



623 Garrison Ave – Suite 405
Fort Smith, AR 72901

Phone: (479)784-2206

Fax: (479)784-1030

buildingsafety@fortsmithar.gov

Site Plan Requirements for Single Family and Duplex New and Additions

1. Property corner evidence shall be in place on all corners where the structure or addition might be restricted by a recorded setback requirement or easements. This evidence shall be established and/or recovered by an Arkansas Registered Land Surveyor.
2. The builder or property owner shall be responsible for determining the accuracy of the property corner evidence and setting a string line from each corner for the City Inspector.
3. Should the Building Official or the City Inspector have any question as to the accuracy of the property corner evidence, a survey by an Arkansas Registered Land Surveyor shall be required to verify property corner evidence.

ATTENTION

Minimum Site Plan Requirements FOR All Residential Construction (new and additions) Swimming Pools, Out Buildings and Sign Permits Must be drawn to scale and shall include:

1. Legal Description
2. Property Lines and all existing and proposed structures
3. Rights-of-way, easements and setbacks
4. Name and location of all adjoining streets and alleys
5. Distance from property lines and any other buildings or structures on the lot to the proposed construction
6. Location of driveway(s), noting the width and separation between driveways.
7. Percentage of open space of the front yard or side yard. This excludes driveways, sidewalks and other improvements, and is calculated from the front of the structure to the property line along street frontages.

See Next Page for Sample Site Plan

