



City of Farmington  
354 W. Main Street  
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Farmington, AR 72730  
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***PLANNING COMMISSION AGENDA***

***January 23, 2023***

**A meeting of the Farmington Planning Commission will be held on  
Monday, January 23, 2023, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – November 28, 2022 and December 19, 2022
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 limited to three minutes per person.
4. **PUBLIC HEARINGS**
  - A. **Preliminary Plat – Goose Creek Ph. 5**  
**Property owned by:** Red Canyon Development  
**Property Location:** West of Goose Creek Ph. 2  
**Presented by:** Jorgensen & Assoc.

## **Planning Commission Minutes November 28, 2022 at 6 PM**

**1. ROLL CALL** – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Jay Moore  
Bobby Wilson  
Chad Ball  
Howard Carter

**ABSENT**

Judy Horne  
Keith Macedo

**City Employees Present:** Melissa McCarville,  
City Business Manager; Mayor Ernie Penn; Bill  
Hellard, Fire Chief

**2. Approval of Minutes:** October 24, 2022, meeting minutes were approved as written.

**3. Comments from Citizens:** None.

**Public Hearings:**

**4A. Review the Connectivity Ordinance:**

Steve Tennant will put the notes into Ordinance format and it will be forwarded to City Council as is. The majority for this Ordinance was taken from the Rogers Ordinance.

Norm Toering- 306 Claybrook: His concern was the intersection of Clyde Carnes and Highway 170 with the new addition of Wagon Wheel homes and increased traffic. the stub out in Wagon Wheel Subdivision I believe needs to be utilized. This is a safety issue for the school. They do not want kids and others to cut through the school property. They can make an exception but they follow different rules due to being a State entity. They will have some buffer zone with the park land dedication from Riverwood. They will not provide a way to drive through to Hwy 170.

Having no further discussion, Robert Mann called the question to send the ordinance on to the City Council to be passed. Upon roll call, the motion passed unanimously.

**5. Discussion on the Design Standards:**

Juliet Ritchey opened up the discussion of the Design Standards for Multi-Family Housing. She suggested some changes for the Planning Commission to consider as follows:

- Fences—there should not be any between the units
- Colors—if we haven't had any problems with paint colors, then we should not regulate it
- Garages—allow carports and detached garages. There could be group parking areas.

Discussion followed Juliet Richey's presentation. It was pointed out by Bobby Wilson that the current Design Standards state 50% for a garage and he reminded us that we agreed to 40%. The wording is vague on the garage placement. The question was posed how would there enforcement of building materials used on the garage if it is different from the house. Robert Mann suggested a complementary facade to the rest of the house. Jay Moore suggested similar characteristics that are used on the house structure.

Robert Mann suggested having a residential and non-residential lighting ordinance and reference the lighting ordinance in the design standards. Juliette Richey discussed light pollution, temperature of lighting and trying to make lighting simple, accessible and effective.

Site planning was discussed, including trash receptacles, that building facades should be varied, shared alleys, and pedestrian access. Chad Ball said that the curb cuts on arterial streets need to be reviewed. Juliette Richey explained that density is not a bad thing and we should think about horizontal development. We need to consider higher density and look at indoor amenities. Chad Ball pointed out that our infrastructure cannot handle high density. He asked about having a traffic study which is included in the connectivity ordinance being sent to the City Council. We, also, discussed mix use. The plan is to have a draft ready in January for the Design Standards.

Jay Moore wants Juliette Richey to review our ordinances to them clean up—basically a City Code audit.

**Adjournment:** Having no further business, the in-person Planning Commission meeting was adjourned at 7:00 PM.

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Gerry Harris

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Robert Mann, Chair

## Planning Commission Minutes

**December 19, 2022 at 6 PM**

1. **ROLL CALL** – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

### **PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Bobby Wilson  
Chad Ball  
Judy Horne  
Keith Macedo  
Jay Moore  
Howard Carter

### **ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Mayor Ernie Penn; Steve Tennant, City Attorney; Bill Hellard, Fire Chief; Chris Brackett, City Engineer

2. **Approval of Minutes:** November 28, 2022 meeting minutes were tabled until the January meeting.

### **3. Comments from Citizens:**

Tyler Matlock - 276 New York Avenue: He explained how the closing on his new home in Wagon Wheel subdivision had been delayed many, many times; he encouraged the City administration to ensure that when plans are approved here, the construction and completion is carried out in a timely fashion. There needs to be checks and balances in place to make sure that developers are following through with deadlines and that they have enough capital to complete the development. He felt that no development should be delayed for more than one year, as this one has.

Steve Tennant stated that we have no legal authority over the financials of the developers and that there would be no way to prevent this from happening in the future.

### **Public Hearings:**

#### **4A. Preliminary Plat- The Grove at Engles Mill Ph. 3; Owner - Riverwood Homes; located on S. Grace Ln. as presented by Bates & Associates:**

Geoff Bates was present to discuss the request. The request is due to the change in side setbacks from 0 on one side and 10 feet on the other, to 5 - 5 feet, which he said does not change the actual distance of 10 feet between each house. This is like the 2<sup>nd</sup> phase request for 5-5 side setback. Mr. Bates had seen the conditions in Chris Brackett's memo which state:

“The revised Planned Unit Development for the Grove at Engles Mill Subdivision Phase III has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations and traffic circle shown on the plat must be reviewed and approved by the Fire Department.
2. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. This fee will be \$49, 200 for the 83 lots.”

This is not a variance but due to it being a PUD it had to be sent back before the Planning Commission to approve the setback changes.

**Public Comment:**

Norm Toering - 306 Claybrook Drive: He noted that this subdivision is not even close to what the PUD was described to be originally, and when a PUD is initially approved, it should not be changed. Changing the setbacks allows them to stray from the promised development design. He also asked how many Phases there will be.

Mr. Brackett said nothing has changed other than the setbacks from 0-10 feet to 5-5 feet. Changes are allowed through the PUD ordinance.

Out Lot #1 has no determined use in this phase, but most likely will be used for a sewer lift station in a future phase.

Judy Horne said the developer needs to do what he promised regarding the small cemetery. It has a white plastic fence around it, but he had promised at the October 28, 2019 Planning Commission meeting that they would clean up the cemetery and would put a wrought iron fence around it. She also noted that the detention pond is very unsightly, also not looking like what was promised. Detention ponds are supposed to be landscaped and this one has only grass with some erosion areas.

It was suggested that she speak with the City Administration, asking them to contact the developer to make sure this is all done as promised.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat for The Grove at Engles Mill Ph. 3 subject to Chris Brackett's memo. Upon roll call, the motion passed unanimously.

**4B. Final Plat- The Grove at Engles Mill Ph. 3; Owner - Riverwood Homes; located on S. Grace Ln. as presented by Bates & Associates:**

Geoff Bates was present to discuss the request. He had received a copy of Chris Brackett's memo with conditions as follows:

"The Planned Unit Development for the Grove at Engles Mill Subdivision Phase III Final Plat has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$49,200 for 82 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for the public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.

4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 8.1 ©, 3(A). the engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.

The following comments need to be addressed on the Final Plat prior to signatures.

1. Show the addresses for each lot on the Final Plat.
2. Show the Minimum Finished Floor Elevations for Lots 131, 132 & 133. This Minimum FFE for Lots 131 and 132 shall be one foot above the 100- year WSE in the drainage swale between these lots at the street. The Minimum FFE for Lot 133 shall be one foot above the 100- year WSE in the Phase II Detention Pond.”

The developer had previously agreed to provide a common area for a walk-through to the City’s Ball Park. Chad Ball asked who would be responsible for maintaining the common area; the developer will be responsible for it until the POA is established. After further discussion, an additional condition of approval will be that the common area shall be a Pedestrian Access Easement between the City of Farmington and the POA.

It was agreed that the Common Area 2 must not have vehicular traffic cutting through to the Ball Park and no parking in this area either. It must be trails and walkable only. Mr. Bates said that some type of permanent bollards (barrier) would be installed there.

Chad Ball asked that the money paid in lieu of park land dedication be designated specifically to resolve this issue. The Commission does not have this authority. Someone from the Planning Commission will need to present this request to the City Council at their next meeting.

**Public Comment:**

Norm Toering- He expressed concern with the detention pond and spillway and the properties that surround it. He offered a stern warning that additional water will be channeled into the adjacent Twin Falls Subdivision, causing flooding. He also strongly spoke out against allowing constant changes to this PUD through many meetings.

Having no further discussion, Robert Mann called the question to approve the Final Plat for The Grove at Engles Mill Ph. 3 subject to Chris Brackett’s memo as well as these additional conditions:

- (1) Create permanent restricted vehicular access and parking to Common Area 2.
- (2) Also, maintenance for this area must be done by the developer until a POA is established, at which time it will be the POA’s responsibility. Upon roll call, the motion passed unanimously.

**4C. Preliminary Plat- Goose Creek Ph. 5; Owner - Red Canyon Development; Location - west of Goose Creek Ph. 2; Presented by Jorgensen & Associates:**

Steve Tennant addressed the Commission as well as the citizens present for the discussion of this subdivision. He emphasized that a lawsuit has been filed by Mrs. Phyllis Young and the City of Farmington and City Engineer are among the defendants. This subdivision has been noted in the lawsuit for causing irrefutable and irreparable harm/damage to the property of Mrs. Young. Mr. Tennant explained that this meeting was not the proper place to debate the alleged damages by any

parties present. He said there will be no tolerance for any discussion pertaining to the lawsuit and that he would immediately stop any such attempts.

In Count 10 of the lawsuit, Mrs. Young's attorney David Dixon, who was present at this meeting, asked for a preliminary injunction for no further approval of additional phases of this subdivision. However, Mr. Tennant again reminded that this is not a court of law; the Commission has to just look at the Preliminary Plat request. An injunction to stop any construction plans would have to be ordered by the Courts, and this has not been done.

Jared Inman with Jorgensen & Associates was present to discuss the request. He explained that this development would be Phase 5 and is located directly west of Phase 2. Phase 5 will consist of 102 lots (including 2 that are unbuildable). Water and sewer will be connected onto existing utility lines that were installed with Phase 2. Drainage infrastructure will be provided and will closely match the patterns provided in the original drainage report for Phase 1. Mr. Inman had received City Engineer Brackett's memo that listed conditions for approval of the Preliminary Plat.

Chris Brackett's memo with conditions is as follows:

"The Preliminary Plat for the Goose Creek Village Phase V has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire hydrant locations and traffic circle shown on the plat must be reviewed and approved by the Fire Department.
2. 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 construction plan approval.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$600 per single family unit. this fee will be \$60,600 for the 101 lots.
4. Lot 263 shall be shown as unbuildable.
5. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
6. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution."

There was a miscount on the lots on the previous plats seen. This had been corrected on the current plan being seen at this meeting.

Chad Ball asked about the open space area which is approximately 12 acres and marked as a detention pond. Mr. Inman said the area also includes some woods, but was all labeled as detention.

It was noted that builder DR Horton bought out Red Canyon Development a couple of weeks ago and it will now be their responsibility for upkeep of the construction site and detention area until POA is established. If a POA is not established Horton will be responsible. They will also be paying \$60,600 in lieu of the park land dedication. (\$600 X 101 lots). This is due to not wanting a park as well as the maintenance of a park.

Gerry Harris asked why the walking path and park in the detention area had been deleted from the original plan. Mr. Inman said that the builder changed it.

Chad Ball mentioned blocking off the area of McLeod Street that will join existing McLeod in another subdivision to the north during construction. He wanted assurance that construction traffic will not go through the existing subdivision. Mr. Inman noted the request.

Judy Horne complimented the developer for putting larger lots and homes adjacent to the large homes in the existing subdivision.

**Public Comment:**

David Dixon, Attorney for Phyllis Young, took issue for not allowing Mrs. Young to read her letter and speak. It was determined to allow her to speak, but not about the issues related to the lawsuit.

Phyllis Young- 546 Goose Creek: She said she has been to multiple City meetings as a concerned citizen. She complained that she has lived on her land for 66+ years and the increased drainage is more than what she used to have. She had photos of the damage she was willing to show. These were not shown. She said she is very upset that the Planning Commission will not do anything to delay or stop the development.

At this point, City Attorney Tennant interrupted and objected to her comments; Mr. Dixon wanted her to be allowed to speak; there were citizens present who were concerned either for Mrs. Young or for their own property concerns regarding increased water run-off and erosion; further heated discussion ensued between parties present, and Chairman Mann had to call the meeting back to order.

Tyler Matlock - 276 New York: reminded that there needs to be accountability to have developers finish one phase before starting another. He plans to take his concerns to the City Council regarding the fact Wagon Wheel still is not finished and Goose Creek has not met its requirements for the current phases.

Mark Bradley - 693 Goose Creek: He has owned 50 acres there for 42 years. His land begins where the 48" culverts were installed and he asked why did they have to change from 24 to 48 inch culverts? Additional water from these culverts have eroded his farm land to where it has become un-crossable and it has eaten into his usable farm land by 2 to 3 feet a year. He said the creek used to be a few inches wide but now is 50 yards wide with 12 foot banks. This is causing him to lose access to portions of his land. He asked who would be responsible for checking this creek for erosion and tracking issues with it? The impact is flowing downstream from the development as well. He felt Arkansas' ADEQ should be involved with this. He asked if the Planning Commissioners ever consider the impact downstream that developments will cause or actually go see the result of their decisions.

Chris Brackett, City Engineer, said that per our Drainage Criteria Manual and state laws we measure it at peak flow and calculate the drainage from the existing land and add the development's drainage flow. The 24" culverts were under-sized and needed to be upgraded to the bigger size for the drainage to flow into Goose Creek. He said the Goose Creek basin is very large.

Mr. Bradley suggested the City fix the damages in the downstream part from this development to the edge of the city limits. He felt ADEQ and the Corps of Engineers should be brought in to look at this.



Alisha Willis - 453 Goose Creek: She asked if an environmental impact study had been done for this area downstream of the development. She just bought a half-million dollar home and had concerns about how all this drainage will impact her. The City's engineer said that the City is limited by an ordinance regarding waterways and runoff capacities that was passed years ago.

Deltina Kunesko - 31671 Goose Creek: She owns 10 acres just outside of the city limits and outside the flood plain. However, flooding has occurred twice, with the second time being in 2017. The creek at peak times is OK, but in very large rains, it's bad. In answer to a question, the detention pond area is 12 acres and the land will not have houses built on it in the future.

Derek Travis-13975 Little Elm: His property sits 100 yards away from Goose Creek and it has flooded their property which butts up to Goose Creek. Their home flooded in May and they didn't have flood insurance so the damage is all on them to repair. Adding more homes and developments will cause more flooding. He added that flood insurance would cost \$10,000 a year. He closed by saying that growth needs to be done responsibly for the protection of future residents.

Hal Henson- 11651 E. Creek Lane: He wanted to express his appreciation to the Planning Commission for trying to protect citizens. He said developer DR Horton is a "master chess player" and the Commission and City need to treat developer requests like a chess match. When Mr. Henson moved here, builders were his neighbors. But now, these companies are national builders with no commitment to Farmington or its people, so the City has to step up its game. He said these out-of-town developers do not care about Mrs. Young or others in the City. We all need to work together to protect each other; we have to do things better to protect the citizens.

Chad moved to table this item until next month, seconded by Keith Macedo. This will give a couple of weeks to let things settle a bit. It was asked if tabling until next month would cause any legal jeopardy. The answer from the City Attorney was no, but denying this Preliminary Plat could result in a lawsuit. Those in attendance were reminded that there will no additional notification regarding the January 23, 2023 meeting.

Having no further discussion, Robert Mann called the question to table the Preliminary Plat for Goose Creek Ph. 5. Upon roll call, Bobby Wilson voted "No" with the remaining six commissioners voting "Yes." Motion to table passed 6-1.

**Adjournment:** Having no further business, the in-person Planning Commission meeting was adjourned at 7:00 PM.

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Judy Horne - Secretary

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Robert Mann, Chair

City of Farmington  
Application and Checklist  
Preliminary Plat

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: RED CANYON DEVELOPMENT LLC Day Phone: 479-582-9597

Address: 611 W BOWEN BLVD. FAY, AR 72703 Fax: \_\_\_\_\_

Representative: JORGENSEN & ASSOC. Day Phone: 479-442-9127

Address: 124 W SUNBRIDGE DR. FAY, AR 72703 Fax: \_\_\_\_\_

Property Owner: SAME AS APPLICANT Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$2,000, 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 subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat 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 -- WEST OF GOOSE CRK PH 2

Current Zoning -- R-1

Attach legal description

Financial Interests

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

RED CANYON DEVELOPMENT LLC

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.

  
\_\_\_\_\_  
Applicant Signature Date 11/14/2022

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.)

  
\_\_\_\_\_  
Owner/Agent Signature member Date 11/14/2022

## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	This will be a residential subdivision.
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *		X	Provided on plat. Notification letter to be provided at a later date when PC date is known.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Provided at a later date.
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Provided at a later date.
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
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.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
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.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. 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.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	
b. 404 Permit		X	
c. Other		X	Will provide prior to construction if needed.
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> 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	X		

abutment, etc.	X		
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	No structures onsite
15. 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.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			X
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
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.	X		
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.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	None known.
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	Obtaining info from City of Fayetteville
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
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.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		X	No instances

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.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing 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 all curb return radii. Private streets shall be clearly identified and named.	X		
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.	X		
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.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None known.
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.)		X	None known.
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.)		X	None known.
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.			N/A
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
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.)			N/A
8. The location and size of existing and proposed signs, if any.		X	None proposed.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A
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.)			N/A
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale			N/A



Developments only.) Dimension turnaround area at dumpster location.			N/A
15. A description of commonly held areas, if applicable.		X	None known.
16. Draft of covenants, conditions and restrictions, if any.		X	Owner has not drafted.
17. Draft POA agreements, if any.		X	Owner has not drafted.
18. A written description of requested variances and waivers from any city requirements.		X	None requested at this time.
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.			N/A
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*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.*



**JORGENSEN  
+ ASSOCIATES**

Civil Engineering • Land Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

November 14, 2022

City of Farmington  
354 W. Main  
Farmington, AR 72730

Attn: Planning Department  
**RE: Goose Creek Ph. 5 Preliminary Plat**

Please find the enclosed submittal for the above-mentioned project. This development will consist of Phase 5 of the Goose Creek development. It will reside directly west of Phase 2. Phase 5 will consist of 102 lots (including 2 unbuildable). Water and Sewer will be connected onto existing utilities that were installed/constructed with Phase 2. Drainage infrastructure will be provided and will closely match the patterns provided in the original overall drainage report for Phase 1.

Sincerely,

  
Jared S. Inman, P.E.



# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

---

TRANSACTION #	10846726-9331
DATE	11/15/2022 10:52 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK #720450 DEV. FEE FOR GOOSE CREEK PH 5

---

1 × Development Fee	\$2,000.00
Subtotal	\$2,000.00

---

TOTAL	<b>\$2,000.00</b>
-------	-------------------

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Receipt sent via SwipeSimple, powered by CardFlight

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LEGAL DESCRIPTION:

A part of the W1/2 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N88°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 230.05 feet, thence S69°42'08"E 171.27 feet, thence along a non tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, thence S03°56'50"W 11.95 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 105.00 feet, thence N86°03'10"W 300.00 feet, thence S88°39'58"W 106.37 feet, thence S61°43'00"W 127.99 feet, thence S48°56'50"W 525.00 feet, thence N48°13'00"W 154.28 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 443.07 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING: Containing 45.91 acres more or less subject to easements and right of way of record.

# NORTHWEST ARKANSAS Democrat-Gazette

## AFFIDAVIT OF PUBLICATION

I, Paola Lopez, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.


Jorgensen & Associates  
PH – Preliminary Plat

Was inserted in the Regular Edition on:  
December 4, 2022

Publication Charges: \$127.68

  
Paola Lopez

Subscribed and sworn to before me  
This 5 day of Dec, 2022.

  
Notary Public  
My Commission Expires: 2/28/2025



A petition for Preliminary Plat for the property as described below was filed with the City of Farmington on the 15th day of November, 2022.

### LEGAL DESCRIPTION:

A part of the W1/2 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said W1/2, SW1/4, thence N88°21'31"W 102.99 feet to the POINT OF BEGINNING, thence S03°56'50"W 381.86 feet, thence S86°03'10"E 45.00 feet, thence S03°56'50"W 185.00 feet, thence S86°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S86°03'10"E 205.73 feet, thence S62°26'03"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 230.05 feet, thence S69°42'08"E 171.27 feet, thence along a non-tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, thence S03°56'50"W 11.95 feet, thence N86°03'10"W 135.00 feet, thence S03°56'50"W 105.00 feet, thence N86°03'10"W 300.00 feet, thence S88°39'58"W 106.37 feet, thence S61°43'00"W 127.99 feet, thence S48°56'50"W 525.00 feet, thence N48°13'00"W 154.28 feet, thence S61°27'36"W 154.90 feet, thence S48°56'50"W 119.76 feet, thence S03°25'37"E 115.11 feet, thence N41°02'00"W 443.07 feet, thence N02°34'11"E 1,456.27 feet, thence S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING: Containing 45.91 acres more or less subject to easements and right of way of record

A public hearing to consider this Preliminary Plat will be held on the 19th day of December, 2022, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. This meeting can be attended in person or through Zoom (link provided closer to meeting date on City website or Facebook page). All interested persons are invited to attend.

75628701 December 4, 2022

**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Invoice will be sent.



**JORGENSEN**  
**+ ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
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Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR PRELIMINARY PLAT**

To All Owners of land lying adjacent to the property at:

West of Double Springs Rd. West of Goose Creek Subdivision Phase Ph II (plan attached)

Location

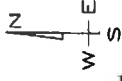
Riggins Commercial Construction & Development Inc.

Owned by

**NOTICE IS HEREBY GIVEN THAT** an application has been filed for **PRELIMINARY PLAT** of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on **December 19<sup>th</sup>** 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. Please watch the City Facebook page and website for details. Persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



GRAPHIC SCALE  
1" = 100' ±

**LEGEND**

- 1. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
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**NOTES**

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**PROJECT**

PROJECT: PROJECT TRAILS, CROSS CREEK VILLAGE, PHASE V

**PREPARED BY**

JORGENSEN ASSOCIATES

**DATE**

08/20/2018

**SCALE**

AS SHOWN

**PROJECT NO.**

18-001

**SHEET NO.**

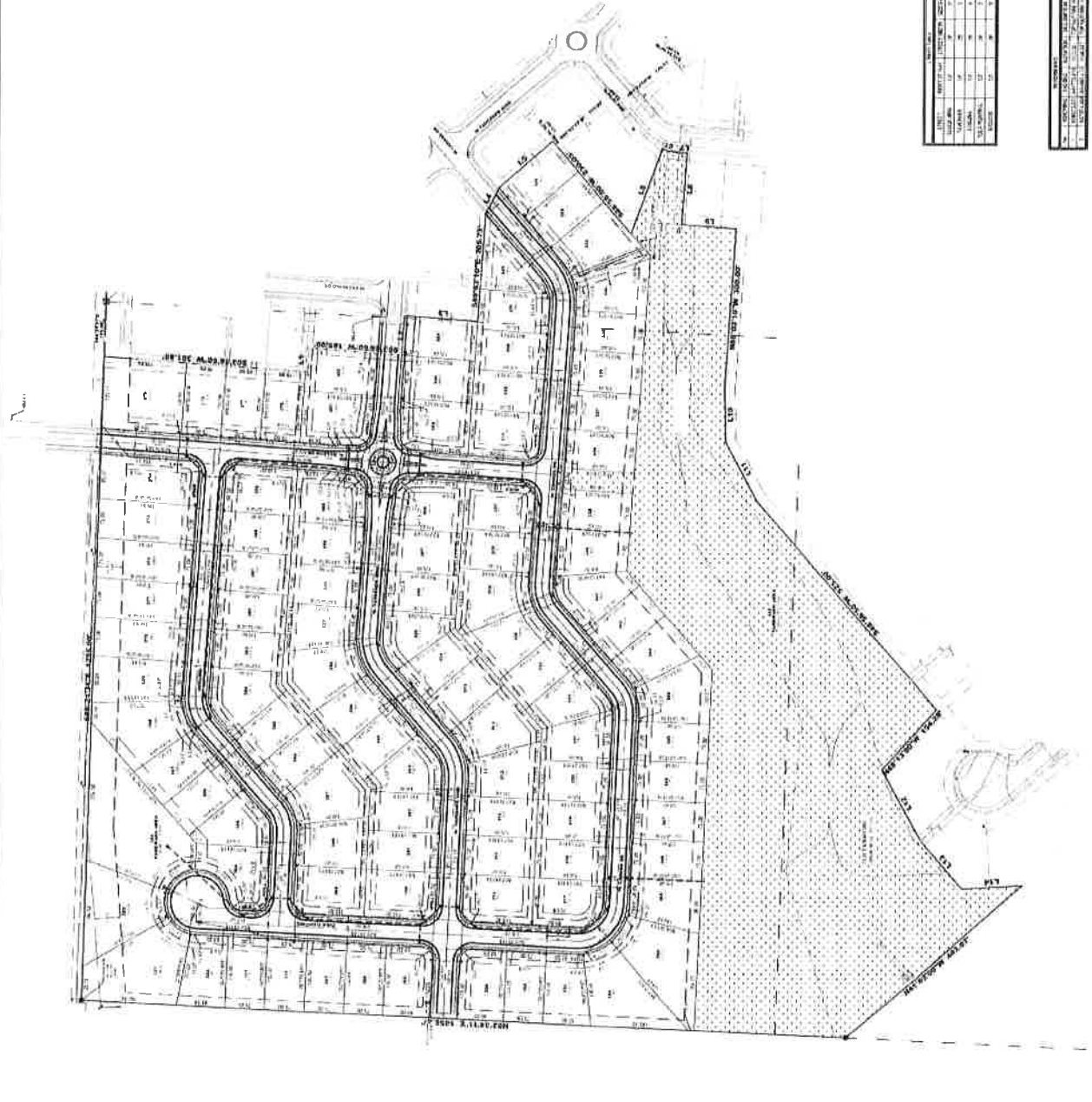
131

**TOTAL SHEETS**

132

**AREA SUMMARY**

ITEM	AREA (SQ. FT.)	AREA (SQ. YD.)
1. TOTAL AREA	1,234,567	28,123
2. TOTAL AREA	1,234,567	28,123
3. TOTAL AREA	1,234,567	28,123
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18. TOTAL AREA	1,234,567	28,123
19. TOTAL AREA	1,234,567	28,123
20. TOTAL AREA	1,234,567	28,123

ADJOINING PROPERTY OWNERS

Parcel: 760-02350-000  
RIGGINS CONSTRUCTION OF NWA INC  
1204 E JOYCE BLVD #102  
FAYETTEVILLE, AR 72703

Parcel: 760-02350-005 & 760-02350-006  
DOUBLE SPRINGS DEVELOPMENT LLC  
1204 E JOYCE BLVD #102  
FAYETTEVILLE, AR 72703

Parcel: 760-02740-000  
PEARCY, JAY D & HAVEN E  
483 W HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02741-000  
PEARCY, JAY D & HAVEN E  
483 W HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02743-000  
ISMAIL, MOHAMMAD & ROSHAN ARA  
471 W HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02742-000  
MATHIAS, SAM; PEARCY, JAY D & HAVEN E  
443 HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02745-000  
THOMPSON, BEAU P & KATHERINE P  
443 W HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02747-000  
BLAKELY, ROBERT ALLEN & STEPHANIE  
429 W HYDRANGEA DR  
FARMINGTON, AR 72730

Parcel: 760-02748-000  
PENNE, PHILIP J; MACKLEM, MELISSA A  
592 N MCLEOD DR  
FARMINGTON, AR 72730

Parcel: 760-02351-000  
YOUNG, PHYLLIS ANN  
546 GOOSE CREEK RD  
FARMINGTON, AR 72730-8506



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**TYLER SAMPLES & KATIE CARDONE**  
418 W CACKLING BND  
FARMINGTON, AR 72730

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**MARK A. NOVAK**  
25107 JAYMARR COURT  
PORTER, TX 77365

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**RALPH A WURSTER TRUST**  
200 NW TALL OAKS AVE  
BENTONVILLE, AR 72712

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 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**RIGGINS CONSTRUCTION OF NWA INC**  
1204 E JOYCE BLVD #102  
FAYETTEVILLE, AR 72703

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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**Total \$0.60**

Postage \$0.60

12/08/2022

**DOUBLE SPRINGS DEVELOPMENT LLC**  
1204 E JOYCE BLVD #102

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 Return Receipt (electronic) \$0.00  
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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**CHEYENNE BRIGHT**  
349 W TAVERNER XING  
FARMINGTON, AR 72730

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**JAMES & AMY CARROLL**  
3517 N GULLEY RD  
FAYETTEVILLE, AR 72703

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**JASON & LYNLEE MALDONADO**  
365 W TAVERNER XING  
FARMINGTON, AR 72730

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**JOHN & MAYRA SUCHOWSKI**  
526 N GOOSE XING  
FARMINGTON, AR 72730

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

7022 2410 0000 5049 2679

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 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**PEARCY, JAY D & HAVEN E**  
483 W HYDRANGEA DR

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

7022 2410 0000 5049 2563

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Farmington, AR 72730

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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
**Total \$0.60**

Postage \$0.60

12/08/2022

**CHRISTIAN & MALLORY FILES**  
402 W CACKLING BND  
FARMINGTON, AR 72730

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**ALEX B. & JERRY L. KENNEDY**  
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FARMINGTON, AR 72730

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**THE ZACHARY DAVID BRASUETT REV.**  
TRUST  
527 N GOOSE XING  
FARMINGTON, AR 72730

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**Total \$0.60**

Postage \$0.60

12/08/2022

**SHAMMAD & ROSHAN ARA**

PB Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions



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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

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MATHIAS, SAM; PEARCY, JAY D  
HAVEN E  
443 HYDRANGEA DR  
FARMINGTON, AR 72730

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

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PENNE, PHILIP J; MACKLEM, MELISSA  
592 N MCLEOD DR  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

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THOMPSON, BEAU P & KATHERINE  
443 W HYDRANGEA DR  
FARMINGTON, AR 72730

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

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CURRENT OWNER  
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FARMINGTON, AR 72730

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Adult Signature Required \$0.00

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BLAKELY, ROBERT ALLEN & STEPHANIE  
429 W HYDRANGEA DR  
FARMINGTON, AR 72730

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YOUNG, PHYLLIS ANN  
546 GOOSE CREEK RD  
FARMINGTON, AR 72730-8506

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2022 2410 0000 5049 2730



December 13, 2022

City of Farmington  
354 W Main  
Farmington, AR 72730

Attn: Melissa McCarville  
RE: Goose Creek Ph 5

Please find below our responses to comments from each department that was provided at the Technical Review on December 6<sup>th</sup>.

**Comments from Planning (Melissa McCarville)**

1. Engineering fees will accumulate as the development continues. We will bill the engineer or developer monthly. *Noted.*
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission. *Noted. Will provide receipts and notation.*
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise leader is published on Wednesday. Please add a not on your publication and letters that the meeting is in person or through Zoom. With this in mind, the ad must be in Sunday, December 4<sup>th</sup>, 2022 to meet the deadline. *Noted. Will provide proof of publication.*
4. Please submit a revised plan as soon as possible. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for the planning commission, a site plan and landscape plan would probably be sufficient. If I can also get a PDF of version that can be distributed to the public and added to Facebook and our website would be great. *Noted. Will provide.*
5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies. *Noted. No changes to original drainage report.*
6. Planning Commission meeting will be Monday December 19, 2022 at 6:00 pm. This is a week earlier than normal. *Noted.*

**Comments from Engineering (Chris Brackett, PE)**

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat. *Noted.*
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com. *Noted. Will provide.*
3. There are 101 Buildable Lots included in Phase 5. Add this to Note 12. *Revised.*
4. The Fire Chief must approve the traffic circle shown at the intersection of W Taverner Xing and N McCleod Drive. *Noted. The traffic circle is the same one that is in Sloanbrook Phase 5 on W. Tofino Drive if he would like to drive it.*
5. Add the radius lengths and lane widths of the traffic circle to the plat. *Added.*
6. Add the radius lengths for the cul-de-sac on Tula Fighting. *Added.*
7. Add drainage to the end of W Taverner Xing to collect 100% of the runoff before it exits the site. *Street slopes (drains) toward the east.*



8. Show the 100-Year WSE in the large detention pond on Lot 333 on sheet 2. *Elevation added.*
9. Add a drive entrance to the right-of-way frontage on W Canada Drive for Lot 333. Verify that the entire detention can be maintained from this access point. *Added. Access to entire detention can be made from this point.*

#### Comments from Landscape (Sarah Geurtz - EDA)

1. Parkland: **WE HAVE REMOVED THE PARKLAND DEDICATION FROM THIS PROPOSAL. MONEY IN-LIEU WILL BE DONATED WITH THIS PROJECT.**
  - a. Provide detail on Lot 333, as it is called the 11Pond/Park Area11 but there is not enough detail in this plan submittal to aid their Planning Commission or EDA to determine if this lot would be acceptable as parkland area.
  - b. Please view code section 14.04.25 for information regarding parkland dedication requirements. Notably, section (h) states that storm water detention ponds, storm water channels, and land with steep grade are unsuitable as dedicated parkland. It appears that the submitted Pond/Park Area at least partially would fall under this category; however, without more plan detail, we cannot make a determination on this (see above item a).
  - c. 14.04.25 (k) states that every effort to preserve existing healthy native trees 8 inches in diameter or larger, unique specimen trees, native shrubs and other vegetation located in the proposed park area shall be made. It can't be determined from this submittal how much of the proposed Park Area has been graded out for detention versus left in its natural state. Please provide further information regarding the parkland area (topography, preserved tree canopy, top of the detention pond's banks, special natural site elements, where the required benches will be located, where the open turf area will be located, the location of the ADA accessible walking trail or path, and trash receptacle locations). The Planning Commission will need this information to make their determination of whether or not this proposed parkland will be acceptable as parkland.
2. Please update the title block's legend's linetypes to agree with those used in the drawing. *Revised.*
3. Correct Lot #270's numbering- it is labeled as being "Lot 271" *Revised.*
4. Will there be a landscaped entryway into this subdivision? If so, resubmit showing it them on the plans for review. *Not planned at this time.*
5. Code 14.04.23 -*Auxiliary landscaping/shielding/screening requirements: The pond is existing from Phase 1 of this overall development. It is heavily wooded and shouldn't require additional landscaping.*
  - a. Pond and Water Quality Pond Landscaping:
    - i. Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
    - ii. Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

#### Comments from Fire (William Hellard)

1. No comments *Thank you.*

#### Comments from City of Fayetteville (Josh Boccaccio)

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water and sanitary sewer system for this development. *Noted.*
2. City of Fayetteville 2022 Water and Sewer Specifications will apply. *Noted.*

**Comments from Ozarks Electric Coop. (Wes Mahaffey)**

*We have reviewed and are agreeable with the General Comments, dated 11/21/2022 for Goose Creek Subd. Ph 5, provided in letter form at City of Farmington Technical Review.*

**Comments from PGTELCO were not received.**

**Comments from Blackhills Gas were not received.**

**Comments from Cox Communications were not received.**

Thank you for reviewing this project. If there are any questions, comments, or concerns, please let us know.

Sincerely,

  
Jared S. Inman, PE