City of Fayetteville Staff Review Form

2015-0084

Legistar File ID

3/3/2015

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jeremy Pate	2/13/2015	City Planning / Development Services Department
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

LSD 14-4919: Large Scale Development (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for a lesser dedication of right-of-way for Oakland Avenue.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	NA	Current Budget	$ -
		Funds Obligated	$ -
		Current Balance	$ -
Does item have a cost?	No	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____ Approval Date: _____

Comments:

CITY OF Fayetteville ARKANSAS

CITY COUNCIL AGENDA MEMO

MEETING OF MARCH 3, 2015

TO: Fayetteville City Council

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

DATE: February 12, 2015

SUBJECT: **LSD 14-4919: Large Scale Development (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444):** Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for a lesser dedication of right-of-way for Oakland Avenue.

RECOMMENDATION:
The Planning Commission and City Planning Staff recommend approval of a resolution to allow a lesser dedication of right-of-way along Oakland Avenue.

BACKGROUND:
Oakland Avenue was originally platted as a 40-foot right-of-way. Today the street is approximately 28-feet wide and there are relatively high traffic volumes, which is indicative of a Local Street and a 50-foot right-of-way. Per the Master Street Plan requirements, an additional 5-feet of right-of-way must be dedicated with the currently proposed large scale development on this site, and the sidewalk along Oakland Avenue, which is being reconstructed, should be located at the new right-of-way line.

The University of Arkansas has a Master Sidewalk Plan for all of the streets within the campus boundary area and specifies a 5.5-foot sidewalk at the back of the curb line along Oakland Avenue. Consistent with that plan, the applicants are proposing a 5.5-foot sidewalk, to account for the shy distance with the sidewalk at the back of the curb. Additionally, locating the sidewalk at the back of curb will provide a continuous 26-foot aerial apparatus fire access as required by the Fire Code.

DISCUSSION:
On January 12, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval with a vote of 8-1-0 with Commissioner Chesser voting 'no'. Several of the commissioners discussed concerns with some of the multiple variances associated with the development, however, none of the concerns were related to the subject right-of-way dedication.

BUDGET/STAFF IMPACT:
N/A
Attachments: Staff Review Form, CC Resolution, Planning Commission Staff Report

CITY OF Fayetteville ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Andrew, Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner
Corey Granderson, Staff Engineer

MEETING: ~~January 12, 2015~~ Updated January 13, 2015

SUBJECT: **LSD 14-4919: Large Scale Development (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444):** Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is to reconstruct 14,700 square feet and add 12,155 square feet to an existing sorority house.

RECOMMENDATION:
Staff recommends approval of **LSD 14-4919** with conditions of approval.

BACKGROUND:
The subject property is located at the northwest corner Maple Street and Oakland Avenue and is developed with the Chi Omega sorority house. There is a small parking lot on the north side of the building with direct access to Oakland Avenue, and access to Lindell Avenue and Douglas Street through a public alley. Surrounding land use and zoning is depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction from Site	Land Use	Zoning
North	Sorority House	P-1
South	University of Arkansas	P-1
East	Sorority House	P-1
West	College Ministry	RMF-40

Proposal: The proposal is to retain the original sorority house that was developed in the 1930's, but remove and reconstruct the rest of the building that was a later addition. The overall reconstruction totals approximately 14,700 square feet with a new three-story 12,155 square foot addition over the existing parking lot.

Water and Sewer System: There are existing utilities to serve the new development.

Adjacent streets and right-of-way: This site is adjacent to Maple Street (local street) and Oakland Avenue (local street).

Master Street Plan: Oakland Avenue was originally platted as a 40-foot right-of-way. Today the street is approximately 28-feet wide and there are relatively high traffic volumes, which is indicative of a Local Street and a 50-foot right-of-way. Per the Master Street Plan requirements, an additional 5-feet of right-of-way must be dedicated with this development and the sidewalk along Oakland Avenue, which is being reconstructed, should be located at the new right-of-way line.

The University of Arkansas has a Master Sidewalk Plan for all of the streets within the campus boundary area and specifies a 5.5-foot sidewalk at the back of the curb line along Oakland Avenue. The applicants are proposing a 6-foot sidewalk, to account for the shy distance with the sidewalk at the back of the curb. Additionally, locating the sidewalk at the back of curb will provide a continuous 26-foot aerial apparatus fire access as required by the Fire Code. The sidewalk along Maple Street will be reconstructed at a later date as part of a larger street and utility reconstruction project.

Nonconforming Structures: The property is zoned RMF-40, which has a required build-to zone along Maple Street and Oakland Avenue. The existing building is not located within the 0-25 foot build-to zone for either street and is therefore considered an existing nonconforming structure. In accordance with Chapter 164.12(A), up to 50% of a nonconforming structure may be reconstructed and/or a nonconforming structure may be enlarged by up to 50%. The proposal is to reconstruct 57% of the existing building and add approximately 50% to the existing building square footage. The applicant must present this proposal to the Board of Adjustment for consideration before any building permits can be issued.

Off-site Parking: There is an existing parking lot on the north side of the building that contains approximately 20 parking spaces. Additionally, there are approximately four parking spaces adjacent to the alley and the west side of the building. As part of the building addition, the rear parking lot will be converted into an enclosed parking garage with three parking spaces. There will be seven parking spaces retained on the exterior of garage. Overall parking will be reduced by 14 spaces. The required number of parking spaces is 32 based on 32 proposed bedrooms. The applicant can reduce the parking to 21 spaces by right, resulting in an 11 space deficiency. The applicant has submitted a conditional use permit for an off-site parking lot that will be reviewed at the Planning Commission meeting.

Tree Preservation:
Existing Canopy: 31.42% *Preserved Canopy: 16.12%* *Required Canopy: 20.00%*
Tree Mitigation: 7 two-inch caliper trees

Access Management/Connectivity: Access to the site will remain unchanged and in compliance with the Access Management ordinance.

RECOMMENDATION: Staff recommends approval of LSD 14-4919 with the following conditions:

Conditions of Approval:

1. Planning Commission determination of Urban Residential Design Standards and a variance of Chapter 166.23(C)(4). In staff's opinion the building meets all of the design requirements with the exception of providing a ground floor entry for any ground floor dwelling units. With the exception of one bedroom that's provided for the house-mom on the south (Maple Street) side of the building, all residential units are located on the top

two floors. This single, ground-floor unit does not have an exterior entry; however, there is a primary entry into the building on Maple Street (Sheet A1.01). *Staff recommends in favor of the variance request, finding that the primary pedestrian entry facing Maple Street meets the intent of the code.*

THE SUBDIVISION FOUND IN FAVOR OF THE VARIANCE.
THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

2. Planning Commission determination of a variance of Chapter 166.23(C)(6)(c), which provides a maximum wall height in the front yard of 42 inches. The applicant is proposing a screen wall along Oakland Avenue that is approximately 6.5-feet tall or 78 inches. *The applicant is constructing a retaining wall along the edge of the new patio area and the will require a 42-inch guardrail above the patio elevation. Instead of constructing a guardrail, the applicant is proposing a 42-inch brick wall on top of the retaining wall, which when combined, exceeds the 42-inch wall height limit. Staff recommends in favor of the request finding that the wall height in this location is being dictated by existing grades of the site.*

   THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF THE VARIANCE.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

3. Planning Commission recommendation to City Council of a variance from Chapter 166.04(B)(3)(a), which requires right-of-way dedication in compliance with the Master Street Plan. As discussed above, Oakland Avenue is a local street requiring dedication in the amount of 25 feet from centerline. There is currently only 19 feet of right-of-way from centerline. The purpose of the Master Street Plan right-of-way requirements is to establish right-of-way widths sufficient to allow construction of travel lanes, sidewalks, greenspace and sometimes on-street parking or bike lanes, among other things. The standard for a local street is 28 feet of pavement to provide two travel lanes and on-street parking on one side of the street, two 5-foot sidewalks and greenspace. Oakland Avenue already has sufficient street width for travel lanes and on-street parking and there are sidewalks constructed on both sides of the street, but there is insufficient greenspace between the sidewalk and curb. The applicant is proposing a new 6-foot sidewalk at the back of curb, consistent with the University's Master Sidewalk Plan, and staff supports this design in this location. Therefore, the full 25 feet of right-of-way is not needed. *Staff recommends dedication of two (2) feet of right-of-way, so all of the new sidewalk is on public property.*

   THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF THE VARIANCE.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

4. Planning Commission determination of a variance of Chapter 172.04(D) to allow more than 35% of the parking to be compact spaces. The applicant is proposing that 67% of the on-site parking be compact spaces. *Staff doesn't object to six compact parking spaces for this private development. The applicant has reconfigured the spaces staff had concerns with, after the Subdivision Committee review.*

   THE SUBDIVISION COMMITTEE FUOND IN FAVOR OF THE VARIANCE, BUT REQUEST THAT THE APPLICANT EVALUATE THE 90 DEGREE SPACES ALONG THE ALLEY.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

5. Planning Commission determination of a variance of Chapter 172.04(A) and (E), which provides standards for maneuvering and parking stall and drive aisle dimension standards. The rear drive aisle and parking spaces on the north side of the building don't meet the minimum dimensional requirements. Though the differences in what the applicant is proposing and what the code provides are minor, it's likely that the residents may encounter some challenges when parking and un-parking. Additionally, it's likely that from time to time, residents may need to back out onto Oakland Avenue. *Staff is not concerned with negative impacts to the general public, given the small number of private spaces and low traffic speeds, and supports the variance.*

   THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF THE VARIANCE.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

6. Planning Commission determination of a variance of Chapter 172.04(C)(1), which requires a masonry screen wall between 32-42 inches in height between the right-of-way and a parking lot located within the build-to zone. The applicant has several parking spaces at the northeast corner of the site along Oakland Avenue and within the build-to zone. The applicant is proposing a vegetative screen in-lieu of a masonry wall. *Staff recommends in favor of this request given the small area and limited number of parking spaces that must be screened.*

   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

7. Planning Commission determination of a variance of Chapter 177.04(D)(1), which requires 5 feet of greenspace between a parking lot and property line. *Due to the existing and historic use off the alley as a parking, loading, mechanical, and rear building access area, staff's opinion is that not providing the 5' landscape buffer along part of the western property line is warranted to help facilitate ingress and egress through a major rear access point of the building. Providing the buffer would require modifying existing conditions and making existing parking/loading space unusable for vehicles adjacent to the alley.*

   THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF THE VARIANCE.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

8. Planning Commission determination of a variance of Chapter 177.04(D)(1), which requires 10 feet of greenspace between the patio and street and 15 feet between the parking lot and street. *After reviewing the landscape plan and site plan, staff feels there is adequate space to create a large patio and accommodate parking, while still providing the required green space. In staff's opinion, the applicant has not provided justification that meeting the minimum requirement places an undue hardship on this Large Scale Development application. The proposal of a new patio and retention of one or two parking spaces is not warranting a variance of this standard requirement to provide the typical green space and an adequate space for the required street trees along the public right-of-way. Therefore, staff recommends denial of this variance, finding that landscape design alternatives could accomplish development goals while still meeting the intent and purpose of Chapter 177 and best providing for public welfare along the sidewalk through shade trees and a proper green space buffer between street and building.*

   THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF THE VARIANCE.
   THE PLANNING COMMISSION FOUND IN FAVOR OF THE VARIANCE.

9. Planning Commission determination of street improvements. *Staff recommends the following improvements:*
    a. *Construction of a 6-foot sidewalk along Oakland Avenue at the back of curb.*
    b. *Any sections of sidewalk along Maple Street that are damage shall be replaced prior to C of O.*
    c. *The alley providing access to this site has adequate width and pavement surface to accommodate the development. Any damage to the alley or improvements required to accommodate Solid Waste access shall be completed prior to C of O.*

    THE SUBDIVISION COMMITTEE FOUND IN FAVOR OF STREET IMPROVEMENTS. THE PLANNING COMMISSION FOUND IN FAVOR OF THE STREET IMPROVEMENTS.

10. Motorcycle/scooter and compact parking spaces shall be identified with either pavement marking or signage.

11. All tree preservation, landscape, engineering and fire department conditions included herein shall apply. All revisions shall be addressed prior to construction plan approval.

Standard conditions of approval:

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

13. If applicable, a business license shall be obtained prior to opening the business to the public.

14. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: AR Western Gas, SWBT, Ozarks, SWEPCO, and Cox Communications).

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 Design Overlay District.

18. Large scale development shall be valid for one calendar year.

19. 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.

20. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits
    b. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance.
    c. Separate easement plat for this project that shall include the tree preservation area and all utility easements.
    d. Project Disk with all final revisions
    e. One copy of final construction drawings showing landscape plans including tree preservation measures submitted to the Landscape Administrator.
    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: √ **Approved** ❒ **Forwarded** ❒ **Denied**

Motion #1:

Commissioner Winston made a motion to approve condition #8 for **LSD 14-4919** in favor of the variance as requested. **Commissioner Selby** seconded the motion. **Upon roll call the motion passed with a vote of 7-2-0. Commissioners Chesser and Cook voted 'no'.**

Motion #2:

Commissioner Winston made a motion to approve **LSD 14-4919** finding in favor of all variances as requested (no tree wells required under any circumstance). **Commissioner Selby** seconded the motion. **Upon roll call the motion passed with a vote of 8-1-0. Commissioner Chesser voted 'no'.**

BUDGET/STAFF IMPACT:
None.

Attachments:

- Engineering Division comments
- Urban Forestry tree preservation comments
- Urban Forestry landscape comments
- Applicant's letter
- Variance exhibits
- Elevations
- Floor plan
- Site Plan
- Survey
- Close Up Map
- One Mile Map

Written request and narrative to accompany Planning Commission Variance Application
Chi Omega Sorority House
City of Fayetteville, Arkansas

To: The Fayetteville City Planning Commission

On behalf of the land owner, Chi Omega Psi Chapter Corporation, I am petitioning the Fayetteville City Planning Commission for the Planning Commission Variances as described below.

The description of this property is:

Lots Numbered Three (3), Four (4), Ten (10), and Eleven (11) in H.C. Evins Subdivision of Part of Blocks Three (3) and Four (4) in Oakland Place, an addition to the City of Fayetteville, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk of Washington County, Arkansas.
&
Lot Numbered Twelve (12) in Block Numbered Three (3) in Oakland Place Addition to the City of Fayetteville, Arkansas, as designated on the plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

This property consists of Assessor Parcels 765-09137-000 (Lot 12) & 765-09148-000 (Lots 3, 4, 10, & 11) and has 0.807 Acres. The entire property is now Zoned RMF-40 after a re-zoning of the northerly portion to match the zoning of the southerly portion. This land is not planned to be sold at this time.

The two parcels were first acquired by Chi Omega back in 1925 and 1938. The existing Chi Omega house has a total of 25,740 square feet and the proposed development will increase that to 34,795 square feet resulting in 9,055 additional square feet of floor space. The new development will increase number of bedroom units from 31 to 32 and add some much needed studying and gathering spaces.

The existing building will remain and will be expanded using similar materials and architecture as the existing building. Although the bedroom unit count is only increasing by 1, the building is being enlarged to generate more and better spaces for the residents. The site is also being enhanced with an expanded patio area on the east and an amphitheater type outdoor space at the southwest. Many of the large mature trees are being preserved and the area southeast of the building will remain mostly untouched.

Requested Developmental Variances:

- Minimum 5' greenspace requirement along west boundary is met for the first portion of the property running north from Maple Street, however there is a small section adjacent to the amphitheater that encroaches and then there is a mechanical area that encroaches into this buffer. The Mechanical area will be screened with a wall of similar architectural design as the building. North of this mechanical area is the existing alley that remains along the rest of the west boundary. The use all along this alley has historically been drive access, rear of building mechanical areas, loading and parking. The use is going to remain the same along this alley and there is no opportunity for the 5' of greenspace.
- Minimum 15' greenspace requirement along Oakland is met for the first portion of the property running north from Maple Street. It reduces to a 10' greenspace requirement along east side of the building for the Build-to Zone; however the east patio of the building extends out into this area. The patio will be screened with a screenwall of similar architectural design as the building and a 6.2 to 7.2 feet strip of greenspace provided with street trees between the screenwall and the sidewalk. Proceeding north across the driveway at the northeast corner of the property the greenspace is again being provided, however the full 10' requirement cannot be met due to the parking spaces and the requirement to have hardscape within 30' of the northeast corner of the building for Fire Apparatus and is reduced to about 6.3 feet wide.
- Maximum of 35% of on-site parking spaces are allowed to be compact car spaces. We are requesting variance for 70% of on-site parking to be compact. Because of site configuration and retaining of the south lawn as green area, there is limited area for parking spaces on site. A Conditional Use Permit is being applied for to allow for off-site parking. This site is proposing 10 total spaces, one of which is handicap and 7 of which are compact. If the existing 23 dedicated off-site parking spaces are considered, this property would have 7 compact of 33 total parking spaces, which would be 21%.
- One 60 deg compact space on the site does not have the required 16.5 feet stall depth. It is the westernmost space in the garage area, and it is very close to the required depth at 16.2 feet.
- Code requires that a fence in the front of a property to be maximum of 42" in height as viewed from the street. This property has a patio area that meets the finish floor of the building and falls 2% away from the building. The east edge of the patio is about 4 feet above the adjacent grade and requires a retaining wall. OSHA requires a guardrail to extend a height of 42" above the patio in this situation. Owner plans to incorporate the guardrail and retaining wall

into the look of a single screenwall as viewed from low side. This screenwall and columns is to be built with same architectural style and material as the east face of the house. Our hope is that this retaining wall/guardrail/screenwall, along with the patio, and pergola are considered an enhancement and an architectural feature of the east side of the house.

- Street width of Oakland is not being widened due to the existing sidewalk masterplan agreement between the U of A and the City of Fayetteville. This development is placing the sidewalk adjacent to the curb and leaving Oakland in it's current width, but the sidewalk is being widened to meet the City requirement for sidewalks adjacent to curbs and an easement will be provided for the portion of the sidewalk that extends onto the subject property.

Conditional Use Permit is also being applied for to allow for the off-site parking to make up for the needed off-street parking.

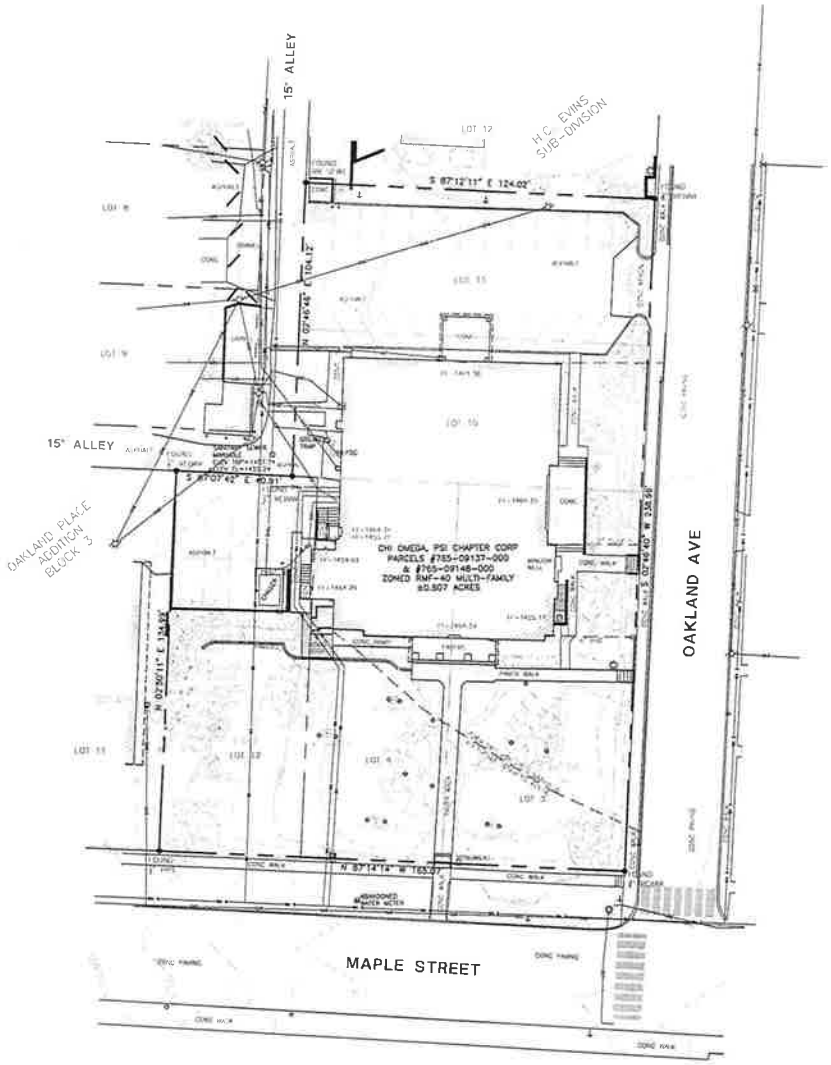
This property is located adjacent to the University of Arkansas campus and is along a row of other similar use properties, many of which are developed with many of these same types of landscape/screening/buffering and parking.

By granting the requested Variances for the development of the property no landowner would be adversely affected and the public interest and welfare would not be adversely affected. This request is justified and is needed at this time for the owner to continue the process to enhance the development of their property.

Included in the Planning Commission Variance Application Packet is:

1. Application and Payment of applicable fees for processing the application: $25.00.
2. Legal description of the property.
3. Survey map of property.
4. Site plans.
5. Architectural Floor Plans, Elevations, & Materials Board.
6. Authorized agent letter.
7. CD containing a copy of submittal items.
8. This written description.

Allen Jay Young , Development Consultants, Inc.



LEGEND

- FOUND MONUMENT
- ELECTRIC METER/BOX
- CABLE TV BOX
- TELEPHONE PEDESTAL
- LIGHT
- POWER POLE W/LIGHT
- POWER POLE
- SIGN POST
- SANITARY SEWER MH
- WATER METER
- WATER VALVE
- ROOF DRAIN
- OHC — OVERHEAD UTILITY LINES
- UGE — UNDERGROUND ELECTRIC LINE
- UCE — UNDERGROUND CABLE TV LINE
- UGT — UNDERGROUND TELEPHONE LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — UNDERGROUND GAS LINE

VICINITY MAP

RMF-40 RESIDENTIAL MULTI-FAMILY DISTRICT	
Units Per Acre:	40
Lot Width Minimum:	90'
Lot Area Minimum:	1 Acre
Land Area per Resident:	500 sq.ft.
Yard Requirements:	
Front Yard:	25' BUILD TO ZONE
Side Yard:	8' SETBACK
Rear Yard:	20' SETBACK
Height Restrictions:	
Maximum:	30'*/45'**/60'*** *0-10' from R/W **10-20' from R/W ***20'-25' from R/W
Minimum Buildable Street Frontage:	50% of Lot Width

PROPERTY DESCRIPTION (WD BK 1288 PG 168):

Lots Numbered Three (3), Four (4), Ten (10), and Eleven (11) in H.C. Evins Subdivision of Part of Blocks Three (3) and Four (4) in Oakland Place, and addition to the City of Fayetteville, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk of Washington County, Arkansas.

Lot Numbered Twelve (12) in Block Numbered Three (3) in Oakland Place Addition to the City of Fayetteville, Arkansas, as designated on the plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

NOTES

Rights of way and Easements are shown hereon as per plats and documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that affect the subject property.

The locations of utilities as shown hereon are based on aboveground structures, markings and record documents. Locations of underground utilities may vary significantly from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

Bearings are grid based, Arkansas State Plane North Zone, per University of Arkansas monumentation.

Contour Interval is 1'. Elevations are based on University of Arkansas monumentation.

TITLE POLICY

This survey references Fidelity National Title Insurance Company title insurance commitment, File No. 14-1584, commitment date: March 13, 2014, 7:00am.

CERTIFICATION:

I, Allen J. Young, certify that a Boundary Survey was performed on the Property shown hereon by a D.C.I. Field Crew under my supervision and this drawing is an accurate representation of the Survey results. All property corners not found are set in accordance with existing found monuments in the area.

Allen J. Young
Arkansas Registered
Professional Land Surveyor No. 1441

Date

CERTIFICATE OF AUTHORIZATION — DEVELOPMENT CONSULTANTS INC. — No. 128 — ARKANSAS-LICENSED

REGISTERED — STATE OF ARKANSAS — NO. 1441 — ALLEN J. YOUNG — PROFESSIONAL LAND SURVEYOR

20 10 0 20 40
GRAPHIC SCALE 1" = 20'

DEVELOPMENT CONSULTANTS INCORPORATED
909 WEST DICKSON ST
SUITE 203A
FAYETTEVILLE, ARKANSAS 72701
(479)444-1880
ENGINEERING PLANNING LAND SURVEYING LANDSCAPE ARCHITECTURE

DEVELOPMENT CONSULTANTS INCORPORATED

COPYRIGHT 2014

SCALE 1"=20'

DRAWN BY: AJY

CHECKED BY: AJY

APPROVED BY: AJY

DATE: 4/15/14

REVISIONS

PROJECT TITLE: CHI OMEGA SORORITY HOUSE
FAYETTEVILLE, ARKANSAS

SHEET TITLE: BOUNDARY SURVEY:
CHI OMEGA SORORITY HOUSE, FAYETTEVILLE, AR

PROJECT NO. 14-302

SHEET NO. B-1

Project Name
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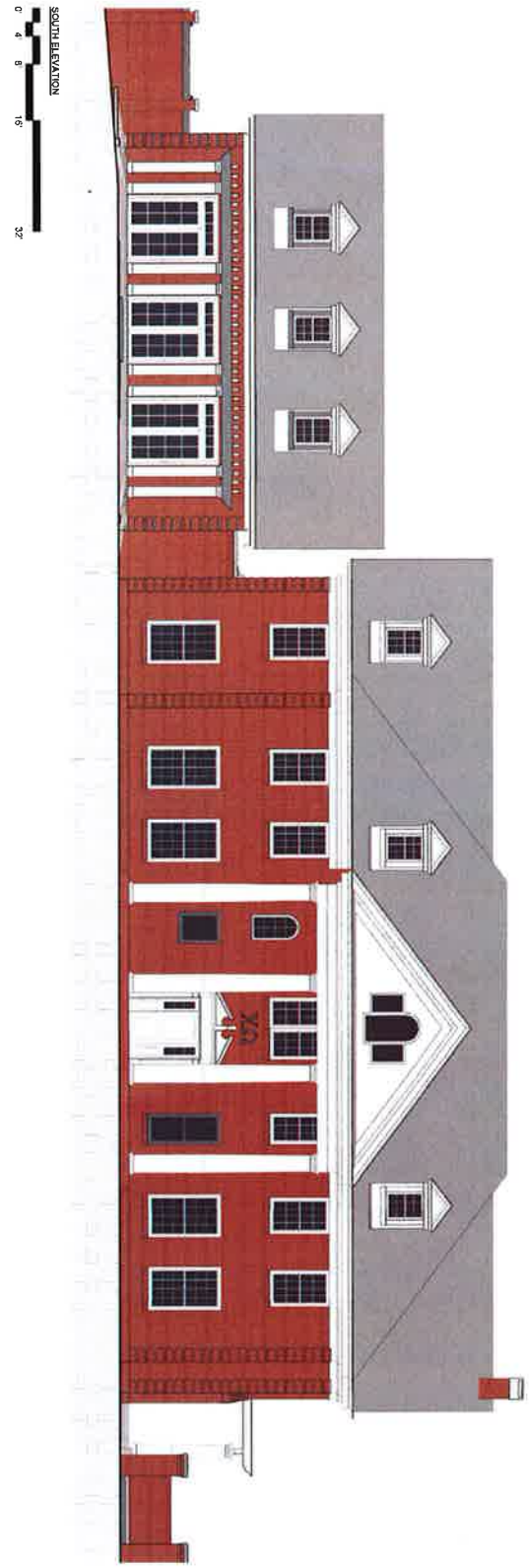

CHI OMEGA
PSI CHAPTER
940 W. MAPLE STREET, FAYETVILLE, AR

ELEVATIONS

11/13/14

WER

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Project Name
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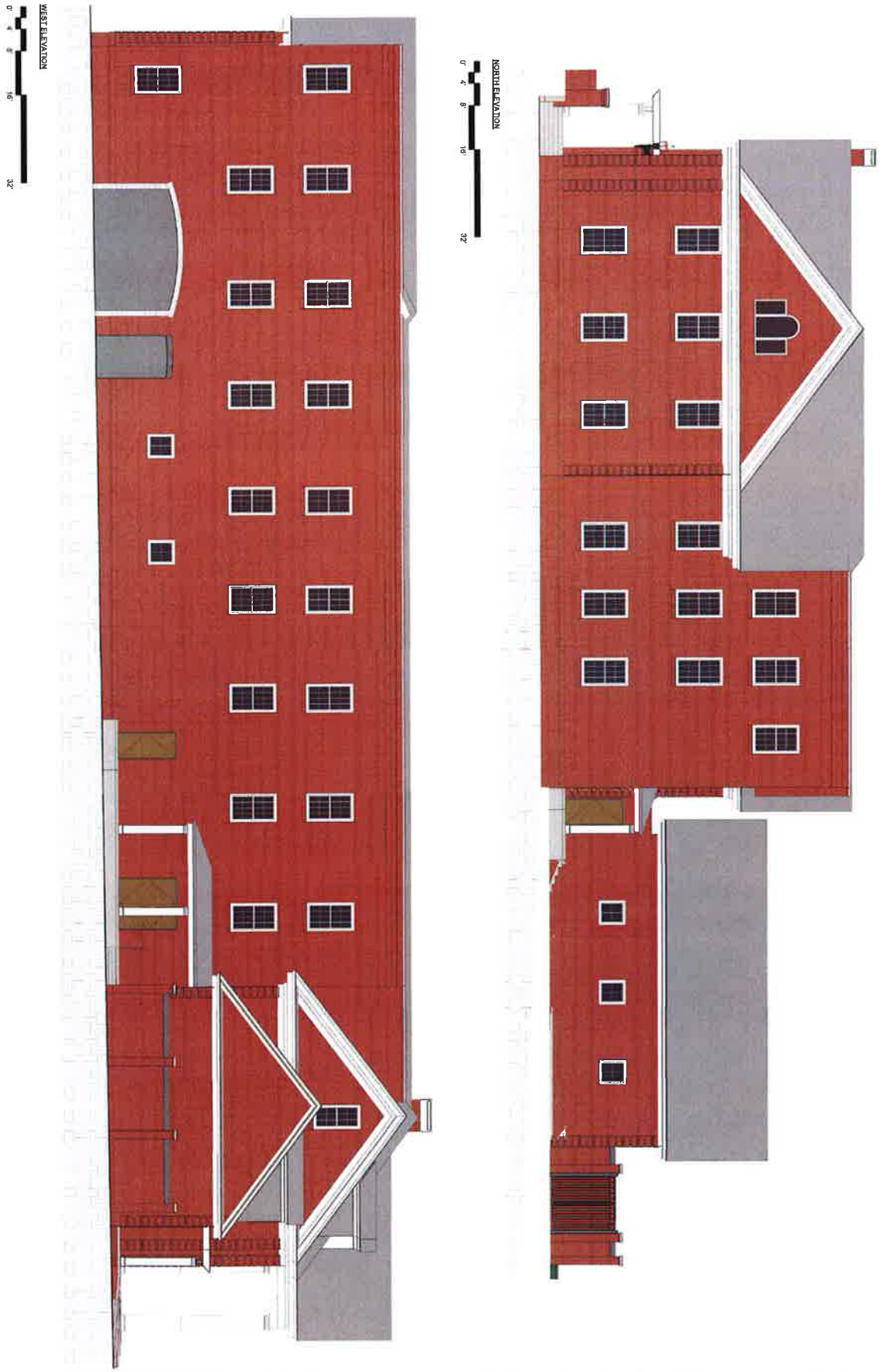

CHI OMEGA
PSI CHAPTER
940 W. MAPLE STREET, FAYETVILLE, AR

ELEVATIONS

11/13/14

WER

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LSD14-4919

Close Up View

CHI OMEGA

Legend

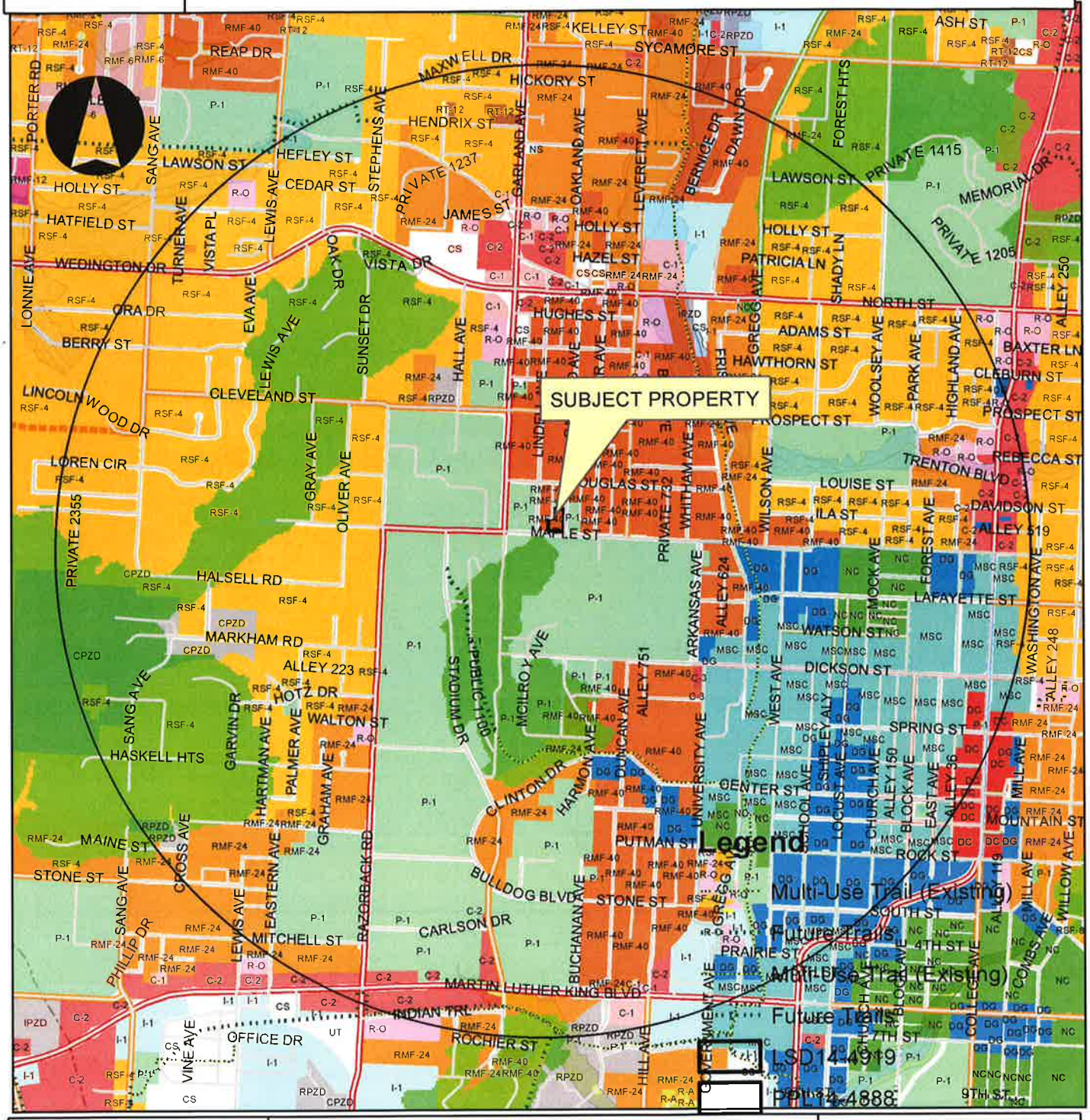
- Multi-Use Trail (Existing)
- Future Trails
- LSD14-4919
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Design Overlay District
- Planning Area
- Parcel Lines
- County Parcels

0 75 150 300 450 600 Feet

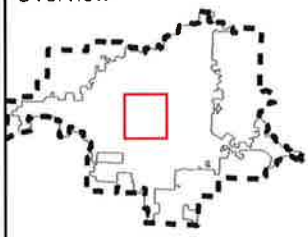
LSD14-4919

One Mile View

CHI OMEGA HOUSE



Overview



Legend

Subject Property

Boundary

Hillside-Hilltop Overlay District

Design Overlay District

Planning Area

Fayetteville

0 0.25 0.5 1 Miles