



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

PLANNING COMMISSION AGENDA
November 26, 2012

**A meeting of the Farmington Planning Commission will be held on
Monday, November 26, 2012 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - October 22, 2012
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Renewal of Conditional Use Request – renewal of home daycare (Farmington Family Daycare)**
Property Location: 23 Ash
Presented by: Rebecca Keeton
5. **NEW BUSINESS**
 - A. **Variance Request- front setback**
Property owned by: Keith Marrs
Property Location: Corner of Angus and Hwy. 62
Presented by: Bates and Associates, Inc.
 - B. **Large Scale Development – Casey’s General Store**
Property owned by: Keith Marrs
Property Location: Corner of Angus and Hwy. 62
Presented by: Bates and Associates, Inc.

PLANNING COMMISSION MINUTES

OCTOBER 22, 2012

1. ROLL CALL

PRESENT

Sean Schader
Matt Hutcherson
Robert Mann
Judy Horne
Gerry Harris
Bobby Wilson
Toni Bahn

ABSENT

Josh Clary

2. Approval of the Minutes: The September Minutes were unanimously approved.

3. Comments from Citizens: None

4. Discuss Landscaping Ordinance:

The following points were discussed regarding the Landscape Ordinance

1. Strike lighting part until we see what happens with beautification committee.
2. All language regarding signs taken out.
3. Allow existing trees to count toward requirement.
4. Need to find a minimum acreage of subdivision to require a park.
5. Need a definition for a park.
6. Need to add a performance bond for landscaping.
7. Get changes to Judy before November 19th.

Work session scheduled for November 19, 2012.

Motion to adjourn by Gerry Harris and 2nd by Sean Schader. All in favor.

Secretary, Planning Commission

Chairman, Planning Commission

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Rebecca Keeton Date 9/20/12
Address 23 Ash St Zoning Daycare
Phone # 479-856-2244 Email lucisparents@hotmail.com
Description of proposed use:
In-Home Daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. The applicant has provided proof that each adjacent property (this includes property owners across the street) have been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
 No
- Yes 3. Are public services and utilities available and adequate?
 No all services! utilities are up to date
- Yes 4. Is fire protection adequate?
 No yes. smoke alarms throughout the home. fire extinguisher in kitchen and emergency exit
- Yes 5. Is the proposed use compatible with the surrounding area and the planned use for the area. yes, daycare has no effect on surrounding areas. plans are posted.
 No
- Yes 6. Is screening and egress safe and convenient?
 No yes. driveway has been enlarged to make more room for parents to park.
- Yes 7. Are off-street parking and loading areas adequate?
 No yes. Plenty of off street parking
- Yes 8. Will refuse and service areas not cause adverse effects on adjacent property?
 No NO adverse effects on adjacent properties
- Yes 9. Will offstreet parking and loading areas not cause adverse effects on adjacent property?
 No NO adverse effects on adjacent properties
- Yes 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
 No NO signs posted

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Resident
 32 Ash St
 Farmington, AR
 72730

2. Article Number
 (Transfer from service label)

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Address

B. Received by (Printed Name) *Robert [unclear]* C. Date of Delivery *10-9*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7012 0470 0001 2236 6458

Domestic Return Receipt 102595-02-M-154

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0230	Postmark Here
Certified Fee	\$ 2.95	02	
Return Receipt Fee (Endorsement Required)	\$ 2.35		
Restricted Delivery Fee (Endorsement Required)	\$ 0.00		
Total Postage & Fees	\$ 05.75	10/06/2012	

Sent To *Resident*
 Street, Apt. No.,
 or PO Box No. *31 Ash St*
 City, State, ZIP+4 *Farmington, AR 72730*

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 6441

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0230	Postmark Here
Certified Fee	\$ 2.95	02	
Return Receipt Fee (Endorsement Required)	\$ 2.35		
Restricted Delivery Fee (Endorsement Required)	\$ 0.00		
Total Postage & Fees	\$ 05.75	10/06/2012	

Sent To *Resident*
 Street, Apt. No.,
 or PO Box No. *P.O. Box 243*
 City, State, ZIP+4 *Farmington, AR 72730*

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 6472

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0230	Postmark Here
Certified Fee	\$ 2.95	02	
Return Receipt Fee (Endorsement Required)	\$ 2.35		
Restricted Delivery Fee (Endorsement Required)	\$ 0.00		
Total Postage & Fees	\$ 05.75	10/06/2012	

Sent To *Resident*
 Street, Apt. No.,
 or PO Box No. *15 Ash St*
 City, State, ZIP+4 *Farmington, AR 72730*

PS Form 3800, August 2006 See Reverse for Instructions

5949 9632 2236 6465

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 00.45	0230	Postmark Here
Certified Fee	\$ 2.95	02	
Return Receipt Fee (Endorsement Required)	\$ 2.35		
Restricted Delivery Fee (Endorsement Required)	\$ 0.00		
Total Postage & Fees	\$ 05.75	10/06/2012	

Sent To *Resident*
 Street, Apt. No.,
 or PO Box No. *32 Ash St*
 City, State, ZIP+4 *Farmington, AR 72730*

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 2236 6458

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Resident
31 Ash St
Farmingington, AR
72730

2. Article Number
(Transfer from service label) 7012 0470 0001 2236 6441

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Alisha Easter* Agent Addressee

B. Received by (Printed Name) *Alisha Easter* C. Date of Delivery *10/10/12*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Resident
P.O. Box 243
Farmingington, AR
72730

2. Article Number
(Transfer from service label) 7012 0470 0001 2236 6472

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Sue Ryan* Agent Addressee

B. Received by (Printed Name) *Sue Ryan* C. Date of Delivery *10/10/12*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Resident
15 Ash St
Farmingington, AR
72730

2. Article Number
(Transfer from service label) 7012 0470 0001 2236 6465

PS Form 3811, February 2004 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Ray L. Raymond* Agent Addressee

B. Received by (Printed Name) *RAY L. RAYMOND* C. Date of Delivery *10-9*

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

To all Owners of land laying adjacent to the property at:

23 Ash St

Location:

Rebecca Keaton

Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Explanation:

Home Daycare

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on NOV 26 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, Ar. 72730. Ph. #267-3865.

AFFIDAVIT

I hereby certify that I Rebecca Keeton
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards, and nay notices that were undeliverable.

Signature: Rebecca Keeton Date: 10/2/12

City of Farmington
Application for Variance

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Keith Marrs Day Phone: 267-5911
Address: 196 E. Main Street, Farmington Fax: _____
Representative: Bates & Associates, Inc. Day Phone: (479) 442-9350
Address: 91 W. Colt Sq. Dr. Ste 3, Fayetteville, AR 72703 Fax: (479) 521-9350
Property Owner: Same as applicant Day Phone: _____
Address: _____ Fax: _____

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

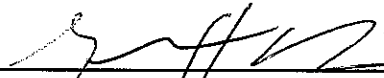
Property Description

Site Address -- Corner of Main Street & Angus
Current Zoning -- C-2
Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

The owner is requesting a variance from the 50' front setback. We would like to request the setback off of Angus be reduced to 34' and the setback off of main be reduced to 28'. A portion of the canopy over the pumps is in the 50' building setback from Main and the east side of the building is in the setback off of Angus

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 Date 11-13-12
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

Date _____
Owner/Agent Signature

SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #62 WHICH IS S02°03'19"W 166.87' AND N88°22'22"W 10.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°03'19"W 254.12', THENCE N88°15'52"W 219.50', THENCE N01°59'32"E 152.80' TO THE SOUTHERN RIGHT-OF-WAY OF ARKANSAS HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY N58°29'32"E 223.51', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S55°45'41"E 39.48' TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**City of Farmington
Application and Checklist
Large Scale Development**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Casey's General Store Day Phone: 515-965-6100
 Address: One Convenience Blvd Fax: _____
Ankeny, IA 50021
 Representative: Bates & Associates Day Phone: 442-9350
 Address: 91 W Colfax Dr Suite 3 Fax: 521-9350
Fayetteville
 Property Owner: _____ Day Phone: _____
 Address: _____ Fax: _____

Indicate where correspondence should be sent (circle one): Applicant – Representative – Owner

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only	Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- Corner of Angus & Hwy 62
 Current Zoning -- C-2
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Casey's General Store

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

[Signature] Date 10-23-12
 Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

[Signature] Date 10-23-12
 Owner/Agent Signature

Paul E. Phyllis Date 11-14-2012

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	✓		
2. Payment of application fee.	✓		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	✓		
4. Fifteen (15) copies of the plat <u>folded</u> to a size of no greater than 10" X 10 ½".	✓		
The Following Shall Appear on the Plat:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	NA		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Curve data for any street which forms a project boundary.	NA		
10. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	✓		
11. Status of regulatory permits:			
a. NPDES Storm water Permit	n/a		
b. 404 Permit	n/a		
c. Other	n/a		
12. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.	✓		
13. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	✓		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
16. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
17. Existing topographic information with source of the information noted. Show:	✓		

a. Two foot contour for ground slope between level and ten percent.	n/a		
b. Four foot contour interval for ground slope exceeding 10%.	n/a		
18. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	n/a		
b. Provide pipe types and sizes.	n/a		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.	NA		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	✓		
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	✓		
b. Locations of all lines above and below ground.	✓		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes 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.	✓		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, 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 centerline curve data; and	NA		

all curb return radii. Private streets shall be clearly identified and named.			
2. A Layout of adjoining property sufficient detail to show the affect 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.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.			
2. The designation of all "outlots" and anticipated uses, if known.			
3. For phased development, a plat showing all phases is required.			
Site Specific Information			
1. Provide a note describing any off site improvements.	✓		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	✓		
3. 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.)	✓		
4. 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.)	✓		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	✓		
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. 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. (Large Scale Developments only.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

4083

MA

at

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	<i>[Handwritten mark]</i>	n/a	
16. Draft of covenants, conditions and restrictions, if any.	<i>[Handwritten mark]</i>	n/a	
17. Draft POA agreements, if any.	<i>[Handwritten mark]</i>	n/a	
18. A written description of requested variances and waivers from any city requirements.			
19. Show required building setbacks for large scale developments. 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.		✓	
20. Preliminary drainage plan as required by the consulting engineer.		✓	
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.		✓	

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

RECEIPT

DATE 10-23-12 No. 212355

RECEIVED FROM Bates & Associates \$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT Large Scale

FOR

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____

BY B. Coleman

© 1982



Bates & Associates, Inc.

Civil Engineering & Surveying

91 W. Colt Square Suite 3/ Fayetteville, AR 72703

PH: 479-442-9350 * FAX: 479-521-9350

www.nwabatesinc.com

November 12, 2012

City of Farmington
354 West Main Street
Farmington, AR 72730

RE: Casey's General Store

Dear Commissioners,

This letter is to address the tech plat comments.

1. Tech plat comment letter.
2. Warranty deed attached
3. A copy of the AHTD permit will be provided to the City once it is obtained
4. A sign permit will be applied for and the base of the sign will be above the 100 year WSEL

Cover

5. Notes were added to cover sheet
6. The zoning table was revised

Site & Utility Plan

7. Fire lane striping shown
8. An easement plat will be provided
9. Improvements to south Angus were added to the plans and ROW dimensioned
10. Right-of-way labeled.
11. Sidewalk along Angus added to plans
12. Sidewalk extended from building to connect to public walk
13. ADA space moved. Also, a symbol is shown but will NOT be painted
14. Brick screen wall called out and wood gates
15. Sidewalk ramp on 62 is existing.
16. Building moved out of easements
17. South BSB changed to 15'

Grading & Drainage Plan

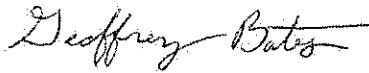
18. Additional spot elevations were added to the grading plan
19. All tress will be removed
20. Finish floor revised
21. Runoff will now be conveyed by curb
22. 100 year wsel shown in pond
23. Drainage Comments
 - a. Composite curve numbers now match
 - b. Off-site contours were added to drainage map
 - c. Detail of the outlet structure will be provided on the detail sheet.

All utility comments were addressed.

If you have any questions or require additional information, please feel free to call.

Sincerely,

Bates & Associates, Inc.



Geoffrey H. Bates, P.E.
President of Engineering

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Casey's General Store, Inc.
Project Name: Casey's General Store
Engineer/Architect: Bates & Associates, Inc.

Date: November 6, 2012

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Provide the recorded warranty deed for the property.
3. Submit a copy of the AHTD permit.
4. A permit will be required for the free standing sign shown in the submittal. The base of the sign will have to be extended above the 100 year WSE of the detention pond.

Cover

5. The following review note should be added to the cover sheet: Review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The City's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.
6. The regular side building setback for C-2 zoning is zero. Please revise the table.

Site and Utility Plan

7. The Fire Chief should determine how the pavement should be painted for the fire lanes and it should be shown on the plan.
8. If additional easements are required, an easement plat must be submitted and recorded before the issuance of the building permit.
9. Show improvements to South Angus Lane as per the City of Farmington's Master Street Plan along the frontage of this property. This will include curb and gutter fourteen (14') feet from the centerline of the road and twenty-five (25') feet of right-of-way.
10. Label the proposed right-of-way for South Angus Lane that is shown on the plans. Also label the distance from the centerline of the road to the proposed right-of-way. This right-of-way will have to be dedicated by separate document prior to issuance of the building permit.
11. Provide a minimum four (4') foot sidewalk 6" from the proposed right-of-way along South Angus Lane. This sidewalk will be continuous through the driveway with a cold joint or

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Casey's General Store

Date: 11-06-12

Project Name: Casey's General Store

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: SWEPco Name: NANCY S. QUISINGER

- 3 PHASE LINE ON HWY 62 WILL NEED TO BE EXTENDED 2-3 SPANS WEST TO PROVIDE 3Ø SERVICE
- CUSTOMER RESPONSIBLE FOR PROVIDING UNDERGROUND CONDUIT FROM DIP POLE TO PADMOUNT TRANSFORMER
- TREE AT SE CORNER OF PROPERTY MAY NEED TO BE REMOVED DUE TO TRANSFORMER LOCATION
- NEED 20' WIDE UE FOR PRIMARY, ON EAST OR WEST SIDE OF PROPERTY, DEPENDENT ON LOCATION PRIMARY COMES FROM
- NEED 20' WIDE UE AT SOUTH END OF PROPERTY SO THAT WE CAN STILL ACCOMMODATE THE TWO HOUSES SOUTH OF THE PROPOSED SITE DUE TO RELOCATION OF PRIMARY LINE/POLE ON WEST SIDE OF PROPERTY
- THERE WILL BE A COST TO THE PROJECT OWNER FOR RELOCATION OF FACILITIES TO SERVE THE TWO REMAINING HOUSES
- CUSTOMER TO PROVIDE PAD (CONCRETE) FOR PADMOUNT TRANSFORMER - AND WILL NEED EASEMENT UP TO AND INCLUDING LOCATION OF TRANSFORMER (20')

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Casey's General Store

Date: 11-06-12

Project Name: Casey's General Store

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: PGTELCO Name: SHANE BELL

A. *We will cut our existing cable and pull it back into a new pedestal to be placed behind the new building as shown on the attached map. This will eliminate the cable inside the construction site.*

B. *Due to the small space to operate, I would like to have a 2" conduit placed from our new pedestal location to the building entry points as shown on the attached map.*

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Casey's General Store

Date: 11-06-12

Project Name: Casey's General Store

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: CITY OF FAYETTEVILLE Name: MATT CASEY

- AFTER APPROVAL OF THE LSD, SUBMIT DETAILED WATER AND SEWER CONSTRUCTION PLANS TO THE CITY OF FAYETTEVILLE FOR REVIEW.

- A 20' WIDE EASEMENT IS SHOWN FOR THE SEWER RELOCATION. HOWEVER THERE IS A BUILDING AND A DUMPSTER ENCLOSURE IN THE EASEMENT. ALSO, THE SEWER LINE NEEDS TO BE CENTERED IN THE 20' U.E. OR HAVE A MINIMUM OF 10' OF EASEMENT EACH SIDE OF THE CENTERLINE OF THE SEWER

- WATER SERVICE FOR THE BUILDING WILL NEED TO COME OFF OF THE 6" MAIN ALONG MAIN ST. INSTEAD OF THE 2 1/4" LINE ON ANGUS

- WATER AND SEWER IMPACT FEES WILL BE BASED ON PROPOSED METER SIZE. CREDITS WILL BE GIVEN FOR ANY EXISTING METERS ON SITE

Received By: _____

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Reviewer: David E. Jackson - SourceGas Date: 11-06-12
LARGE SCALE DEVELOPMENT – CASEY’S GENERAL STORE
SW CORNER OF ANGUS ST. AND HWY 62 C-2 (Project No. 12-154)

Project Name: Casey’s General Store
Engineer/Architect: Bates & Associates, Inc.

Following are recommendations from the Technical Plat Review Committee that must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting. The information must be submitted to the Planning Office before 12 noon the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

- SourceGas three (3) inch Polyethylene gas main in the easement running adjacent with, and on the south side of Main St (Hwy 62)
- Please ensure the developer and/or contractors involved in the construction process of Casey's General Store know they will be held responsible for any damages and costs covering repairs to gas mains
- Will need to apply for service by calling 855-583-6959
- Will need to provide my office with specific load requirements for the equipment being installed in proposed building that will utilize natural gas

Please feel free to contact me at the number below if you have any other questions or concerns.

Sincerely,

David Jackson
Field Coordinator
SourceGas Arkansas
(479) 575-1510 Office
(479) 263-3923 Cell
(479) 575-1438 Fax



**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Casey's General Store

Date: 11-06-12

Project Name: Casey's General Store

Engineer/Architect: Bates & Associates, Inc.

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: Fire Dept. Name: Mark Cunningham

- ① need fire flow on Hydrant if not enough will need another one on west
- ② Knox box
- ③ Firelane

Received By: _____



To: Farmington Planning Commission
From: Christopher B. Brackett, P.E. *CB*
Date: 11/26/2012
Re: Large Scale Development Plan for Casey's General Store

The Large Scale Development Plan for the Casey's General Store has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow and fire lanes must be reviewed and accepted by the Fire Department, before final approval of the construction plans.
2. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to MWY for review prior to filing.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
4. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans and one (1) set of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The following comments were not addressed fully from Technical Plat Review. These items can be addressed in the construction plan submittal.

1. Show the existing structures on the property to the south to verify that none are located within the proposed sanitary sewer easement.
2. The handicap ramp shown along Highway 62 on the plan is not an existing ramp as stated in your response. As per your discussions with the City this ramp shall be removed.
3. Spot elevations are needed at the entrances, along the outside of the parking lot, along the proposed sidewalk and the street widening on South Amis Lane. This includes existing spots on South Amis Lane.
4. Correct all of the references to the Tontitown Water Department in the utility notes.

5. Both graphical scales on the Site Plan and the Grading Plan are shown incorrectly. Add notes under the corrected graphic scales stating the scale of the drawing.
6. Add a dimension on the Site Plan between the parking spaces and the pump canopy. This distance must be acceptable to the Fire Chief.
7. Replace the curb cut at the north end of the improvements to South Amis Lane with a curb inlet and a pipe.
8. The proposed sidewalk grading along South Amis Lane does not appear to be correct. Please see the City of Farmington's Sidewalk Specifications Ordinance on the proper grading for sidewalks.
9. The drainage plan shown for the southeast corner of the property is not acceptable. Please provide drainage improvements to accept the drainage entering this site from the south.
10. Add a new line depicting the 100-year WSEL on the grading plan.
11. Drainage Report
 - a. Include the area to the south of this property in the drainage calculations.