



Legislation Text

File #: 2015-0383, Version: 1

ADM 15-5153 (TIMBER TRAILS SUBDIVISION PZD AMENDMENT):

AN ORDINANCE AMENDING A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED R-PZD 04-1154, TIMBER TRAILS, CONTAINING APPROXIMATELY 26 ACRES, TO MODIFY THE ZONING OF LOTS 70 THROUGH 77, 98, AND 99 TO ALLOW FOR USE UNIT 8, SINGLE FAMILY DWELLINGS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1. That the change to R-PZD 04-1154 Timber Trails to modify the zoning of Lots 70 through 77, 98, and 99 to allow for Use Unit 8 Single Family Dwellings, as shown on Exhibit "A" attached hereto and made a part hereof is hereby approved.

Section 2. That the Planned Zoning District ordinance and official zoning map of the City of Fayetteville, Arkansas, for R-PZD 04-1154 Timber Trails, as passed and approved by the City Council on December 7, 2004 with Ordinance No. 4647 shall be modified with the revisions as described in Section 1 above.

City of Fayetteville Staff Review Form

2015-0383

Legistar File ID

9/1/2015

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Jeremy Pate 

8/14/2015

City Planning /
Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM 15-5153: Administrative Item (TIMBER TRAILS SUBDIVISION PZD AMENDMENT, 526): Submitted by ERSTINE HOLDING CO. for properties located in the TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT TIMBER TRAILS (R-PZD 04-1154) and contain approximately 25.87 acres. The request is an amendment to the PZD to modify the zoning of Lots 70 through 77, 98, & 99 to allow for single family residential development.

Budget Impact:

Account Number	Fund
Project Number	Project Title
Budgeted Item? <u>No</u>	Current Budget \$ -
	Funds Obligated \$ -
	Current Balance \$ -
Does item have a cost? <u>No</u>	Item Cost
Budget Adjustment Attached? <u>NA</u>	Budget Adjustment
	Remaining Budget \$ -

V20140710

Previous Ordinance or Resolution # _____

Original Contract Number: _____

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF SEPTEMBER 1, 2015

TO: Mayor and City Council

THRU: Andrew Garner, City Planning Director

FROM: Jesse Fulcher, Senior Planner

DATE: August 14, 2015

SUBJECT: ADM 15-5153: Administrative Item (TIMBER TRAILS SUBDIVISION PZD AMENDMENT, 526): Submitted by ERSTINE HOLDING CO. for properties located in the TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT TIMBER TRAILS (R-PZD 04-1154) and contain approximately 25.87 acres. The request is an amendment to the PZD to modify the zoning of Lots 70 through 77, 98, & 99 to allow for single family residential development.

RECOMMENDATION:

The Planning Commission and staff recommend approval of **ADM 15-5153**.

BACKGROUND:

The Timber Trails Planned Zoning District (PZD) contains approximate 26 acres located just west of Happy Hollow School and east of Happy Hollow Road. The Planned Zoning District was approved for 15 single-family homes and 48 two-family homes, a total of 111 residential units. Specifically, Lots 1-3, 34-38, 67, and 106-111 are permitted for single-family development and Lots 4-33, 39-66 and 68-105 are permitted for two-family development.

The applicant proposes to amend the approved PZD criteria to allow single-family homes to be constructed on Lots 70-77, 98 and 99. This proposal will not prohibit two-family construction in accordance with the original PZD approval, but it will allow single-family homes as an alternative.

DISCUSSION:

On August 10, 2015 the Planning Commission forwarded this item to the City Council with a recommendation for approval by a vote of 6-0-1 on the consent agenda.

BUDGET/STAFF IMPACT:

None

Attachments:

- CC Ordinance
- Exhibit A
- Planning Commission Staff Report



PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jesse Fulcher, Senior Planner

THRU: Andrew Garner, City Planning Director

MEETING DATE: ~~August 10, 2015~~ August 11, 2015

SUBJECT: **ADM 15-5153: Administrative Item (TIMBER TRAILS SUBDIVISION PZD AMENDMENT, 526):** Submitted by ERSTINE HOLDING CO. for properties located in the TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT TIMBER TRAILS (R-PZD 04-1154) and contain approximately 25.87 acres. The request is an amendment to the PZD to modify the zoning of Lots 70 through 77, 98, & 99 to allow for single family residential development.

RECOMMENDATION:

Staff recommends forwarding **ADM 15-5153** to the City Council with a recommendation for approval.

BACKGROUND:

The Timber Trails Planned Zoning District (PZD) contains approximate 26 acres located just west of Happy Hollow School and east of Happy Hollow Road. The Planned Zoning District was approved for 15 single-family homes and 48 two-family homes, a total of 111 residential units. Specifically, Lots 1-3, 34-38, 67, and 106-111 are permitted for single-family development and Lots 4-33, 39-66 and 68-105 are permitted for two-family development. Surrounding land use and zoning are listed in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-family	RSF-4/Cliffs PUD
South	Single-family/Happy Hollow Elementary	RSF-4/P-1
East	Happy Hollow Elementary	P-1
West	Undeveloped/Paddock Lane Subdivision	NC

DISCUSSION:

Request: The applicant proposes to amend the approved PZD criteria to allow single-family homes to be constructed on Lots 70-77, 98 and 99. This proposal will not prohibit two-family construction in accordance with the original PZD approval, but it will allow single-family homes as an alternative.

Public Comment: In accordance with notification requirements for PZD modifications, the applicant mailed notices to all property owners within 100 feet of the Timber Trails PZD boundary. No comments have been received.

RECOMMENDATION:

Staff recommends forwarding **ADM 15-5153** to the City Council with a recommendation for approval, finding that additional single-family homes in this subdivision is consistent with the original PZD approval and allows for a greater variety of residential units within the subdivision.

Conditions of Approval:

1. All other conditions and requirements of the Timber Trails Planned Zoning District shall remain in force.

PLANNING COMMISSION ACTION: Required

Date: August 10, 2015

Approved

Forwarded

Denied

Motion: Cook

Second: Selby

Vote: 6-0-1 Hoskins
recused

Notes:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Request letter
- PZD Documents
- Site Plan
- One Mile Map
- Close Up Map

ERSTINE
HOLDING COMPANY, INC.
FAYETTEVILLE, AR

July 14, 2015

City of Fayetteville

DRAFT

Jesse Fulcher, Senior Planner

Via: Electronic Mail

Re: Amendment of Timber Trails PZD

Jesse:

In regards to our meeting on Wednesday, July 8th, I am following up to request an amendment to the PZD for the following lots/parcels:

<u>Lot #</u>	<u>Parcel #</u>
70	765-26274-000
71	765-26275-000
72	765-26276-000
73	765-26277-000
74	765-26278-000
75	765-26279-000
76	765-26280-000
77	765-26281-000
98	765-26302-000
99	765-26303-000

Erstine Holding Company, Inc., as the property owner, requests that each of the above lots/parcels be amended to allow for single-family residential development.

Should you have any questions, please give me a call at 479-841-6209.

Thank you,

David Erstine
Erstine Holding Company, Inc., President

Erstine Holding Company, Inc. | 3083 Stone Mountain Drive, Fayetteville AR 72701 | (479) 841-6209

ORDINANCE NO. 4647

SCANNED

AN ORDINANCE ESTABLISHING A RESIDENTIAL PLANNED ZONING DISTRICT TITLED R-PZD 04-1154, CLIFFSIDE LOCATED EAST OF HAPPY HOLLOW ROAD, SOUTH OF THE CLIFFS APARTMENTS, PLANNED UNIT DEVELOPMENT, CONTAINING APPROXIMATELY 26.114 ACRES, MORE OR LESS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FAYETTEVILLE; AND ADOPTING THE ASSOCIATED RESIDENTIAL DEVELOPMENT PLAN AS APPROVED BY THE PLANNING COMMISSION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the zone classification of the following described property is hereby changed as follows:

From RSF-4, Residential Single Family, four units per acre, to R-PZD 04-1154 as shown in Exhibit "A" attached hereto and made a part hereof.

Section 2: That the change in zoning classification is based upon the approved master development plan and development standards as shown on the plat and approved by the Planning Commission on November 8, 2004.

Section 3: That this ordinance shall take effect and be in full force at such time as all of the requirements of the development plan have been met.

Section 4: That the official zoning map of the City of Fayetteville, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

PASSED and APPROVED this 7th day of December, 2004.



ATTEST:

By: Sondra Smith
SONDRA SMITH, City Clerk

APPROVED:

By: Dan Coody
DAN COODY, Mayor

Doc ID: 008123580002 Type: REL
Recorded: 02/01/2005 at 02:06:57 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File # 2005-00004786



THE CITY OF FAYETTEVILLE, ARKANSAS

125 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8267

PLANNING DIVISION CORRESPONDENCE

TO: Fayetteville Planning Commission
FROM: Suzanne Morgan, Associate Planner
Brent O'Neal, Staff Engineer
THRU: Dawn Warrick, A.I.C.P., Zoning & Development Administrator
DATE: November 03, 2004

R-PZD 04-1154: Planned Zoning District (CLIFFSIDE, 526): Submitted by PROJECT DESIGN CONSULTANTS, INC for property located at THE EAST SIDE OF HAPPY HOLLOW ROAD, SOUTH OF THE CLIFFS APARTMENTS. The property is zoned RSF-4, SINGLE FAMILY - 4 UNITS/ACRE and contains approximately 26.114 acres. The request is to approve a Residential Planned Zoning District on the subject property with approximately 48 two-family and 15 single-family lots proposed.

Property Owner: SCB INVESTMENTS, LLC Planner: SUZANNE MORGAN

Findings:

Proposal: The applicant requests a rezoning and preliminary plat approval for a residential subdivision within a unique R-PZD zoning district. The proposed use of the site is for a residential development consisting of 111 single-family residential dwelling units, of which 15 are single family detached and 48 are two-family attached townhouses.

Existing Development: The site is currently vacant and zoned RSF-4. Floodway crosses the subject property from north to south. In addition, a 50' electric easement and 50' water easement overlap creating a 75' easement which runs east-west across the northern portion of the property.

Proposed Development: R-PZD, Residential Planned Zoning District

Lot Numbers	Proposed Land Use
Lots 1-3, 34-38, 67, 106-111	Single Family Residential Use Unit 8
Lots 4-33, 39-66, 68-105	Two-family Dwellings Use Unit 9
(112-118)	Common/Tree Preservation Areas Maintained by POA

Total proposed dwelling units on the 26.114-acre site is 111, therefore the proposed density for the R-PZD is **4.25 DU/acre**. The project site is currently zoned RSF-4, allowing for single dwelling units. The developer proposes an unconventional subdivision, with both single family detached dwellings and two-family attached townhouses. Lot sizes and setbacks are proposed to be slightly smaller than those allowed in typical zoning districts, thus the need for processing a Planned Zoning District.

K:\Reports\2004\PC Reports\11-08-04\R-PZD 04-1154 (Cliffside) - Amended for CC.doc

The vacant site is located in east Fayetteville south of Cliffs Apartments and north of Happy Hollow Elementary School. With the exception of Cliffs Apartments and the school, the surrounding property is currently developed for single family. Property to the east extending to Crossover Rd is developed for only one single family dwelling and may be further developed in the future.

Surrounding Land Use/Zoning:

Direction	Land Use	Zoning
North	Cliffs Apartments PUD	RSF-4, Res. Single Family – 4 units/acre
South	Single family & Happy Hollow Elementary School	P-1, Institutional
East	Single Family Residential	RSF-4, Res. Single Family – 4 units/acre
West	Single Family Residential	RSF-4, Res. Single Family – 4 units/acre

Water & Sewer: Water and sewer is to be extended to serve the development.

Access: Access is proposed to the east and south:

North: None (existing tree preservation area)

South: One (1) connection to be constructed extending to the existing Ray Avenue

East: One (1) stub-out is proposed for future connection to the east

West: One (1) connection to Happy Hollow Rd, a Collector

No connectivity is proposed north to Cliffs Apartments due to a tree preservation easement adjacent to the length of the northern property line, and no stub-out from Cliffs Apartments was provided for connectivity.

Happy Hollow Rd. is a newly constructed street west of the subject property. The developer of Cliffside is dedicating Happy Hollow Rd. 35’ from centerline to Collector St. standards for the length of the property boundary. The northern portion of Happy Hollow Rd. right-of-way constructed with Cliffs Apartments is 40’ from centerline, and greater than that required by the Master Street Plan. A transition between these two rights-of-way width will be made with the development of this project.

Due to tree preservation to the north, undeveloped property to the east, and no access south to Ray Street, the only available on-site street connection from this proposed development is west to Happy Hollow Rd. Only one access for a development of 111 lots could create a dangerous traffic situation. Therefore, at the request of staff, the applicant has coordinated with the Fayetteville School District to the south for a dedication of 50’ right-of-way west of the School property to create a street connection with the existing Ray Avenue. The developer proposes construction of a street from the subject property south to the existing drive with parallel parking spaces designated to the east of the street for public parking.

Street Improvements Proposed: 14’ from centerline with curb, gutter, and storm sewer with six-foot sidewalks constructed at the right-of-way line of Happy Hollow Rd. Construction of a standard local street section south of the subject property to connect to the existing street is also recommended, as coordinated with the Fayetteville School District. Staff recommends

improvements of existing Ray Avenue from 4th St. north along the existing paved access to be coordinated with the Engineering Division. Interior streets are proposed to be 28 feet wide, with sidewalks located at the right-of-way on both sides of the street. Through streets are proposed to have a 50' right-of-way with cul-de-sac streets with a 40' right-of-way.

Adjacent Master Street Plan Streets: Happy Hollow Rd., Collector. The AHTD's Capital Improvement Plan identifies future signalization at the intersection of Happy Hollow Rd. and Huntsville Road.

Tree Preservation:	Existing canopy:	88 %
	Preserved canopy:	38.7 %
	Required canopy:	25 %
	Mitigation:	None

Parks: The Parks and Recreation Board recommended money in lieu of land in the amount of \$61,605 for 111 single family lots on July 12, 2004, along with pedestrian trail connections through the subject property both to the school and the Cliffs trail to the north.

Pedestrian Access: The developer proposes a pedestrian trail along and within identified tree preservation areas. The Parks and Recreation Board recommended pedestrian connections be made from the Cliffside development to its southern neighbor, Happy Hollow Elementary School. Pedestrian connections should join existing trails located on the school property and a connection north to Cliffs Apartments as well.

Public Comment: Public comment was received at the August 12, 2004 Subdivision Committee meeting at which the project was tabled to allow staff and the applicant additional time to address aspects of the proposed R-PZD (see attached minutes). Those comments from notified property owners with objections have been included in the staff report. The item was also heard at the Subdivision Committee meeting of October 15, at which it was forwarded with a recommendation for approval to the full Planning Commission.

A draft of protective covenants, as well as the applicant's response to the Planned Zoning District requirements and description of the project have been submitted and are included in the staff report.

Recommendation: Staff recommends approval of R-PZD 04-1154, with the following conditions of approval:

Conditions of Approval:

1. Allowed uses in this R-PZD shall be restricted to Use Unit 1, City-wide uses by right, Use Unit 8, Single family dwellings and Use Unit 9, Two-family dwellings.
2. Planning Commission determination of residential lot access management. *Staff recommends a combination of shared driveways and reduced driveway widths for these lots due to their smaller width. For those lots not utilizing shared driveways, the maximum driveway width shall be 12 feet, constructed per city codes. For shared*

driveways, a maximum 24-foot driveway may be constructed, with location to be coordinated with city staff. A note to this effect has been included on the plans. PLANNING COMMISSION DETERMINED IN FAVOR OF STAFF'S RECOMMENDATION FOR A COMBINATION SHARED/REDUCED WIDTH DRIVEWAY PLAN.

3. Frontage Access notes on sheet 2 of 4 shall be revised to reflect current lot numbers.
4. Planning Commission determination of off-site street improvements. *Staff recommends construction of a 28' street, curb and gutter, and storm sewer south of the subject property to the existing paved Ray Avenue. Staff also recommends improvements to the existing paved portion of Ray Avenue north of 4th Street to be coordinated with the Engineering Division to ensure a safe means of access. Happy Hollow Rd. shall be improved a minimum of 14' from centerline, including pavement, curb and gutter, storm sewer, and six-foot sidewalk located at the right-of-way line.* PLANNING COMMISSION DETERMINED IN FAVOR OF STAFF'S RECOMMENDATION OF OFF-SITE STREET IMPROVEMENTS.
5. Planning Commission determination of the required recommendation to the City Council regarding the rezoning of the subject property to the unique district R-PZD 04-1154 with all conditions of approval as determined by the Planning Commission. PLANNING COMMISSION DETERMINED IN FAVOR OF THE REZONING REQUEST.
6. An ordinance creating this R-PZD shall be approved by City Council.
7. All setbacks, protective easements, density, and designated uses are binding with the approval of the R-PZD. Submitted covenants are likewise binding to the project.
8. The developer shall coordinate dedication of 50' right-of-way for Ray Avenue extending south of the subject property to the existing dedicated right-of-way prior to Final Plat approval.
9. Parks fees in the amount of **\$61,605** for 111 single family dwellings are due prior to Final Plat approval.
10. The proposed pedestrian trail shall be six-feet in width and connect to the existing trail north of the subject property. Approval/coordination of said connection shall be confirmed prior to the approval of construction plans.
11. The applicant shall provide pedestrian connections from the Cliffside development south to Happy Hollow Elementary School. Pedestrian connections shall join existing trails located on the school property.
12. The developer shall coordinate construction of the proposed trail along the riparian area with the Landscape Administrator to facilitate the best placement for tree preservation.
13. All tree preservation lots shown on the plans shall be filed and recorded by way of Final Plat, to ensure perpetual preservation. Language identifying said easements shall be

clearly included in the covenants, and potential homeowners made aware of the protected areas within their neighborhood.

14. Include a note on the plat stating that the Tree Preservation/Common Area lots, maintained by the POA, are non-buildable lots.
15. Final Covenants at the time of Final Plat shall address ownership, maintenance and use of Tree Preservation/Common Areas. These lots are subject to the restrictions of standard Tree Preservation easements, per the City of Fayetteville Tree Preservation ordinance.
16. The applicant shall coordinate with the Landscape Administrator at the time of construction plan review to locate more precisely Tree Protection fencing. All areas not disturbed by the construction of necessary infrastructure, utilities or other grading shall be protected, under the purview of the Landscape Administrator.
17. The developer shall coordinate construction of the proposed trail along the riparian area with the Landscape Administrator, to facilitate the best placement, with regard to tree preservation.
18. Prior to City Council review, the applicant shall coordinate with the Landscape Administrator to revise the TP plans for clarification and correction of various numbers that are not consistent with one another.

Standard Conditions of Approval:

19. 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, Cox Communications)
 20. 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.
 21. Sidewalk construction shall be in accordance with current standards to include six foot sidewalks along Happy Hollow Rd, at the right-of-way line.
 22. Street lights shall be installed or guaranteed every 300 feet along all public streets prior to final plat.
 23. All overhead electric lines 12kv and under shall be relocated underground. All proposed utilities shall be located underground.
-

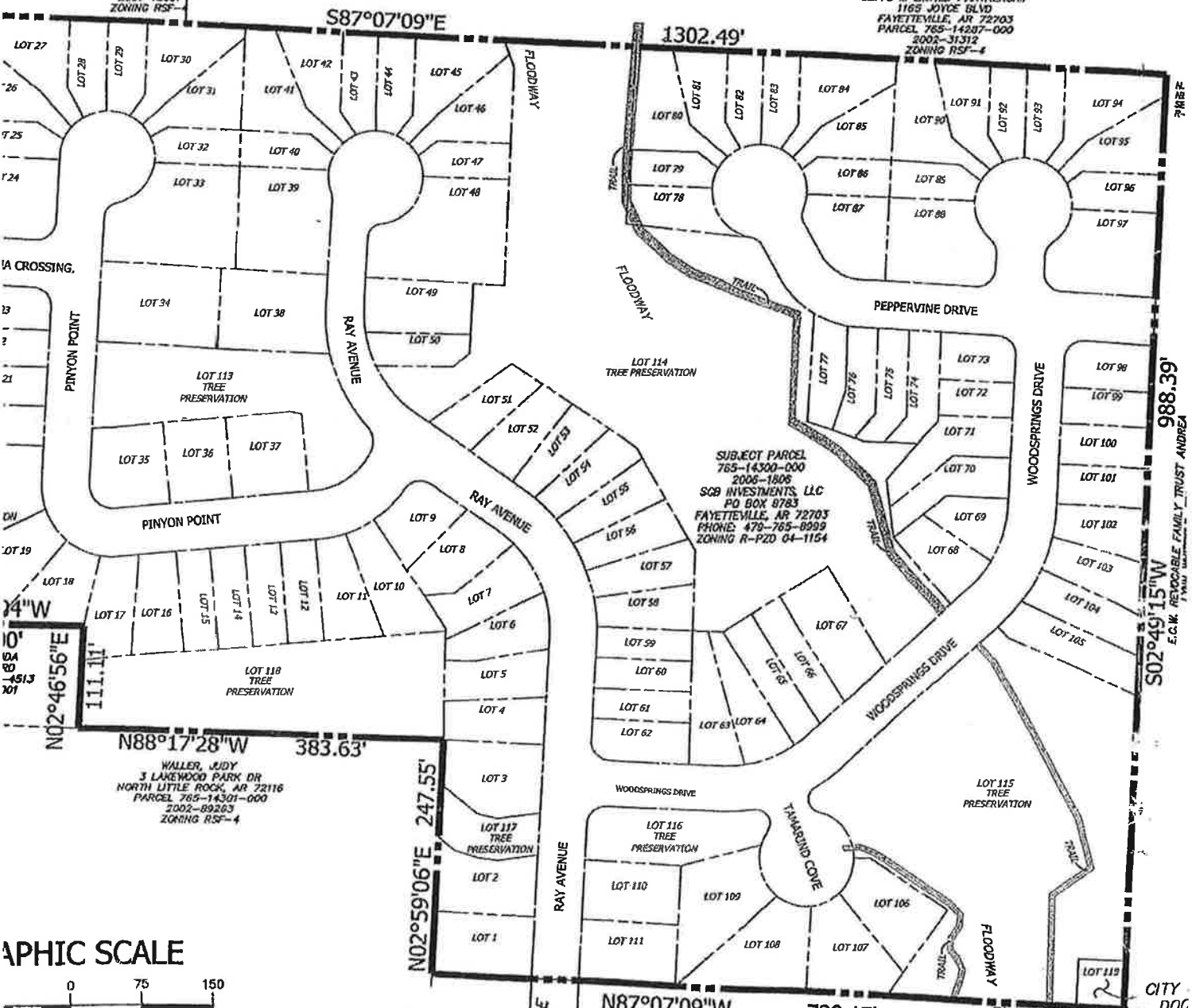
TIMBER TRAILS SUBDIVISION

(SHEET 1 OF 5) (THIS PLAT CONSISTS OF FIVE RECORDED SHEETS)

O.C.
 CORNER
 1/4 SW 1/4
 14, T-16-N,
 1/4 PER PLAT
 790103

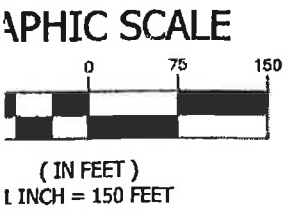
CLIFFS III LIMITED PARTNERSHIP
 1165 JOYCE BLVD
 FAYETTEVILLE, AR 72703
 PARCEL 785-14289-000
 2001-15381
 ZONING RSF-4

CLIFFS III LIMITED PARTNERSHIP
 1165 JOYCE BLVD
 FAYETTEVILLE, AR 72703
 PARCEL 785-14287-000
 2002-31312
 ZONING RSF-4



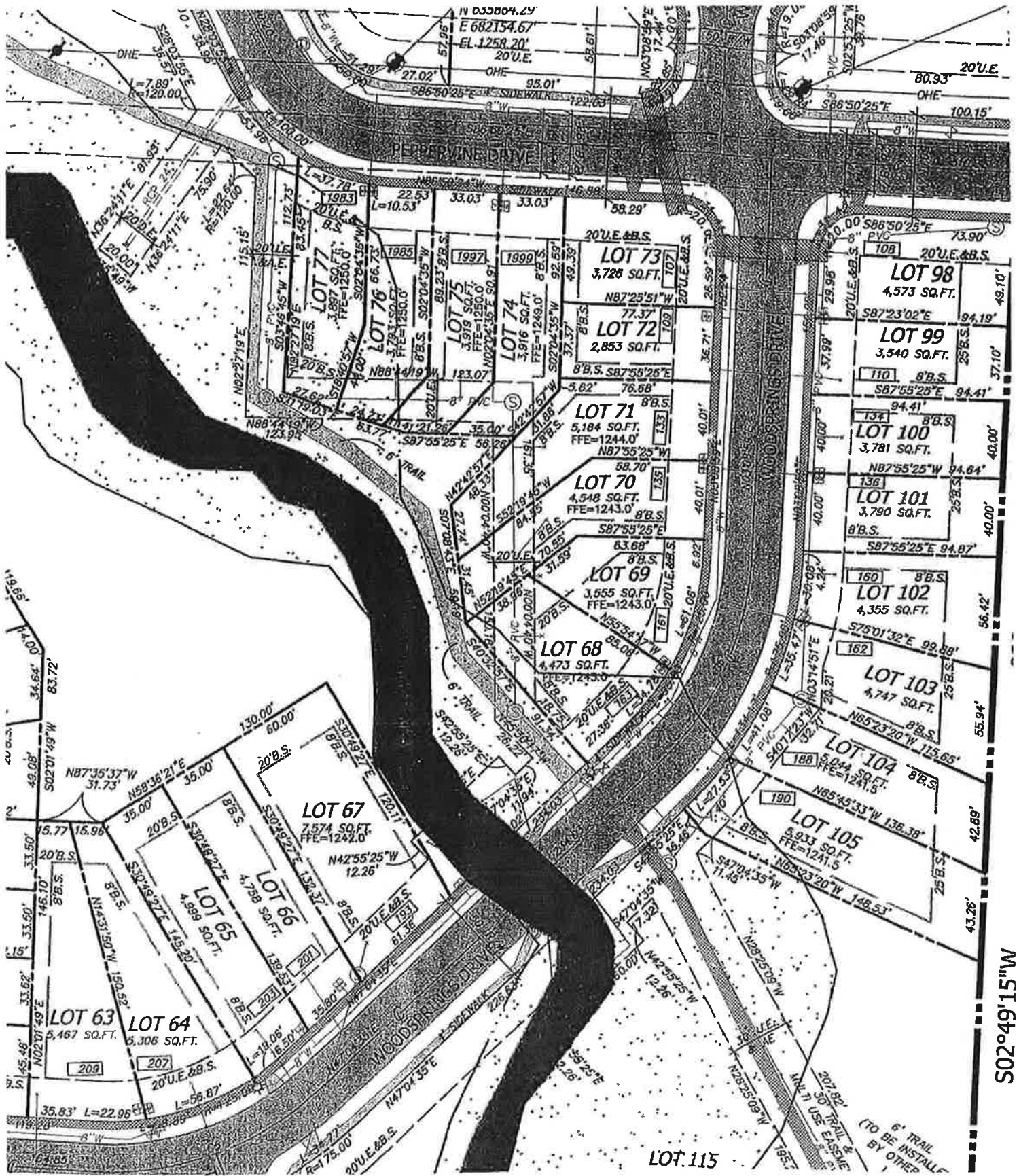
WALLER, JUDY
 3 LAKEWOOD PARK DR
 NORTH LITTLE ROCK, AR 72118
 PARCEL 785-14301-000
 2002-89263
 ZONING RSF-4

SUBJECT PARCEL
 785-14300-000
 2006-1806
 SCB INVESTMENTS, LLC
 PO BOX 8783
 FAYETTEVILLE, AR 72703
 PHONE: 479-765-8999
 ZONING R-P2D 04-1154



FAYETTEVILLE SCHOOL DISTRICT # 1
 PO BOX 849
 FAYETTEVILLE, AR 72703
 PARCEL 785-14302-000

City DOC
 Planning Commission
 August 10, 2015
 Agenda Item 5
 15-5153 Timber Trails SD
 Page 10 of 15



C D E F G

A

B

C

D

PARCELS: 765-14300-000
 OWNER & DEVELOPER : SCB INVESTMENTS, LLC
 JOEY NICHOLS, INCORPORATOR/ORGANIZER
 BARBER PROPERTIES, LLC., MANAGING MEMBER
 ADDRESS: P.O. BOX 8783
 FAYETTEVILLE, AR 72703
 TEL: 479-765-8999

ENGINEER : PROJECT DESIGN CONSULTANTS, INC
 ADDRESS : 130 N. MAIN STREET
 CAVE SPRINGS, AR 72718
 TEL: 479-248-1161

LAND SURVEYOR : GEOMATIC CONSULTANTS, INC
 ADDRESS : 134 N. MAIN STREET
 CAVE SPRINGS, AR 72718
 TEL: 479-248-1461

LOT NUMBERS	LAND USE
1-3, 34-38, 67, 106-111	SINGLE FAMILY USE UNIT 8
4-33, 39-66 68-105	TWO-FAMILY DWELLINGS USE UNIT 9
112-118	MAINTAINED BY POA NON-BUILDABLE COMMON/TREE PRESERVATION AREA
LOT 119	SANITARY SEWER LIFT STATION

CURRENT ZONING: R-PZD 04-1154

DENSITY 4.29 UNITS PER AC.

USE UNIT 1 CITY WIDE USE BY RIGHT
 USE UNIT 8 SINGLE FAMILY
 USE UNIT 9 TWO FAMILY

NUMBER OF UNITS = 111
 NUMBER OF ATTACHED SINGLE FAMILY
 UNITS = 96
 NUMBER OF DETACHED SINGLE FAMILY
 UNITS = 15
 TOTAL ACREAGE=25.87 AC.

5/8" REBAR WITH CAP STAMPED "D. ATWELL AR 1452" SET AT ALL LOT
 CORNERS UNLESS NOTED OTHERWISE.

NOTES:

- STREETS ARE ASPHALT WITH CURB AND GUTTER.
- ALL DRIVEWAY WIDTHS WILL BE A MAXIMUM OF 24 FOOT AT THE RIGHT-OF-WAY LINE FOR

TIMBER TRAILS

(SHEET 5 OF 5) (THIS PLAT CONTAINS)

CERTIFICATE OF OWNERSHIP & DEDICATION

WE, THE UNDERSIGNED OWNERS, REPRESENT AND DESCRIBED HEREIN, DO HEREBY DEED FOR PUBLIC BENEFIT AS PRESCRIBED BY PUBLIC UTILITY COMPANIES (INCLUDING FAYETTEVILLE) THE EASEMENTS AS SHOWN FOR REPAIR OF EXISTING FACILITIES. ALSO TO REMOVE OR TRIM TREES WITHIN SAID

10-11-06

DATE

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS AND SUBDIVISION ARE SHOWN AS REQUESTED BY THE CITY OF FAYETTEVILLE, ARKANSAS.

10/13/06

DATE

10-11-06

DATE

10-11-06

DATE

10-11-06

DATE

11/3/06

DATE

CERTIFICATE OF APPROVAL OF SIDEWALK CONSTRUCTION OF ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CITY SPECIFICATIONS. THE DEDICATION OF ALL SIDEWALKS SHOWN ON THIS FINAL PLAT.

11/2/06

DATE

CERTIFICATE OF APPROVAL OF TREE PRESERVATION

THE TREE PRESERVATION AND RECREATION EASEMENTS SHOWN ON THIS PLAT ARE RUNNING WITH THE TITLE OF THE SUBJECT PROPERTY. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS APPROVED THE TREE PRESERVATION EASEMENTS AS SHOWN ON THIS PLAT. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS APPROVED THE TREE PRESERVATION EASEMENTS AS SHOWN ON THIS PLAT. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS APPROVED THE TREE PRESERVATION EASEMENTS AS SHOWN ON THIS PLAT.

EXHIBIT "A"

Lots 70-78 and 98-99

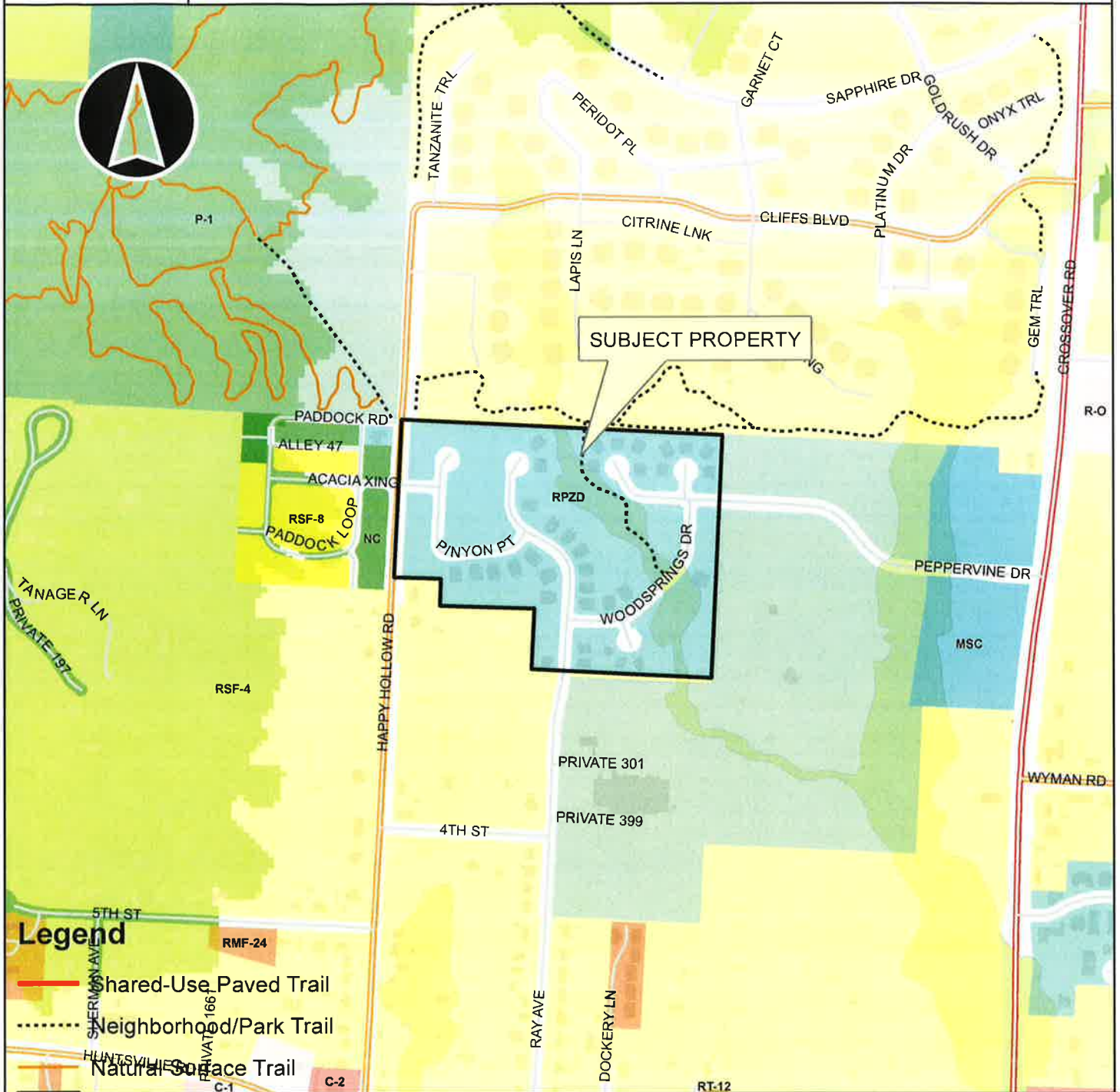


Timber Trails

ADM15-5153

TIMBER TRAILS AMENDMENT

Close Up View

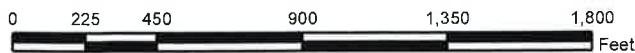


Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail

Overview

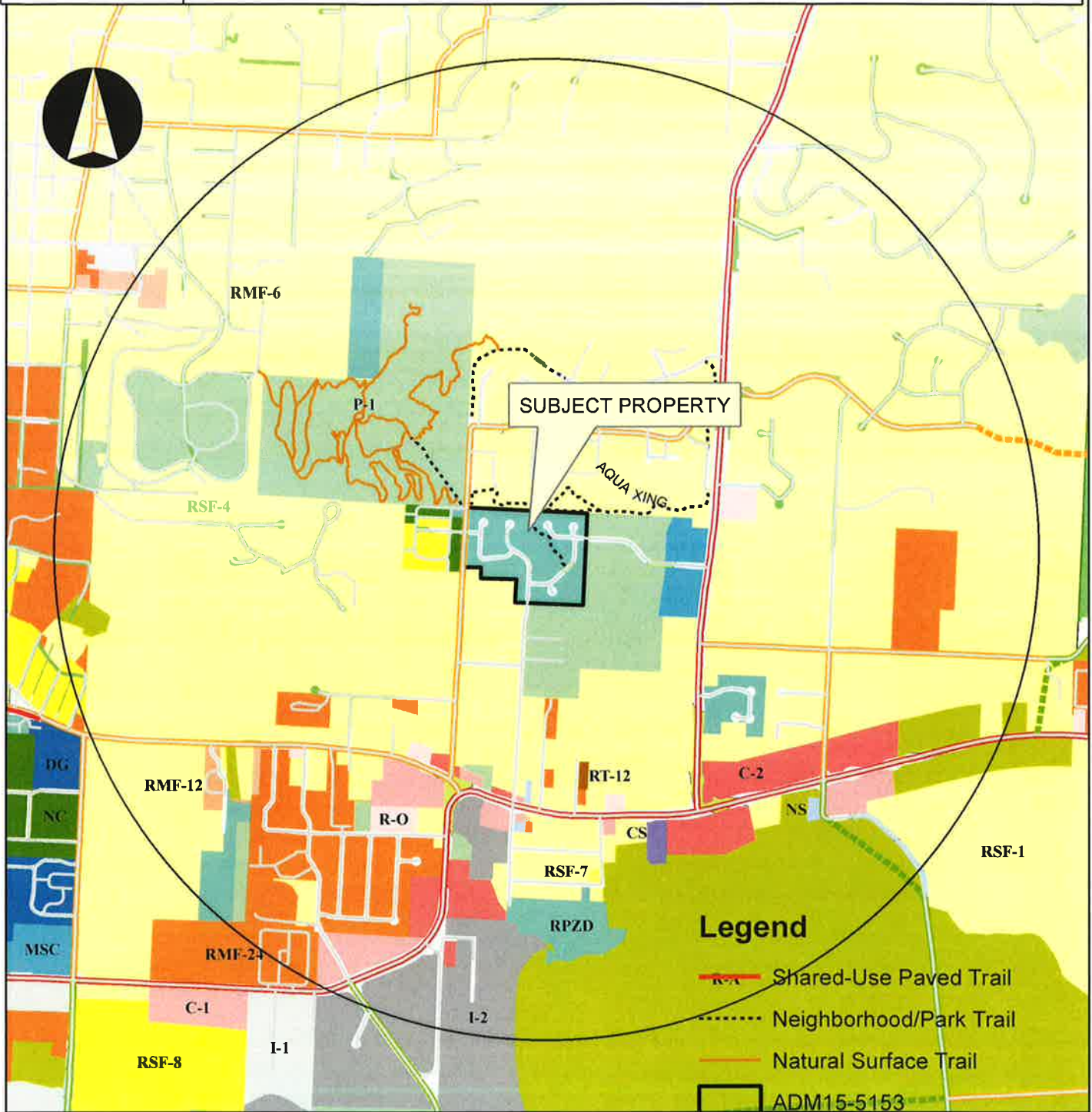
- ADM15-5153
- Fayetteville City Limits
- Footprints 2010
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area



ADM15-5153

TIMBER TRAILS AMENDMENT

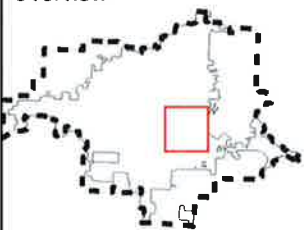
One Mile View



Legend

- Shared-Use Paved Trail
- Neighborhood/Park Trail
- Natural Surface Trail
- ADM15-5153

Overview



Legend

Subject Property

Boundary

- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville

0 0.25 0.5

1 Miles