



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

***PLANNING COMMISSION AGENDA***

***October 24, 2022***

**A meeting of the Farmington Planning Commission will be held on  
Monday, October 24, 2022, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – September 26, 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 taken under advisement.
4. **PUBLIC HEARINGS**
  - A. **Re-plat:** Mrs. Jack McClure Subdivision  
**Property owned by:** Melissa Sims  
**Property Location:** 12291 Little Elm Rd. Parcel #001-12416-002  
**Presented by:** Blew & Associates
  - B. **Large Scale Development** – Splash Inc.  
**Property owned by:** Colliers Inc.  
**Property Location:** East of Arvest Bank and Green St.  
**Presented by:** Phillip Lewis Engineering, Inc.
5. Set Public Hearing to discuss the Connectivity Ordinance.
6. Discuss November and December meeting dates.

## **Planning Commission Minutes September 26, 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  
Keith Macedo  
Bobby Wilson  
Chad Ball  
Judy Horne  
Howard Carter

**ABSENT**

Gerry Harris, Vice Chair  
Jay Moore

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Mayor Ernie Penn; Steve Tennant, City Attorney

2. **Approval of Minutes:** August 22, 2022 meeting minutes were approved as written.

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

**Public Hearings:**

**4A. Variance- Variance to hydroseed the retention area; Property located intersection of Effie Way and Hwy 170; Owner - Bart Bauer and Presented by Bart Bauer**

Bart Bauer – 8304 Apple Ridge, Little Flock, was present to discuss the request. He explained that the detention pond was very large, sod was very expensive now, and currently is hard to obtain. He also said that he has been using hydroseeding “all his life, all over” and if put on good top soil, it works fine.

Chris Brackett had submitted a memo but was not present to present it. Melissa read the memo as follows:

“The Variance Request for the Hillcrest Subdivision has been reviewed and I have the following comments.

1. Part of 5.4.2 of the Farmington Drainage Criteria states the following concerning Dry Reservoirs (Detention Ponds). “The entire reservoir area (the bottom and interior slopes to the top of the bank) shall be sodded prior to final plat approval or insurance of certificate of occupancy.”
2. The City has received several requests in the past several years for hydroseeding detention ponds. All these requests have been denied due to the requirement stated above.
3. While Hydroseeding is superior in growing grass to just seeding a site, I have found that it does not provide the soil coverage that sodding will provide. It is for this reason that I can’t support this requested variance.”

Chad Ball noted that the Commission considers “undo hardship” unique to the property when considering a variance. He didn’t believe cost was an undue hardship as per our Ordinance concerning variances. We have never granted a variance for this request in past due to the drainage criteria manual.

Further, Chad said sod is an immediate protection and will provide erosion control as well as slow runoff. The hydro seed would not prevent erosion and runoff which could then become a major issue. It can cause pollution of waterways downstream.

Keith Macedo said he was familiar with this type of work because he had done that while in college. He agreed that due to this particular situation, the previous drainage and flooding problems in Valley View Subdivision, it is important to require sod blocks.

Mr. Bauer did not know exactly what type of seed would be used in the hydroseeding, but thought Bermuda grass seed.

City Attorney Steve Tennant said that the Drainage Criteria Manual requires sod and a variance has never been granted for hydroseeding. He said to allow this variance would be opening “Pandora’s Box” in future variance requests like this..

There was no public comment on this variance.

Having no further discussion, Robert Mann called the question to approve the variance to hydroseed the retention area subject to Chris Brackett’s memo. Upon roll call, the motion failed unanimously. Sod will be required for the detention pond.

#### **Multi-Family Design Standards Ordinance**

The Commissioners informally discussed the Multi- Family Design Standards Ordinance. They determined that they will need to have another work session to discuss and make changes prior to setting a public hearing. The Multi- Family Moratorium will end in December of this year, so the ordinance changes can be completed prior to the Moratorium being lifted.

The Arkansas Legislature passed a law that severely restricts what a city can require for single-family residential housing. However, there are not restrictions regarding multi-family housing. There are a lot of things covered under the International Building Codes. The commissioners will continue to look at the standards at the next work session, rewording and making changes to multiple sections. Fences between each unit were one of the issues that will be considered at the work session. Perimeter fencing is addressed within the Landscaping Ordinance.

**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 & CHECKLIST  
FOR A  
FINAL PLAT / REPLAT**

**APPLICATION:**

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

Date of preliminary plat approval: N/A

Date of grading permit: N/A

Date of final infrastructure inspection: N/A

Engineering Fees Paid  yes  no

Development site address or location: 12291 Little Elm Rd. Farmington

**GENERAL INFORMATION:**

Primary Contact Person: Nikki Little

Business Name: Blew & Associates

Address: 3825 N. Shiloh Dr.

City: Fayetteville State AR Zip Code 72703

Phone: 479-443-4500 Email: nikki@blewinc.com

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

Name: Ben Yang

Business Name: First Star Construction

Address: P.O. Box 1444

City: Farmington State IN Zip Code 72730

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

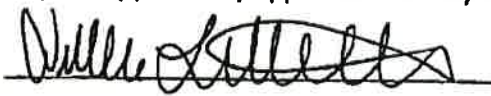
Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

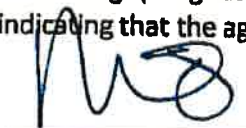
Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**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 application. I understand that the City may not approve my application or may set conditions on approval.

 Date: 8/16/2022

**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/her behalf)

 Date: 8/16/2022

## 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.	NC		
2. Payment of application fee.	NC		
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.	NC		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	NC		
5. List of adjacent property owners and copy of notification letter sent. *	NC		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	NC		
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).	NC		
<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.			N/A- we don't include client phone number on the plat. It'll be on the application.
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.*	NC		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	NC		
4. Complete and accurate legend.	NC		
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.	NC		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	NC		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	NC		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	NC		
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.	NC		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			N/A- not discharging
b. 404 Permit			N/A- no wetlands present
c. Other			
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	NC		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A- none are proposed.
13. A general vicinity map of the project at a scale of 1" = 2000'			map provided, but not to scale
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	NC		
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.	NC		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	NC		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			N/A- none proposed.
<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.	NC		
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.	NC		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			N/A- none proposed.
b. Provide pipe types and sizes.			N/A- none proposed.
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			N/A- none proposed.
b. Manhole locations.			N/A- none proposed.
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	NC		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	NC		
5. Regarding all proposed water systems on or near the site:	NC		
a. Provide pipe locations, sizes and types.	NC		
b. Note the static pressure and flow of the nearest hydrant.	NC		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			N/A- none proposed.
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.	NC		
b. Locations of all lines above and below ground.	NC		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			N/A- none proposed.

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.			N/A- none proposed. Existing easements from MRS Jack McClure plat are sufficient.
<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.			N/A- no new streets or easements are proposed. Both proposed lots have frontage onto public street.
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.			N/A- no new streets or easements are proposed. MSP doesn't extend to this area.
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.)			N/A- none proposed. Subject property is not at an intersection.
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	NC		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	NC		
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.)	NC		
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.)	NC		
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- none proposed.
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A- not large scale.
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- this is for residential use.
8. The location and size of existing and proposed signs, if any.			N/A- 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- no curbs at this location. Driveway permit is req'd from WC Road Dept. when new driveway is desired.
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- not an LSD
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A
12. Location of existing and proposed sidewalks.			N/A- none exist/none proposed
13. Finished floor elevation of existing and proposed structures.			N/A- not in an SFHA; no new structures proposed yet.
14. Indicate location and type of garbage service (Large Scale			N/A- not an LSD



Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
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.	NC		
20. Preliminary drainage plan as required by the consulting engineer.			N/A

*\*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.*

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1807, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX 479-695-1118 • WWW.NWADG.COM

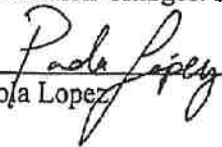
## AFFIDAVIT OF PUBLICATION

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.

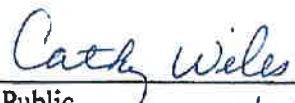
Blew & Associates  
Public Meeting - Farmington

Was inserted in the Regular Edition on:  
October 9, 2022

Publication Charges: \$104.88

  
\_\_\_\_\_  
Paola Lopez

Subscribed and sworn to before me  
This 10 day of Oct, 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/20/24

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

NOTICE OF PUBLIC MEETING  
A petition for a replat of a final plat at the property described below has been filed with the City of Farmington on the 16th day of August 2022.  
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING A PART OF TRACT 3 AS RECORDED IN INSTRUMENT NO. 2019-00002030, WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND REBAR MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°26'06"W 523.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S02°26'06"W 274.89 FEET; THENCE LEAVING SAID EAST LINE, N87°28'33"W 399.56 FEET TO A FOUND 5/8" CAPPED REBAR "1659"; THENCE N02°28'35"E 274.95 FEET TO A FOUND 1/2" CAPPED REBAR "PLS 1647"; THENCE S87°28'02"E A DISTANCE OF 399.36' TO THE POINT OF BEGINNING, CONTAINING 2.521 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
A public meeting to consider this request for replat at the above-described property will be held on 24th day of October, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75609083 Oct 9, 2022

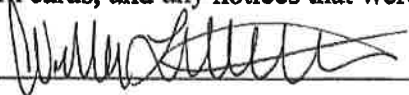
**\*\*NOTE\*\***

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

**AFFIDAVIT**

I hereby certify that I Nikki Littlell  
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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  Date: 9/01/2022

## **NOTICE OF PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION**

**To All Owners** of land lying adjacent to the property at 12291 Little Elm Road in Farmington owned by **Lots 102 Holdings LLC**:

NOTICE IS HEREBY GIVEN THAT an application has been filed for a replat of a final 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 September 19<sup>th</sup>, 2022 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, 479-267-3865.

7021 2720 0001 7393 6024

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Extra Services & Fees (check box, add fee as appropriate)	\$3.25
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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15

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Postage	\$0.60
Total Postage and Fees	\$7.85

09/01/2022

Sent To Jonas Logan, Jansett Krystal C. Stewart  
 Street and Apt. No., or PO Box No. 13229 Little Elm Rd  
 City, State, ZIP+4® Farmington AR 72730

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

7021 2720 0001 7393 5966

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Postage	\$0.60
Total Postage and Fees	\$7.85

09/01/2022

Sent To John Dale Jr. + Heather Kay Arnold  
 Street and Apt. No., or PO Box No. 13277 Bethel Blacktop Rd  
 City, State, ZIP+4® Farmington AR 72730

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

7021 2720 0001 7393 5986

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees	\$7.85

09/01/2022

Sent To Lots 102 Holdings LLC  
 Street and Apt. No., or PO Box No. P.O. Box 1496  
 City, State, ZIP+4® Farmington AR 72730

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

7021 2720 0001 7393 5976

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<input type="checkbox"/> Return Receipt (hardcopy)	\$1.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0190  
15

Postmark  
Here

Postage	\$0.60
Total Postage and Fees	\$7.85

09/01/2022

Sent To MRS Enterprises LLC  
 Street and Apt. No., or PO Box No. P.O. Box 397  
 City, State, ZIP+4® Farmington AR 72730

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





Date: 8/24/2022

City: FARMINGTON

Name: MRS. JACK MCCLURE SUBD

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.  
Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

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

Applicant: Lots 102 Holdings, LLC

Date: September 6, 2022

Project Name: MRS Jack McClure Subdivision Revied Plat

Engineer/Architect: Blew & Associates, PA

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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.

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Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

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.
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](mailto:chris@kms-engr.com).
3. Include all of the signature block required on a Final Plat. I can forward these signature blocks to you if needed, please let me know.
4. Show the sidewalk improvements to Little Elm on this plat. This sidewalk was the only improvement not waived in the original plat submission.
5. Provide the ADH approval for a septic system for this configuration of the lots.



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

Applicant: Blew & Associates

Date: 9/6/2022

Project Name: Re-Plat of Lot 7, Mrs. Jack McClure Subdivision

Engineer/Architect: Blew & Associates.

---

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 Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly. At this time engineering fees are paid and up to date.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
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. **With this in mind, the ad must be in by Sunday, September 11, 2022 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
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.
6. Planning Commission meeting will be **Monday September 26, 2022 at 6:00 pm**. We are doing in person meetings.

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

Applicant: Blew & Associates, PA

Date: 9-6-2022

Project Name: Mrs. Jack McClure Subdivision

Engineer/Architect: Blew & Associates, PA

---

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 Department Name: William Hallard

No issues

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Received By: \_\_\_\_\_

---

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

Applicant: Lots 102 Holdings, LLC

Date: September 6, 2022

Project Name: MRS Jack McClure Subdivision Revised Plat

Engineer/Architect: Blew & Associates, PA

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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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

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.
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](mailto:chris@kms-engr.com).
3. Include all of the signature block required on a Final Plat. I can forward these signature blocks to you if needed, please let me know.
4. Show the sidewalk improvements to Little Elm on this plat. This sidewalk was the only improvement not waived in the original plat submission.
5. Provide the ADH approval for a septic system for this configuration of the lots.

6. Drainage Report:

- a. The drainage area maps are not shown in their entirety in the PDF submitted. The lack of the complete maps did not allow for a full review of the detention pond design.
- b. The maximum sheet flow length for a developed site is 100'.
- c. Add a schematic drawing of the hydrographs used in the design.
- d. You are required to have one foot of freeboard at the 100-year storm for the detention pond.
- e. Lot 15 will have to have a minimum finished floor elevation that is one foot above the 100-year WSE of the detention pond.

Received By: \_\_\_\_\_

\_\_\_\_\_



# MEMO

**TO:** Farmington Planning Commission

**FROM:** Christopher B. Brackett, P.E.

**RE:** Replat of Lot 7 for the MRS Jack McClure Subdivision

**DATE:** September 26, 2022

## NOTES:

The Replat of Lot 7 for the MRS Jack McClure Subdivision has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The water improvements must be reviewed and approved by Washington Water Authority.
2. This subdivision is not within the Farmington City Limits so a grading permit will not be required.
3. Provide one original and 6 copies of the recorded plat to the City.

**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: Collins INT. Day Phone: 501-372-6161  
 Address: 1 Pined Drive Fax: \_\_\_\_\_  
 Representative: PLE Day Phone: 501-350-9840  
 Address: 23620 I 30 Fax: \_\_\_\_\_  
 Property Owner: Heleen Dunlap 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 - E. MAIN ST. FARMINGTON

Current Zoning - C-2

Attach legal description

Financial Interests

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

Collins INT.  
SPLASH INC.

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] Member Date 9/19/2022  
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 9/19/2022  
Owner/Agent Signature

**PHILLIP LEWIS ENGINEERING, INC.**  
**Structural + Civil Consultants**  
**23620 Interstate 30**  
**Bryant, Arkansas 72022**

September 19, 2022

Submittal Letter to:  
**CITY OF Farmington**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
Attn: **Mrs. Melissa McCarville, City Business Manager**  
354 W. Main  
Farmington, Arkansas 72730

Re: Submittal Letter Requesting Project Placement on 04 Oct Technical Review Meeting Agenda for **New SPLASH CARWASH**, Farmington, Arkansas

The purpose of this letter is to formally request inclusion on the 04 Oct Technical Review Meeting agenda for the Project listed above.

The Project specifics are as follows:

- New Carwash Tunnel
- Covered (Canopy) Kiosk pay stations
- Outdoor vacuum stalls (12)
- On-site detention is provided
- Access is off of E. Main st & Green St.

Items attached  
15 sets of civil plans  
1 copy of drainage report  
1 cover letter  
1 application  
1 application fee  
1 parcel map  
1 zoning map

**PLEASE REMIT ALL CORRESPONDANCE TO:**

**PO BOX 17307**  
**LITTLE ROCK, ARKANSAS 72222**

Please do not hesitate to contact me with any questions regarding this Request letter.

Respectfully submitted,



Phillip Lewis, P.E.  
Cell: 501.350.9840

### LSD/Subdivision Application Checklist:

Yes No N/A, why?

	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		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 1/2".	X		
5. List of adjacent property owners and copy of notification letter sent. *			not at this time
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			N/A
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			N/A
<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			
c. Other			
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.			
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		
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	1' cont.
b. Four foot contour interval for ground slope exceeding 10%.		X	1' cont.
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:	X		
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		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.	X		
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.)	X		
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		

approximate change in the grade for the proposed street.	Y		
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.	Y		
<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 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 all curb return radii. Private streets shall be clearly identified and named.	Y		
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.)	Y		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	Y		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
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.)	Y		
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		
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.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		
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.)	Y		
8. The location and size of existing and proposed signs, if any.	Y		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
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.)	Y		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	Y		
12. Location of existing and purposed sidewalks.	Y		
13. Finished floor elevation of existing and purposed structures.	Y		
14. Indicate location and type of garbage service (Large Scale	Y		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable	Y		
16. Draft of covenants, conditions and restrictions, if any.	X		
17. Draft POA agreements, if any.		Y	none
18. A written description of requested variances and waivers from any city requirements.	X		Conditionally
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.	Y		
20. Preliminary drainage plan as required by the consulting engineer.	Y		

*\*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.*



PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants

23620 Interstate 30 | Bryant, AR  
PH: 501-350-9840

October 11, 2022

Melissa McCarville  
Planning Department  
354 W. Main P.O. Box 150  
Farmington, AR 72730

RE: City of Farmington Technical Plat Review Committee Report

To whom it may concern:

Please find below our responses to each Planning/Engineering review comment. Design plans have been revised and re-submitted along with this letter.

### **Planning Department**

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the planning commission meeting.
  - Mailers are intended to be sent out this week (week of October 10, 2022)
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.
  - A public notice was submitted to Cathy Wiles with the NWA Democrat Gazette on October 7<sup>th</sup> to be published on Sunday, October 9<sup>th</sup>.
4. The lot lines need to be eliminated. This can be accomplished by going through the lot line adjustment process. This is an administrative process, but it would need to be completed prior to final approval of your LSD
  - PLE will be completing this lot line adjustment process prior to final approval.
5. The revised plan must be submitted by next Tuesday, 11<sup>th</sup> by noon. 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 version that can be distributed to the public and added to the Facebook and our website that would be great.

- 15 Copies of the Site, Grading, and Landscape plan are included with this response/re-submittal letter
- 6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
  - A digital copy will be sent to Chris Brackett that includes further stormwater/drainage information for his review.
- 7. Planning Commission meeting will be Monday October 24, 2022 at 6:00 p.m.

## **Engineering**

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.
  - Each comment is addressed below
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](mailto:chris@kms-engr.com)
  - One digital copy of the current revised plans have been submitted to Chris Brackett.
3. All of the adjacent streets to this developed are required to be improved to the current Master Transportation Plan. Since this project has a couple of special conditions, the following will be required.
  - a. N Green Avenue, Local Street – Dedicate ROW 25' from centerline, improve road with curb & gutter 13.5' from centerline and 5' sidewalk with a 6' greenspace
    - Curb, Gutter, Sidewalk, and Greenspace have been added to the design plans.
  - b. E. Louise Street, Local Street – Dedicate ROW 25' from centerline
    - Understood, will comply
  - c. W Main Street (Hwy 62), Principle Arterial – 5' sidewalk with a 6' greenspace (if this sidewalk is out of the state ROW then an access easement will be required)
    - Sidewalk and Greenspace have been added to the design plans. The proposed sidewalk extends 3" to 4" outside of the state ROW. PLE would like to propose the new sidewalk be placed at the ROW line in an effort to avoid easement documents or further dedication.
4. The drives unto Highway 62 will only be allowed to have right turn only exits due to the traffic constraints in this area. If you would like to change this requirement, then you will have to provide a traffic study sealed by a professional engineer that shows that those drives could safely support left turns from them.
  - Right turn only exits have been added to these drives for the time being.
5. All work with the state's ROW will have to be permitted by ArDOT. The permit officer for District 4 is Jimmy Vaught ([james.vaught@ardot.gov](mailto:james.vaught@ardot.gov), 479-484-5306).
  - Understood, will comply
6. Label the existing and proposed contours in the plans.
  - Labels have been added to the grading plans.
7. The drainage report could not be reviewed since the drainage area maps were not included.
  - A revised drainage report has been sent to Chris Brackett with this response, along with a revised set of plans that include pre and post drainage maps.

## **Fire Department**

1. Tech plat requirements for the Farmington Fire Department can be found on the City of

- Farmington website under building permits tab.
2. Email completed tech plat review sheet along with an electronic copy of plans with hydrants highlighted to [Williamhellard@cityoffarmington-ar.gov](mailto:Williamhellard@cityoffarmington-ar.gov) 7 days prior to tech plat meeting.
    - This review sheet will be completed and sent to the appropriate party
  3. The tech plat review sheet is available on the city website. The should be completed prior to tech plat.
  4. Fire lane signage
    - Fire lane striping has been added to the site plan. Also, due to the lack of a fire hydrant within 250' from the new proposed building, a new proposed internal hydrant has been added.

## **Landscape**

1. All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal.
2. For readability, please turn off the nodes (indicated with "x"s in the drawing).
  - X's have been removed from plan set.
3. For readability, please turn off the block number labels.
  - Labels have been removed from plan.
4. Please also draw the lot lines as they will be shown after the Replat of this site (the site's lots is currently known by the name of "Replat of Green Subdivision") has been applied for (it is assumed that a Replat will be submitted for approval in order to join all parcels to eliminate building setback conflicts and street and perimeter landscape requirement conflicts within the building and the site in general).
  - Lot lines shown on plan set now resemble the anticipated combined lot.
5. The City has landscaping requirements for Street Frontage Buffer, Perimeter Side and Rear Buffers, Parking Lot Buffering, and Detention Pond and Water Quality Landscaping requirements. For assistance in the below requirements, please view the landscape code on the City's website in code Sec. 14.04.14-20.
  - a) Street Frontage Buffer requirements: per 30 linear feet, provide 1 tree and 5 shrubs. These shall be planted within a 15 ft-deep space measured between the site's street frontage (please dimension this space). The code contains allowances for a wall buffer or landscaped earthen berm if either of those options are preferable to the required landscaping.
    - Street trees and shrubs have been added to the plan.
  - b) Perimeter Side and Rear Buffer requirements: per 35 linear feet, provide 1 shade tree and 3 shrubs.i. Specifically, please note that when a commercial property is proposed adjacent to residential property, screening by means of a wall or wooden privacy fence a min. of 6' in height and landscaping located on the outside of the fencing are required. Note that to access the landscaping for maintenance, additional space on the west property side, the shrubs and trees are shown being planted in the middle of the fencing).
    - Perimeter trees/shrubs/fences are now added to the plan where abutting a residential lot.
  - c) Special Screening Standards for Parking Lot Adjacent to Residential Uses: There shall be a physical barrier a minimum of 6' in height to minimize noise and light glare and to ensure residents' privacy. Trees and/or shrubs shall be placed in front of the barrier (on the commercial development side) to reduce parking lot-associated noise.
    - i. See code 14.04.22 for further requirements such as trees in parking lot island (two are missing in the submitted plans).

- ii. Also note that parking islands shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.
  - Landscaping has been added adjacent to the screening fence, along added trees in the internal parking islands.
- d. Detention Pond and Water Quality Pond Landscaping requirements: Provide
  - Shrubs have been added along the levee of the pond, and solid sod is placed within the pond for sediment control and water quality.
- 6. Show the required sight triangles at the entrances/exits.
  - Current Sight Triangles have been annotated.
- 7. Indicate on the plans how irrigation will occur – by hose bibs or by irrigation. If by hose bibs, please call out the hose bibs separated by enough distance to allow for hose watering of all plantings.
  - Irrigation will be through automatic means, notes added to plan.
- 7. Call out in some manner the type of mulch to be used.
  - All mulched areas to be standard wood chip mulch
- 9. Dumpster:
  - a. The dumpster is currently shown between the street and the proposed building. Please note that the landscape code requires the dumpster to be located behind the building unless Planning Commission approves another location.
    - Due to the nature of this layout, there is no access for dumpster pickup behind the building. This may be an issue for discussion at the upcoming planning commission meeting.
  - b. Shall be screened a minimum of five feet high on all sides by walls...and shall have a secure access gate. Please show how the proposed dumpster will be screened from public view.
    - CMU block enclosure will surround the dumpster, with a front access gate
  - c. Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.
    - Vegetation has been added around the dumpster pad location.
- 10. All lighting must be shielded to project the light downward to meet “Dark Sky” standards.
  - All lighting will have proper shielding or fixture to encourage downward projection and avoid adjacent light pollution.

If you have any questions, please give me a call.

Sincerely,  
Phillip Lewis, P.E.  
501-350-9840

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX 479-695-1118 • WWW.NWADG.COM

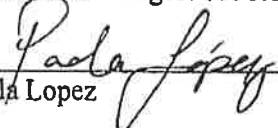
## AFFIDAVIT OF PUBLICATION

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.

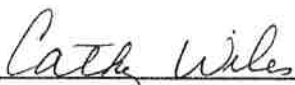
Phillip Lewis Engineering  
PH – Large Scale Development

Was inserted in the Regular Edition on:  
October 9, 2022

Publication Charges: \$158.08

  
Paola Lopez

Subscribed and sworn to before me  
This 10 day of Oct, 2022.

  
Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC – ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12007118

### \*\*NOTE\*\*

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

Notice of Public Hearing  
Notice is hereby given that Phillip Lewis Engineering has filed an application with the city of Farmington for a Large Scale Development of the following property:  
Legal Description:  
Lots 4, 5, 6, 7, 8, 9, 11, and 12, Block 4, Replat of Green Subdivision, being a part of the SE 1/4 of the SE 1/4 of Section 23, Township 16 North, Range 31 West, as per plat of said subdivision filed for record in Plat Book 3 at Page 357, of the Records of Washington County Arkansas.  
Beginning at the SE corner of Lot 9, Block 4, Replat of Green Subdivision; thence South 35°54'04" East along the East line of said Lot 9, a distance of 154.40 feet to a point on the Northerly Right-of-Way line of U. S. Highway 62 (Main Street); thence South 52°08'54" West along said Right-of-Way a distance of 56.38 feet; thence South 59°25'28" West along said Right-of-Way, a distance of 205.81 feet; thence along said Right-of-way on a curve to the right having a radius of 596.62 feet, an arc length of 207.80 feet and a chord which bears South 82°07'15" West 206.75 feet; thence North 87°54'06" West along said Right-of-Way, a distance of 81.84 feet; thence leaving said Right-of-Way, North 02°32'44" East, a distance of 149.69 feet to a point on the Northerly Lot line of Lot 4, Block 4, Replat of Green Subdivision; thence South 87°25'54" East along said Northerly Lot line of Lots 4 and 5, Block 4, Replat of Green Subdivision, a distance of 121.23 feet; thence North 44°00'47" East, a distance of 19.11 feet to a point on the Westerly Lot line of Lot 12, Block 4, Replat of Green Subdivision; thence North 35°30'50" West along the Westerly line, a distance of 94.24 feet to a point on the Southerly Right-of-Way line of Louise Street (40' R/W); thence North 54°24'11" East along said Right-of-Way, a distance of 200.79 feet to the Northeast corner of Lot 11, Block 4, Green Subdivision; thence South 35°55'14" East along the Easterly line of said Lot 11, a distance of 148.67 feet to the Southeast corner of said Lot 11; thence North 54°04'46" East along the Northerly line of Lot 9, Replat of Green Subdivision, a distance of 100.00 feet to the Point of Beginning, containing 2.369 acres, more or less.  
The public planning commission will be held at 6:00 p.m. on Monday, October 24th, 2022 at Farmington City Hall. For further information, please contact the Farmington Planning & Development Department at 479-267-3865.  
75609731 Oct. 9, 2022



**NOTICE OF PUBLIC HEARING**

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this Large Scale Development will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).*

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

---

Location

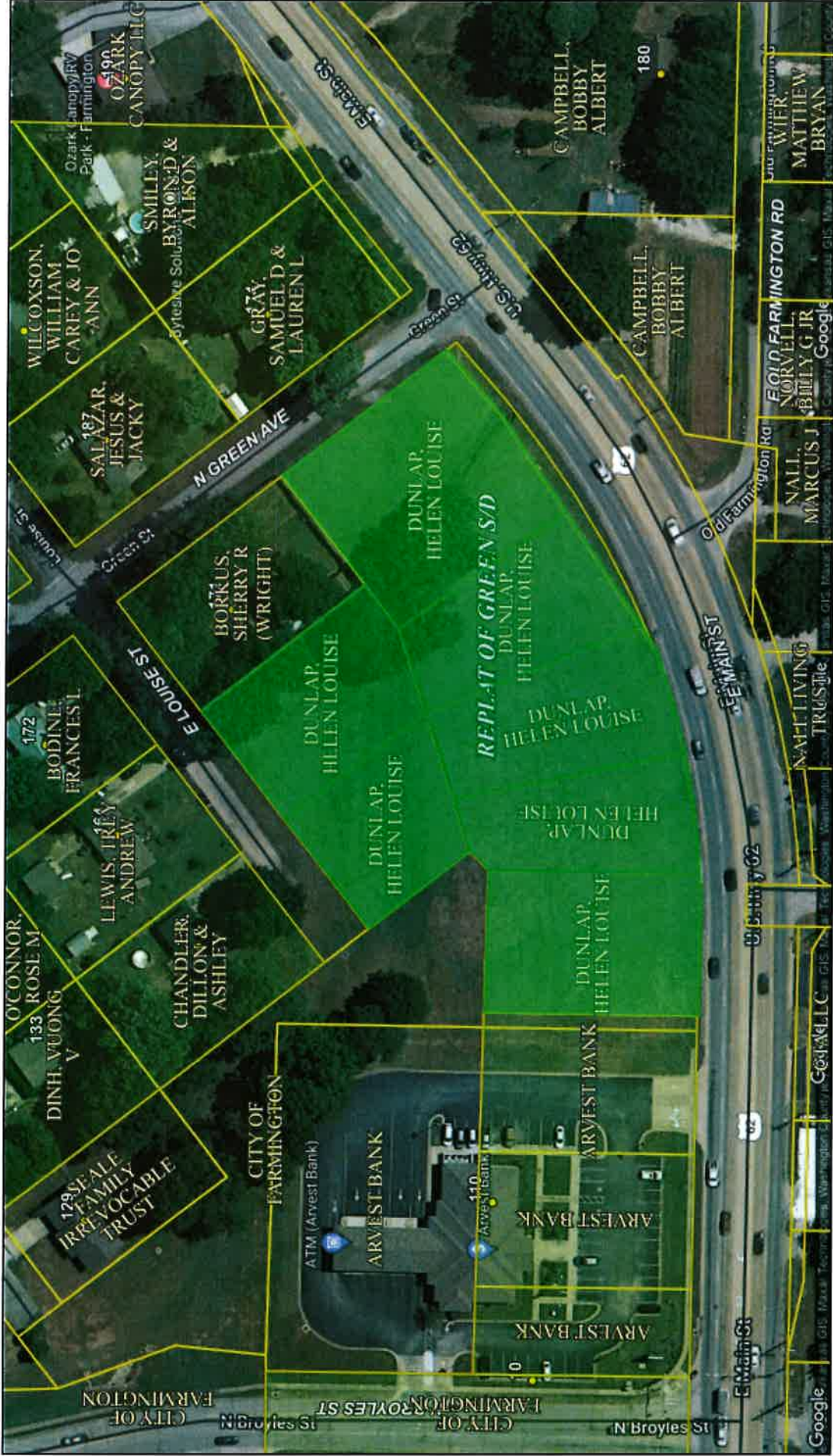
---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 \_\_\_\_\_ 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, 479-267-3865.



Date Created: 6/2/2022  
 Created By: DataScoutPro  
 via DataScout OneMap

2.3 ac

1 inch = 100 feet

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**1) DUNLAP, HELEN LOUISE**

Address: E MAIN

Legal: LOT 5 BLOCK 4 FMDS2 218

Parcel: 760-01120-000

RPID: 34385

Acres: 0

---

**2) DUNLAP, HELEN LOUISE**

Address: E LOUISE

Legal: LOT 12 BLOCK 4 FMDS2 225

Parcel: 760-01127-000

RPID: 34392

Acres: 0

---

**3) DUNLAP, HELEN LOUISE**

Address: E LOUISE

Legal: LOT 11 BLOCK 4 FMDS2 224

Parcel: 760-01126-000

RPID: 34391

Acres: 0

---

**4) DUNLAP, HELEN LOUISE**

Address: E MAIN

Legal: LOT 6 BLOCK 4 FMDS2 219

Parcel: 760-01121-000

RPID: 34386

Acres: 0

---

**5) DUNLAP, HELEN LOUISE**

Address: E MAIN

Legal: LOT 7 BLOCK 4 FMDS2 220

Parcel: 760-01122-000

RPID: 34387

Acres: 0

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**6) DUNLAP, HELEN LOUISE**

Address: E MAIN

Legal: LOT 8 BLOCK 4 FMDS2 221

Parcel: 760-01123-000

RPID: 34388

Acres: 0

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**7) DUNLAP, HELEN LOUISE**

Address: E MAIN

Legal: LOT 9 BLOCK 4 FMDS2 222

Parcel: 760-01124-000

RPID: 34389

Acres: 0

---

Date Created: 6/2/2022

Created By: DataScoutPro

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# NWARPC\_Farmin

WC\_Addresses

WC\_Parcels

WC\_Roads

WC\_Subdivisions

City Limits

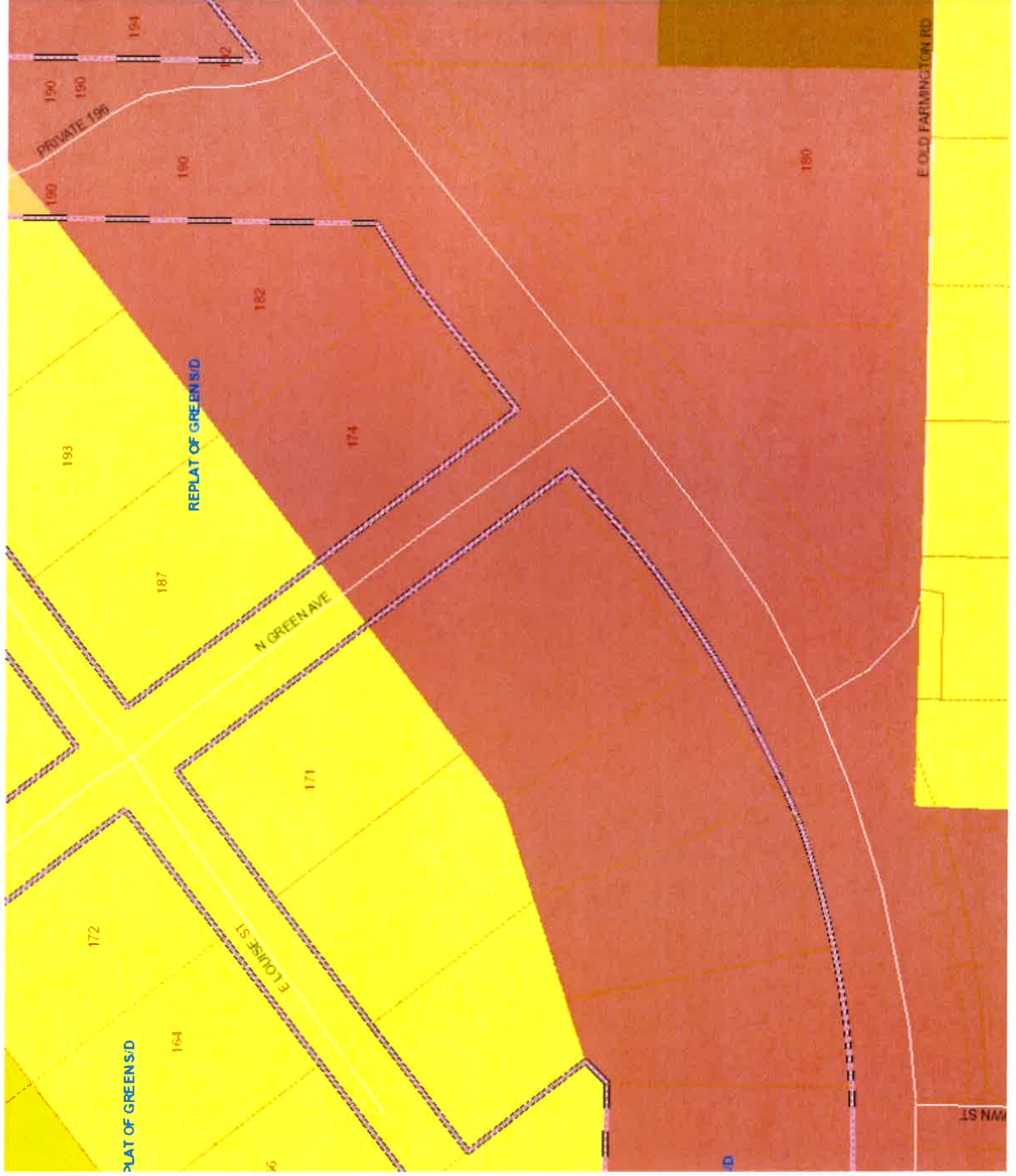
Prairie Grove

Fayetteville

Farmington

Zoning

- A-1
- Park
- School
- C-1
- C-2
- R-1
- R-2
- R-3
- RE-1
- RE-2
- R-O, R-0
- MHP
- MF-1
- MF-2
- PUD





# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

---

TRANSACTION #	10196316-0972
DATE	09/20/2022 11:12 AM
RESULT	APPROVED
AUTH CODE	07118D
TRANSACTION METHOD	KEYED
TRANSACTION TYPE	SALE
CARDHOLDER NAME	PHILLIP LEWIS
CARD	XXXX-XXXX-XXXX-8856
CARD TYPE	VISA
REFERENCE NUMBER	DEV. FEES FOR E. MAIN ST

---

1 × Development Fee with Processing Fee	\$515.00
Subtotal	\$515.00

---

TOTAL	<b>\$515.00</b>
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METHOD	KEY ENTERED
MID	XXXXXXXX2407
TID	001

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2022

7018 1130 0000 9388 8795

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Postage	\$
Total Postage and Fees	\$

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SR

760-01466-002

Sent To  
Clelder LLC

Street and Apt. No., or P.O. Box No.  
3925 N. Brindlewood

City, State, ZIP+4®  
Springdate, AR 72764

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760-01474-000

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PO Box 2261

City, State, ZIP+4®  
Little Rock, AR 72203

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Postage	\$
Total Postage and Fees	\$

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760-01463-000

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PO Box 2261

City, State, ZIP+4®  
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Postage	\$
Total Postage and Fees	\$

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760-01471-000

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City of Farmington

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PO Box 150  
Farmington, AR 72730

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Lowell, AR 72745

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Postage	\$
Total Postage and Fees	\$

Postmark  
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SR

760-01460-000

Sent To  
Nall, Marcus J.

Street and Apt. No., or P.O. Box No.  
PO Box 522  
Prairie Grove, AR 72753-0522

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7018 1130 0000 9388 8733

7018 1130 0000 9388 8771

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Thomas, Jeffrey Don & Tina Noah  
148 E. Neal St.  
Farmington, AR 72730

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Arkansas State Highway Commission  
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Little Rock, AR 72203

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Postmark  
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Postage	\$
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Sent To 760-01444-000

Norvell, Billy G. Jr.  
PO Box 353  
Farmington, AR 72730-0353

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Postage	\$
Total Postage and Fees	\$

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Wier, Matthew Bryan  
4024 S. Hwy 71  
West Fork, AR 72774

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CTA LLC  
1614 Clubhouse Pkwy.  
Farmington, AR 72730

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Little Rock, AR 72203

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7018 1130 0000 9388 8764  
7018 1130 0000 9388 8658  
7018 1130 0000 9388 8665

7018 1130 0000 9388 8740  
7018 1130 0000 9388 8849  
7018 1130 0000 9388 8689



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<input type="checkbox"/> Adult Signature Required	\$
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JR

Postage	\$
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760-01445-000

Sent To  
Jerry, Michael Lynn  
132 E. Neal St.  
Farmington, AR 72730-3139

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JR

Postage	\$
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760-01376-000

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Ark State Highway Commission  
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LR, AR 72203

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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JR

Postage	\$
Total Postage and Fees	\$

760-01458-000

Sent To  
Nall Living Trust,  
Melton T. Nall & Bette J. Nall  
14990 Prairie View Rd. Prairie Grove,  
AR 72753-9250

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JR

Postage	\$
Total Postage and Fees	\$

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JR

Postage	\$
Total Postage and Fees	\$

760-01473-000

Sent To  
Nall Properties of NWA LLC  
13541 Pearson Ranch Rd.  
Prairie Grove, AR 72753

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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JR

Postage	\$
Total Postage and Fees	\$

760-01468-000

Sent To  
Viney Grove Eat LLC  
12645 Viney Grove Rd.  
Prairie Grove, AR 72753

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7018 1130 0000 9368 8757  
7018 1130 0000 9368 8023  
7018 1130 0000 9368 7996

7018 1130 0000 9368 8832  
7018 1130 0000 9368 8726  
7018 1130 0000 9368 8719

7018 1130 0000 9388 8702  
7018 1130 0000 9388 8672  
7018 1130 0000 9388 8672  
7018 1130 0000 9388 7985

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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Total Postage and Fees  
\$ 760-01466-001

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Sturble Homes LLC  
PO Box 231  
Farmington, AR 72730  
City, State, ZIP+4®

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 Adult Signature Restricted Delivery \$

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Postage  
\$  
Total Postage and Fees  
\$ 760-01450-000

Sent To  
Williams, Steven W. & Shannon M.  
140 E. Neal St.  
Farmington, AR 72730-3139  
City, State, ZIP+4®

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 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

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*SR*

Postage  
\$  
Total Postage and Fees  
\$ 760-01476-000

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Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203  
City, State, ZIP+4®

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

*SR*

Postage  
\$  
Total Postage and Fees  
\$ 760-01462-000

Sent To  
Nall, Marcus J.  
PO Box 522  
Prairie Grove, AR 72753-0522  
City, State, ZIP+4®

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

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

*SR*

Postage  
\$  
Total Postage and Fees  
\$ 760-01475-000

Sent To  
Patterson, Chris & Dawn  
11806 Greasy Valley Rd.  
Prairie Grove, AR 72753  
City, State, ZIP+4®

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

*SR*

Postage  
\$  
Total Postage and Fees  
\$ 760-01467-000

Sent To  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203  
City, State, ZIP+4®

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

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	760-01472-000

Sent To	Fayetteville McCauley LLC c/o
Street and Apt. No., or PO Box No.	Michael T. McCauley 735 Industrial Dr.
City, State, ZIP+4®	Cary, IL 60013-1962

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

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	760-01376-000

Sent To	Arkansas State Highway Commission
Street and Apt. No., or PO Box No.	PO Box 2261
City, State, ZIP+4®	Little Rock, AR 72203

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

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CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	760-01436-000

Sent To	Nall Living Trust,
Street and Apt. No., or PO Box No.	Melton T. Nall & Bette J. Nall 1490 Prairie View Rd.
City, State, ZIP+4®	Prairie Grove, AR 72753-9250

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	

Sent To	760-01108-000
Street and Apt. No., or P	Williams, Jerry Lee & Betty Lou
City, State, ZIP+4®	13319 Williams Rd. Farmington, AR 72730-9631

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

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CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	760-01442-000

Sent To	Spencer, Roy Clayton & Kristen
Street and Apt. No., or PO Box No.	6140 E. Danita St.
City, State, ZIP+4®	Fayetteville, AR 72701

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

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

SR

Postage	\$
Total Postage and Fees	

Sent To	760-01111-000
Street and Apt. No., or	O'Connor, Rose M.
City, State, ZIP+4®	143 Ruth St. Farmington, AR 72730

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

7018 1130 0000 9388 7958  
7018 1130 0000 9388 8009  
7018 1130 0000 9388 8016

7018 1130 0000 9388 8610  
7018 1130 0000 9388 8290  
7018 1130 0000 9388 8375

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01377-003**  
Street and Apt. No., P.O. Box, or Rural Route No. **Scale Family Irrevocable Trust  
PO Box 376**  
City, State, ZIP+4® **Dierks, AR 71833**

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01110-000**  
Street and Apt. No., P.O. Box, or Rural Route No. **Drake, Terry L. & Kimberly S.  
280 W. Countryside Dr.**  
City, State, ZIP+4® **Farmington, AR 72730-8801**

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01109-000**  
Street and Apt. No., P.O. Box, or Rural Route No. **Sumers, Andrea & Doss, Ginger  
176 E. Louise St.**  
City, State, ZIP+4® **Farmington, AR 72730**

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01112-000**  
Street and Apt. No., P.O. Box, or Rural Route No. **Dinh, Vuong V.  
133 E. Ruth St.**  
City, State, ZIP+4® **Farmington, AR 72730**

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01113-000**  
Street and Apt. No., P.O. Box, or Rural Route No. **Chandler, Dillon & Ashley  
13681 Bethel Blacktop Rd.**  
City, State, ZIP+4® **Farmington, AR 72730**

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark  
Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To **760-01117-000**  
Street and Apt. No., P.O. Box, or Rural Route No. **Arvest Bank  
PO Box 399**  
City, State, ZIP+4® **Lowell, AR 72745**

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

7018 1130 0000 9388 8627  
7018 1130 0000 9388 8306  
7018 1130 0000 9388 8395

7018 1130 0000 9388 8315  
7018 1130 0000 9388 8382  
7018 1130 0000 9388 8429

7018 1130 0000 9388 8405

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01114-000  
Lewis, Trey Andrew  
164 E. Louise St.  
Farmington, AR 72730

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

9548 9888 0000 9388 8436

U.S. Postal Service™  
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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01117-001  
City of Farmington  
PO Box 150  
Farmington, AR 72730

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

7018 1130 0000 9388 8412

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01115-000  
Bodine, Frances L.  
172 E. Louise St.  
Farmington, AR 72730

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

9548 9888 0000 9388 8443

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01118-000  
Arvest Bank  
PO Box 399  
Lowell, AR 72745

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

7018 1130 0000 9388 8450

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01119-001  
Arvest Bank  
PO Box 399  
Lowell, AR 72745

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

4158 9811 0000 9388 8451

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here

Postage \$

Total Postage and Fees \$

Sent To

760-01374-000  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203

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

0713 2022  
140P  
SR

7018 1130 0000 9388 8474  
7018 1130 0000 9388 8498  
7018 1130 0000 9388 8481

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here  
APR 3 2022 1:40P SR

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01371-000  
Ozark Canopy LLC  
447 Via Stelvio Ave.  
Springdale, AR 72762

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01373-000  
Campbell, Bobby Albert  
86 S. Holland Dr.  
Farmington, AR 72730

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here  
APR 3 2022 1:40P SR

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01372-000  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203

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

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01098-000  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72730

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01097-000  
Smiley, Bryon D. & Allison  
182 E. Main St.  
Farmington, AR 72730

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

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Domestic Mail Only

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01377-006  
City of Farmington  
PO Box 150  
Farmington, AR 72730

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

U.S. Postal Service™  
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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01098-000  
Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72730

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01097-000  
Smiley, Bryon D. & Allison  
182 E. Main St.  
Farmington, AR 72730

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

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**OFFICIAL USE**

Certified Mail Fee  
\$  
Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postmark Here

Postage  
\$  
Total Postage and Fees  
\$

Sent To  
760-01097-000  
Smiley, Bryon D. & Allison  
182 E. Main St.  
Farmington, AR 72730

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

7018 1130 0000 9388 8252  
7018 1130 0000 9388 8245  
7018 1130 0000 9388 8238

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
\$ \_\_\_\_\_

Total Postage and Fees  
\$ \_\_\_\_\_

Postmark  
Here

SR

Sent To  
**760-01095-000**  
**Gray, Samuel D. & Lauren L.**  
**174 E. Main St.**  
**Farmington, AR 72730**

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**OFFICIAL USE**

Certified Mail Fee  
\$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage  
\$ \_\_\_\_\_

Total Postage and Fees  
\$ \_\_\_\_\_

Postmark  
Here

SR

Sent To  
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**PO Box 2261**  
**Little Rock, AR 72203**

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7018 1130 0000 9388 8320  
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City, State, ZIP+4® **193 Louise St.  
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City, State, ZIP+4® **100 W. Dickson  
Fayetteville, AR 72701**

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Fayetteville, AR 72702**

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City, State, ZIP+4® **171 E. Louise St.  
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Fayetteville, AR 72702**

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**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

\*TBD\* E Main St. Farmington, AR 72730 (see vicinity map below)  
Location

Phillip Lewis, authorized agent of Colliers Arkansas  
Applicant

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT 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 October 24, 2022 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, 479-267-3865.

Legal Description of Property

Lots 4, 5, 6, 7, 8, 9, 11, and 12, Block 4, Replat of Green Subdivision, being a part of the S/2 of the SE/4 of the SE/4 of Section 23, Township 16 North, Range 31 West, as per plat of said subdivision filed for record in Plat Book 3 at Page357, of the Records of Washington County Arkansas.



**VICINITY MAP**

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

Applicant: Colliers International

Date: October 4, 2022

Project Name: Splash Car Wash LSD

Engineer/Architect: Phillip Lewis Engineering

---

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

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.
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](mailto:chris@kms-engr.com).
3. All of the adjacent streets to this developed are required to be improved to the current Master Transportation Plan (MTP). Since this project has a couple of special conditions (you front a state highway and you don't access the road to the north), the following will be required.
  - a. N Green Avenue, Local Street – Dedicate Right-of-Way 25' from centerline, improve road with curb and gutter 13.5' from centerline and 5' sidewalk with a 6' greenspace.
  - b. E. Louise Street, Local Street – Dedicate Right-of-Way 25' from centerline
  - c. W Main Street (Hwy 62), Principle Arterial – 5' sidewalk with a 6' greenspace (If this sidewalk is out of the state R/W then an access easement will be required.)
4. The drives unto Highway 62 will only be allowed to have right turn only exits due to the traffic constraints in this area. If you would like to change this requirement, then you will have to provide a traffic study sealed by a professional engineer that shows that those drives could safely support left turns from them.
5. All work within the state's right-of-way will have to be permitted by ArDOT. The Permit Officer for District 4 is Jimmy Vaught ([james.vaught@ardot.gov](mailto:james.vaught@ardot.gov), 479-484-5306).
6. Label the existing and proposed contours in the plans.
7. The Drainage Report could not be reviewed since the drainage area maps were not included. Based on my limited review, it would probably be best to schedule a meeting with the drainage designer to discuss the drainage approach. This could be a virtual meeting if needed.

Received By: \_\_\_\_\_

---

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

Applicant: Colliers

Date: 10/4/2022

Project Name: Splash Car Wash

Engineer/Architect: Phillip Lewis Engineering, 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 Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
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. **With this in mind, the ad must be in by Sunday, October 9, 2022 to meet the deadline.**
4. The lot lines need to be eliminated. This can be accomplished by going through the lot line adjustment process. This is an administrative process, but it would need to be completed prior to final approval of your LSD.
5. The revised plan must be submitted by next Tuesday, 11<sup>th</sup> by noon. 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 version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday October 24, 2022 at 6:00 pm**.



**Fire Department**  
 City of Farmington, AR  
 372 W. Main St.  
 Farmington, AR 72730  
 479-267-3338



Date: 10/4/22

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Splash Car Wash

**Tech plat requirements for the Farmington Fire Department can be found on the City of Farmington website under building permits tab.**

**Email Completed Tech Plat Review Sheet along with an electronic copy of plans with hydrants highlighted to [williamhellard@cityoffarmington-ar.gov](mailto:williamhellard@cityoffarmington-ar.gov) 7 days prior to Tech plat meeting.**

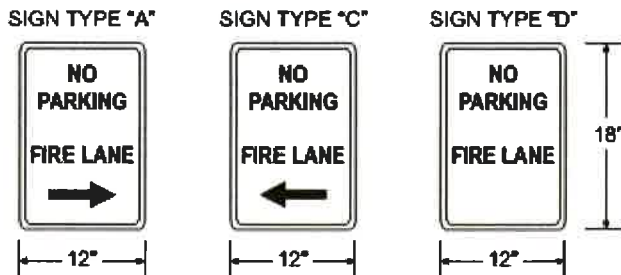
**The tech plat review sheet is available on the City Website. This should be completed prior to tech plat.**

**Fire Lane Signage**

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

**D103.6.2 Roads More Than 26 Feet in Width**

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).



**C105.1 Hydrant Spacing**



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



The average spacing between fire hydrants shall not exceed that listed in Table C105.1.

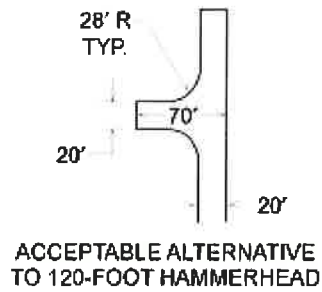
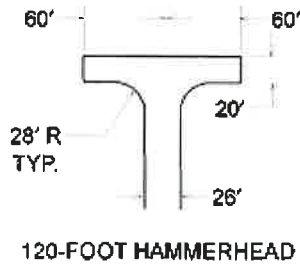
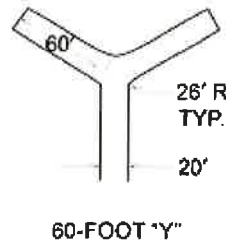
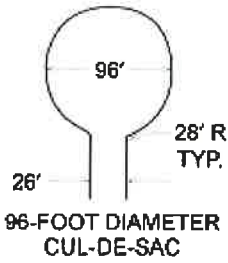
Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adja

**TABLE C105.1**  
**NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN Hydrants <sup>b, c</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A Hydrant
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more	200	120



Where a fire hydrant is located on a fire department access road, the minimum road width shall be 26 feet (7925





## Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

### CONSTRUCTION REVIEW LETTER

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**Project: Splash Car Wash LSD**  
**EDA project #: 2452\_F**  
**TPR Meeting: October 4, 2022**  
**Letter creation: October 4, 2022**

---

Mrs. McCarville,

We have reviewed the LSD plans submittal by Phillip Lewis Engineering for the project known as Splash Car Wash received by EDA on September 23, 2022. The date in the landscape plan sheet's titleblock is 7/22/22. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal.
2. For readability, please turn off the nodes (indicated with "x"s in the drawing).
3. For readability, please turn off the block number labels.
4. Please also draw the lot lines as they will be shown after the Replat of this site (the site's lots is currently known by the name of "Replat of Green Subdivision") has been applied for (it is assumed that a Replat will be submitted for approval in order to join all parcels to eliminate building setback conflicts and street and perimeter landscape requirement conflicts within the building and the site in general).
5. The City has landscaping requirements for Street Frontage Buffer, Perimeter Side and Rear Buffers, Parking Lot Buffering, and Detention Pond and Water Quality Landscaping requirements. *For assistance in the below requirements, please view the landscape code on the City's website in code Sec. 14.04.14-20.*
  - a. Street Frontage Buffer requirements: per 30 linear feet, provide 1 tree and 5 shrubs. These shall be planted within a 15 ft-deep space measured between the site's street frontage (please dimension this space). The code contains allowances for a wall buffer or landscaped earthen berm if either of those options are preferable to the required landscaping.
  - b. Perimeter Side and Rear Buffer requirements: per 35 linear feet, provide 1 shade tree and 3 shrubs.
    - i. Specifically, please note that when a commercial property is proposed adjacent to residential property, screening by means of a wall or wooden privacy fence a min. of 6' in height and landscaping located on the *outside* of the fencing are required. Note that to access the landscaping for maintenance, additional space

outside of the landscape beds will be needed for maintenance access to these areas. This will result in the fencing being offset from the property line (Note that on the west property side, the shrubs and trees are shown being planted in the middle of the fencing).

- c. Special Screening Standards for Parking Lot Adjacent to Residential Uses: There shall be a physical barrier a minimum of 6' in height to minimize noise and light glare and to ensure residents' privacy. Trees and/or shrubs shall be placed in front of the barrier (on the commercial development side) to reduce parking lot-associated noise.
    - i. See code 14.04.22 for further requirements such as trees in parking lot island (two are missing in the submitted plans).
    - ii. Also note that parking islands shall be landscaped with turf grass, low ornamental grass, groundcover, mulch, or a combination of these.
  - d. Detention Pond and Water Quality Pond Landscaping requirements: Provide
6. Show the required sight triangles at the entrances/exits.
  7. Indicate on the plans how irrigation will occur – by hose bibs or by irrigation. If by hose bibs, please call out the hose bibs separated by enough distance to allow for hose watering of all plantings.
  8. Call out in some manner the type of mulch to be used.
  9. Dumpster:
    - a. The dumpster is currently shown between the street and the proposed building. Please note that the landscape code requires the dumpster to be located behind the building unless Planning Commission approves another location.
    - b. Shall be screened a minimum of five feet high on all sides by walls...and shall have a secure access gate. Please show how the proposed dumpster will be screened from public view.
    - c. Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year.
  10. All lighting must be shielded to project the light downward to meet "Dark Sky" standards.

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,



Sarah Geurtz, PLA



**Connectivity standards.** A proposed development shall provide multiple direct connections in its minor and collector on-site street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.

1. Each development shall incorporate and continue all collector or minor streets stubbed to the boundary of the development plan by previously approved but unbuilt development, or existing development. For any commercial, high density residential, or mixed use development, the interior minor and collector street system, including those along the development's perimeter, shall grid the development in a linear orientation that aligns with adjacent and nearby existing or potential city streets.
2. To ensure future street connections to adjacent developable parcels, a proposed development shall provide local street (stub out) connections along each boundary that abuts potentially developable or re-developable land so that local cross streets exist spaced at intervals not to exceed 660 feet and not less than 200 feet along each boundary that abuts potentially developable or re-developable land. This requirement may be waived if, in the opinion of the City Engineer, they are infeasible due to unusual topographic features, existing development, a natural figure, in the case of large format retail on a single parcel, or other warranted reason.
3. To ensure future street connections to adjacent streets, a proposed development shall provide minor street connections at intervals not to exceed 660 feet and not less than 200 feet along existing streets. New minor streets shall align with existing nearby streets to the extent practicable.
4. A proposed development shall provide full-movement on-site or off-site intersections as follows:
  - a. Full-movement intersections shall be required wherever collectors and/or arterials, or any combination of collector and arterial, intersect.
  - b. The City Engineer may require that a full-movement controlled intersection be installed for a minor street due to the traffic expected to be generated by the development. The City Engineer may require a traffic study to inform a determination of this requirement.
  - c. The City Engineer may require intersection controls to be installed by the developer, to include signalization or other design-based controls (e.g., roundabout), based on the required capacity of the intersection. All intersection controls shall be approved by the City Engineer. The City Engineer may require a traffic study to inform a determination of this requirement.
  - d. The City Engineer may require any limited movement collector or local street intersections to include an access control median or other acceptable access control device.