

# Tim Tyler Surveying and Mapping

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To: The City of Conway Planning Commission  
The City of Conway Planning and Development Department

From: MCMG, LLC  
Tim Tyler Surveying & Mapping, Inc.

Date: June 3, 2010

RE: Proposed Woodland Cove PUD

Located at South Donaghey and Woodland Springs Drive, Woodland Cove is home to our very small garden home community. An upscale, moderately priced neighborhood this project will convey a strong sense of community and quality.

With only a dozen homes, this small subdivision will offer luxury amenities in a smaller footprint. At 1,200 to 2,000 square feet, the homes will share the French country architectural style, with side loading garages located at the rear of each home, accessed by mostly shared driveways.

Exterior surfaces will feature design elements of stone, painted hardiboard, brick, and cedar. Interiors will offer granite countertops, stained concrete flooring, and other amenities according to the tastes of the homeowner.

Each home will be accessed primarily via the private drive off of Woodland Springs Drive. A gate and an outlet at the northwest end of the drive will be available for normal egress to South Donaghey with an automatic pressure switch in the driveway as well as for emergency ingress with an entry button just outside the subdivision.

While the lots will be owned by each homeowner, the lawns will be maintained by a common service contracted by the Woodland Cove Property Owner's Association (WCPOA). The homes in Woodland Cove will be members of both the WCPOA and the Woodland Springs Property Owner's Association, and will pay dues to each.

The WCPOA will maintain not only the lawns, but also the private drive (Woodland Cove), the brick wall, and the exit gate. Woodland Cove seeks to fulfill a sense of community, convenience, quality, and lasting value for its homeowners.

**AGENDA ITEM II.B.2. MCMG LLC**  
**ATTACHMENT 6**

**Notes from Woodland Cove PUD Meeting, 5/27/10**  
Donald Anthony, Conway Planning and Development Department

Start 6:30 PM

C. Thornton: Original plan for Woodland Cove was for 1500 square foot homes; POA called for minimum 1200 square foot homes; rear-loading, side-entry garages; private street with entrance from Woodland Springs and gated exit only onto S. Donaghey; continuation of brick wall along S. Donaghey; extend southern stub wall to create a balanced appearance; use existing fences on east to divide Woodland Cove from Woodland Springs; homes will feature chalet style gable.

Citizen: Like the curved road concept; reduces "dragstrip effect".

C. Thornton: New subdivision will fall under Woodland Springs POA and will have its own POA as well; common maintenance.

Citizen: Prince point on homes?

C. Thornton: Roughly \$105 per square foot; typical house will cost \$150k - \$175k.

Citizen: Will Sanitation Department collect trash on a private street?

C. Thornton: Yes.

Citizen: Operating under Woodland Springs POA and covenants is a good thing; will prevent rental housing.

Roger Lewis: What materials will be used?

C. Thornton: Stone, brick, and Hardie board; samples on display at back of room.

Citizen: What kind of windows?

C. Thornton: Typical vinyl double-sided, insulated windows; homebuyers could order other windows at their own expense.

Citizen: Roof pitch?

C. Thornton: Same roof pitch as Woodland Springs.

Citizen: Typical lot size?

John Wofford: Some lots may be as wide as 70 feet; not as deep as typical Woodland Springs lots; more like lots in Old Conway.

C. Thornton: Homes will include shared driveways with easements; all homes will be single-story in accordance with POA's wishes

Citizen: Who will build?

C. Thornton: Thornton is developer and builder.

End 7:10 PM, POA enters private session

**AGENDA ITEM II.B.2. MCMG LLC  
ATTACHMENT 7**

**Woodland Cove PUD**  
Development Plan Overview  
June 2010

**Existing Conditions**

Presently, lots 122, 123, and 124 of Woodland Springs Subdivision Phase 3 are vacant. The lots total 2.21 acres and have approximately 475 feet of frontage along South Donaghey Avenue. The project also includes a portion of green space near the existing Woodland Springs entrance at Woodland Springs Drive. Current zoning for the three lots and the green space is R-1 (single-family residential).

**Purpose and Intent of Woodland Cove PUD**

PUD zoning is necessary for this project due to the proposed density, setbacks, and lot width and depth. The PUD will include garden homes on individual lots with common maintenance. For additional information on purpose and intent of the project, see attached letter from MCMG LLC and Tim Tyler Surveying and Mapping Inc. dated 6/3/10.

**List of Allowable Land Uses**

Land use within Woodland Cove PUD is limited to 12 single-family houses and common open space.

**Proposed Building Types**

Houses built within Woodland Cove PUD will be a minimum of 1,200 square feet and a maximum of 2,000 square feet. Typical height will be approximately 15 to 20 feet from ground to rooftop.

**Development Phasing**

Houses will be built based primarily on market demand. Developer anticipates completion within five years.

**Covenants and Restrictions**

Woodland Cove PUD will function under the terms and conditions of its own covenants and restrictions as well as those of the Woodland Springs Subdivision. Woodland Cove PUD covenants and restrictions are being formulated at this time. In accordance with 401.9(C)(2)(c) of the Conway Zoning Ordinance, the Director of Planning and Development has granted a waiver to the developer to allow for later submittal of proposed covenants and restrictions.

### **Additional Information**

*Architectural Standards:* Developer shall appoint a Design Review Committee, which shall review all building plans prior to construction. Issuance of a Certificate of Occupancy by the City's Building Official shall be contingent upon Design Review Committee approval.

*Building Lines and Setbacks:* To be established on Woodland Cove PUD final plat.

*Emergency Access:* Private street will be gated at Donaghey, but will include an efficient mechanism for safe entry by emergency vehicles.

*Landscaping:* Shall be reviewed and approved by Design Review Committee. Maintenance of landscaped areas shall be the responsibility of the Woodland Cove Property Owners Association.

*Lighting:* Shall meet standards set forth in Section 7 of the City of Conway Design Standards Pattern Book. The Design Review Committee shall also review and approve all exterior lighting.

*Property Owners Association:* Property owners are required to join the Woodland Cove Property Owners Association, which is responsible for the upkeep of all common areas, landscaped areas, fencing, signage, and exterior lighting.

*Sidewalks:* Sidewalks shall be constructed in accordance with the Conway Subdivision Ordinance. Sidewalks shall be 5 feet in width, separated from the curb by 5'6".

*Signage:* Shall conform to Section 3.02 of the Conway Sign Ordinance.

*Utilities/Easements:* Developer shall work with local utility provider to ensure compliance with all applicable local and state codes. Utility easements shall be shown on final plat.