

CITY OF FAYETTEVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

Please fill out the online submittal portal fields in Energov page completely, supplying all necessary information and documentation to support your request. https://egov.fayetteville-ar.gov/EnerGov_Prod/SelfService#/home
Your application will not be placed on the Planning Commission agenda until this information is furnished.

Prior to submittal please clear all Viewports that were exported from the original CADD file as a part of the PDF. These may prevent staff consideration and delay review or approval of your project.

LSD Checklist:

Attach the following items to this application:

(1)	Payment in full of applicable fees for processing the application:		
	LSD		
	Non-Residential	Non-residential (5000 square feet or less)	\$400.00
		Non-residential (More than 5000 square feet)	\$800.00
	Residential	Residential (10 residential units or less)	\$200.00
		Residential (25 residential units or less)	\$400.00
		Residential (More than 25 residential units)	\$800.00
	Technical Plat Resubmittal (tabled items only)		\$200.00 per
	Tree Preservation		\$120.00
	Public Notification Sign Fee (per sign)		\$5.00

- (2) One (1) digital copy of Correspondence in the form of a written letter to Planning Staff describing the scope, nature and intent of the proposal. Variances from requirements of the Unified Development Code will be reviewed and processed in accordance with the procedures set forth therein. Please indicate in the letter to staff if any variances are sought and if so, justification for the request. Most variances require a Planning Commission decision.
- (3) A copy of the county parcel map from the Washington County Assessor's office website (www.co.washington.ar.us) or the Fayetteville Address Point File ([website instructions](#)). The subject property and all parcels within 200 feet should be identified on this parcel map.
- (4) One (1) digital copy of the written decision from the Parks and Recreation Advisory Board regarding park land dedication requirements (residential projects only).
- (5) One (1) digital copy in PDF format of the proposed LSD site, landscaping, grading, utility, tree preservation plans, owner authorization, and all other items submitted with this project. These plans should include all required information for a LSD listed on the Plat Requirements checklist in Section 166.02 of the Fayetteville Unified Development Code. These requirements are listed on the Plat Requirements checklist pages in this application.
- (6) One (1) digital copy in PDF format of color elevations showing all sides of each proposed building (commercial and residential) with cardinal directions. Additional elevations and elevations may be due with each subsequent submittal.
- (7) One (1) digital copy of the building materials, calling out proposed colors, etc., as indicated on the color elevations.
- (8) One (1) digital copy in PDF format of the Drainage Report or Drainage Letter (if exempt from Drainage Criteria Manual requirements).
- (9) One (1) digital copy of the Completed Tree Preservation forms and application (see attached).
- (10) One (1) digital copy of owner authorization signed by current property owner of record or written verification signed by such owner designating a project representative.
- (11) The applicant is responsible for meeting the public notification requirements for a large scale development listed on the Notification Requirements pages in this application. This is required at a later date after initial submittal.
- (12) One (1) digital copy of the Completed Fire Department Technical Plat Review Form (see Planning website-applications)

LSD PLAT REQUIREMENTS CHECKLIST

(Fayetteville UDC Section 166.03)

- 1 Name, address, zoning and property lines of all property owners adjacent to the exterior boundaries of the project.
- 2 Name, address, telephone numbers of owner(s), developer(s) and project representatives
- 3 North arrow, scale (graphic and written), date of preparation, zoning classification, and proposed use.
- 4 Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawing, date and revisions.
- 5 Provide a complete and accurate legend.
- 6 A vicinity map of the project with a radius of 1.5 miles from the project. This map shall include any Master Street Plan streets as well as the 100 year flood plain boundary.
- 7 Street right-of-way lines clearly labeled. The drawing shall depict any future R.O.W. needs as determined by the AHTD and Master Street Plan. Future R.O.W. as well as existing R.O.W. and center lines should be shown and dimensioned.
- 8 The location of all existing structures.
- 9 Site coverage note indicating the percentage of site that is covered by both buildings and surfaced area.
- 10 Written legal descriptions including area in square feet or acres that read clockwise (Note: If the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.)
- 11 Boundary survey of the property shown on the plat. The surveyor shall seal, sign and date the survey. The survey shall be tied to state plane coordinates.
- 12 Provide a benchmark, clearly defined with an accuracy of 1/100'. This benchmark must be tied to USC & GS Datum. Benchmarks include but are not limited to the following: fire hydrant, man hole, etc.
- 13 Point-of-beginning from a permanent well-defined reference point. This P.O.B. shall be clearly labeled on the drawing.
- 14 Each plat shall have 2 points described in State Planes Coordinates, Arkansas, North, North American Datum, 1983 (NAD 83).
- 15 Curve data for any street which forms a project boundary.
- 16 Show 100-yr floodplain and/or floodway and based flood elevations. Reference FIRM panel number and effective date.
- 17 Note regarding wetlands, if applicable. Note if Army Corps of Engineers determination is in progress.
- 18 Existing and proposed topographic information with source of the information noted. Show:
 - a. Two foot contour intervals for ground slope between level and ten percent.
 - b. Five foot contour interval for ground slope exceeding ten percent.
- 19 Spot elevations at grade breaks along existing round centerlines, gutter lines and top of curbs or edge of pavement.
- 20 Contours of adjacent land within 100 feet of the project shall also be shown.
- 21 Delineate trees to be retained on-site and the measures to be implemented for their protection.
- 22 Clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site.
- 23 Show proposed location of all utilities.
- 24 Landscape proposals for parking lots and/or tree replacement requirements shall include proposed plant species and size. Existing and proposed utility lines shall be shown on the plan. State the method for irrigating the plant material on the plan. When an ordinance requires shrubs or other screening material, show the layout of planting beds.
- 25 Show on the drawing all known on-site and off-site existing utilities and easements (dimensioned) and provide the structure's locations, types, and condition and note them as "existing" on the plat.
- 26 Existing easements shall show the name of the easement holder, purpose of the easement, and the book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect shall be placed on the plat or plan.
- 27 Show all storm sewer structures, sanitary sewer structures and drainage structures:
 - a. Provide structure locations and types.
 - b. Provide pipe types and sizes.
- 28 Sanitary sewer systems:
 - a. Provide pipe locations, sizes, and types; and service location.
 - b. Manhole locations of rim and invert elevations
- 29 Note the occurrence of any previous overflow problems on-site or in the proximity of the site.
- 30 If a septic system is to be utilized, provide a table of acreage and percolation rates.
- 31 Water systems, on or near the site:
 - a. Provide pipe locations, types, and sizes; and service location.
 - b. Note the static pressure and flow of the nearest hydrant if requested.
 - c. Show location of proposed fire hydrants and meters.
- 32 Underground or surface utility transmission lines: (Note: This category includes, but is not limited to Telephone, Electrical, Natural Gas, and TV Cable):
 - a. Locations of all related structures (pedestals, poles, etc.)
 - b. Locations of all lines (note whether the line is below or above ground).

c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in grade for the proposed street.

- 33 State the width, location, and purpose of all proposed easements or rights of way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.
- 34 The location, widths, grades, and names of all existing and proposed streets (avoid using first names of people for new streets), alleys, paths, and other rights-of-way, whether public or private, within and adjacent to the project; private easements within and adjacent to the project; and the radius of each centerline curve. Private streets shall be clearly indicated and named. Names of streets should be approved by the 911 Coordinator.
- 35 A layout of adjoining property (within 300') in sufficient detail to show the effect of proposed and existing streets (including those on the master street plan), adjoining lots, and off-site easements. This information can be obtained from the Master Street Plan, Aerial Photos, and the City Plat Pages located in the Planning Office if requested.
- 36 The location of all existing and proposed street lights (at every intersection, cul-de-sac & every 300' and associated easements to serve each light).
- 37 Provide a note of any known existing erosion problems on-site or within 300' downstream of the property.
- 38 The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments, and underground structures within the project.
- 39 The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased)
- 40 The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.).
- 41 The boundaries, acreage, and the use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.
- 42 For large scale residential development, indicate the use and list in a table the number of units and bedrooms.
- 43 For large scale non-residential development, indicate the gross floor area, and if for multiple uses, the floor area devoted to each type of use.
- 44 The location and size of existing and proposed signs, if any.
- 45 The location and number of bike racks provided and required.
- 46 Location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided, and handicapped accessible parking spaces.
- 47 Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.
- 48 Location of buffer strips, fences or screen walls, where required (check Unified Development Code for specific requirements).
- 49 Indicate location and type of garbage service. Dimension turnaround area at dumpster location.
- 50 A description of commonly held areas, if applicable.
- 51 Draft of covenants, conditions, and restrictions, if any.
- 52 A written description of requested waivers or variances.
- 53 Show required building setbacks. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.
- 54 Preliminary grading and drainage plans and reports as required in the City Engineer's Office.
- 55 Any other data or reports as deemed necessary for project review by the Zoning and Development Administrator, City Engineer or Planning Commission.

Prior to the issuance of a building permit for a large scale development the following items are required.

- a. An easement plat shall be filed of record in the office of the circuit clerk dedicating all required easements and rights-of-way.
- b. Grading and drainage permits
- c. All final revisions in AutoCAD format.
- d. No permitting will be authorized until after a preconstruction meeting has been held with the Urban Forester and Staff Engineer. It is the consulting engineer's responsibility to schedule this meeting
- e. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by '158.01 A 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.

The Zoning & Development Administrator and City Engineer may waive any of these application requirements when, in their discretion, any such requirement is not necessary due to the nature of the proposed project, or other circumstances justify such waiver. A pre-application conference may be arranged and is encouraged to review the proposed project and discuss the checklist requirements.

(Note: As this request goes through the review process, revised copies of the project plans, and elevations, if applicable, will be required (see 'materials required for submittal' notice.)

NOTIFICATION REQUIREMENTS

This is required later after initial submittal online. A member of Development Services staff will contact you directly before this is required.

Written Notification Process:

1. The applicant shall mail a written notice of the action by first-class mail to the address of all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed
2. The applicant shall provide the following to the Planning Division (**contact staff planner or Development Services coordinator for submittal deadline**):
 - a. alphabetical list of the landowners and residents with separate addresses receiving notification (City's Address Point File)
 - b. map showing the landowners' relationship to the site (City's Address Point File)
 - c. copy of the notice sent to the landowners and residents (**example attached**)
 - d. certificate of mailing (**example attached**)
 - e. [Click here to learn how to create the list of those being notified.](#)

Sign Posting Process:

- (1) Signs shall be made available to the applicant by the Planning Division. A \$5 fee per sign shall be remitted by the applicant (**contact staff planner or Dev. Svcs. coordinator for date to pick up sign**).
 - a. The applicant shall post notice on the land for which the use is requested in a visible, prominent location no more than ten (10) feet from the street, and shall not impede the vision of drivers or pedestrians.
 - b. The staff planner may require an alternate location where the property is not adjacent to a street.
 - c. Additional signs may be required by the staff planner.
- (2) The applicant shall post the sign and submit a certificate of sign posting to the Planning Division. The sign(s) shall be photographed by the applicant and attached to the certificate (**example attached**).
- (3) The Planning Division will be responsible for retrieval of signs after the hearing; if a hearing is postponed, the applicant will be notified when a new sign has been created. The applicant shall then be responsible for posting the new date of the hearing in accordance with the criteria herein.

THIS IS AN EXAMPLE ONLY – DO NOT USE THIS SHEET

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this ____ day of _____, 20____, and addressed as follows:

Name: _____
Street: _____
City, State, Zip: _____

Name: _____
Street: _____
City, State, Zip: _____

Name: _____
Street: _____
City, State, Zip: _____

Name: _____
Street: _____
City, State, Zip: _____

(name of person completing the mailing)

(signature of person completing the mailing)

City File No./Name: _____

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WRITTEN NOTIFICATION FORM

Project Description:

The applicant Name proposes a Type of Development at Project Address.

Building/land Use: _____

Zoning: _____

Size of Property: _____

Density/Intensity: _____

Public Hearings:

As of issuance of this letter you can attend City meetings in person or online by going to the following City webpage and selecting the meeting(s) listed below. Although the meeting(s) and date(s) below are accurate, participation instructions are forthcoming or can be found the week of a meeting at:

<https://www.fayetteville-ar.gov/1503/Meeting-Agendas-and-Video>

Subdivision Committee; 9:00 AM; Month/Date/Year; 113 West Mountain Street (City Administration Building Room 326) Fayetteville, AR 72701

Planning Commission; 5:30 PM; Month/Date/Year; 113 West Mountain Street (City Administration Building Room 219) Fayetteville, AR 72701

Property Owner:

Name: _____ Phone #: _____

Developer:

Name: _____ Phone #: _____

Review Location:

The project information is available for public review at the City of Fayetteville Planning Division, 125 West Mountain Street, Fayetteville, AR 72701 Monday-Friday 8AM-5PM; 479.575.8267.

THIS IS AN EXAMPLE ONLY – DO NOT USE THIS SHEET

CERTIFICATE OF SIGN POSTING



I, _____ *(print the name of the applicant/representative/person posting sign)*, attest that the above sign was posted on _____ *(month/day/year)* adjacent to _____ *(name of street)*.

(signature of person completing the sign posting)

City File No./Name: _____

