SHEET A3.2



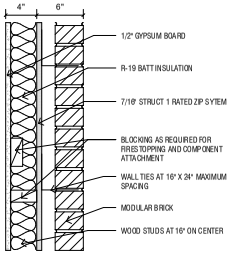
1 WALL TYPE A
1 1/2" = 1'-0"



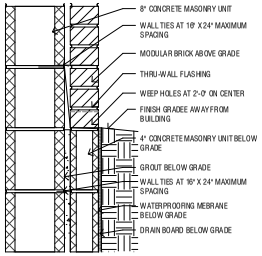
2 WALL TYPE B
1 1/2" = 1'-0"



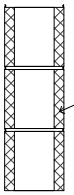
3 WALL TYPE C
1 1/2" = 1'-0"



8 WALL TYPE D
1 1/2" = 1'-0"



9 WALL TYPE E
1 1/2" = 1'-0"

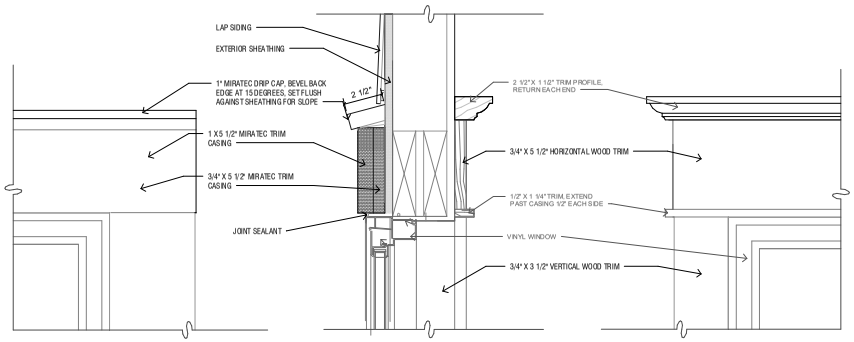


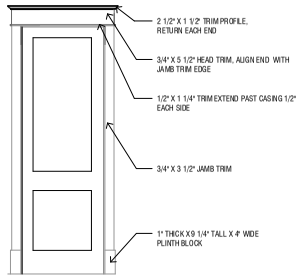
4 WALL TYPE F
1 1/2" = 1'-0"

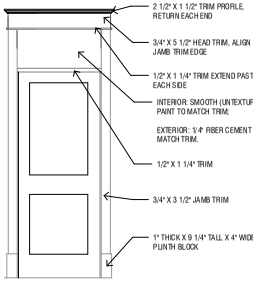
WINDOW SCHEDULE					
Type Mark	Width	Height	Head Ht	Sill Ht	Comments
1	3' - 0"	6' - 0"	7' - 6"	1' - 6"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	3' - 0"	6' - 0"	8' - 0"	2' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
3	2' - 2"	4' - 4"	8' - 0"	3' - 8"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE RINISH FLOOR AND GREATER THAN 6 - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH.

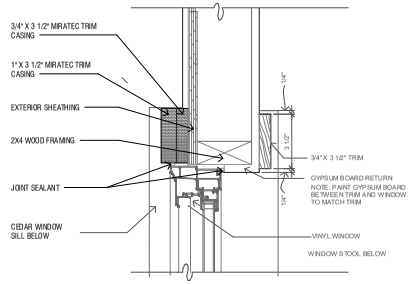
DOOR SCHEDULE			
Type Mark	Width	Height	Comments
1	3' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	6' - 0"	8' - 0"	MASONITE VISTAGRANDE SMOOTH ENTRY DOOR 1p FULL LITE GLASS VSG WITH 2X5 SDL
3	2' - 8"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
4	2' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	2' - 6"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	3' - 0"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
7	2' - 8"	6' - 8"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
8	10' - 0"	7' - 0"	COURTYARD STYLE GARAGE DOOR BY OVERHEAD DOOR
9	2' - 0"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
10	2' - 0"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
11	5' - 0"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN BIFOLD DOOR, SMOOTH FINISH
12	2' - 6"	8' - 0"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH

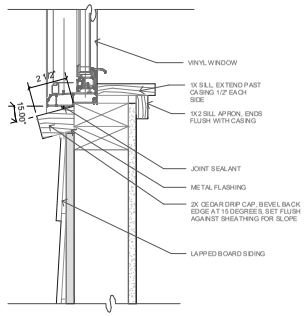




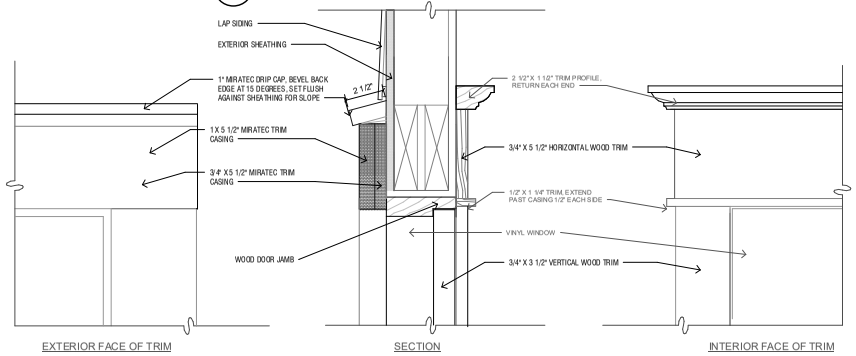


6 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"





7 WINDOW DETAILS
3" = 1'-0"



5 DOOR TRIM DETAILS
3" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

Commercial Plans July 10, 2023

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

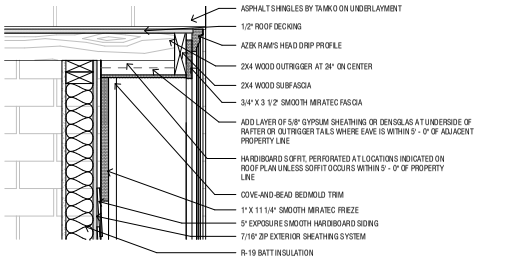
PROW HOUSE
ELEVATION 6R

ISSUED FOR CONSTRUCTION

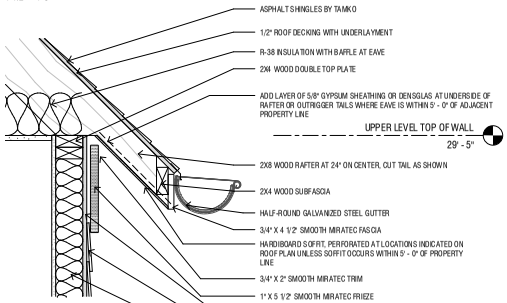
ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

SCHEDULES

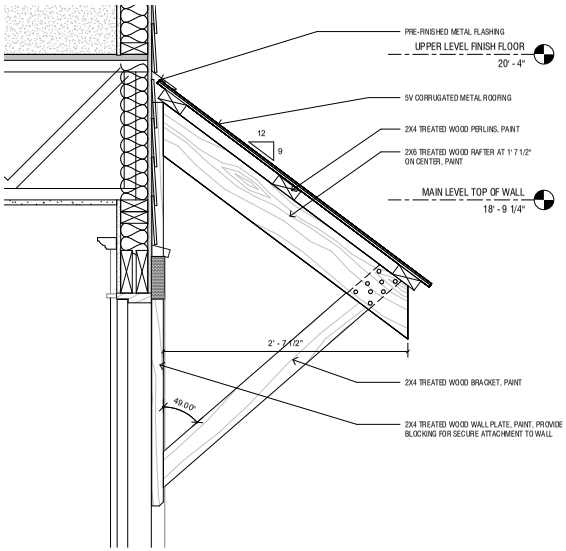
SHEET A4.1



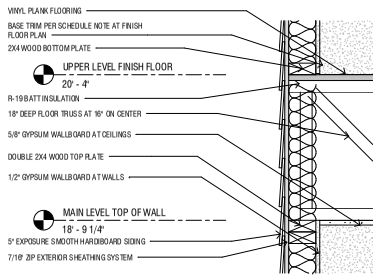
1 ROOF EDGE AT RAKE DETAIL
1 1/2" = 1'-0"



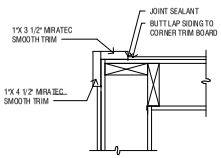
2 ROOF EDGE DETAIL
1 1/2" = 1'-0"



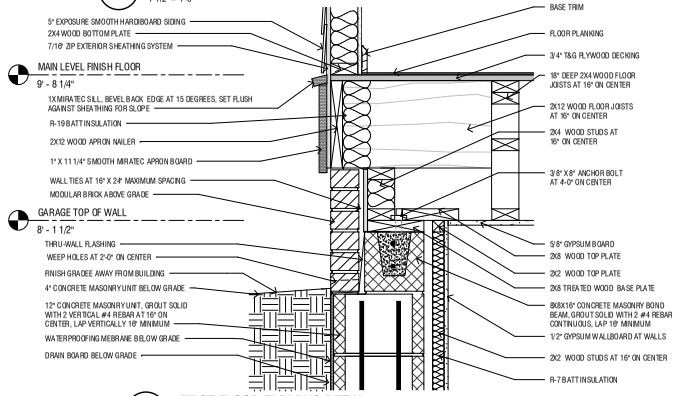
3 AWNING DEATIL
1 1/2" = 1'-0"



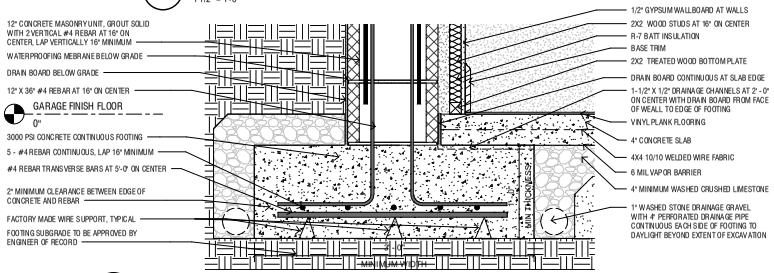
4 SECOND FLOOR FRAMING DETAIL
1 1/2" = 1'-0"



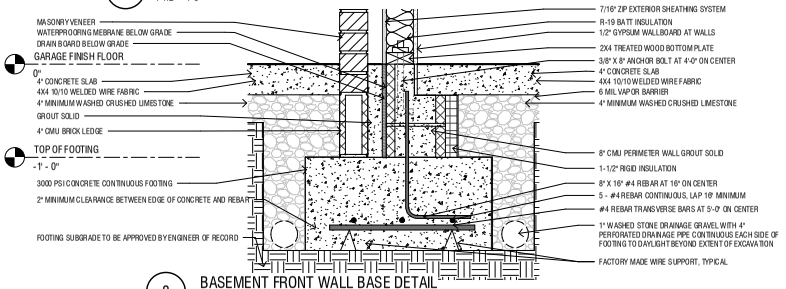
5 CORNER TRIM DETAIL
1 1/2" = 1'-0"



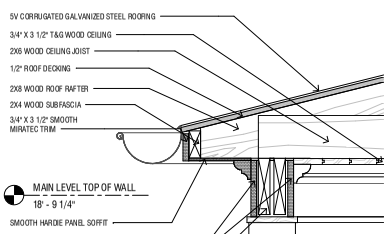
6 FIRST FLOOR FARMING DETAIL
1 1/2" = 1'-0"



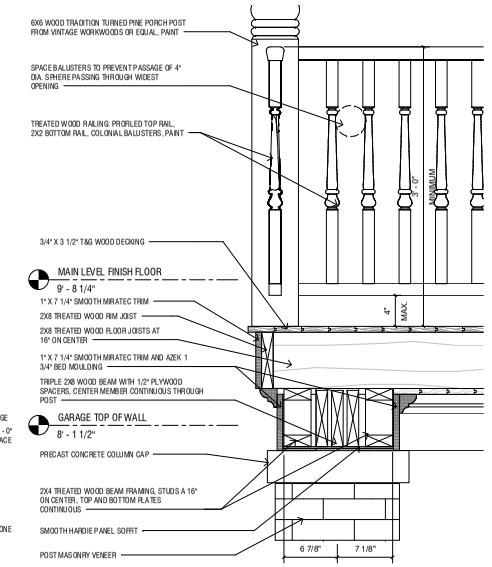
7 BASEMENT RETAINING WALL
1 1/2" = 1'-0"



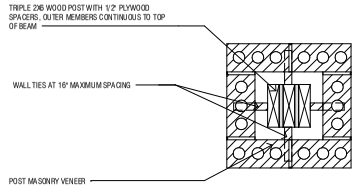
8 BASEMENT FRONT WALL BASE DETAIL
1 1/2" = 1'-0"



9 PORCH ROOF EDGE DETAIL
1 1/2" = 1'-0"



10 PORCH DECK FRAMING DETAIL
1 1/2" = 1'-0"



11 GARAGE LEVEL POST PLAN
1 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR
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ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 6R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/20/2023

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 341 of 372
Planning Commission July 10, 2023 Page 423 of 602

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PROW HOUSE
ELEVATION 7L

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

REVISION 0

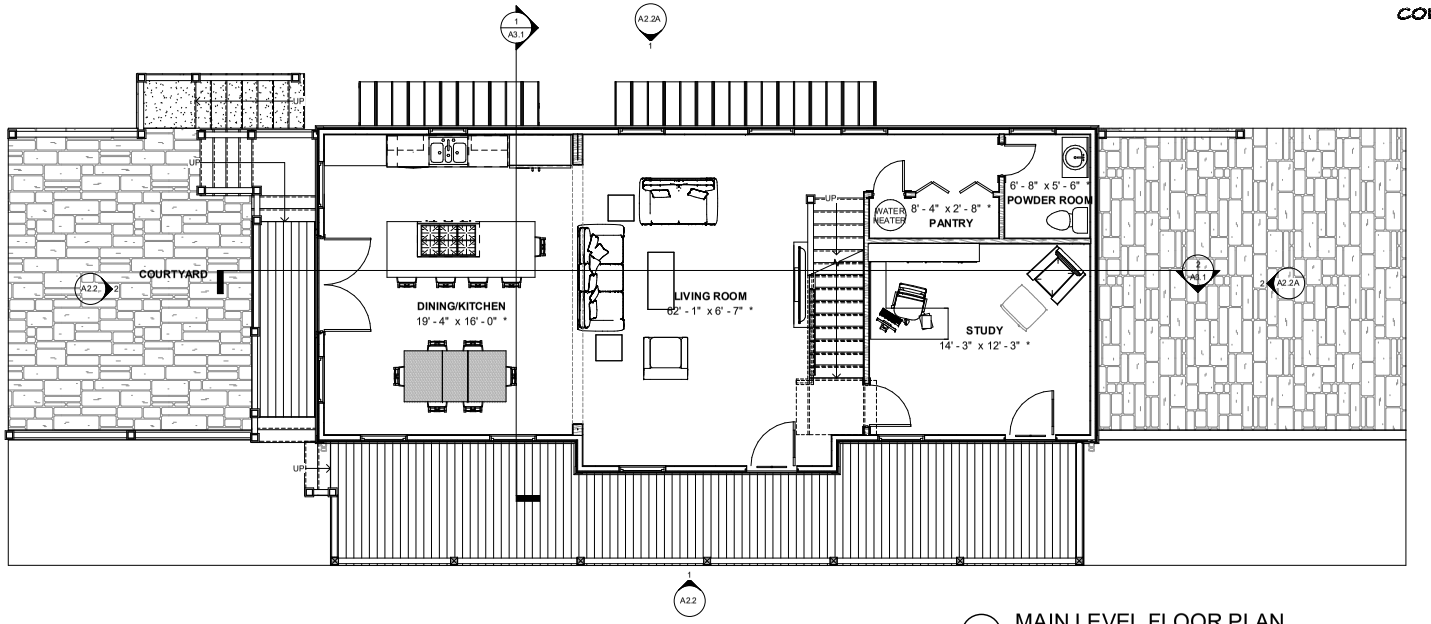
PROW HOUSE
ELEVATION 7L

ISSUED FOR
CONSTRUCTION

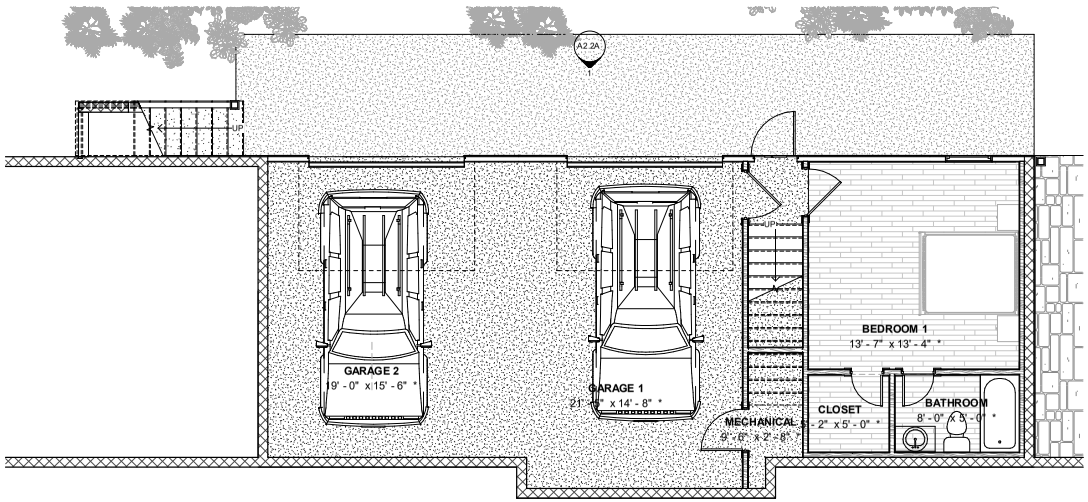
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

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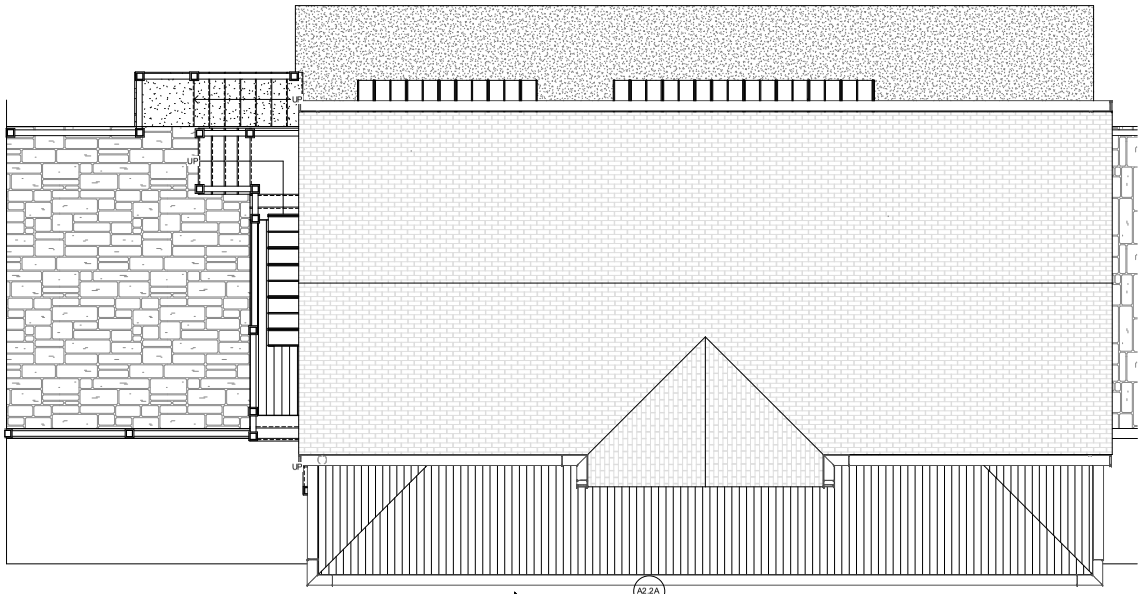
PROW HOUSE ELEVATION 7L

ISSUED FOR CONSTRUCTION

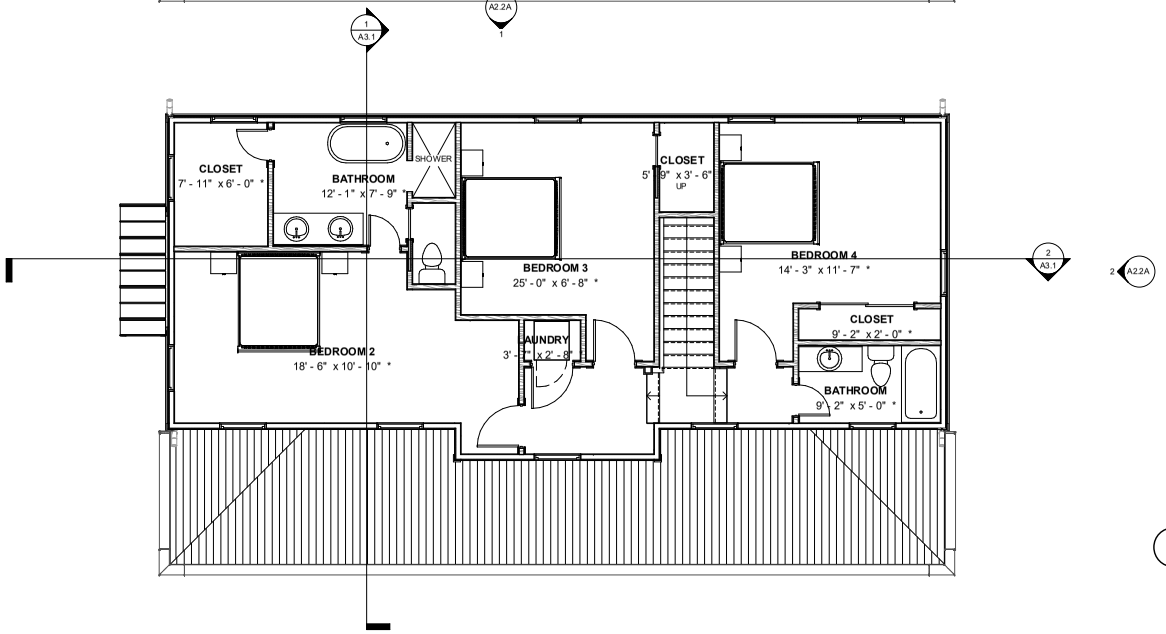
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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#1504
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REVISION 0

PROW HOUSE
ELEVATION 7L

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ENGINEER: BT
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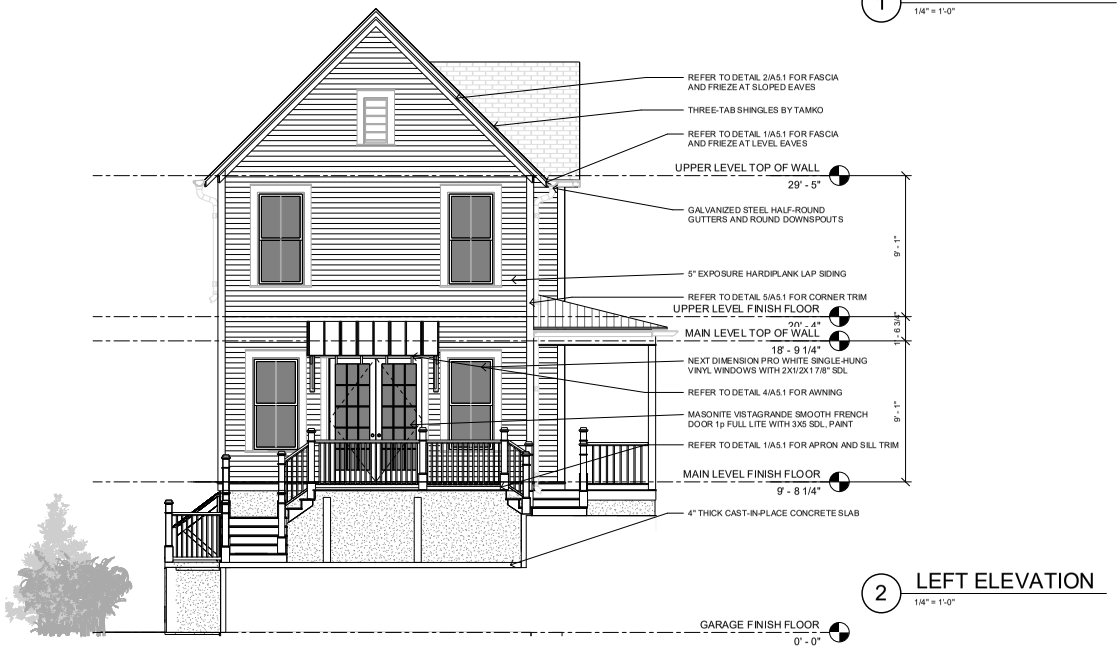
PLANS

SHEET A1.2

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1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

REVISION 0

PROW HOUSE
ELEVATION 7L

ISSUED FOR
CONSTRUCTION

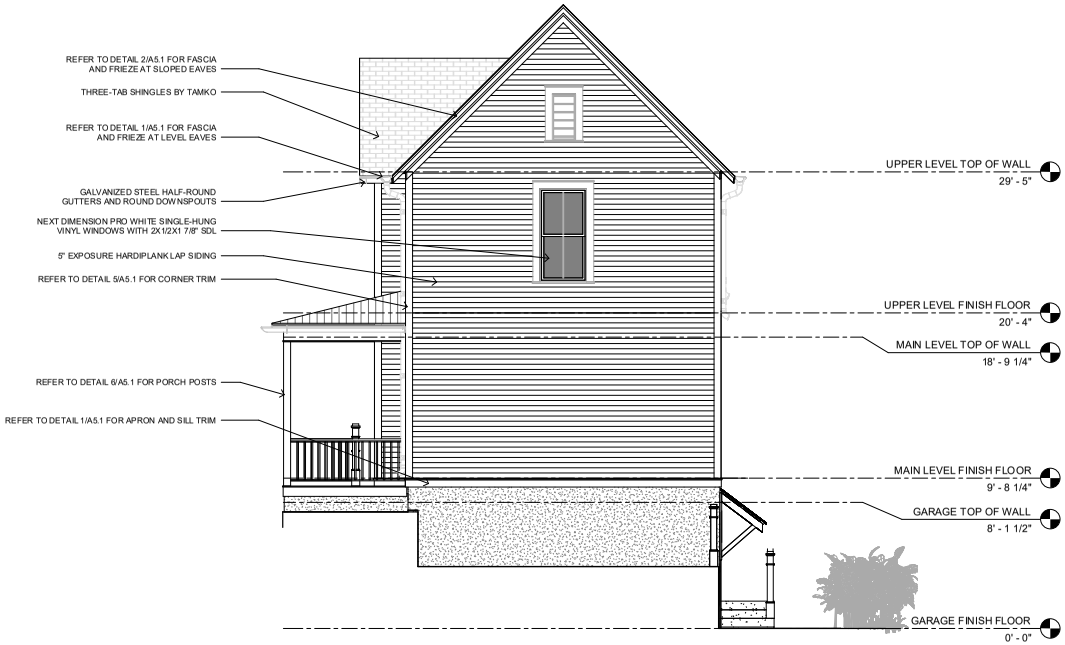
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 7L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

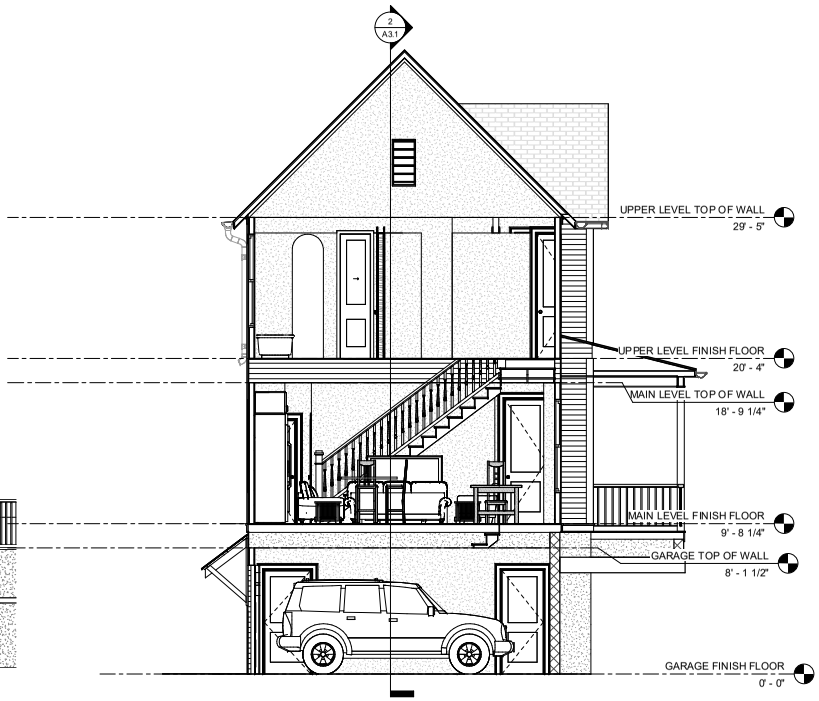
ELEVATIONS

SHEET A2.2A

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 428 of 602
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2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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REVISION 0

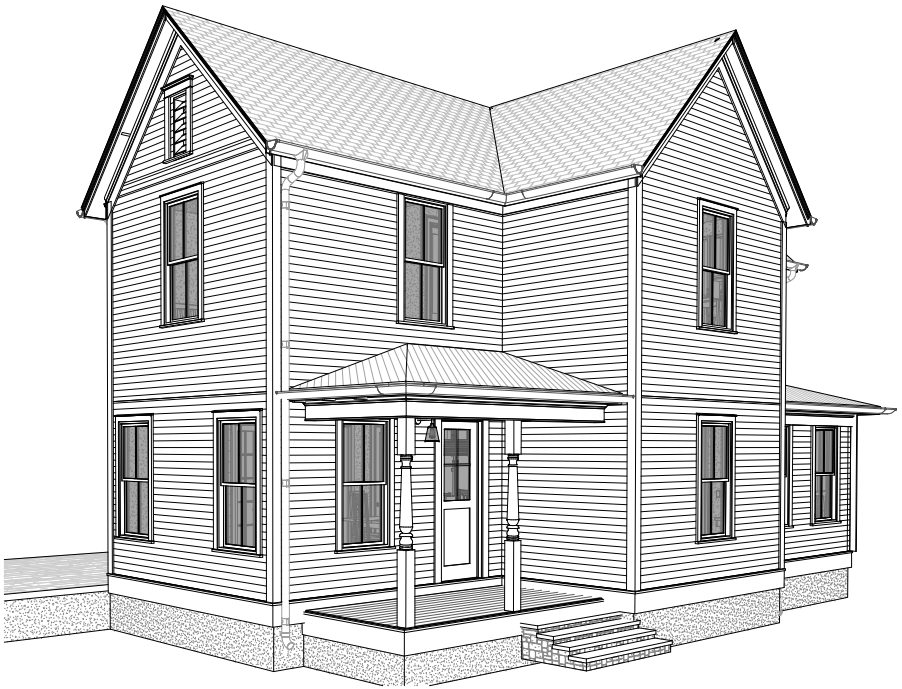
PROW HOUSE
ELEVATION 7L

ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

SECTIONS

SHEET A3.1



PROW HOUSE

ELEVATION 8L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURES ARE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 ECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	DIMENSION FLOOR PLANS
A1.2	FINISH FLOOR PLANS
A1.3	REFLECTED CEILING PLANS
A1.4	ROOF & FOUNDATION PLANS
A1.5	FRAMING PLANS
A1.6	POWER PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A4.2	INTERIOR ELEVATIONS
A4.3	INTERIOR ELEVATIONS
A5.1	DETAILS

PROJECT DATA	
GARAGE	374 SF
GROUND FLOOR	953 SF
SECOND FLOOR	716 SF
	2043 SF
TOTAL UNDER ROOF	2043 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 8L

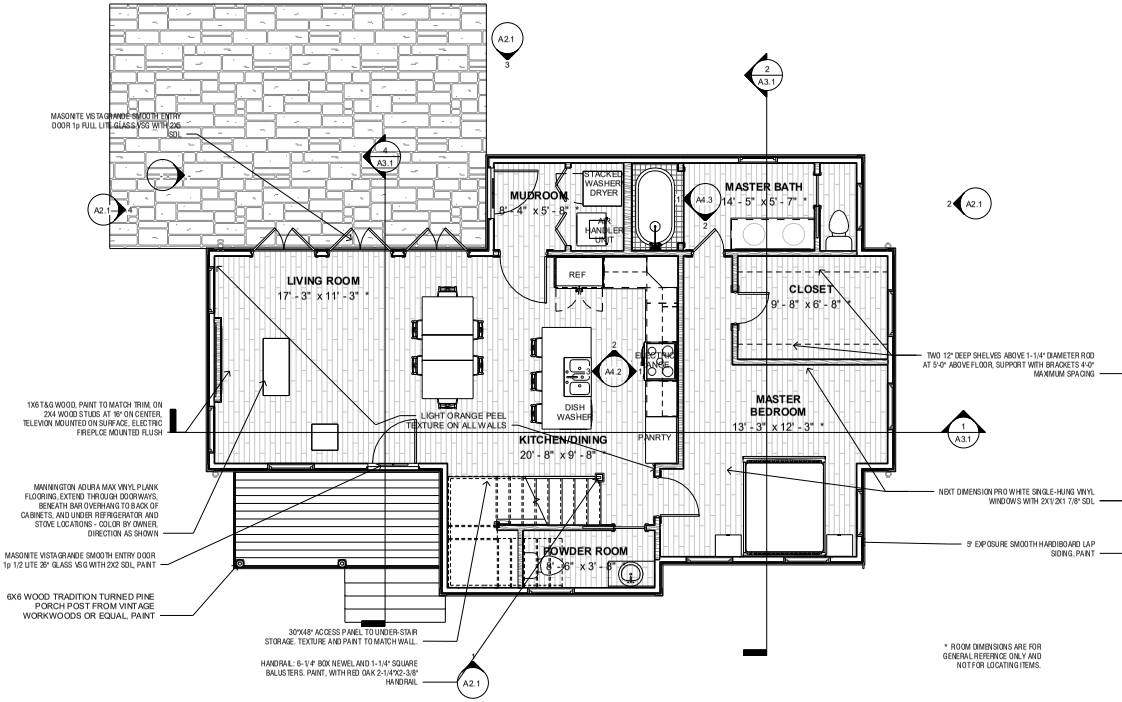
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DRAWN BY: TK
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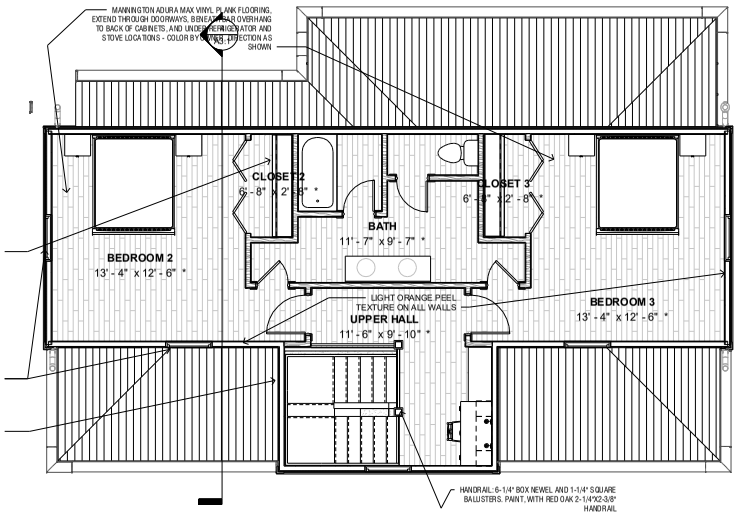
COVER

SHEET A0

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Commission July 10, 2023 Page 348 of 372
Page 430 of 602



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"

AREA DATA	
GROUND FLOOR	953 SF
SECOND FLOOR	716 SF
	1670 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12246 JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

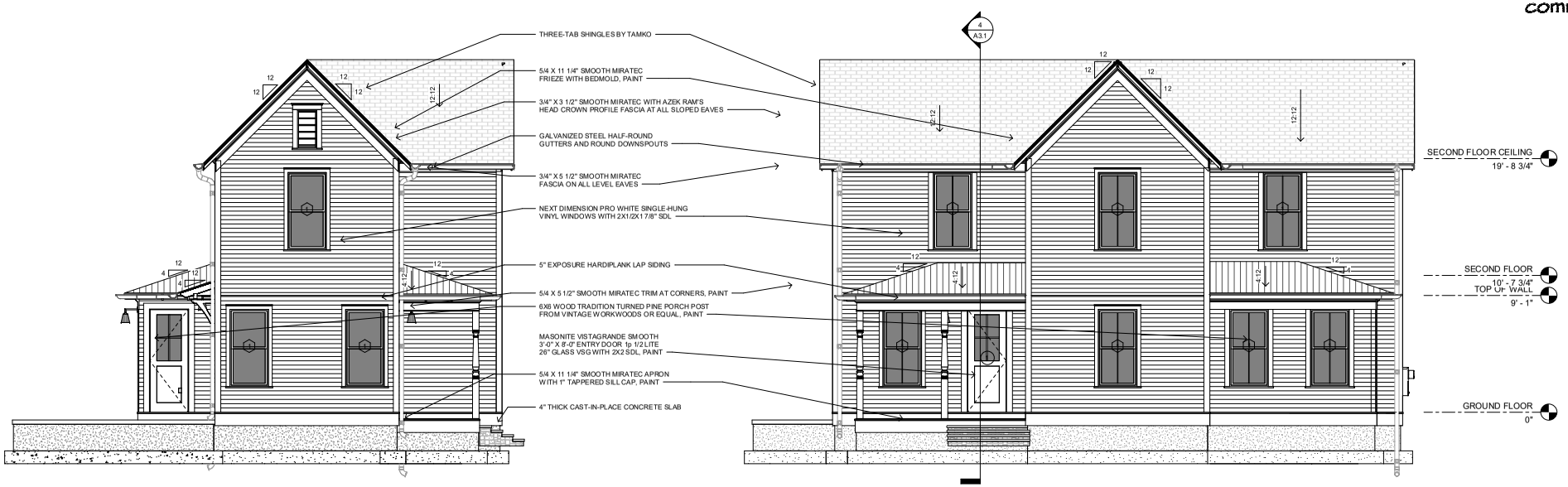
PROW HOUSE
ELEVATION 8L

ISSUED FOR REVIEW

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DRAWN BY: TK
DATE: 04/27/23

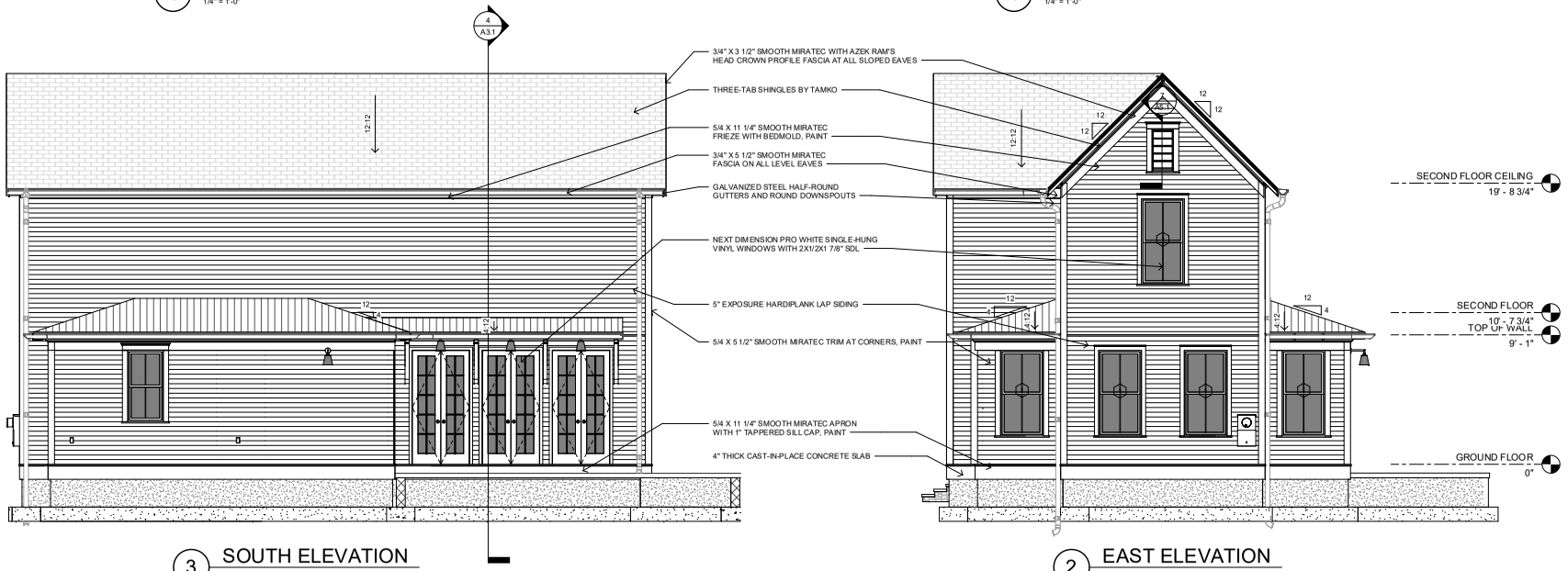
FINISH FLOOR PLANS

SHEET A1.2



4 WEST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

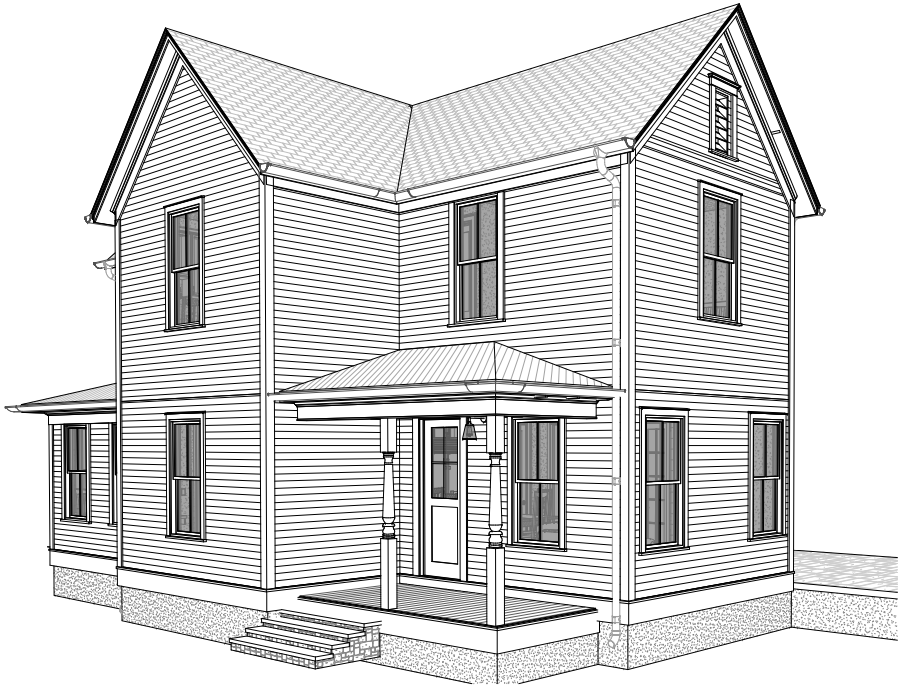
PROW HOUSE ELEVATION 8L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 04/27/23

ELEVATIONS

SHEET A2.1



PROW HOUSE

ELEVATION 8R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. TEH CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2012 International Residential Code
2006 Arkansas State Fuel and Gas Code
2006 Arkansas State Plumbing
2017 National Electrical Code
2009 ANSI A117.1
2010 Arkansas State Mechanical Code
2011 Arkansas Energy Code (2009 IECC)
2012 Arkansas Fire Prevention Code (2012 IBC & IRC with amendments)

SHEET INDEX	
A0	COVER
A1.1	DIMENSION FLOOR PLANS
A1.2	FINISH FLOOR PLANS
A1.3	REFLECTED CEILING PLANS
A1.4	ROOF & FOUNDATION PLANS
A1.5	FRAMING PLANS
A1.6	POWER PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
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A5.1	DETAILS

PROJECT DATA	
GARAGE	374 SF
GROUND FLOOR	953 SF
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	2043 SF
TOTAL UNDER ROOF	2043 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 8R

ISSUED FOR CONSTRUCTION

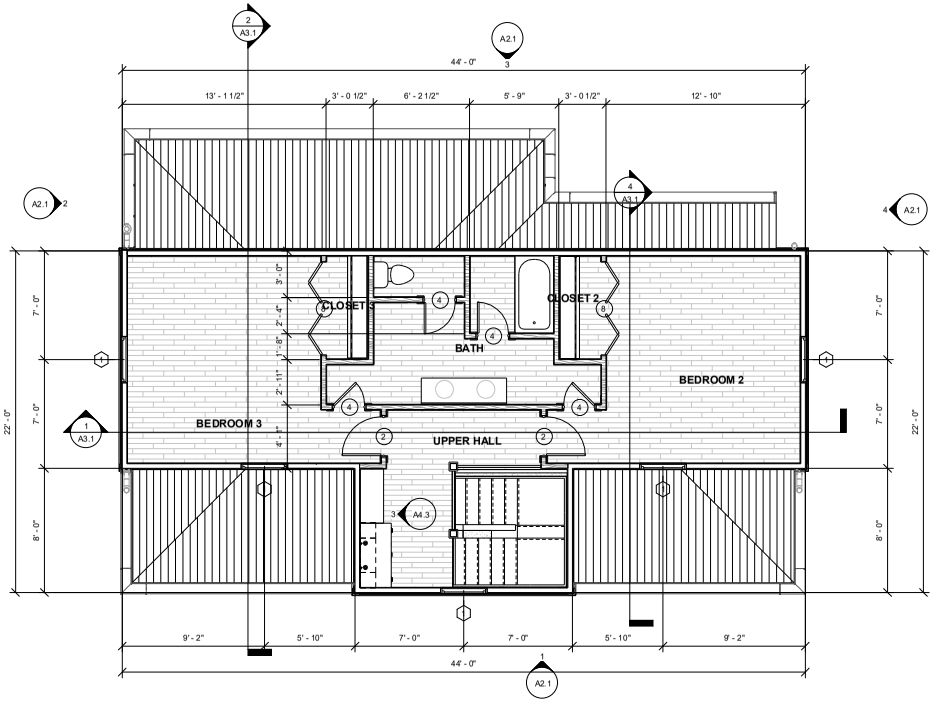
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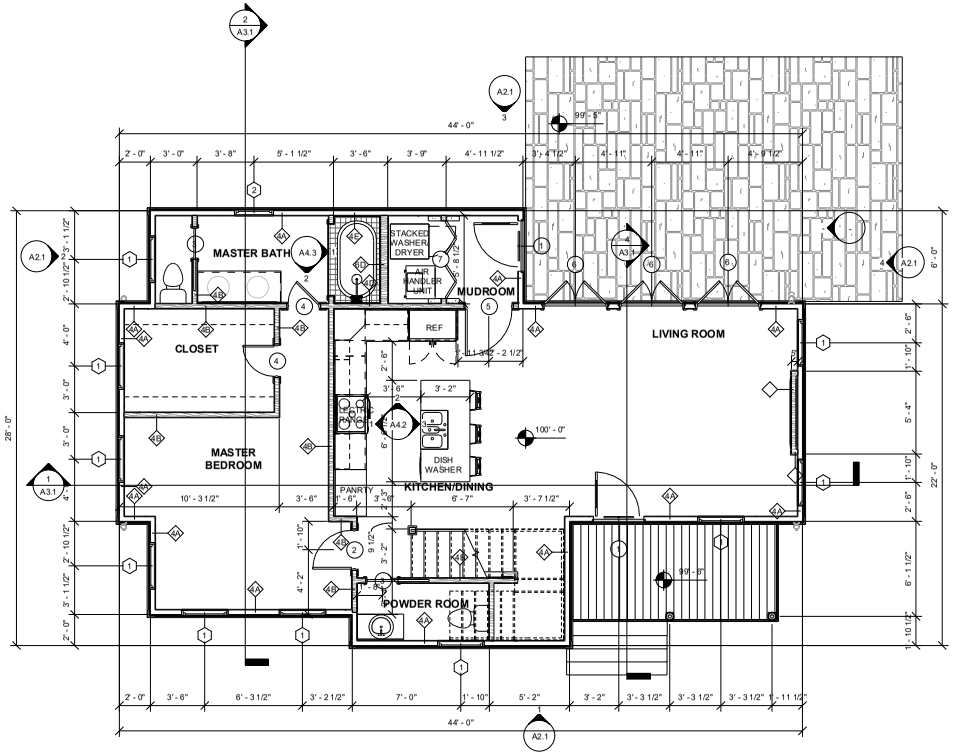
SHEET A0

Planning Commission July 10, 2023 Page 351 of 372
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 433 of 602

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SECOND FLOOR DIMENSION PLAN
2 1/4" = 1'-0"



GROUND FLOOR DIMENION PLAN
1 1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

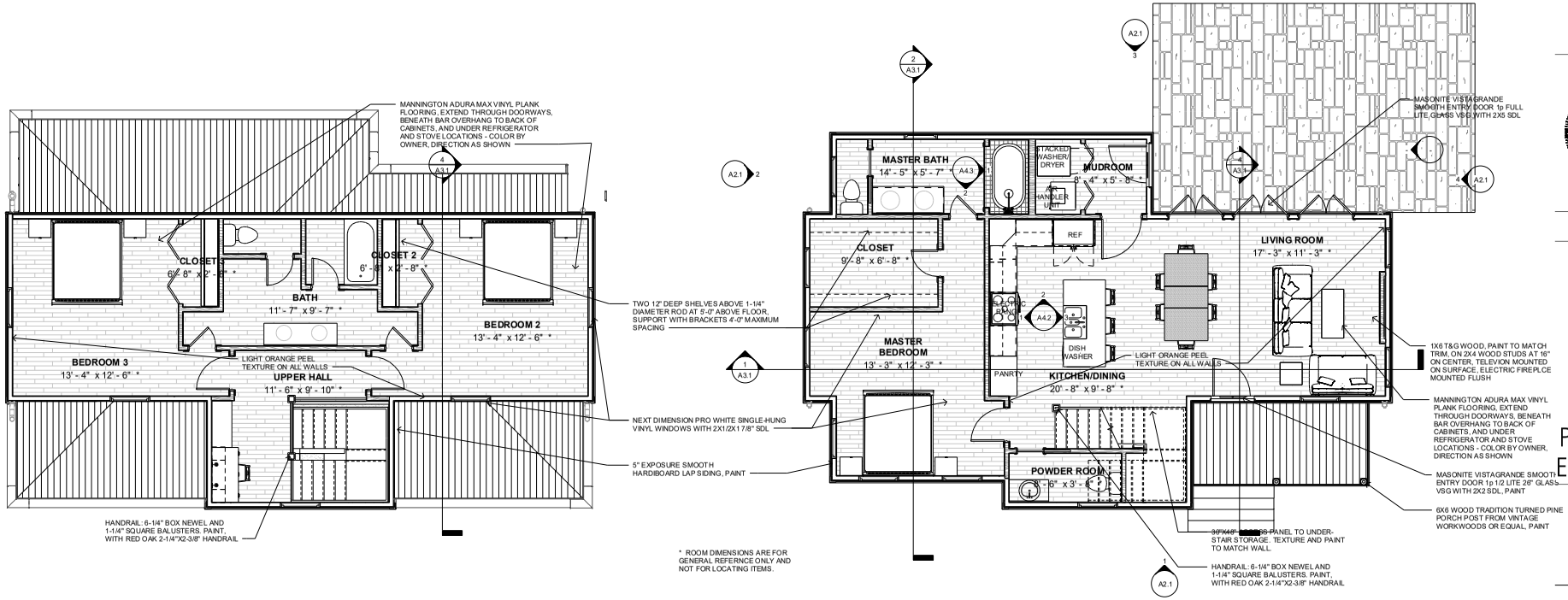
PROW HOUSE ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

DIMENSION FLOOR PLANS

SHEET A1.1



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"

1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

AREA DATA	
GROUND FLOOR	953 SF
SECOND FLOOR	716 SF
	1670 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 8R

ISSUED FOR CONSTRUCTION

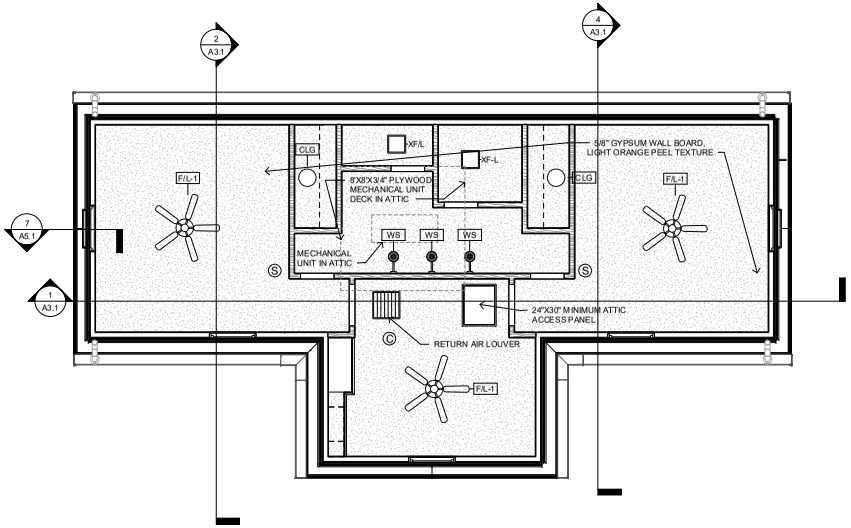
ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

FINISH FLOOR PLANS

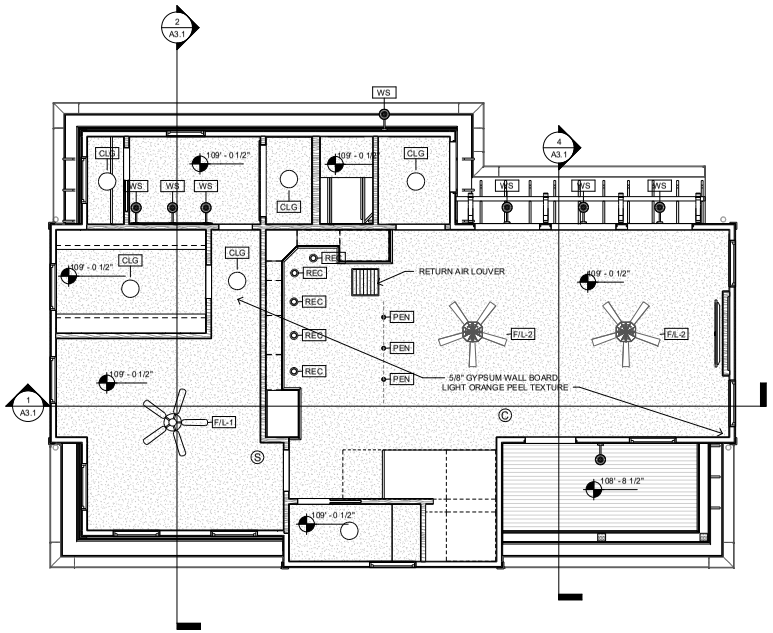
SHEET A1.2

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L-1	42" CEILING FAN WITH LIGHT KIT
F/L-2	52" CEILING FAN WITH LIGHT KIT
CF-E	52" CEILING FAN - OUTDOOR RATED
CLG	FLUSH-MOUNTED CEILING FIXTURE
WS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF/L-1	EXHAUST FAN WITH LIGHT
XF/L-2	EXHAUST FAN WITH LIGHT - WATERPROOF



SECOND FLOOR REFLECTED CEILING PLAN
2
1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN
1
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

REFLECTED CEILING PLANS

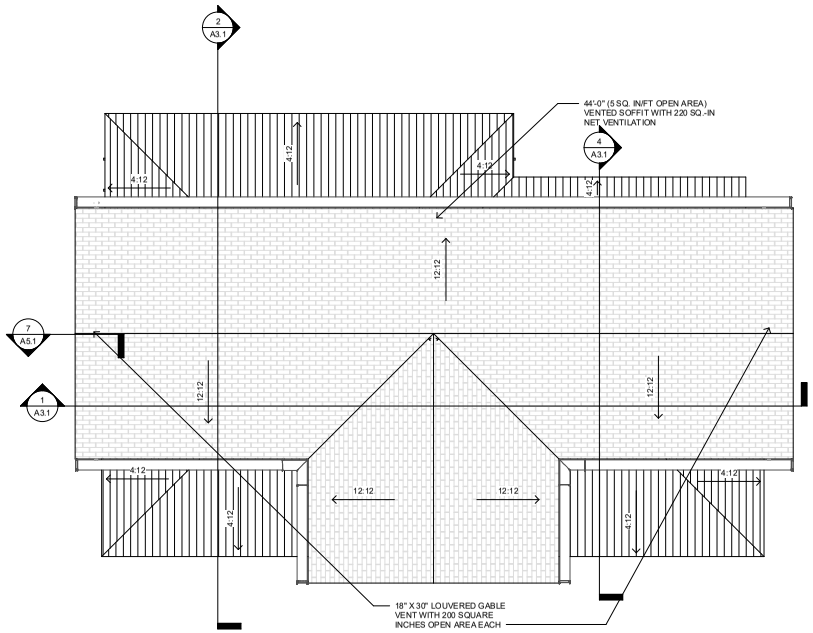
SHEET A1.3

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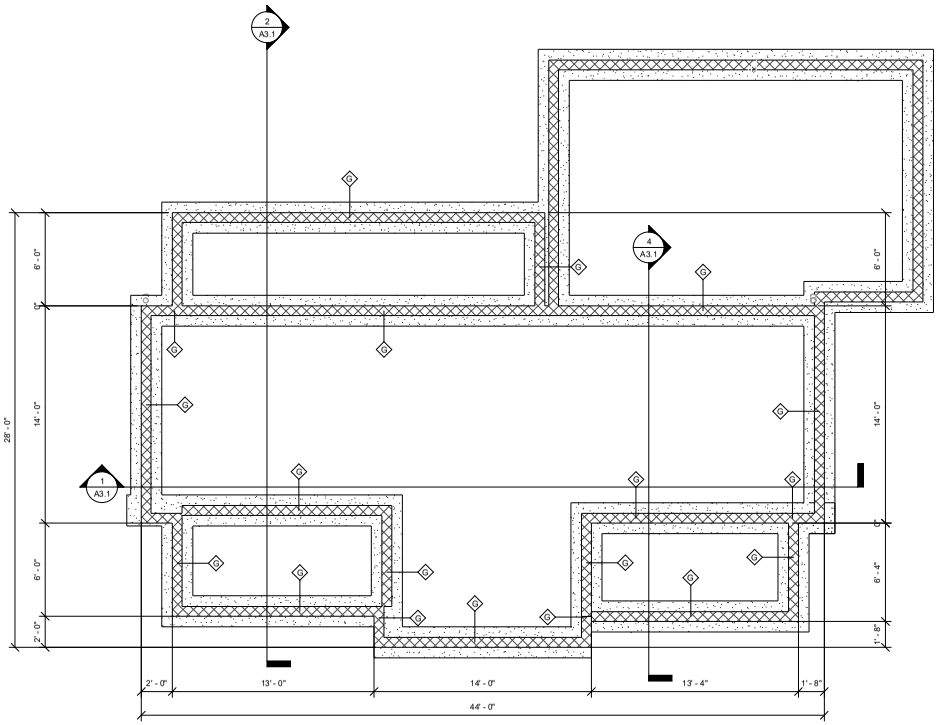
ATTIC VENTILATION CALCULATIONS:

TOTAL HOUSE ATTIC AREA: 716 SQUARE FEET

NET REQUIRED AREA: 344 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 220 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 400 SQUARE INCHES



2 ROOF
1/4" = 1'-0"



1 FOUNDATION
1/4" = 1'-0"

REVISION 0

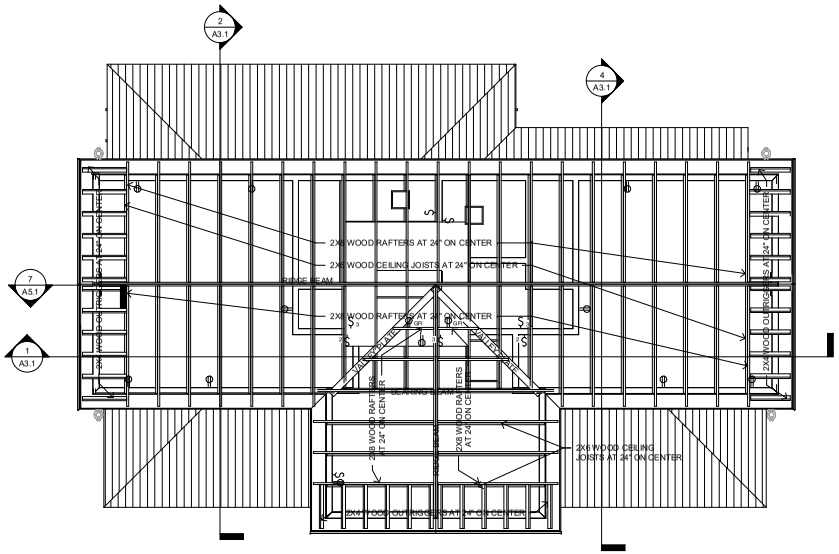
PROW HOUSE
ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

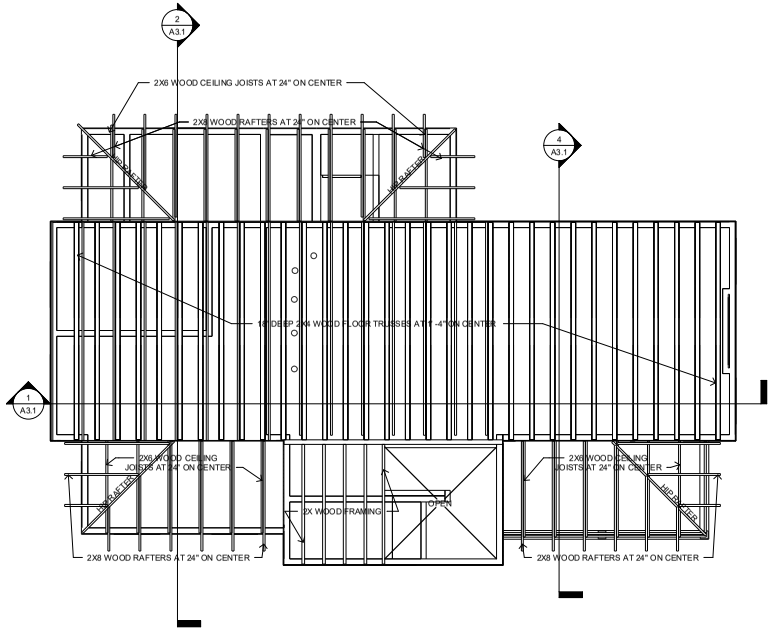
ROOF & FOUNDATION PLANS

SHEET A1.4



SECOND FLOOR ROOF FRAMING PLAN

2 — 1/4" = 1'-0"



LOW ROOFS AND SECOND FLOOR FRAMING PLANS

1 — 1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

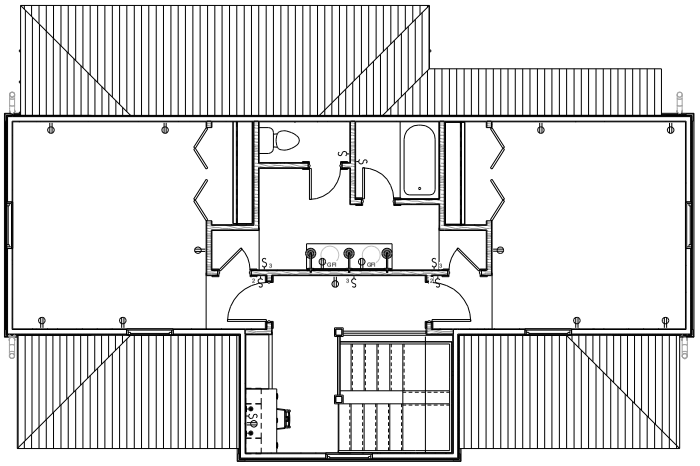
FRAMING PLANS

SHEET A1.5

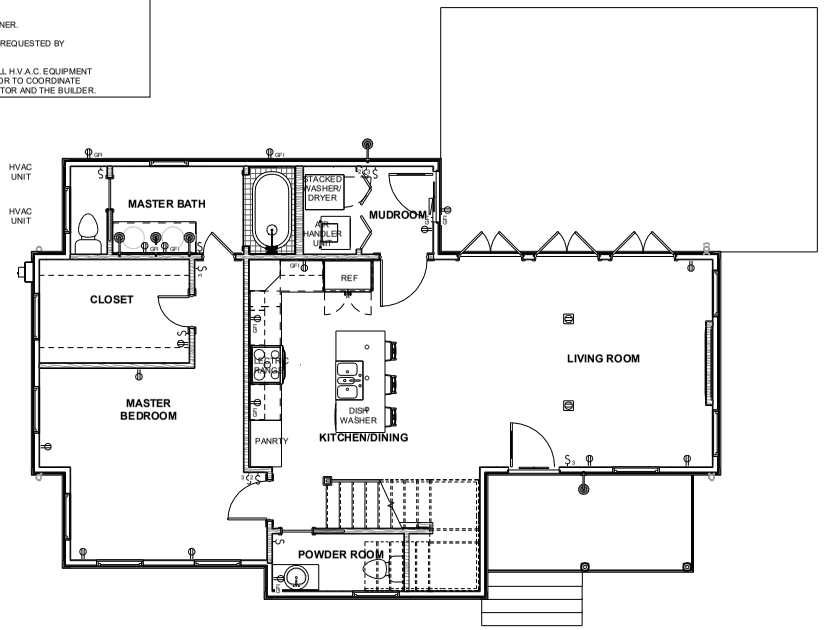
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT)
Planning Commission July 10, 2023
Page 356 of 372
Page 438 of 602

ELECTRICAL NOTES

1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE DETECTORS AND ALARMS SHALL BE INTERCONNECTED.
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
16. PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND THE BUILDER.



2 SECOND FLOOR POWER PLAN
1/4" = 1'-0"



1 GROUND FLOOR POWER PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

REVISION 0

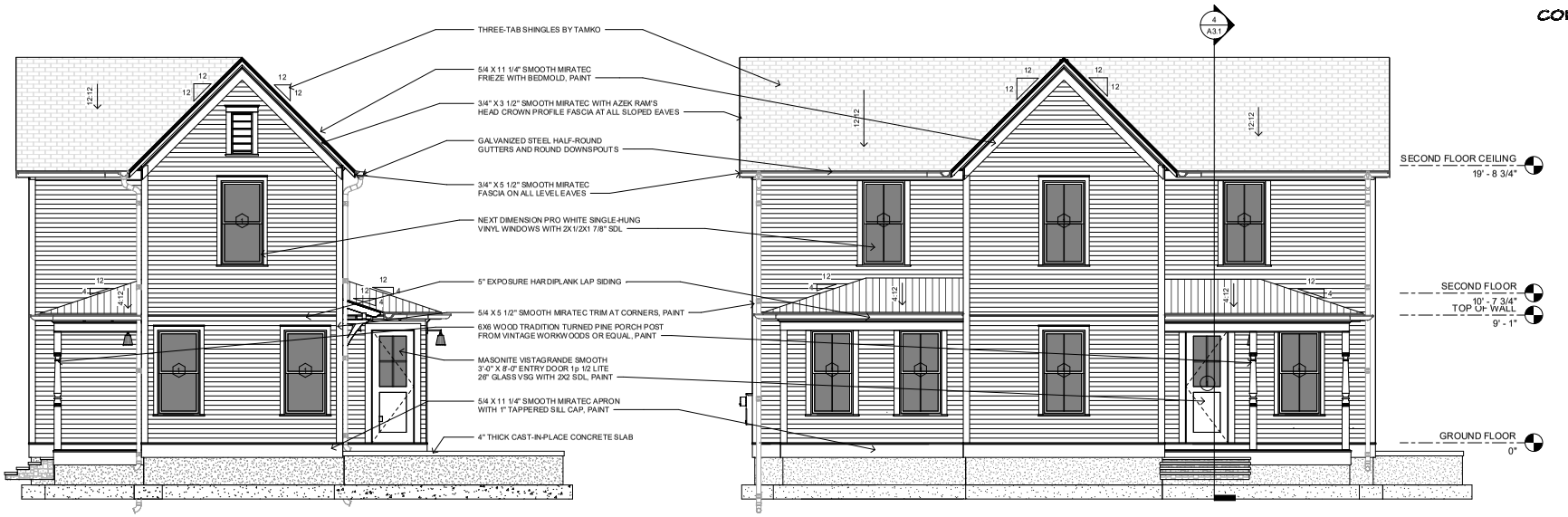
PROW HOUSE ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

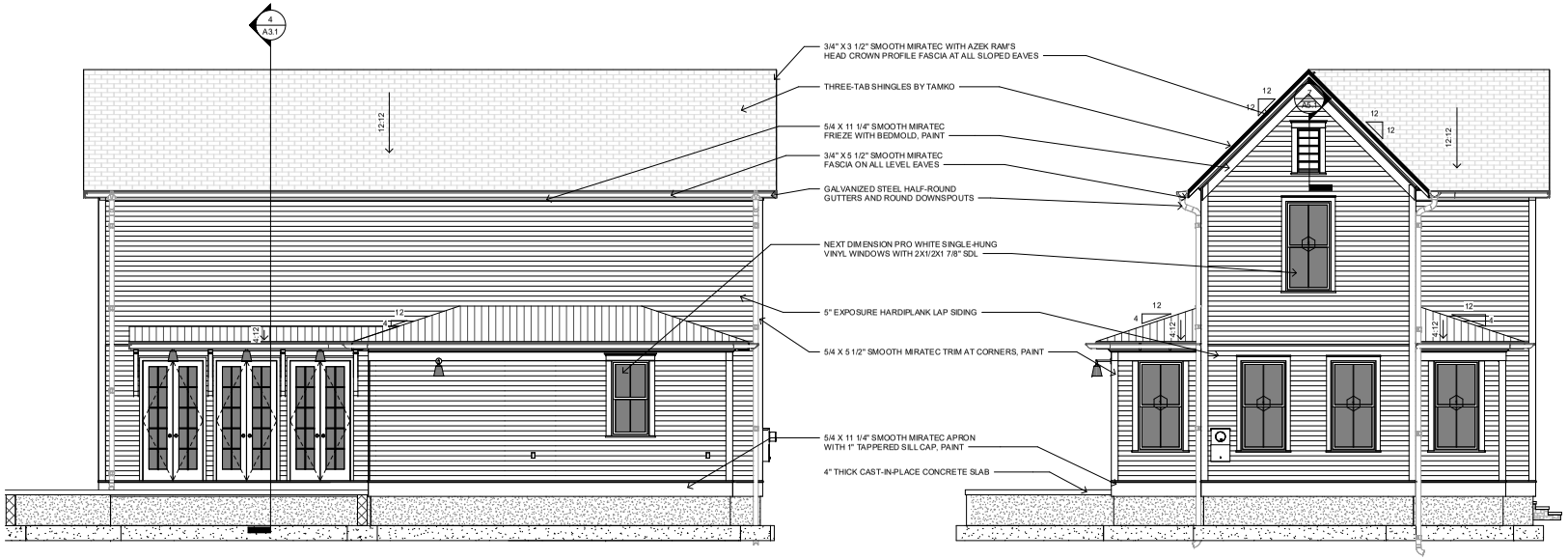
POWER PLANS

SHEET A1.6



4 WEST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

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PROW HOUSE ELEVATION 8R

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ELEVATIONS

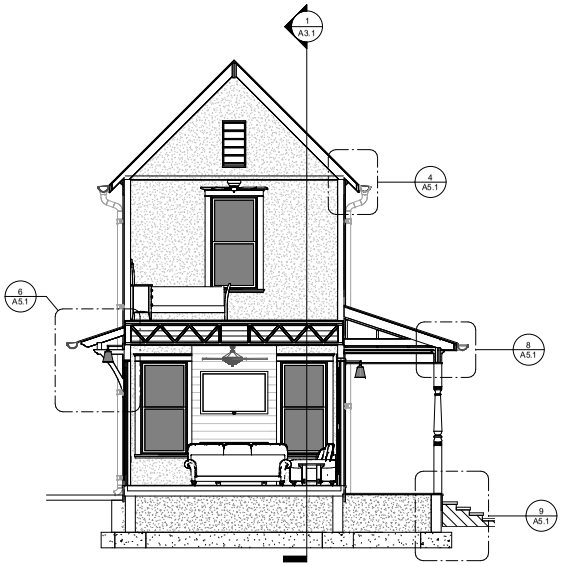
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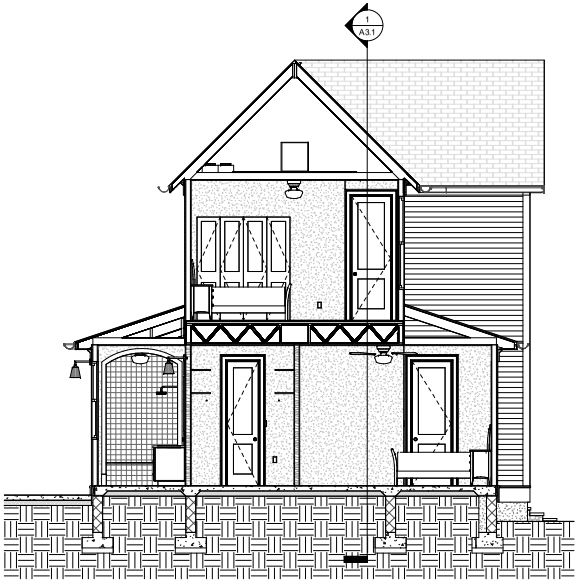
3 ORTHOGRAPHIC



1 EAST-WEST SECTION
1/4" = 1'-0"



4 Section 1
1/4" = 1'-0"



2 NORTH-SOUTH SECTION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

REVISION 0

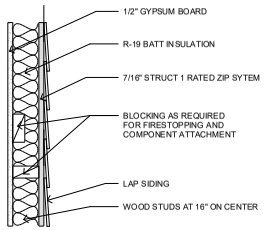
PROW HOUSE ELEVATION 8R

ISSUED FOR CONSTRUCTION

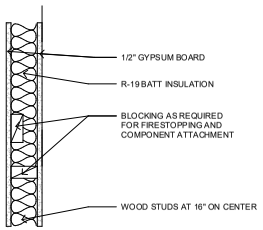
ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

SECTIONS

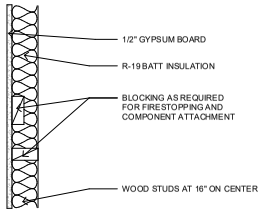
SHEET A3.1



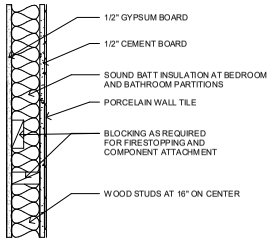
1 WALL TYPE "A"
1 1/2" = 1'-0"



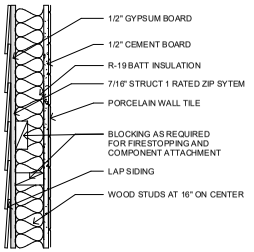
2 WALL TYPE "B"
1 1/2" = 1'-0"



3 WALL TYPE "C"
1 1/2" = 1'-0"



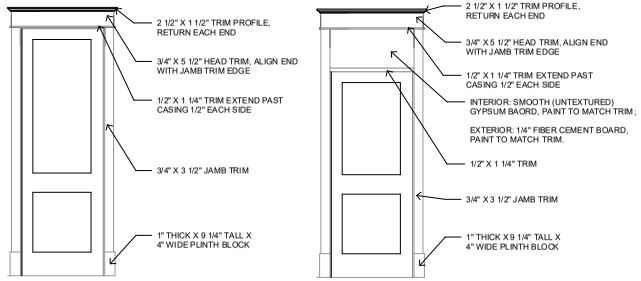
4 WALL TYPE "D"
1 1/2" = 1'-0"



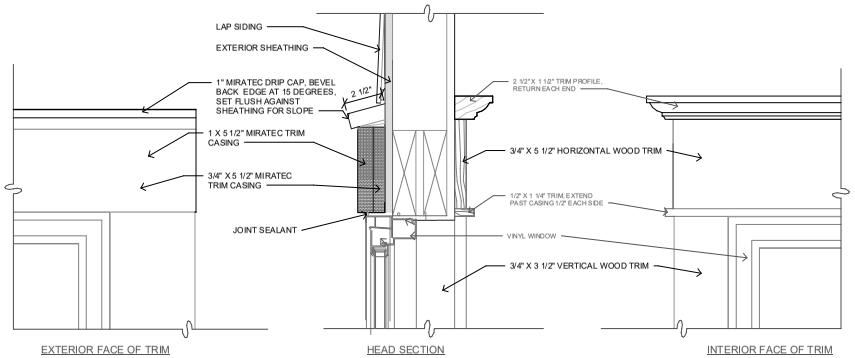
5 WALL TYPE "E"
1 1/2" = 1'-0"

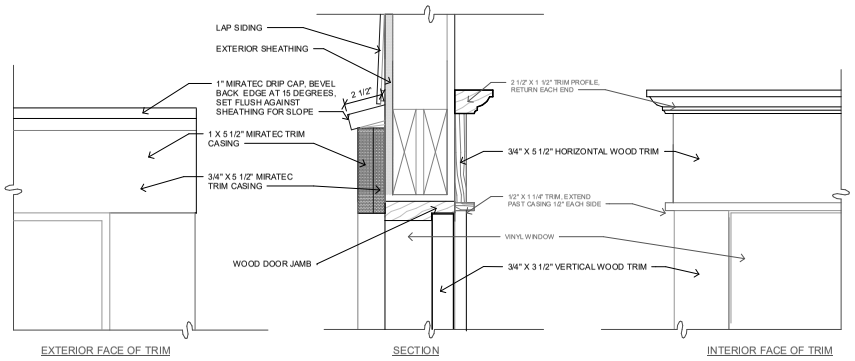
DOOR SCHEDULE		
MARK	SIZE	COMMENTS
1	36" x 96"	MASONITE VISTAGRANDE SMOOTH ENTRY DOOR 1p 1/2 LITE 26" GLASS VSG WITH 2X2 SDL
2	30" x 96"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
3	24" x 96"	MASONITE SOLID CORE TWO-PANEL LOGAN POCKET DOOR, SMOOTH FINISH
4	24" x 96"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
5	36" x 96"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
6	48" x 96"	MASONITE VISTAGRANDE SMOOTH ENTRY DOOR 1p FULL LITE GLASS VSG WITH 2X5 SDL
7	60" x 80"	MASONITE SOLID CORE TWO-PANEL LOGAN DOOR, SMOOTH FINISH
8	72" x 80"	MASONITE SOLID CORE TWO-PANEL LOGAN BI-FOLD DOOR, SMOOTH FINISH

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
1	3' - 0"	6' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL
2	2' - 6"	5' - 0"	8' - 0"	NEXT DIMENSION PRO WHITE SINGLE-HUNG VINYL WINDOWS WITH 2X1/2X1 7/8" SDL



8 INTERIOR TRIM ELEVATIONS
1/2" = 1'-0"





9 DOOR TRIM DETAILS
3" = 1'-0"



10 WINDOW TRIM DETAILS
3" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12501
JOHN BRIAN TAYLOR
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 8R

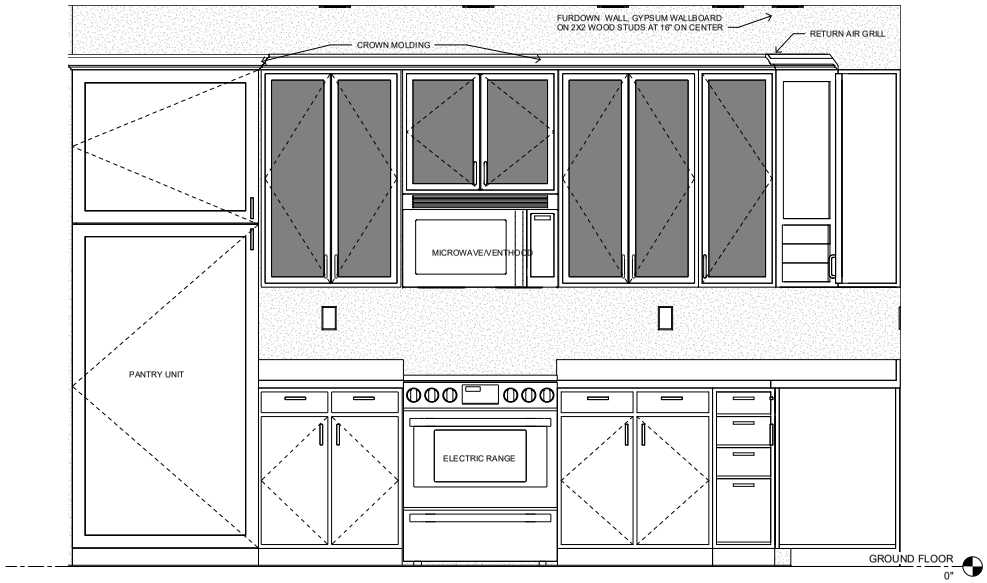
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

SCHEDULES

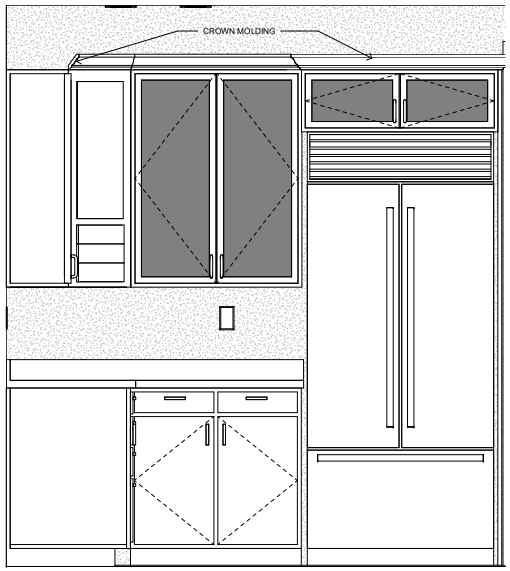
SHEET A4.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 442 of 602
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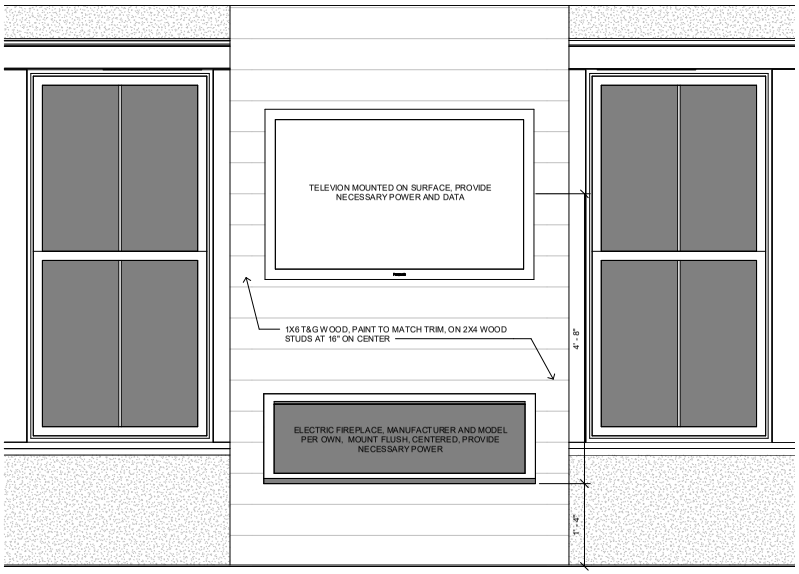
KITCHEN PRIMARY WALL ELEVATION

1 1" = 1'-0"



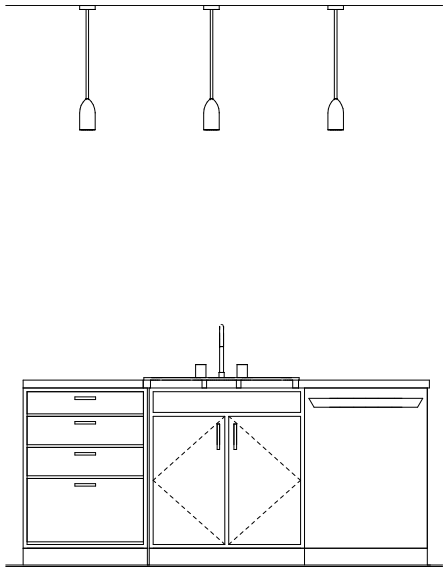
KITCHEN SECONDARY WALL ELEVATION

2 1" = 1'-0"



LIVING ROOM FIREPLACE WALL

4 1" = 1'-0"



KITCHEN ISLAND ELEVATION

3 1" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE ELEVATION 8R

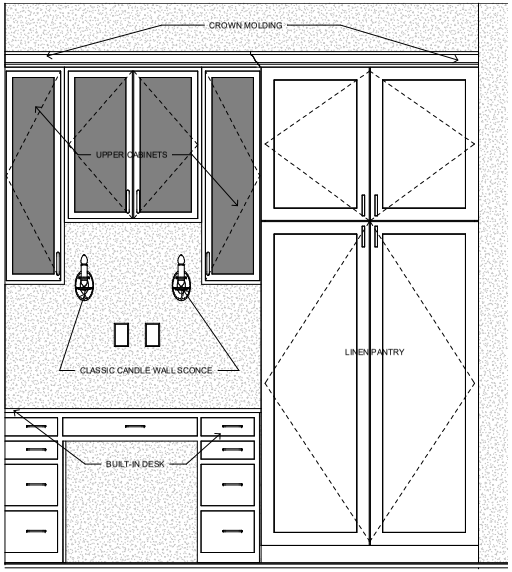
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

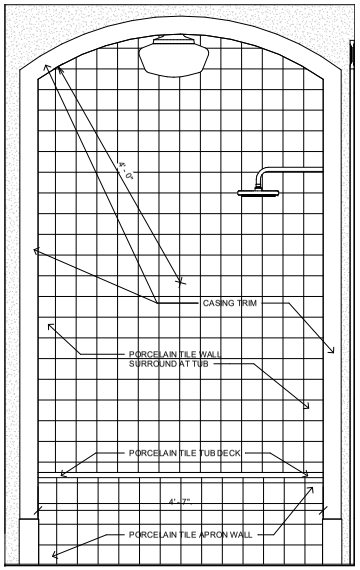
INTERIOR ELEVATIONS

SHEET A4.2

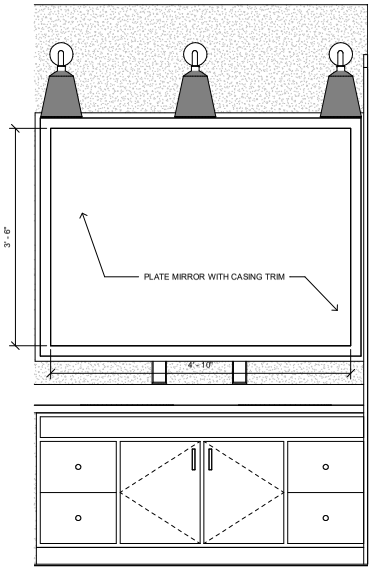
LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 361 of 372
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3 UPPER HALL CASEWORK ELEVATION
1" = 1'-0"



1 MASTER BATH TUB ALCOVE
1" = 1'-0"



2 MASTER BATH VANITY ELEVATION
1" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

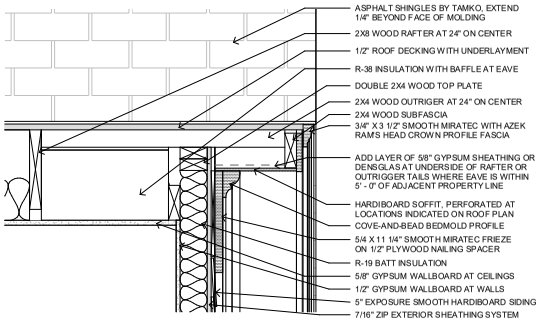
PROW HOUSE
ELEVATION 8R

ISSUED FOR CONSTRUCTION

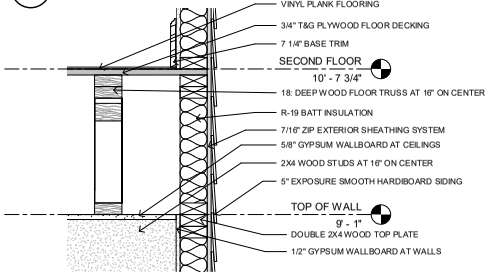
ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

INTERIOR ELEVATIONS

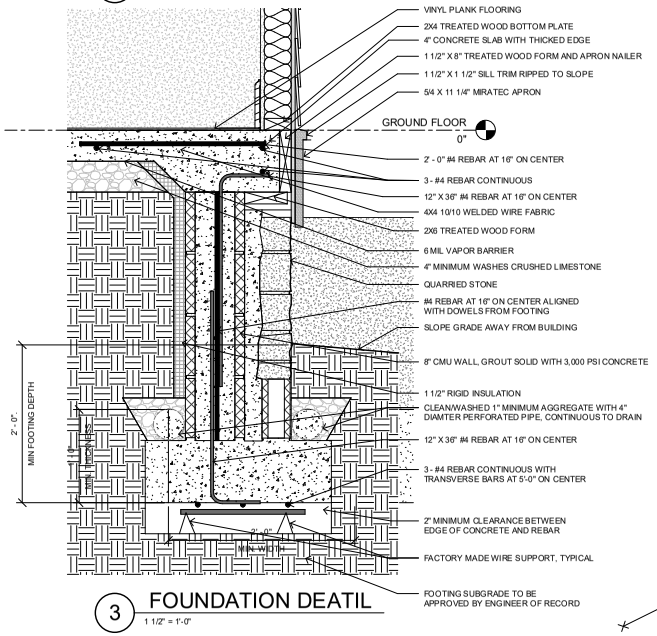
SHEET A4.3



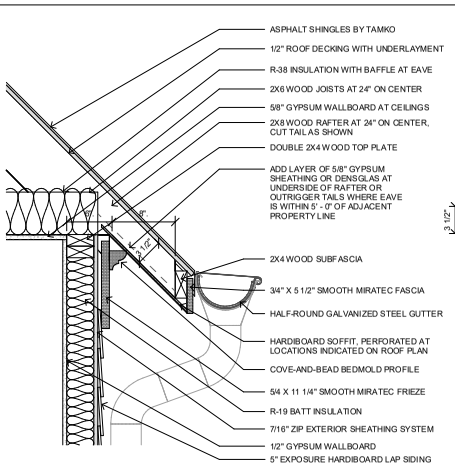
1 ROOF EAVE AT GABLE DETAIL
1 1/2" = 1'-0"



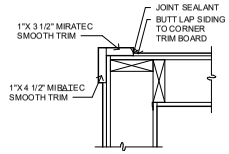
2 SECOND FLOOR SECTION DETAIL
1 1/2" = 1'-0"



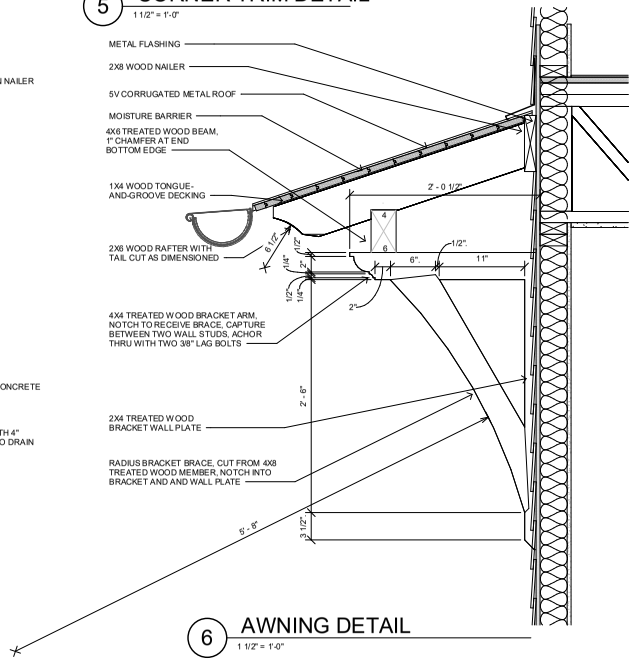
3 FOUNDATION DEATIL
1 1/2" = 1'-0"



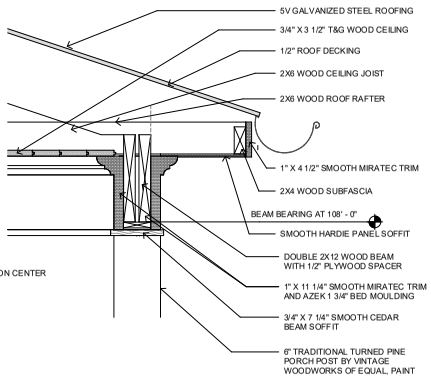
4 ROOF EAVE DETAIL
1 1/2" = 1'-0"



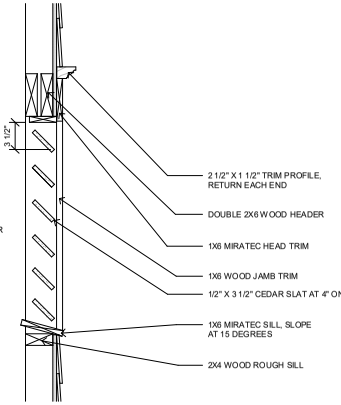
5 CORNER TRIM DETAIL
1 1/2" = 1'-0"



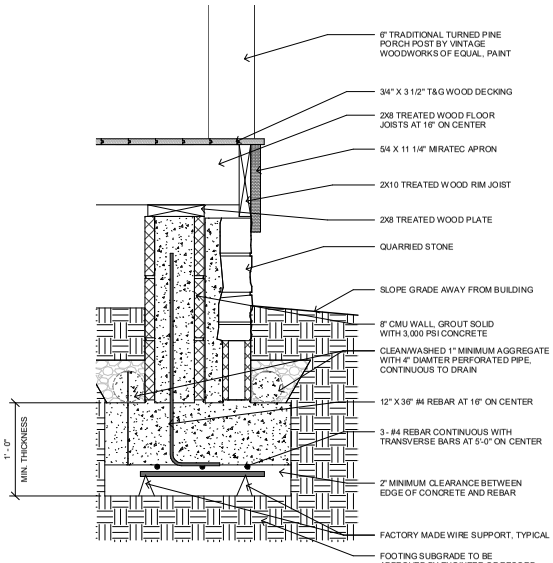
6 AWNING DETAIL
1 1/2" = 1'-0"



8 PORCH ROOF EAVE DETAIL
1 1/2" = 1'-0"



7 GABLE VENT DETAIL
1 1/2" = 1'-0"



9 PORCH DECK DETAIL
1 1/2" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission July 10, 2023

REVISION 0

PROW HOUSE ELEVATION 8R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 02/16/23

DETAILS

SHEET A5.1

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 364 of 372
Commu... July 10... Page 446 of 602



PROW HOUSE
ELEVATION 9L

GROSS AREA TOTALS	
Name	Area
MAIN LEVEL GROSS AREA	1033 SF
UPPER LEVEL GROSS AREA	1026 SF
LOWER LEVEL GROSS AREA	378 SF
	2437 SF

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

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REVISION 0

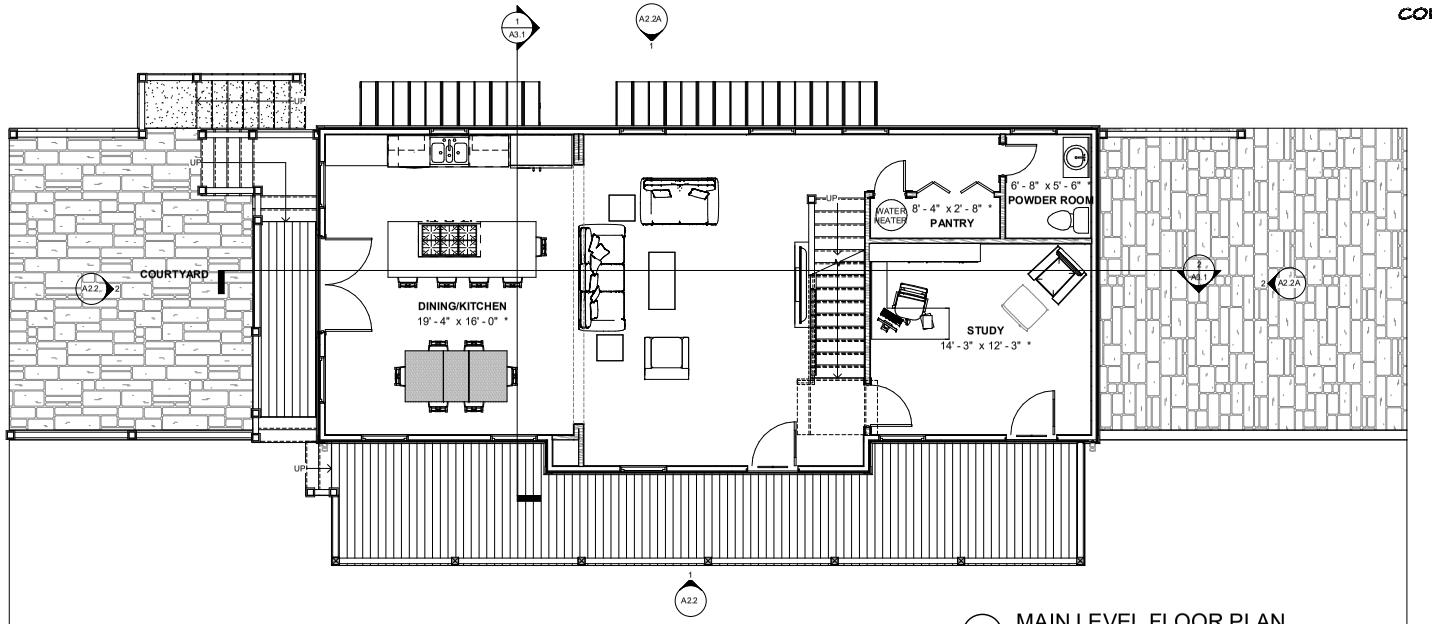
PROW HOUSE
ELEVATION 9L

ISSUED FOR REVIEW

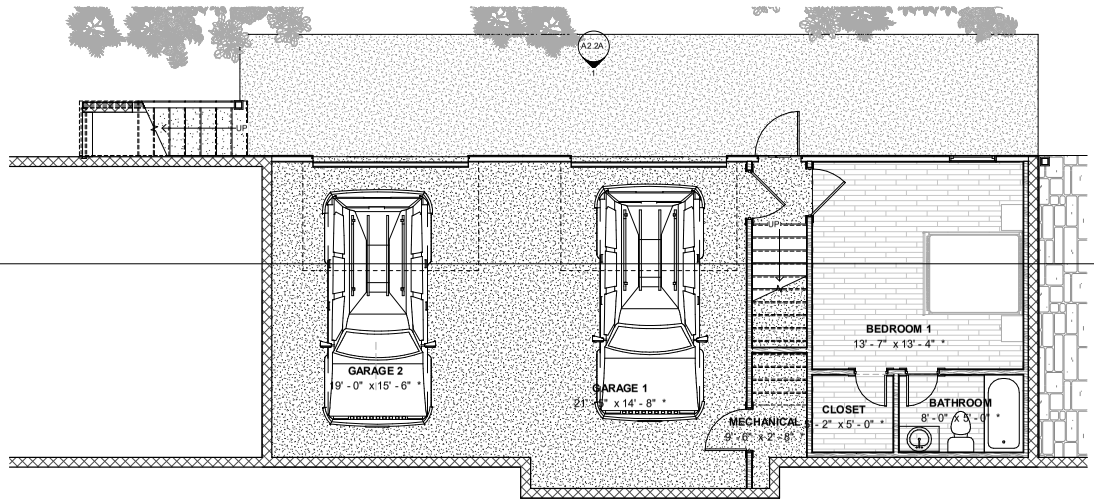
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

COVER

SHEET A0



2 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

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REVISION 0

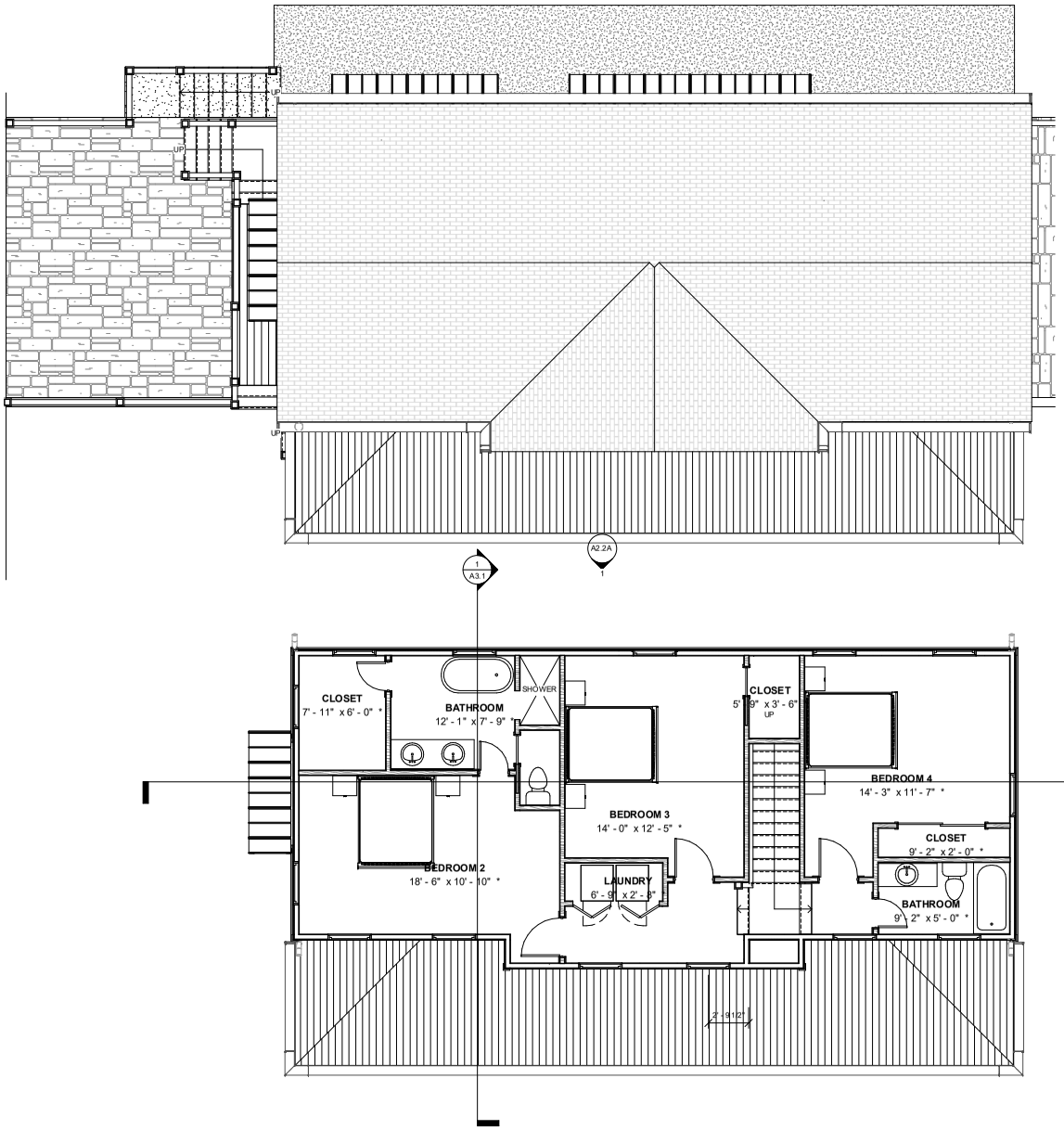
PROW HOUSE
ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.1



2 ROOF PLAN
1/4" = 1'-0"

1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

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REVISION 0

PROW HOUSE ELEVATION 9L

ISSUED FOR REVIEW

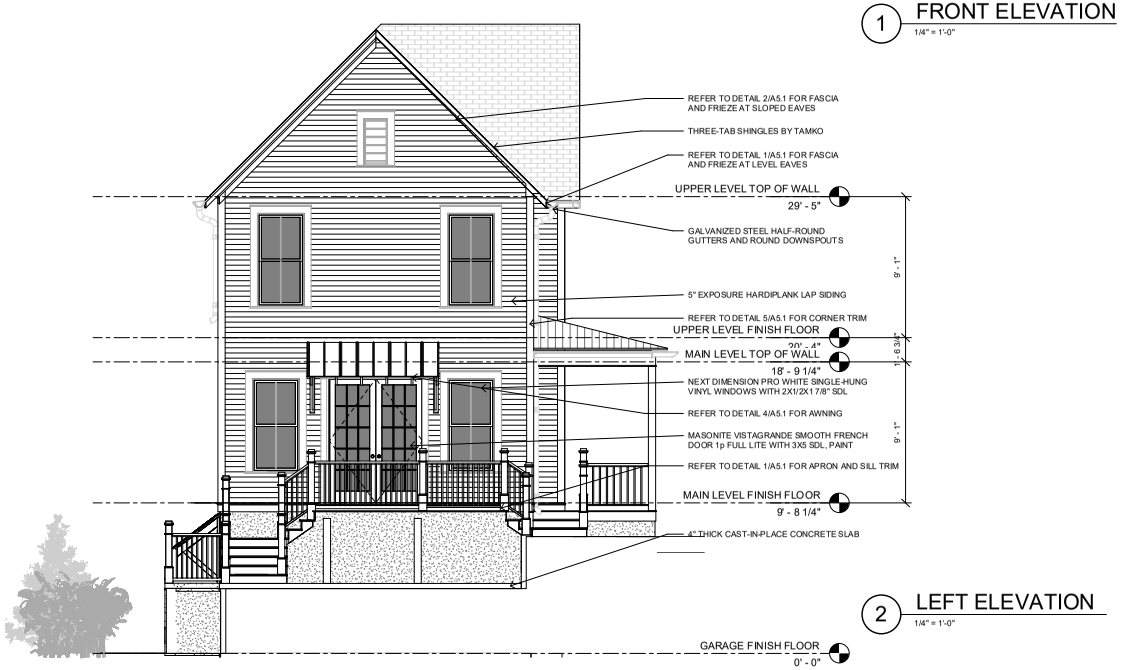
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

PLANS

SHEET A1.2



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
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JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
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REVISION 0

PROW HOUSE ELEVATION 9L

ISSUED FOR REVIEW

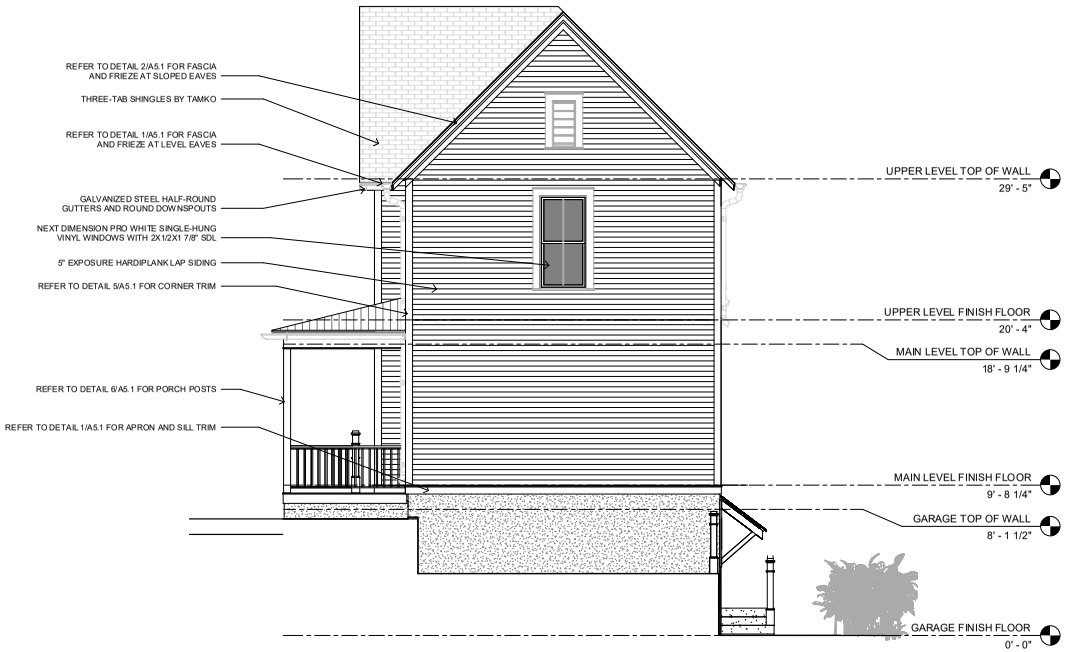
ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

ELEVATIONS

SHEET A2.2



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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No. 12245
JOHN BRIAN TAGUE
CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

PROW HOUSE
ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

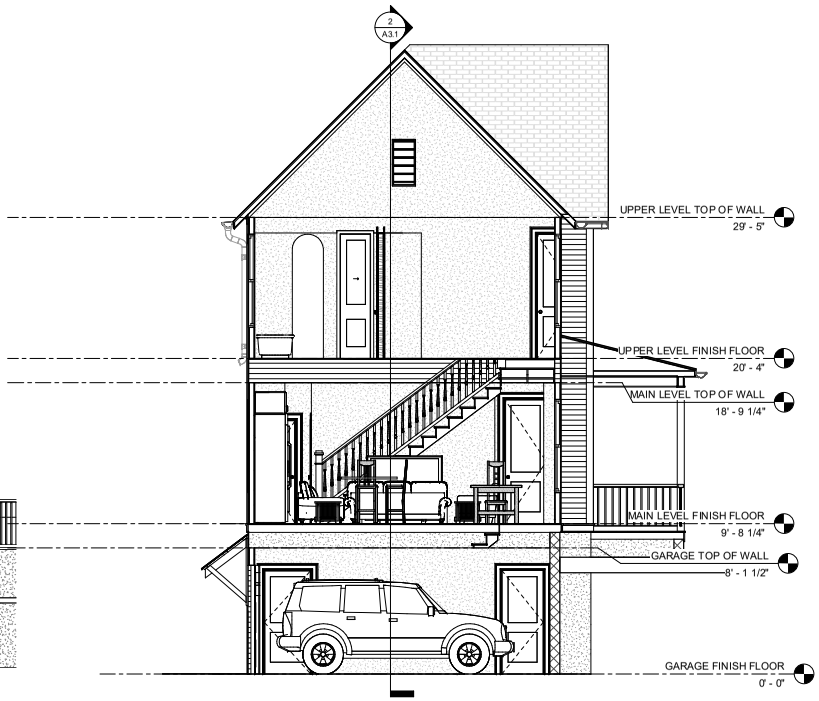
ELEVATIONS

SHEET A2.2A

LSD-2023-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) Page 450 of 602
Planning Commission July 10, 2023 Page 368 of 372



2 LONG SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

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REVISION 0

PROW HOUSE
ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 01/20/2023

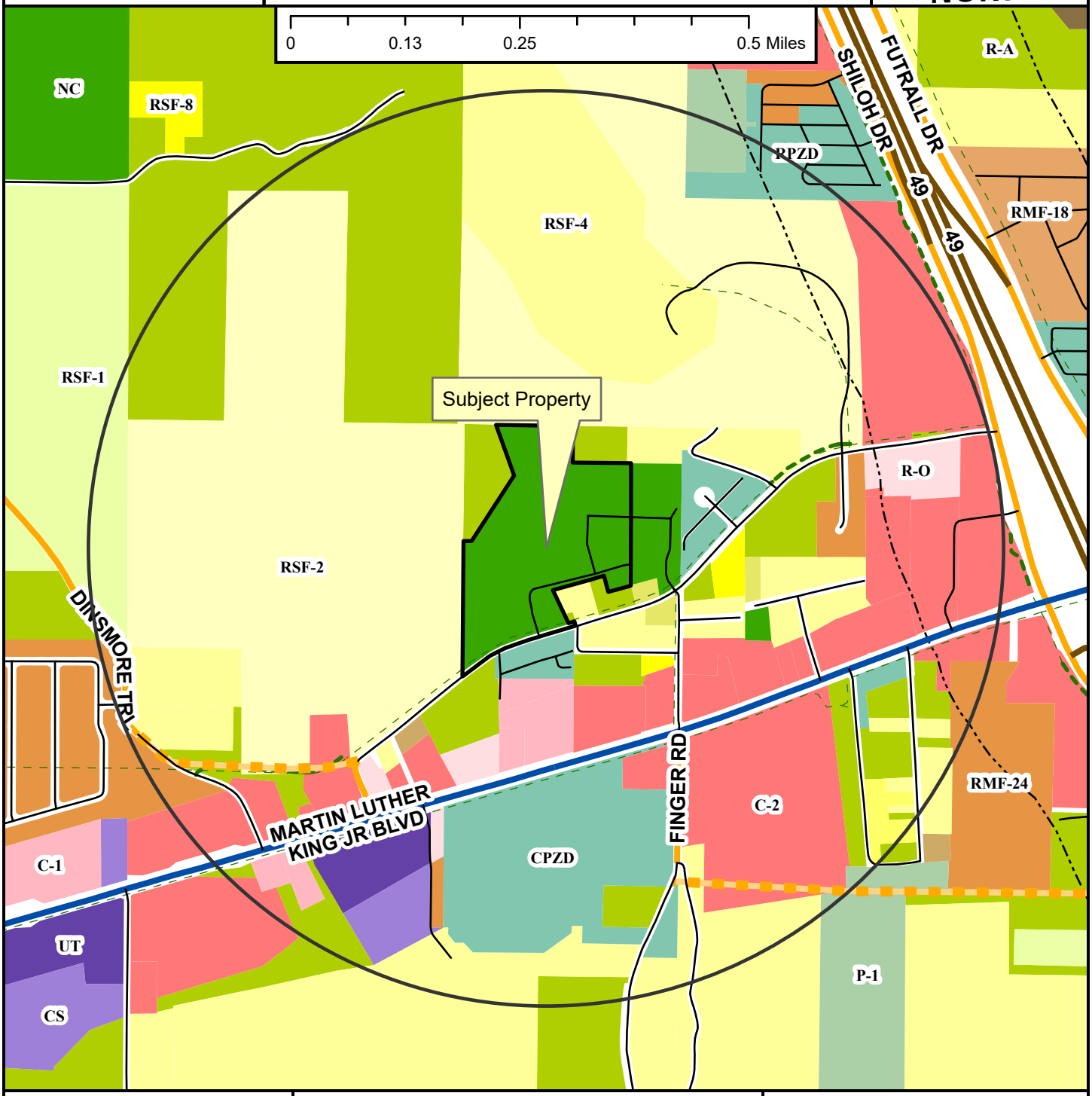
SECTIONS

SHEET A3.1

LSD-2022-0042

One Mile View

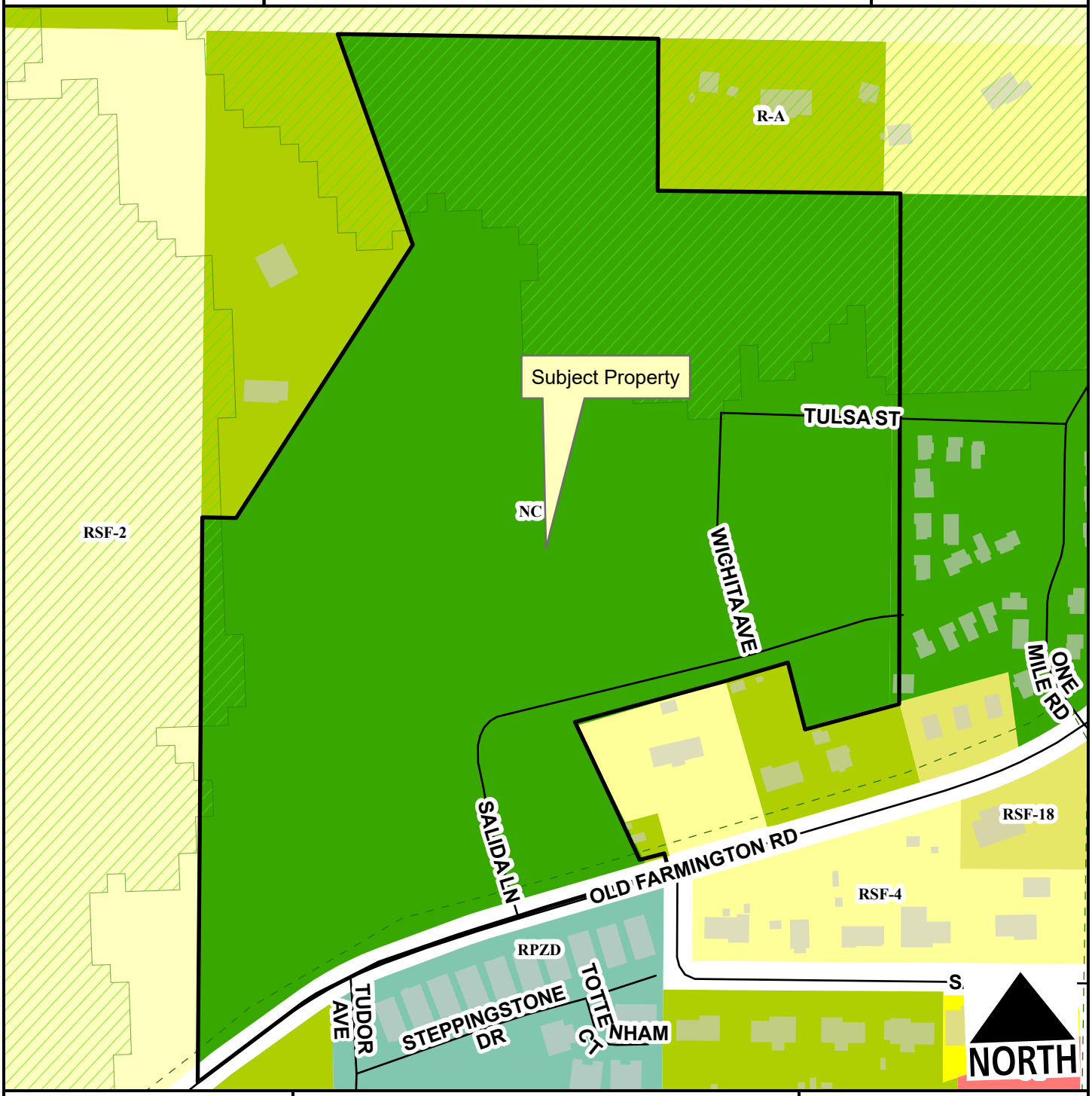
3120 W. OLD FARMINGTON RD



LSD-2022-0042

Close Up View

3120 W. OLD FARMINGTON RD

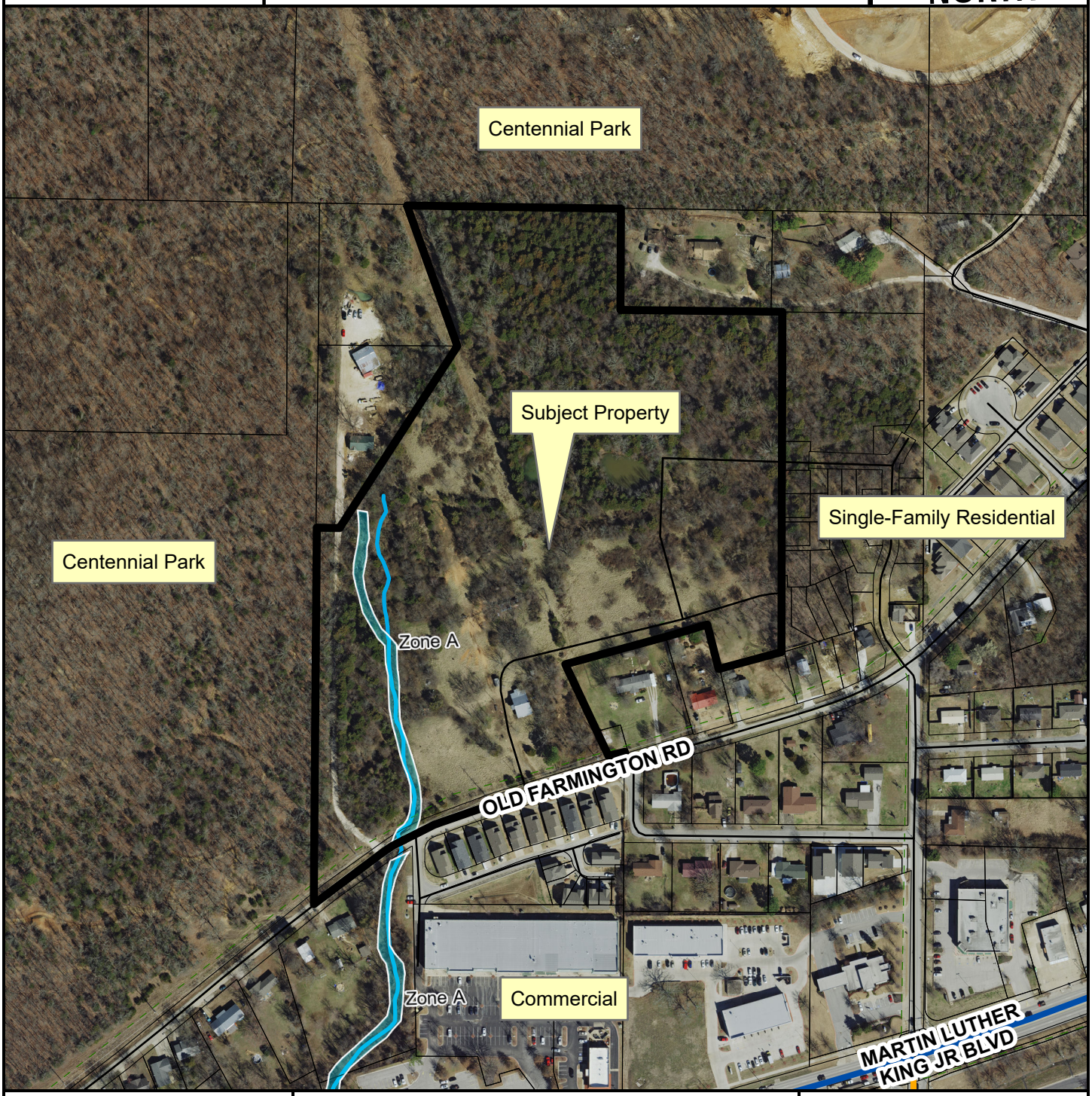


LSD-2022-0042

Current Land Use

3120 W. OLD FARMINGTON RD

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0063: Conditional Use Permit (887 S. LT. COL LEROY POND AVE./TIFFANY, 561):** Submitted by RICHARD TIFFANY for property located at 887 S. LT. COL. LEROY POND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.28 acres. The request is for a campground in RMF-24 zoning.

RECOMMENDATION:
Staff recommends denial of **CUP-2023-0063**.

RECOMMENDED MOTION:
*"I move to deny **CUP-2023-0063**."*

BACKGROUND:
The subject property is located in south Fayetteville just north of the Fayetteville National Cemetery on the west side of Lt. Col Leroy Pond Avenue. Lt. Col Leroy Pond Avenue is a fully improved Residential Link street with approximately 27-foot-wide asphalt and five-foot-wide sidewalk at the back of curb along the property's frontage. The subject property contains approximately 0.28 acres and is currently developed with a four-family dwelling, which Washington County records indicate was built in 1921, and associated parking.

The current owner of the property has maintained ownership since 2002. Since 2021, staff has received 19 formal complaints about various issues on the property, including the presence of an inoperable vehicle, camping in recreational vehicles and yards, excessive parking, junk and debris, and health and sanitation concerns. Of those 19 violations, four related to junk and debris were resolved and seven related to the presence of an inoperable vehicle were deemed unfounded and closed. One code case violation for operating a four-unit rental property without a business license remains open, and the applicant has applied for a business license as a means of addressing that complaint. Two other violations, one building safety violation for adding onto a structure without a permit and another zoning violation for operating a campground without a permit, remain open and have been escalated to the City Prosecutor. The remaining five violations were closed by staff due to redundancy.

According to city records, staff began investigating the active zoning violation in August of 2022. The City's Zoning and Development Administrator issued a determination on the definition of a campground on October 7, 2022 which affirmed that the owner was in violation of city ordinance by operating a campground, or Use Unit 2: City-Wide Uses by Conditional Use Permit, without a

conditional use permit. A notice of violation letter was issued by staff on October 17, 2022. Shortly thereafter, staff met with the property owner to discuss their options and next steps, including applying for a conditional use permit. The owner urged staff to reconsider their determination on the use of the property and remove the requirement for a conditional use permit. No changes were made to staff's determination and, since the property owner did not submit an application for a conditional use permit within 30 days of the notice of violation being issued, the case was turned over to the City Prosecutor for remedial action in late November.

Meanwhile, the owner contacted various members of City Council to request that they amend staff's definition of a campground and/or the use of his property, particularly to remove the requirement for a conditional use permit. In response to the owner's request, Council Member Hertzberg expressed her interest in obtaining input from the City's Planning Commission with the expectation of potentially preparing an ordinance to bring to City Council. At the February 23, 2023 Long-Range Planning Committee meeting, a discussion was held between commissioners, staff, and members of the public about preparing a codified definition and potential conditions for campgrounds. An ordinance was later brought to City Council, which was passed and approved on May 2, 2023, that established codified definitions for campgrounds and camping and enacted use conditions for campgrounds, which are now outlined in UDC §163.12. The ordinance affirmed staff's determination on the definition of campground and the land use is still considered a conditional use city wide. Court proceedings related to the active zoning violation have been delayed until August of this year in order to give staff and the applicant time to process code amendments and, subsequently, a conditional use permit application. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Fayetteville National Cemetery	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Multi-Family Residential	CS, Community Services
West	Undeveloped	RMF-24, Residential Multi-Family, 24 Units per Acre

City Plan 2040 Future Land Use Designation: **Residential Neighborhood**

Proposal: The applicant requests approval of a conditional use permit to operate a campground on the subject property. Campgrounds are classified in city code as Use Unit 2: City-Wide Uses by Conditional Use Permit and are thus subject to Planning Commission approval. The applicant has described the campground as follows:

- *Occupancy: Maximum of 12 campers*
- *Parking: 6 spaces*
- *Tents: Approximately 10 tents located at least 5 feet away from property lines*

Public Comment: Staff has received public comment from several neighbors who have stated their opposition to the requested conditional use. Many neighbors have shared concerns about excessive parking in the front yard area, the use of inoperable vehicles for camping, and unsanitary and unsafe living conditions. Other members of the public have expressed their support for the requested conditional use, finding that it provides a temporary shelter for individuals experiencing homelessness at a time when access to housing is limited.

RECOMMENDATION: Staff recommends denial of **CUP-2023-0063**. Should the Planning Commission choose to approve this conditional use permit, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties;** *Staff recommends that the proposed use is not compatible with surrounding properties given the findings contained in this report;*

2. This conditional use permit is limited to the campground use as described in this report. This conditional use permit is non-transferrable to a different property owner. The following specifications apply:
   - Occupancy: Maximum of 8 campers
   - Parking: Maximum of 1 per 4 campground occupants
   - Tents: Maximum of 8 tents located at least 5 feet away from side property lines and 20 feet away from the rear property line

3. A city business license for the proposed campground must be received within a calendar year of conditional use permit approval;

4. Screening shall be provided in the form of a view obscuring fence or vegetation of sufficient height to prevent the view of the campground from vehicular and pedestrian traffic on adjacent streets, and from adjacent properties;

5. All campground users shall have 24-hour access to restroom facilities. If access to the indoor bathroom cannot be guaranteed, then a portable outdoor facility must be provided;

6. All vehicles parked on the property shall be licensed, operable, and parked in a manner that does not encroach into the public sidewalk or right-of-way;

7. Campfires on this property shall be prohibited and open fires shall be limited to one raised barbecue grill;

8. All camping shall take place in the rear yard on the property;

9. All persons camping on the property shall have access to securable storage for personal items;

10. Noise emissions shall be limited as described in Chapter 96: Noise Control. Since RMF-24 is a residential zoning district, maximum noise levels are limited to 60 dB(A) from 7:00 a.m. to 11:00 p.m. and to 55 dB(A) from 11:00 p.m. to 7:00 a.m.;

11. All temporary and permanent structures associated with the campground shall comply with the setbacks established by the underlying RMF-24 zoning district, including a setback of five feet along side property lines and 20 feet along the rear property line;

12. The applicant shall coordinate with the City's Recycling and Trash Collection Division to ensure that enough containers are provided to serve the campground. Further, containers should be screened from view of the right-of-way when not placed at the curb for pick-up;

13. Any future expansion or change in the use shall require Planning Commission approval; and

14. Conditional use permit approval shall be limited to one year, expiring on July 10, 2024, upon which the applicant may submit an amendment to extend the permit subject to Planning Commission's approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS, PROCEDURES

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting a conditional use permit for a campground, or Use Unit 2: City-Wide Uses by Conditional Use Permit, in the RMF-24 zoning district.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before

a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §161.16 to grant the requested conditional use permit.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that granting the requested conditional use may adversely affect the public interest. While staff acknowledges that the proposed use is intended to remain residential in nature, staff finds that certain aspects of the proposed use are of a scale that is not directly compatible with the underlying zoning district and may be out of character with the surrounding neighborhood. The subject property is situated just north of the Fayetteville National Cemetery, directly adjacent to other multi-family residences, and near industrial uses and undeveloped properties. Since 2021, staff has received at least 18 formal complaints related to the use of the property as a campground. Further, emergency response logs provided by the City's Fire Department suggest that first responders have been dispatched to the property at least 185 times since 2009. Given the number of complaints and emergency calls received, the number of campers proposed, and the limited size of the property and provided sanitation facilities, staff finds that the requested campground may not be providing adequate provisions to protect the health, safety, and welfare of campers, and may be perceived as a nuisance to the surrounding neighborhood. Should the Planning Commission choose to approve the requested conditional use, staff recommends conditions of approval as noted above to limit potential adverse impacts on the public interest.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **There are specific rules governing campgrounds, as follows:**

§163.12. CAMPGROUNDS.

A. Campgrounds may be permitted citywide as a conditional use subject to the following minimum conditions:

1. Consent. The property owner shall provide written consent.

Finding: **The property owner has provided their written consent for the requested conditional use.**

2. Contact. The owner of the property shall ensure current contact information is provided to the City for the owner or a responsible party.

Finding: **The owner of the property has provided their current contact information to the City.**

3. **Owner or agent accessibility.** The property owner shall ensure that they or a designated agent are available at all times the property is being used for camping, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the location within three hours of being contacted.

Finding: **The property owner has stated that they or a designated agent will be available at all times that the property is being used for camping, including nights and weekends, in order to facilitate compliance with this ordinance.**

4. **Sanitation.** Provisions shall be made to ensure any person camping on the property has access to sanitary facilities, including restroom and potable water.

Finding: **The applicant has stated that guests at the campground will always have access to one bathroom which is located in the existing multi-family residence on the property. The bathroom contains a toilet, bathtub, and sink. Should the Planning Commission choose to approve this conditional use permit, staff recommends a condition confirming that all campers have 24-hour access to restroom facilities. If access to the bathroom in the existing multi-family residence cannot be guaranteed, staff recommends that a portable outdoor facility be provided.**

5. **Waste.** The owner of the property shall ensure the provision of adequate garbage services such that no accumulation of solid waste occurs.

Finding: **The applicant has stated that waste is collected in four residential trash carts that are picked up by the City weekly on Wednesday mornings. Staff recommends a condition requiring that the applicant coordinate with the City's Recycling and Trash Collection Division to confirm whether the containers currently available on site are adequate to accommodate the existing multi-family residence as well as the proposed campground use.**

6. **Setbacks.** The owner shall ensure that any facilities, tents, or vehicles used for camping comply with the setback requirements of the applicable zoning district.

Finding: **The applicant has stated that all facilities, tents, or vehicles used for camping will be set back at least five feet from all property lines. Staff recommends that all camping facilities comply with the setback requirements of the underlying RMF-24 zoning district, which include a five-foot setback from side property lines and a 20-foot setback from the rear property line.**

7. **Access by the City.** The City shall be authorized to enter the property to ensure compliance with the City's ordinances and any conditions of approval.

Finding: **The applicant is aware that the City would be authorized to enter the property to ensure compliance with city ordinances and any conditions of approval.**

B. In addition to the factors set forth in §163.02(C)(3), campgrounds are further subject to approval, denial, or additional conditions based on the Planning Commission's findings on the following factors:

1. **Duration.** Where appropriate, conditions may be applied limiting the duration of the conditional use permit or the duration of stay by campground users.

Finding: **The applicant has stated that the campground is a temporary use intended to meet a current crisis situation. Should the Planning Commission choose to approve the requested conditional use permit, staff recommends that approval be limited to one year, at which time the Planning Commission would have the ability to reevaluate the request and extend the duration of the conditional use permit.**

2. **Natural Hazards.** Potential natural hazards, including flooding and slopes, shall be considered in siting of camping areas and may be a factor for denial of a conditional use permit.

Finding: **The subject property is relatively flat and located in an area of minimal flood hazard.**

3. **Separation and Screening.** The Planning Commission may require greater separation from adjacent properties than the minimum setbacks applicable to the zoning district. The Planning Commission may also require screening.

Finding: **The underlying RMF-24 zoning district requires a minimum side setback of five feet and a minimum rear setback of 20 feet. The applicant has stated that there is an eight-foot-tall wood fence along the northern property line and an eight-foot-tall chain link fence with slats along the southern property line. Staff recommends a condition requiring that the campground be screened from all adjacent properties by a view obscuring fence or vegetation, or a combination of the two.**

4. **Occupancy Limits.** The Planning Commission should consider limits on the number of occupants on the property with considerations for factors including, but not limited to, the acreage of the property, the proximity of adjacent structures, and the capacity of utilities available on site.

Finding: **Staff recommends that occupancy in the campground be limited to a maximum of eight guests based on the acreage of the property, proximity of adjacent structures, and the capacity of utilities available on site. The underlying RMF-24 zoning district limits the number of units permitted on this property to a maximum of six based on the total acreage, and the property is currently developed with a quadplex. When considering that the property is zoned to accommodate two additional units, each unit is allowed to have a maximum of four unrelated tenants, and guests at this campground**

would only have access to one bathroom, staff recommends that occupancy be limited to no more than eight guests.

5. Campfires. Where appropriate, conditions may be applied limiting campfires or other open burning, with review and approval by the Fire Marshal.

Finding: Staff recommends that campfires be prohibited on this property and that open fires be limited to one raised barbecue grill.

6. Noise. The Planning Commission may apply conditions limiting noise emissions from the campground.

Finding: Staff recommends that noise emissions be limited as described in Chapter 96: Noise Control. Since RMF-24 is a residential zoning district, maximum noise levels would be limited to 60 dB(A) from 7:00 a.m. to 11:00 p.m. and to 55 dB(A) from 11:00 p.m. to 7:00 a.m.

7. Storage. Where appropriate, conditions may be applied to ensure that any person camping on the property has access to securable storage for personal items.

Finding: Staff recommends a condition requiring that any person camping on the property has access to securable storage for personal items.

§163.02. AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: Ingress and egress to the property is provided through an existing driveway that is large enough to accommodate two parked vehicles. The property has frontage along Lt. Col Leroy Pond Avenue which is a fully-improved Residential Link street with a five-foot-wide sidewalk at the back of curb to accommodate pedestrian access. On-street parking is not available nearby. The applicant has stated that campground guests usually walk to the property and do not have cars, so no additional parking is necessary to serve the requested use.

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **A total of two off-street parking spaces are available in an existing driveway. The City's parking ordinance limits parking for campgrounds to one space per four occupants, and it limits parking for quadplexes to one space per bedroom. Based on staff's recommendation to limit occupancy to eight guests, parking for this campground would be limited to a maximum of two spaces. The applicant has stated that the two existing off-street spaces are primarily used by residents of the quadplex, and guests at the campground typically walk to the property so additional parking is likely not necessary. Staff recommends a condition limiting parking for the campground as described by ordinance.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The applicant intends to utilize existing residential trash cart services for the campground. Staff recommends that the applicant coordinate with the City's Recycling and Trash Collection Division to ensure that enough containers are provided for the proposed use. Staff also recommends a condition confirming that containers are screened from view of the public right-of-way when not placed at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the subject property and its use as a campground is not expected to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **The applicant has stated that there is an eight-foot-tall wood fence along the north property line and an eight-foot-tall chain link fence with slats along the south property line. Staff recommends a condition requiring that the campground be screened from all adjacent properties by a view obscuring fence or vegetation, or a combination of the two.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein.**

(g.) Required yards and other open space;

Finding: **Staff recommends a condition requiring that all tents and other facilities used for camping comply with the required setbacks of the RMF-24 zoning district. RMF-24 requires a five-foot side setback and a 20-foot rear setback.**

(h.) General compatibility with adjacent properties and other property in the district; and

Finding: **Staff finds the proposed use of the property as a campground to be incompatible with adjacent properties and others in the RMF-24 zoning district based on information provided in the request letter and previous complaints. Specifically, staff is concerned that adequate provisions will not be provided on site to ensure the health, safety, and welfare of campers, and the scale of the campground may be too intense when considering the density and occupancy limitations associated with the underlying zoning district and the size of the subject property. Staff recognizes the substantial value in providing shelter for individuals experiencing homelessness, and finds that a reduction in the intensity of the proposed use or additional provisions for sanitary facilities, trash receptacles, and securable storage for personal items may make the proposed campground more compatible at this location.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use of the property as a campground to be somewhat inconsistent with the goals and intent of the City's adopted land use and other strategic plans. The proposed campground is intended to serve as a temporary shelter for individuals experiencing homelessness who may not be able to stay in other more formal shelters. As noted in City Plan 2040, there is a shortage of affordable housing in the City of Fayetteville, and campgrounds could serve as a temporary solution that could support Goal 6 of City Plan 2040 by creating opportunities for housing and shelter. However, staff finds that provisions for sanitation, waste, and storage are not adequate for the requested campground, and finds that the proposed use is incompatible with city goals in this instance since it could jeopardize the health, safety, and welfare of campers and those in the surrounding area.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
  - §161.16 – District RMF-24, Residential Multi-Family – Twenty-Four (24) Units Per Acre
- Ordinance 6659
- Applicant Request Letter
- Site Plan
- Building Floor Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) Permitted Uses.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	24 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two-family	35 feet
Three or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two (2) family	4,000 square feet
Three (3) or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acres

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 8, 9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6659

File Number: 2023-682

AMEND § 151.01 AND 163.12 DEFINITIONS:

AN ORDINANCE TO AMEND § 151.01 DEFINITIONS AND ENACT § 163.12 CAMPGROUNDS OF THE FAYETTEVILLE UNIFIED DEVELOPMENT CODE TO ESTABLISH REGULATIONS FOR CAMPGROUNDS AS A CONDITIONAL USE IN THE CITY OF FAYETTEVILLE

WHEREAS, the Ordinance Review Committee recommends approval of amendments to the Unified Development Code to codify definitions of campgrounds and camping, and to enact regulations for campgrounds to be permitted citywide as a conditional use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 151.01 **Definitions** of the Unified Development Code by enacting the following definitions:

"Campground: Private or City property used for camping purposes.

Camping: To reside or dwell temporarily in a place, with shelter, including one or more of the specified activities:

A. Erecting any tent, tarpaulin, shelter, or other structure or temporary structure that would permit one to sleep overnight;
B. Using a vehicle for the purpose of sleeping, including but not limited to all types of recreational vehicles.

Camping shall not include incidental napping, picnicking, or personal use by the owner or tenant of a permanent residential dwelling."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby enacts § 163.12 **Campgrounds** as follows:

(A) Campgrounds may be permitted citywide as a conditional use subject to the following minimum conditions:

1. *Consent*. The owner of the property shall provide written consent.
2. *Contact*. The owner of the property shall ensure current contact information is provided to the City for the owner or a responsible party.
3. *Owner or agent accessibility*. The property owner shall ensure that they or a designated agent are available at all times the property is being used for camping, including nights and weekends, in order to facilitate

compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the location within three hours of being contacted.

4. *Sanitation*. Provisions shall be made to ensure any person camping on the property has access to sanitary facilities, including restroom and potable water.
5. *Waste*. The owner of the property shall ensure the provision of adequate garbage services such that no accumulation of solid waste occurs.
6. *Setbacks*. The owner shall ensure that any facilities, tents, or vehicles used for camping comply with the setback requirements of the applicable zoning district.
7. *Access by the City*. The City shall be authorized to enter the property to ensure compliance with the City's ordinances and any conditions of approval.

(B) In addition to the factors set forth in § 163.02(C)(3), campgrounds are further subject to approval, denial, or additional conditions based on the Planning Commission's findings on the following factors:

1. *Duration*. Where appropriate, conditions may be applied limiting the duration of the conditional use permit or the duration of stay by campground users;
2. *Natural Hazards*. Potential natural hazards, including flooding and slopes, shall be considered in siting of camping areas and may be a factor for denial of a conditional use permit;
3. *Separation and Screening*. The Planning Commission may require greater separation from adjacent properties than the minimum setbacks applicable to the zoning district. The Planning Commission may also require screening.
4. *Occupancy Limits.* The Planning Commission should consider limits on the number of occupants on the property with consideration for factors including, but not limited to, the acreage of the property, the proximity of adjacent structures, and the capacity of utilities available on site.
5. *Campfires*. Where appropriate, conditions may be applied limiting campfires or other open burning, with review and approval by the Fire Marshal.
6. *Noise*. The Planning Commission may apply conditions limiting noise emissions from the campground.
7. *Storage*. Where appropriate, conditions may be applied to ensure that any person camping on the property has access to securable storage for personal items.

(C) The requirements and limitations of this section shall not apply to or affect the limited camping authorizations of §97.068, **Camping Prohibited** in the Parks and Recreation Chapter of the Fayetteville Code.

PASSED and APPROVED on May 2, 2023

Approved: **Attest:**

_____ _____

Lioneld Jordan, Mayor Kara Paxton, City Clerk Treasurer

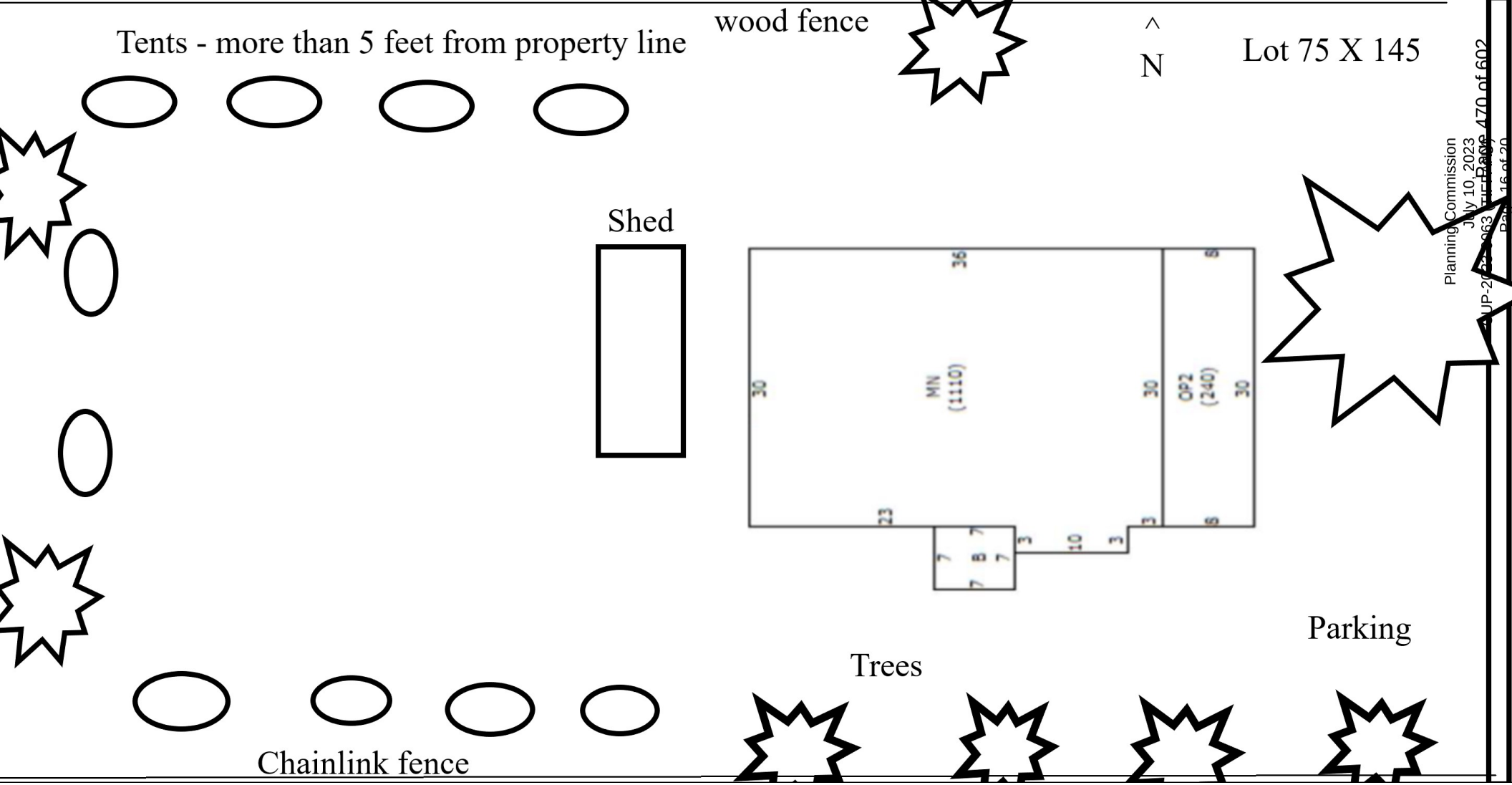
Request Letter & Description

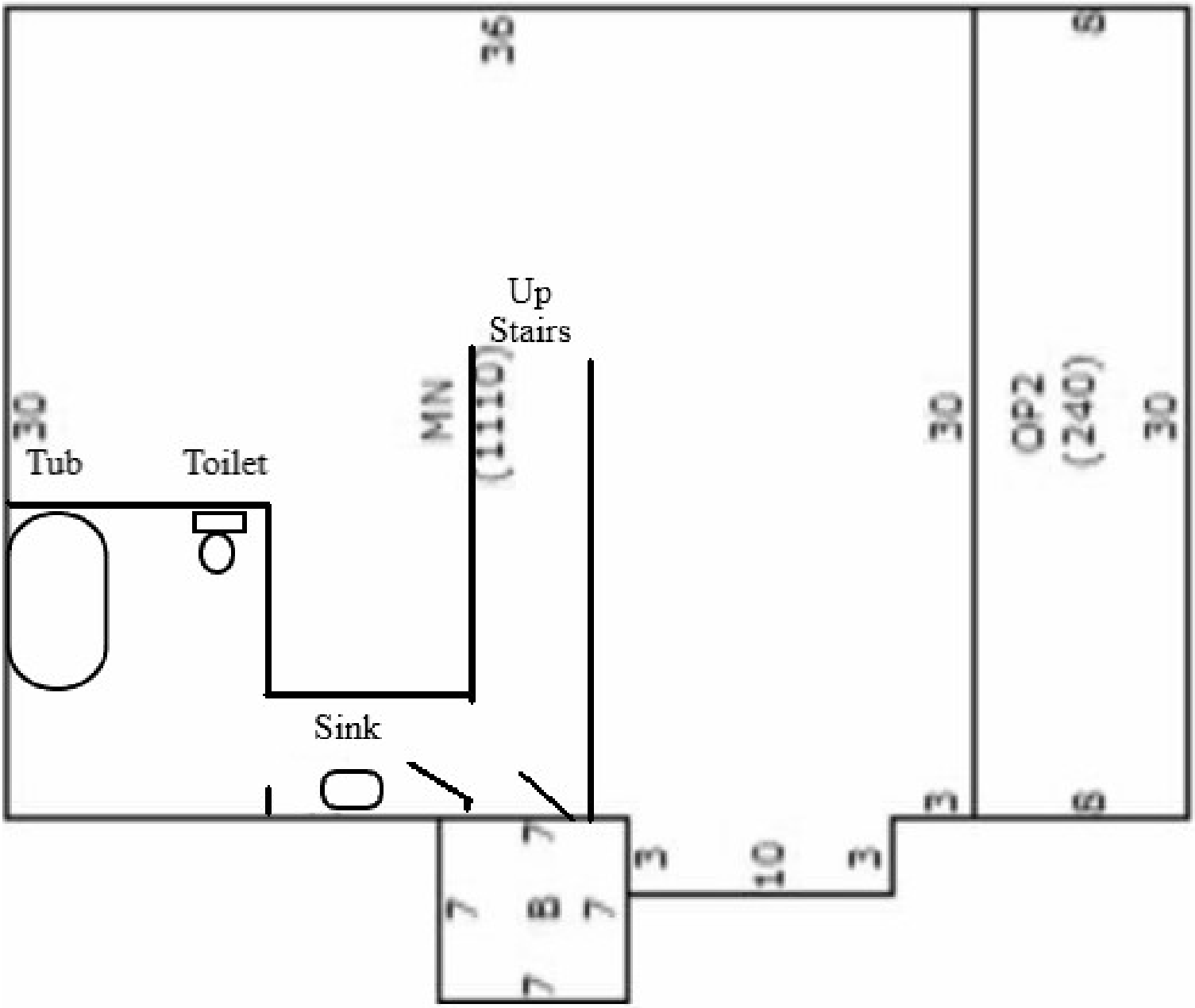
2- legal description – Lot Number Eight (8) of Dowells Addition to the city of Fayetteville
887 S Leroy Pond Fayetteville, AR 72701

3- description – Campground – Homeless Shelter behind the apartment
a- existing building 2430 sq/ft, Lot size 75 X 145
b- color white
c- parking spaces 6
d- the building is multifamily residences with a bathroom that has outside access 24 hours for people staying in tents
e- outdoor lighting – street light, front porch light, lights in tents
f- noise – personal conversations, occasional radio that can not beard from the sidewalk
g- screening – 8 foot wood fence on the north, 8 foot chain link with slats on the south
h- trash – 4 - 96 gallon cans picked up weekly on Wednesday mornings
i – usually 2 to 3 cars owned by building residents, people in tents usually walk and do not have a car
j- compatibility – This is proposed as a novel and temporary use of this property intended to meet a current crisis situation that could be resolved by future city and community action. If at a future time, other more appropriate sites for homeless people to reside are established, or affordable housing provided, the people affected here would be happy to relocate to such an area and the Tiffany family would no longer be compelled to provide this civic service. Our neighbors would be very pleased at that.

K - A- Campground minimum conditions
1- Owner written consent
2- Contact - Richard & Gladys Tiffany 105 N Willow 72701 R- 479-595-8410 G- 479-283-2167
3- Accessibility – resident manager Lamar Moreau 887 S Leroy Pond Apt B
4- Sanitation – there is a 24 hour outside access bathroom with toilet, tub and sink
5- Waste – four 96 gallon trash cans are picked up Wednesday mornings
6- Setbacks – tents are in the back yard and will be at least 5 feet from property lines
7- Access – the city can inspect the campground, I expect the city to notify me so I can be there when an inspection takes place

k - B – Additional factors
1- Duration – the duration will be until the city provides a sanctioned area for campers
2- Natural hazards – the low back yard will be raised above the level of the the dam built by cemetery
3- Separation -
4- Occupancy – there will be a maximum of 12 campers
5- Campfires - fires will be allowed only in a raised barbecue grill
6- Noise - personal conversations, occasional radio that can not be heard from the sidewalk
7- Storage - none


wood fence
Tents - more than 5 feet from property line
^
N
Lot 75 X 145
Shed
36
30
MN
(1110)
30
OP2
(240)
30
23
3
10
3
7
8
7
Parking
Trees
Chainlink fence

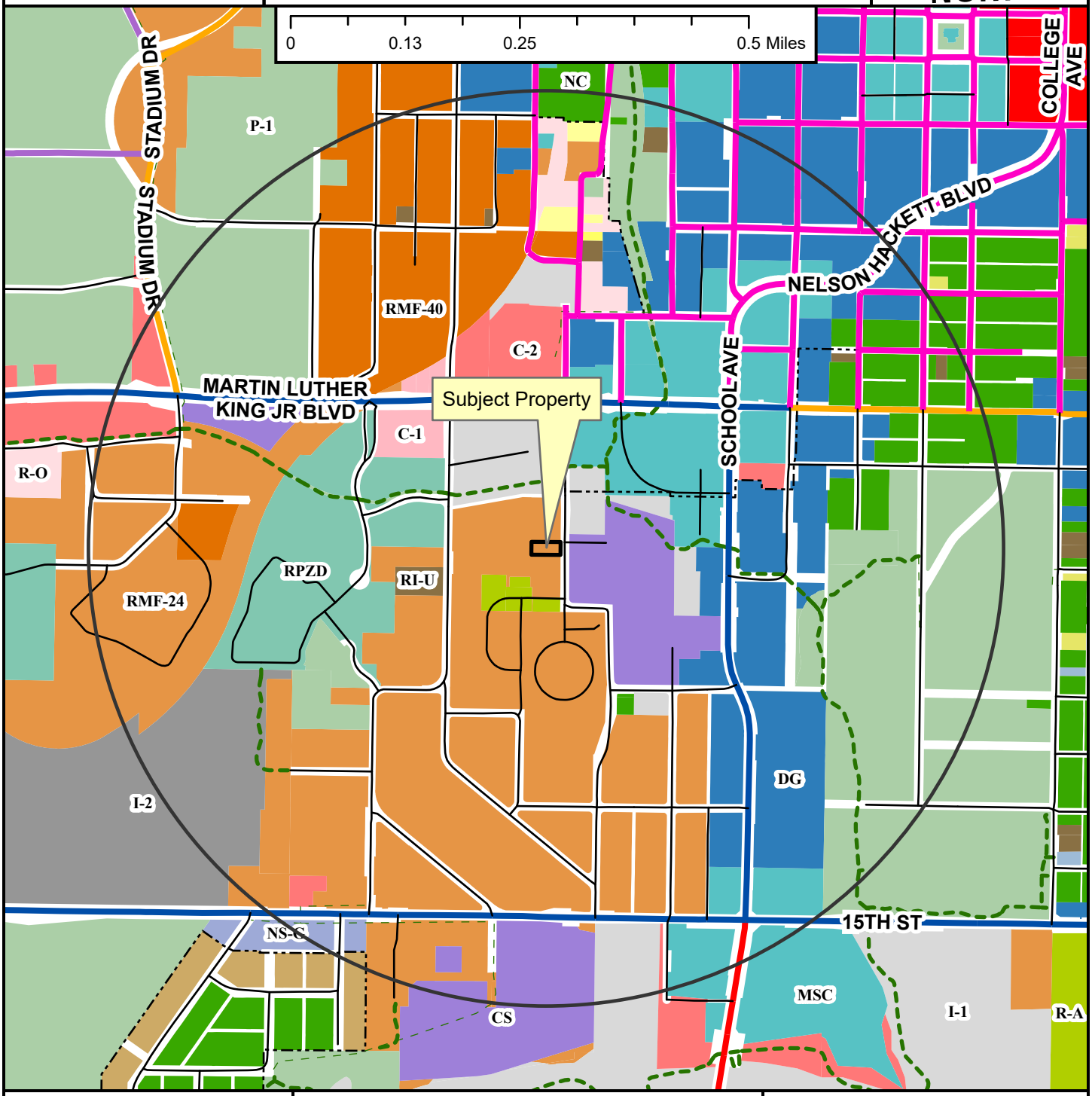

36
6
Up
Stairs
30
Tub
Toilet
MIN
(110)
30
OP2
(240)
30
Sink
3
10
3
6
7
7
8
7
7

CUP-2023-0063

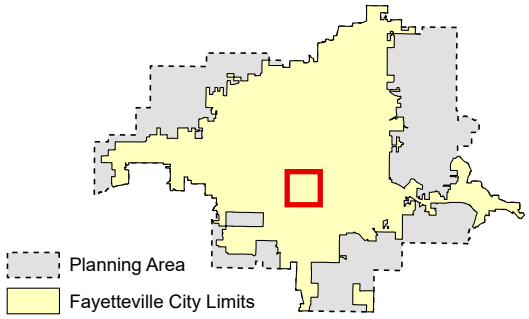
One Mile View

887 S. LT COL LEROY POND AVE

NORTH



- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

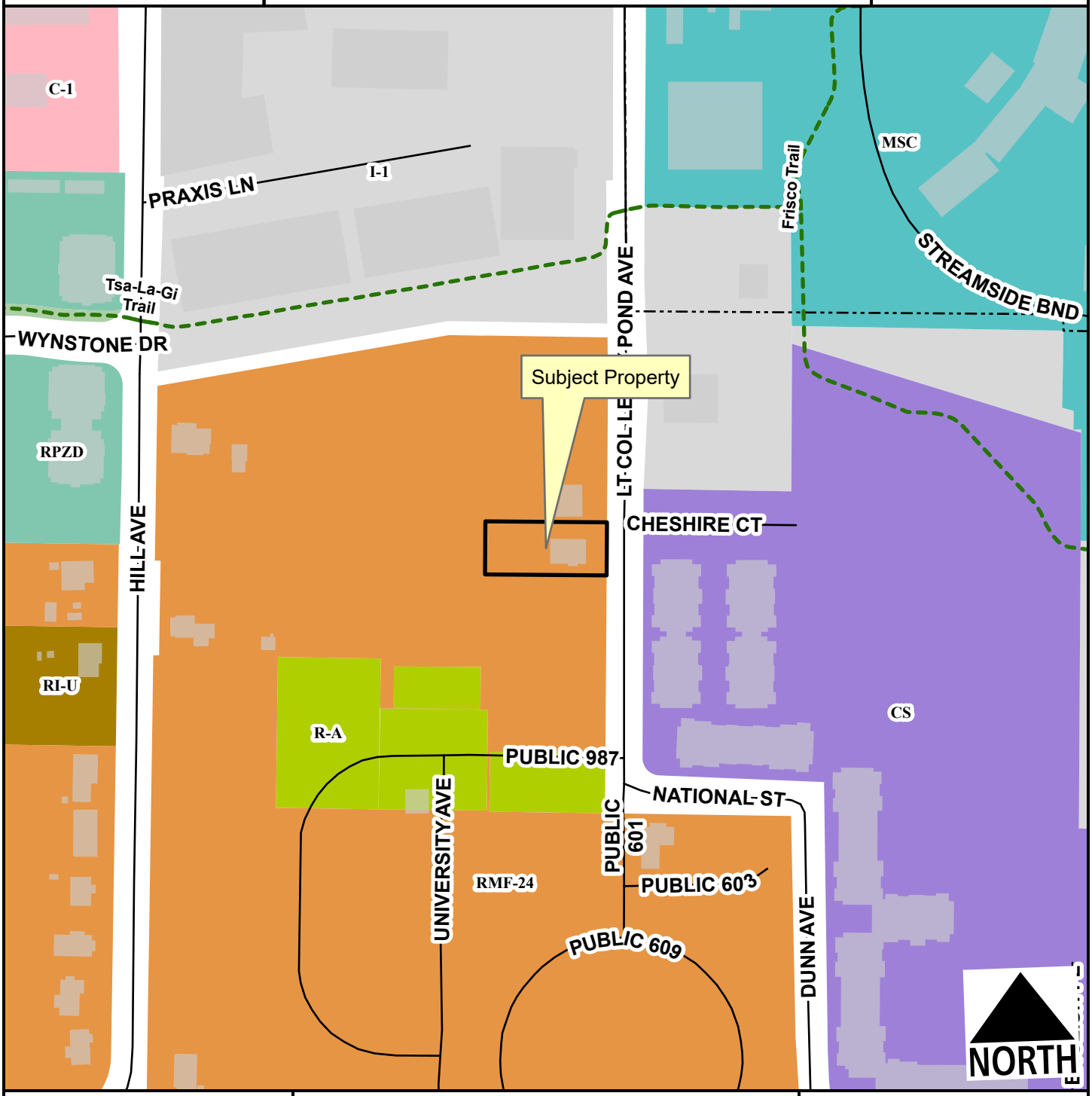
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

CUP-2023-0063

Close Up View

887 S. LT COL LEROY POND AVE



Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Design Overlay District

Feet
0 75 150 300 450 600
1:2,400

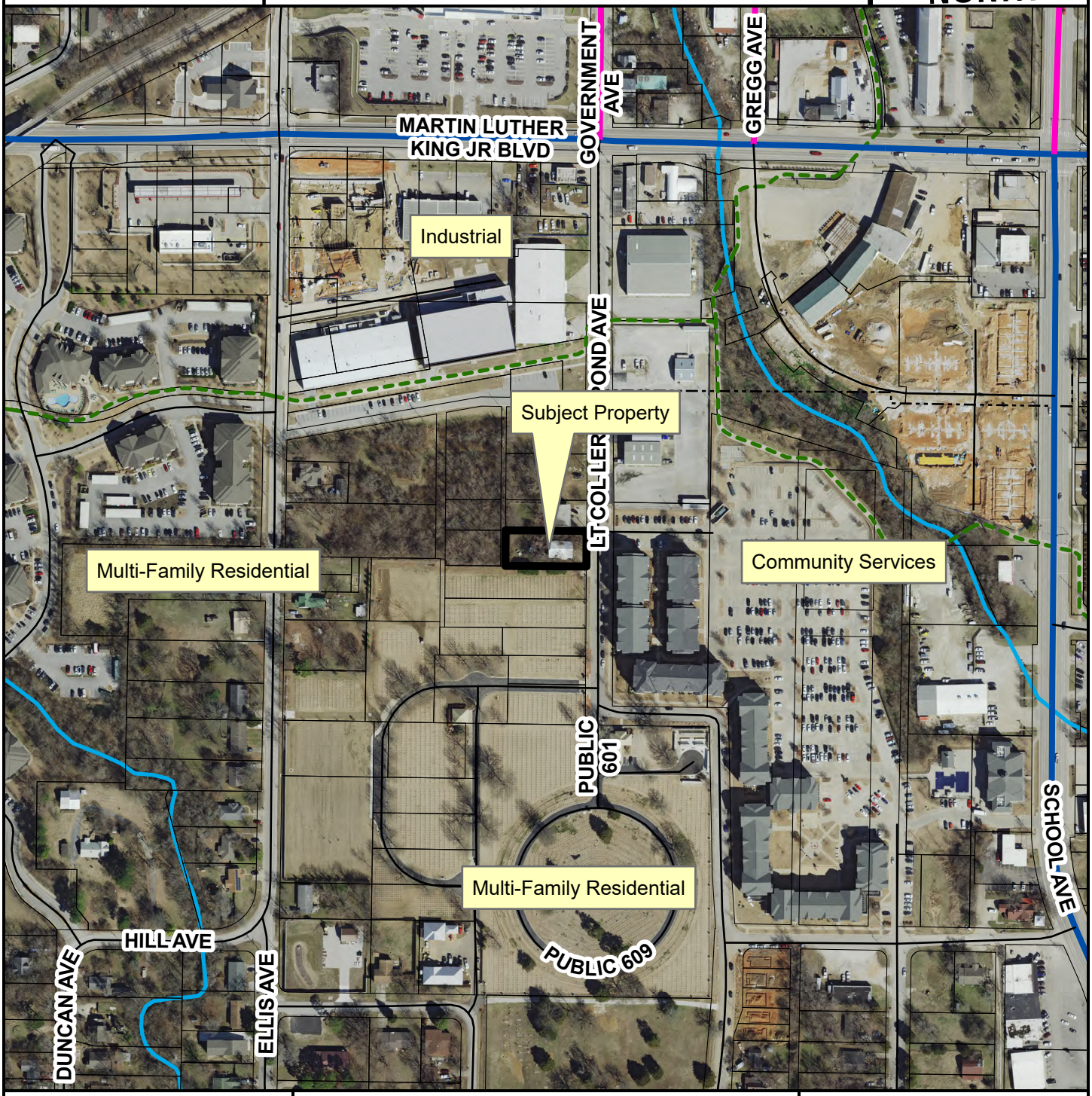
Residential-Agricultural
RI-U
RMF-24
I-1 Heavy Commercial and Light Industrial
C-1
Main Street Center
Community Services
Commercial, Industrial, Residential
P-1

CUP-2023-0063

Current Land Use

887 S. LT COL LEROY POND AVE

NORTH



- Regional Link - High Activity
- Urban Center
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0067: Conditional Use Permit (1045 N. BETTY JO DR./MAPLE TERRACE, 439):** Submitted by R&D PROPERTY SOLUTIONS for property located at 1035 N. BETTY JO DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.90 acres. The request is for Use Unit 26: Multi-Family Dwellings in R-O zoning.

RECOMMENDATION:
Staff recommends approval of **CUP-2023-0067** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2023-0067**, determining:*

- *In favor of compatibility with adjacent properties, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in west Fayetteville on the west side of Betty Jo Drive, approximately 100 feet south of the street's intersection with Wedington Drive. The property is currently zoned R-O, Residential Office; contains about 1.90 acres; and is developed with an apartment complex which Washington County records indicate was built in 1982. The current property owner, BDM Realty LLC, is in the process of renovating the apartment complex and has applied for building permits to add canopies to each building. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Commercial	C-1, Neighborhood Commercial
South	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Undeveloped/Commercial	RPZD, Residential Planned Zoning District

City Plan 2040 Future Land Use Designation: **City Neighborhood** and **Residential Neighborhood**

Proposal: The applicant requests a conditional use permit to enlarge an existing multi-family residential development on the subject property. Multi-family dwellings are classified in city code as Use Unit 26 which is a conditional use in the underlying R-O zoning district. Since staff was not able to locate the original conditional use permit for the development from 1982 in the City's

archives, the applicant has reapplied for a new conditional use permit in order to enlarge the footprint of the existing apartment complex.

Public Comment: To date, staff has received no public comment on this item.

RECOMMENDATION: Staff recommends approval of **CUP-2023-0067** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties;** *Staff finds that the proposed use is compatible with surrounding properties based on the findings contained in this report;*

2. Additions to existing buildings shall meet the design regulations outlined in UDC §166.23, Urban Residential Design Standards;

3. Approval of this conditional use permit does not grant approval of any associated plans or permits; separate permitting shall be required as outlined in the Unified Development Code; and

4. Any future expansion or change in the use shall require Planning Commission approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS, PROCEDURES

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting a conditional use permit for Use Unit 26: Multi-Family Dwellings in the R-O zoning district.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: The Planning Commission is empowered under Unified Development Code §161.20 to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: Staff finds that granting the requested conditional use permit will not adversely affect the public interest. The apartment complex on this property has existed for over 40 years and the applicant has stated that they intend to make minimal changes to the site, only adding canopies to improve the appearance of each structure.

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are no specific rules governing this request. Multi-family developments in the R-O zoning district are required to meet the regulations outlined in UDC §166.23, Urban Residential Design Standards. The provided site plan and elevations show that the proposed renovations are largely in compliance with those design standards.

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience,

traffic flow and control and access in case of fire or catastrophe;

Finding: **Ingress and egress to the property is currently provided through two driveways with access onto Betty Jo Drive, a partially improved Residential Link street. No changes to ingress and egress are proposed with the planned renovations.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **Off-street parking is currently provided in two parking lots which do not appear to meet the City's current design standards, particularly those for parking lot landscaping. Since the parking lots on the property were in existence prior to the effective date of the City's current parking ordinance, and since the proposed renovations do not trigger compliance with the City's current standards, staff is not recommending any modifications to off-street parking.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **Two front-end load dumpsters currently serve this development and the applicant has stated that no changes to trash services are proposed.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **The subject property currently has access to an eight-inch water main and a 10-inch sewer main located along Betty Jo Drive. The proposed renovations are not expected to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends no additional screening with the requested conditional use. Dumpsters are currently surrounded by fenced enclosures and the property is otherwise bordered by dense vegetation and other apartment complexes.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein. Exterior lighting will be subject to**

Unified Development Code Chapter 176, Outdoor Lighting, and all regulations therein.

(g.) Required yards and other open space;

Finding: **Based on the site plan provided, the existing multi-family development and the proposed canopy additions appear to meet the setback requirements of the R-O zoning district. R-O requires a front setback of 15 feet, side setbacks of 10 feet, and a rear setback of 25 feet. Compliance with setback regulations will be fully reviewed for at the time of building permit.**

(h.) General compatibility with adjacent properties and other property in the district; and

Finding: **Staff finds that the existing apartment complex is compatible with adjacent properties. The apartment complex has existed for over 40 years, and most other properties nearby along Betty Jo Drive are currently developed with multi-family residences and located within zoning districts that allow them by right. Further, allowing the apartments to continue to exist as a conditional use while allowing the footprint of each building to be enlarged to accommodate new canopies, would allow for renovations that will improve the appearance of each building in a way that more closely aligns with the City's current Urban Residential Design Standards.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds that granting the requested conditional use is directly compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. The property has been developed as an apartment complex for over 40 years, and the City's future land use plan designates it as both City Neighborhood and Residential Neighborhood area. Granting the requested conditional use permit would allow for modifications that would permit the existing land use, which staff finds to be consistent with existing development patterns and the City's future land use plans, to continue to exist in perpetuity.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
  - §161.20 – District R-O, Residential Office
- Request Letter
- Site Plan
- Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map

161.20 District R-O, Residential Office

(A) *Purpose.* The Residential-Office District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities, restaurants and compatible residential uses. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted uses*.

Unit 1	City-wide uses by right
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 25	Offices, studios, and related services
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 11	Manufactured home park*
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies
Unit 45	Small scale production

(C) *Density*.

Units per acre	24 or less

(D) *Bulk and Area Regulations.* (Per dwelling unit for residential structures)

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet
Single-family	60 feet
Two (2) family	60 feet
Three (3) or more	90 feet

(2) *Lot Area Minimum*.

Manufactured home park	3 acres
Lot within a manufactured home park	4,200 square feet
Townhouses:	
Development	10,000 square feet
Individual lot	2,500 square feet
Single-family	6,000 square feet
Two (2) family	6,500 square feet
Three (3) or more	8,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured home	3,000 square feet
Townhouses & apartments:	
No bedroom	1,000 square feet
One bedroom	1,000 square feet
Two (2) or more bedrooms	1,200 square feet
Fraternity or Sorority	500 square feet per resident

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Front, in the Hillside Overlay District	15 feet
Side	10 feet
Side, when contiguous to a residential district	15 feet
Side, in the Hillside Overlay District	8 feet
Rear, without easement or alley	25 feet
Rear, from center line of public alley	10 feet
Rear, in the Hillside Overlay District	15 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line
Side	5 feet
Side-zero lot line*	A setback of less than 5 feet (zero lot line) is permitted on one (1) interior side, provided a maintenance agreement is filed.** The remaining side setback(s) shall be 10 feet
Rear	None
Rear when contiguous to a single family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code No. 1965, App. A., Art. 5(x); Ord. No. 2414, 2-7-78; Ord. No. 2603, 2-19-80; Ord. No. 2621, 4-1-80; Ord. No. 1747, 6-29-70; Code 1991, §160.041; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4726, 7-19-05; Ord. No. 4943, 11-07-06; Ord. No. 5079, 11-20-07; Ord. No. 5195, 11-6-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5735 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6164 , §§1, 2, 3, 4-2-19; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

BDM Realty LLC and Dustin Davis are applying for a CUP to add canopies to improve the aesthetics of current out dated structures. CUP could not be found for existing structures so the City of Fayetteville planning requires us to resubmit for a CUP that had been approved when the structures were built in 1982. The canopies to be added will improve the look of the buildings and overall area.

a1) Building Current/Proposed - 35442sqft - No Change

a2)Canopy Current/Proposed - 0 & 3477sqft

b) See Attachement

c) Parking - 71 (no change)

d)N/A

e) Existing - no change

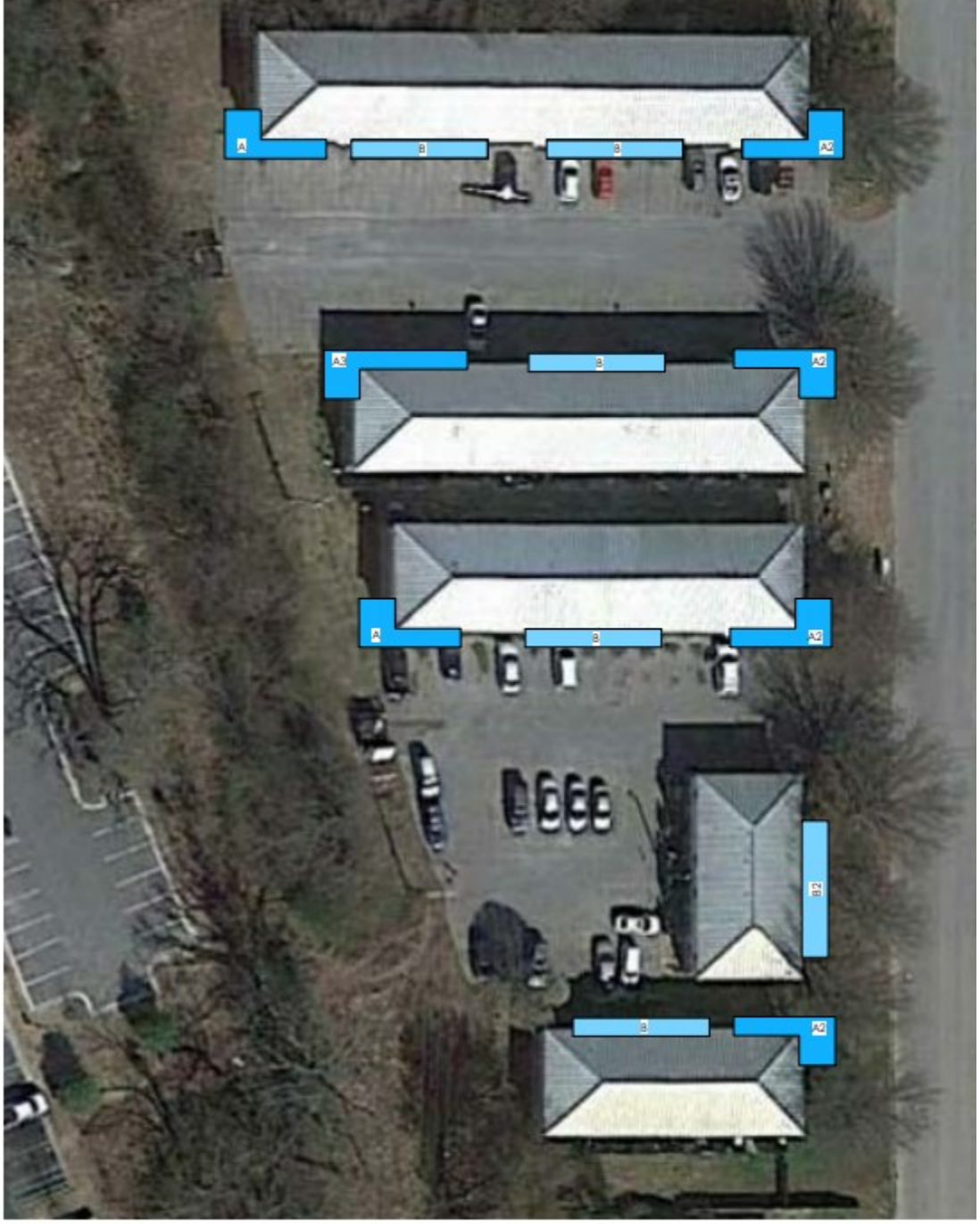
f)Existing - no change

g)Existing - no change

h)Existing - Screened with fence currently – no change

i) Existing – no change

j) Existing - no change


A
B
B
A2
A2
B
A2
A
B
A2
B2
B
A2

Planning Commission
July 10, 2023
CUP-2023-0067 (MAPLE TERRACE)
Page 484 of 602
Page 10 of 17

BETTY JO CANOPY ADDITION

FAYETTEVILLE, ARKANSAS

BUILDER SET



1 VICINITY MAP
1/4" = 1'-0"



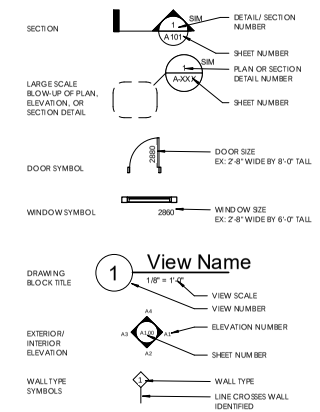
EXISTING CONDITIONS



DESIGN RENDERING

GENERAL NOTES & REQUIREMENTS

1. UNLESS SPECIFICALLY NOTED OTHERWISE, THE TERM "CONTRACTOR" INDICATED ON ANY SHEET SHALL REFER TO THE CONTRACTOR RESPONSIBLE FOR THE WORK OF THE SPECIFIC TRADE NOTED ON THAT SHEET.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE IDENTIFIED CODES AND WITH THE REQUIREMENTS OF ALL LOCAL, STATE, AND FEDERAL AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT THE REQUIREMENTS ARE SPECIFICALLY INDICATED IN THESE DOCUMENTS.
3. ALL BIDDING CONTRACTORS (INCLUDING SUBCONTRACTORS) SHALL BE REQUIRED TO ACQUIRE AND REVIEW A FULL SET OF DOCUMENTS PRIOR TO BID. ALL CONTRACTORS AND SUB CONTRACTORS SHALL FULLY REVIEW AND BECOME FAMILIAR WITH ALL ASPECTS OF THE DOCUMENTS, INCLUDING THE SCOPE OF WORK OF ALL OTHER TRADES, TO ENSURE PROPER COORDINATION OCCURS DURING CONSTRUCTION AND THAT EACH TRADE IS FAMILIAR WITH HOW THEIR RESPECTIVE WORK WILL INTERFACE WITH THE WORK OF OTHER TRADES. ANY DISCREPANCY AND/OR CONFLICT IN THE DOCUMENTS WITHIN THE WORK OF A PARTICULAR TRADE AND/OR BETWEEN THE SCOPE OF WORK OF DIFFERENT TRADES DISCOVERED BY THE CONTRACTOR AND/OR SUB CONTRACTORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR OWNER BEFORE BIDDING FOR PURPOSE OF CLARIFICATION. FOLLOWING BIDDING, IF IT IS DETERMINED THAT THE CONTRACTOR AND/OR SUB CONTRACTORS DID NOT REVIEW A COMPLETE SET OF DOCUMENTS AND/OR THE CONTRACTOR AND/OR SUB CONTRACTOR SHOULD HAVE DISCOVERED DISCREPANCY AND/OR CONFLICT, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB CONTRACTOR TO PROVIDE THE NECESSARY LABOR AND MATERIALS TO PERFORM THE REQUIRED WORK COMPLETE AND OPERATIVE WITHOUT ADDITIONAL COMPENSATION. THIS DETERMINATION SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT AND/OR OWNER AND THE RESPECTIVE DECISION(S) SHALL BE FINAL.
4. THE CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID.
5. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. WHILE A CONCERTED EFFORT HAS BEEN MADE TO PROVIDE SYSTEM ARRANGEMENTS AND LAYOUTS IN A NON-CONFLICTIVE MANNER, THE FINAL RESPONSIBILITY FOR COORDINATION OF SYSTEM ROUTING, FABRICATION, AND INSTALLATION BETWEEN THE VARIOUS CONSTRUCTION TRADES SHALL BELONG TO THE CONTRACTORS. FABRICATION AND INSTALLATION OF THE VARIOUS ENGINEERING SYSTEMS SHALL NOT BEGIN UNTIL VERIFICATION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS HAS TAKEN PLACE. NO ADDITIONAL COMPENSATION SHALL BE GRANTED FOR ANY CHANGES REQUIRED DUE TO INSTALLATION CONFLICTS BETWEEN TRADES.
6. THE WORK SPECIFIED HEREIN SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SUPPLIES AND SUPERVISION REQUIRED TO INSTALL AND PLACE IN OPERATION THE MECHANICAL SYSTEMS AND APPURTENANCES SPECIFIED HEREIN AND/OR INDICATED ON THE DRAWINGS OR REASONABLY IMPLIED AS NECESSARY FOR COMPLETION OF THE VARIOUS SYSTEMS. ALL WORK SHALL BE COMPLETED IN A NEAT, CLEAN, AND WORKMAN LIKE MANNER IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS.
7. ALL WORK SPECIFIED HEREIN SHALL BE PERFORMED BY PROPERLY LICENSED, TRAINED, AND EXPERIENCED TRADESMEN.
8. THE CONTRACTOR SHALL REMOVE ALL RESPECTIVE CONSTRUCTION WASTE AND DEBRIS FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE LAWFUL DISCARD OF SUCH WASTE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE COMPLETED WORK AND THE ADJACENT AFFECTED AREAS SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER OR ARCHITECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, AND PAINTING REQUIRED BY THE RESPECTIVE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFACTORILY REPAIRING EXCESSIVE, UNNECESSARY PENETRATIONS OR OVERSIZED PENETRATIONS THROUGH CONSTRUCTION. IF THE OWNER/ARCHITECT DEEMS NECESSARY, ANY CONSTRUCTION DAMAGED FROM CUTTING OR PENETRATION ACTIVITIES SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER. THERE SHALL BE NO CUTTING OR PENETRATING OF CONSTRUCTION THAT WILL COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING SYSTEM. IF THE CONTRACTOR DEEMS IT NECESSARY TO ALTER, CUT, OR PENETRATE A STRUCTURAL MEMBER, HE/SHE SHALL CONSULT A STRUCTURAL ENGINEER OR TAKE FULL LIABILITY FOR THE RESULT OF THE STRUCTURAL MEMBER ALTERATION.
10. LOCATE AND MARK ALL UTILITY, SERVICE, AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL ASSOCIATED FEES PRIOR TO COMMENCEMENT OF WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT CONSTRUCTION AREA, INCLUDING EXTERIOR STAGING AREAS, DURING CONSTRUCTION.
13. DIMENSIONS SHOWN ARE TO THE FACE OF NEW NOMINAL STUDS, AND CENTERLINES OF EQUIPMENT AND GRID LINES, (UNLESS NOTED OTHERWISE). FIELD VERIFY ALL DIMENSIONS.
14. COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
15. FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVEABLE EQUIPMENT, ETC... (UNLESS NOTED OTHERWISE).
16. ALL PENETRATIONS IN WALL AND FLOOR/CEILING CONSTRUCTION ARE TO BE PROPERLY SEALED TO PREVENT THE PASSAGE OF SMOKE, GASSES, OR AIR LEAKAGE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SUPPORT OF WALL AND ROOF ELEMENTS DURING ALL PHASES OF CONSTRUCTION. TEMPORARY BRACING, SHORING, SUPPORTS, ETC... ARE TO BE INSTALLED AS NECESSARY AND NOT TO BE REMOVED UNTIL WORK IS PROPERLY COMPLETED IN A MANNER THAT IS STRUCTURALLY SOUND.
18. TEMPORARY LIGHTING DURING CONSTRUCTION SHALL MEET OSHA STANDARDS - 29 CFR PART 1926.56.
19. MAINTAIN PORTABLE ABC FIRE EXTINGUISHERS AT THE JOB SITE. TRAIN ALL WORKERS ON USE AND CARE OF FIRE EXTINGUISHERS.
20. PROVIDE CRIME PREVENTION IN CONSTRUCTION AREAS. OWNER IS NOT RESPONSIBLE FOR THEFT OF TOOLS OR OTHER ITEMS FROM THE JOBSITE.



REFERENCE LEGEND
3/16" = 1'-0"

INDEX

A0.00	COVER
A0.10	RENDERINGS
A1.00	SITE PLAN
A1.10	PLAN + ELEVATIONS
A1.11	CANOPY A
A1.12	CANOPY B

SHEET NAME: COVER

DATE: 2022.05.10

REVISIONS:

PROJECT NUMBER: 21.10

SHEET NUMBER: A0.00



EXTERIOR RENDERING



RENDERING - COLOR OPTION 02



EXTERIOR RENDERING - AWNING TYPE "B"



EXTERIOR RENDERING - AWNING TYPE "B"

THOUGHT SHOP
Matt Poe | AIA
2130 E Stanwyk Drive | Fayetteville, AR 72703
p: 870.966.6560

Planning Commission
July 10, 2023
CUP-2023-0067 (MAPLE TERRACE)

PROJECT NAME:
BETTY JO CANOPY ADDITION

LOCATION:
1028 N Betty Jo Drive
Fayetteville, AR
72704

OWNER:
R & D

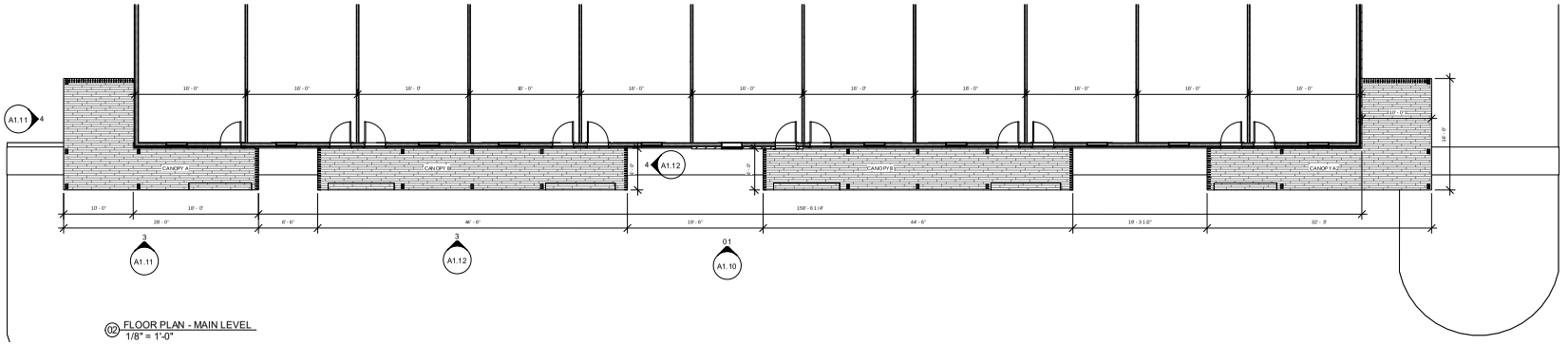
BUILDER SET

SHEET NAME RENDERINGS
DATE 2022.05.10
REVISIONS
PROJECT NUMBER 21.10

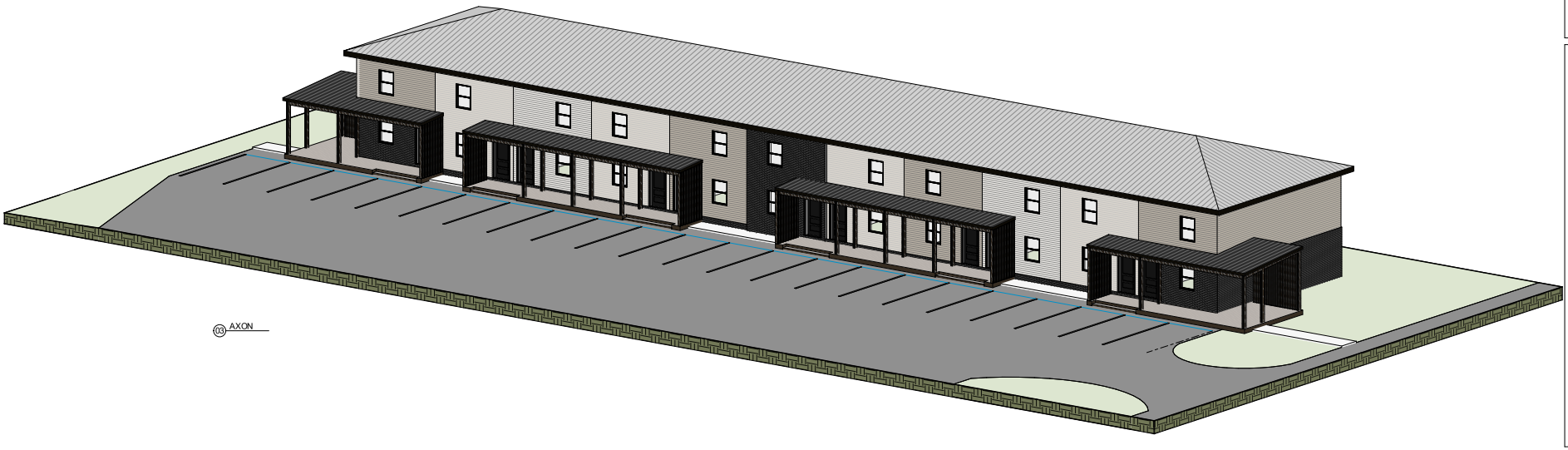
A0.10
SHEET NUMBER



01 ELEVATION - SOUTH
1/8" = 1'-0"



02 FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"



03 AXON

THOUGHT SHOP
Matt Poe | AIA
2130 E Stanwyk Drive | Fayetteville, AR 72703
p: 870.926.6550

Planning Commission
July 10, 2023
CUP-2023-0067 (MAPLE TERRACE)

PROJECT NAME:
BETTY JO CANOPY ADDITION

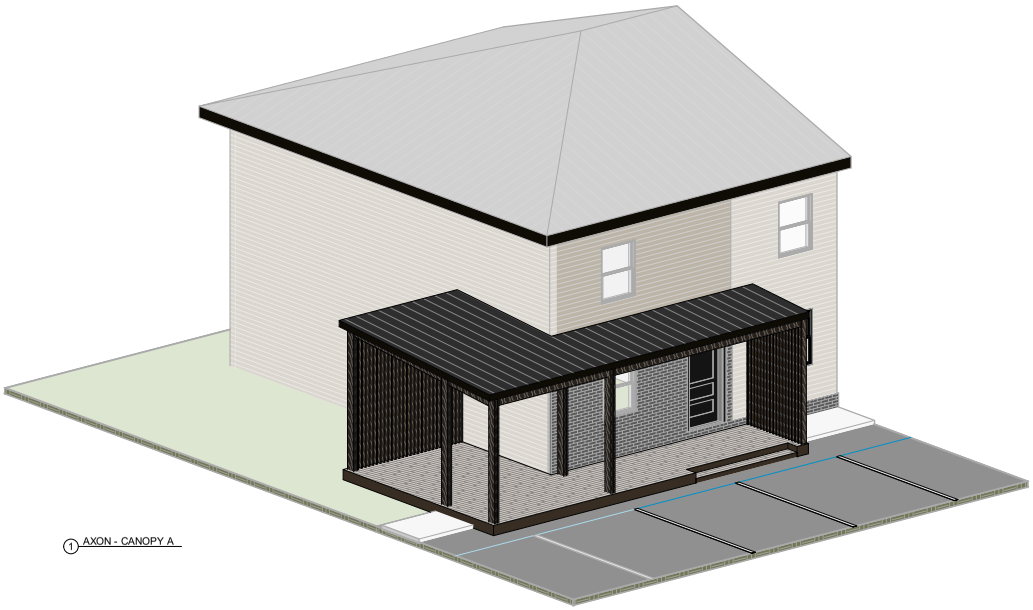
LOCATION:
1028 N Betty Jo Drive
Fayetteville, AR
72704

OWNER:
R & D

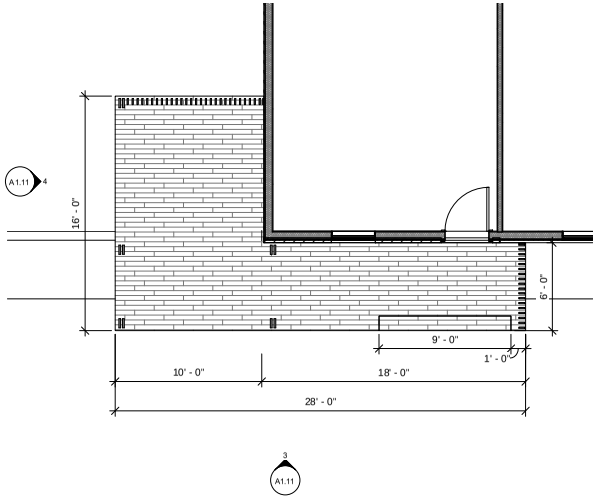
BUILDER SET

SHEET NAME PLAN + ELEVATIONS
DATE 2022.05.10
REVISIONS
PROJECT NUMBER 21.10

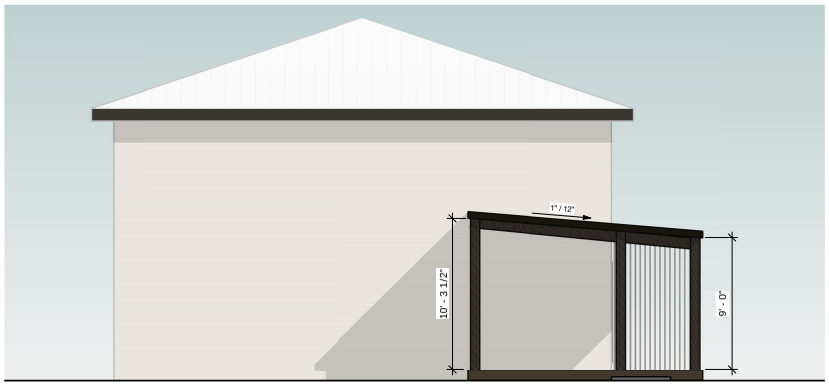
A1.10
SHEET NUMBER



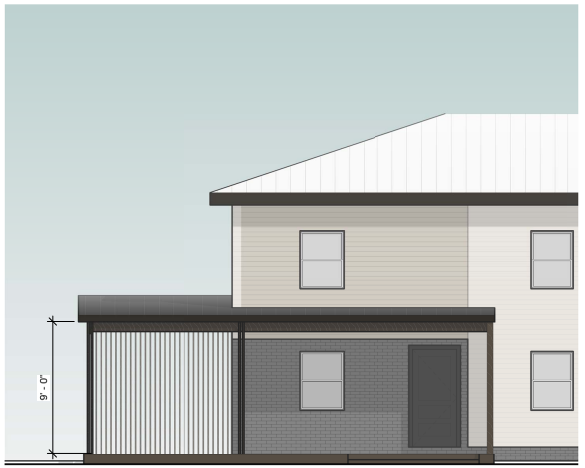
1 AXON - CANOPY A



2 FLOOR PLAN - CANOPY A
1/4" = 1'-0"



4 ELEVATION - CANOPY A - WEST
1/4" = 1'-0"



3 ELEVATION - CANOPY A - SOUTH
1/4" = 1'-0"

THOUGHT SHOP
Matt Poe | AIA
2130 E Stanwyk Drive | Fayetteville, AR 72703
p: 870.926.6550

Planning Commission
July 10, 2023
CUP-2023-0067 (MAPLE TERRACE)

PROJECT NAME:
BETTY JO CANOPY ADDITION

LOCATION:
1028 N Betty Jo Drive
Fayetteville, AR
72704

OWNER:
R & D

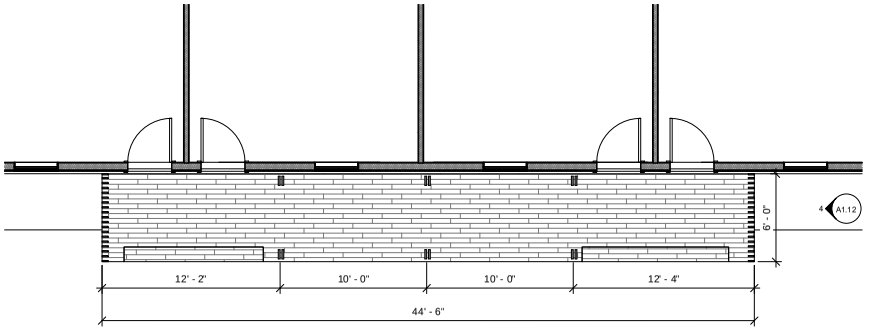
BUILDER SET

SHEET NAME CANOPY A
DATE 2022.05.10
REVISIONS
PROJECT NUMBER 21.10

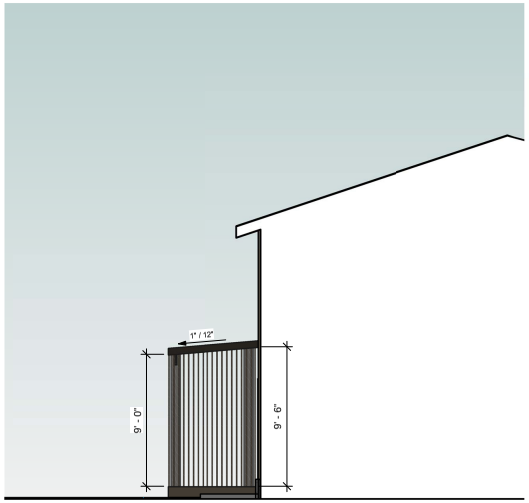
A1.11
SHEET NUMBER



1 AXON - CANOPY B



2 FLOOR PLAN - CANOPY B
1/4" = 1'-0"



4 ELEVATION - CANOPY B - EAST
1/4" = 1'-0"



3 ELEVATION - CANOPY B - SOUTH
1/4" = 1'-0"

THOUGHT SHOP
Matt Poe | AIA
2130 E Stanwyk Drive | Fayetteville, AR 72703
p: 870.966.6550

Planning Commission
July 10, 2023
CUP-2023-0067 (MAPLE TERRACE)

PROJECT NAME:
BETTY JO CANOPY ADDITION

LOCATION:
1028 N Betty Jo Drive
Fayetteville, AR
72704

OWNER:
R & D

BUILDER SET

SHEET NAME CANOPY B
DATE 2022.05.10
REVISIONS
PROJECT NUMBER 21.10

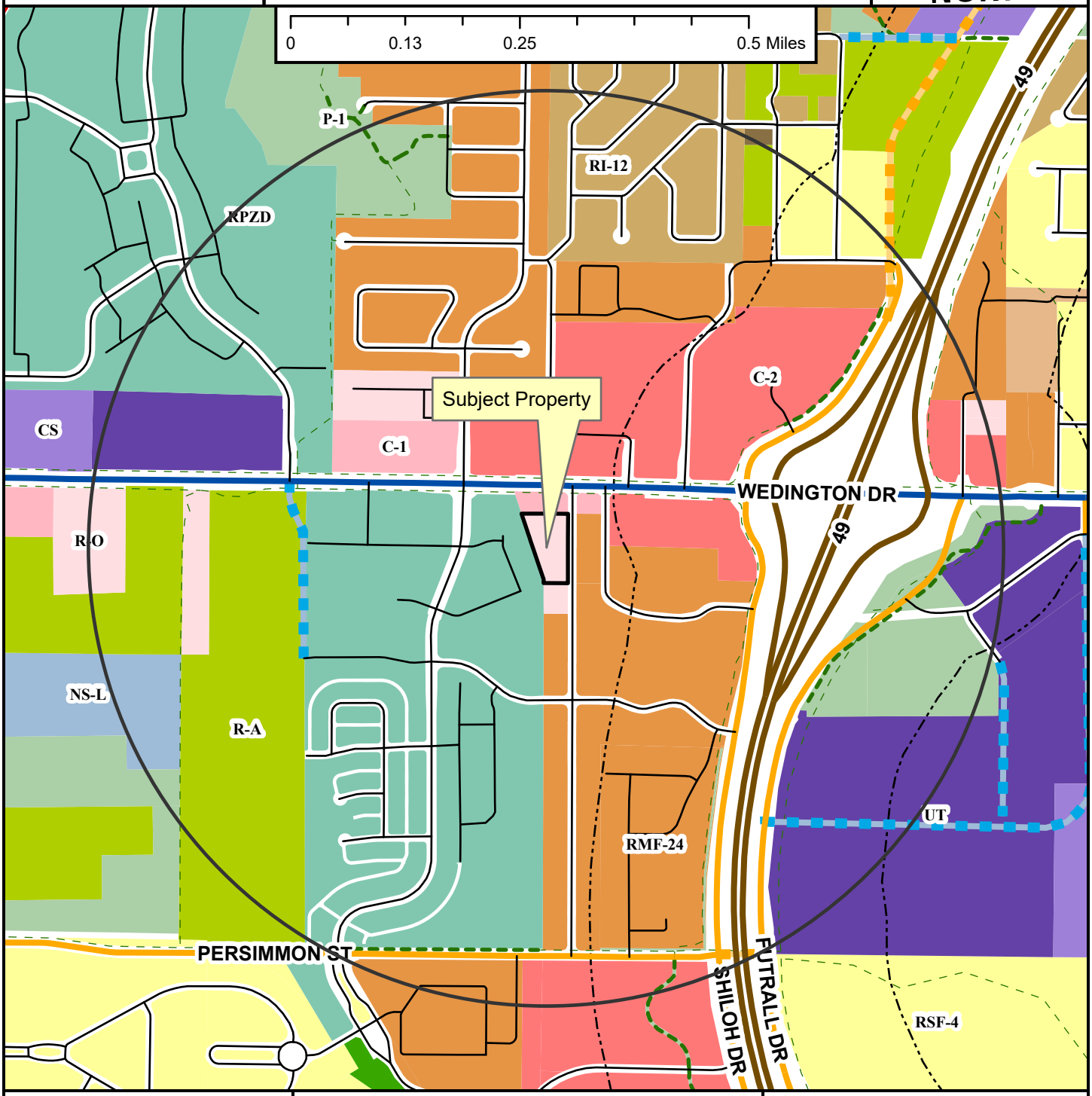
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SHEET NUMBER

CUP-2023-0067

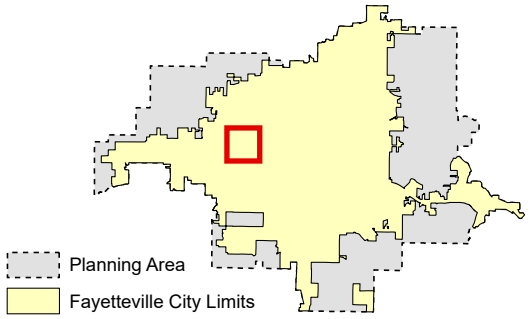
One Mile View

1035 N. BETTY JO DR

NORTH



Regional Link
Neighborhood Link
Regional Link - High Activity
Freeway/Expressway
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

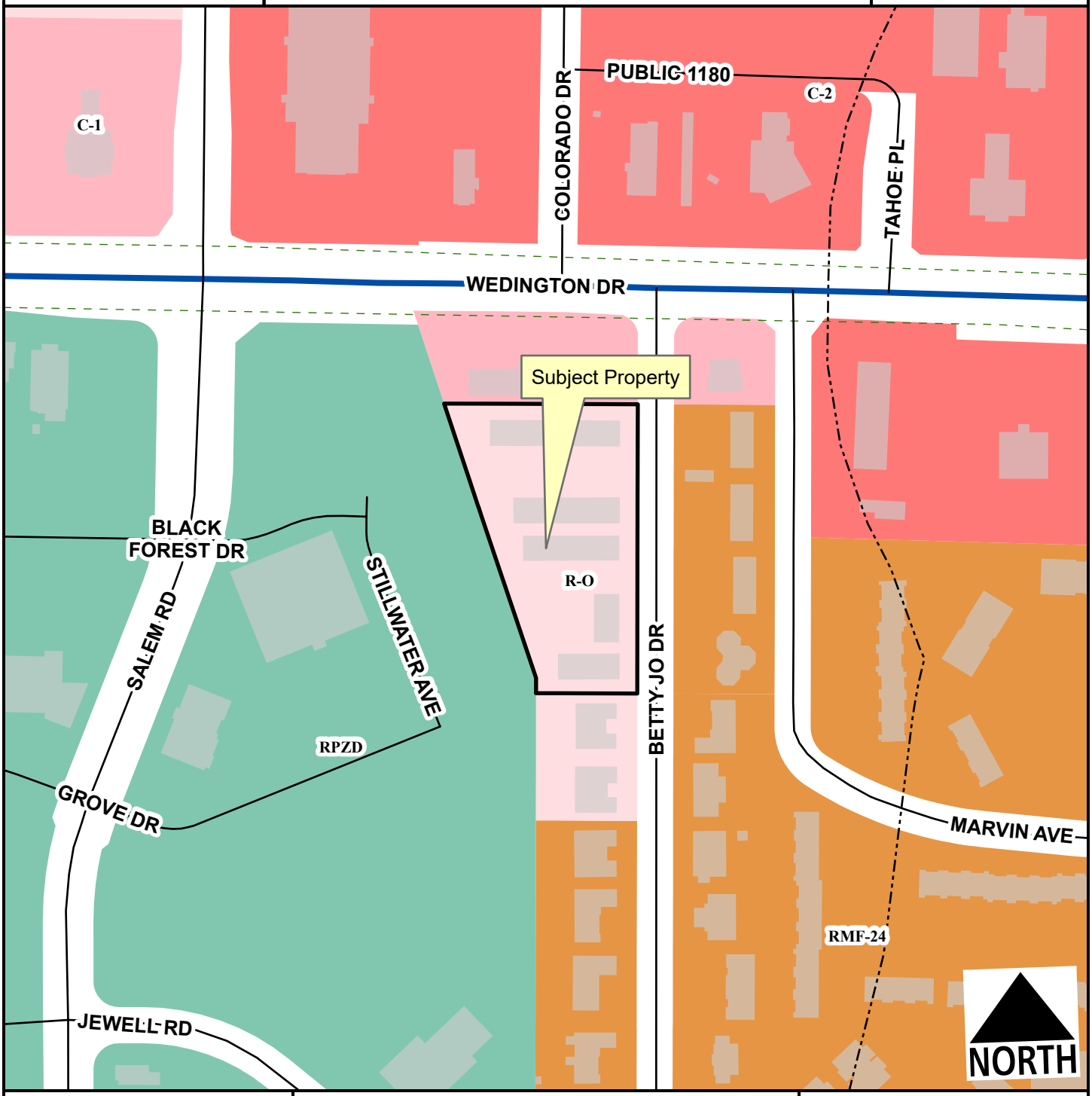
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2023-0067

Close Up View

1035 N. BETTY JO DR



Regional Link - High Activity
Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Trail (Proposed)
Design Overlay District

Feet
0 75 150 300 450 600
1:2,400

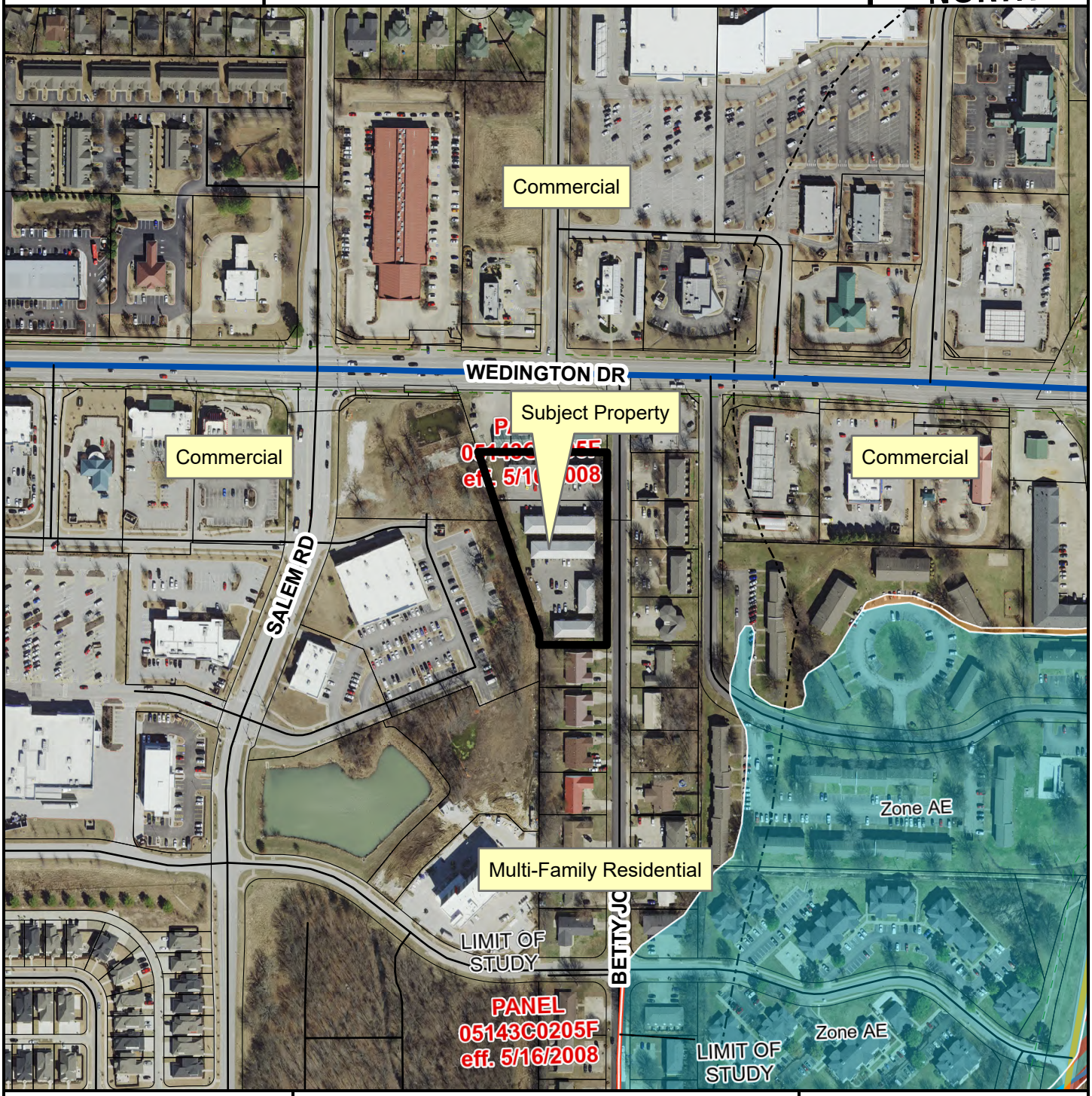
RMF-24
Residential-Office
C-1
C-2
Commercial, Industrial, Residential

CUP-2023-0067

Current Land Use

1035 N. BETTY JO DR

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: July 10, 2023

SUBJECT: **RZN-2023-0016: Rezoning (2900 N. HUGHMOUNT RD./RENNER, 243):** Submitted by ATLAS PLS for property located at 2900 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.35 acres. The request is to rezone the property to RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE.

RECOMMENDATION:
Staff recommends forwarding **RZN-2023-0016** to City Council with a recommendation of approval based on the findings herein.

RECOMMENDED MOTION:
*"I move to forward **RZN-2023-0016** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is located just within city limits on the east side of Hughmount Road in northwest Fayetteville. The property contains one parcel totaling 4.35 acres which is currently undeveloped and zoned R-A, Residential-Agricultural. The property was annexed into the City of Fayetteville last year (Ord. 6570). A lot split, which would subdivide the subject property into three parcels of equal size, is current under administrative review (LSP-2023-0025). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential	R-A, Residential-Agricultural
South	Rural Residential	R-A, Residential-Agricultural
East	Rural Residential	R-A, Residential-Agricultural
West	Rural Residential	AG/SF 1, Agricultural/Single-Family Residential, One Unit per Acre (Washington County)

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to RSF-1, Residential Single-Family, One Unit per Acre.

Public Comment: To date, staff has not received any public comment regarding this request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along Hughmount Road, an unclassified street with asphalt paving and open ditches. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing six-inch water main is present on the east side of Hughmount Road.

Sewer: Sanitary sewer is not currently available to the subject property.

Drainage: No portion of the property lies within a FEMA-designated floodplain or the Hillside/Hilltop Overlay District and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development proposal.

Fire: Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 2.8 miles from the fire station with an anticipated drive time of approximately six minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of R-A, Residential-Agricultural and the proposed zoning district of RSF-1, Residential Single-Family, One Unit per Acre both require **25% minimum canopy preservation.**

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood** area.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **2** for this site with a weighted score of **4**. The following elements of the matrix contribute to this score:

- Near Sewer Main (eight-inch main, Bittersweet Drive)
- Near Water Main (six-inch main, Hughmount Road)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** **Staff finds the proposed rezoning to be compatible with surrounding land uses. The subject property is located just within city limits and is largely surrounded by low-density rural residences to the north and west and higher-density single- and two-family residential subdivisions to the south and east. A rezoning from R-A to RSF-1 on the subject property would allow for a slight increase in density, from 0.5 units per acre to one unit per acre, while limiting by right development to single-family residences. Setback requirements and maximum building heights would remain unchanged with the proposed rezoning. Bulk and area regulations would vary slightly with a rezoning from R-A to RSF-1 reducing the minimum lot width from 200 feet to 150 feet and reducing the minimum lot area from two acres to 35,720 square feet. When considering the regulations associated with each zoning district and the size of the subject property, staff finds that the proposed rezoning would allow for low-density single-family residential development that is appropriate in scale and consistent with the existing development pattern in the area.**

Land Use Plan Analysis: **Staff finds that a rezoning from R-A to RSF-1 could support the property's future land use designation as Residential Neighborhood area since it would encourage the development of low-density detached dwellings in a suitable environment. While the property has a low infill score of two, staff finds that the proposed rezoning could support Goals 1 and 2 of City Plan 2040 by allowing for increased density in an area that has largely become developed with low-density residential subdivisions, and by discouraging suburban sprawl outside of city limits.**

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: **Staff finds that the proposed rezoning is justified and/or needed at this time. A rezoning to RSF-1 could promote a slight increase in density near the City's periphery, and it could serve as a transition between low-density rural residential areas to the north and west and higher-density single-family residential areas to the south and east.**

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: **Staff finds that rezoning the subject property from R-A to RSF-1 is likely to have a negligible impact on traffic danger and congestion. The property has frontage along a portion of Hughmount Road that is unclassified in the 2040 Master Street Plan, and no traffic crashes have been reported nearby.**

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **Rezoning the property from R-A to RSF-1 has the potential to increase population density at this location, though impacts on public services are not expected to be significant. The site has access to public water and access to public sewer is being coordinated as part of an associated lot split. Any necessary upgrades or extensions to water or sewer lines would be determined at the time of development review. Fayetteville Public Schools did not comment on this request.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

    a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends forwarding RZN-2023-0016 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code:
    - §161.03 District R-A, Residential-Agricultural
    - §161.05 District RSF-1, Residential Single-Family – One (1) Unit Per Acre
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945 , §3, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

161.05 District RSF-1, Residential Single-Family - One (1) Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one (1) unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(D) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(E) *Density.*

Units per acre	1

(F) *Bulk and Area Regulations.*

Lot width minimum	150 feet
Lot area minimum	35,720 square feet
Land area per dwelling unit	35,720 square feet

(G) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(H) *Building Height Regulations.*

Building Height Maximum	3 stories

(I) *Building Area.* None.

(Code 1965, §160.44; Ord. No. 3792, §4, 5-17-94; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5462, 12-6-11; Ord. No. 5921 , §1, 11-1-16; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

ATLAS
PROFESSIONAL LAND SURVEYING

P.O. BOX 1026
West Fork, AR 72774
Ph. 479.294.6177

To whom it may concern:

Our client, Mr. Renner is proposing a rezone of parcels 765-21246-200 & 765-21246-300 from R-A to R-1. The parcels total 4.35 acres and is located on N. Hughmount Road. If you have any questions or comments, please contact this office.

Thank you,

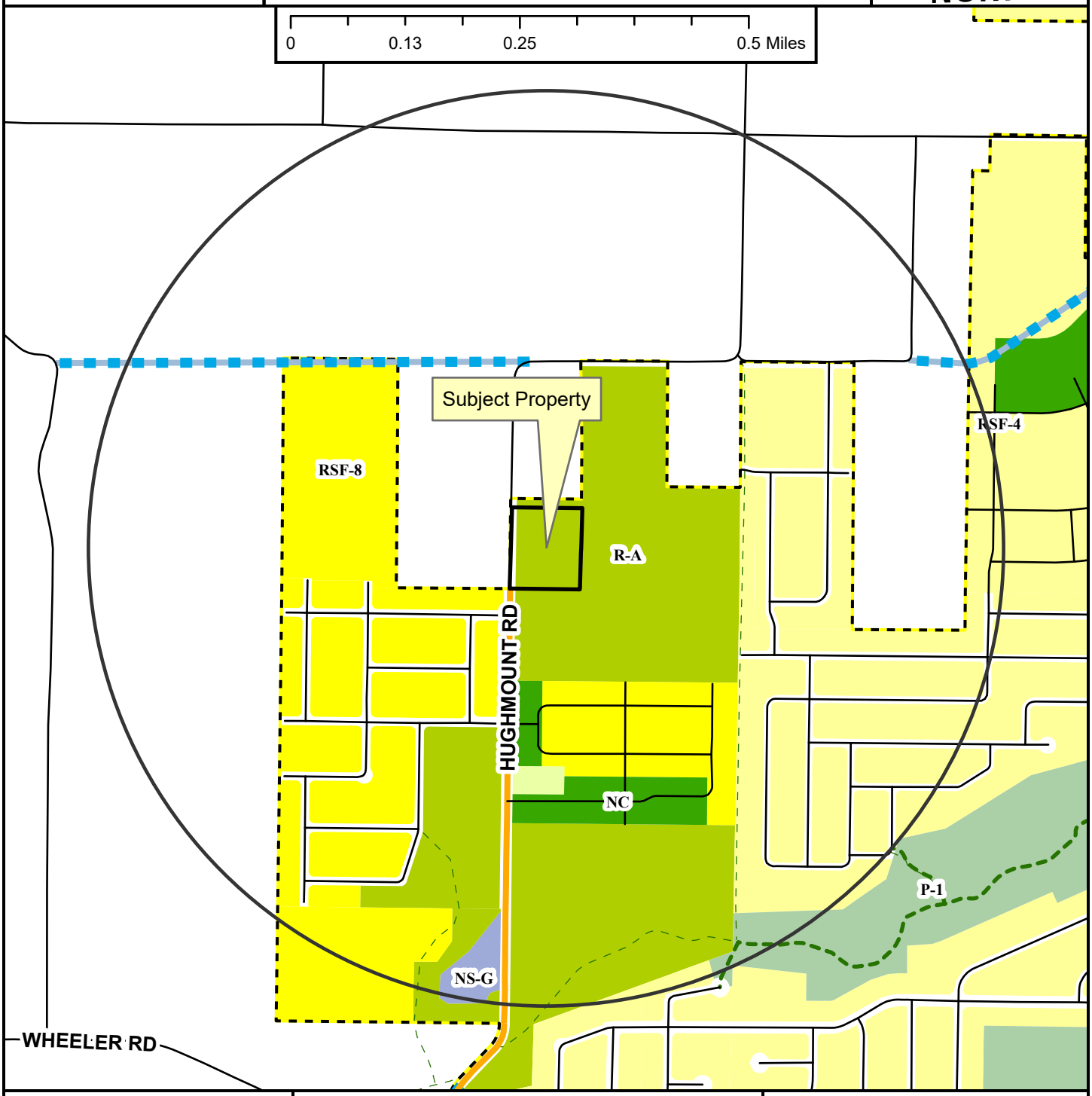
Tim West, PS

RZN-2023-0016

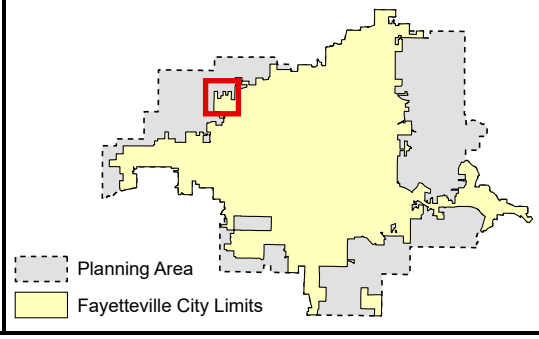
One Mile View

2900 N. HUGHMOUNT RD

NORTH



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

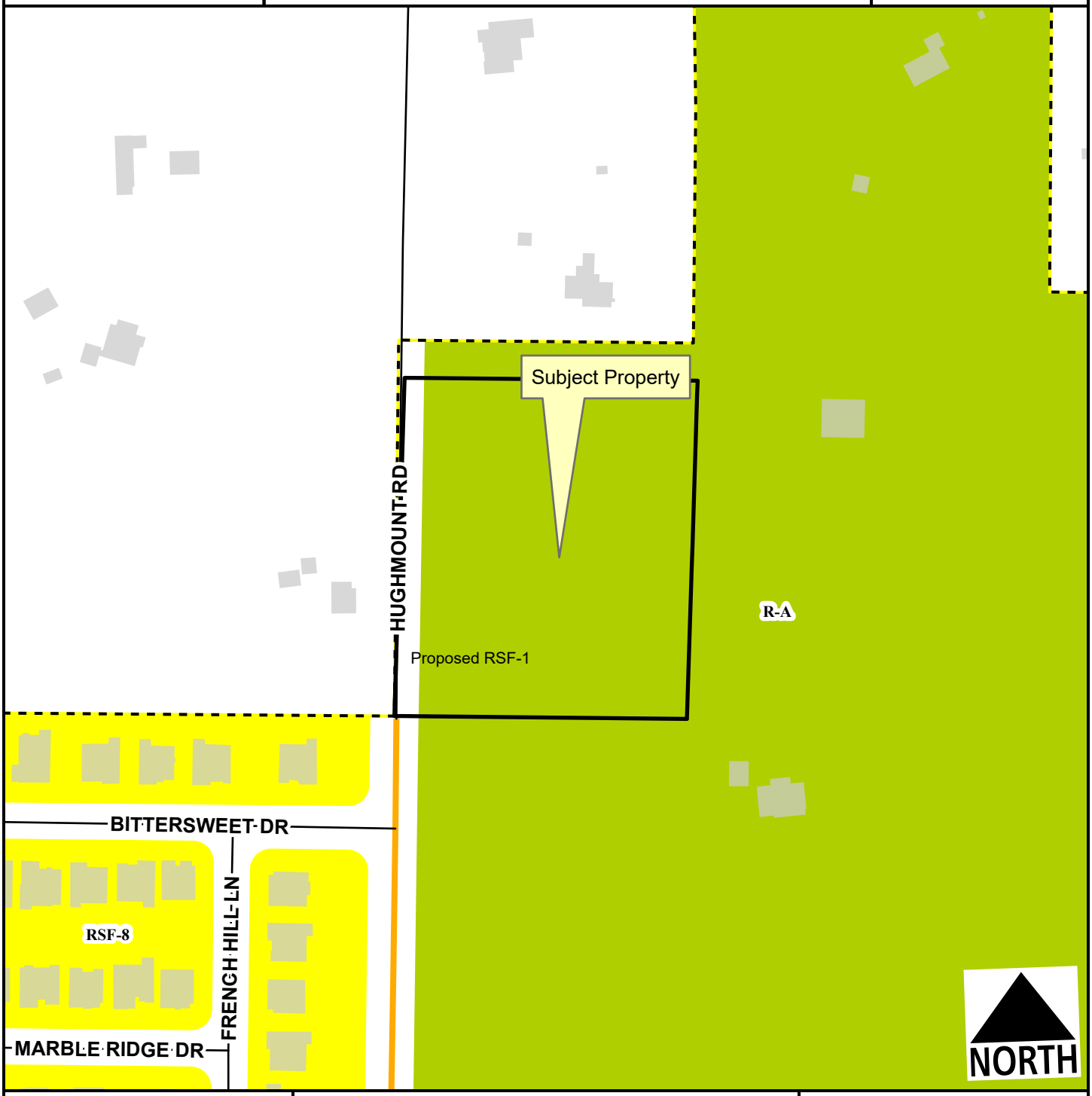
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2023-0016

Close Up View

2900 N. HUGHMOUNT RD



- Neighborhood Link
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
R-A	4.0	0.0
RSF-1	0.0	4.4

Total 4.4 ac

RZN-2023-0016

Current Land Use

2900 N. HUGHMOUNT RD

NORTH



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

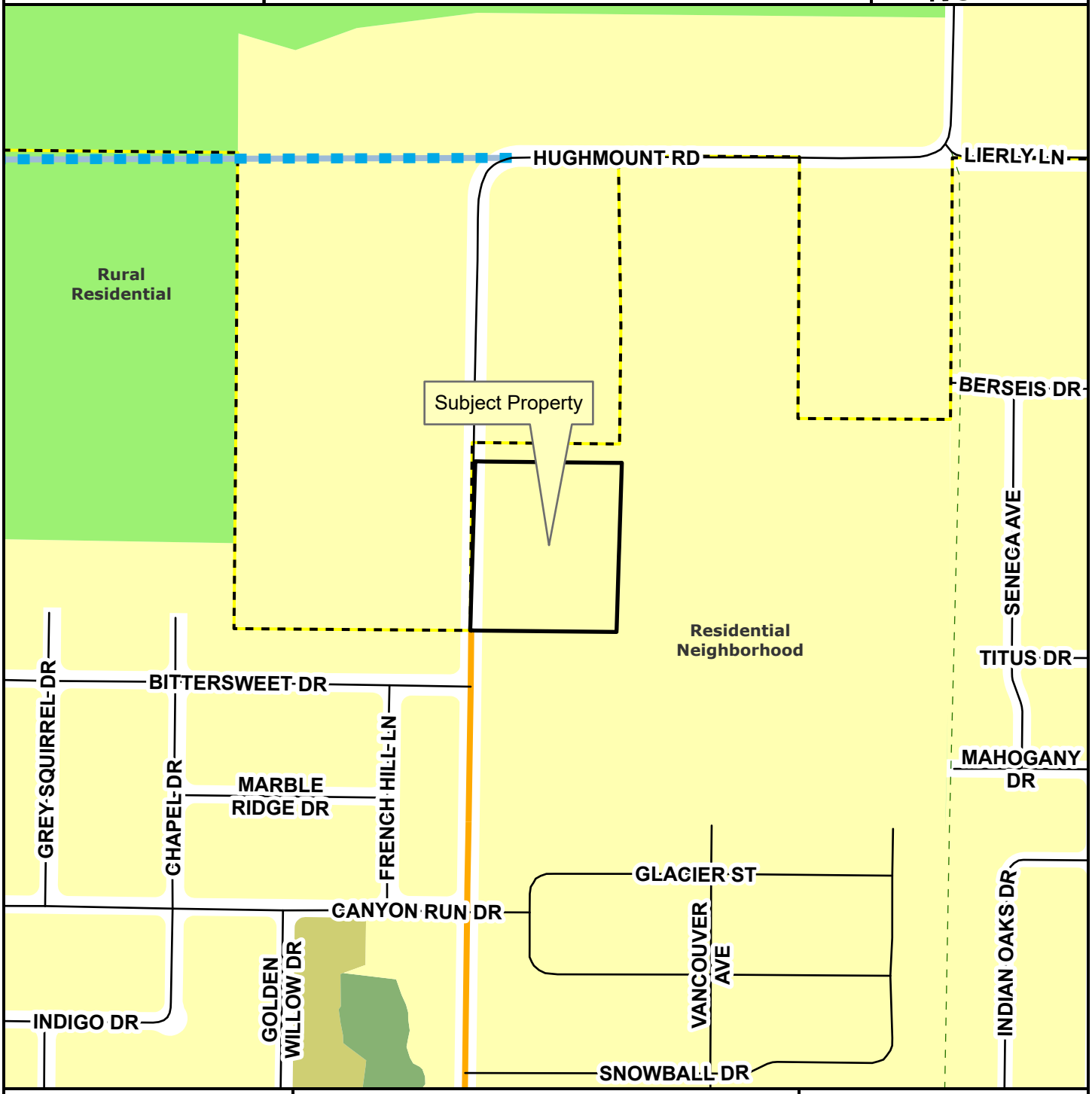
- 100-Year Floodplain
- Floodway

RZN-2023-0016

Future Land Use

2900 N. HUGHMOUNT RD

NORTH



- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

Feet

0 145 290 580 870 1,160

1:4,800

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0062: Conditional Use Permit (2575 S. COBALT AVE/KRUSE, 645):** Submitted by CARMEL KRUSE for property located at 2575 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2023-0062**, with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2023-0062** with conditions, determining:*

- *In favor of compatibility with adjacent properties;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in southeast Fayetteville in the Riverwalk subdivision at 2575 S. Cobalt Avenue. The property is zoned RSF-4, Residential Single-Family, Four Units Per Acre, with no overlay districts. The parcel totals approximately 0.20 acres, and contains an approximately 1800 sq. foot house that was constructed in 2019. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals. This report reflects those new changes for consideration. Surrounding land use and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
South	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
East	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
West	Undeveloped (Tree Preservation Easement)	RSF-4, Residential Single-family, 4 Units per Acre

City Plan 2040 Future Land Use Designation: **Residential Neighborhood.**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a 2% citywide cap, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has not received any public comment on this request.

RECOMMENDATION: Staff recommends approval of **CUP-2023-0062,** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible with the neighborhood based on the findings in this report;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in the development code.

3. Per §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within 1 year of conditional use permit approval.

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental.

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring in the short-term rental.

6. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

7. All trash receptacles shall be screened from view of the right-of-way.

8. All outdoor lighting shall meet requirements as outlined in §176, Outdoor Lighting.

9. Any signage shall meet the requirements as outlined in §174, Signage.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the RSF-4 zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §118.01(E)(2) to grant the requested conditional use permit.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that granting the requested conditional use is unlikely to negatively affect the public interest, given the applicable business license requirements including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **There are specific rules governing Short-Term Rentals, as follows:**

§163.18 - SHORT-TERM RENTALS

A. General Standards.

(1) Residential Zoning Districts. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, Rl-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NC. Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: **The request is to operate a Short-Term Rental, Use Unit 46, in RSF-4 zoning. Type 2 short-term rentals require a conditional use permit in that zoning district.**

(2) Occupancy. Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: **The dwelling has three bedrooms, which would limit occupancy to eight (8) guests as described in UDC §163.18(A)(3). Occupancy limitations are confirmed by the applicant during licensing.**

(3) Parking. Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Parking is limited as described in UDC §163.18(C). Parking for single-family dwellings is required to be provided at a rate of two spaces per unit, and up to four vehicles are permitted to be parked outdoors on the property. The structure has a two-car garage and up to two vehicles could be parked on the driveway.**

(4) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: **The application letter suggests the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.**

(5) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 2575 S. Cobalt Avenue. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

(6) Exceptions. Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 2% of total dwelling units, as determined by United States Census Bureau data. Recently released five-year American Community Survey data from 2021 lists total housing units in Fayetteville at 44,706, which puts the cap at 894 total Type 2 short-term rentals. The City has issued 335 Type 2 short term rental licenses that are subject to this cap. Hotel/motel uses are not permitted by right in RSF-4 zoning, so this short-term rental would contribute to the city-wide density cap.**

(7) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

(8) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;
2) Adequate adjoining or nearby streets for on-street parking;
3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and
4} Prior zoning or code violations.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. A total of four off-street parking spaces will be available for guests in an existing driveway and garage. The streets in the Riverwalk Subdivision were constructed at 28 feet wide at back of curb, which is typically wide enough to accommodate on-street parking as well. City records indicate zero other units within a quarter-mile radius have active Type 2 short-term rental business licenses. No prior zoning or code violations have been reported on this property.**

§163.02, AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **The parcel has frontage along S. Cobalt Avenue, a fully-improved residential link with sidewalk along both sides of the street. The street appears to have**

sufficient width to support on-street parking. Staff finds the proposal will not adversely affect traffic flows considering the use of the property would be limited to a maximum of eight (8) guests, which would not be out of character with use of the property for residential purposes.

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The dwelling has a two-car garage with an additional two parking spaces in the driveway. The short-term rental ordinance limits the number of guest vehicles to the maximum number of vehicles as allowed by the underlying zoning district.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The applicant proposes typical residential trash cart service rather than dumpster service. Staff recommends storage of the containers should be screened from public view when not at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the site, and the use as a short-term rental is not anticipated to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code section 174 – Signs, and all the regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal and city records, the structure is meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the proposed use to be compatible with surrounding properties. The property is surrounded by residential uses, but there appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request. The RSF-4 zoning district does not allow hotel/motel uses by right, so this short-term rental would contribute to the city-wide density cap.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans, particularly given the parcel's location at the city's edge. The property is not near a grocery store, city park, paved trail, bus stop, or the university, meaning that any guests would likely be required to drive to access city amenities and services. The city has safeguards in place that limit how short-term rentals operate to ensure that the City can still meet adopted goals, including a 2% city-wide density cap.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
  - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
- Applicant Request Letter
- Building Elevations
- Building Floor Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Type-2 STRs within ¼ Mile Map

118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty consecutive (30) days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(11) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, 'availability' means that the owner or

agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the City upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of 2% of all dwelling units in the Fayetteville city limits may be utilized as Type 2 rentals. Total dwelling units are determined from current United States Census Bureau and/or American Community Survey numbers, whichever number is higher. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap. Type 2 short-term rentals in commercial and mixed-use zoning districts where hotel/motels are permitted by right shall not contribute to the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with all applicable codes under Unified Development Code §163.18 and § 164.26 successfully obtain a business license prior to operation.

(Ord. No. 6427 , §§1(Exh. A), 2, 4-20-21; Ord. No. 6505 , §1(Exh. A), 11-16-21; Ord. No. 6521 , §§1, 2, 1-18-22; Ord. No. 6537 , §1(Exh. A), 2-15-22)

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

(Ord. No. 6427 , §§1(Exh. E), 2, 4-20-21; Ord. No. 6505 , §2(Exh. B), 11-16-21; Ord. No. 6537 , §2(Exh. B), 2-15-22)

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6625 , §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

Request Letter

May 19, 2023

City of Fayetteville

To Whom It May Concern,

I would like to apply for a Type 2 short term rental permit for my property at 2575 S. Cobalt Avenue, Fayetteville, Arkansas 72701.

a. The house, built in 2019, is 1886 square feet and 8006 square lot. It has 3 bedrooms with 2 full bathrooms.

b. The exterior is brick with concrete siding. The patio and porch features include a deck. The road is public and the surface is paved.

c. It has an attached 2 car garage with a concrete driveway for parking. Guests and visitors will comply with the parking regulations and requirements and must show consideration to other vehicles in the neighborhood.

d. (NA) The request does not apply to a business or non-residential use.

e. Outdoor lighting is provided.

f. No parties or events will be allowed. There will be a rule against excessive noise late at night and/or disrupting the neighbors. Guests will need to keep noise to a minimum after 11 p.m. and will face penalties if they break the rules.

g. Screening and buffering from adjacent properties is provided with wood privacy fencing.

h. Trash and refuse service. All garbage will be disposed before checkout in the trash bin located inside the outdoor garbage can privacy fence.

i. Ingress and egress to the property. A keyless entry code will be provided to the guest before they check in and they can use the same code for the entirety of their stay.
Directions: Hwy 16 East, Right on Dead Horse Mountain Rd, 1.5 miles on Right, Past Stonebridge. Subdivision: Riverwalk Phase II. No heavy traffic is noted on Dead Horse Mountain Rd. Highway 16 serves as the primary route between Elkins and Fayetteville. Since most Elkins residents work to the west, traffic heavily favors one direction during peak periods, resulting in travel delays.

j. There is no restrictions on using the property for short term rental in the Declaration of Covenants of Assurance and Restrictions of Riverwalk Subdivision to the City of Fayetteville, Arkansas.

Yours Truly,

Carmel Kruse
216 Glen Cove Place
Lakeview, Arkansas 72642
Email: carmelkruse@suddenlink.net
Phone: 870-421-0010






28/35




32/35


35/35



Lot 2, Riverwalk Subdivision, Phase II Fayetteville, Washington County as shown on Plat Record 24 at Page 229

The Groveland Floor Plan for 2575 S. Cobalt Ave, Fayetteville, Arkansas 72701

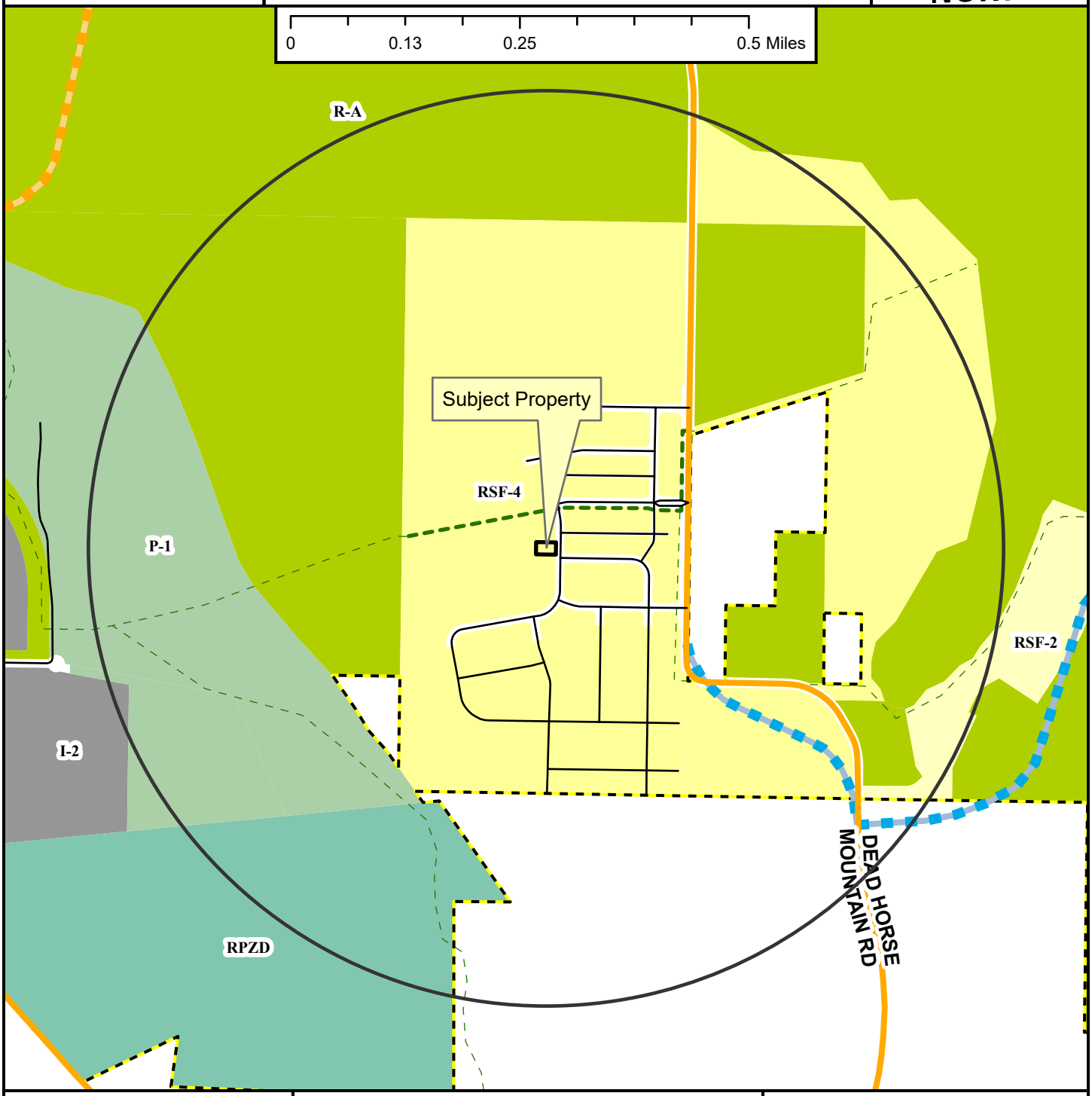


CUP-2023-0062

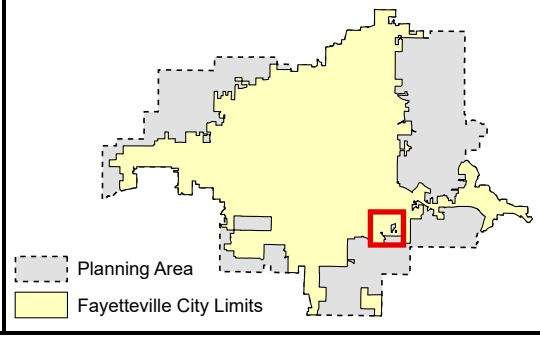
One Mile View

2575 S. COBALT AVE

NORTH



- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

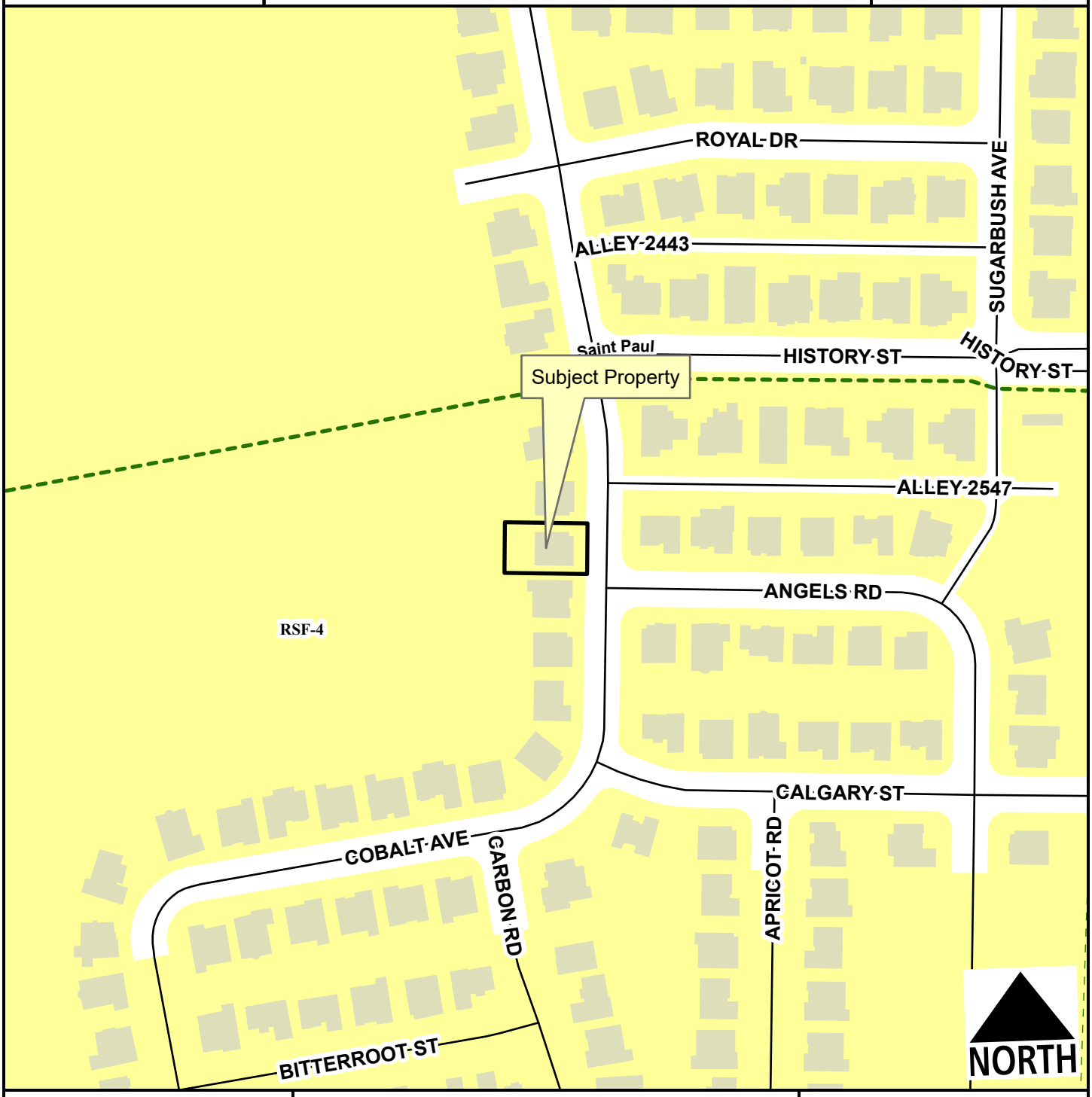
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2023-0062

Close Up View

2575 S. COBALT AVE



Alley
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

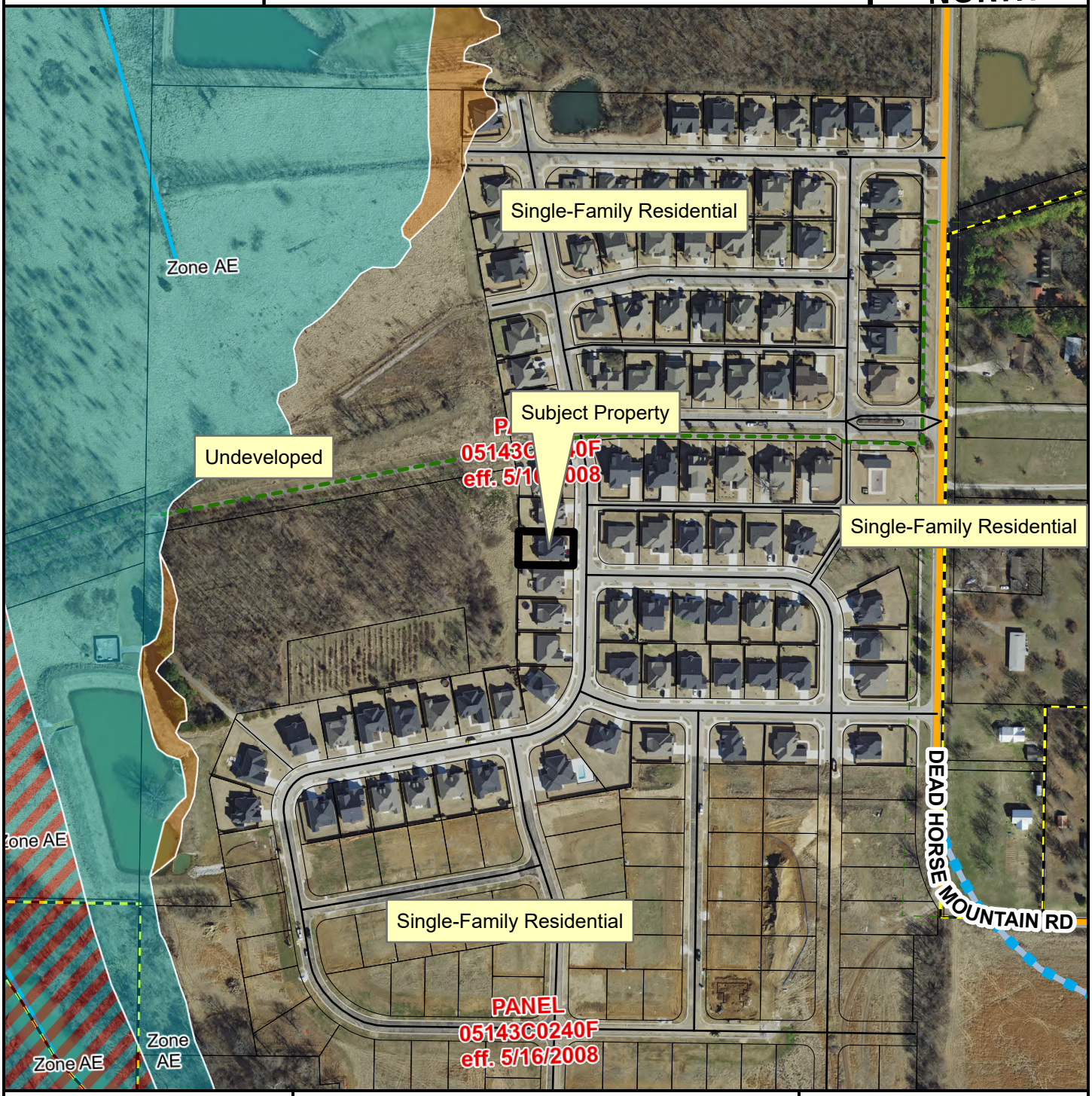
RSF-4

CUP-2023-0062

Current Land Use

2575 S. COBALT AVE

NORTH



- Neighborhood Link
- Alley
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

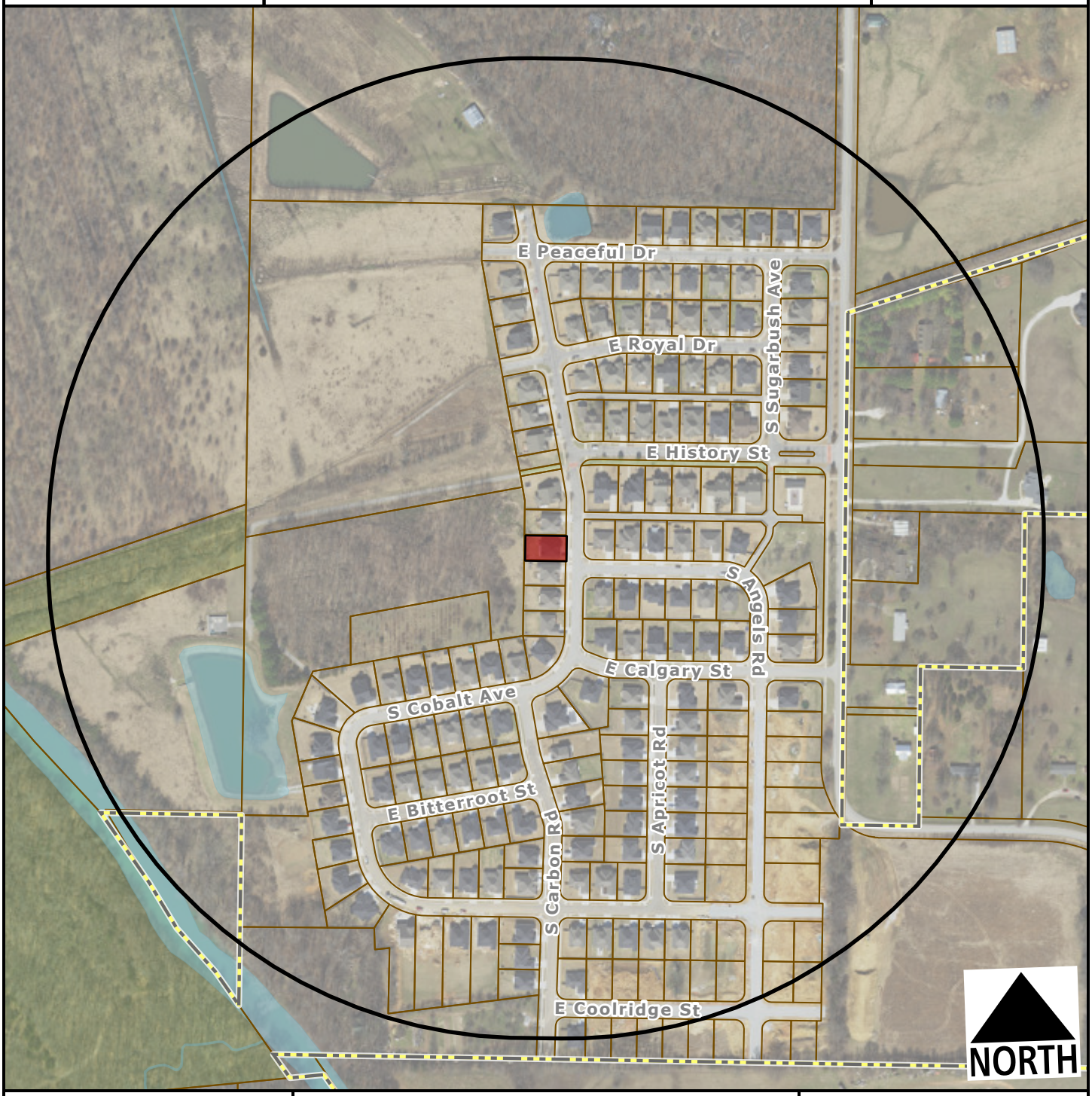
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2023-0062

STRs Within 1/4 Mile

2575 S. COBALT AVE



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Number of STR Licenses

Contributing to 2% density cap	0
NOT contributing to 2% density cap	0
Total	**0**

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0065: Conditional Use Permit (2666 N. GULLEY GROVE CIR./WILLIAM HERRING, 293):** Submitted by WILLIAM HERRING for property located at 2666 N. GULLEY GROVE CIR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2023-0065** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2023-0065**, determining:*

- *In favor of compatibility with adjacent properties, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in the Gulley Grove Subdivision at the southwest intersection of North Gulley Grove Circle and North McAllister Way. The property totals 0.05 acres and is currently developed with a 1,653-square-foot, three-bedroom, single-family dwelling which was built last year. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals. This report reflects those new changes for consideration. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RPZD, Residential Planned Zoning District
South	Single-Family Residential	RPZD, Residential Planned Zoning District
East	Single-Family Residential	RPZD, Residential Planned Zoning District
West	Single-Family Residential	RPZD, Residential Planned Zoning District

City Plan 2040 Future Land Use Designation: **Residential Neighborhood**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a 2% city-wide cap, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has not received any public comment specific to this short-term rental request; however, there was extensive comment from the Gulley Park neighborhood at the June 26 Planning Commission regarding a short term-rental request approximately 300 feet north on Gulley Grove Circle. Many of the commenters expressed concerns about short term rentals in the neighborhood in general and about the other short-term rental request currently in the city review pipeline. Concerns expressed including increased traffic and noise, lowered property values, decreased safety (especially for young children), transient guests, and use of common spaces by those who do not pay into their upkeep.

RECOMMENDATION: Staff recommends approval of **CUP-2023-0065** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible based on the findings contained herein;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in city code;

3. Per UDC §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within one year of conditional use permit approval;

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental;

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring in the short-term rental;

6. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental;

7. All trash receptacles shall be screened from view of the right-of-way;

8. All outdoor lighting shall meet requirements as outlined in UDC Chapter 176, Outdoor Lighting; and

9. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter;

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in an RPZD.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: The Planning Commission is empowered under Business Regulations §118.01(E)(2) to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest given the applicable business license requirements, including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **There are specific rules governing short-term rentals, as follows:**

§163.18. SHORT-TERM RENTALS.

A. **Residential Zoning Districts.** Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, and NC. Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: **The request is to operate a Type 2 short-term rental in the Gulley Grove RPZD. Since the RPZD only allows residential uses by right, a conditional use permit is required.**

B. **Occupancy.** Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: **Occupancy is limited as described in UDC §163.18(B). Occupancy limitations are confirmed by the applicant during licensing. Since this house contains three bedrooms, occupancy will be limited to a maximum of eight guests.**

C. **Parking.** Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Parking is limited as described in UDC §163.18(C). Parking for single-family dwellings is required to be provided at a rate of two spaces per unit, and up to four vehicles are permitted to be parked outdoors on the property. Based on the applicant's submittal, four vehicle parking spaces will be available on site with two space in an attached garage and another two spaces in an existing driveway.**

D. Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: **The application letter suggests the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.**

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 2666 N. Gulley Grove Cir. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 2% of total dwelling units, as determined by United States Census Bureau data. Recently released five-year American Community Survey data from 2021 lists total housing units in Fayetteville at 44,706, which puts the cap at 894 total Type 2 short-term rentals. To date, the City has issued 335 Type 2 short-term rental licenses that are subject to this cap. Hotel/motel uses are not permitted by right in the underlying RPZD, so this short-term rental would contribute to the city-wide density cap. No exceptions to the short-term rental standards are being requested with this conditional use permit.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4. Prior zoning or code violations.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. A total of four off-street parking spaces will be available for guests in an existing driveway and attached garage. On-street parking is also available along Gulley Grove Circle. City records indicate that no other unit within a quarter-**

mile radius of the subject property has an active Type 2 short-term rental business license. A request for a type-2 short term rental located at 2717 N Gulley Grove Circle was denied at the June 26 Planning Commission meeting. A code case violation for operating a short-term rental without a business license on this property was opened on May 16, 2023 (See attached code report). They have since applied for a business license and conditional use permit to come into compliance. The property is currently being advertised on VRBO with openings for September.

§163.02. AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **An existing driveway is available to accommodate vehicular ingress and egress to the subject property. The property also has frontage along both Gulley Grove Circle and McAllister Way which are fully-improved with a five-foot-wide sidewalk to accommodate pedestrian access. Staff finds that the proposal to use the property as a short-term rental will not adversely affect traffic flows considering the use of the property would be limited to a maximum of eight guests, which would not be out of character with the use of the property for residential purposes.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **A total of four off-street parking spaces are available in an existing driveway and garage. The short-term rental ordinance limits the number of guest vehicles to the maximum number of vehicles as allowed by the underlying zoning district.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;

Finding: **The applicant proposes to utilize existing residential trash cart service. Staff recommends that the containers be screened from public view when not at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the property and its use as a short-term rental is not anticipated to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal and city records, the structure is meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the proposed use to be compatible with surrounding properties. The property is surrounded by residential uses and there are no other properties within a quarter-mile radius currently operating as a Type 2 short-term rental. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request. The Gulley Grove RPZD does not allow hotel/motel uses by right, so this short-term rental would contribute to the city-wide density cap.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be somewhat incompatible with the City's adopted land use, transportation, and other strategic plans since short-term rentals do not clearly support any of the goals identified in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a 2% citywide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Ord. 6281 Gulley Grove RPZD – Planning Area 1 Zoning Regulations
- CVZD-2023-0347 Report and Exhibits: STR Operating Without a License
- Applicant Request Letter
- Site Plan
- Elevations
- Building Floor Plans
- One Mile Map
- Close-Up Map
- Current Land Use Map
- STRs within ¼ Mile Map

118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty consecutive (30) days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(11) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with

this section. For the purposes of these regulations, 'availability' means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the City upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of 2% of all dwelling units in the Fayetteville city limits may be utilized as Type 2 rentals. Total dwelling units are determined from current United States Census Bureau and/or American Community Survey numbers, whichever number is higher. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap. Type 2 short-term rentals in commercial and mixed-use zoning districts where hotel/motels are permitted by right shall not contribute to the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with all applicable codes under Unified Development Code §163.18 and § 164.26 successfully obtain a business license prior to operation.

(Ord. No. 6427 , §§1(Exh. A), 2, 4-20-21; Ord. No. 6505 , §1(Exh. A), 11-16-21; Ord. No. 6521 , §§1, 2, 1-18-22; Ord. No. 6537 , §1(Exh. A), 2-15-22)

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

(Ord. No. 6427 , §§1(Exh. E), 2, 4-20-21; Ord. No. 6505 , §2(Exh. B), 11-16-21; Ord. No. 6537 , §2(Exh. B), 2-15-22)

Wonsower, Donna

From: McGuire, Kimberly
Sent: Thursday, June 29, 2023 10:16 AM
To: Wonsower, Donna
Subject: 2666 N Gulley Grove Circle Code Case Evidence
Attachments: 2666 N Gulley google maps.png; VRBO map 2666 N Gulley.png; 2666 N Gulley first available dates.png; 2666 N Gulley Code Case Report.pdf

https://www.vrbo.com/3360390?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1688049463849&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=true&adults=1&children=&regionId=1271&destination=Fayetteville%2C+Arkansas%2C+United+States+of+America&destType=BOUNDING_BOX&latLong=36.09939%2C-94.13063&searchId=c8b1e156-9672-4cab-a1bd-72c7f1250458&privacyTrackingState=CAN_NOT_TRACK&sort=RECOMMENDED&userIntent=&expediaPropertyId=92975906

Unsure if the VRBO listing is blocked off for the next few months due to this code case or if it is being booked on a long-term basis. First available opening isn't until September; regardless, should not be advertised on short-term basis without business license as noted in the notice of violation issued.

Did not find an AirBNB listing for this address.

Do not have specific information that triggered our complainant to file. I believe it was the neighborhood noticing visitors coming and going, parking, etc.

Kimberly McGuire
Business License Clerk
Development Services
City of Fayetteville, Arkansas
Office: 479.575.8352
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

CITY OF FAYETTEVILLE ARKANSAS

CODE CASE DETAILED REPORT CVZD-2023-0347 FOR CITY OF FAYETTEVILLE

Case Type: Zoning/Development
Status: In Progress
Assigned To: Kimberly McGuire
Project:
District: Default
Description: PZ340 STR operating without business license.
Opened Date: 05/16/2023
Closed Date: 05/16/2023

Parcel: 765-32384-000 Main
Address: 2666 N Gulley Grove Cir Main
Fayetteville, AR 72703
Zone: RPZD (RPZD)

Complainant
Winfrey Norton

Mobile: 8704893210

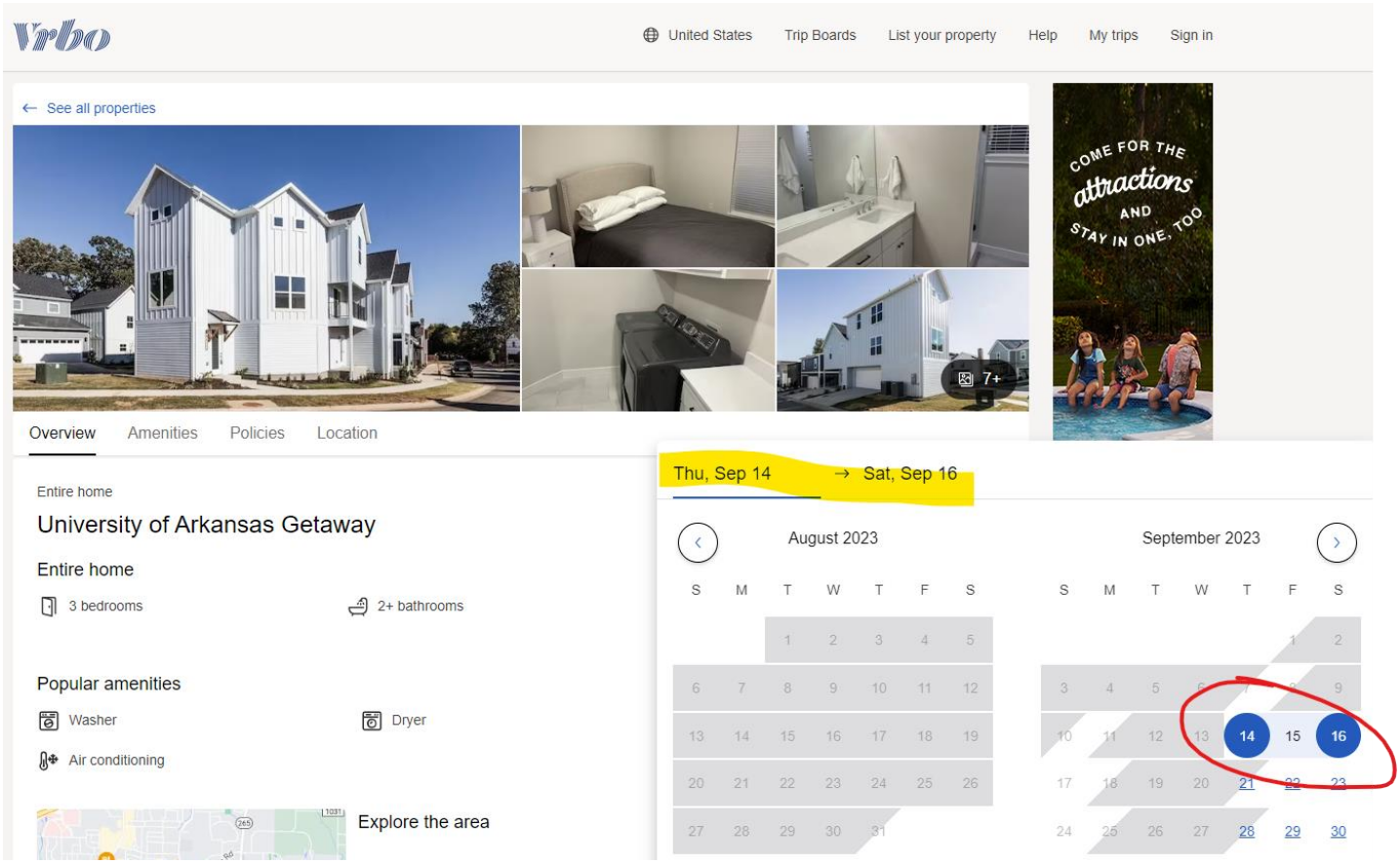
Owner
William Herring
114 Lawrencetown Rd
Gallatin, TN 37066

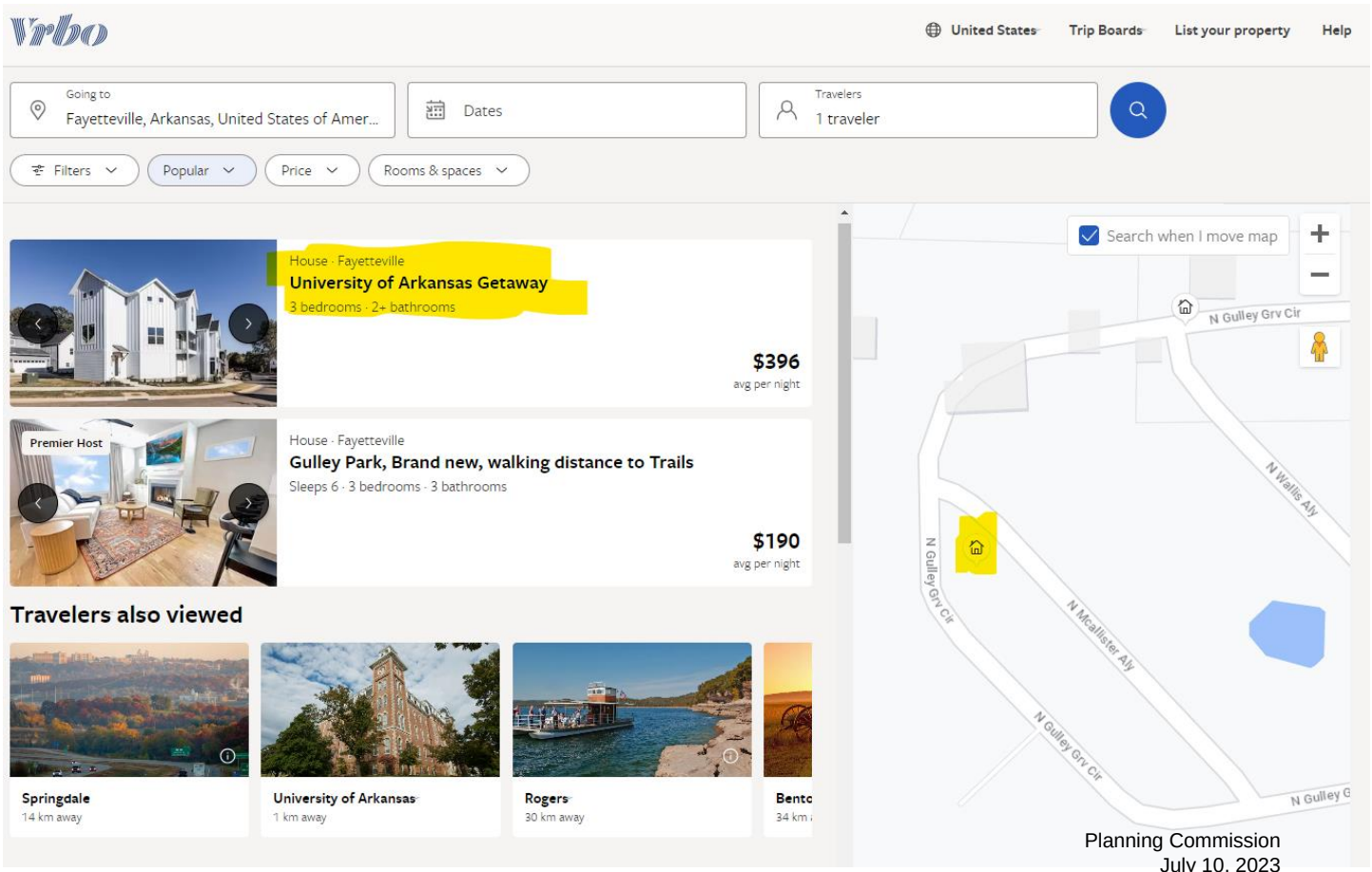
Note	Created By	Date and Time Created
1. STR-0303-2023 currently in-review.	Zak Tamijani	5/16/2023 1:47 pm
2. spoke with property owner. he is going to send in HMR paperwork today, asked that I keep him informed about the status of his application going forward.	Kimberly McGuire	5/22/2023 9:02 am
3. application STR-0303-2023 on hold until applicant decides to move forward with type 1 or reapplying as type 2	Kimberly McGuire	5/23/2023 8:33 am
4. new application submitted 6/1/23 for type 2 : STR-0432-2023	Kimberly McGuire	6/27/2023 10:15 am

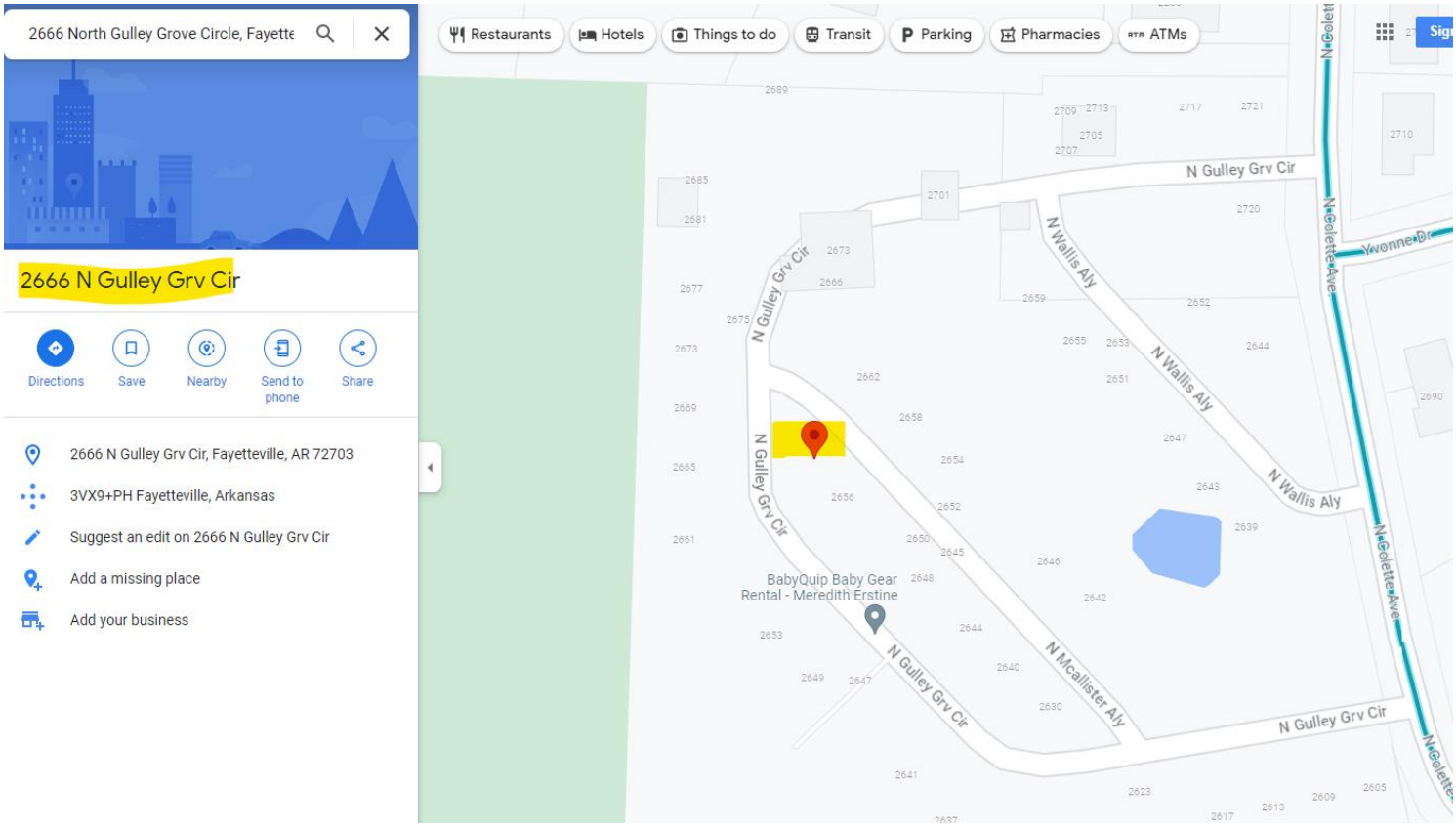
Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Tracking	PRE-0490-2023		Kimberly McGuire	05/17/2023

Violation Code: 161.02 - Operating without a Business License
Violation Status: In Violation
Citation Issue Date: 05/17/2023
Code Description: Operating without a Business License
Compliance Date:
Resolved Date:
Corrective Action: Cease non-compliant activity or receive business license approval.

VRBO FIRST AVAILABLE DATES






2666 North Gulley Grove Circle, Fayette
2666 N Gulley Grv Cir
Directions
Save
Nearby
Send to phone
Share
2666 N Gulley Grv Cir, Fayetteville, AR 72703
3VX9+PH Fayetteville, Arkansas
Suggest an edit on 2666 N Gulley Grv Cir
Add a missing place
Add your business
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
N Gulley Grv Cir
N Wallis Aly
N Mcallister Aly
N Colette Ave
Yvonne Dr
BabyQuip Baby Gear Rental - Meredith Erstine

Planning:

I am requesting a CUP to process a short-term type 2 rental at 2666 N Gulley Grove Circle, Fayetteville. I do not anticipate renting often, but I would like to have the ability to do so. This is a town home in a new subdivision. I will outline the requested items below:

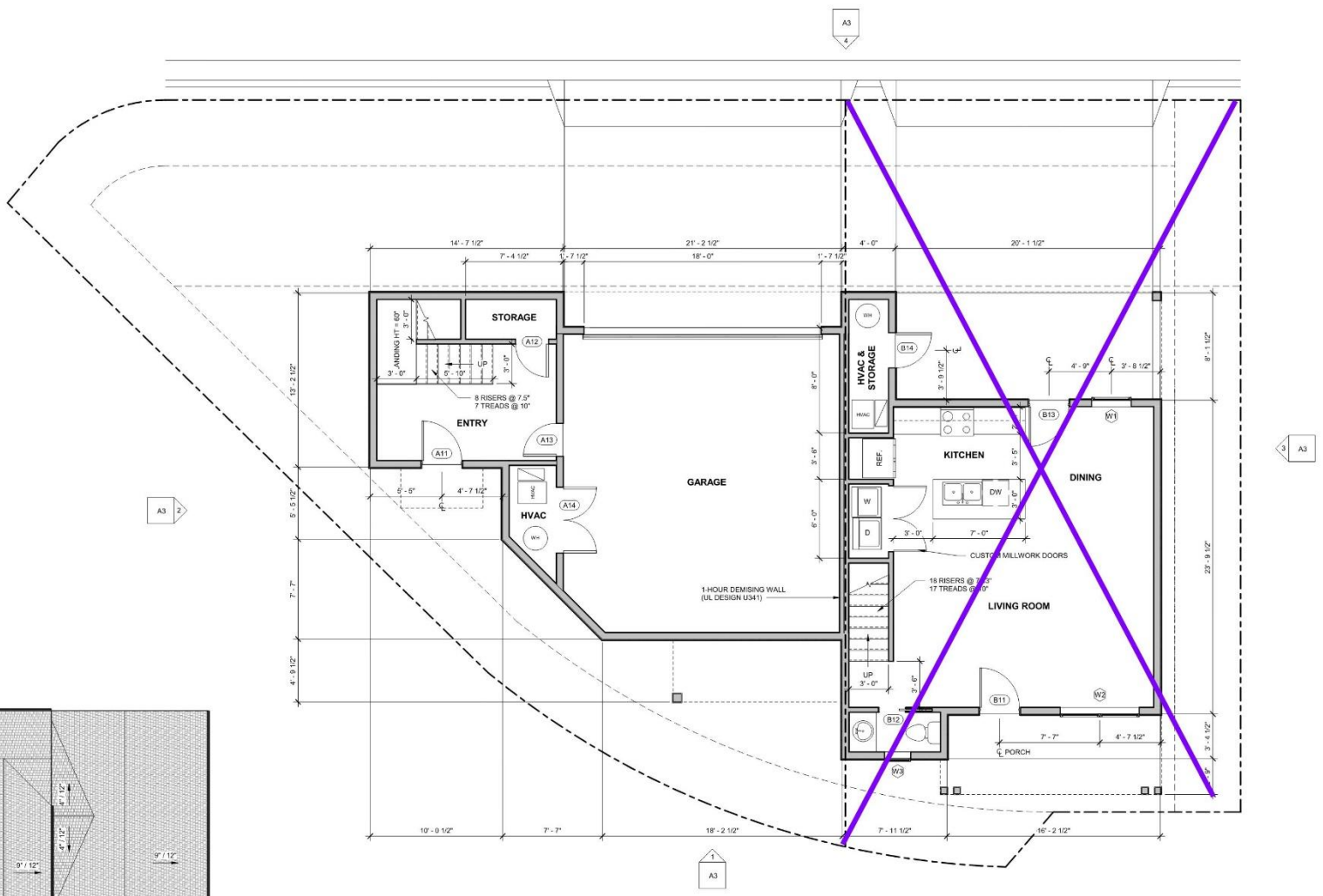
1. Building size – a total of 1776 sq ft (appraisal with drawings attached)
2. Color elevations – 3 story town home, painted in a lite blue (photos attached)
3. Number of offstreet parking spaced – as many as four; 2 car garage and two within the driveway (photos attached)
4. Outdoor lighting – outdoor lighting is at present at all entrances; can be visualized through attached photos
5. Noise – any short term rentals will outline quiet times from 9 pm to 7 am as it is a neighborhood
6. Screening or buffering from adjacent properties – There is another townhome sharing a common wall. It is well insulated as I have not heard the other tenants. All other properties are buffered by subdivision paved street.
7. Trash and refuse service is with the city for every Monday pickup. Until pickup it is stored in a city mobile trash bin within the garage.
8. Ingress and egress to other property – there will be no other impacts to adjacent property or traffic flow as there is ample parking for any tenants. Access to my property is only through the subdivision street.
9. Discuss general compatibility with proposed use with adjacent properties and other property in the neighborhood – There are several full time renters in the neighborhood as it exists today with other full time home owners. Given the limited amount of time I intend to rent this property as well as the requirements I will impose on short term renters, I view this request to be congruent with established tenants in the neighborhood. Also, this is my home, and I want it to be maintained and taken care of.

Thank you for your consideration,

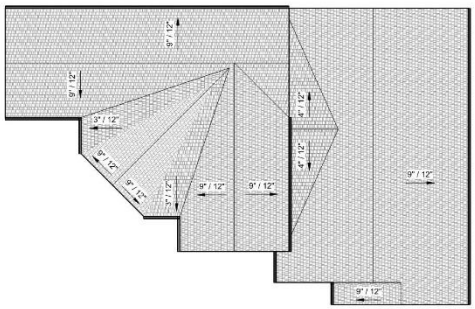


DOOR SCHEDULE		
MARK	SIZE	TYPE
A11	36" x 96"	EXTERIOR SWING
A12	30" x 80"	INTERIOR SWING
A13	30" x 80"	INTERIOR SWING
A14	60" x 80"	BI-PARTING
A21	28" x 80"	SLIDING POCKET
A22	28" x 80"	INTERIOR SWING
A23	72" x 80"	SLIDING GLASS DOOR
A31	48" x 80"	BI-PARTING
A32	30" x 80"	INTERIOR SWING
A33	48" x 80"	BI-PARTING
A34	28" x 80"	INTERIOR SWING
A35	30" x 80"	INTERIOR SWING
A36	30" x 80"	INTERIOR SWING
A37	30" x 80"	INTERIOR SWING
A38	30" x 80"	INTERIOR SWING
A41	48" x 80"	BI-PARTING
B11	36" x 96"	EXTERIOR SWING
B12	24" x 80"	SLIDING POCKET
B13	36" x 83"	EXTERIOR SWING
B14	32" x 80"	EXTERIOR SWING
B21	28" x 80"	SLIDING POCKET
B22	24"X62	INTERIOR SWING
B23	30" x 80"	INTERIOR SWING
B24	48" x 80"	BI-PARTING
B25	48" x 80"	BI-PARTING
B26	30" x 80"	INTERIOR SWING
B27	30" x 80"	INTERIOR SWING
B28	30" x 80"	SLIDING POCKET
B29	30" x 80"	SLIDING POCKET

WINDOW SCHEDULE			
TYPE	W	H	COMMENTS
W1	3' - 0"	6' - 0"	
W2	3' - 0"	6' - 0"	2 Windows mulled together
W3	2' - 0"	2' - 0"	



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

Reviewed by Donna Wonsower
Planner, Development Services
APPROVED

AREA CALCULATIONS

UNIT A		UNIT B		COMBINED UNITS	
FIRST FLOOR	185 sf	FIRST FLOOR	621 sf	FIRST FLOOR	806 sf
SECOND FLOOR	653 sf	SECOND FLOOR	839 sf	SECOND FLOOR	1492 sf
THIRD FLOOR	815 sf			THIRD FLOOR	815 sf
TOTAL HEATED	1653 sf	TOTAL HEATED	1460 sf	TOTAL HEATED	3113 sf
UNHEATED	531 sf	UNHEATED	0 sf	UNHEATED	531 sf
TOTAL	2184 sf	TOTAL	1460 sf	TOTAL	3644 sf

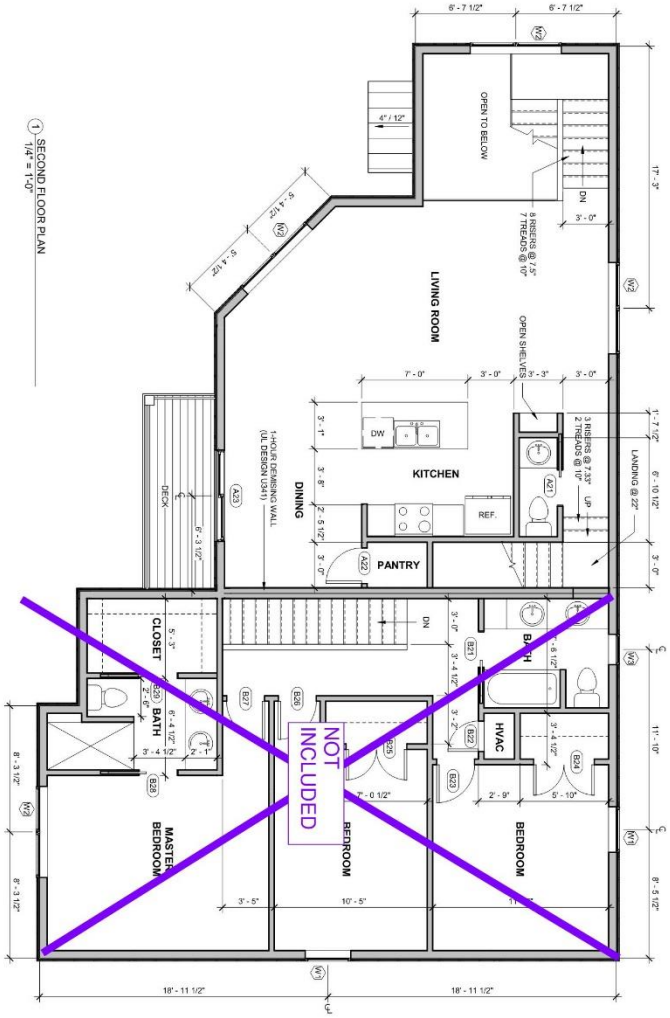


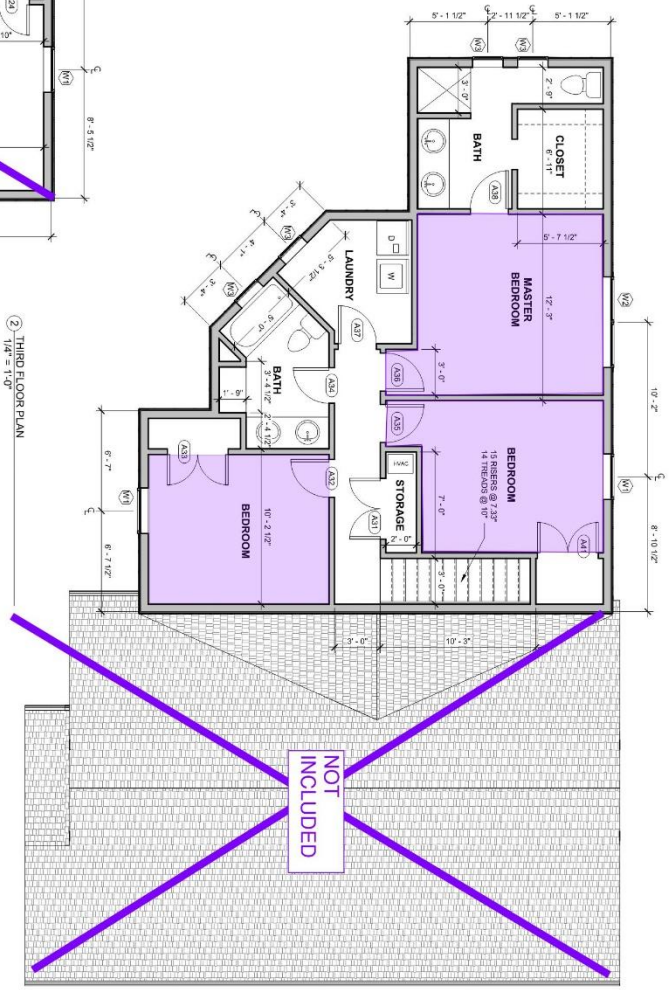

ROOF
29' - 0"
3RD FL
21' - 0"
UNIT 1 2ND FL
10' - 0"
1ST FL
0' - 0"
UNIT 2 ROOF
19' - 0"
UNIT 2 2ND FL
11' - 0"
1 SOUTH ELEVATION
1/4" = 1'-0"
3 EAST ELEVATION
1/4" = 1'-0"
2 WEST ELEVATION
1/4" = 1'-0"
4 NORTH ELEVATION
1/4" = 1'-0"
Wes Burgess - Architect
1-17-22
© Copyright 2022
GULLEY GROVE LOTS 28-29
Elevations
A3

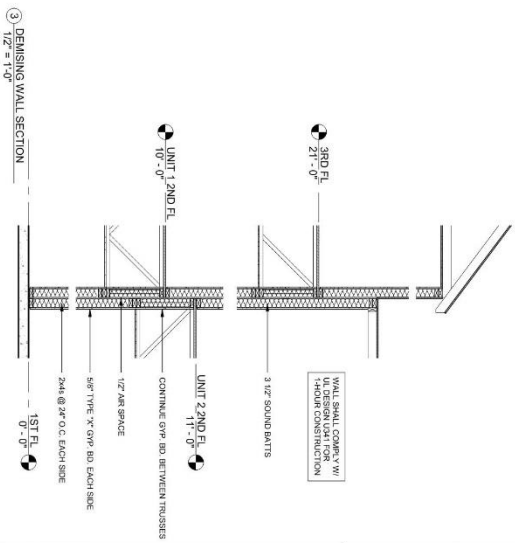












Second & Third Floor Plans

A2

GULLEY GROVE LOTS 28-29

Wes Burgess - Architect

© Copyright 2022

July 5, 2023

Lee & Cheri Peden
2713 N. Gulley Grove Circle
Fayetteville, AR 72703
(501) 207-2006 (870) 329-4100

dwonsower@fayetteville-ar.gov

RE: Type 2 STR PERMIT CUP-2023-0065 2666 N.Gulley Grove Circle
Type 2 STR PERMIT CUP-2023-???? 2658 N Mcallister Aly

TO: City of Fayetteville Planning Commission,

We are writing to express our concerns regarding the subject permit applications that would allow short-term rentals at 2666N, Gulley Grove Circle and 2658 N Mcallister Aly.

Our home purchase was made with a "Declaration of Covenants and Restrictions" [Article II, Section (y)] stating that homeowners in the development would be living in the homes and that businesses would not be allowed to operate out of any of the houses. The Type 2 STR permits will allow homes in the neighborhood to become a business or company run part time residence (Air B&B). My understanding is that the homes located at 2666 N Gulley Grove Circle and 2658 N Mcallister are both currently leased out as an Air B&Bs (without city licenses). This seems to us to be a clear violation of the Covenants and Restrictions agreement that was signed by everyone who has purchased homes in the subdivision. It also seems to reason that if the companies that have purchased homes in the subdivision believe that one of the items specifically listed in the covenants can be ignored then any of the other items listed in the covenants can also be ignored. They have also chosen to ignore the cities requirements to obtain a permit that allows them to operate a short term rental.

Some of the other items in the Covenants that are of specific concern to us along with many of our neighbors are:

- **Article II, Section (h) – Vehicle Parking**. ” All vehicles owned by owners, shall be parked only in the Owners garage or driveway.”

  Question: *Who will be responsible for occupants parking when there are more vehicles than there is on premises parking available for each of the leased properties? (i.e., 3 or more vehicles for the 6 or more occupants in a home with a one car garage)*

  Comments: The street widths in Gulley Grove subdivision are only 22’ wide as compared with 26’ (N. Collette Avenue) and 33’ (E. Magnolia Drive) the developer stated to us during a recent conversation that the streets in the Gulley Grove Subdivision are designed for “NO STREET PARKING”. *Side street parking at Gulley Grove can adversely impact emergency response vehicles. The Fayetteville Fire Department drove a ladder truck through Gulley Grove Circle just a couple of weeks ago. If there had been vehicles parked along the street, I doubt they would have been able to navigate the neighborhood. I have also had difficulty backing out of my driveway whenever vehicles are parked along the street across from my driveway.*

- **Article II, Section (l) –Nuisances.** “No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereupon which may become an annoyance or nuisance in the neighborhood.”

  Question: *Who will be responsible for occupants when they are noxious or offensive and how responsive will they be?*

  Comments: *It is my understanding that there have been instances where the guests at these addresses were having a loud party and the owners were not responsive to complaints by neighborhood residents.*

Our fear is that the owners will continue to ignore the covenants and restrictions without concern for the other full-time residents. The priority of these corporate owners will be to primarily satisfy the needs of their clients without concern for the best interest of the neighborhood.

We are also concerned that the number of long term and short term leased businesses will exceed the 2% threshold that the city has expressed as a limit. There are already long term rentals located at 2717 N. Gulley Grove Circle and 2236 E Stanwyck Drive. There is an existing STR (licensed?) located at 2230 E. Magnolia Drive. That is a total of three (3) properties that are currently leased within an approximately one quarter mile radius. It is also my understanding that there are additional owners with plans to lease out their property in the future.

We both appreciate this opportunity to express our concerns as resident owners that will be adversely impacted by the issuance of a permit for the homes located in the. Gulley Grove Subdivision. We both request that this permit be denied in the best interest of the community.

Lee & Cheri Peden

Wonsower, Donna

From: Janice Mears <jemears26@yahoo.com>
Sent: Wednesday, July 5, 2023 7:15 AM
To: Wonsower, Donna
Subject: Conditional Use Permits-Type 2 for 2666 Gulley Grove Circle and 2658 McAlister Aly
Attachments: 2666 Gulley Grove.pdf; 2658 Gulley Grove.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donna,
I hope you had a nice holiday. I am attaching two sets of comments, one for each of the above properties. After reviewing the applications, in this email I have listed my concerns for you, as staff, as you make your recommendation to the commission. Thank you for the opportunity to share my perspective.

-I think it is important for staff and the committee to have a current overhead photo of the Gulley Grove Subdivision in order to properly consider the application. The existing photos and renderings do not show al the existing homes, how limited the outdoor space is, nor do they show how narrow the streets are in relation to driveways with parked cars.

-The application letters do not say how many people will be occupying the property.
For example, for a property with 3 bedrooms, there is a potential that 6 people could occupy it with 6 cars. This is not out of the question on a football weekend.

-The driveway for 2665 Gulley Grove Circle is on McAlister Aly, across the street from 2658 McAlister Aly, the other applicant. Now picture the traffic jam when both rental groups are checking in and unloading luggage on the weekend of a home football game, with no off street parking on McAlister Aly. This could significantly impact the access for emergency vehicles.

-There are no “designated” guest spots for these properties or any properties in Gulley Grove. There are a very limited number of street parking spaces that guests of the residents of the entire subdivision use on a first-come first-served basis.

-While I know that staff and the planning commission have made a policy of not considering POA Covenants in granting CUP’s, in our new small community it really does the residents who have purchased homes and are residing in them a disservice. With a CPU-Type2 have our lives impacted by additional traffic and a continuous stream of transient individuals who occupy our very limited shared community areas. That coupled with the policy of allowing the CUP to stay in place with the property when ownership changes (providing the new owner gets a business license within 6 months) can saddle our small community with this situation for the long term.

Thank you.
Kind Regards,
Janice Mears
2665 N. Gulley Grove Circle
Fayetteville, AR

Sent from my iPad

To: Planning Commission, City of Fayetteville

From: Janice Mears, 2665 N. Gulley Grove Circle

Subject: Comments regarding Application for Conditional Use Permit- Type 2
2666 Gulley Grove Circle

Date: July 3, 2023

Thank you for the opportunity to share my concerns regarding the CUP-Type 2 application for this property. I urge the Planning Commission to deny this permit.

I think it is important for staff and the committee to have a current overhead photo of the Gulley Grove Subdivision in order to properly consider the application. The existing photos and renderings do not show all the existing homes, how limited the outdoor space is, nor do they show how narrow the streets are in relation to driveways with parked cars.

While the applicant states that he does not anticipate renting it often, this is not guaranteed. He very well may change his mind after the permit is granted and then we will have a full-time business operating from this address.

The application letter does not say how many people will be occupying the property.
For example, for a property with 3 bedrooms, there is a potential that 6 people could occupy it with 6 cars. This is not out of the question on a football weekend. There is no “designated “ on street parking for this property.

This townhome has no outdoor/garden space so the tenants will use the outdoor common areas in Gulley Grove. There will be no “buffering” of their noise or behavior.
The CUP owner is unable to control this situation.

The driveway for 2666 Gulley Grove Circle is on McAlister Aly, across the street from 2658 McAlister Aly, the other applicant for a CUP. Now picture the traffic jam when both rental groups are checking in and unloading luggage on the weekend of a home football game, with no on street parking on McAlister Aly. This could significantly impact the access for emergency vehicles.

While I know that staff and the planning commission have made a policy of not considering POA Covenants in granting CUP’s, in our new small community it really does a disservice to the residents who have purchased homes and are residing in them. With a CUP-Type 2, we can have our lives impacted by additional traffic and a continuous stream of transient individuals who occupy our very limited shared community areas. That coupled with the policy of allowing the CUP to stay in place with the property when ownership changes (providing the new owner gets a business license within 6 months) can saddle our small community with this situation for the long term.

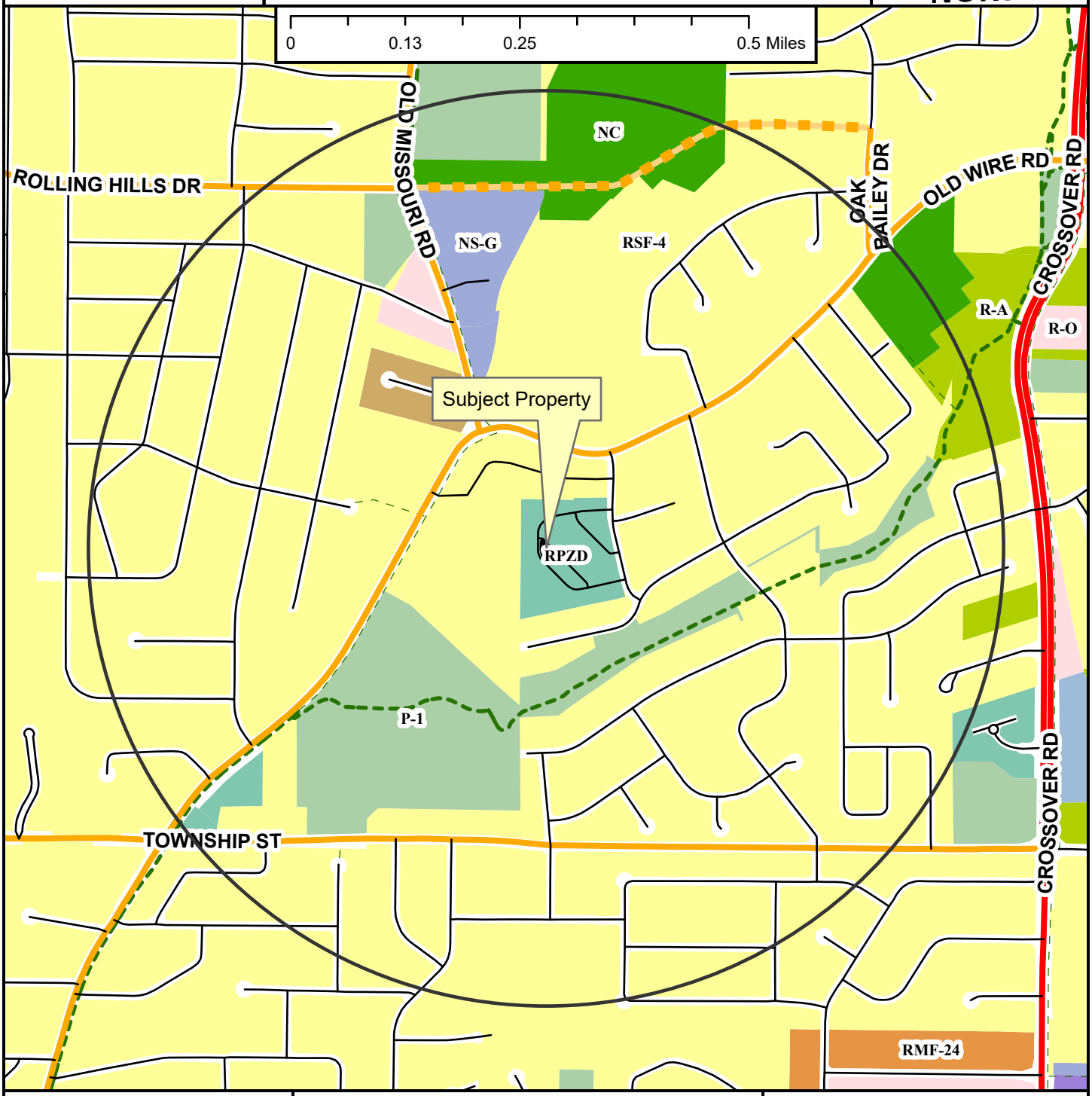
Kind Regards,
Janice Mears

CUP-2023-0065

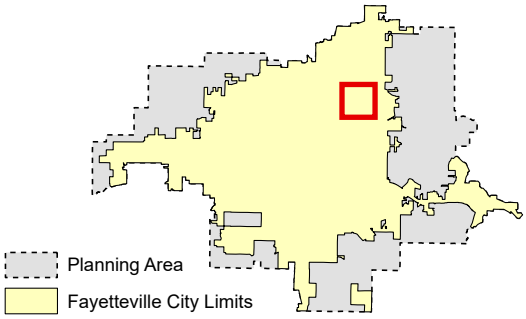
One Mile View

2666 N. GULLEY RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

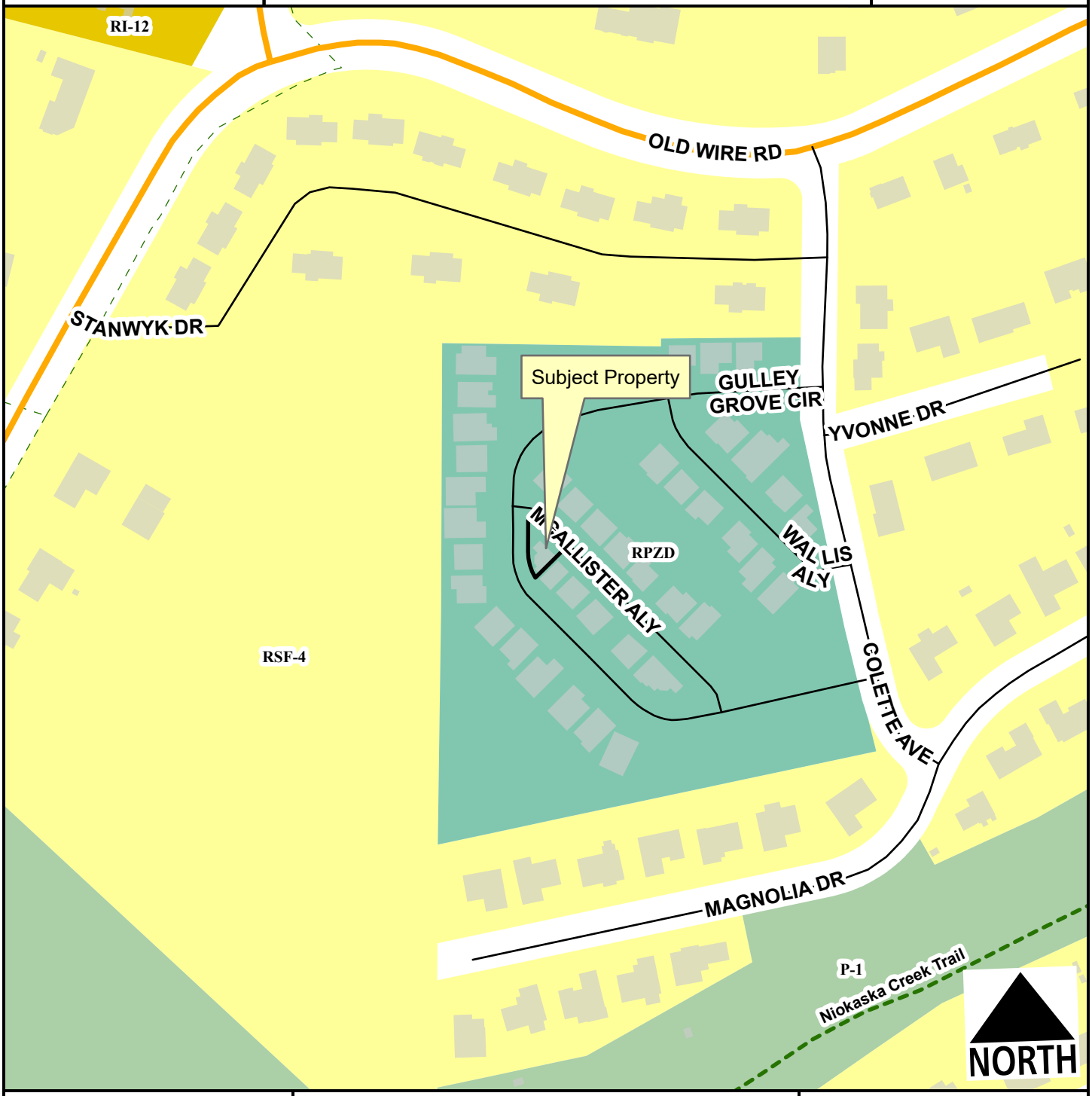
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2023-0065

Close Up View

2666 N. GULLEY RD



Neighborhood Link
Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

RSF-4
RI-12
Commercial, Industrial, Residential
P-1

CUP-2023-0065

Current Land Use

2666 N. GULLEY RD

NORTH



- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2023-0065

STRs Within 1/4 Mile

2666 N. GULLEY RD



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Number of STR Licenses

Contributing to 2% density cap	1
NOT contributing to 2% density cap	0
Total	**1**

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0066: Conditional Use Permit (117 E. 9TH ST/HUNT, 563):** Submitted by TONYA CLINE for property located at 117 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.04 acres. The request is to use the residence as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2023-0066**, with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2023-0066** with conditions, determining:*

- *In favor of compatibility with adjacent properties;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in south Fayetteville, less than 200 feet to the east of Walker Park. The property is zoned RSF-18, Residential Single-Family, 18 Units Per Acre and is in the Walker Park Neighborhood Master Plan area. The parcel totals approximately 0.04 acres and contains an approximately 524 square foot attached single-family dwelling that was constructed in 2018. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals. This report reflects those new changes for consideration. Surrounding land use and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	NC, Neighborhood Conservation
South	Single-family Residential	NC, Neighborhood Conservation
East	Single-family Residential	RSF-18, Residential Single-Family, 18 Units per Acre
West	Single-family Residential	RSF-18, Residential Single-Family, 18 Units per Acre

City Plan 2040 Future Land Use Designation: **Residential Neighborhood.**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a 2% citywide cap, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has not received any public comment on this item.

RECOMMENDATION: Staff recommends approval of **CUP-2023-0066,** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible with the neighborhood based on the findings in this report;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in the development code.

3. Per §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within 1 year of conditional use permit approval.

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental.

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring in the short-term rental.

6. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

7. All trash receptacles shall be screened from view of the right-of-way.

8. All outdoor lighting shall meet requirements as outlined in §176, Outdoor Lighting.

9. Any signage shall meet the requirements as outlined in §174, Signage.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the RSF-18 zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §118.01(E)(2) to grant the requested conditional use permit.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that granting the requested conditional use is unlikely to negatively affect the public interest, given the applicable business license requirements including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **There are specific rules governing Short-Term Rentals, as follows:**

§163.18 - SHORT-TERM RENTALS

A. General Standards.

(1) Residential Zoning Districts. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NC. Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: **The request is to operate a Short-Term Rental, Use Unit 46, in RSF-18 zoning. Type 2 short-term rentals require a conditional use permit in that zoning district.**

(2) Occupancy. Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: **The dwelling has one bedroom, which would limit occupancy to four guests as described in UDC §163.18(A)(3). Occupancy limitations are confirmed by the applicant during licensing.**

(3) Parking. Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Parking is limited as described in UDC §163.18(C). Parking for single-family dwellings is typically required to be provided at a rate of two spaces per unit, and up to four vehicles are permitted to be parked outdoors on the property. According to the applicant the structure has one bedroom and one off-street parking space which was approved with the original development. On-street parking does not appear to be available at this location.**

(4) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: **The application letter suggests the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.**

(5) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 117 E. 9th Street. Staff recommends a condition confirming that no recreational vehicle, trailer,**

other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(6) Exceptions. Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 2% of total dwelling units, as determined by United States Census Bureau data. Recently released five-year American Community Survey data from 2021 lists total housing units in Fayetteville at 44,706, which puts the cap at 894 total Type 2 short-term rentals. As of the June 12 Planning Commission meeting, the City has issued 335 Type 2 short term rental licenses that are subject to this cap. Hotel/motel uses are not permitted by right in RSF-18 zoning, so this short-term rental would contribute to the city-wide density cap.**

(7) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

(8) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;
2) Adequate adjoining or nearby streets for on-street parking;
3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and
4} Prior zoning or code violations.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. While there is only one available parking space, given the size of the structure, staff does not anticipate that overoccupancy would become at issue at this site. Working against the location is the fact that there is not space for on-street parking, which could negatively affect the neighborhood if guests park incorrectly or illegally at this location. City records indicate 7 other units within a quarter-mile radius have active Type 2 short-term rental business licenses. Staff finds that given the density of the area, that this would not be a negative concentration of units. No prior zoning or code violations have been reported on this property.**

§163.02, AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience,

traffic flow and control and access in case of fire or catastrophe;

Finding: **The parcel has frontage along E. 9th Street, which was improved at the time of this property's development with sidewalk and curb and gutter. Staff finds the proposal will not adversely affect traffic flows considering the use of the property would be limited to a maximum of 4 guests, which would not be out of character with use of the property for residential purposes.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The dwelling has a one-car driveway. The short-term rental ordinance limits the number of guest vehicles to the maximum number of vehicles as allowed by the underlying zoning district.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The applicant proposes typical residential trash cart service rather than dumpster service. Staff recommends storage of the containers should be screened from public view when not at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the site, and the use as a short-term rental is not anticipated to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code section 174 – Signs, and all the regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal and city records, the structure is meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the proposed use to be compatible with surrounding properties. The property is surrounded by residential uses, but there appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request. The RSF-18 zoning district does not allow hotel/motel uses by right, so this short-term rental would contribute to the city-wide density cap.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be somewhat incompatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans, particularly given the property's location within the Walker Park neighborhood plan. That plan outlined a goal to encourage a balance of uses and housing and improve walkability; approval of a short-term rental at this location may be somewhat contrary to that goal. However, given the overall concentration of short-term rentals in the area, staff finds that the approval of an STR at this location may not undermine that intent. The city has safeguards in place that limit how short-term rentals operate to ensure that the City can still meet adopted goals, including a 2% city-wide density cap.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
  - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
- Applicant Request Letter
- Site Plan
- Building Floor Plan
- Building Elevations
- Public Comments
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Type-2 STRs within ¼ Mile Map

118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty consecutive (30) days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(11) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, 'availability' means that the owner or

agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the City upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of 2% of all dwelling units in the Fayetteville city limits may be utilized as Type 2 rentals. Total dwelling units are determined from current United States Census Bureau and/or American Community Survey numbers, whichever number is higher. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap. Type 2 short-term rentals in commercial and mixed-use zoning districts where hotel/motels are permitted by right shall not contribute to the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with all applicable codes under Unified Development Code §163.18 and § 164.26 successfully obtain a business license prior to operation.

(Ord. No. 6427 , §§1(Exh. A), 2, 4-20-21; Ord. No. 6505 , §1(Exh. A), 11-16-21; Ord. No. 6521 , §§1, 2, 1-18-22; Ord. No. 6537 , §1(Exh. A), 2-15-22)

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

(Ord. No. 6427 , §§1(Exh. E), 2, 4-20-21; Ord. No. 6505 , §2(Exh. B), 11-16-21; Ord. No. 6537 , §2(Exh. B), 2-15-22)

161.10 District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre

(A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

Units per acre	Eighteen (18) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	30 feet
Two (2) family	30 feet

(2) *Lot Area Minimum.*

Townhouses: individual lot	1,250 square feet
Single-family	2,500 square feet
Two-family	2,000 square feet

(E) *Setback Requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line.	5 feet on both sides	A setback of less than five feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	5 feet

* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

** At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width for two-family dwellings.

(Ord. No. 5800 , §2(Exh. B), 10-6-15; Ord. No. 5824 , §2, 11-17-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6625 , §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

To whom it may concern,

I am applying for a Conditional Use Permit per the guidelines for Short Term Rentals in the City of Fayetteville.

The address for intended use is 117 E. 9th St., Fayetteville, AR 72701.

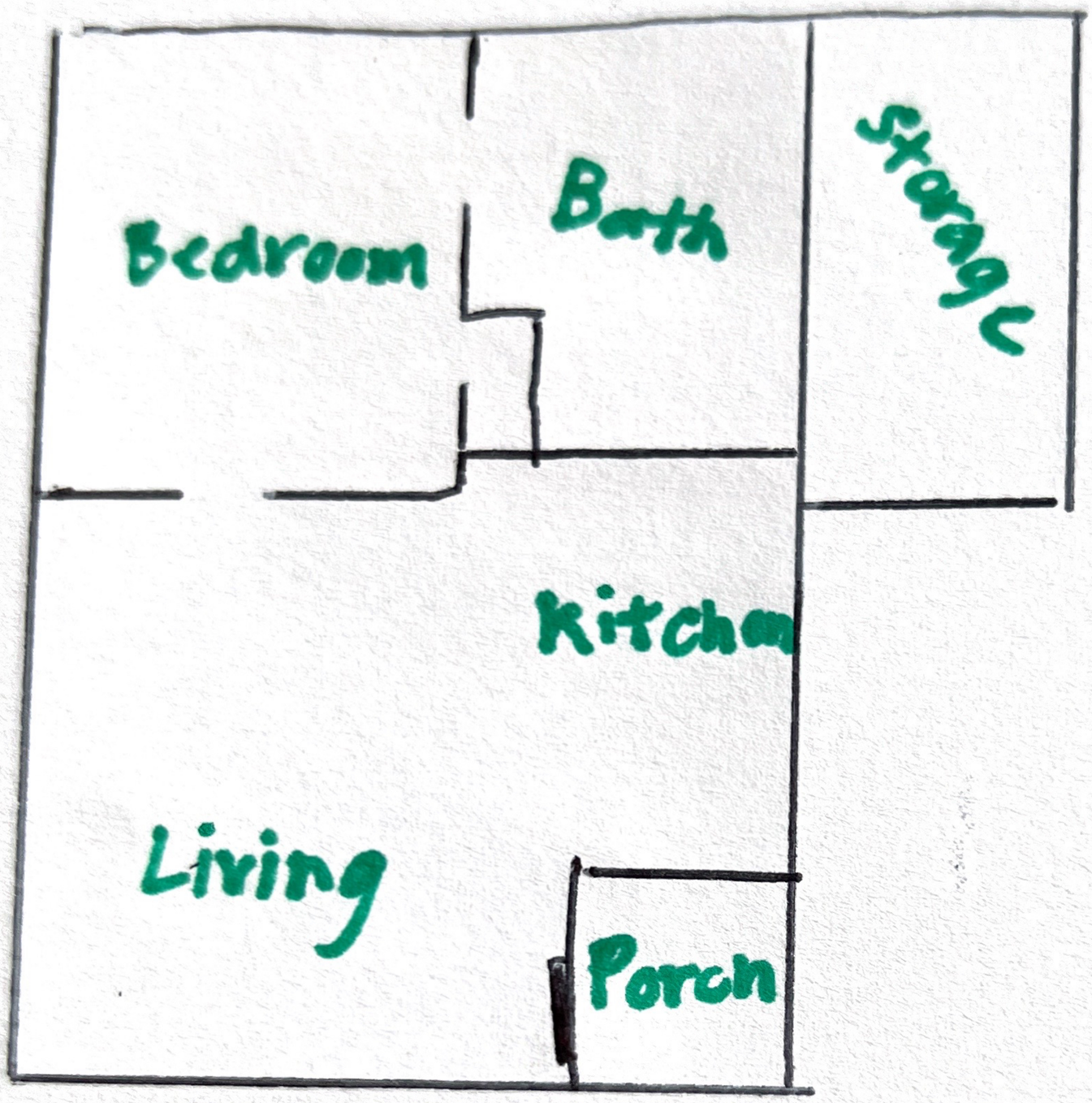
The property is approximately 540 square feet. The single-family residence was built in 2018, we do not plan on adding any additional structures or modifying them in any way. The home has one available off-street parking spot located to the West side of the home. The property storage space and driveway is connected to the neighbor to the West of home. The current outdoor lighting is a front porch light, noise will not be a problem as the property only allows for 1-4 guests and will have house rules in place for guests. The trash can is a standard city issued can and is in the corner between home and storage shed/space. Guests will enter and exit the property from 9th street and will not add to any traffic congestion.

The owner of the property Barry Hunt is having me manage this short-term rental. I am the current owner of a STR in South Fayetteville, and I manage another. The intended home use is compatible with the existing neighborhood. The maintenance of exterior and interior will be monitored weekly. This will add value to the existing area and will bring in visitors to South Fayetteville without intruding on neighbors with noise or parking.

Please let me know if you have any questions, concerns, or require any additional information.

Thank you,

Tonya Cline


Bedroom
Bath
Storage
Kitchen
Living
Porch







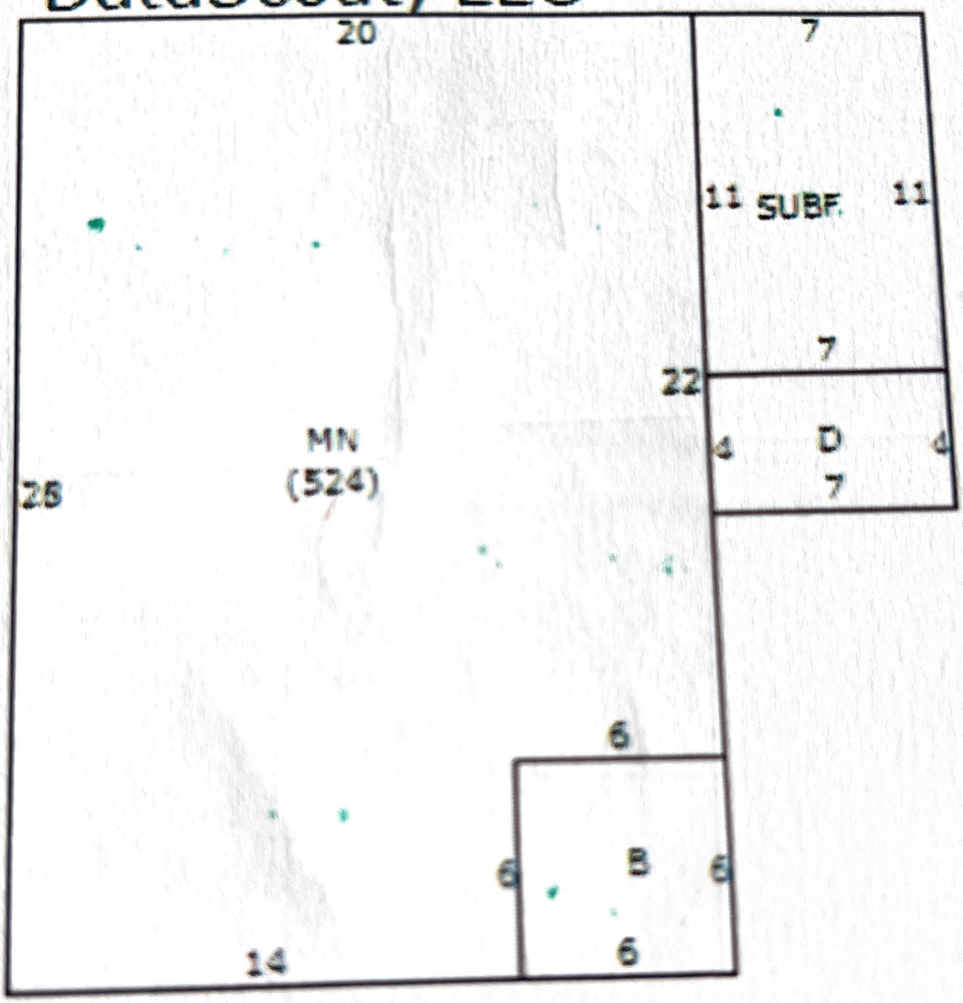






Heat / Cool: Central
Basement: N/A
Basement Area:
Year Remodeled:
Style:

DataScout, LLC



ption	Area
iving Area	524
open	36
e/utility bldg.	77

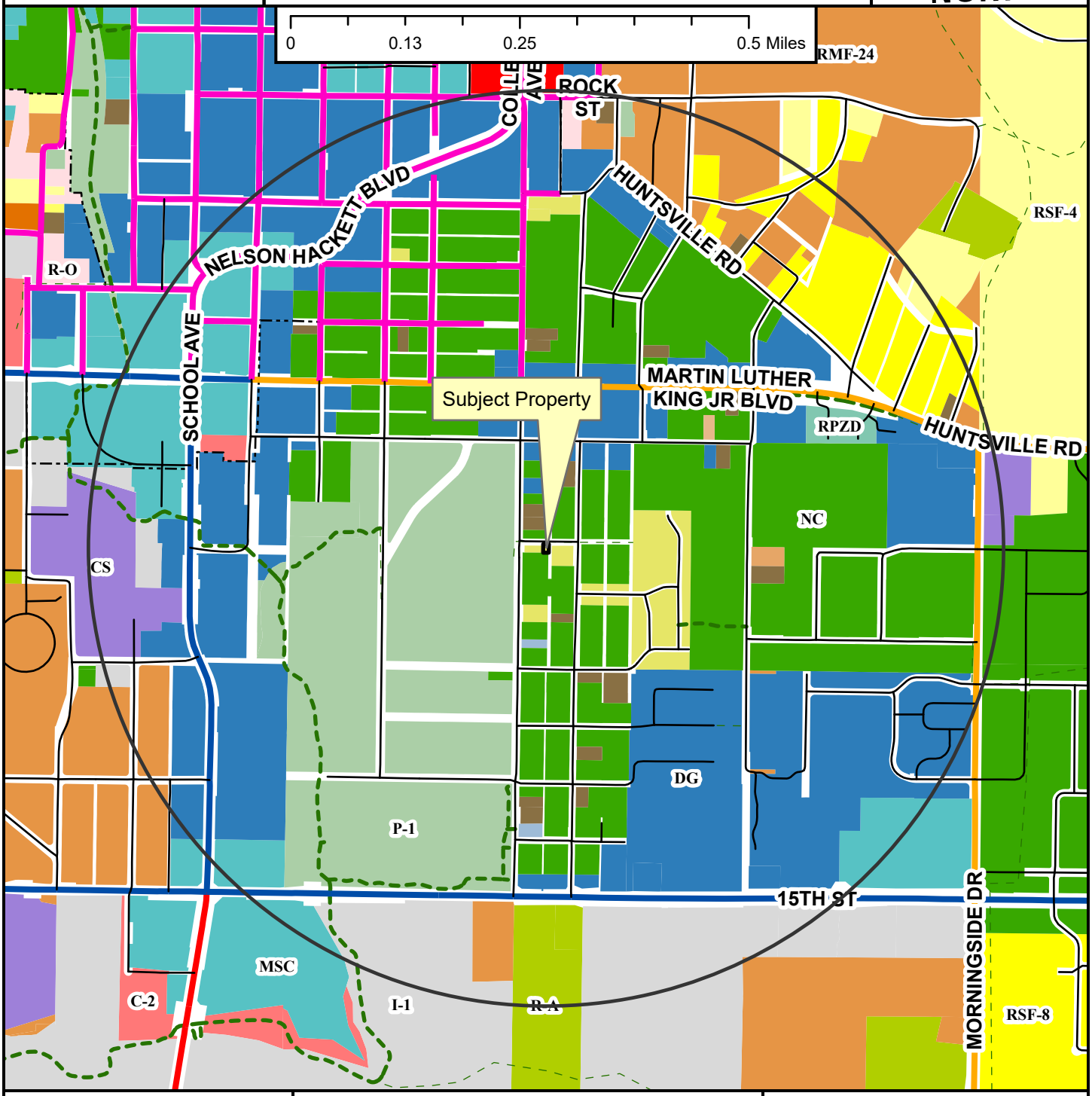


CUP-2023-0066

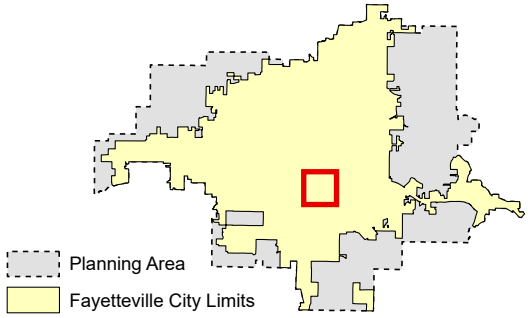
One Mile View

117 E. 9TH ST

NORTH



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

CUP-2023-0066

Close Up View

117 E. 9TH ST



Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

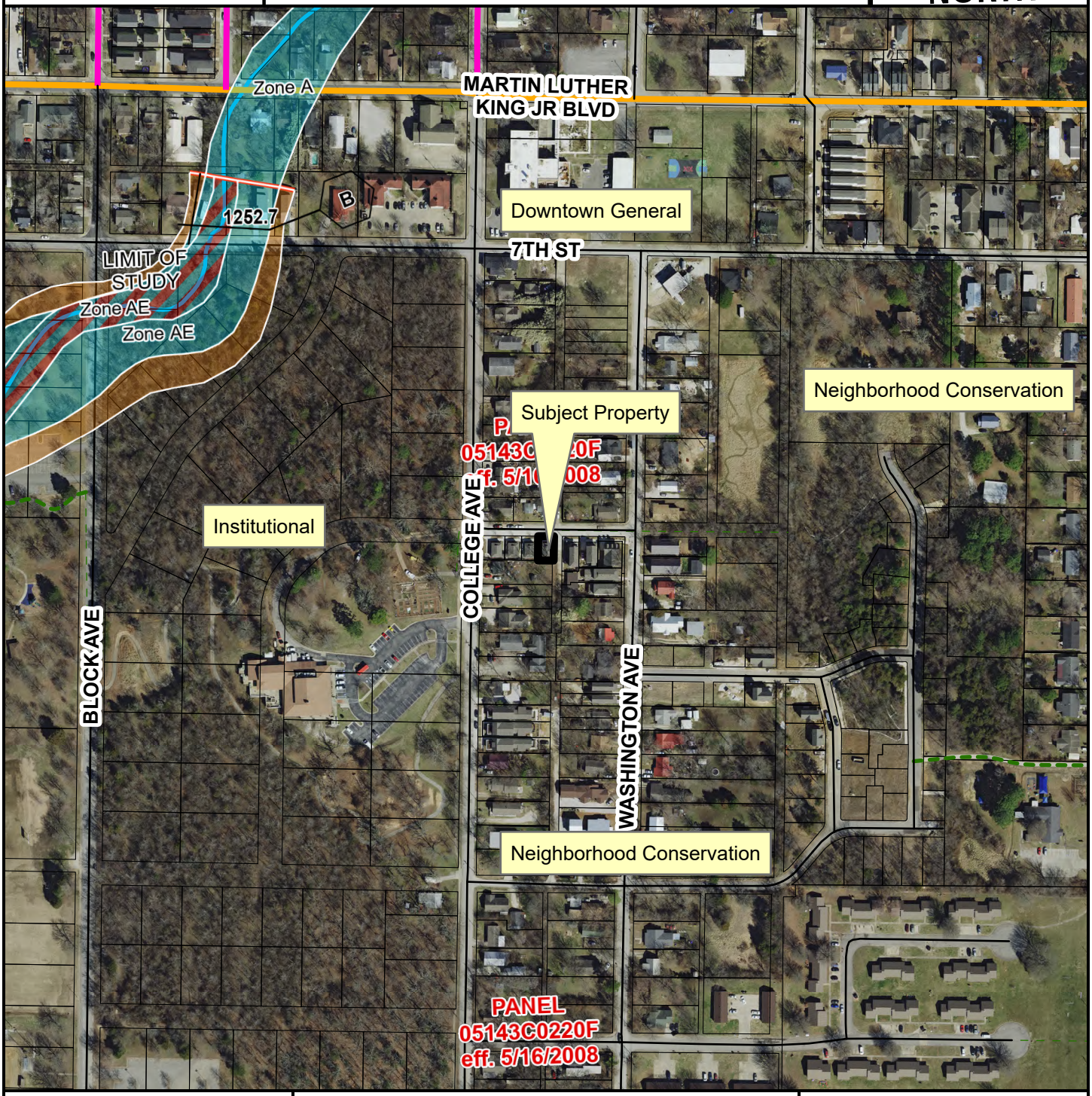
RSF-18
RI-U
Downtown General
Neighborhood Services - Ltd.
Neighborhood Conservation
P-1

CUP-2023-0066

Current Land Use

117 E. 9TH ST

NORTH



- Neighborhood Link
- Urban Center
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

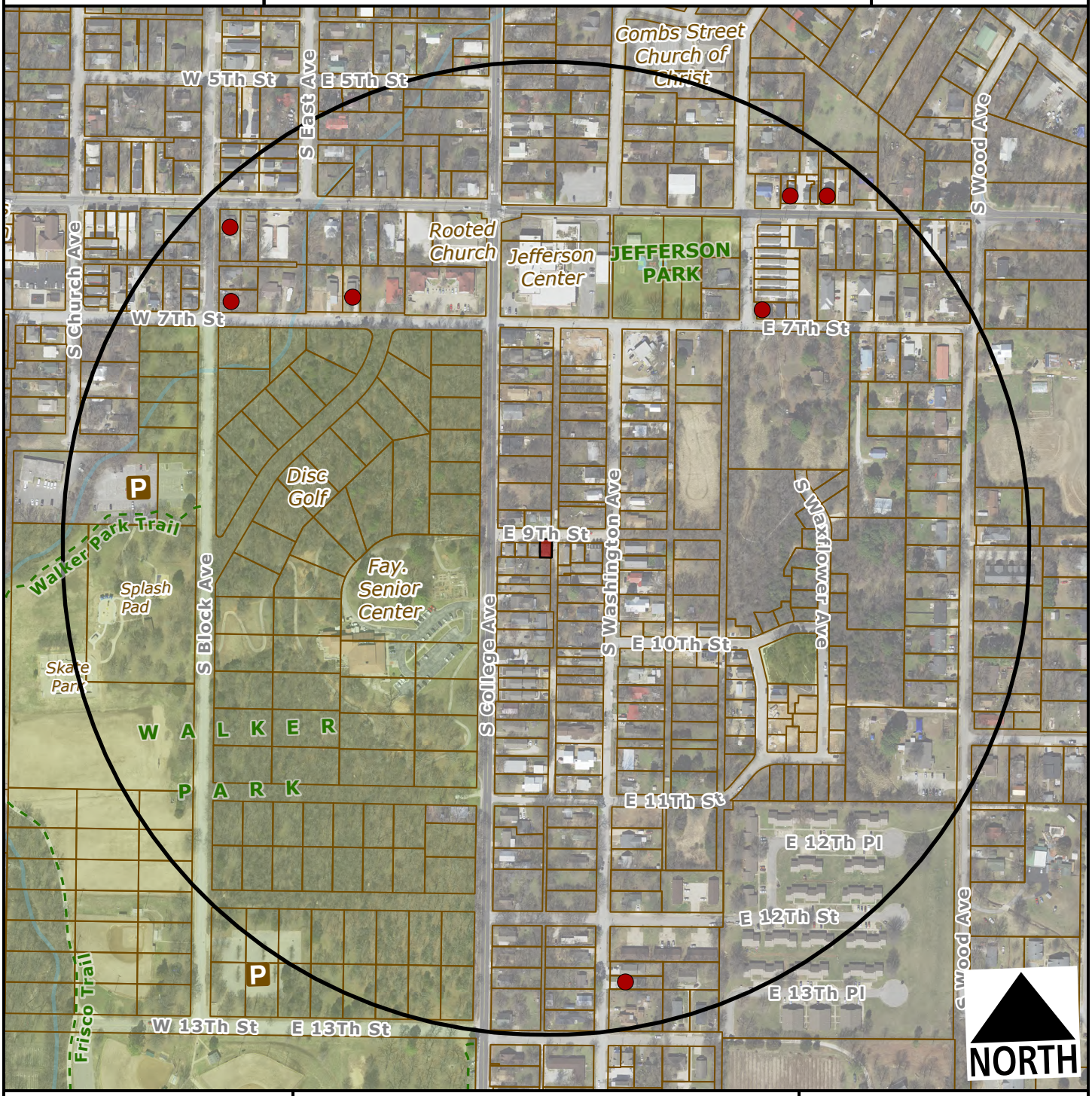
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2023-0066

STRs Within 1/4 Mile

117 E. 9TH ST



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Number of STR Licenses

Contributing to 2% density cap	7
NOT contributing to 2% density cap	0
Total	**7**

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: July 10, 2023

SUBJECT: **CUP-2023-0068: Conditional Use Permit (3869 W. SOMERVILLE LN./ROUSE-WALKER PROPERTIES, 478):** Submitted by RAMPART ENTERPRISES INC for property located at 3869 W. SOMERVILLE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.11 acres. The request is to use the residence as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2023-0068**, with conditions as outlined by staff.

RECOMMENDED MOTION:
"I move to approve **CUP-2023-0068** *with conditions, determining:*

- *In favor of compatibility with adjacent properties;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in west Fayetteville in the Brooklands at Mountain Ranch Subdivision. The property is zoned NC, Neighborhood Conservation, and contains approximately 0.11 acres. A single-family dwelling that was constructed in 2021 occupies the site, with two additional accessory structures made to look like grain silos. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals. This report reflects those new changes for consideration. Surrounding land use and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	NC, Neighborhood Conservation
South	Single-family Residential	NC, Neighborhood Conservation
East	Single-family Residential	NC, Neighborhood Conservation
West	Single-family Residential	NC, Neighborhood Conservation

City Plan 2040 Future Land Use Designation: **Residential Neighborhood.**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a 2% citywide cap, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has not received any public comment on this item, though has received one inquiry from a member of the public.

RECOMMENDATION: Staff recommends approval of **CUP-2023-0068,** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible with the neighborhood based on the findings in this report;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in the development code.

3. Per §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within 1 year of conditional use permit approval.

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental.

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring in the short-term rental.

6. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

7. All trash receptacles shall be screened from view of the right-of-way.

8. All outdoor lighting shall meet requirements as outlined in §176, Outdoor Lighting.

9. Any signage shall meet the requirements as outlined in §174, Signage.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 10, 2023	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting a conditional use permit for a Type 2 short-term rental in the NC zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §118.01(E)(2) to grant the requested conditional use permit.**

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: **Staff finds that granting the requested conditional use is unlikely to negatively affect the public interest, given the applicable business license requirements including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are specific rules governing Short-Term Rentals, as follows:

§163.18 - SHORT-TERM RENTALS

A. General Standards.

(1) Residential Zoning Districts. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NC. Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: The request is to operate a Type 2 Short-Term Rental in the NC zoning district, which requires a conditional use permit.

(2) Occupancy. Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: The main dwelling has three bedrooms, which would limit occupancy to eight (8) guests as described in UDC §163.18(A)(3). Occupancy limitations are confirmed by the applicant during licensing.

(3) Parking. Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: Parking is limited as described in UDC §163.18(C). Parking for single-family dwellings is required to be provided at a rate of two spaces per unit, and up to four vehicles are permitted to be parked outdoors on the property. Three outdoor parking spaces in the rear of the property were approved with the original plan submittal to accommodate the primary dwelling and an associated accessory dwelling unit (the grain silos). Parking is accessed through the rear of the property in a private alleyway.

(4) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The application letter suggests the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

(5) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 3869 W. Somerville Lane. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

(6) Exceptions. Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 2% of total dwelling units, as determined by United States Census Bureau data. Recently released five-year American Community Survey data from 2021 lists total housing units in Fayetteville at 44,706, which puts the cap at 894 total Type 2 short-term rentals. The City has issued 335 Type 2 short-term rental licenses that are subject to this cap. Hotel/motel uses are not permitted by right in NC zoning, so this short-term rental would contribute to the city-wide density cap. No exceptions to the short-term rental standards are being requested with this conditional use permit.**

(7) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

(8) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;
2) Adequate adjoining or nearby streets for on-street parking;
3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and
4} Prior zoning or code violations.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. A total of 3 off-street parking spaces will be available for guests which are accessible from the rear of the property. W. Somerville Lane is wide enough to accommodate on-street parking to meet emergency access requirements. City records indicate five other units within a quarter-mile radius that have active Type 2 short-term rental business licenses. Given the overall density of the development, staff does not find that this number or concentration would negatively impact the neighborhood. No prior zoning or code violations have been reported on this property.**

§163.02, AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **The parcel has frontage along W. Somerville Lane, a residential link street with sidewalk along both sides of the street. The street appears to have sufficient width to support on-street parking. Staff finds the proposal will not adversely affect traffic flows considering the use of the property would be limited to a maximum of eight (8) guests, which would not be out of character with use of the property for residential purposes.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The dwelling has three off-street parking spaces in the rear of the property that are accessible via a private driveway. The short-term rental ordinance limits the number of guest vehicles to the maximum number of vehicles as allowed by the underlying zoning district.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The applicant proposes typical residential trash cart service rather than dumpster service. Staff recommends storage of the containers should be screened from public view when not at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the site, and the use as a short-term rental is not anticipated to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way. The applicant states that the residential trash carts are to be kept in the garage when not at the curb.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code section 174 – Signs, and all the regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal and city records, the structure is meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the proposed use to be compatible with surrounding properties. The property is surrounded by residential uses and short-term rentals are permitted in the underlying NC zoning district. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request. The NC zoning district does not allow hotel/motel uses by right, so this short-term rental would contribute to the city-wide density cap.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be somewhat compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. The property scores a seven on the city's infill matrix, and is close to pre-existing CS zoning to the west of the site, west of N. Chicago Way. This indicates that future mixed-use development is likely on the horizon for this area, with walkable added amenities and services. The city has safeguards in place that limit how short-term rentals operate to ensure that the City can still meet adopted goals, including a 2% city-wide density cap. Finding that the number of approved short-term rental licenses in the area is still relatively low, staff supports the applicant's request at this location.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
  - §161.29 Neighborhood Conservation
- Applicant Request Letter
- Building Floor Plan
- Building Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Type-2 STRs within ¼ Mile Map

118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty consecutive (30) days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(11) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, 'availability' means that the owner or

agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the City upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of 2% of all dwelling units in the Fayetteville city limits may be utilized as Type 2 rentals. Total dwelling units are determined from current United States Census Bureau and/or American Community Survey numbers, whichever number is higher. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap. Type 2 short-term rentals in commercial and mixed-use zoning districts where hotel/motels are permitted by right shall not contribute to the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with all applicable codes under Unified Development Code §163.18 and § 164.26 successfully obtain a business license prior to operation.

(Ord. No. 6427 , §§1(Exh. A), 2, 4-20-21; Ord. No. 6505 , §1(Exh. A), 11-16-21; Ord. No. 6521 , §§1, 2, 1-18-22; Ord. No. 6537 , §1(Exh. A), 2-15-22)

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

(Ord. No. 6427 , §§1(Exh. E), 2, 4-20-21; Ord. No. 6505 , §2(Exh. B), 11-16-21; Ord. No. 6537 , §2(Exh. B), 2-15-22)

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

All dwelling types	40 feet

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800 , §1(Exh. A), 10-6-15>; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6211 , §1, 8-6-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6625 , §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

Conditional Use Permit- Request Letter

Short Term Rental

3869 W Somerville Fayetteville, AR 72704

1. Request Letter
    a. 2025sqft
    b. See attached pictures in MISC.
    c. 8 Parking spots on backside of the building.
    d. There is lighting around the access points of the building and strung around in the courtyard area of the building.
    e. Travelers will be required to keep noise levels in accordance with city ordinances. We plan to use a DB meter that will keep us informed if there excess and constant noise.
    f. There is a retaining wall built on the east side of the property to help shield along with a large screening door.
    g. Trash cans are to be kept on the backside of the building to not be visible from the public street.
    h. There is a shared alleyway with a few other homes that is at the rear of the property. It will be little to no impact on overall traffic.
    i. This property was designed with short-term rental in mind. It's quirky, fun, and can bring excitement to all who have the opportunity to enjoy it. There are many uniquely built structures in the neighborhood that allow this property to fit in. The neighborhood was generally designed with higher density on the Westside transitioning to lower density on the eastside. Uniqueness was and is intended throughout the entire neighborhood!

2. Legal Description
    a. Lot 24 of Brooklands @ Mountain Ranch, Phase 2 a subdivision to the City of Fayetteville, Arkansas as per Plat Book 24 at Page 267 on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.
3. Site plan is with the floor plan and is attached
4. Floor plan is attached

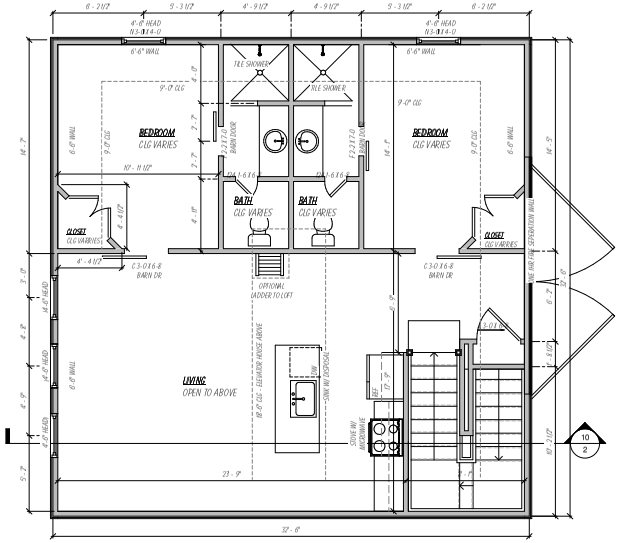


GH 3D View



GH Right

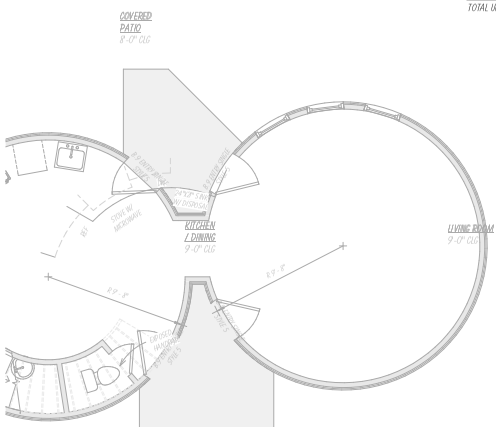
1/8" = 1'-0"

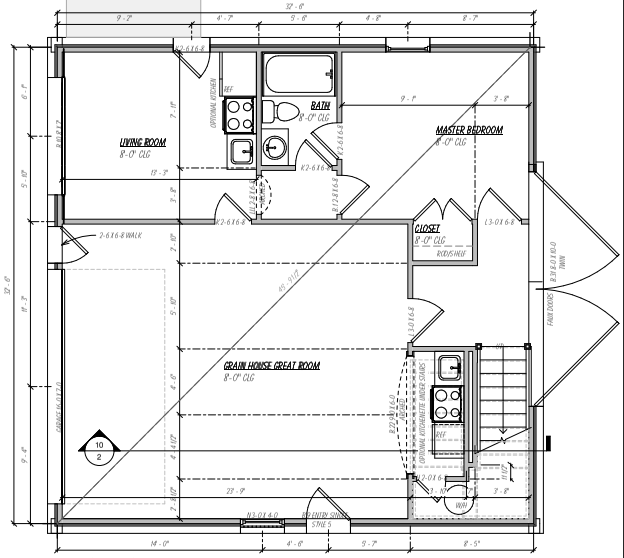


Second Floor - GH

1/4" = 1'-0"

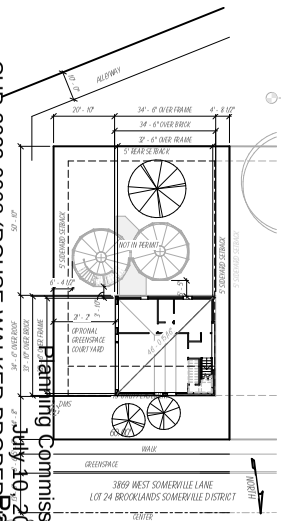
FOOTAGE TABULATION	
ADU COVERED PORCH	229 SF
ADU FIRST FLOOR	592 SF
ADU SECOND FLOOR	555 SF
GRAIN HOUSE FIRST FLOOR	568 SF
GRAIN HOUSE GREAT ROOM	489 SF
GRAIN HOUSE SECOND FLOOR	968 SF
TOTAL UNDER ROOF	3400 SF

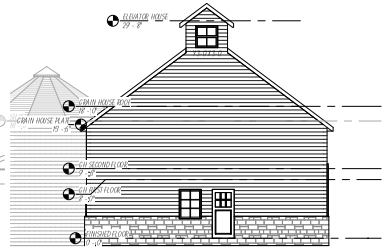




Floor Plan GH

1/4" = 1'-0"





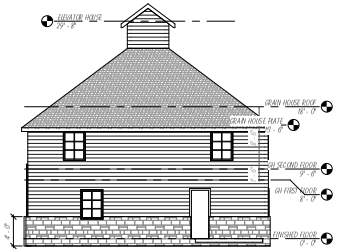
GH Front

1/8" = 1'-0"



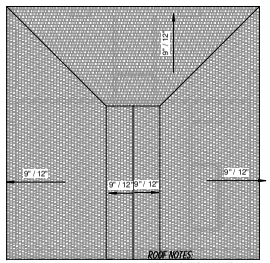
GH Left

1/8" = 1'-0"



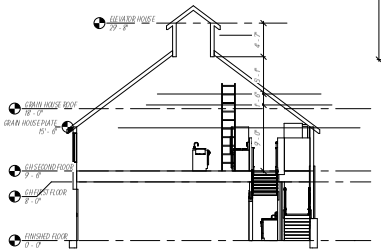
GH Rear

1/8" = 1'-0"



Roof Plan GH

1/8" = 1'-0"



Section GH Loft

1/8" = 1'-0"

Plans are diagramatic and may be adjusted based on factors in the field

www.KCPH.net
KCP
Residential Design
Phone: (479) 431-4183Fax: (479) 431-6210

COBBLESTONE HOMES

The Bethany Lot 24
Brooklands Somerville District

GH Floor Plan, Second Floor Plan, Roof Plan

Approved

DESIGNED BY: Jason Nissinger | SHEET BY: Charles Humphries
SCALE: 3/8"=1'
DATE: 5/16/2023 2:25:25 PM | STATUS: PPmit | 2 of 3

ATTENTION: The use of this drawing signifies to assume ALL risks and liabilities. Verify all dimensions and conditions. Report any discrepancies to designer prior to construction. Features are correct to the best of the company's knowledge but are NOT warranted against errors. Electronic copies of this drawing have been retained and shall govern in the event of any inconsistency and discrepancy.

NOTE TO BUILDER: This plan has been designed with mechanical structure components and is NOT to be altered without the designer's written approval. Builder is not liable for any changes made to this plan without the designer's written approval. Builder is NOT liable for any changes made to this plan without the designer's written approval. Builder is NOT liable for any changes made to this plan without the designer's written approval.

CUP-2023-0068 (ROUSE-WALKER PROPERTY)
Planning Commission
July 10, 2023
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Page 14 of 24

5/16/2023 2:25:25 PM

APPLICANT PHOTOGRAPHS



APPLICANT PHOTOGRAPHS



APPLICANT PHOTOGRAPHS



APPLICANT PHOTOGRAPHS



APPLICANT PHOTOGRAPHS



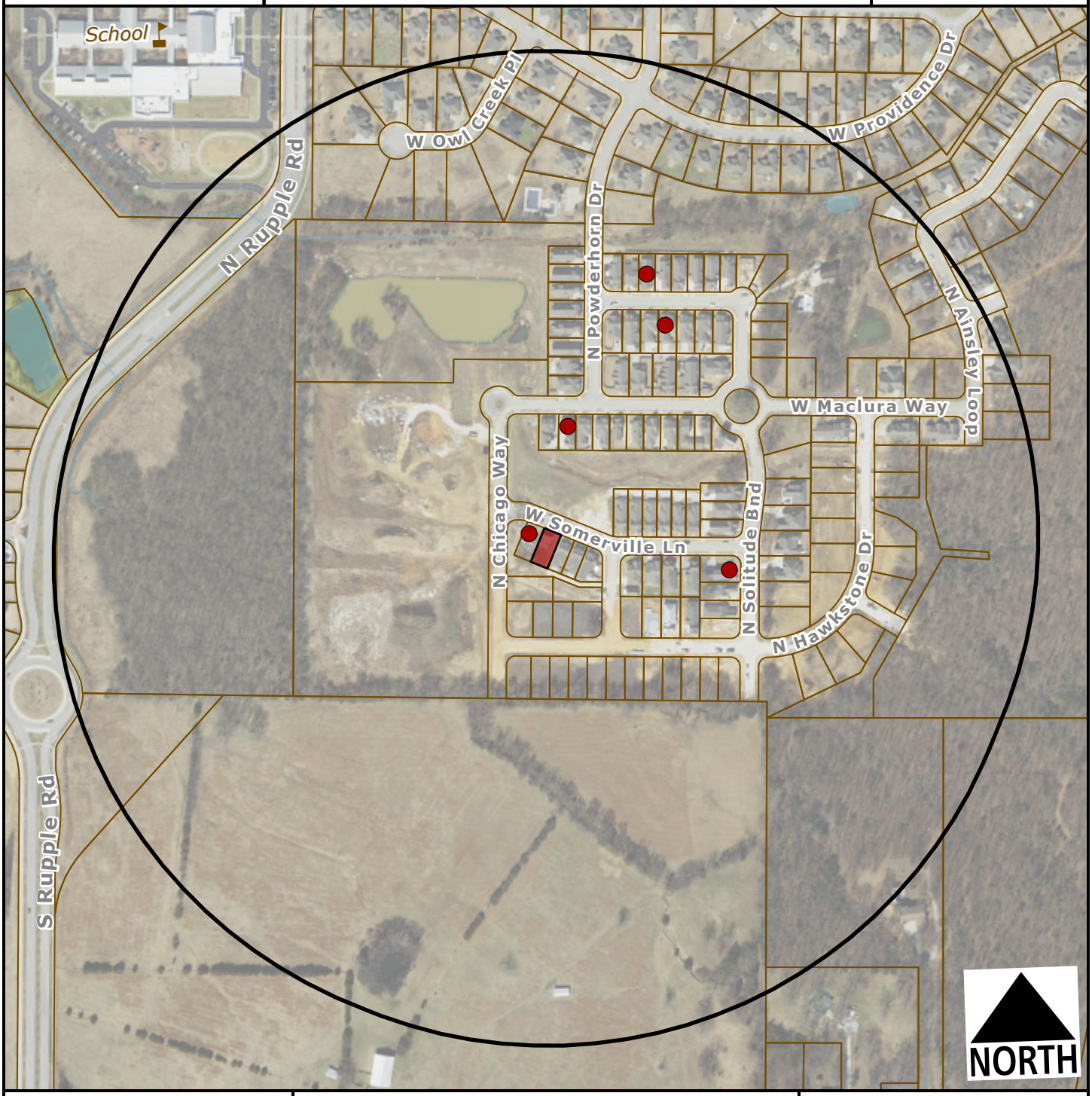
APPLICANT PHOTOGRAPHS



CUP-2023-0068

STRs Within 1/4 Mile

3869 W. SOMERVILLE LN



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Number of STR Licenses

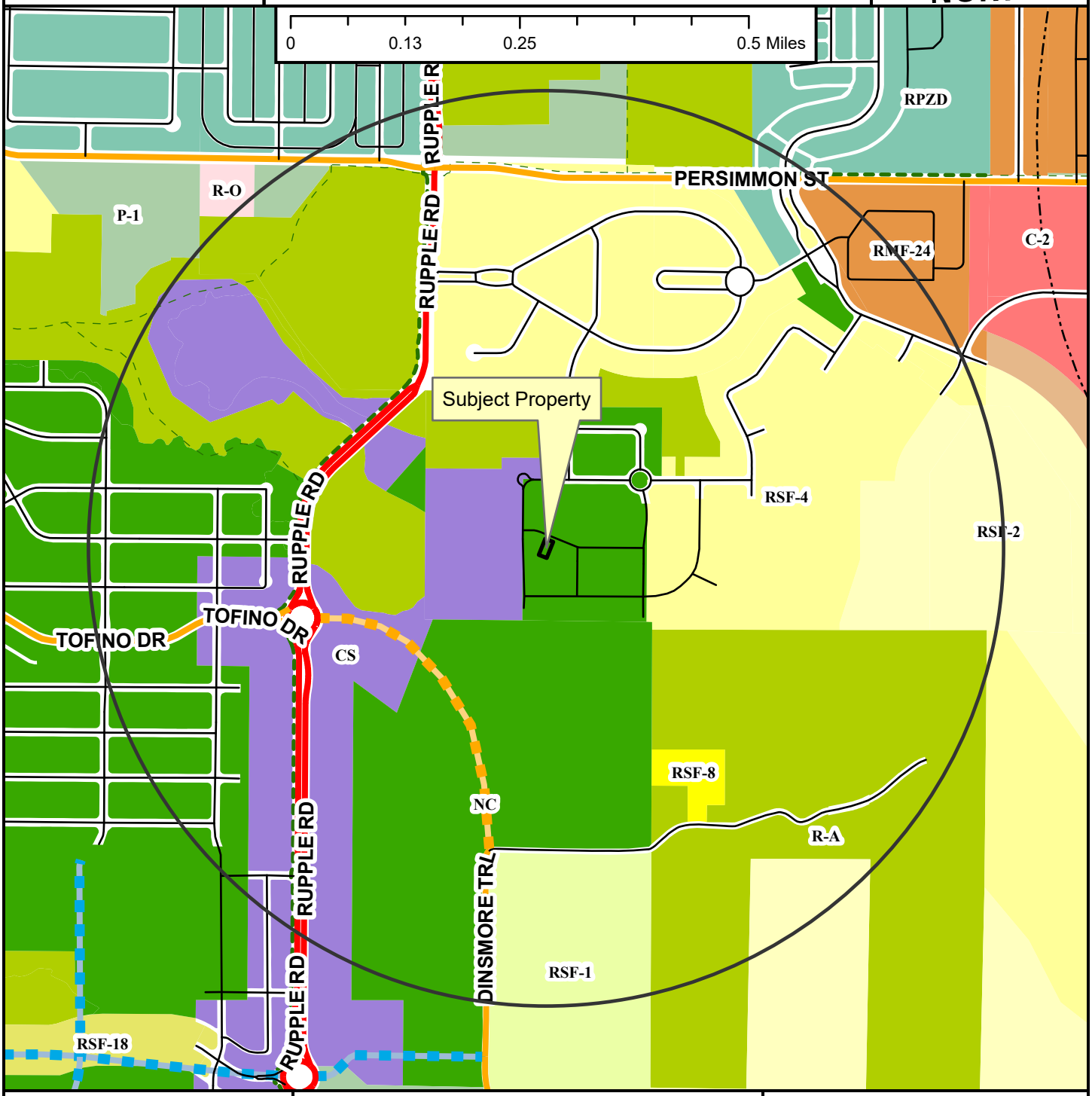
Contributing to 2% density cap	5
NOT contributing to 2% density cap	0
Total	**5**

CUP-2023-0068

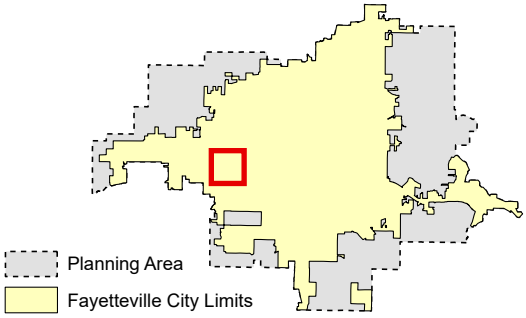
One Mile View

3869 W. SOMERVILLE LN

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

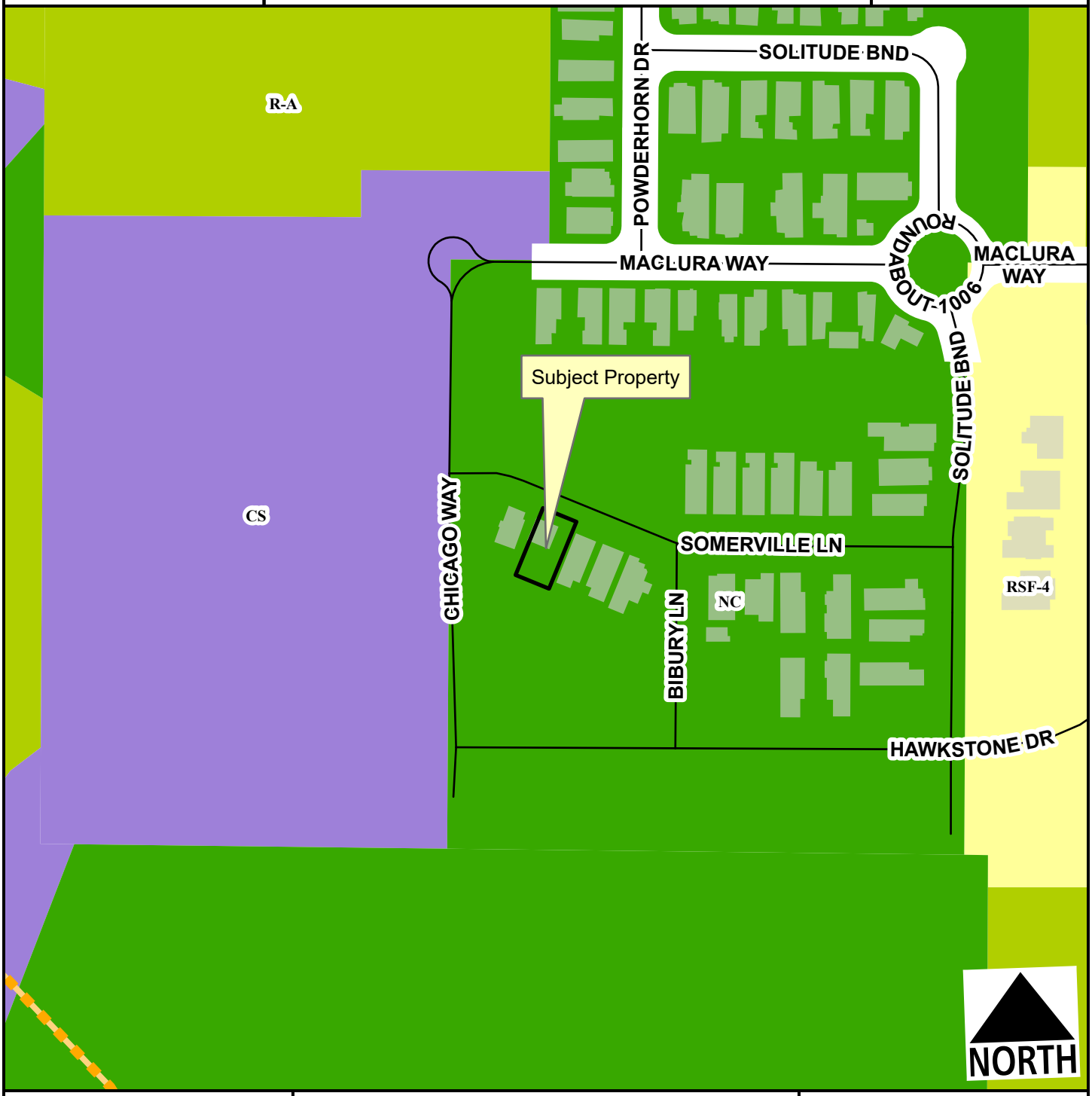
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

CUP-2023-0068

Close Up View

3869 W. SOMERVILLE LN



Residential Link
Planned Neighborhood Link
Planning Area
Fayetteville City Limits

Feet
0 75 150 300 450 600
1:2,400

Residential-Agricultural
RSF-4
Community Services
Neighborhood Conservation

CUP-2023-0068

Current Land Use

3869 W. SOMERVILLE LN

NORTH



Regional Link
Residential Link
Planned Neighborhood Link
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway